



Blairgowrie

Suburb Report



Your connection to property insights



JellisCraig

BLAIRGOWRIE SUBURB REPORT

Median house price¹

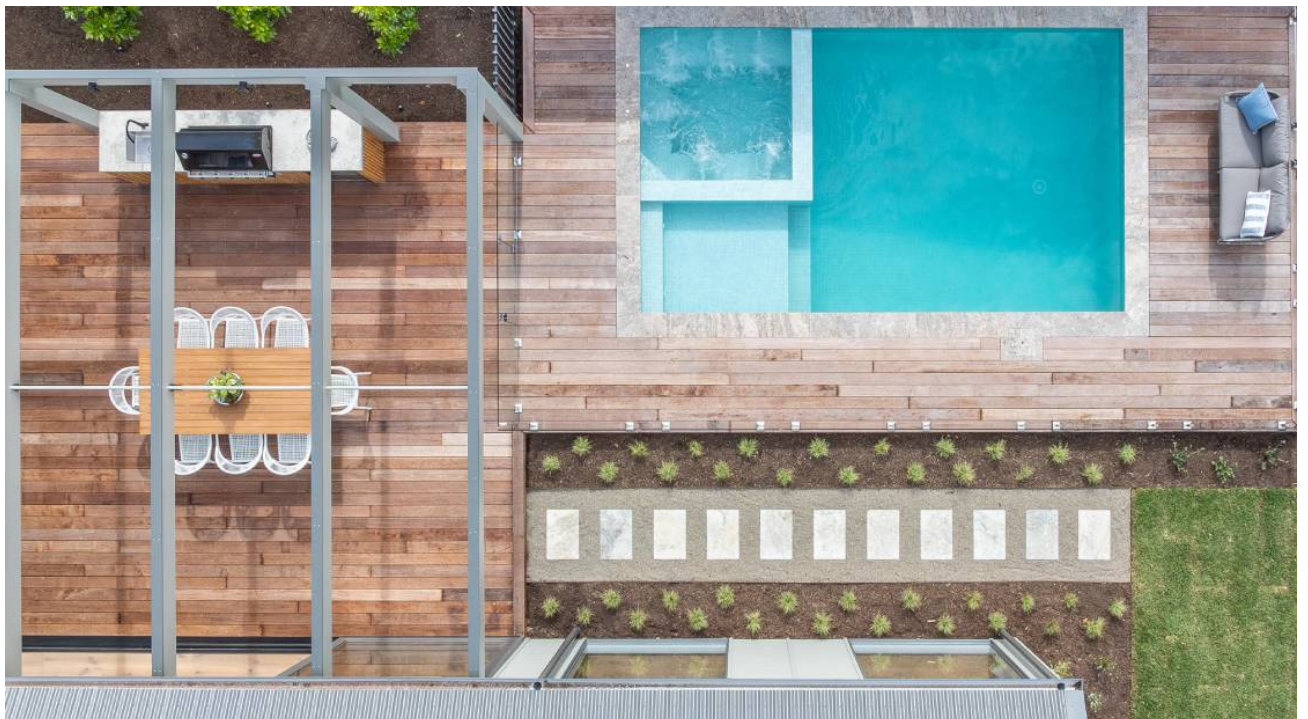
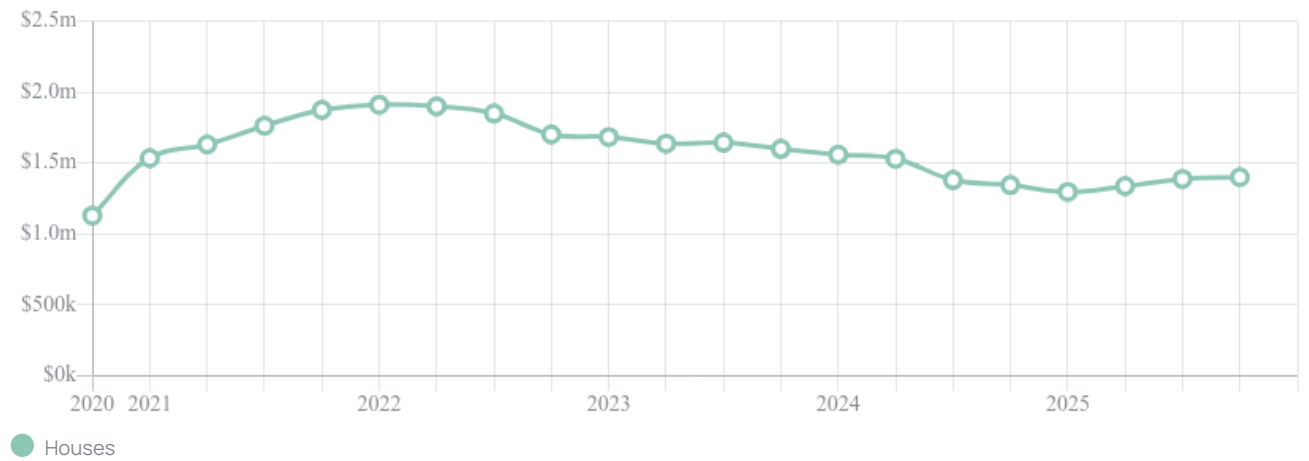
Median

\$1.40m

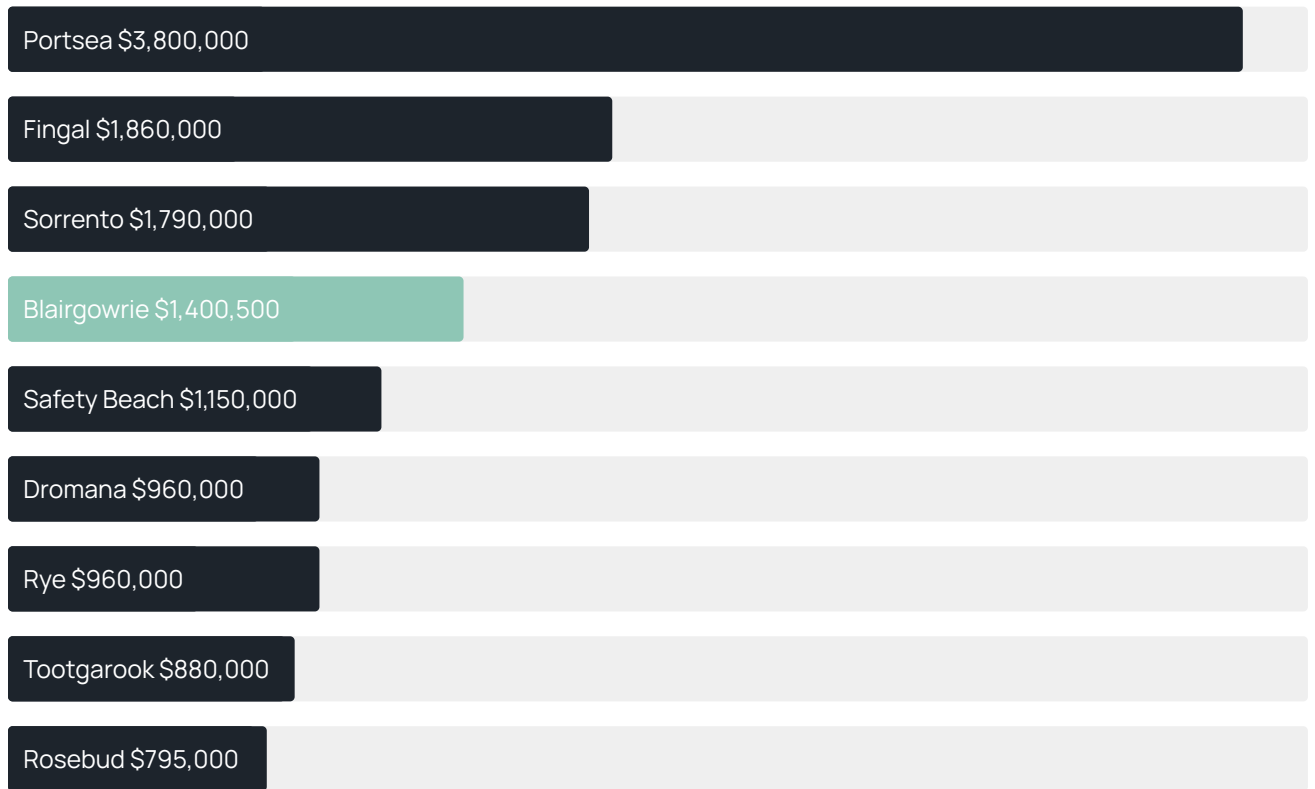
Quarterly price change

0.93% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 7%
● Private 93%

Auction clearance rate³

100%

Median days on market³

73 days

Jellis Craig average inspection attendance per listing⁴

73 groups

Average hold period¹

6.5 years

Dwelling type⁵



● Houses 99% ● Units 1%

Ownership⁵



● Owned outright 63% ● Mortgaged 27% ● Rented 10%

Population⁵

2,786

Median asking rent¹

\$725 per week

Population growth⁵

20.45%

Rental yield¹

2.49%

Median age⁵

58 years











Median household size⁵

2.1 people











BLAIRGOWRIE SUBURB REPORT

Recent Blairgowrie 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 |
|---|----------|-------|-------------|-------------|
|  23 Caxton St Blairgowrie | 4 | House | \$1,530,000 | 27 Mar 2026 |
|  21 Carslake Av Blairgowrie | 3 | House | \$1,200,000 | 26 Mar 2026 |
|  12 Wilson Rd Blairgowrie | 3 | House | \$1,450,000 | 23 Mar 2026 |
|  21 Wilson Rd Blairgowrie | 3 | House | \$1,470,000 | 03 Mar 2026 |
|  25 Garden St Blairgowrie | 4 | House | \$1,490,000 | 21 Feb 2026 |
|  332 Melbourne Rd Blairgowrie | 3 | House | \$920,000 | 16 Feb 2026 |
|  2 Devon Av Blairgowrie | 3 | House | \$835,000 | 11 Feb 2026 |
|  5 Harleian St Blairgowrie | 4 | House | \$2,970,000 | 06 Feb 2026 |
|  46 Scott St Blairgowrie | 1 | House | \$220,000 | 05 Feb 2026 |
|  88 William Rd Blairgowrie | 3 | House | \$1,525,000 | 29 Jan 2026 |

BLAIRGOWRIE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-------------|-------------|
|  19 Koonya Av Blairgowrie | 4 | House | \$800,000 | 29 Jan 2026 |
|  9 Godwin St Blairgowrie | 4 | House | \$550,000 | 20 Jan 2026 |
|  23 Hughes Rd Blairgowrie | 3 | House | \$1,390,000 | 16 Jan 2026 |
|  18 Hilltop Av Blairgowrie | 4 | House | \$1,020,000 | 10 Jan 2026 |
|  9 Trentham St Blairgowrie | 4 | House | \$1,347,500 | 10 Jan 2026 |
|  19 Spray Point Rd Blairgowrie | 4 | House | \$2,250,000 | 09 Jan 2026 |
|  346 Melbourne Rd Blairgowrie | 5 | House | \$1,360,000 | 19 Dec 2025 |
|  39 Hilltop Av Blairgowrie | 3 | House | \$981,000 | 18 Dec 2025 |
|  44 Reeves St Blairgowrie | 3 | House | \$1,020,000 | 11 Dec 2025 |
|  37 Hilltop Av Blairgowrie | 2 | House | \$1,150,000 | 11 Dec 2025 |

BLAIRGOWRIE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-------------|-------------|
|  19 St Johns Wood Rd Blairgowrie | 4 | House | \$1,730,000 | 06 Dec 2025 |
|  13 Mackie Ct Blairgowrie | 3 | House | \$1,575,000 | 05 Dec 2025 |
|  2 Prince St Blairgowrie | 4 | House | \$2,900,000 | 30 Nov 2025 |
|  53 Lansdowne St Blairgowrie | 2 | House | \$930,000 | 27 Nov 2025 |
|  44 Harleian St Blairgowrie | 4 | House | \$1,800,000 | 27 Nov 2025 |
|  37 Lansdowne St Blairgowrie | 4 | House | \$2,005,000 | 21 Nov 2025 |
|  12 Tibir St Blairgowrie | 4 | House | \$1,430,000 | 21 Nov 2025 |
|  2927 Point Nepean Rd Blairgowrie | 6 | House | \$4,650,000 | 19 Nov 2025 |
|  9 Spray Point Rd Blairgowrie | 3 | House | \$1,075,000 | 19 Nov 2025 |
|  49 Revell St Blairgowrie | 5 | House | \$1,500,000 | 17 Nov 2025 |



Jellis Craig Sorrento
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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 01/04/2026

- 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

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