



Blackburn North

Suburb Report



Your connection to property insights



JellisCraig

BLACKBURN NORTH SUBURB REPORT

Median house price¹

Median

\$1.46m

Quarterly price change

0.72% ↑

Median unit price¹

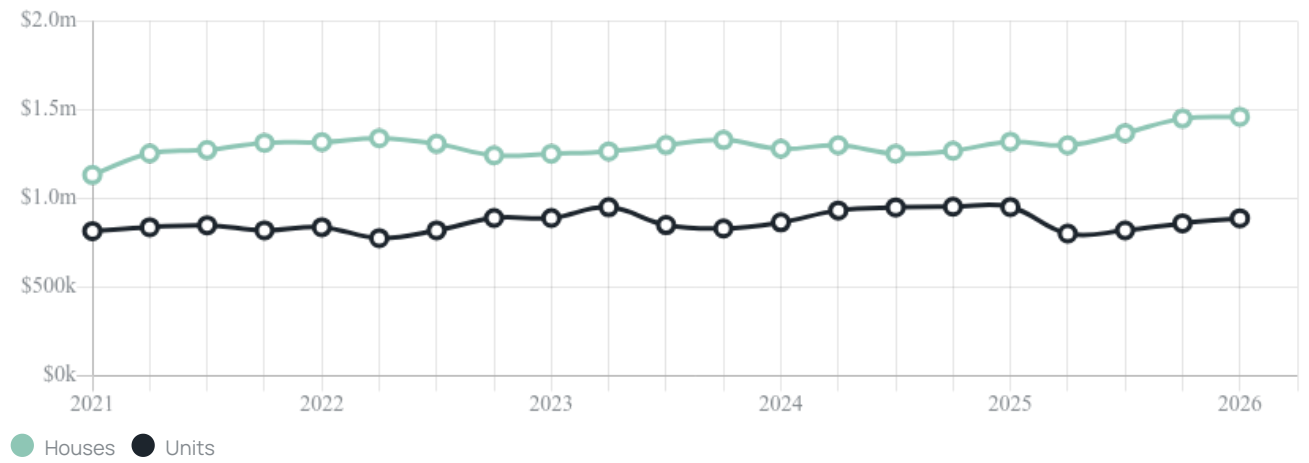
Median

\$888k

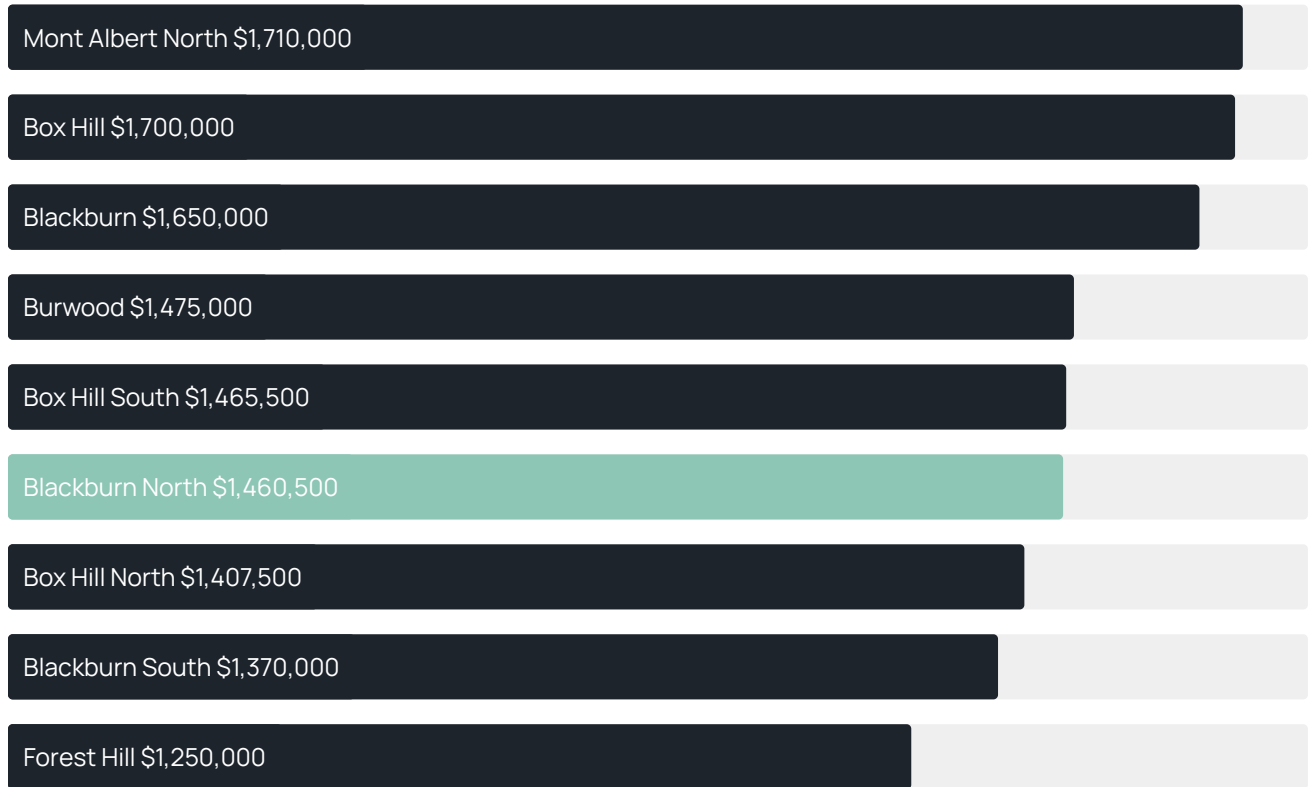
Quarterly price change

3.25% ↑

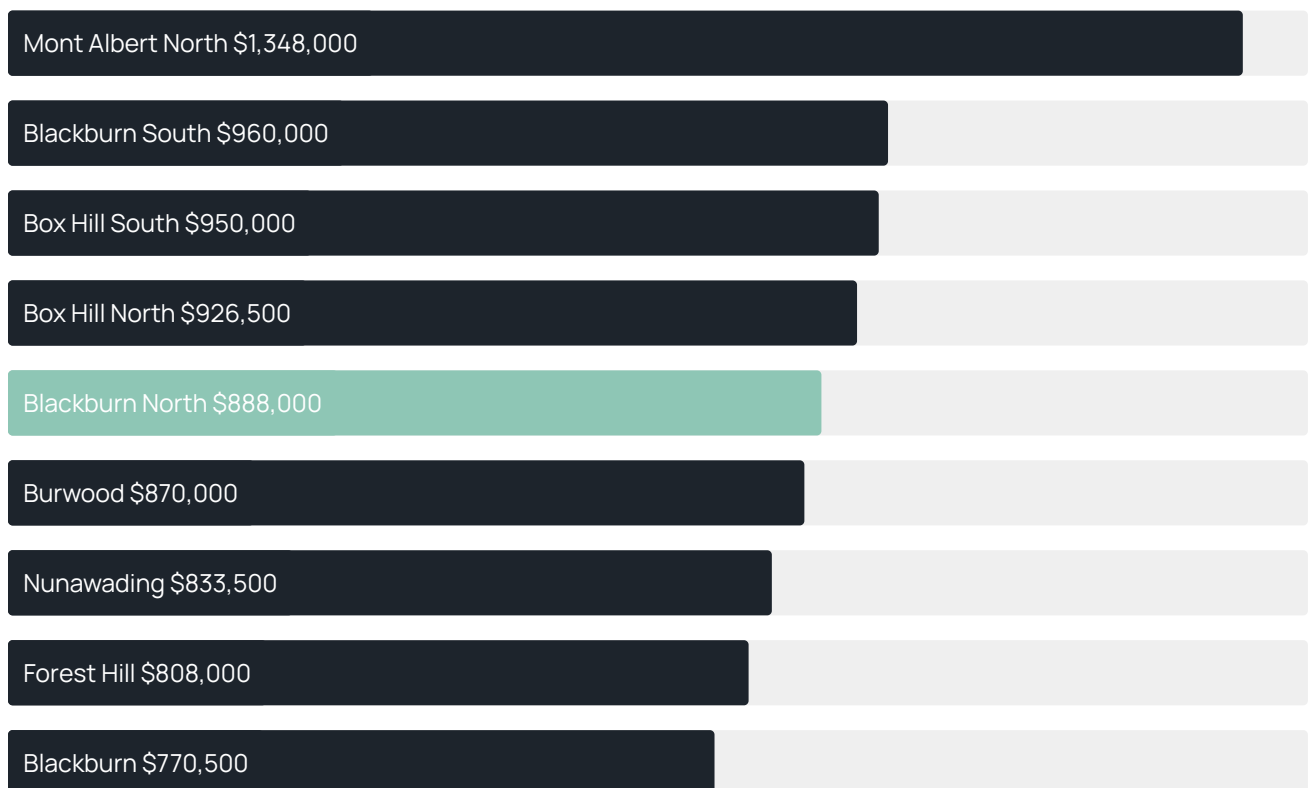
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 92%
● Private 8%

Auction clearance rate³

70.83%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 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







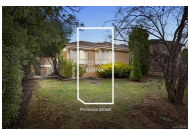



BLACKBURN NORTH SUBURB REPORT

Recent Blackburn North sales






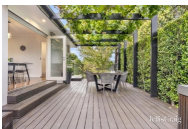

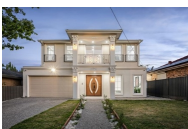

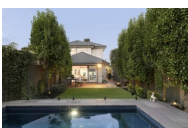
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 5/596-598 Middleborough Rd Blackburn North	3	Unit	\$590,000	29 Jun 2026
 45 Hibiscus Rd Blackburn North	3	House	\$1,155,000	20 Jun 2026
 27 Raymond St BLACKBURN NORTH	4	House	\$1,801,000	20 Jun 2026
 11 Jessie St Blackburn North	3	House	\$1,098,000	15 Jun 2026
 75 Shafer Rd Blackburn North	3	House	\$1,150,000	06 Jun 2026
 10 Julie St Blackburn North	5	House	\$2,458,000	06 Jun 2026
 33a Peter Av Blackburn North	2	House	\$840,000	02 Jun 2026
 23 Greenglade Ct Blackburn North	3	House	\$1,170,000	27 May 2026
 112a Koonung Rd Blackburn North	4	House	\$1,320,000	19 May 2026
 40 Katrina St Blackburn North	3	House	\$1,115,000	16 May 2026

BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Renfrew St Blackburn North	3	House	\$940,000	09 May 2026
 2/39 Surrey Rd Blackburn North	3	Townhouse	\$950,000	07 May 2026
 2a Nicoll St Blackburn North	3	House	\$1,081,800	06 May 2026
 11 Blake St Blackburn North	3	House	\$1,170,000	02 May 2026
 3 Grosvenor St Blackburn North	4	House	\$1,175,000	02 May 2026
 10 Charlton St Blackburn North	3	House	\$1,360,000	24 Apr 2026
 1 Primrose St Blackburn North	4	House	\$1,100,000	21 Apr 2026
 5A Merle St Blackburn North	3	Townhouse	\$1,432,000	21 Apr 2026
 1/205 Springfield Rd Blackburn North	3	Strata Unit/Villa Unit/Townhouse	\$1,050,000	18 Apr 2026
 62 Joseph St Blackburn North	5	House	\$1,718,000	15 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 1 Pottery Dr Blackburn North	4	House	\$1,710,000	11 Apr 2026
 6 Devon Dr Blackburn North	4	House	\$900,000	10 Apr 2026
 12 Gunyah Rd Blackburn North	4	House	\$1,160,000	02 Apr 2026
 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
 9 Renfrew St Blackburn North	4	House	\$1,550,000	27 Mar 2026
 6/79 Surrey Rd BLACKBURN NORTH	3	Strata Unit/Flat	\$750,000	24 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
 2a Grosvenor St Blackburn North	4	House	\$1,467,500	21 Mar 2026



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 01/07/2026

- 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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