

Suburb **INSIGHTS**

3130
BLACKBURN SOUTH



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.37m

Quarterly Price Change

0.00% ↓

Median Unit Price*

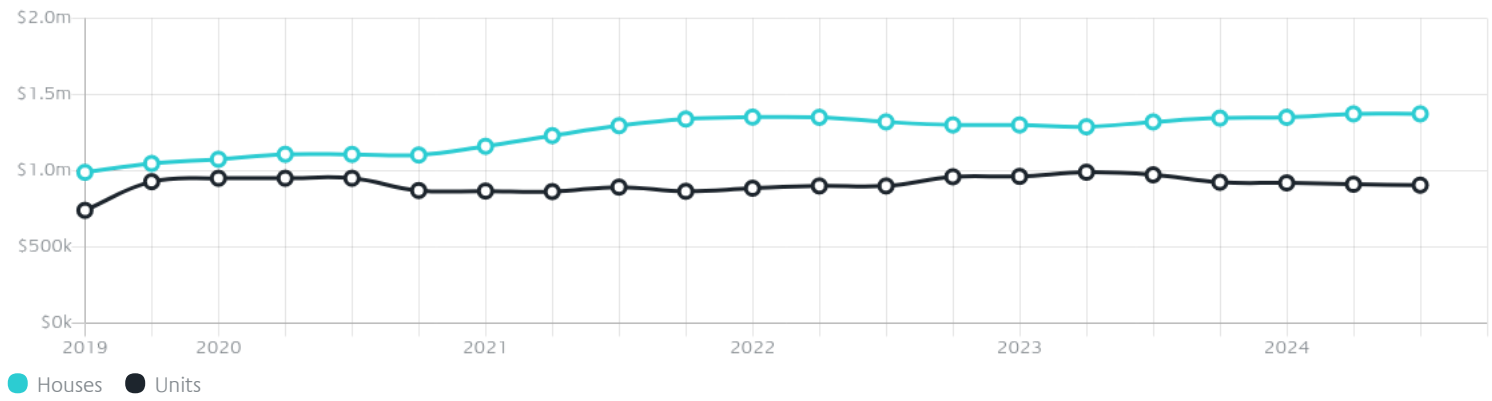
Median

\$905k

Quarterly Price Change

-0.65% ↓

Quarterly Price Change*

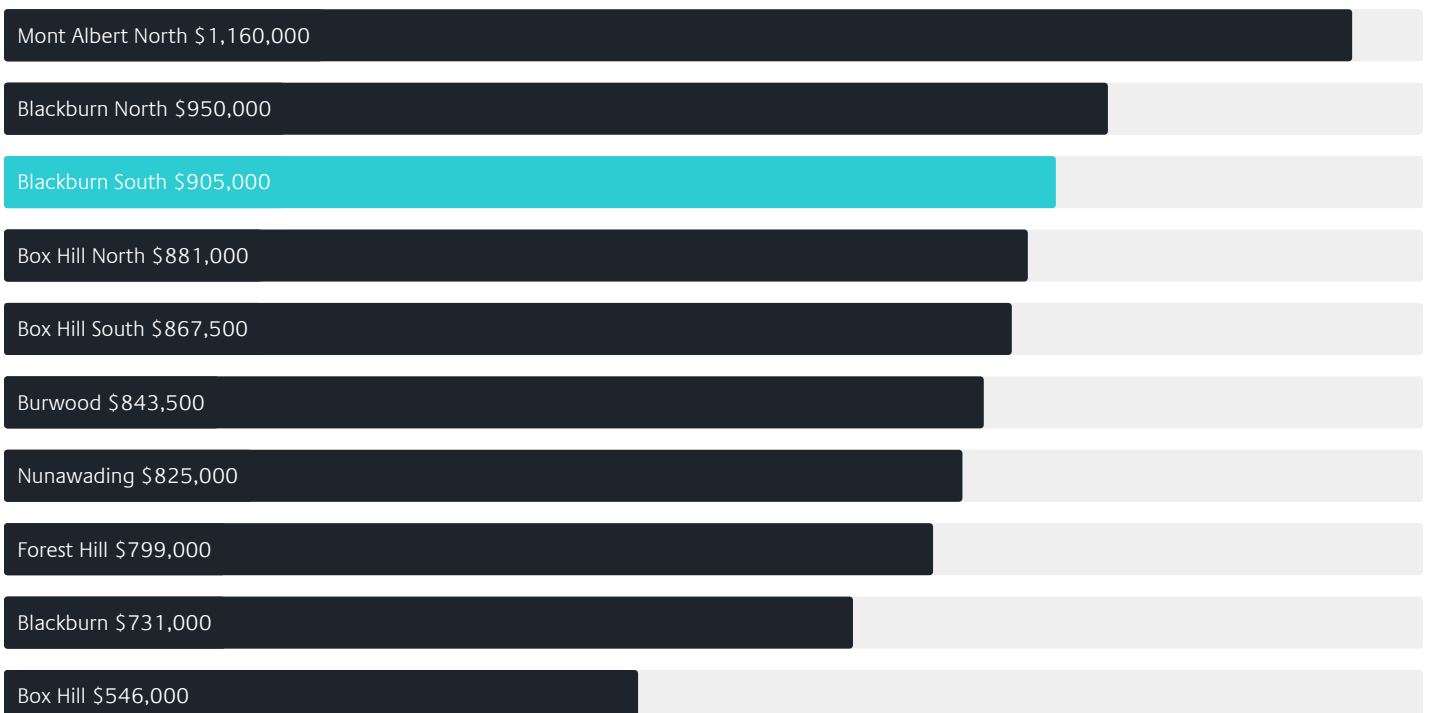


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 93%
● Private 7%

Auction Clearance Rate^{*}

75.61%

Median Days on Market[^]

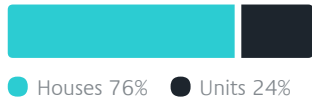
26 days

Average Hold Period^{*}

8.7 years

Insights

Dwelling Type[^]



Ownership[^]



Population[^]

10,939

Median Asking Rent per week^{*}

\$600

Population Growth[^]

1.35%

Rental Yield^{*}

2.28%

Median Age[^]








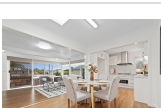
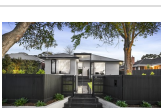


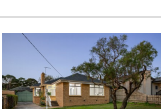
42 years

Median Household Size[^]













2.6 people

Sold Properties~









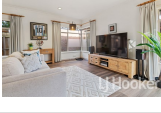
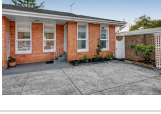


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 15 Paulette Ct Blackburn South	4	House	\$2,110,000	30 Nov 2024
 22 Craig St Blackburn South	4	House	\$1,751,000	23 Nov 2024
 1 Marama St Blackburn South	4	House	\$1,500,000	16 Nov 2024
 4 Fulton Rd Blackburn South	3	House	\$1,197,000	16 Nov 2024
 16 Somerset Ct Blackburn South	3	House	\$1,250,000	09 Nov 2024
 1/20 Fulton Rd Blackburn South	2	Unit	\$815,000	09 Nov 2024
 24 Drummond St Blackburn South	3	House	\$1,388,000	09 Nov 2024
 22 Dundee St Blackburn South	4	House	\$1,441,000	09 Nov 2024
 10 Paramount Av Blackburn South	4	House	\$1,700,000	26 Oct 2024
 12 Crimson Av Blackburn South	4	House	\$1,166,000	26 Oct 2024
 17 Harrow St Blackburn South	3	House	\$1,323,000	26 Oct 2024
 121 Eley Rd Blackburn South	3	House	\$1,100,000	21 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/13 Harrow St BLACKBURN SOUTH	3	Townhouse	\$935,000	19 Oct 2024
 3/10 Boyd St Blackburn South	2	Unit	\$685,000	19 Oct 2024
 4 Herbert St Blackburn South	3	House	\$1,250,000	17 Oct 2024
 29 Indra Rd Blackburn South	3	House	\$1,200,000	12 Oct 2024
 3/3-5 Wreford Rd Blackburn South	2	Unit	\$650,000	10 Oct 2024
 6 Briar Wlk Blackburn South	4	House	\$1,446,000	05 Oct 2024
 7 Perth St Blackburn South	5	House	\$1,540,000	04 Oct 2024
 125 Fulton Rd Blackburn South	3	House	\$970,000	28 Sep 2024
 1/1 Bindy St Blackburn South	3	Unit	\$810,000	25 Sep 2024
 207/1 Neil Ct Blackburn South	2	Subdivided Flat - Single OYO Flat	\$613,000	22 Sep 2024
 10 Highfield Av Blackburn South	4	House	\$1,758,000	21 Sep 2024
 9 Berl Ct Blackburn South	3	House	\$1,402,000	21 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 26 Marama St Blackburn South	3	House	\$1,201,000	21 Sep 2024
 207/1-5 Neil Ct Blackburn South	2	Unit	\$613,000	20 Sep 2024
 7 Eley Rd Blackburn South	2	House	\$880,000	19 Sep 2024
 3 Vicki St BLACKBURN SOUTH	3	Townhouse	\$910,000	18 Sep 2024
 14 Ashcroft Gr Blackburn South	4	House	\$1,676,000	14 Sep 2024
 158 Blackburn Rd BLACKBURN SOUTH	3	House	\$1,280,000	12 Sep 2024
 4 Scarlet Oak Ct Blackburn South	4	House	\$1,408,000	07 Sep 2024
 17 Shawlands Av Blackburn South	3	House	\$985,000	07 Sep 2024
 1 Horkings St Blackburn South	3	House	\$1,490,000	28 Aug 2024
 3/14 Charlotte St Blackburn South	2	Unit	\$618,000	26 Aug 2024
 11 Aberdeen Rd Blackburn South	4	House	\$1,400,000	24 Aug 2024
 28 O'Brien Cr Blackburn South	4	House	\$1,402,000	24 Aug 2024



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.