



Blackburn North

# Suburb Report



Your connection to property insights



**JellisCraig**

BLACKBURN NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.45m

Quarterly price change

5.95% ↑

Median unit price<sup>1</sup>

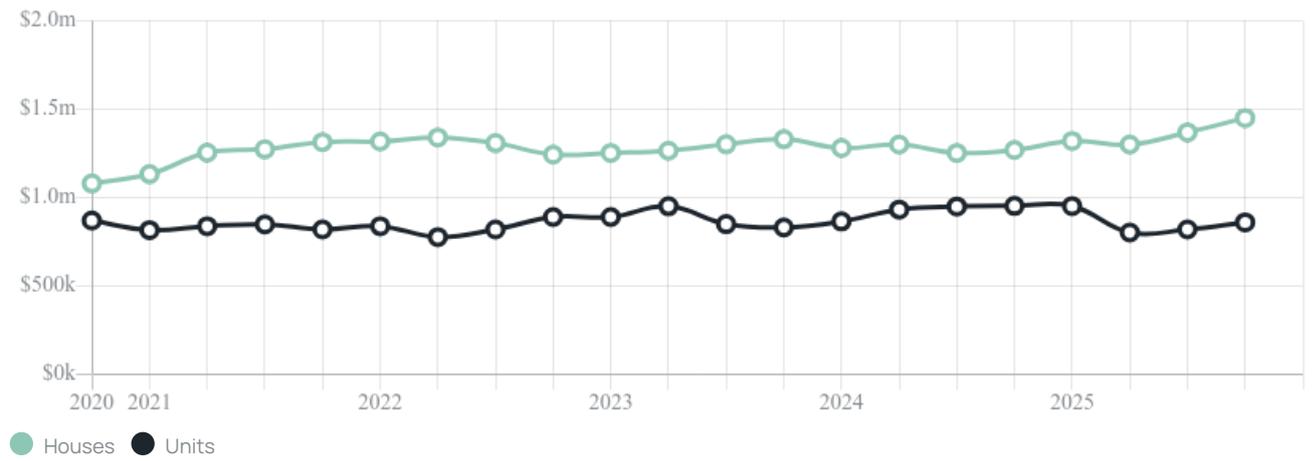
Median

\$860k

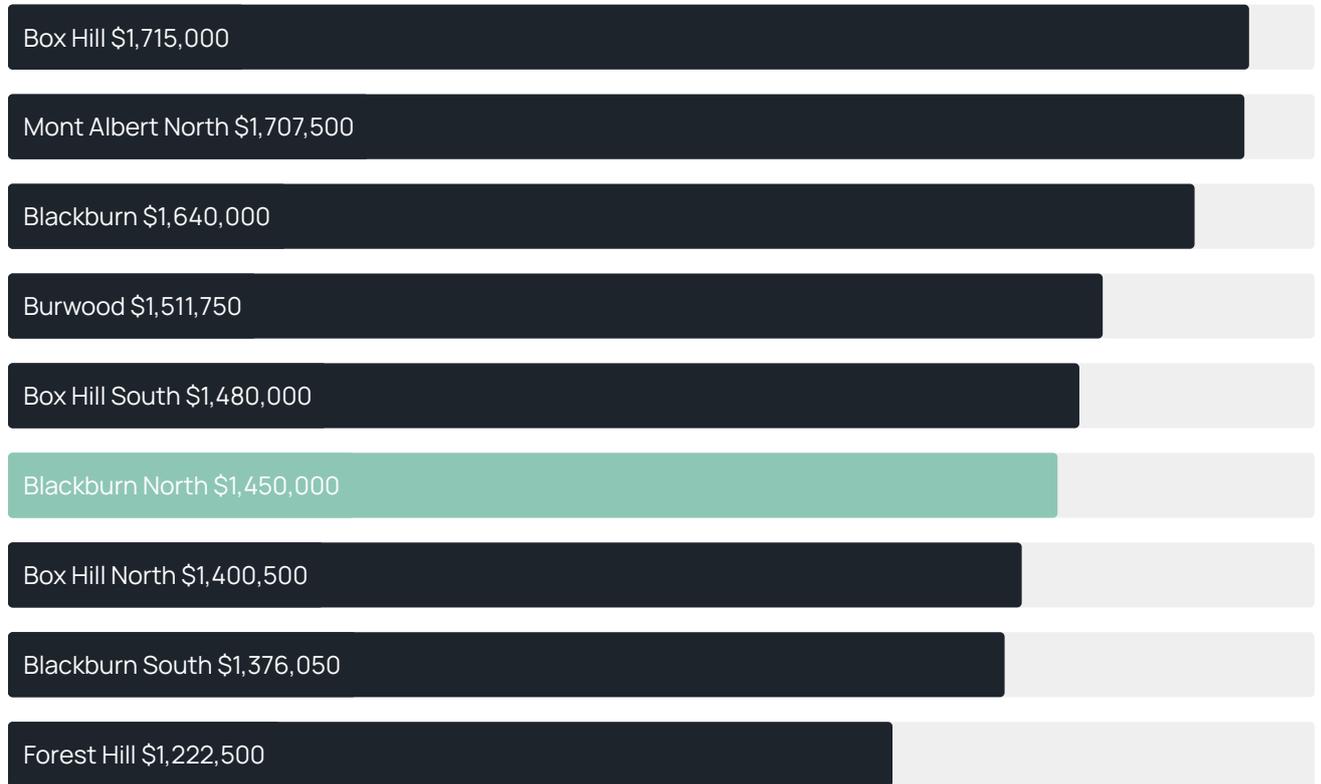
Quarterly price change

4.92% ↑

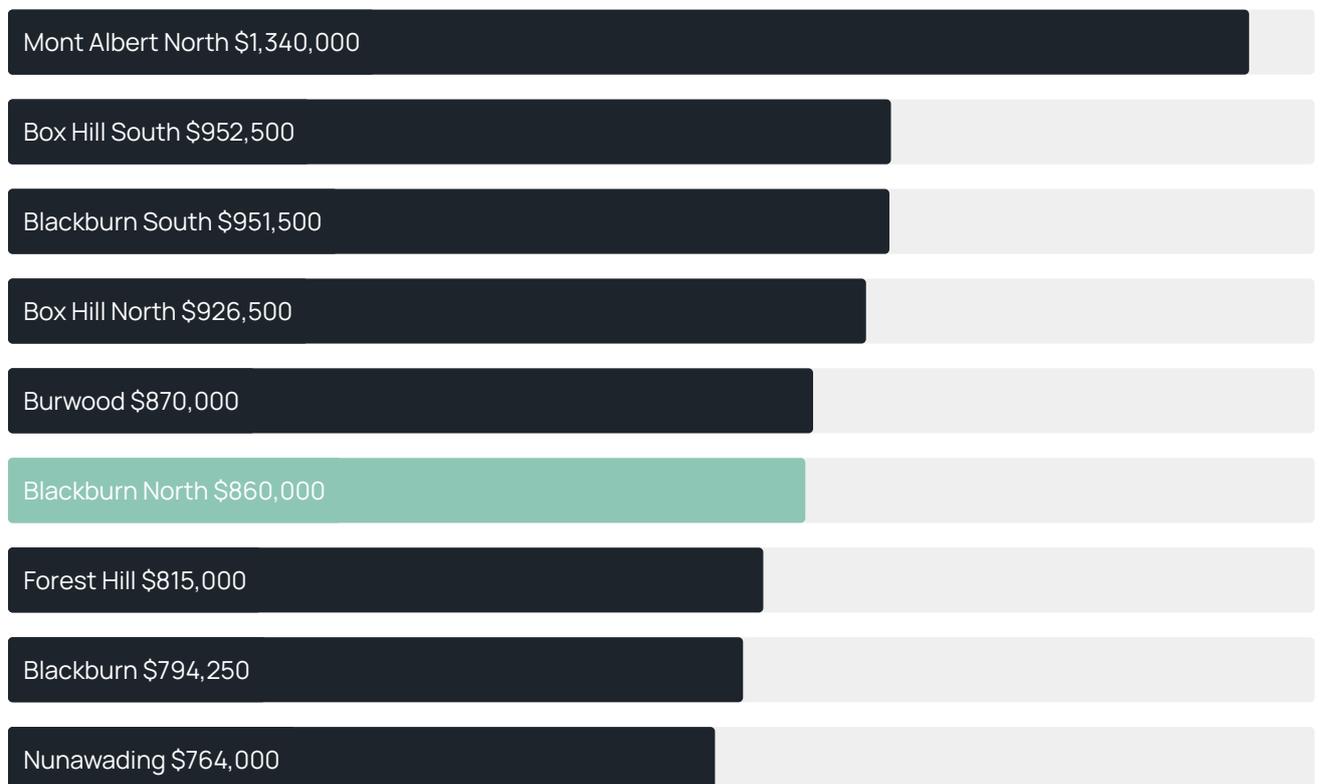
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 84%  
● Private 16%

Auction clearance rate<sup>3</sup>

92.31%

Median days on market<sup>3</sup>

25 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

25 groups

Average hold period<sup>1</sup>

8.4 years

Dwelling type<sup>5</sup>



● Houses 83% ● Units 17%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

7,627

Median asking rent<sup>1</sup>

\$680 per week

Population growth<sup>5</sup>

2.57%

Rental yield<sup>1</sup>

2.49%

Median age<sup>5</sup>

39 years

Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 27 Charlton St Blackburn North	4	House	\$1,625,000	28 Feb 2026
 15 Polydor Pl Blackburn North	2	House	\$1,028,000	27 Feb 2026
 2 Gunyah 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
 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



## BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 2c Junction Rd Blackburn North	4	House	\$1,480,000	30 Nov 2025
 2 Killeen Av Blackburn North	3	House	\$1,010,000	29 Nov 2025
 85 Koonung Rd Blackburn North	4	House	\$1,520,000	29 Nov 2025
 2a Douglas St Blackburn North	3	Townhouse	\$1,298,000	29 Nov 2025

## BLACKBURN NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Kurrajong Way Blackburn North	3	House	\$1,305,000	29 Nov 2025
 18 Marchiori Rd Blackburn North	3	House	\$1,202,000	28 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
 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



**Jellis Craig Whitehorse**  
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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.

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Data is current as of PDF generation date 01/03/2026

- 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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