

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.40m

Quarterly Price Change

-0.02% ↓

Median Unit Price*

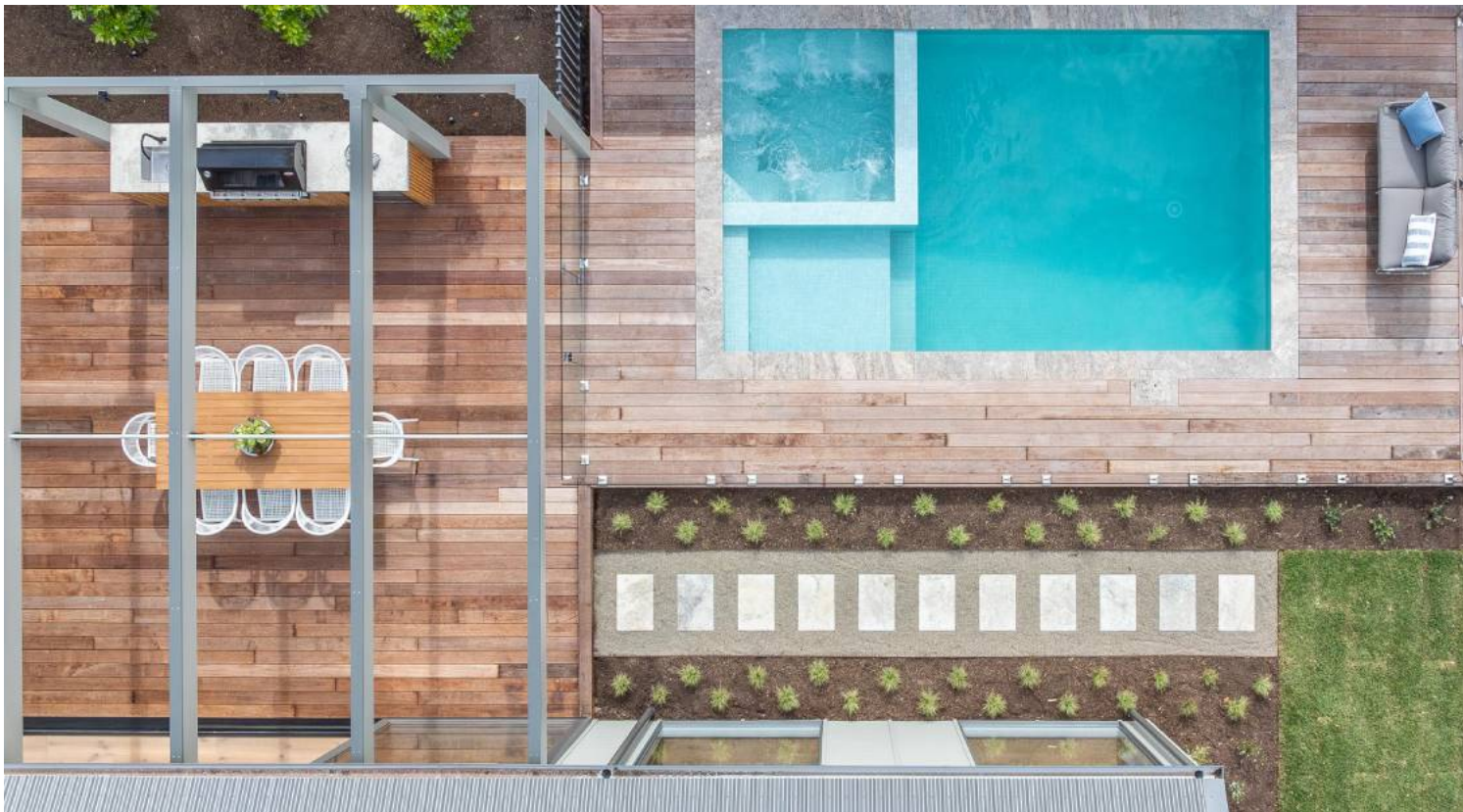
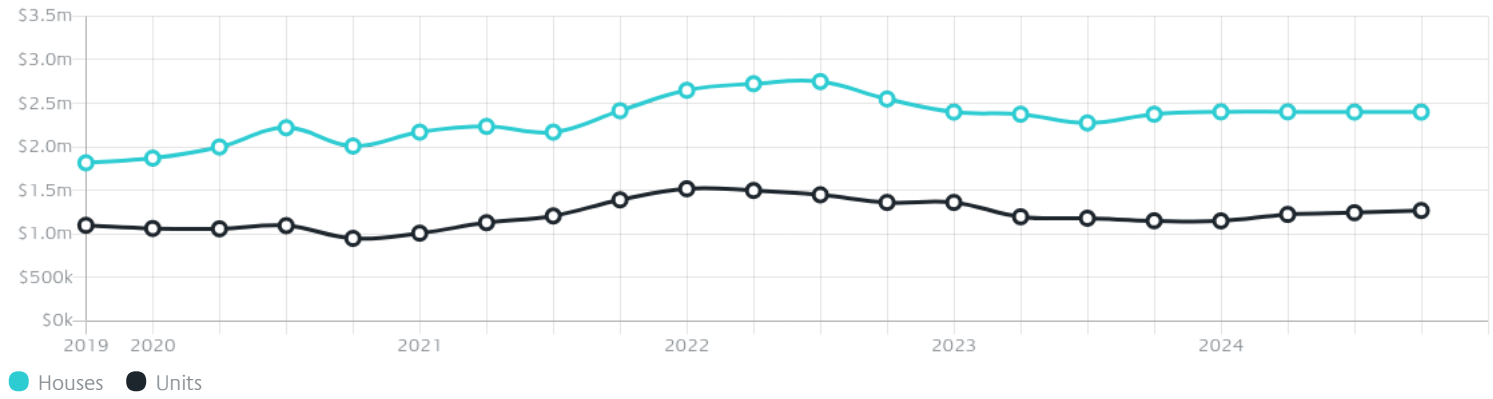
Median

\$1.27m

Quarterly Price Change

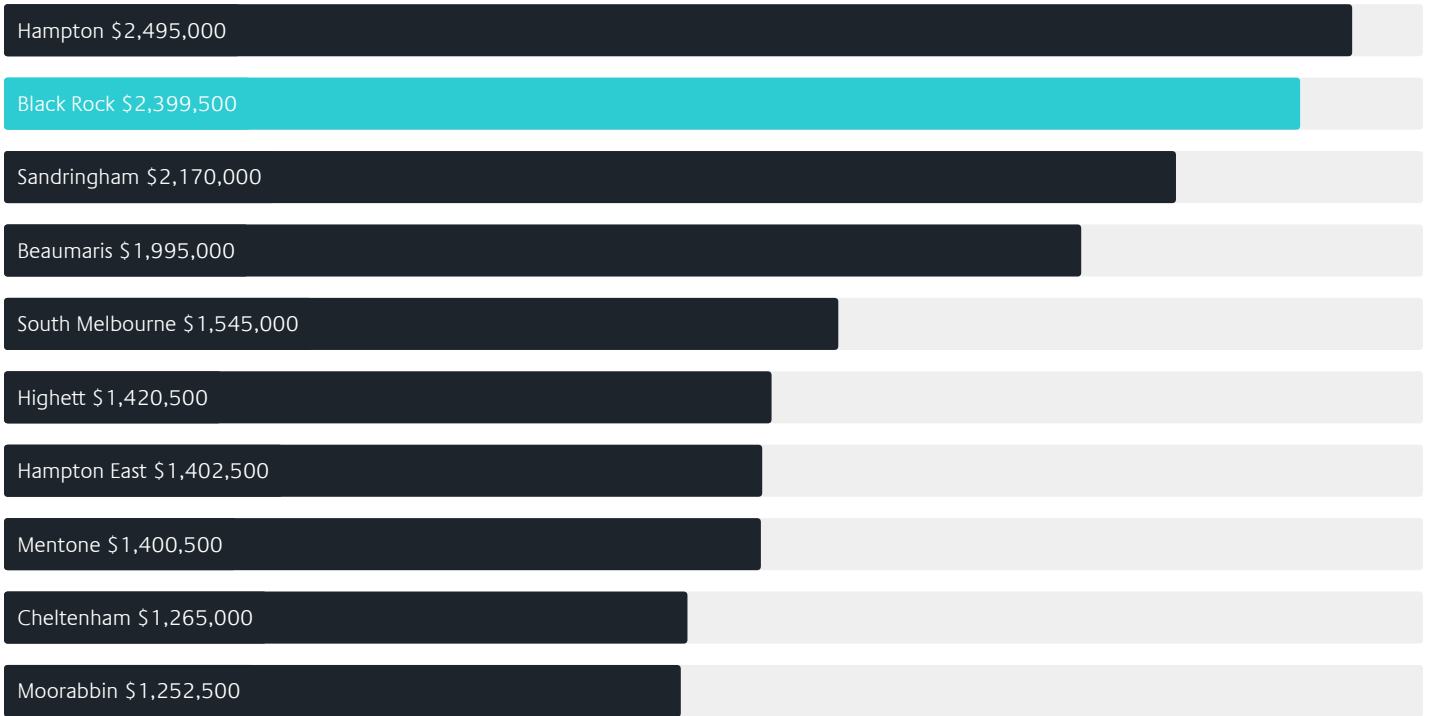
2.00% ↑

Quarterly Price Change*

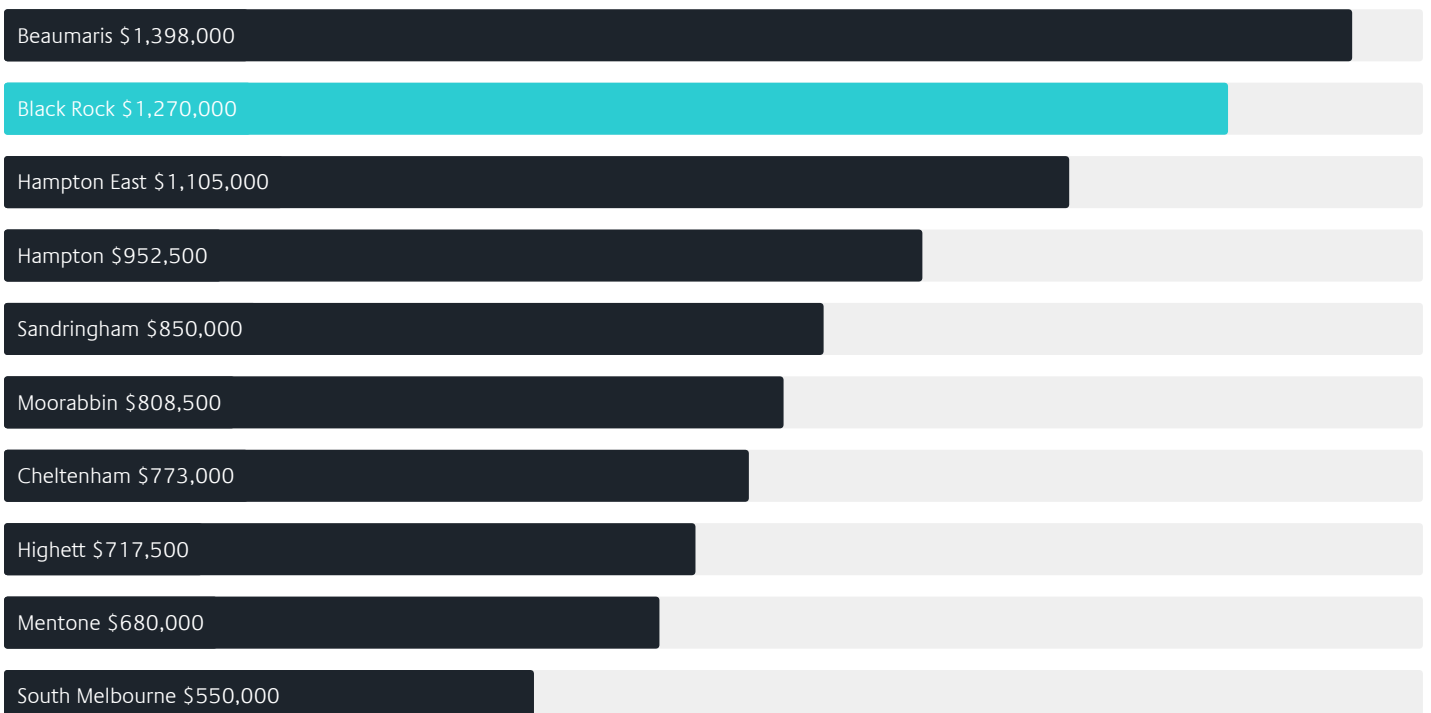


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 73%
● Private 27%

Auction Clearance Rate^{*}

68.18%

Median Days on Market[^]

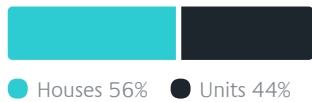
26 days

Average Hold Period^{*}

6.8 years

Insights

Dwelling Type[^]



● Houses 56% ● Units 44%

Ownership[^]



● Owned Outright 53% ● Mortgaged 33% ● Rented 15%

Population[^]

6,389

Median Asking Rent per week^{*}

\$1,100

Population Growth[^]

3.73%

Rental Yield^{*}

2.39%

Median Age[^]













49 years

Median Household Size[^]











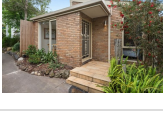

2.5 people

Sold Properties~











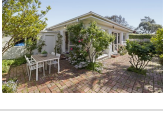

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 47 Bayview Cr Black Rock	4	House	\$3,900,000	29 Mar 2025
 11 Stevens Pde Black Rock	3	House	\$1,762,000	29 Mar 2025
 1/10 First St Black Rock	3	Townhouse	\$1,410,000	22 Mar 2025
 86b Stanley St Black Rock	3	Unit	\$2,975,000	01 Mar 2025
 4/17 First St Black Rock	2	Unit	\$847,000	26 Feb 2025
 2/31 Seaview Cr Black Rock	3	Unit	\$1,726,000	23 Feb 2025
 1 Ferguson St Black Rock	4	House	\$2,690,000	22 Feb 2025
 3/4 Ardoyne St Black Rock	2	Unit	\$1,100,000	10 Feb 2025
 4/315 Beach Rd Black Rock	3	Flat/Unit/Apartment	\$1,100,000	05 Feb 2025
 6/54 Ebdon Av Black Rock	2	Apartment	\$575,000	02 Feb 2025
 2/8 Seaview Cr Black Rock	4	Townhouse	\$2,500,000	27 Jan 2025
 1/9 Percy St Black Rock	2	Unit	\$920,000	24 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/13 Red Bluff St Black Rock	3	Townhouse	\$1,925,000	17 Jan 2025
 230 Beach Rd Black Rock	4	House	\$5,300,000	20 Dec 2024
 2/46 Second St Black Rock	3	Townhouse	\$1,625,000	19 Dec 2024
 24 Iluka St Black Rock	3	Flat/Unit/Apartment	\$1,175,000	17 Dec 2024
 5/26 Red Bluff St Black Rock	2	Unit	\$900,000	17 Dec 2024
 10/1 Karrakatta St Black Rock	1	Apartment	\$540,000	14 Dec 2024
 42b Bayview Cr Black Rock	3	House	\$1,570,000	11 Dec 2024
 44 Stanley St Black Rock	4	House	\$3,425,000	10 Dec 2024
 3/43b Arkaringa Cr Black Rock	4	Townhouse	\$1,850,000	09 Dec 2024
 2/67 Red Bluff St Black Rock	4	Flat/Unit/Apartment	\$1,421,000	30 Nov 2024
 3/49 Second St BLACK ROCK	2	Unit	\$825,000	30 Nov 2024
 6a College Gr BLACK ROCK	4	Townhouse	\$1,800,000	29 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16 Central Av Black Rock	5	House	\$2,670,000	22 Nov 2024
 61 First St Black Rock	4	House	\$2,720,000	20 Nov 2024
 2/567 Balcombe Rd Black Rock	3	Flat/Unit/Apartment	\$1,450,000	19 Nov 2024
 2/6 Stanley St Black Rock	2	Unit	\$876,000	16 Nov 2024
 2/310 Beach Rd Black Rock	2	Apartment	\$750,000	15 Nov 2024
 23 Potter St Black Rock	4	House	\$2,500,000	15 Nov 2024
 106 Bluff Rd Black Rock	3	House	\$3,830,000	13 Nov 2024
 25 Bayview Cr Black Rock	5	House	\$3,925,000	12 Nov 2024
 8a Seaview Cr Black Rock	3	Townhouse	\$2,395,000	12 Nov 2024
 1/2 Munro St Black Rock	3	House	\$1,550,000	09 Nov 2024
 2/584 Balcombe Rd Black Rock	3	Townhouse	\$1,366,000	09 Nov 2024
 90 Stanley St Black Rock	4	House	\$2,055,000	09 Nov 2024



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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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