



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

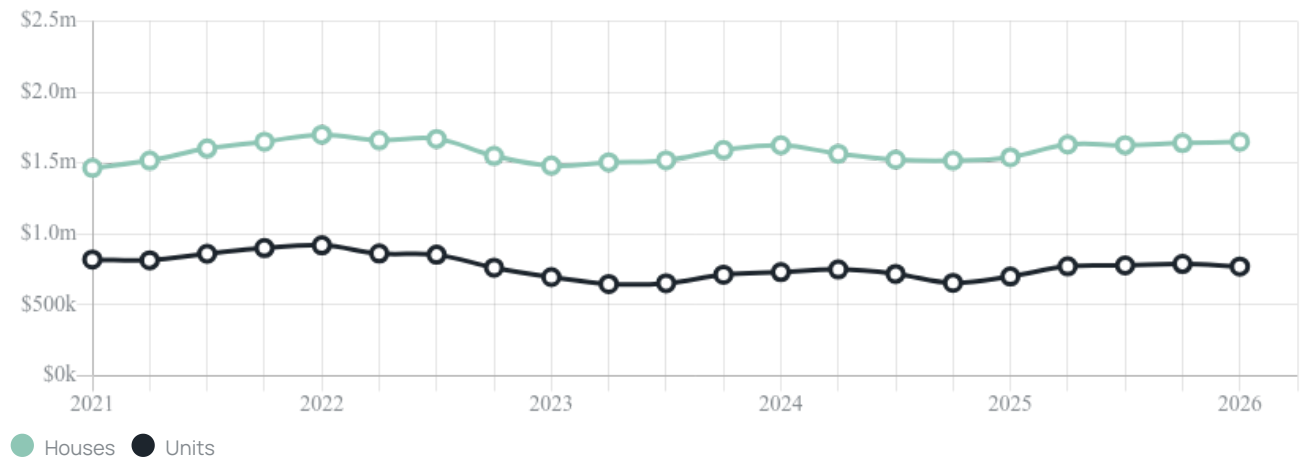
Median

\$771k

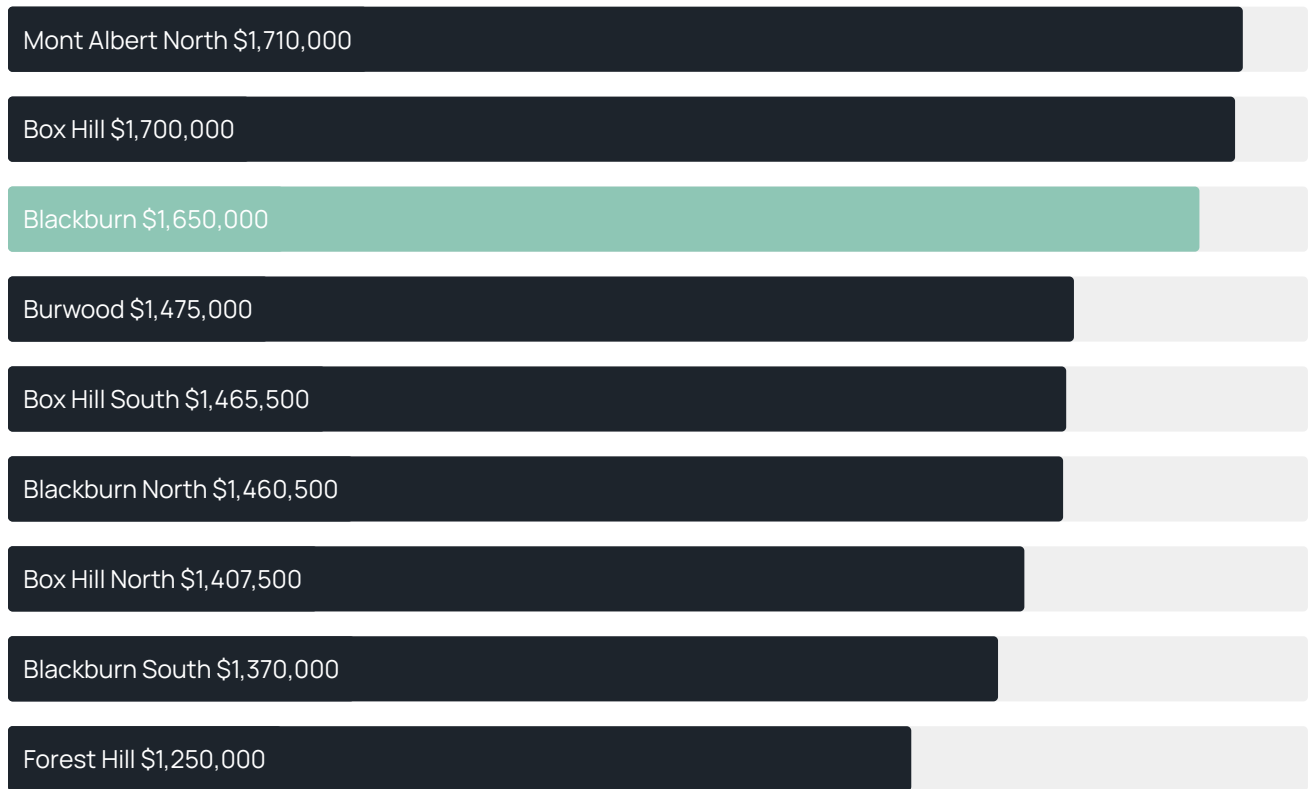
Quarterly price change

-2.28% ↓

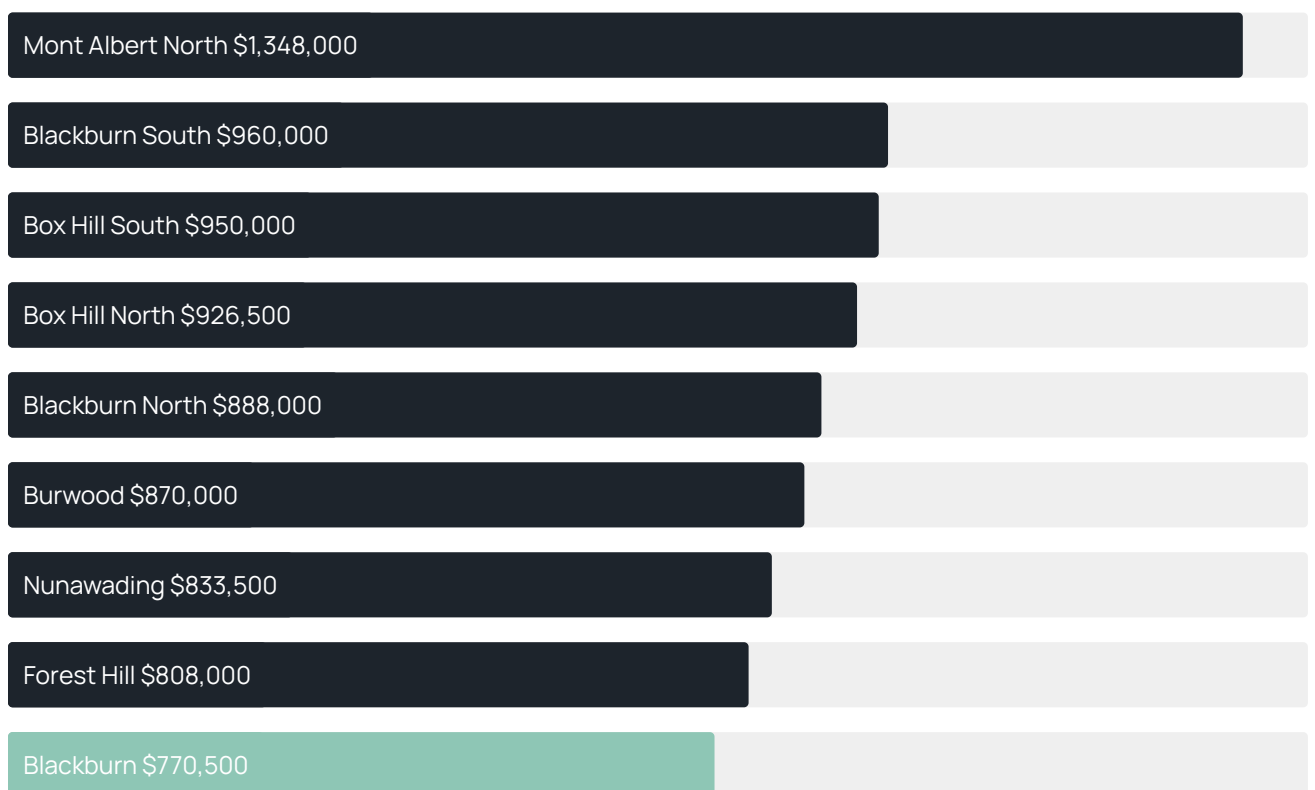
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 62%
- Private 38%

Auction clearance rate³

70%

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3/16 south Pde Blackburn	3	Townhouse	\$925,000	29 Apr 2026
 12/37 Williams Rd BLACKBURN	2	Unit	\$640,000	24 Apr 2026
 110/21 Queen St Blackburn	1	Apartment	\$412,500	24 Apr 2026
 510/160 Whitehorse Rd Blackburn	2	Apartment	\$590,000	22 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
 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

BLACKBURN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 111/160 Whitehorse Rd Blackburn	1	Apartment	\$480,000	27 Mar 2026
 1/29 Salisbury Av Blackburn	2	Townhouse	\$950,000	26 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
 5/15 Railway Rd Blackburn	3	Subdivided Flat - Single OYO Flat	\$745,000	21 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
 2/2 Service Rd Blackburn	4	Flat/Unit/Apartment	\$1,502,000	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



Jellis Craig Whitehorse
166 Whitehorse Road, 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 01/05/2026

- 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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