

Suburb **INSIGHTS**

3193
BLACK ROCK



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$2.40m

Quarterly Price Change

-0.10% ↓

Median Unit Price*

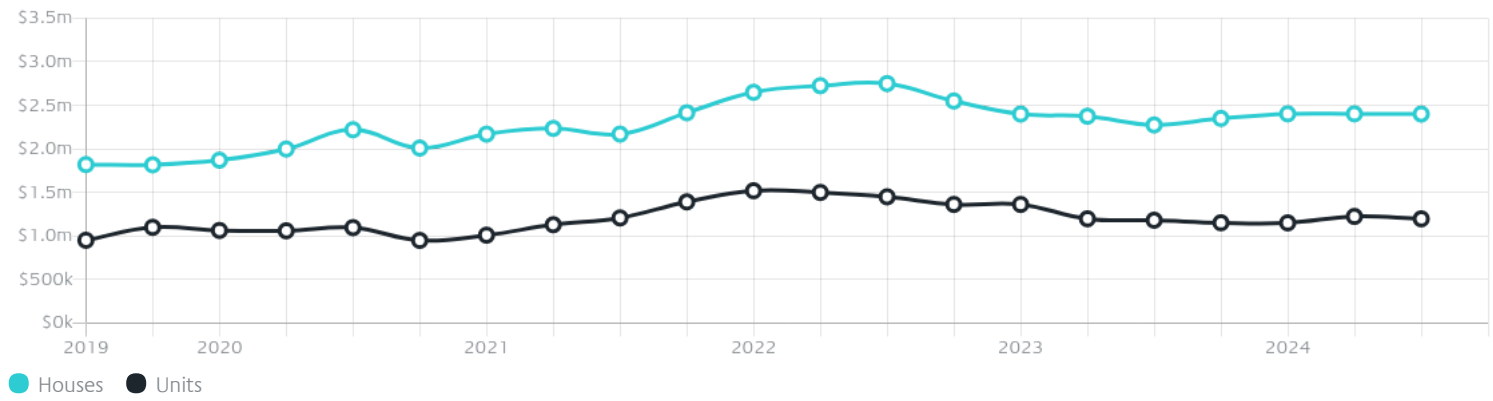
Median

\$1.20m

Quarterly Price Change

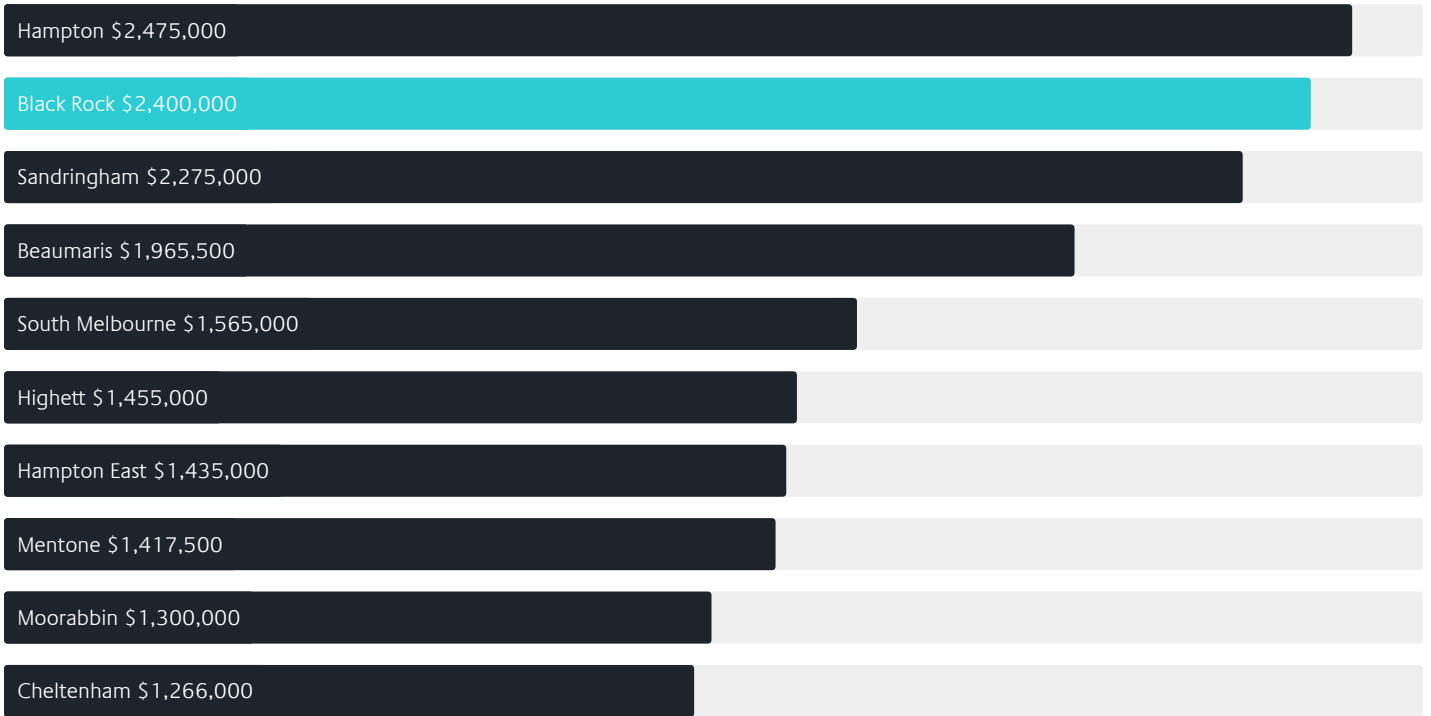
-2.24% ↓

Quarterly Price Change*

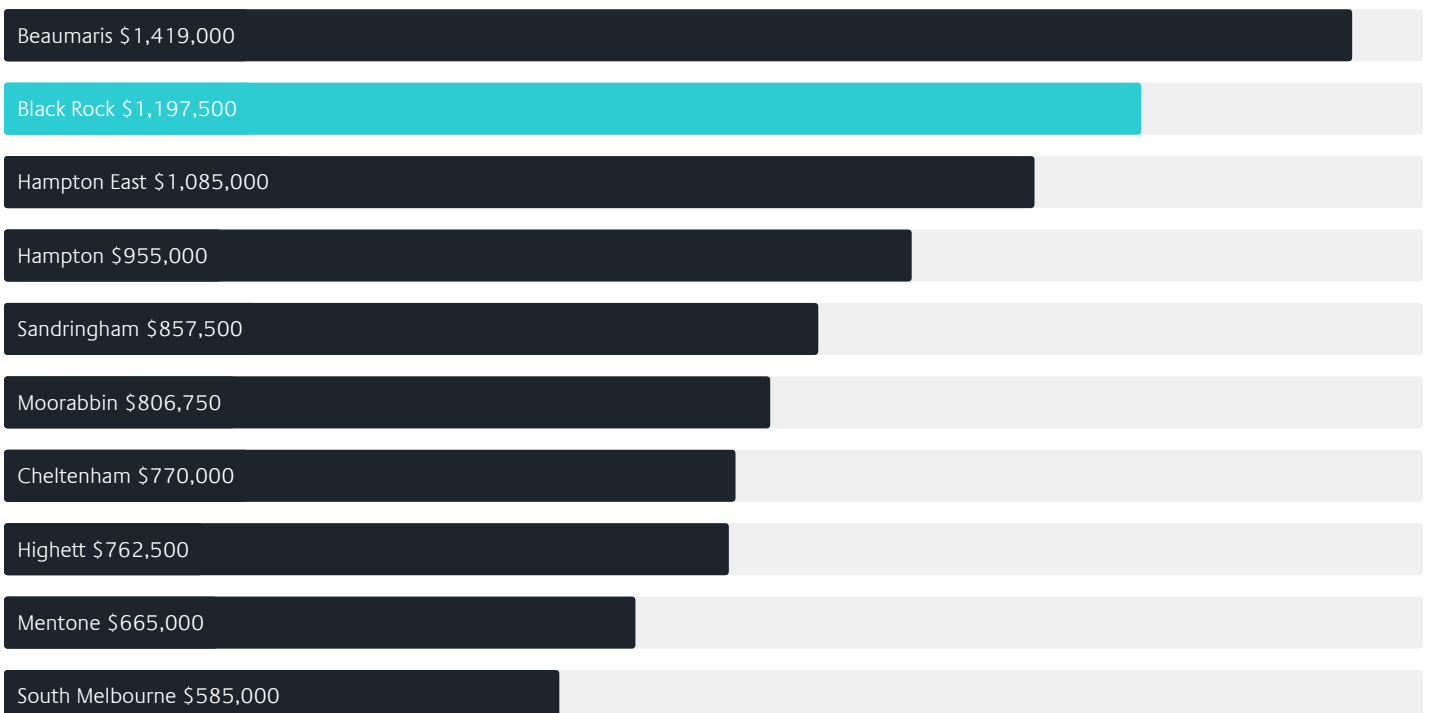


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 65%
● Private 35%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

24 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[^]







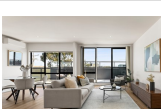





49 years

Median Household Size[^]










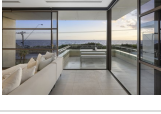


2.5 people

Sold Properties~










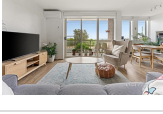
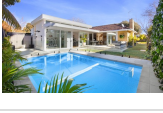

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 23 Potter St Black Rock	4	House	\$2,500,000	15 Nov 2024
 90 Stanley St Black Rock	4	House	\$2,055,000	09 Nov 2024
 72 Stanley St Black Rock	5	House	\$2,050,000	26 Oct 2024
 4/27 Third St Black Rock	2	Unit	\$800,000	23 Oct 2024
 228b Beach Rd Black Rock	3	Townhouse	\$1,285,000	19 Oct 2024
 7/4 Karrakatta St Black Rock	2	Unit	\$950,000	16 Oct 2024
 5/1 Karrakatta St Black Rock	2	Townhouse	\$770,000	15 Oct 2024
 3/19 Second St Black Rock	2	Unit	\$925,000	05 Oct 2024
 22 Fourth St Black Rock	3	House	\$1,770,000	21 Sep 2024
 1a Seaview Cr Black Rock	4	Townhouse	\$2,055,000	19 Sep 2024
 4/45 Second St Black Rock	2	Unit	\$845,000	14 Sep 2024
 4/22A Bluff Rd Black Rock	2	Flat/Unit/Apartment	\$637,000	13 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/22 Bluff Rd Black Rock	2	Unit	\$637,000	11 Sep 2024
 11b Champion St Black Rock	4	Townhouse	\$2,275,000	11 Sep 2024
 63b Ardoyne St Black Rock	4	Townhouse	\$4,200,000	07 Sep 2024
 2/16 Eliza St Black Rock	3	Townhouse	\$1,595,000	24 Aug 2024
 4/46 Middleton St Black Rock	3	House	\$1,210,000	21 Aug 2024
 3/28 Middleton St Black Rock	2	Unit	\$895,000	10 Aug 2024
 2/251 Beach Rd Black Rock	2	House	\$895,000	09 Aug 2024
 1A/138 Bluff Rd Black Rock	3	Unit	\$865,000	09 Aug 2024
 1/1 Karrakatta St BLACK ROCK	2	Apartment	\$700,000	09 Aug 2024
 340 Beach Rd BLACK ROCK	4	House	\$2,500,000	08 Aug 2024
 2/10a Iluka St Black Rock	4	Townhouse	\$2,160,000	07 Aug 2024
 80b Ardoyne St Black Rock	4	Townhouse	\$2,070,000	23 Jul 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9 Mcgregor Av Black Rock	5	House	\$2,850,000	22 Jul 2024
 5 Iona St Black Rock	5	House	\$2,690,000	21 Jul 2024
 260 Beach Rd Black Rock	4	Townhouse	\$4,000,000	18 Jul 2024
 3/323 Beach Rd Black Rock	2	Apartment	\$725,000	12 Jul 2024
 14 Keating St Black Rock	4	House	\$1,900,000	10 Jul 2024
 1/5 Third St Black Rock	2	Unit	\$980,000	08 Jul 2024
 83 Iona St Black Rock	4	House	\$2,250,000	05 Jul 2024
 13 Iona St Black Rock	2	House	\$2,324,000	01 Jul 2024
 1/559 Balcombe Rd Black Rock	3	Townhouse	\$1,910,000	29 Jun 2024
 7/310 Beach Rd Black Rock	3	Apartment	\$710,000	29 Jun 2024
 22 Sturdee Rd Black Rock	4	House	\$2,590,000	29 Jun 2024
 2/52 Arkaringa Cr Black Rock	3	House	\$1,601,000	22 Jun 2024



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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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