

JellisCraig

BLACK ROCK

Suburb Report

Know your neighbourhood.



BLACK ROCK SUBURB REPORT

Median House Price*

Median

\$2.40m

Quarterly Price Change

0.16% ↑

Median Unit Price*

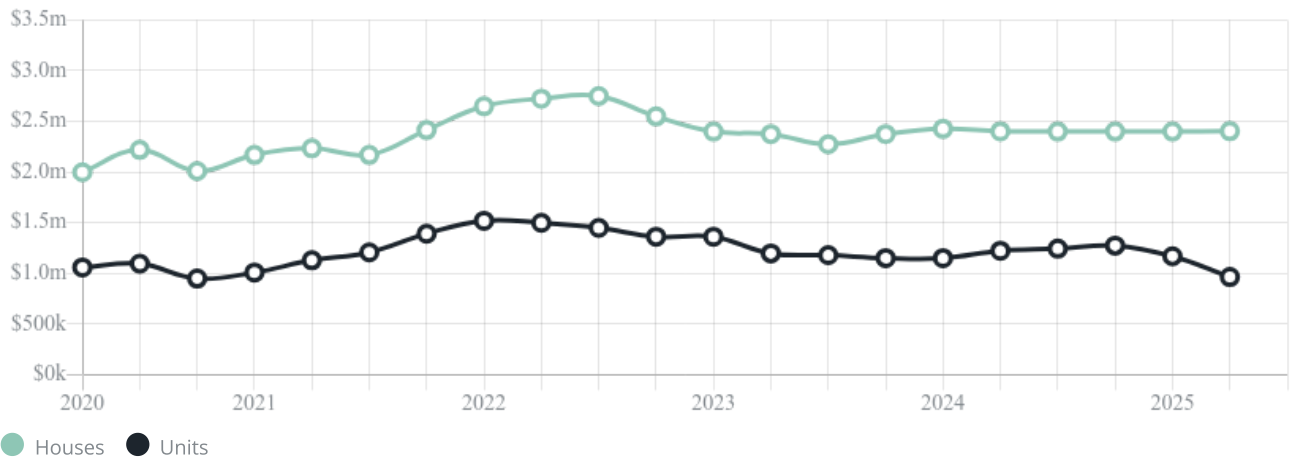
Median

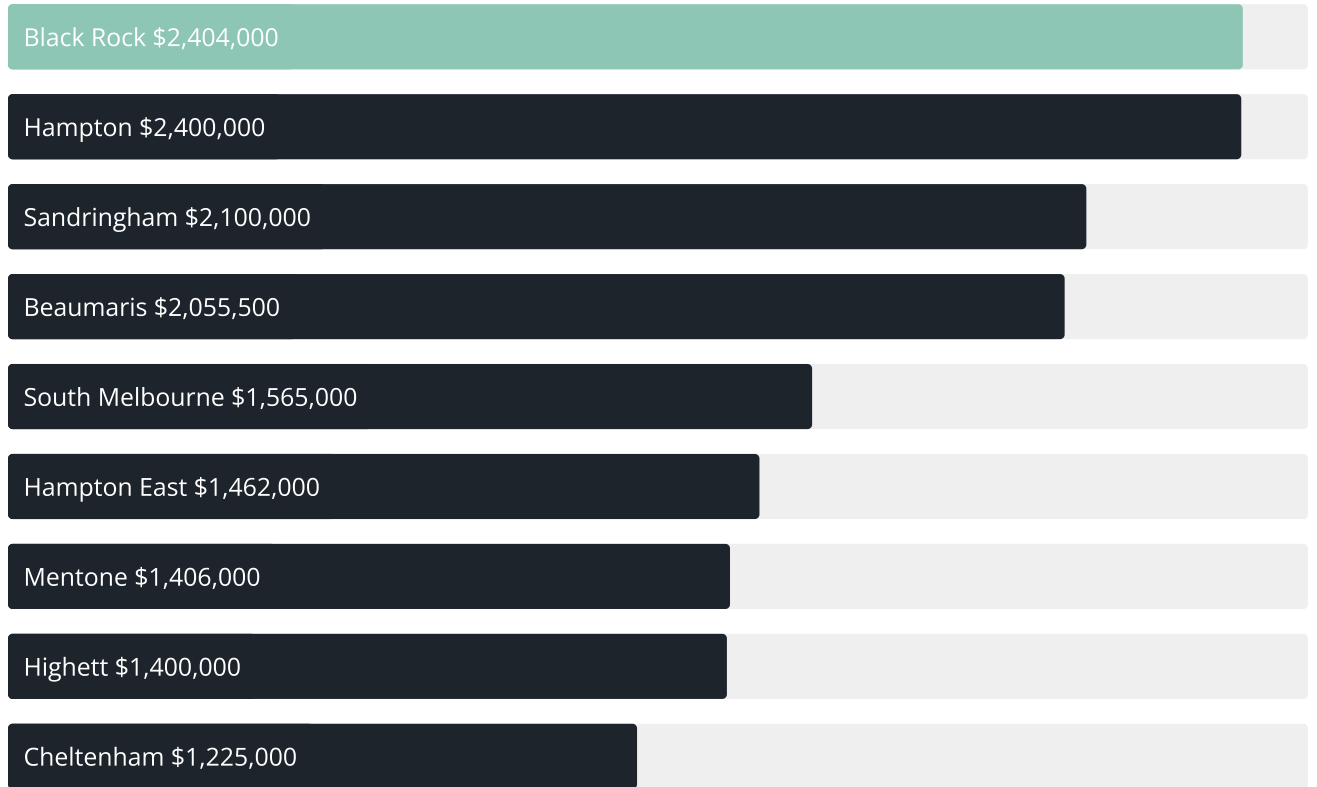
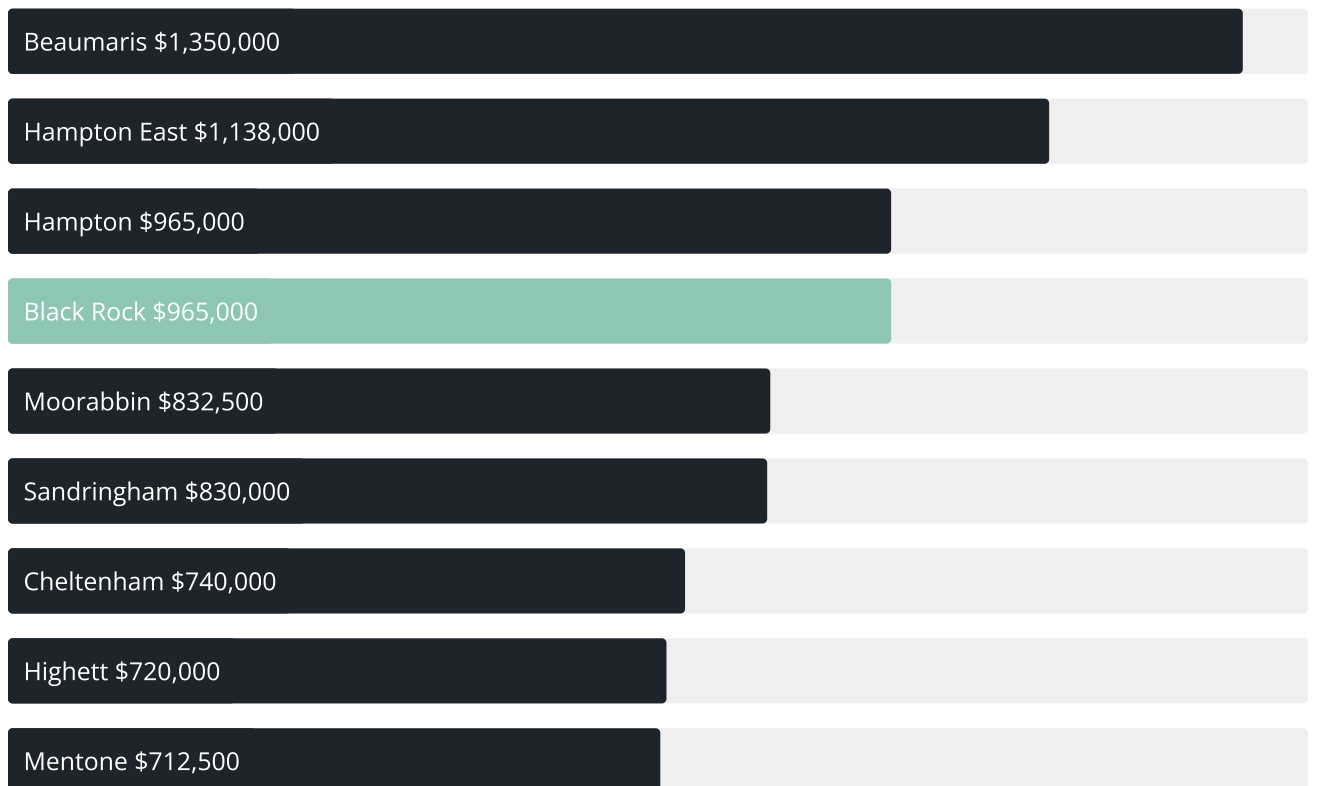
\$965k

Quarterly Price Change

-17.52% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

BLACK ROCK SUBURB REPORT

Sale Method^{*}

● Auction 67%
● Private 33%

Auction Clearance Rate^{*}

71.43%

Median Days on Market[^]

25 days

Average Hold Period^{*}

6.8 years

Dwelling Type[^]

● Houses 56% ● Units 44%

Ownership[^]

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

Population[^]

6,389

Median Asking Rent per week^{*}

\$1,090

Population Growth[^]

3.73%

Rental Yield^{*}

2.39%

Median Age[^]











49 years

Median Household Size[^]











2.5 people

BLACK ROCK SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 1/157 Bluff Rd Black Rock	3	House	\$1,499,000	26 Jul 2025
 12 Iona St Black Rock	3	House	\$2,150,000	10 Jul 2025
 3/43 Second St Black Rock	2	Unit	\$1,091,000	05 Jul 2025
 2/541 Balcombe Rd Black Rock	4	House	\$2,231,000	05 Jul 2025
 9 Stevens Pde Black Rock	3	House	\$2,050,000	27 Jun 2025
 3 Heather Gr Black Rock	3	House	\$1,550,000	26 Jun 2025
 2a Second St Black Rock	4	House	\$2,825,000	05 Jun 2025
 5 Bayview Cr Black Rock	4	House	\$3,195,000	04 Jun 2025
 1/34 Second St Black Rock	2	Unit	\$880,000	28 May 2025
 1/584 Balcombe Rd Black Rock	3	Flat/Unit/Apartment	\$1,200,000	28 May 2025

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Address	Bedrooms	Type	Price	Sold
 8a Seaview Cr Black Rock	4	House	\$2,540,000	28 May 2025
 4/35 Third St Black Rock	2	Unit	\$900,000	22 May 2025
 6/114 Bluff Rd Black Rock	3	Villa	\$1,290,000	22 May 2025
 1 McKay Av Black Rock	3	House	\$1,439,000	17 May 2025
 6 Woodall St Black Rock	5	House	\$2,870,000	04 May 2025
 1/7 Love St Black Rock	3	Townhouse	\$1,265,000	03 May 2025
 2/4 Glenmore Cr Black Rock	3	House	\$1,200,000	30 Apr 2025
 2 Seaview Cr Black Rock	3	House	\$1,800,000	12 Apr 2025
 14 Smeed St Black Rock	3	House	\$2,105,000	11 Apr 2025
 2/2 Munro St Black Rock	2	Flat/Unit/Apartment	\$1,150,000	10 Apr 2025

BLACK ROCK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/26 Third St Black Rock	2	Unit	\$875,000	10 Apr 2025
 21a Tulip St Black Rock	3	House	\$1,765,000	06 Apr 2025
 53 Arkaringa Cr Black Rock	4	House	\$2,150,000	01 Apr 2025
 11 Stevens Pde Black Rock	3	House	\$1,762,000	29 Mar 2025
 47 Bayview Cr Black Rock	4	House	\$3,900,000	29 Mar 2025
 13 Bayview Cr Black Rock	3	House	\$1,795,000	26 Mar 2025
 1/10 First St Black Rock	3	Townhouse	\$1,410,000	22 Mar 2025
 2/54 First St Black Rock	2	Unit	\$1,082,700	19 Mar 2025
 1/52 Ebden Av Black Rock	2	Unit	\$851,000	18 Mar 2025
 1/5 Oconnor St Black Rock	2	Unit	\$787,000	17 Mar 2025



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Data is current as of PDF generation date 10/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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