



Blackburn

Suburb Report



Your connection to property insights



JellisCraig

BLACKBURN SUBURB REPORT

Median house price¹

Median

\$1.65m

Quarterly price change

0.60% ↑

Median unit price¹

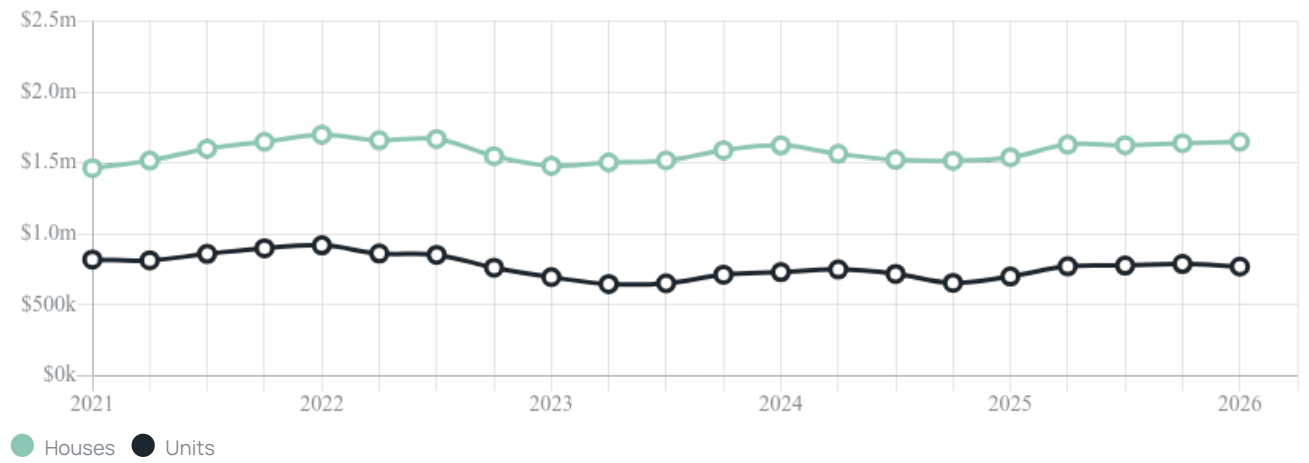
Median

\$771k

Quarterly price change

-2.28% ↓

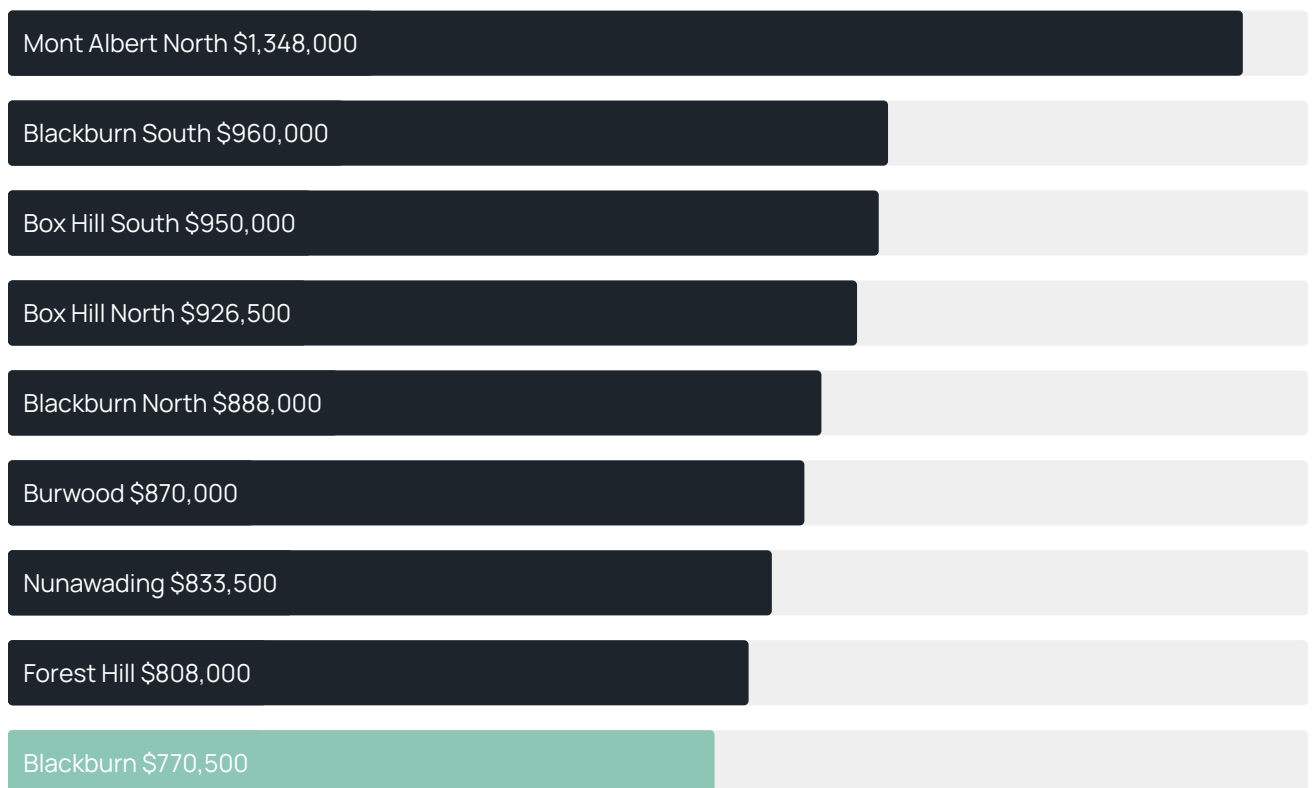
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 63%
- Private 37%

Auction clearance rate³

67.86%

Median days on market³

29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

7.3 years

Dwelling type⁵



- Houses 66%
- Units 34%

Ownership⁵



- Owned outright 42%
- Mortgaged 35%
- Rented 23%

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









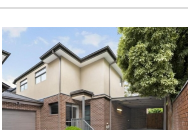
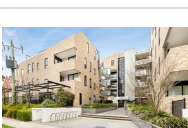
BLACKBURN SUBURB REPORT

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
 309/300 Middleborough Rd Blackburn	2	Apartment	\$435,000	29 May 2026
 306/162 Whitehorse Rd Blackburn	2	Apartment	\$640,000	27 May 2026
 165 Surrey Rd Blackburn	2	House	\$1,165,000	27 May 2026
 1/38 Elder St Blackburn	2	Unit	\$846,000	23 May 2026
 3 Garie St Blackburn	4	House	\$1,633,000	23 May 2026
 7 Amery Av Blackburn	3	House	\$1,455,000	16 May 2026
 8 Arna St Blackburn	4	House	\$1,636,000	16 May 2026
 16 Downing St Blackburn	4	House	\$1,590,000	16 May 2026
 1/3-5 Cootamundra Cr Blackburn	2	Unit	\$639,000	15 May 2026
 4/92-94 Main St Blackburn	2	Unit	\$762,500	15 May 2026

BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15/231-239 Canterbury Rd Blackburn	3	Unit	\$970,000	09 May 2026
 10 Kinkora Rd Blackburn	4	House	\$1,680,000	09 May 2026
 27 Naughton Gr Blackburn	3	House	\$1,595,000	09 May 2026
 1/10 Hamilton Av Blackburn	3	Townhouse	\$1,180,000	06 May 2026
 5 Jeffery St Blackburn	4	House	\$1,700,000	06 May 2026
 25 Salisbury Av Blackburn	3	House	\$1,310,000	02 May 2026
 17 Elder St BLACKBURN	3	House	\$1,246,000	02 May 2026
 1/414 Middleborough Rd Blackburn	4	Townhouse	\$1,118,000	01 May 2026
 3/16 south Pde Blackburn	3	Townhouse	\$925,000	29 Apr 2026
 110/21 Queen St Blackburn	1	Apartment	\$412,500	24 Apr 2026

BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12/37 Williams Rd BLACKBURN	2	Unit	\$640,000	20 Apr 2026
 1/13 Tyrrell Av Blackburn	3	Unit	\$1,558,000	18 Apr 2026
 607/162 Whitehorse Rd Blackburn	1	Apartment	\$408,550	15 Apr 2026
 12/12 John St Blackburn	2	Unit	\$850,000	11 Apr 2026
 8/5 Frankcom St Blackburn	2	Townhouse	\$747,000	10 Apr 2026
 37 Alandale Rd Blackburn	3	House	\$1,340,000	09 Apr 2026
 309/1 Sergeant St Blackburn	2	Strata Unit/Flat	\$510,000	07 Apr 2026
 4 Derby St Blackburn	4	House	\$2,860,000	28 Mar 2026
 5 Naughton Gr Blackburn	4	House	\$1,830,000	28 Mar 2026
 1/20 Service Rd Blackburn	3	Unit	\$1,010,000	28 Mar 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 01/06/2026

- 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.