

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.37m

Quarterly Price Change

1.60% ↑

Median Unit Price*

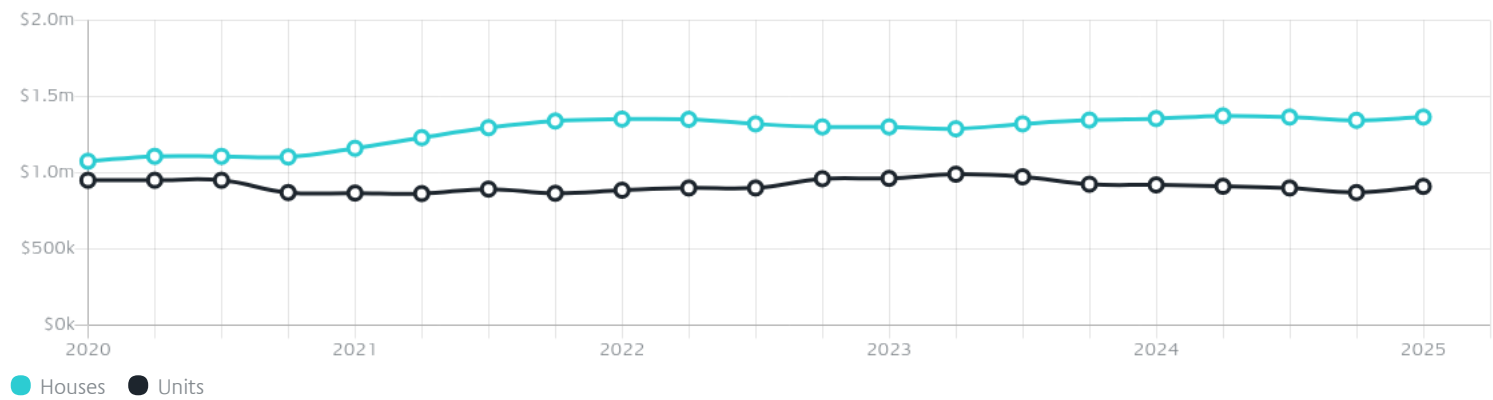
Median

\$910k

Quarterly Price Change

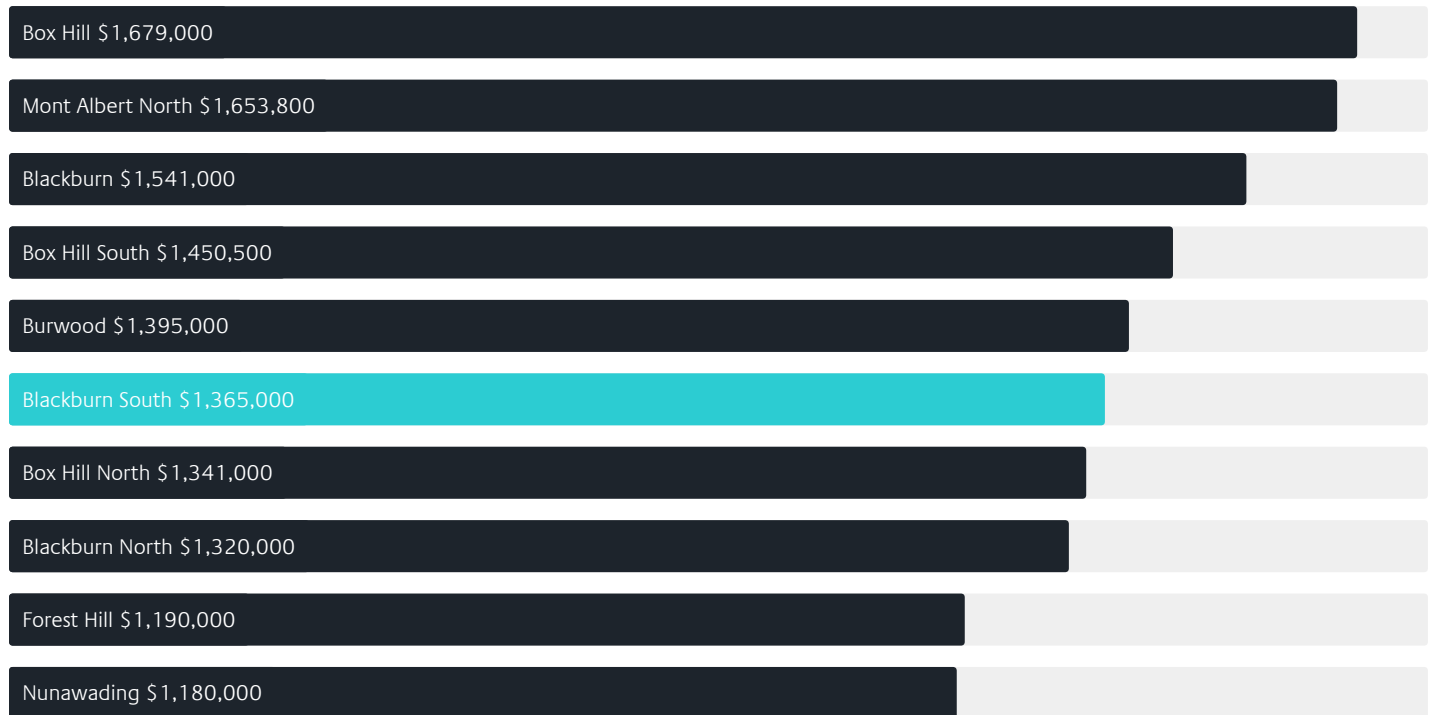
4.59% ↑

Quarterly Price Change*

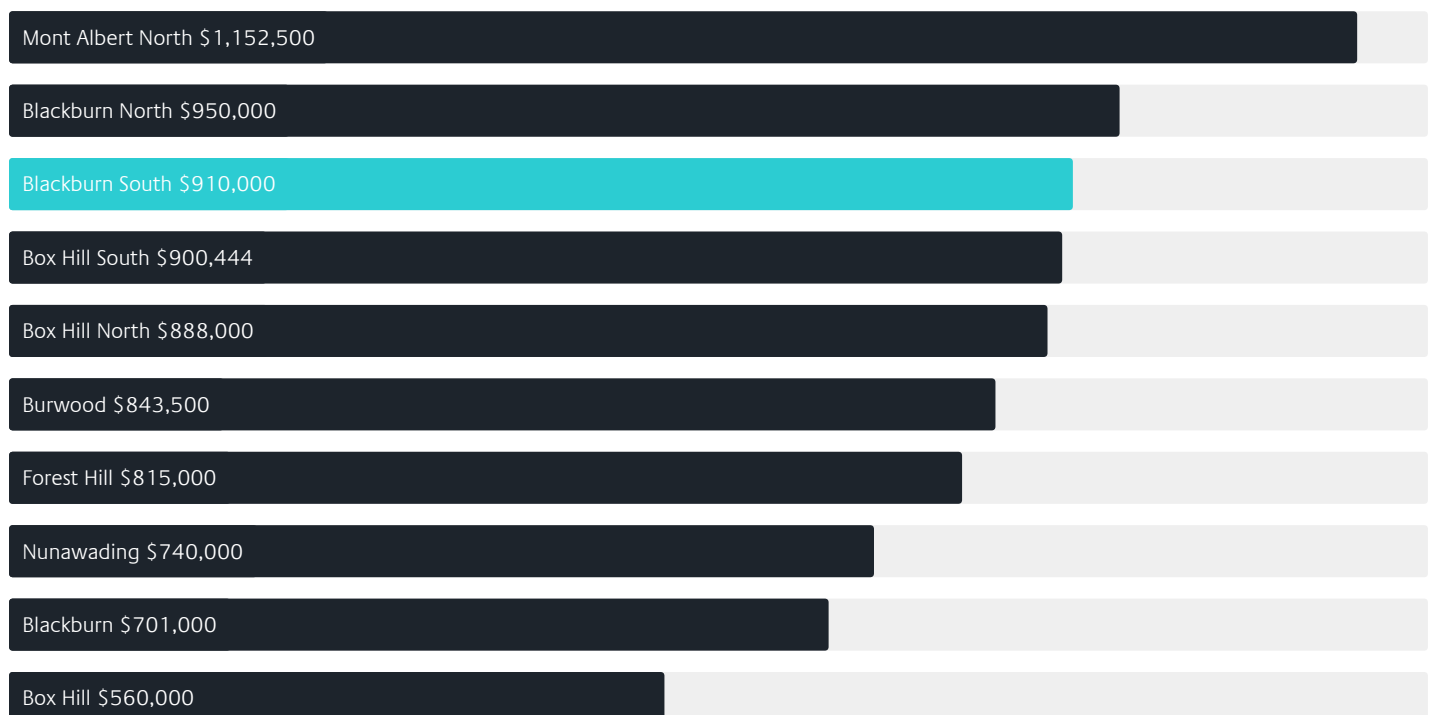


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 75%
● Private 25%

Auction Clearance Rate^{*}

93.33%

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[^]







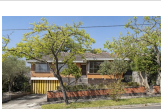
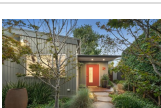
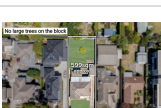

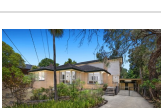

42 years

Median Household Size[^]









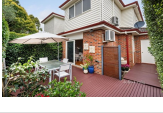
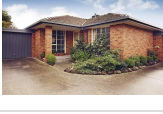


2.6 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 5 Grenville Ct Blackburn South	4	House	\$1,785,500	12 Apr 2025
 44 Swan St Blackburn South	4	House	\$1,750,000	12 Apr 2025
 37 Aldinga St Blackburn South	5	House	\$1,601,000	05 Apr 2025
 22 Lana St Blackburn South	3	House	\$1,225,000	05 Apr 2025
 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
 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
 28 Canterbury Rd Blackburn South	3	House	\$975,000	02 Apr 2025
 107/90 Middleborough Rd Blackburn South	2	Apartment	\$558,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 32 Swan St Blackburn South	3	House	\$1,389,000	15 Mar 2025
 7 Ralph St Blackburn South	4	House	\$2,442,000	15 Mar 2025
 222 Canterbury Rd Blackburn South	3	House	\$1,070,000	14 Mar 2025
 6/6-10 Rosslyn St Blackburn South	4	Unit	\$1,000,000	01 Mar 2025
 4 Mahala Ct Blackburn South	4	House	\$1,365,000	22 Feb 2025
 38 Westminster Cl Blackburn South	5	House	\$2,002,000	22 Feb 2025
 27 Brazeel St Blackburn South	2	Townhouse	\$775,000	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
 3/2 Charlotte St Blackburn South	2	Strata Unit/Flat	\$719,999	13 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/27 Richmond St Blackburn South	3	Strata Unit/Villa Unit/Townhouse	\$1,040,000	11 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
 2/22 Jenner St Blackburn South	2	Townhouse	\$1,160,000	01 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
 3/11 Eley Rd Blackburn South	2	Strata Unit/Flat	\$940,000	17 Jan 2025
 20 Forest Glen Av Blackburn South	4	House	\$1,720,000	14 Jan 2025
 11 Bond Av Blackburn South	3	House	\$1,125,000	21 Dec 2024
 33 Lawrence St Blackburn South	3	House	\$1,265,000	17 Dec 2024



Whitehorse Office
166 Whitehorse Road, Blackburn
03 9908 5700

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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