



# Blackburn South Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## BLACKBURN SOUTH SUBURB REPORT

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

Median  
\$1.38m

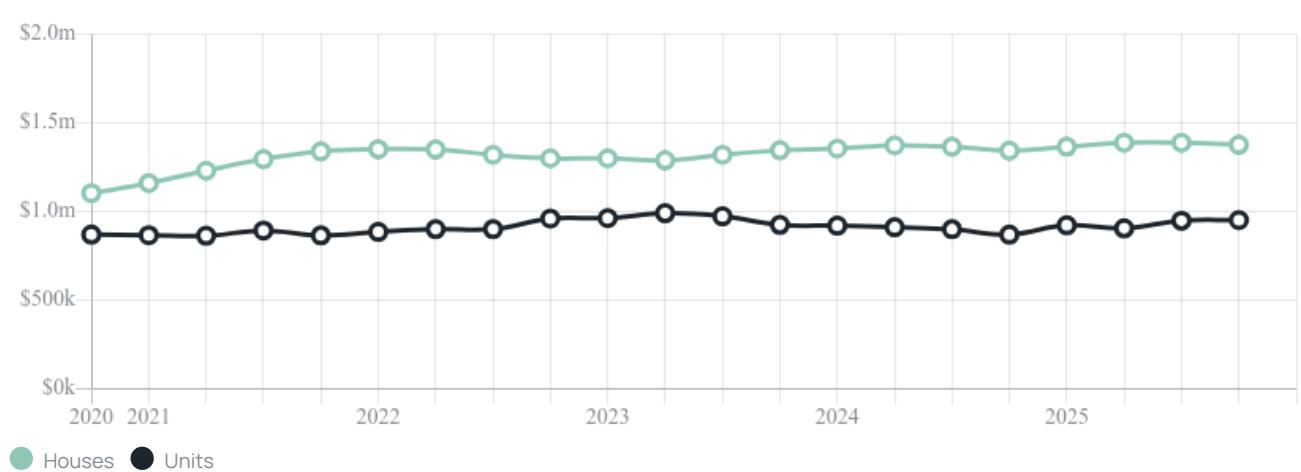
Quarterly price change  
-0.86% 

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

Median  
\$952k

Quarterly price change  
0.36% 

### Quarterly price change<sup>1</sup>



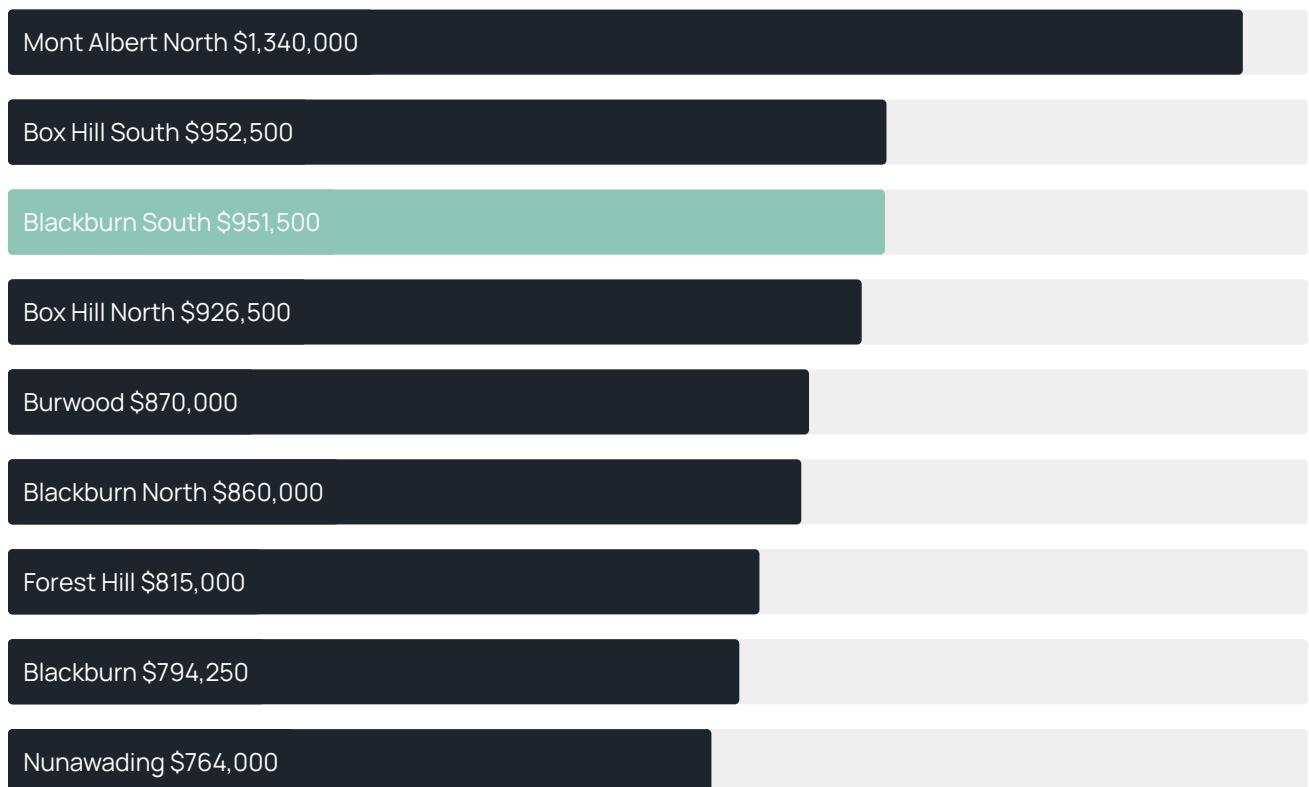
# Surrounding Suburbs

## BLACKBURN SOUTH SUBURB REPORT

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



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



# Sales Snapshot

BLACKBURN SOUTH SUBURB REPORT

Sale method<sup>2</sup>



● Auction 78%  
● Private 23%

Auction clearance rate<sup>3</sup>

80.65%

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

26 days

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

26 groups

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Average hold period<sup>1</sup>

8.7 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 76% ● Units 24%

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Ownership<sup>5</sup>



● Owned outright 42% ● Mortgaged 39% ● Rented 19%

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Population<sup>5</sup>

10,939

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Median asking rent<sup>1</sup>

\$650 per week

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Population growth<sup>5</sup>

1.35%

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Rental yield<sup>1</sup>

2.28%

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Median age<sup>5</sup>

42 years

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Median household size<sup>5</sup>

2.6 people

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## BLACKBURN SOUTH SUBURB REPORT

### Recent Blackburn South sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jelliscraig.com.au/suburb-reports](https://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 15 Berl Ct Blackburn South	4	House	\$1,260,000	03 Jan 2026
 19 Aldinga St Blackburn South	3	House	\$1,331,500	19 Dec 2025
 206/90-92 Middleborough Rd Blackburn South	2	Apartment	\$500,000	19 Dec 2025
 33 Aberdeen Rd Blackburn South	3	House	\$1,250,000	13 Dec 2025
 19 Branksome Gr Blackburn South	3	House	\$1,430,000	08 Dec 2025
 1 Indra Rd Blackburn South	5	House	\$2,430,000	06 Dec 2025
 109a Holland Rd Blackburn South	4	House	\$1,130,000	28 Nov 2025
 5 Marama St Blackburn South	3	House	\$1,100,000	28 Nov 2025
 9 Wreford Rd Blackburn South	4	House	\$1,570,000	22 Nov 2025
 3 Lloyd Ct Blackburn South	3	House	\$1,103,000	20 Nov 2025



# Sold Properties

## BLACKBURN SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 84 Orchard Gr Blackburn South	3	House	\$895,000	18 Nov 2025
 1/18 Donald St Blackburn South	3	Unit	\$940,000	15 Nov 2025
 40 Canora St Blackburn South	4	House	\$1,515,000	15 Nov 2025
 27 Sylvia St Blackburn South	3	House	\$1,405,000	15 Nov 2025
 1/6 Maxwell Ct Blackburn South	3	Townhouse	\$1,420,000	15 Nov 2025
 42 Gissing St Blackburn South	3	House	\$1,376,050	08 Nov 2025
 2/10 Donald St Blackburn South	4	Townhouse	\$1,192,000	08 Nov 2025
 2 Shaun Av Blackburn South	4	House	\$1,304,101	08 Nov 2025
 25 Grange Rd Blackburn South	4	House	\$1,322,000	08 Nov 2025
 13 Shawlands Av Blackburn South	3	House	\$1,400,000	08 Nov 2025

# Sold Properties

## BLACKBURN SOUTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Grange Rd Blackburn South	3	House	\$1,160,000	08 Nov 2025
 113/112-124 Middleborough Rd Blackburn South	2	Apartment	\$480,000	07 Nov 2025
 33 Samuel Rd Blackburn South	3	House	\$1,355,000	07 Nov 2025
 141 Eley Rd Blackburn South	5	House	\$1,433,000	01 Nov 2025
 36 Bond Av Blackburn South	4	House	\$1,220,000	26 Oct 2025
 10 Perth St Blackburn South	4	House	\$1,450,000	25 Oct 2025
 12 Rodney Cl Blackburn South	5	House	\$1,300,000	25 Oct 2025
 7 St James Ct Blackburn South	3	House	\$1,080,000	23 Oct 2025
 11 Marama St Blackburn South	4	House	\$1,500,000	18 Oct 2025
 56 Baratta St Blackburn South	4	House	\$2,080,000	18 Oct 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 01/02/2026

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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