



Blackburn

Suburb Report



Your connection to property insights



JellisCraig

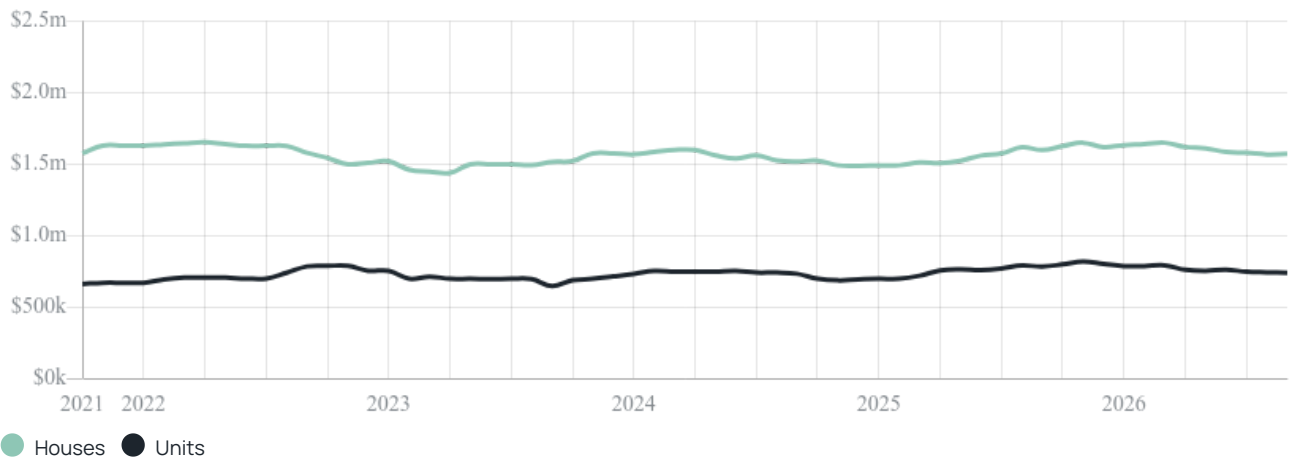
BLACKBURN SUBURB REPORT

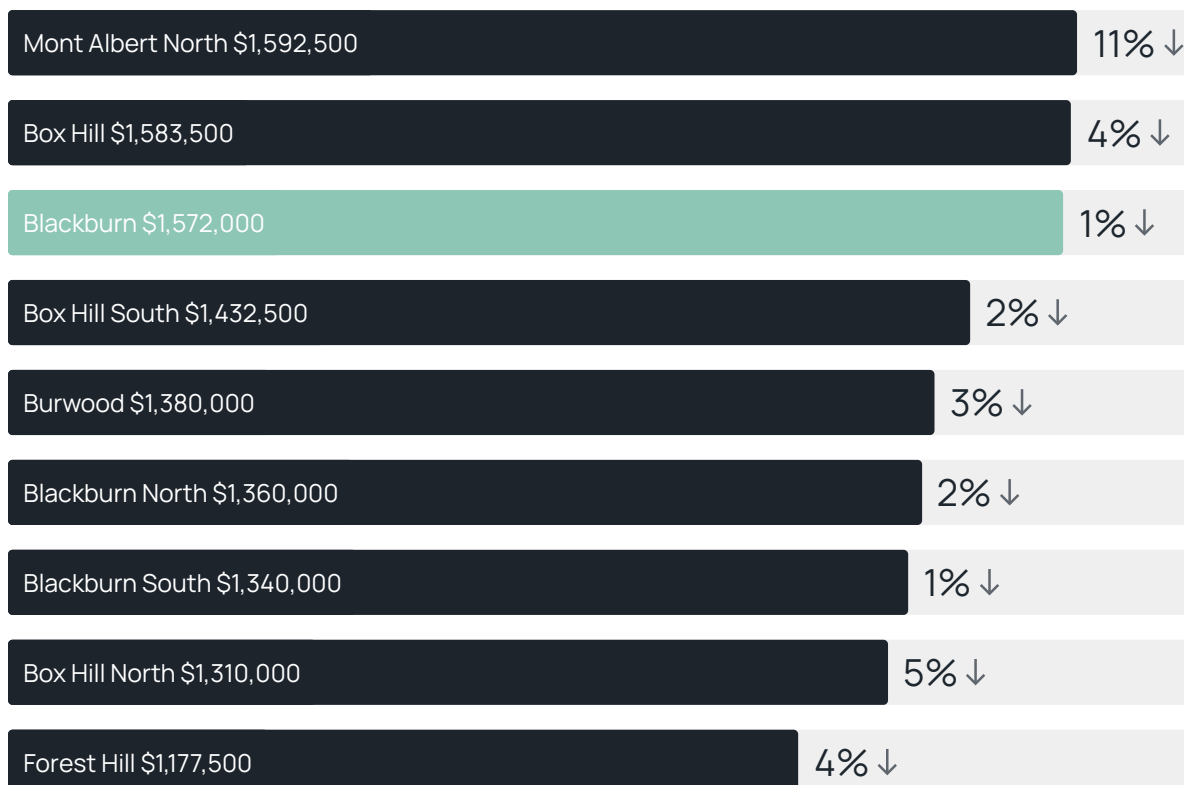
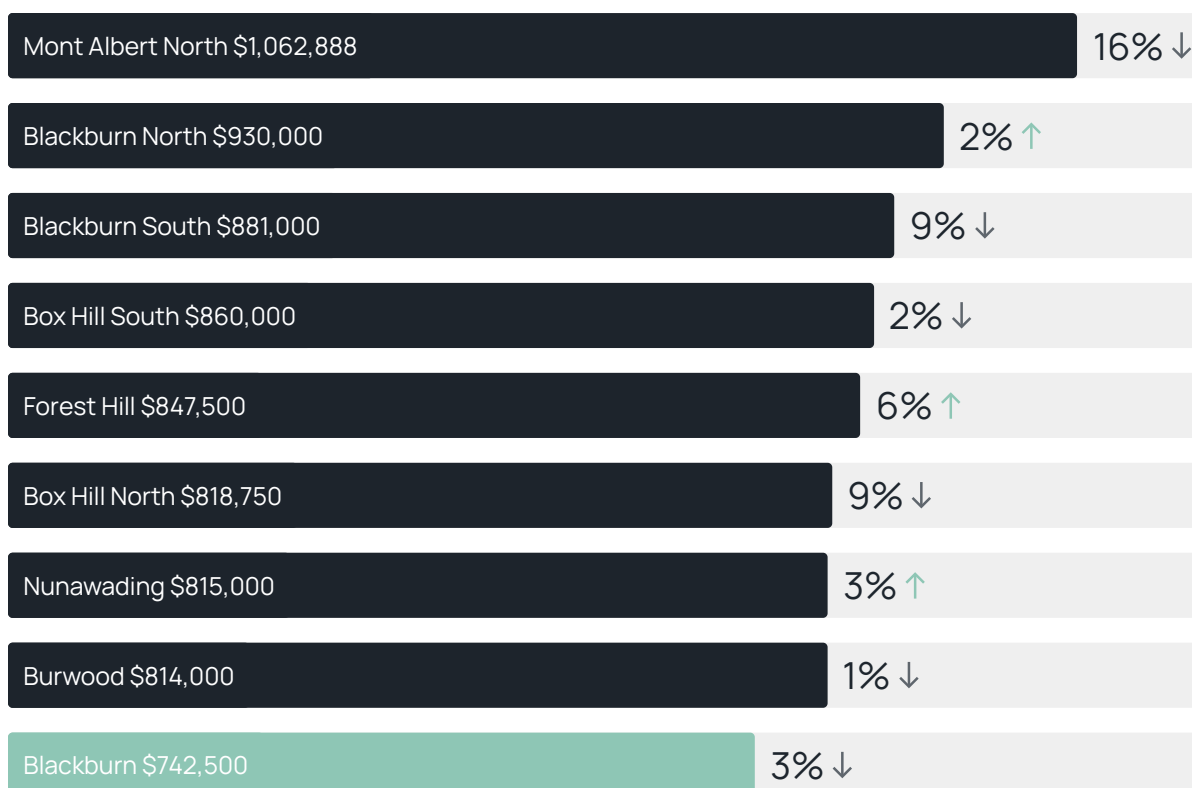
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.57m	0.22% ↑	\$743k	-0.34% ↓

Blackburn monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 38%
● Private 62%

Auction clearance rate⁴

54%

Median days on market⁵

House

Unit

29 days

32 days

Jellis Craig average inspection attendance per listing⁶

45 groups

Average hold period¹

House

Unit

16.6 years

13.0 years

Dwelling type⁷

● Houses 84% ● Units 16%

Ownership⁷

● Owned outright 40% ● Mortgaged 33% ● Rented 26%

Population⁷

14,478

Population growth⁷

3.86%

Median age⁷

41 years

Median household size⁷

2.5 people

Median asking rent per week¹

House

Unit

\$740

\$600

Rental yield⁸

House

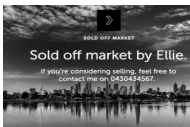
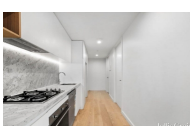
Unit

2.74%

4.39%

Recent Blackburn sales⁵

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
 5 Downing Street Blackburn	3	House	\$1,160,000	29 Oct 2026
 26 Tyrrell Avenue Blackburn	3	House	\$2,000,000	29 Oct 2026
 31 Alandale Road Blackburn	3	House	\$1,250,000	24 Oct 2026
 1/6 Ellison Street Blackburn	2	House	\$863,500	24 Oct 2026
 75 Central Road Blackburn	3	House	\$1,350,000	23 Oct 2026
 21 Wolseley Crescent Blackburn	3	House	\$1,200,000	23 Oct 2026
 34 Dickens Street Blackburn	4	House	\$1,900,000	22 Oct 2026
 2/14 Vine Street Blackburn	2	Unit	\$860,000	22 Oct 2026
 201/12 Queen Street Blackburn	2	Apartment	\$440,000	13 Oct 2026
 8/40 Cootamundra Crescent Blackburn	3	Townhouse	\$842,000	10 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 1A Suffolk Street Blackburn	3	House	\$1,030,000	10 Oct 2026
 21 Malcolm Street Blackburn	3	House	\$1,400,000	10 Oct 2026
 8 Clifton Street Blackburn	4	House	\$2,580,000	10 Oct 2026
 4 Wirreanda Court Blackburn	3	House	\$1,750,000	09 Oct 2026
 2/226 Springfield Road Blackburn	3	Unit	\$852,500	03 Oct 2026
 3 Anjaya Court Blackburn	3	House	\$1,075,000	30 Sep 2026
 303/18 Queen Street Blackburn	1	Apartment	\$370,000	29 Sep 2026
 211/21 Queen Street Blackburn	2	Apartment	Undisclosed	28 Sep 2026
 4/5 Hirst Street Blackburn	4	Townhouse	\$1,320,000	27 Sep 2026
 2/5 Frankcom Street Blackburn	3	Townhouse	Undisclosed	27 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 38 Wellington Avenue Blackburn	3	House	Undisclosed	22 Sep 2026
 8/15-17 Railway Road Blackburn	3	Unit	\$960,000	21 Sep 2026
 2/32 Malabar Road Blackburn	5	House	\$1,490,000	20 Sep 2026
 1/11 John Street Blackburn	4	House	\$1,055,000	19 Sep 2026
 7 Badenoch Street Blackburn	4	House	\$1,350,000	19 Sep 2026
 11 Athol Court Blackburn	4	House	\$1,320,000	18 Sep 2026
 112/1-3 Sergeant Street Blackburn	3	Apartment	Undisclosed	16 Sep 2026
 219/21 Queen Street Blackburn	1	Apartment	Undisclosed	16 Sep 2026
 307/18 Queen Street Blackburn	1	Apartment	\$325,000	12 Sep 2026
 3/4 Fir Street Blackburn	2	Unit	\$601,000	11 Sep 2026



Jellis Craig Blackburn
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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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