

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.34m**

Quarterly Price Change

**-1.57% ↓**

## Median Unit Price\*

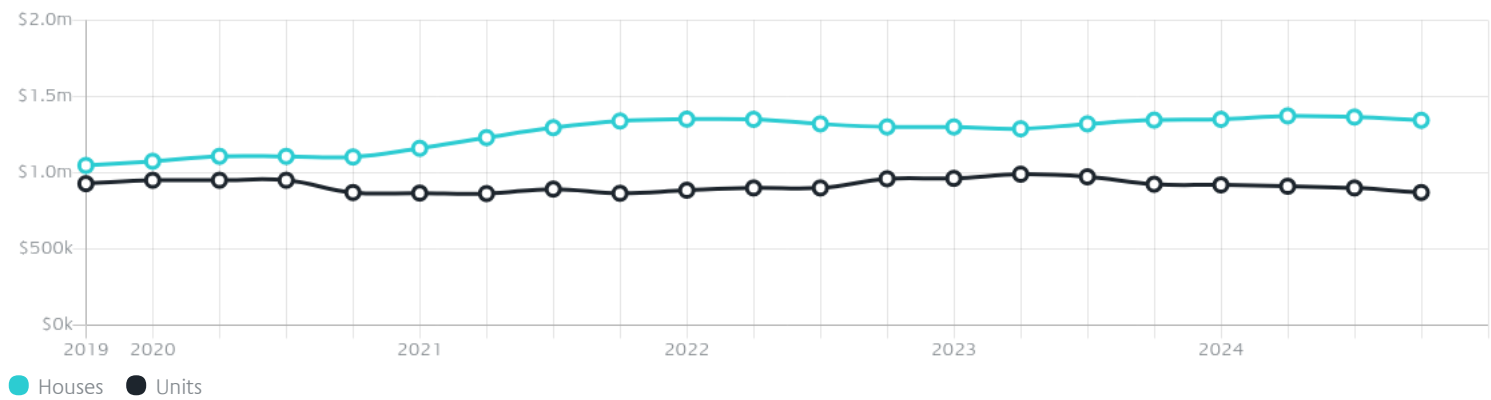
Median

**\$870k**

Quarterly Price Change

**-3.33% ↓**

## Quarterly Price Change\*



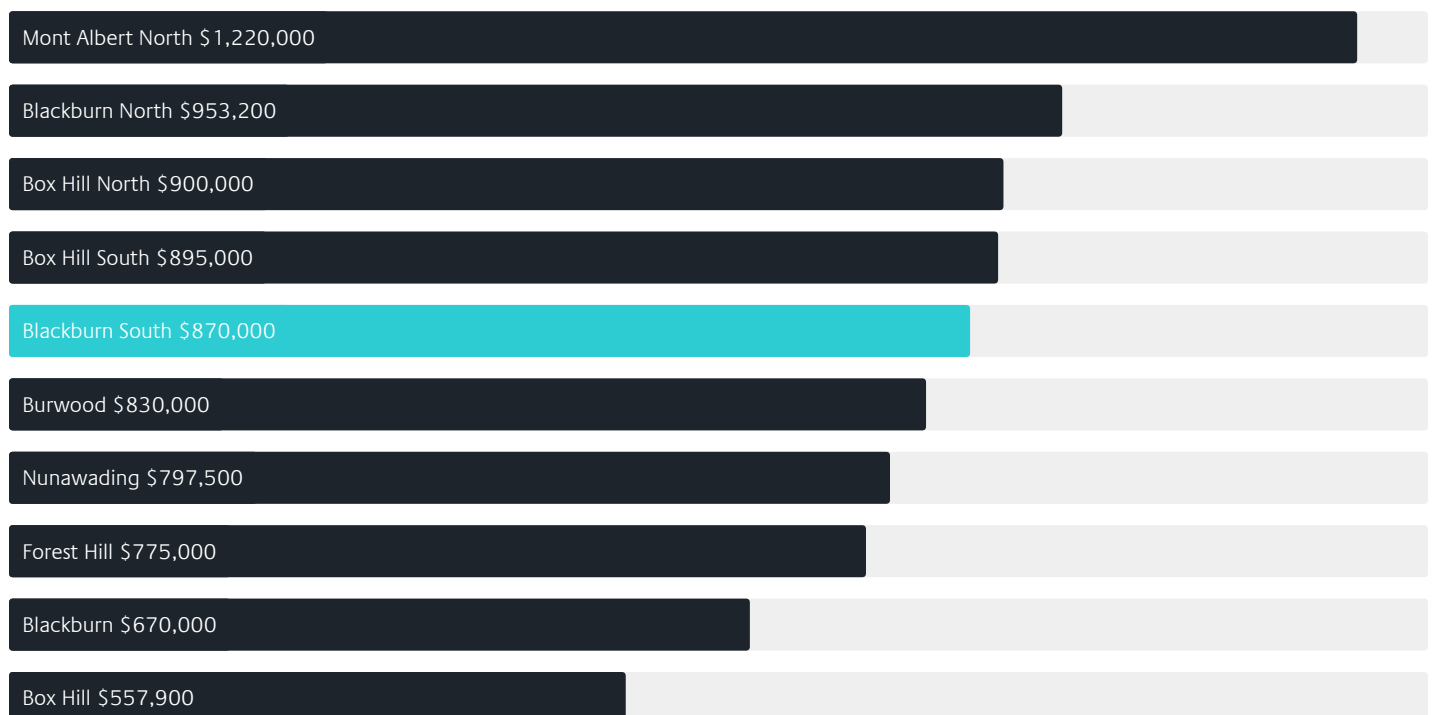
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 67%  
● Private 33%

Auction Clearance Rate\*

90%

Median Days on Market^

26 days

Average Hold Period\*

8.7 years

## Insights

Dwelling Type^



● Houses 76% ● Units 24%

Ownership^



● Owned Outright 42% ● Mortgaged 39% ● Rented 19%

Population^

10,939

Median Asking Rent per week\*

\$650

Population Growth^

1.35%

Rental Yield\*

2.28%

Median Age^







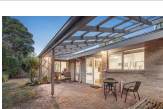


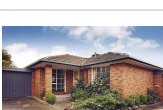


42 years

Median Household Size^










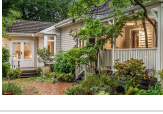


2.6 people

# Sold Properties~









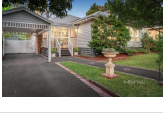



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

| Address  | Bedrooms | Type             | Price       | Sold        |
|--|----------|------------------|-------------|-------------|
|  5 Calrossie Rd<br>Blackburn South       | 4        | House            | \$1,525,000 | 29 Mar 2025 |
|  2/143 Eley Rd<br>Blackburn South        | 2        | Unit             | \$749,000   | 29 Mar 2025 |
|  9 Hastings Av<br>Blackburn South        | 3        | House            | \$2,388,888 | 21 Mar 2025 |
|  32 Swan St<br>Blackburn South           | 3        | House            | \$1,389,000 | 15 Mar 2025 |
|  7 Ralph St<br>Blackburn South         | 4        | House            | \$2,442,000 | 15 Mar 2025 |
|  222 Canterbury Rd<br>Blackburn South  | 3        | House            | \$1,070,000 | 14 Mar 2025 |
|  6/6-10 Rosslyn St<br>Blackburn South  | 4        | Unit             | \$1,000,000 | 01 Mar 2025 |
|  27 Brazeel St<br>Blackburn South      | 2        | Townhouse        | \$775,000   | 22 Feb 2025 |
|  38 Westminster Cl<br>Blackburn South  | 5        | House            | \$2,002,000 | 22 Feb 2025 |
|  3/2-6 Charlotte St<br>Blackburn South | 2        | Unit             | \$720,000   | 21 Feb 2025 |
|  10A York St<br>Blackburn South        | 3        | Townhouse        | \$1,200,000 | 15 Feb 2025 |
|  3/2 Charlotte St<br>Blackburn South   | 2        | Strata Unit/Flat | \$719,999   | 13 Feb 2025 |

# Sold Properties~

| Address   | Bedrooms | Type                             | Price       | Sold        |
|---|----------|----------------------------------|-------------|-------------|
|  2/27 Richmond St<br>Blackburn South    | 3        | Strata Unit/Villa Unit/Townhouse | \$1,040,000 | 11 Feb 2025 |
|  73 Baratta St<br>Blackburn South       | 4        | House                            | \$1,442,000 | 08 Feb 2025 |
|  1/17 Wreford Rd<br>Blackburn South     | 4        | Unit                             | \$985,000   | 08 Feb 2025 |
|  12 Samuel Rd<br>Blackburn South        | 3        | House                            | \$1,200,000 | 06 Feb 2025 |
|  26 Henwood St<br>Blackburn South      | 4        | House                            | \$1,230,000 | 05 Feb 2025 |
|  40 Jenner St<br>Blackburn South      | 4        | House                            | \$1,402,500 | 25 Jan 2025 |
|  1/5 Lucia St<br>Blackburn South      | 3        | Unit                             | \$948,000   | 24 Jan 2025 |
|  20 Forest Glen Av<br>Blackburn South | 4        | House                            | \$1,720,000 | 14 Jan 2025 |
|  11 Bond Av<br>Blackburn South        | 3        | House                            | \$1,125,000 | 21 Dec 2024 |
|  33 Lawrence St<br>Blackburn South    | 3        | House                            | \$1,265,000 | 17 Dec 2024 |
|  4 Obrien Cr<br>Blackburn South       | 4        | House                            | \$1,268,888 | 14 Dec 2024 |
|  1/3 Barrina St<br>Blackburn South    | 2        | Unit                             | \$700,000   | 14 Dec 2024 |

# Sold Properties~

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  2 Cluney Ct<br>Blackburn South      | 5        | House     | \$1,100,000 | 12 Dec 2024 |
|  2/39 Bond Av<br>Blackburn South     | 3        | Townhouse | \$1,010,000 | 12 Dec 2024 |
|  84 Fulton Rd<br>Blackburn South     | 2        | House     | \$880,500   | 07 Dec 2024 |
|  1a Bond Av<br>Blackburn South       | 3        | House     | \$972,888   | 07 Dec 2024 |
|  70 Canora St<br>BLACKBURN SOUTH    | 4        | House     | \$1,976,000 | 07 Dec 2024 |
|  15 Paulette Ct<br>Blackburn South | 4        | House     | \$2,110,000 | 30 Nov 2024 |
|  12 Obrien Cr<br>Blackburn South   | 4        | House     | \$1,300,000 | 30 Nov 2024 |
|  22 Craig St<br>Blackburn South    | 4        | House     | \$1,751,000 | 23 Nov 2024 |
|  15 Henwood St<br>Blackburn South  | 4        | House     | \$1,550,000 | 16 Nov 2024 |
|  1 Marama St<br>Blackburn South    | 4        | House     | \$1,500,000 | 16 Nov 2024 |
|  4 Fulton Rd<br>Blackburn South    | 3        | House     | \$1,197,000 | 16 Nov 2024 |
|  14 Bond Av<br>Blackburn South     | 3        | House     | \$1,190,000 | 13 Nov 2024 |



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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