

# JellisCraig

BLACKBURN

# Suburb Report

Know your neighbourhood.



BLACKBURN SUBURB REPORT

Median House Price\*

Median

\$1.64m

Quarterly Price Change

6.09% ↑

Median Unit Price\*

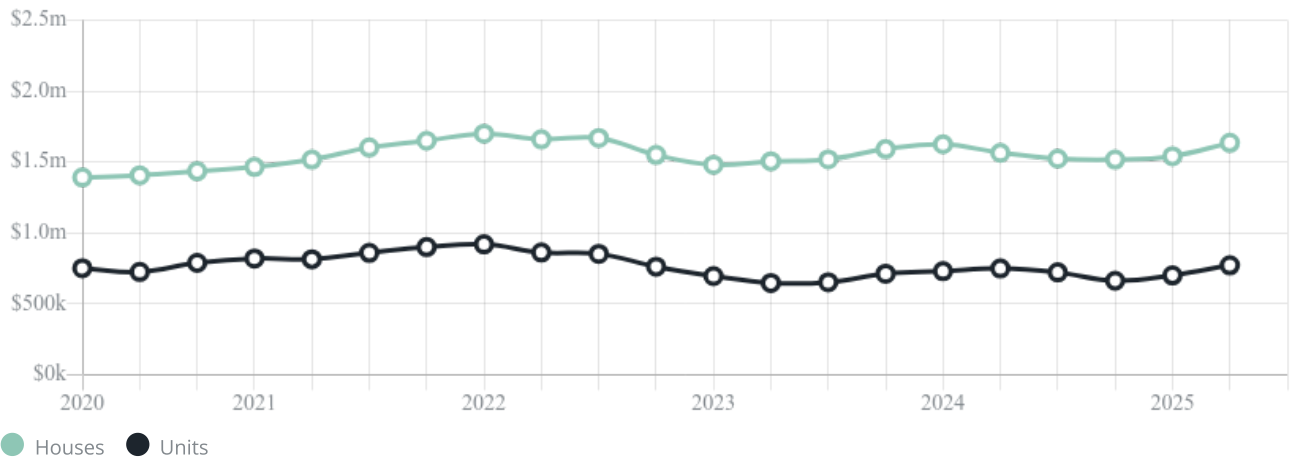
Median

\$772k

Quarterly Price Change

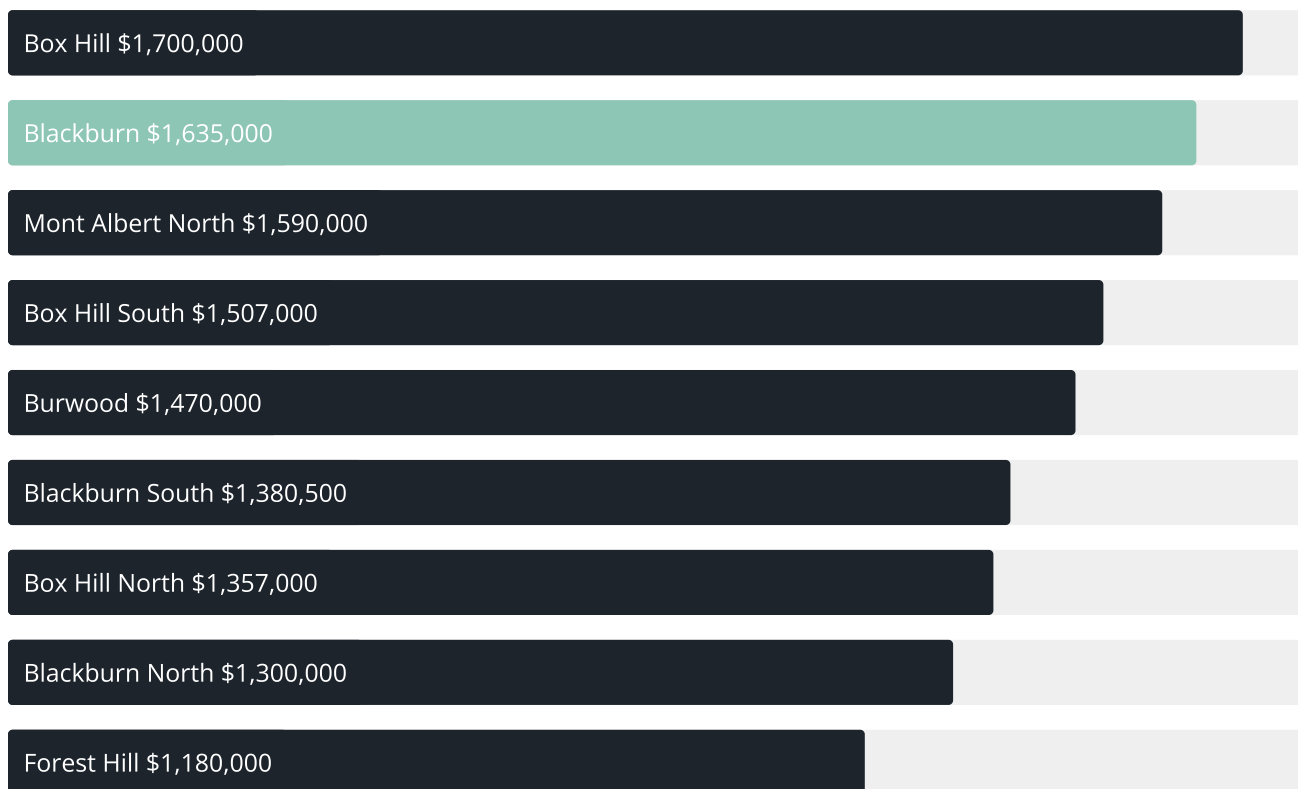
10.12% ↑

Quarterly Price Change\*

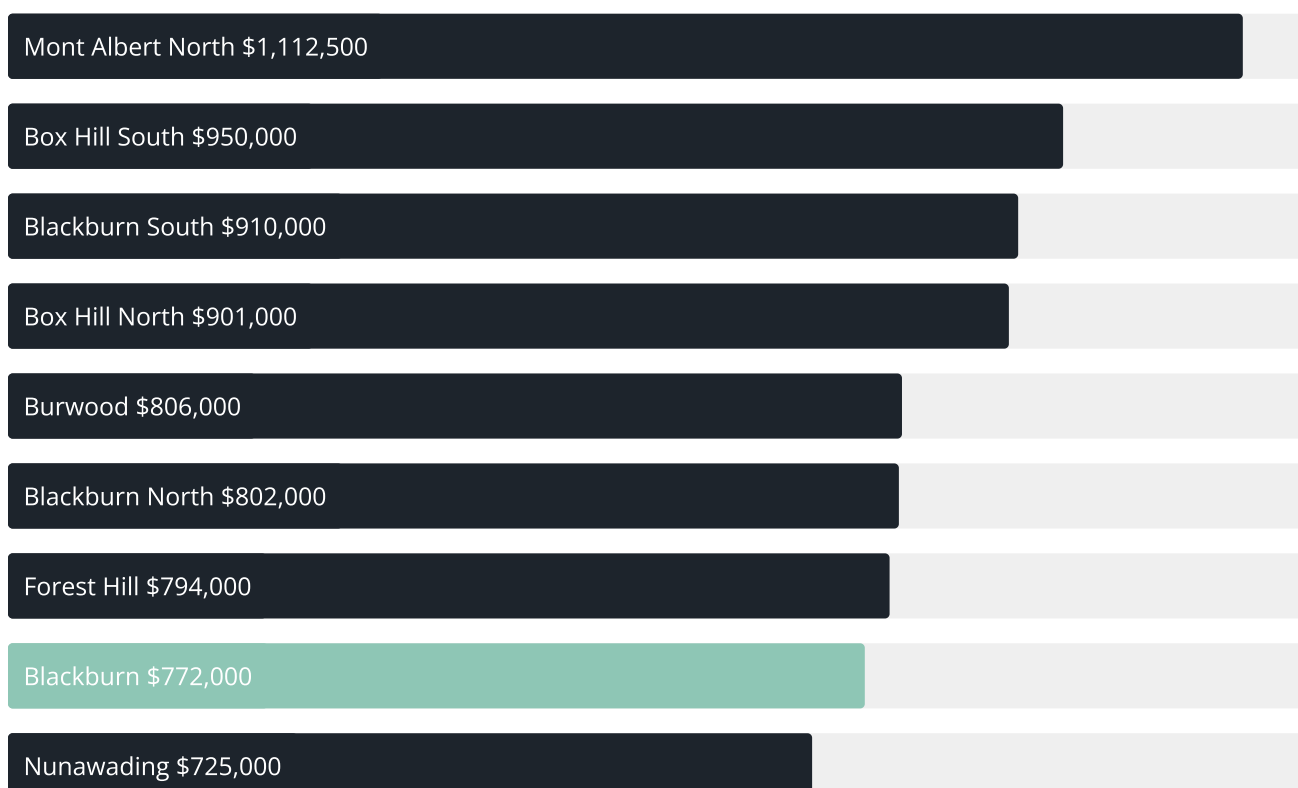


## BLACKBURN SUBURB REPORT

### Median House Sale Price\*



### Median Unit Sale Price\*



## BLACKBURN SUBURB REPORT

Sale Method<sup>\*</sup>Auction Clearance Rate<sup>\*</sup>

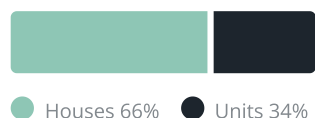
85.37%

Median Days on Market<sup>^</sup>

26 days

Average Hold Period<sup>\*</sup>

7.3 years

Dwelling Type<sup>^</sup>Ownership<sup>^</sup>Population<sup>^</sup>

14,478

Median Asking Rent per week<sup>\*</sup>

\$620

Population Growth<sup>^</sup>

3.86%

Rental Yield<sup>\*</sup>

2.29%

Median Age<sup>^</sup>











41 years

Median Household Size<sup>^</sup>







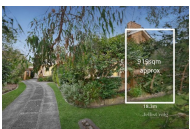



2.5 people

## BLACKBURN SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  5 Luke Av<br>Blackburn              | 4        | House     | \$1,720,000 | 30 Aug 2025 |
|  407/20 Queen St<br>Blackburn        | 1        | Apartment | \$335,000   | 25 Aug 2025 |
|  2 Oliver Av<br>Blackburn            | 5        | House     | \$2,000,000 | 20 Aug 2025 |
|  4/19-21 Railway Rd<br>Blackburn    | 2        | Unit      | \$518,818   | 18 Aug 2025 |
|  2/162 Springfield Rd<br>Blackburn | 3        | Townhouse | \$1,260,000 | 16 Aug 2025 |
|  26 Halley St<br>Blackburn         | 5        | House     | \$2,010,000 | 16 Aug 2025 |
|  8 Amery Av<br>Blackburn           | 5        | House     | \$1,460,000 | 16 Aug 2025 |
|  10/6-10 Station St<br>Blackburn   | 3        | Townhouse | \$850,000   | 16 Aug 2025 |
|  1/224 Springfield Rd<br>Blackburn | 3        | Unit      | \$995,000   | 16 Aug 2025 |
|  4/17 Tara Av<br>Blackburn         | 2        | Unit      | \$940,000   | 09 Aug 2025 |

## BLACKBURN SUBURB REPORT

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  1/2 Norvel St<br>Blackburn         | 3        | House     | \$1,060,000 | 02 Aug 2025 |
|  2/2 Hillside Cr<br>Blackburn       | 3        | Townhouse | \$820,000   | 29 Jul 2025 |
|  4/37 Williams Rd<br>Blackburn      | 2        | Unit      | \$805,000   | 27 Jul 2025 |
|  1/12 Ohara St<br>Blackburn         | 3        | Unit      | \$1,300,000 | 26 Jul 2025 |
|  2 Lawson St<br>Blackburn          | 2        | House     | \$1,381,000 | 26 Jul 2025 |
|  1 Molleton St<br>Blackburn       | 4        | House     | \$1,915,000 | 26 Jul 2025 |
|  107 Main St<br>Blackburn         | 4        | House     | \$1,602,000 | 26 Jul 2025 |
|  15/17-21 Queen St<br>Blackburn   | 1        | Apartment | \$385,000   | 25 Jul 2025 |
|  42 Clifton St<br>Blackburn       | 4        | House     | \$1,658,888 | 23 Jul 2025 |
|  2/48 Springfield Rd<br>Blackburn | 3        | Townhouse | \$1,548,000 | 19 Jul 2025 |

## BLACKBURN SUBURB REPORT

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  215/21 Queen St<br>Blackburn          | 1        | Apartment | \$385,000   | 16 Jul 2025 |
|  4/68 Laburnum St<br>Blackburn         | 2        | Unit      | \$771,000   | 12 Jul 2025 |
|  110/300 Middleborough Rd<br>Blackburn | 2        | Unit      | \$420,000   | 12 Jul 2025 |
|  110/20 Queen St<br>Blackburn          | 1        | Apartment | \$345,000   | 10 Jul 2025 |
|  2/40 Cootamundra Cr<br>Blackburn     | 3        | Townhouse | \$1,040,000 | 10 Jul 2025 |
|  202/10 Main St<br>Blackburn         | 2        | Apartment | \$616,000   | 09 Jul 2025 |
|  8 Kevin Av<br>Blackburn             | 5        | House     | \$2,020,000 | 05 Jul 2025 |
|  6/1 Pakenham St<br>Blackburn        | 1        | Unit      | \$560,000   | 03 Jul 2025 |
|  513/160 Whitehorse Rd<br>Blackburn  | 1        | Apartment | \$415,000   | 02 Jul 2025 |
|  1/129 Surrey Rd<br>Blackburn        | 2        | Unit      | \$760,000   | 26 Jun 2025 |



Whitehorse Office  
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03 9908 5700

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Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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