



Blackburn North

Suburb Report



Your connection to property insights



JellisCraig

BLACKBURN NORTH SUBURB REPORT

Median house price¹

Median

\$1.37m

Quarterly price change

5.26% ↑

Median unit price¹

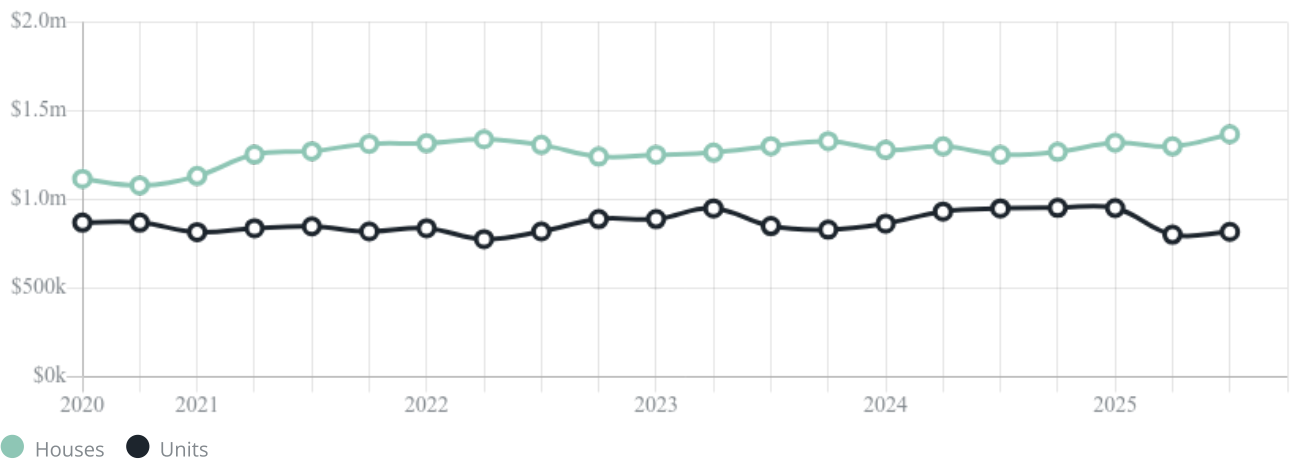
Median

\$818k

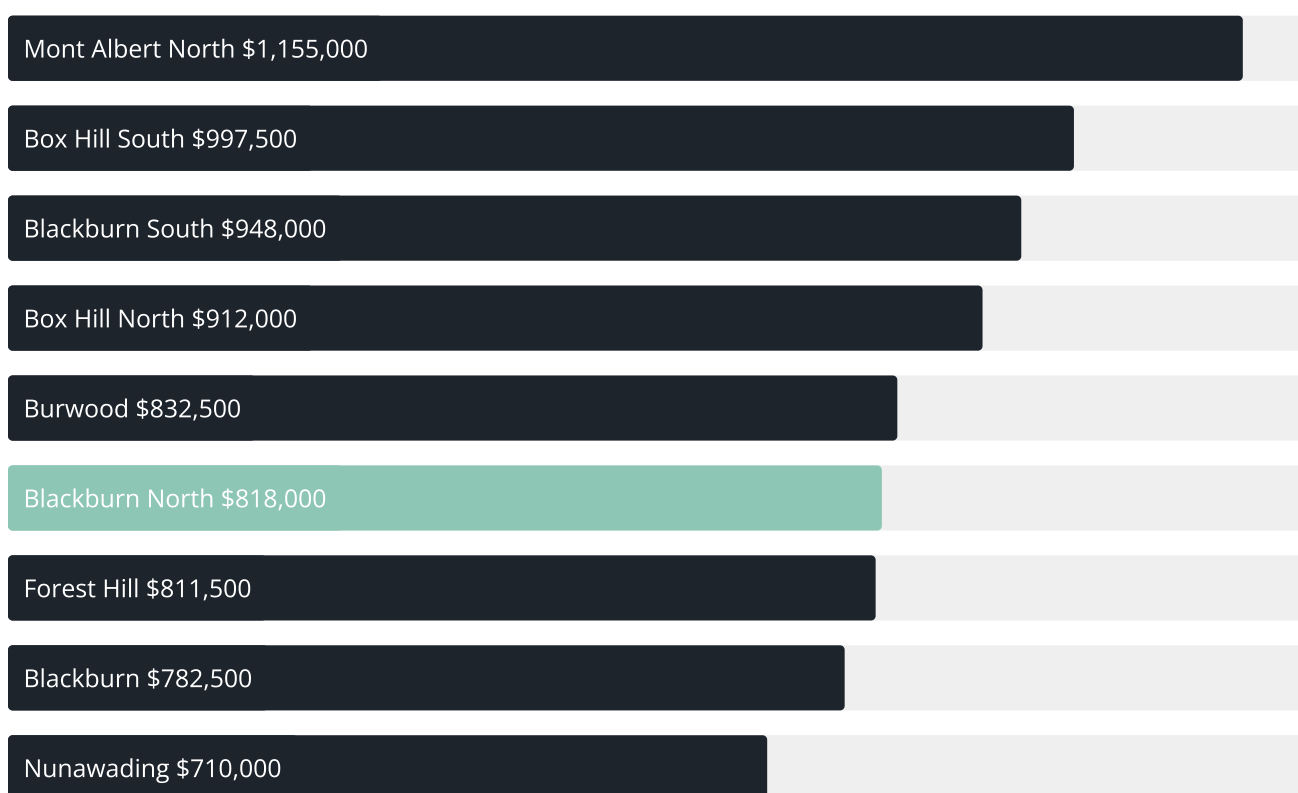
Quarterly price change

1.99% ↑

Quarterly price change¹



BLACKBURN NORTH SUBURB REPORT

Median house price¹Median unit price¹

Sale method²



Auction clearance rate³

94.29%

Median days on market³

26 days

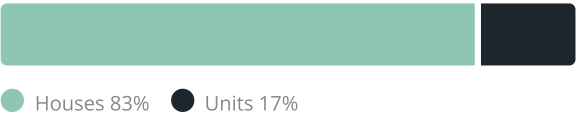
Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

8.4 years

Dwelling type⁵



Ownership⁵



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









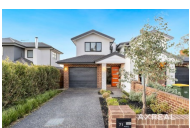

BLACKBURN NORTH SUBURB REPORT

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 |
|---|----------|-----------|-------------|-------------|
|  13 Simon St Blackburn North | 5 | House | \$1,262,000 | 14 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 |
|  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 |
|  2 Killeen Av Blackburn North | 3 | House | \$1,010,000 | 29 Nov 2025 |
|  2a Douglas St Blackburn North | 3 | Townhouse | \$1,298,000 | 29 Nov 2025 |
|  18 Slater Av Blackburn North | 5 | House | \$1,450,000 | 26 Nov 2025 |
|  23 Primrose St Blackburn North | 4 | House | \$1,670,000 | 22 Nov 2025 |
|  38 Bridgeford Av Blackburn North | 4 | House | \$1,550,000 | 22 Nov 2025 |

BLACKBURN NORTH SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  2 Fithie St Blackburn North | 3 | House | \$1,140,000 | 21 Nov 2025 |
|  120 Surrey Rd Blackburn North | 3 | House | \$1,453,500 | 16 Nov 2025 |
|  4 Primula St Blackburn North | 3 | House | \$1,280,000 | 15 Nov 2025 |
|  7 Grosvenor St Blackburn North | 3 | House | \$1,300,500 | 01 Nov 2025 |
|  2/22 Wilton St Blackburn North | 3 | Unit | \$1,025,000 | 29 Oct 2025 |
|  18 Charlton St Blackburn North | 3 | House | \$1,512,000 | 25 Oct 2025 |
|  2 Kent Cl Blackburn North | 4 | House | \$1,650,000 | 25 Oct 2025 |
|  2 Lulworth St Blackburn North | 4 | House | \$2,188,000 | 25 Oct 2025 |
|  71 Shafer Rd Blackburn North | 3 | Townhouse | \$1,430,000 | 25 Oct 2025 |
|  1 Devon Dr Blackburn North | 4 | House | \$1,820,000 | 25 Oct 2025 |

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| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------------------------------------|-------------|----------------|
|  2/165 Springfield Rd Blackburn North | 3 | Unit | \$990,000 | 22 Oct 2025 |
|  4 Norfolk St Blackburn North | 6 | House | \$1,535,000 | 18 Oct 2025 |
|  17 Majtlis St Blackburn North | 3 | House | \$1,540,000 | 18 Oct 2025 |
|  2/62 Caroline Cr Blackburn North | 3 | Unit | \$870,000 | 18 Oct 2025 |
|  65a Surrey Rd Blackburn North | 2 | Strata Unit/Villa Unit/Townhouse | \$870,000 | 13 Oct 2025 |
|  147 Springfield Rd Blackburn North | 3 | House | \$1,275,000 | 11 Oct 2025 |
|  13 Sheila St Blackburn North | 4 | House | \$1,385,000 | 11 Oct 2025 |
|  3/35 Middlefield Dr Blackburn North | 3 | Unit | \$885,000 | 04 Oct 2025 |
|  1a Chapman St Blackburn North | 2 | House | \$858,000 | 04 Oct 2025 |
|  2b Junction Rd Blackburn North | 3 | House | \$1,370,000 | 04 Oct 2025 |



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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 08/01/2026

- 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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