

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.34m

Quarterly Price Change

-1.57% ↓

Median Unit Price*

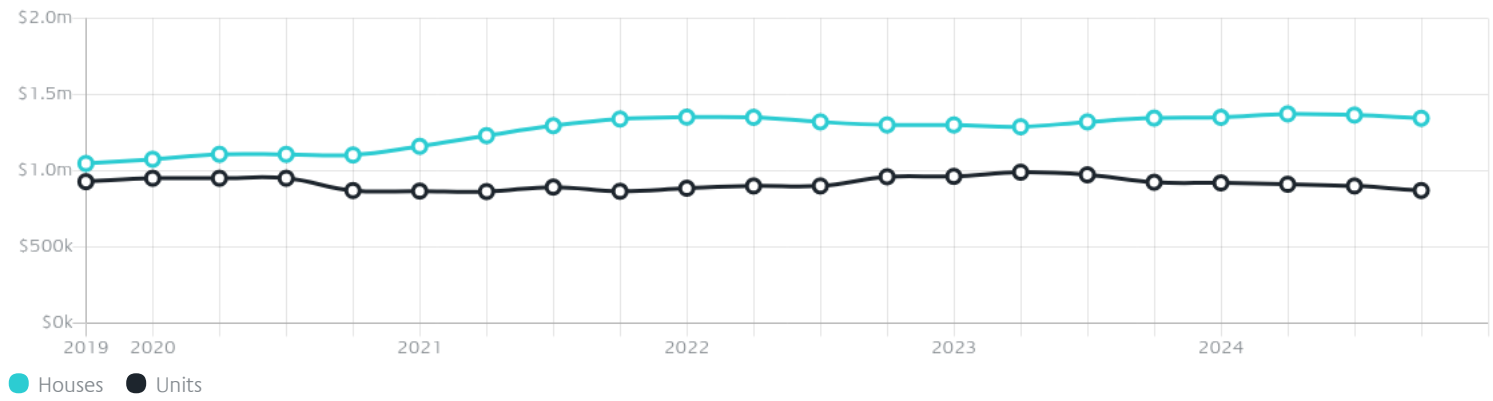
Median

\$870k

Quarterly Price Change

-3.33% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 58%
● Private 42%

Auction Clearance Rate^{*}

94.74%

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[^]









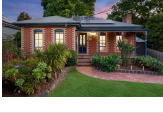
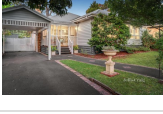


2.6 people

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

Address	Bedrooms	Type	Price	Sold
 27 Brazeel St Blackburn South	2	Townhouse	\$775,000	22 Feb 2025
 38 Westminster Cl Blackburn South	5	House	\$2,002,000	22 Feb 2025
 3/2-6 Charlotte St Blackburn South	2	Unit	\$720,000	21 Feb 2025
 10A York St Blackburn South	3	Townhouse	\$1,200,000	15 Feb 2025
 73 Baratta St Blackburn South	4	House	\$1,442,000	08 Feb 2025
 1/17 Wreford Rd Blackburn South	4	Unit	\$985,000	08 Feb 2025
 12 Samuel Rd Blackburn South	3	House	\$1,200,000	06 Feb 2025
 26 Henwood St Blackburn South	4	House	\$1,230,000	05 Feb 2025
 40 Jenner St Blackburn South	4	House	\$1,402,500	25 Jan 2025
 1/5 Lucia St Blackburn South	3	Unit	\$948,000	24 Jan 2025
 20 Forest Glen Av Blackburn South	4	House	\$1,720,000	14 Jan 2025
 33 Lawrence St Blackburn South	3	House	\$1,265,000	17 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 O'Brien Cr Blackburn South	4	House	\$1,268,888	14 Dec 2024
 1/3 Barrina St Blackburn South	2	Unit	\$700,000	14 Dec 2024
 2 Cluney Ct Blackburn South	5	House	\$1,100,000	12 Dec 2024
 2/39 Bond Av Blackburn South	3	Townhouse	\$1,010,000	12 Dec 2024
 1a Bond Av Blackburn South	3	House	\$972,888	07 Dec 2024
 70 Canora St BLACKBURN SOUTH	4	House	\$1,976,000	07 Dec 2024
 12 O'Brien Cr Blackburn South	4	House	\$1,300,000	30 Nov 2024
 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
 15 Henwood St Blackburn South	4	House	\$1,550,000	16 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 14 Bond Av Blackburn South	3	House	\$1,190,000	13 Nov 2024
 16 Somerset Ct Blackburn South	3	House	\$1,250,000	09 Nov 2024
 22 Dundee St Blackburn South	4	House	\$1,441,000	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
 58 Holland Rd Blackburn South	3	House	\$1,003,500	09 Nov 2024
 12 Crimson Av Blackburn South	4	House	\$1,166,000	26 Oct 2024
 26 Bindy St Blackburn South	5	House	\$1,835,000	26 Oct 2024
 10 Paramount Av Blackburn South	4	House	\$1,700,000	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
 2/13 Harrow St BLACKBURN SOUTH	3	Townhouse	\$935,000	19 Oct 2024



Whitehorse Office
166 Whitehorse Road, Blackburn
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jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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