

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.37m

Quarterly Price Change

1.60% ↑

Median Unit Price*

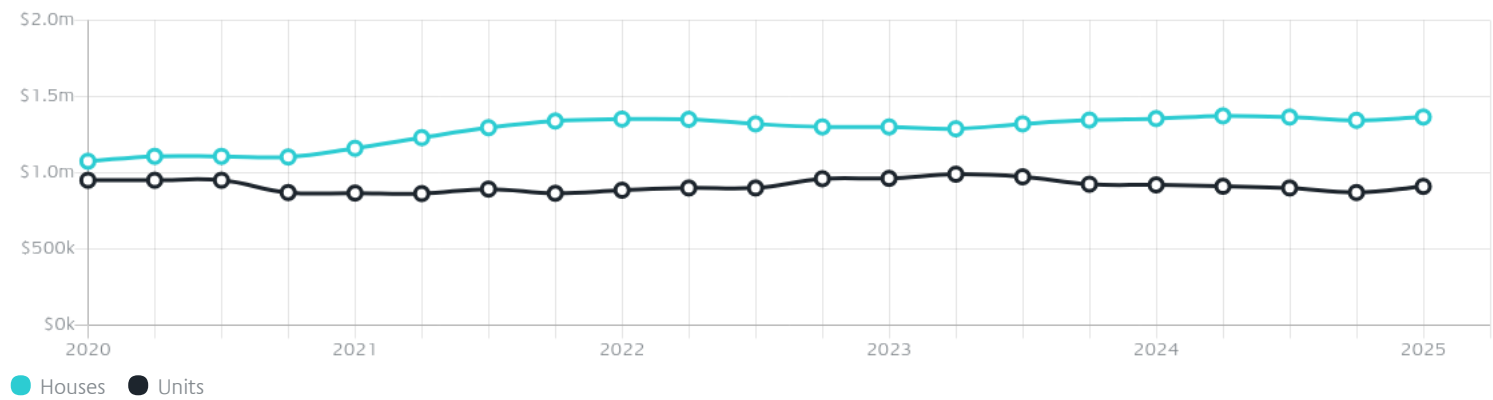
Median

\$910k

Quarterly Price Change

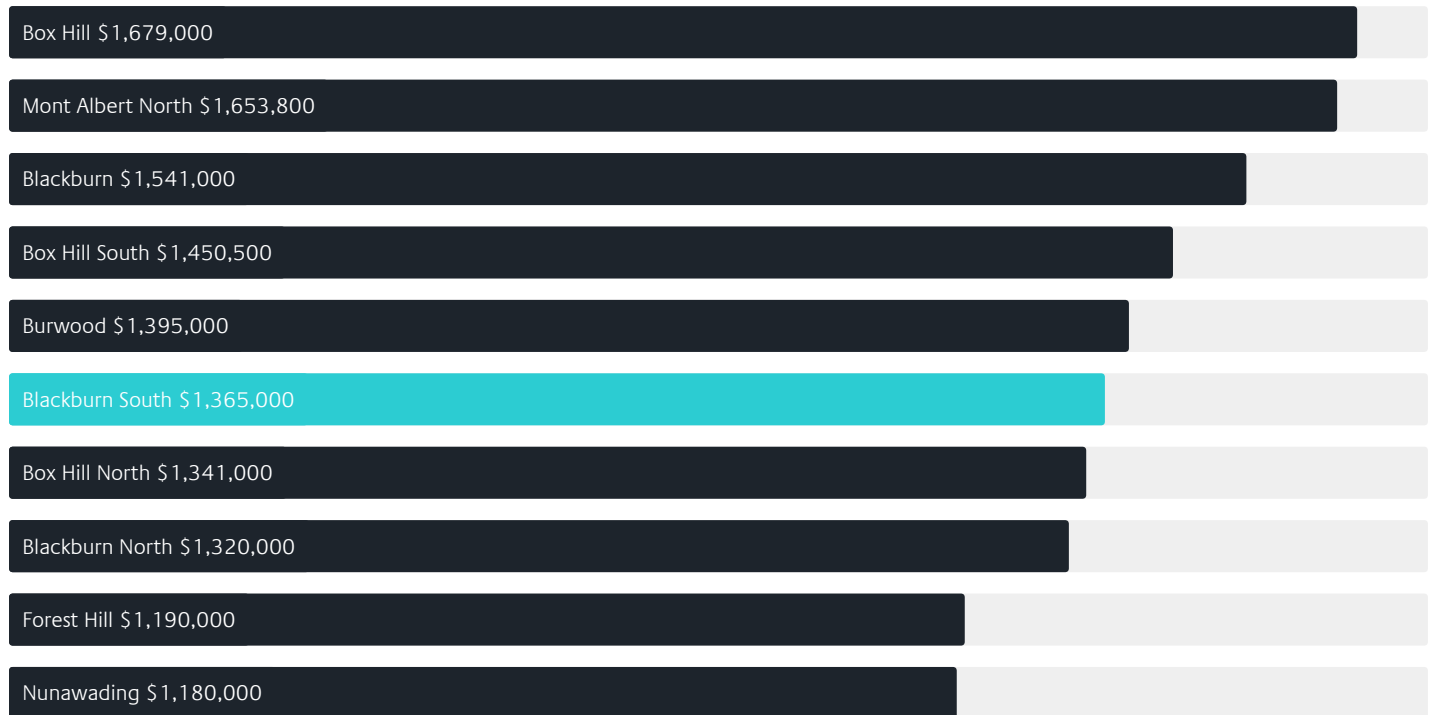
4.59% ↑

Quarterly Price Change*

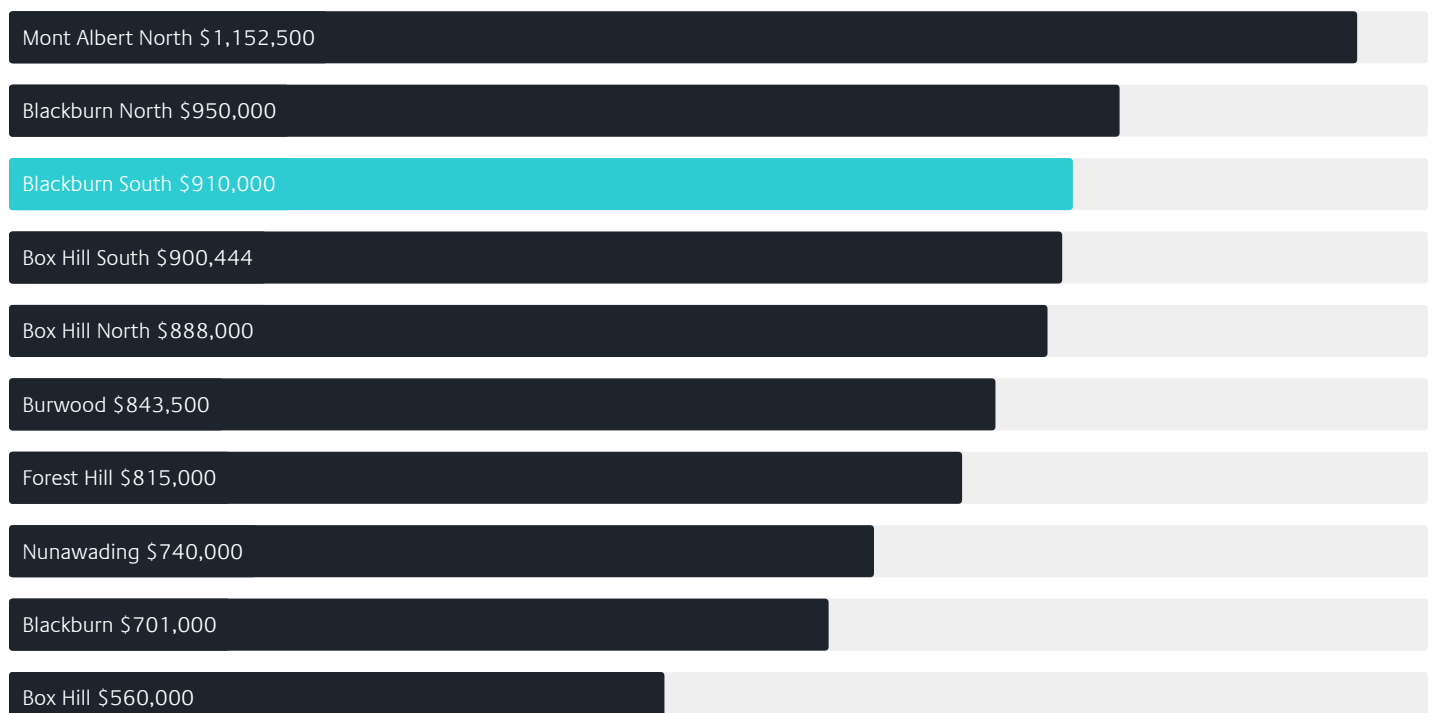


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



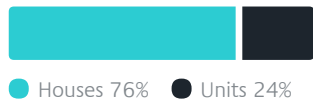
Sales Snapshot

Sale Method^{*}

● Auction 80%
● Private 20%

Auction Clearance Rate^{*}**90.62%**Median Days on Market[^]**26 days**Average Hold Period^{*}**8.7 years**

Insights

Dwelling Type[^]

● Houses 76% ● Units 24%










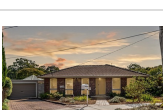
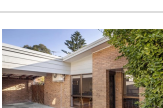
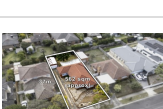
Ownership[^]

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










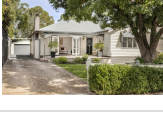


Population[^]**10,939**Median Asking Rent per week^{*}**\$640**Population Growth[^]**1.35%**Rental Yield^{*}**2.28%**Median Age[^]**42 years**Median Household Size[^]**2.6 people**

Sold Properties~











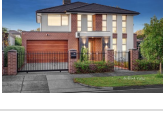

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 25 Grange Rd Blackburn South	4	House	\$1,393,000	28 Jun 2025
 31 Grange Rd Blackburn South	3	House	\$1,390,000	26 Jun 2025
 39 Boyd St Blackburn South	3	House	\$1,205,000	21 Jun 2025
 4/4 Wreford Rd Blackburn South	2	Unit	\$475,000	15 Jun 2025
 30 Bindy St Blackburn South	3	House	\$1,112,000	14 Jun 2025
 1 Ralph St Blackburn South	4	House	\$2,000,000	14 Jun 2025
 7 Freda Ct Blackburn South	3	House	\$1,202,000	31 May 2025
 157 Blackburn Rd Blackburn South	4	House	\$1,610,000	31 May 2025
 29 Shawlands Av Blackburn South	4	House	\$1,808,000	24 May 2025
 6 Lana St Blackburn South	4	House	\$1,210,000	24 May 2025
 2/12 Charlotte St Blackburn South	2	Unit	\$839,000	17 May 2025
 45 Canora St Blackburn South	3	House	\$1,260,000	14 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Mccracken Av Blackburn South	3	House	\$1,260,000	13 May 2025
 54 Baratta St Blackburn South	5	House	\$1,506,000	10 May 2025
 11 Illowra Wlk Blackburn South	3	Townhouse	\$1,070,000	10 May 2025
 2a Highfield Av Blackburn South	2	Townhouse	\$960,000	05 May 2025
 8 Stirling Rd Blackburn South	3	House	\$1,258,000	03 May 2025
 23 Monash Gr BLACKBURN SOUTH	5	House	\$2,203,000	03 May 2025
 G10/1 Neil Ct Blackburn South	1	Subdivided Flat - Single OYO Flat	\$365,000	01 May 2025
 51 Gissing St Blackburn South	4	House	\$1,508,000	26 Apr 2025
 10 Ashcroft Gr Blackburn South	4	House	\$1,300,000	22 Apr 2025
 44 Swan St Blackburn South	4	House	\$1,750,000	12 Apr 2025
 5 Grenville Ct Blackburn South	4	House	\$1,785,500	12 Apr 2025
 22 Lana St Blackburn South	3	House	\$1,225,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/37 Edinburgh Rd Blackburn South	3	Unit	\$985,000	05 Apr 2025
 13 Lee Ann St Blackburn South	5	House	\$1,622,000	05 Apr 2025
 37 Aldinga St Blackburn South	5	House	\$1,601,000	05 Apr 2025
 29 Bermuda Dr Blackburn South	3	House	\$1,170,000	05 Apr 2025
 10 Violet Ct Blackburn South	4	House	\$1,814,500	05 Apr 2025
 107/90 Middleborough Rd Blackburn South	2	Apartment	\$558,000	02 Apr 2025
 28 Canterbury Rd Blackburn South	3	House	\$975,000	02 Apr 2025
 6 Reuben Ct Blackburn South	3	House	\$1,160,000	01 Apr 2025
 5 Calrossie Rd Blackburn South	4	House	\$1,525,000	29 Mar 2025
 2/143 Eley Rd Blackburn South	2	Unit	\$749,000	29 Mar 2025
 9 Hastings Av Blackburn South	3	House	\$2,388,888	21 Mar 2025
 26 Lana St Blackburn South	5	House	\$1,497,000	15 Mar 2025



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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