



Blackburn North

Suburb Report



Your connection to property insights



JellisCraig

BLACKBURN NORTH SUBURB REPORT

Median house price¹

Median

\$1.45m

Quarterly price change

5.95% ↑

Median unit price¹

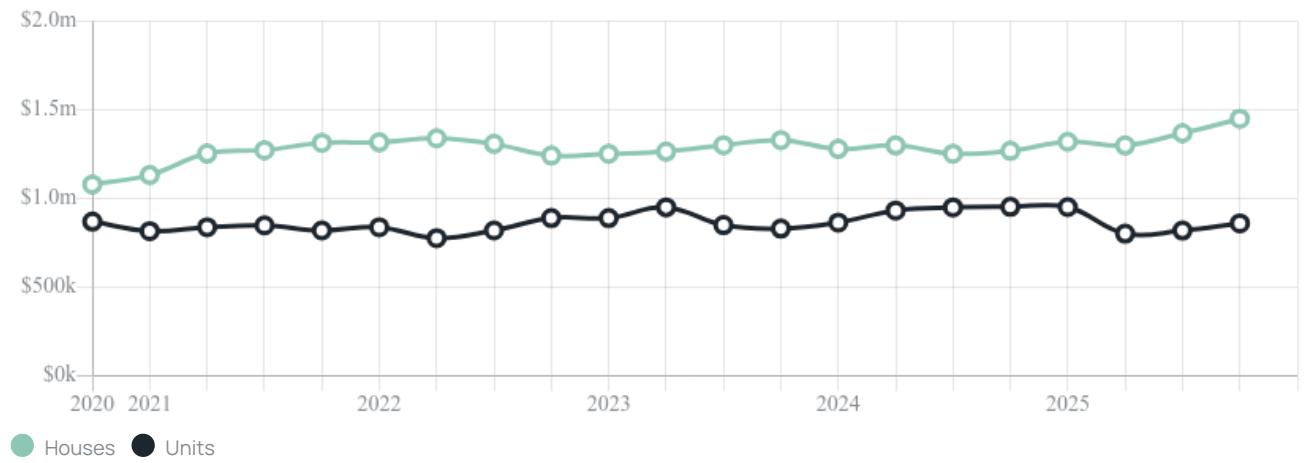
Median

\$860k

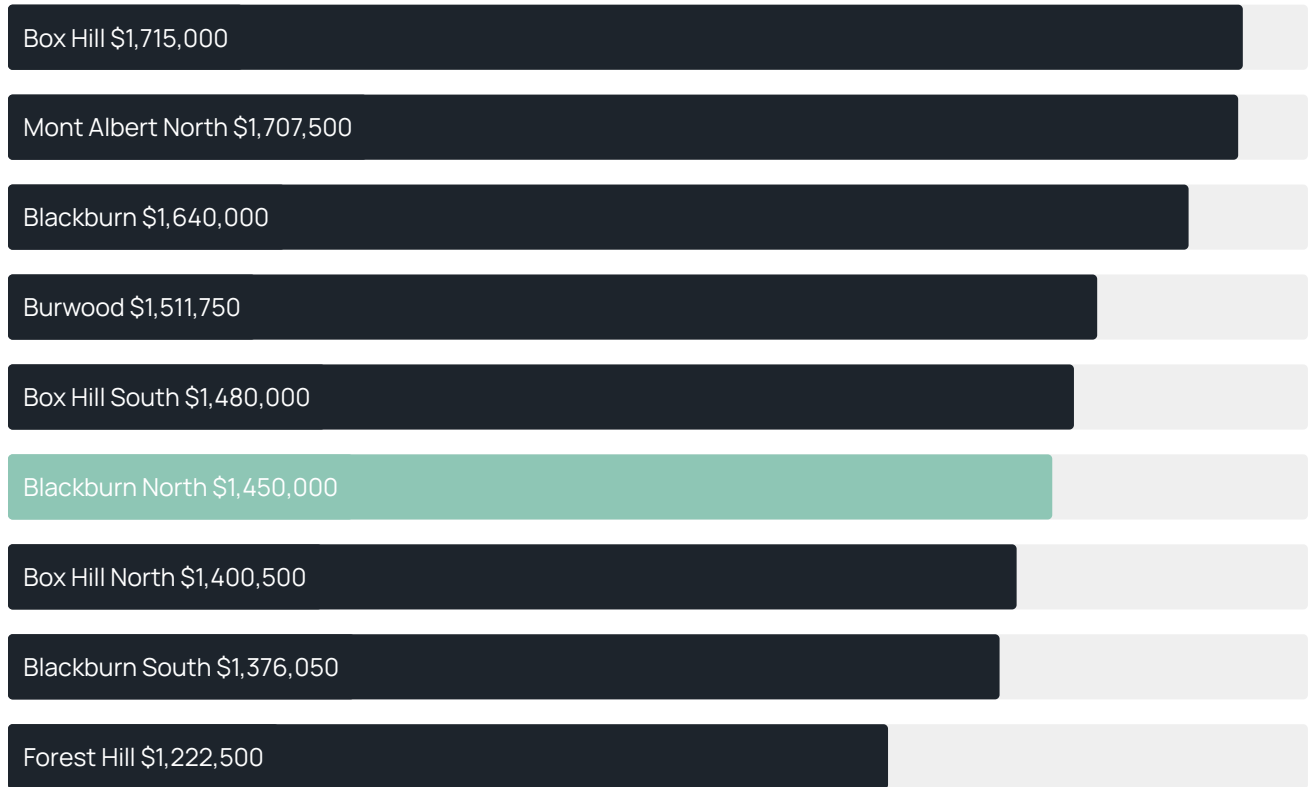
Quarterly price change

4.92% ↑

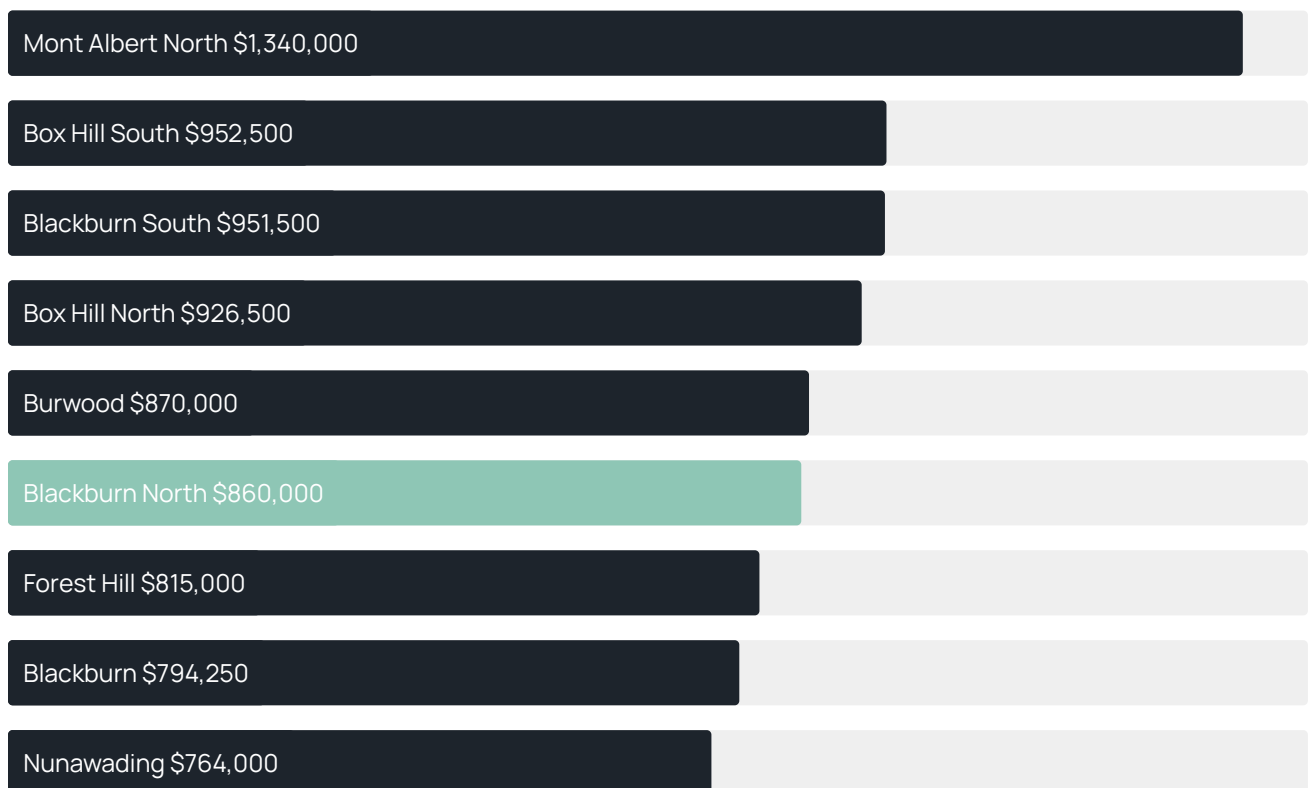
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 97%
● Private 3%

Auction clearance rate³

89.66%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

8.4 years

Dwelling type⁵



● Houses 83% ● Units 17%

Ownership⁵



● Owned outright 40% ● Mortgaged 41% ● Rented 18%

Population⁵

7,627

Median asking rent¹

\$680 per week

Population growth⁵

2.57%

Rental yield¹

2.49%

Median age⁵

39 years







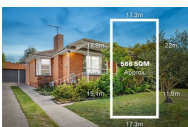



Median household size⁵

2.8 people






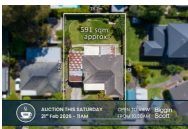
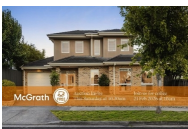



BLACKBURN NORTH SUBURB REPORT

Recent Blackburn North sales











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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 12 Handley Ct Blackburn North	4	House	\$2,258,000	28 Mar 2026
 6 Kathleen St Blackburn North	5	House	\$1,943,000	27 Mar 2026
 7 Simon St Blackburn North	5	House	\$2,415,000	23 Mar 2026
 10 Strickland Ct Blackburn North	4	House	\$1,720,000	23 Mar 2026
 6/79 Surrey Rd BLACKBURN NORTH	2	Unit	\$760,000	21 Mar 2026
 8 Mall Ct Blackburn North	3	House	\$1,250,000	21 Mar 2026
 4 Renfrew St Blackburn North	3	House	\$1,052,500	21 Mar 2026
 1/108 Surrey Rd Blackburn North	3	Unit	\$979,000	07 Mar 2026
 1/27 Anne St Blackburn North	4	Townhouse	\$1,650,000	06 Mar 2026
 2/18 Harcourt St Blackburn North	3	Unit	\$1,300,000	01 Mar 2026

BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Charlton St Blackburn North	4	House	\$1,625,000	28 Feb 2026
 1/6 Lilac Ct Blackburn North	3	Townhouse	\$1,100,000	28 Feb 2026
 15 Polydor Pl Blackburn North	2	House	\$1,028,000	27 Feb 2026
 2/16 Sussex St Blackburn North	4	Townhouse	\$1,295,000	26 Feb 2026
 1/21 Caroline Cr Blackburn North	3	House	\$910,000	24 Feb 2026
 2 Gonyah Rd Blackburn North	3	House	\$1,122,000	21 Feb 2026
 30 Anne St Blackburn North	3	House	\$1,191,000	21 Feb 2026
 3/8 Fithie St Blackburn North	1	Unit	\$436,000	07 Feb 2026
 8 Lobelia Ct Blackburn North	3	House	\$1,191,000	31 Jan 2026
 29 Rialton Av Blackburn North	4	House	\$2,020,000	17 Jan 2026

BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 584 Middleborough Rd Blackburn North	3	House	\$1,030,000	17 Dec 2025
 13 Simon St Blackburn North	5	House	\$1,262,000	14 Dec 2025
 2/114 Surrey Rd Blackburn North	3	Unit	\$850,000	13 Dec 2025
 133 Springfield Rd Blackburn North	5	House	\$1,755,000	06 Dec 2025
 18 Middlefield Dr Blackburn North	3	House	\$1,697,000	06 Dec 2025
 13 Jessie St Blackburn North	5	House	\$2,250,000	06 Dec 2025
 3/89 Surrey Rd Blackburn North	2	Unit	\$585,000	06 Dec 2025
 2/105 Surrey Rd Blackburn North	3	Flat/Unit/Apartment	\$848,888	04 Dec 2025
 18 Diana Dr Blackburn North	4	House	\$1,700,000	03 Dec 2025
 13 Essex St Blackburn North	3	House	\$888,000	02 Dec 2025



Jellis Craig Whitehorse
166 Whitehorse Road, Blackburn
03 9908 5700

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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