



Blackburn North

Suburb Report



Your connection to property insights



JellisCraig

BLACKBURN NORTH SUBURB REPORT

Median house price¹

Median

\$1.38m

Quarterly price change

-1.11% ↓

Median unit price¹

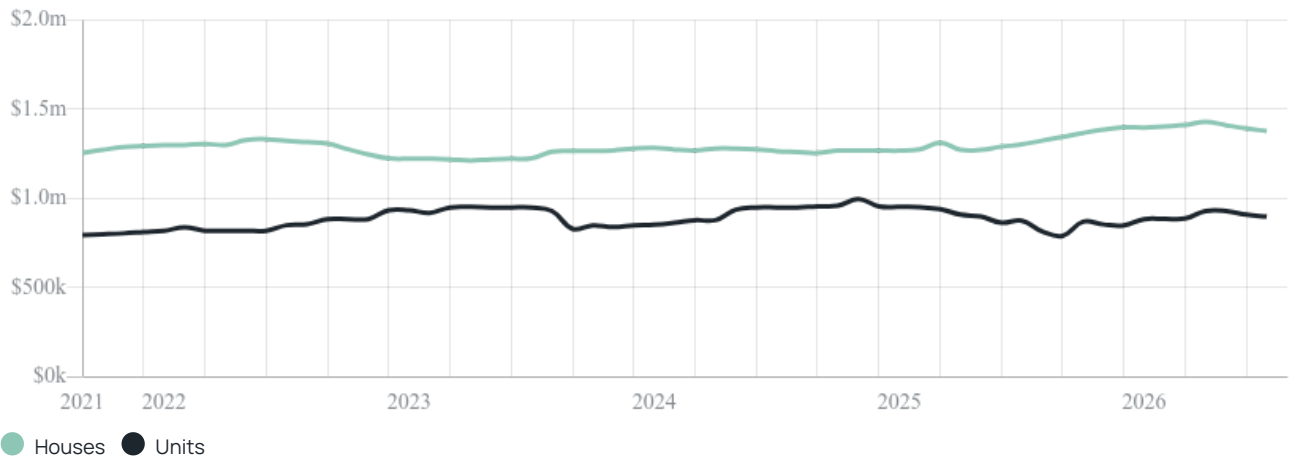
Median

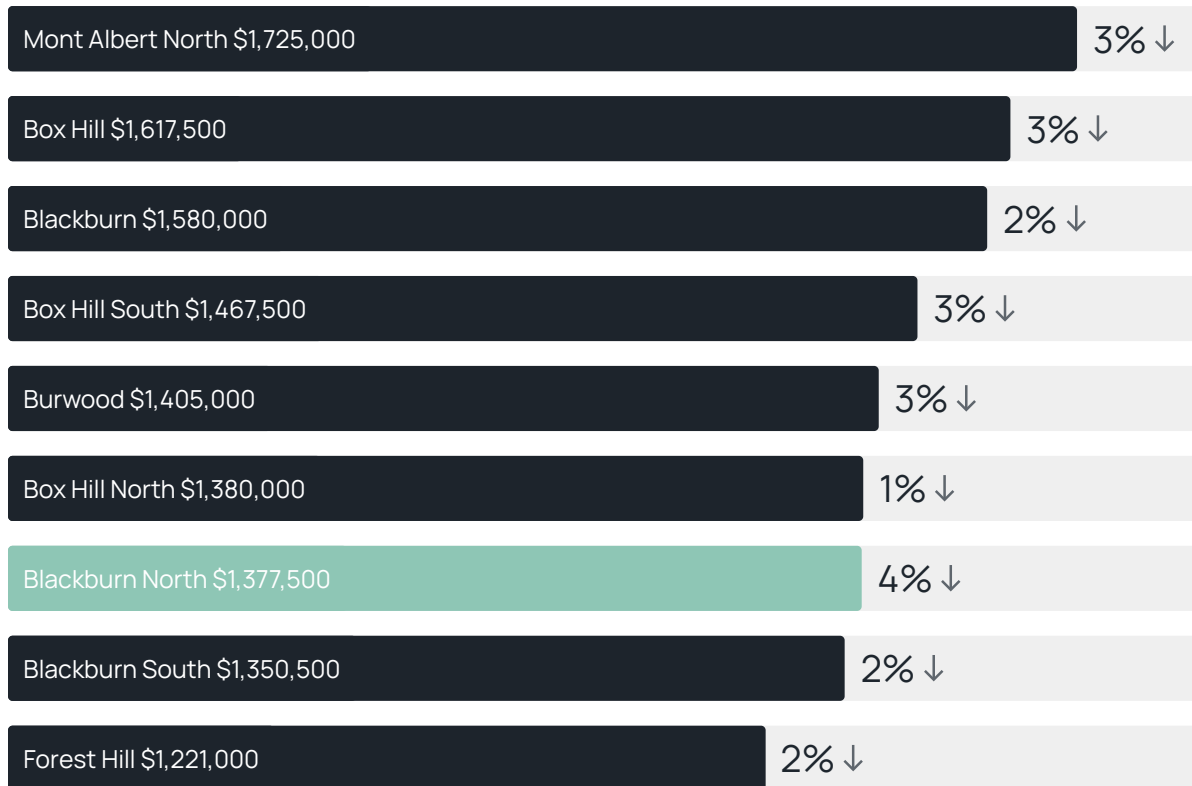
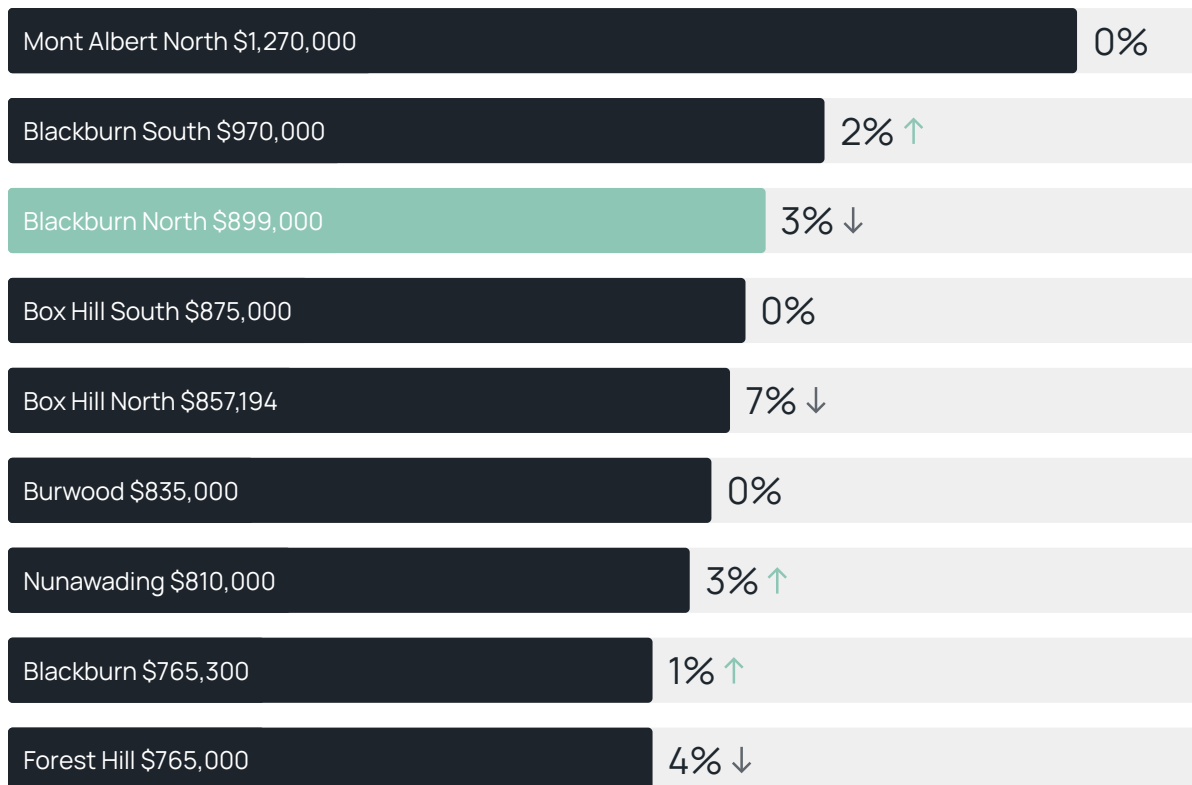
\$899k

Quarterly price change

-1.21% ↓

Blackburn North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 71%
● Private 29%

Auction clearance rate³

89.47%

Median days on market³

House

Unit

27 days

27 days

Jellis Craig average inspection attendance per listing⁴

46 groups

Average hold period¹

House

Unit

14.3 years

10.3 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 39% ● Mortgaged 40% ● Rented 22%

Population⁵

7,627

Median asking rent per week¹

Unit

\$700

\$600

Population growth⁵

2.57%

Rental yield¹

House

Unit

3.04%

4.07%

Median age⁵

39 years

Median household size⁵

2.8 people

Recent Blackburn North sales²

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
 8 Lantana Street Blackburn North	3	House	\$1,180,000	29 Aug 2026
 40 Yorkshire Street Blackburn North	3	Townhouse	\$1,055,000	22 Aug 2026
 2/99-101 Surrey Road Blackburn North	3	Unit	\$815,000	19 Aug 2026
 2/69 Koonung Road Blackburn North	3	Unit	\$1,150,000	12 Aug 2026
 8 Iris Court Blackburn North	3	House	\$1,172,000	01 Aug 2026
 10 Southey Street Blackburn North	3	House	\$1,313,000	01 Aug 2026
 2A Mitchell Street Blackburn North	4	Townhouse	\$1,250,000	31 Jul 2026
 2 Belvedere Court Blackburn North	3	House	Undisclosed	26 Jul 2026
 2B Mitchell Street Blackburn North	4	Townhouse	\$1,250,000	25 Jul 2026
 32 Shafer Road Blackburn North	3	House	Undisclosed	18 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 16 Devon Drive Blackburn North	5	House	\$1,883,000	16 Jul 2026
 239 Springfield Road Blackburn North	4	House	\$860,000	02 Jul 2026
 5/596-598 Middleborough Road Blackburn North	3	Unit	\$590,000	29 Jun 2026
 78 Surrey Road Blackburn North	5	House	Undisclosed	24 Jun 2026
 91 Katrina Street Blackburn North	3	House	\$1,400,000	22 Jun 2026
 27 Raymond Street Blackburn North	4	House	\$1,801,000	20 Jun 2026
 45 Hibiscus Road Blackburn North	3	House	\$1,155,000	20 Jun 2026
 11 Jessie Street Blackburn North	3	House	\$1,098,000	15 Jun 2026
 10 Julie Street Blackburn North	5	House	\$2,458,000	06 Jun 2026
 75 Shafer Road Blackburn North	3	House	\$1,150,000	06 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 28 Lantana Street Blackburn North	4	House	\$1,175,000	06 Jun 2026
 33A Peter Avenue Blackburn North	2	House	\$840,000	02 Jun 2026
 31 Shafer Road Blackburn North	4	House	\$1,400,000	29 May 2026
 23 Greenglade Court Blackburn North	3	House	\$1,170,000	27 May 2026
 112A Koonung Road Blackburn North	4	House	\$1,320,000	25 May 2026
 40 Katrina Street Blackburn North	3	House	\$1,115,000	16 May 2026
 7 Renfrew Street Blackburn North	3	House	\$940,000	09 May 2026
 2/39 Surrey Road Blackburn North	3	Townhouse	\$950,000	07 May 2026
 2A Nicoll Street Blackburn North	3	House	\$1,081,800	06 May 2026
 3 Grosvenor Street Blackburn North	4	House	\$1,175,000	02 May 2026



Jellis Craig Blackburn
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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 01/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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