

JellisCraig

BLACKBURN

Suburb Report

Know your neighbourhood.



BLACKBURN SUBURB REPORT

Median House Price*

Median

\$1.63m

Quarterly Price Change

-0.27% ↓

Median Unit Price*

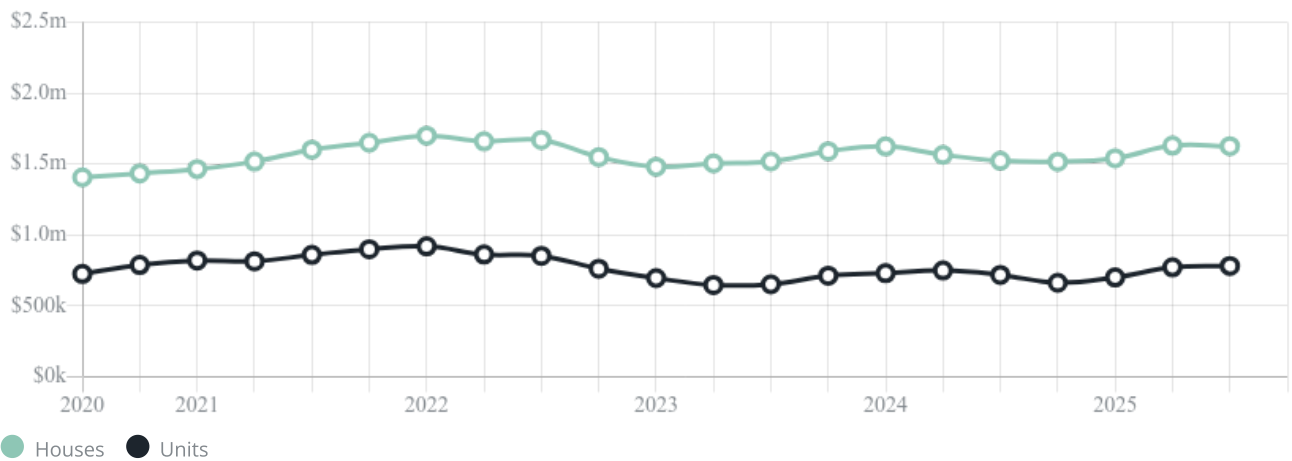
Median

\$783k

Quarterly Price Change

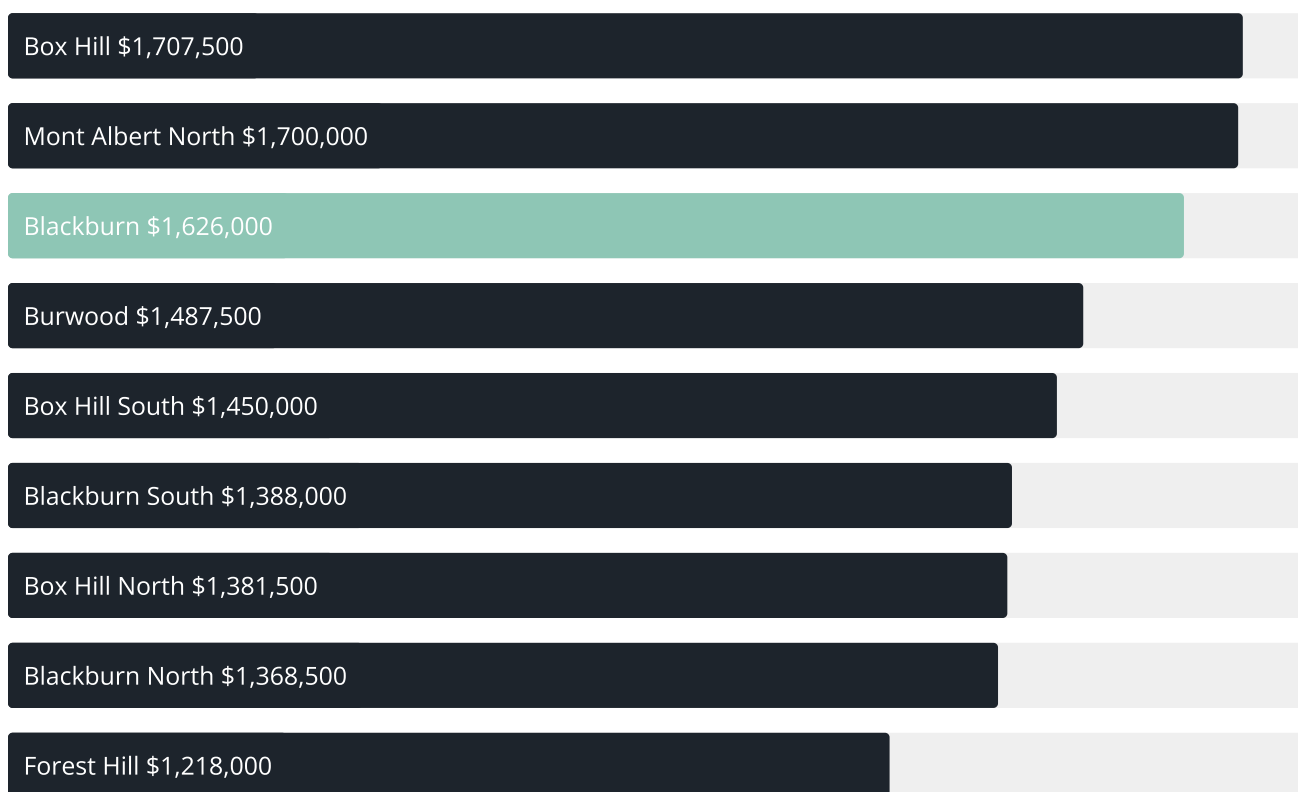
1.36% ↑

Quarterly Price Change*

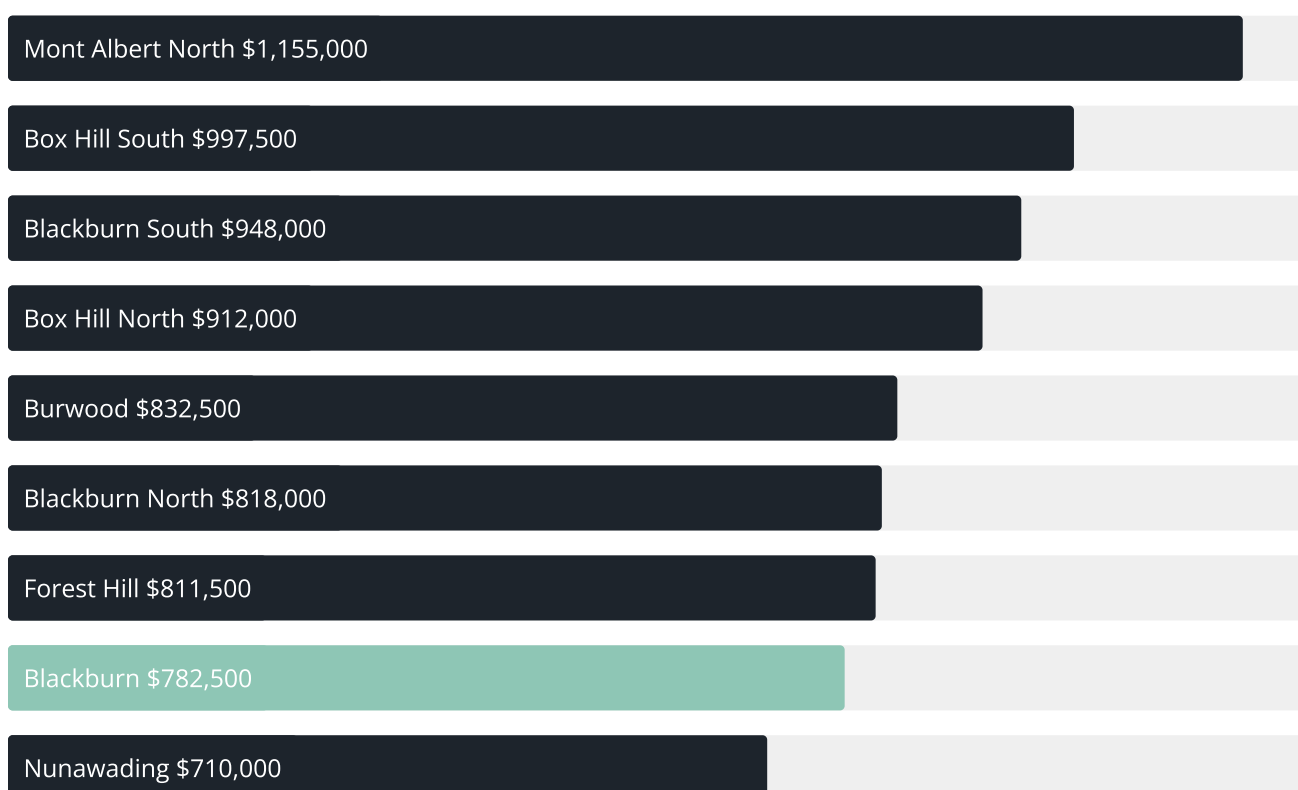


BLACKBURN SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



BLACKBURN SUBURB REPORT

Sale Method^{*}

● Auction 63%
● Private 37%

Auction Clearance Rate^{*}

74.19%

Median Days on Market[^]

26 days

Average Hold Period^{*}

7.3 years

Dwelling Type[^]

● Houses 66% ● Units 34%

Ownership[^]

● Owned Outright 42% ● Mortgaged 35% ● Rented 23%

Population[^]

14,478

Median Asking Rent per week^{*}

\$650

Population Growth[^]

3.86%

Rental Yield^{*}

2.29%

Median Age[^]











41 years

Median Household Size[^]











2.5 people

BLACKBURN SUBURB REPORT


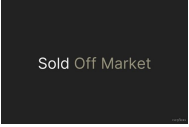








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 G13/2 Queen St Blackburn	1	Apartment	\$365,000	22 Dec 2025
 8/11 John St Blackburn	2	Unit	\$622,500	20 Dec 2025
 2/13 Gardenia St Blackburn	3	Unit	\$1,410,000	20 Dec 2025
 5 Elmhurst Rd Blackburn	3	House	\$1,000,000	17 Dec 2025
 1 Downing St Blackburn	2	House	\$1,180,000	16 Dec 2025
 1/169 Surrey Rd Blackburn	4	Townhouse	\$1,139,000	15 Dec 2025
 4/4 Kinkora Rd Blackburn	2	Unit	\$655,000	13 Dec 2025
 39 Goodwin St Blackburn	4	House	\$1,700,000	13 Dec 2025
 2/54 Gardenia St Blackburn	1	Unit	\$390,000	10 Dec 2025
 444 Middleborough Rd Blackburn	4	House	\$1,210,000	06 Dec 2025

BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Ernest St Blackburn	3	House	\$1,385,000	06 Dec 2025
 1/29 Wolseley Cr Blackburn	3	House	\$1,340,000	03 Dec 2025
 3 Elmhurst Rd Blackburn	2	House	\$1,380,000	02 Dec 2025
 11A Athol Ct Blackburn	3	Unit	\$1,050,000	02 Dec 2025
 108/2 Queen St Blackburn	1	Apartment	\$345,000	01 Dec 2025
 56 Gardenia St Blackburn	4	House	\$2,165,000	30 Nov 2025
 1/76 Whitehorse Rd BLACKBURN	3	Flat/Unit/Apartment	\$990,000	29 Nov 2025
 1/101 Central Rd Blackburn	3	Unit	\$1,200,000	29 Nov 2025
 21 Tyrrell Av Blackburn	3	House	\$2,091,000	29 Nov 2025
 9 Ernest St Blackburn	4	House	\$1,700,000	29 Nov 2025

BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 111 Lake Rd Blackburn	3	House	\$1,070,000	26 Nov 2025
 Sold Off Market	3	House	\$1,402,500	24 Nov 2025
 6/16 Florence St Blackburn	3	Unit	\$1,615,000	22 Nov 2025
 56 Maple St Blackburn	3	House	\$1,370,000	22 Nov 2025
 10 The Ridge Blackburn	4	House	\$1,670,000	21 Nov 2025
 145 Surrey Rd Blackburn	3	House	\$1,250,000	18 Nov 2025
 15 Norway Av Blackburn	3	House	\$1,300,000	18 Nov 2025
 20 Kerr St Blackburn	5	House	\$1,652,888	17 Nov 2025
 1/54 Blackburn Rd Blackburn	2	Unit	\$840,000	15 Nov 2025
 1/34 Whitehorse Rd Blackburn	4	Townhouse	\$1,300,000	15 Nov 2025



Whitehorse Office
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03 9908 5700

jellisraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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