



Blackburn

Suburb Report



Your connection to property insights



JellisCraig

BLACKBURN SUBURB REPORT

Median house price¹

Median

\$1.64m

Quarterly price change

0.86% ↑

Median unit price¹

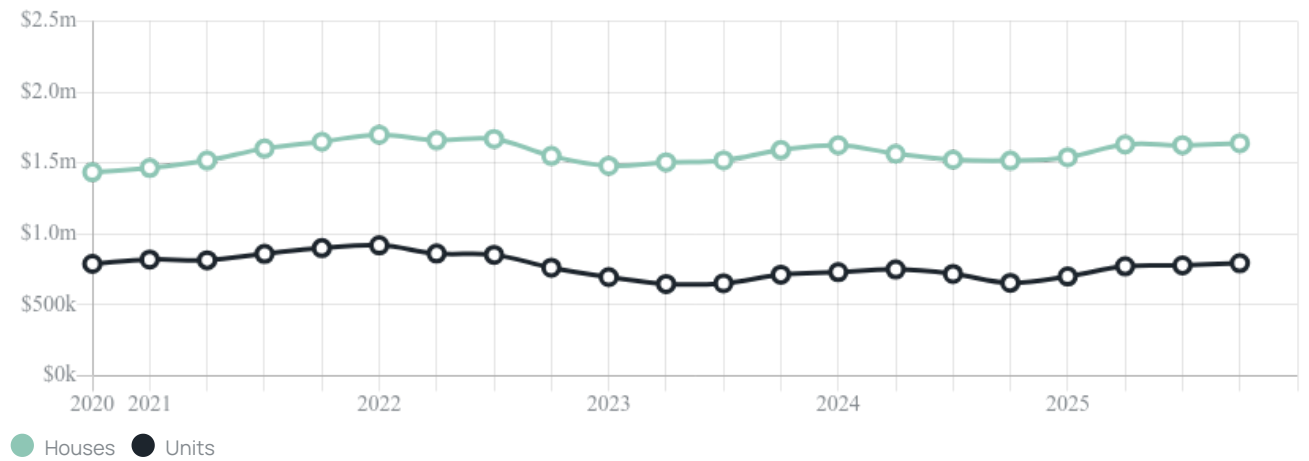
Median

\$794k

Quarterly price change

2.08% ↑

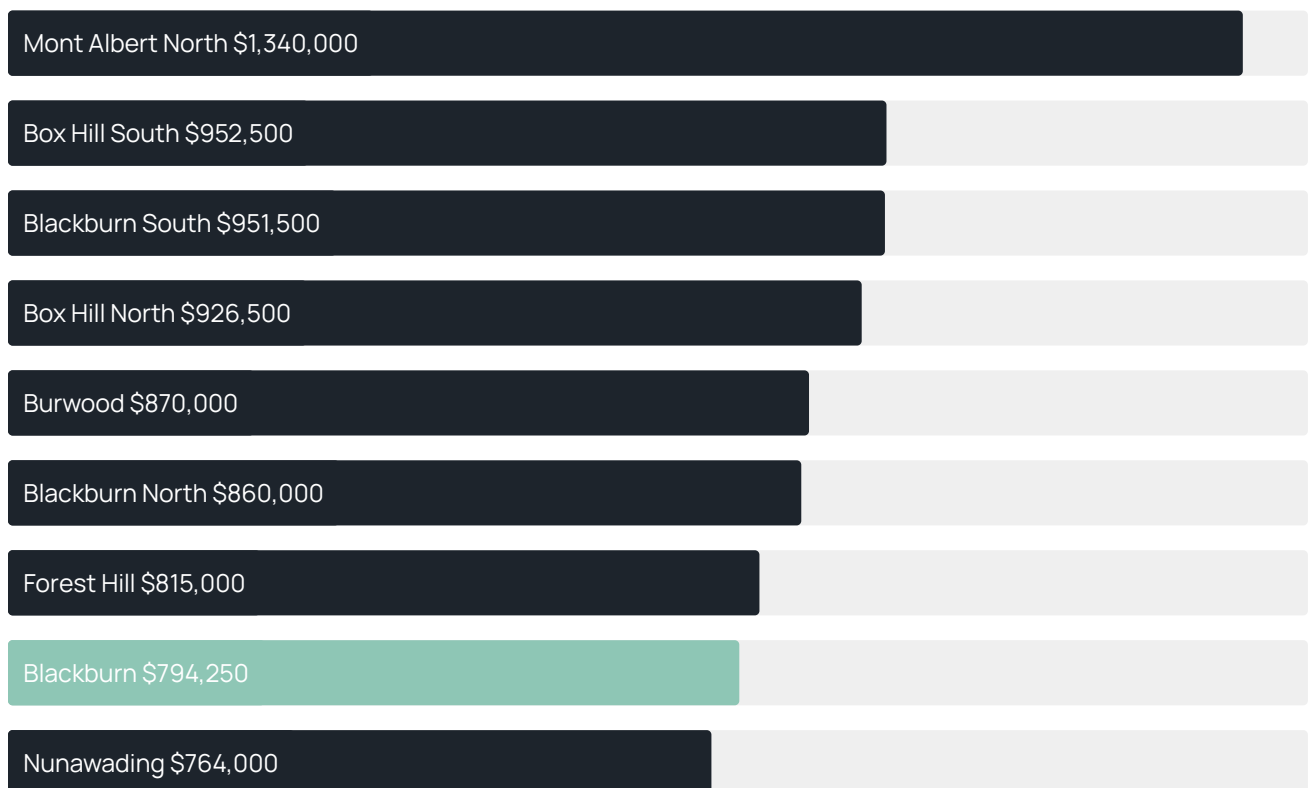
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

70.73%

Median days on market³

29 days

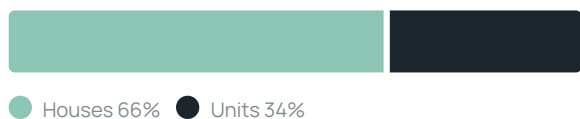
Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

7.3 years

Dwelling type⁵



Ownership⁵



Population⁵

14,478

Median asking rent¹

\$660 per week

Population growth⁵

3.86%

Rental yield¹

2.29%

Median age⁵

41 years











Median household size⁵

2.5 people











BLACKBURN SUBURB REPORT

Recent Blackburn 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

Address	Bedrooms	Type	Price	Sold
 5 Naughton Gr Blackburn	4	House	\$1,830,000	28 Mar 2026
 4 Derby St Blackburn	4	House	\$2,860,000	28 Mar 2026
 87 Canterbury Rd Blackburn	4	House	\$1,155,000	28 Mar 2026
 21 The Ridge Blackburn	5	House	\$1,870,000	28 Mar 2026
 2/160 Springfield Rd Blackburn	3	Unit	\$1,160,000	28 Mar 2026
 9 John St Blackburn	4	House	\$2,237,000	28 Mar 2026
 14 Banksia St Blackburn	3	House	\$1,330,000	26 Mar 2026
 28 Wellington Av Blackburn	5	House	\$2,100,000	25 Mar 2026
 76 Lake Rd Blackburn	3	House	\$1,217,500	21 Mar 2026
 1/25 Glen Ebor Av Blackburn	2	Unit	\$900,000	21 Mar 2026

BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2a Service Rd Blackburn	3	House	\$1,502,000	21 Mar 2026
 1/29 Laburnum St Blackburn	3	Unit	\$1,330,500	21 Mar 2026
 G05/17-21 Queen St Blackburn	1	Apartment	\$435,000	20 Mar 2026
 494 Middleborough Rd Blackburn	6	House	\$1,710,000	19 Mar 2026
 205/22 Blackburn Rd Blackburn	2	Apartment	\$668,000	18 Mar 2026
 5 Ronley St Blackburn	5	House	\$2,100,000	15 Mar 2026
 9 Larch St Blackburn	5	House	\$2,775,000	14 Mar 2026
 3/6 Baldwin Rd Blackburn	3	Unit	\$1,202,000	14 Mar 2026
 8 Almer Av Blackburn	4	House	\$1,800,000	13 Mar 2026
 1a Dwyer St BLACKBURN	2	House	\$1,000,000	12 Mar 2026

BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/109 Blackburn Rd BLACKBURN	2	Unit	\$700,000	11 Mar 2026
 48 Salisbury Av Blackburn	4	House	\$1,580,000	04 Mar 2026
 4/14 Frankcom St Blackburn	3	Townhouse	\$950,000	02 Mar 2026
 2/3 Station St Blackburn	2	Townhouse	\$740,000	28 Feb 2026
 12 Broomhill Av Blackburn	4	House	\$1,816,000	28 Feb 2026
 26 Kerr St Blackburn	4	House	\$1,500,000	28 Feb 2026
 1/4 Kinkora Rd Blackburn	2	Unit	\$695,000	25 Feb 2026
 52 The Avenue Blackburn	3	House	\$1,224,000	22 Feb 2026
 205/2 Queen St Blackburn	1	Apartment	\$349,000	21 Feb 2026
 60 Elmhurst Rd Blackburn	3	Unit	\$1,163,000	18 Feb 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 01/04/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.