

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.40m**

Quarterly Price Change

**-0.02% ↓**

## Median Unit Price\*

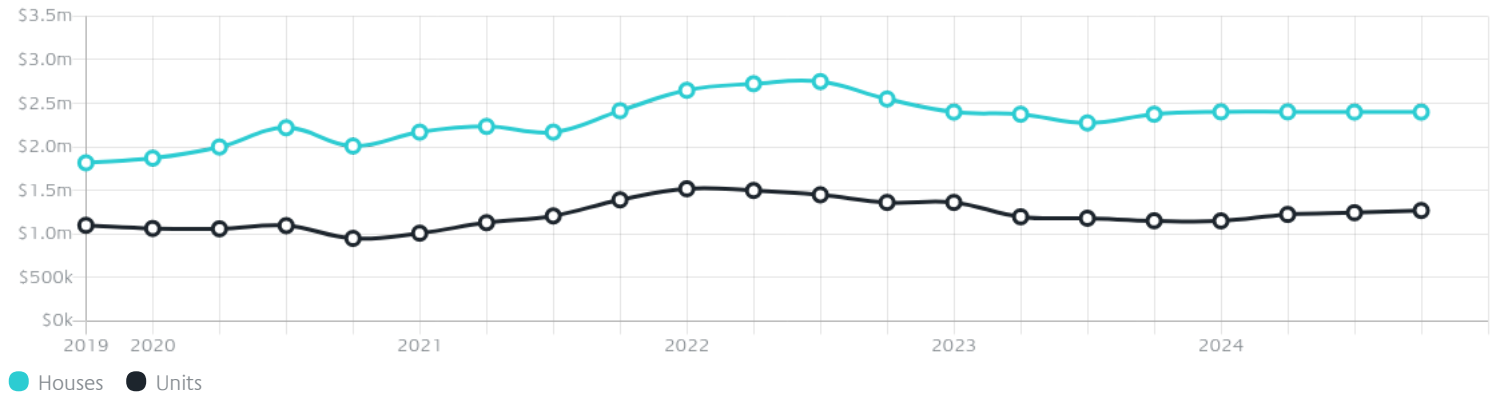
Median

**\$1.27m**

Quarterly Price Change

**2.00% ↑**

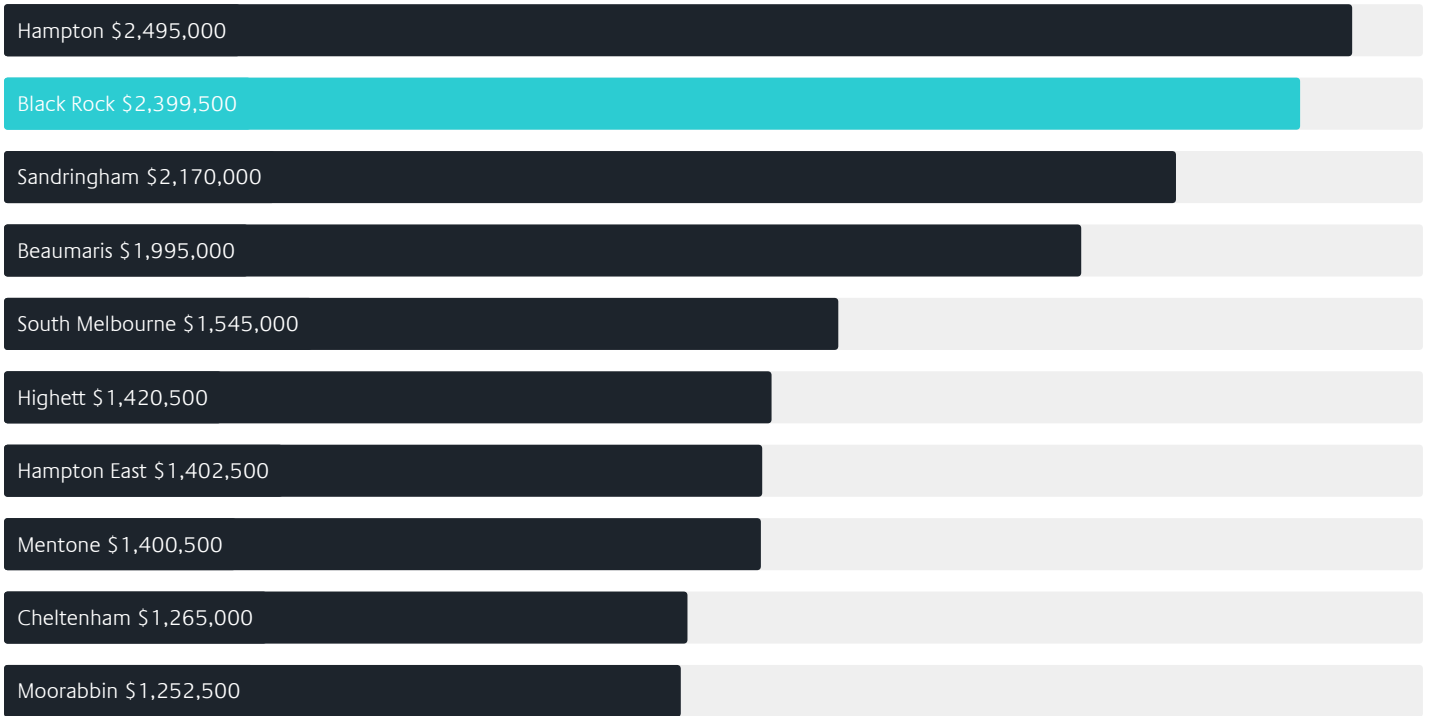
## Quarterly Price Change\*



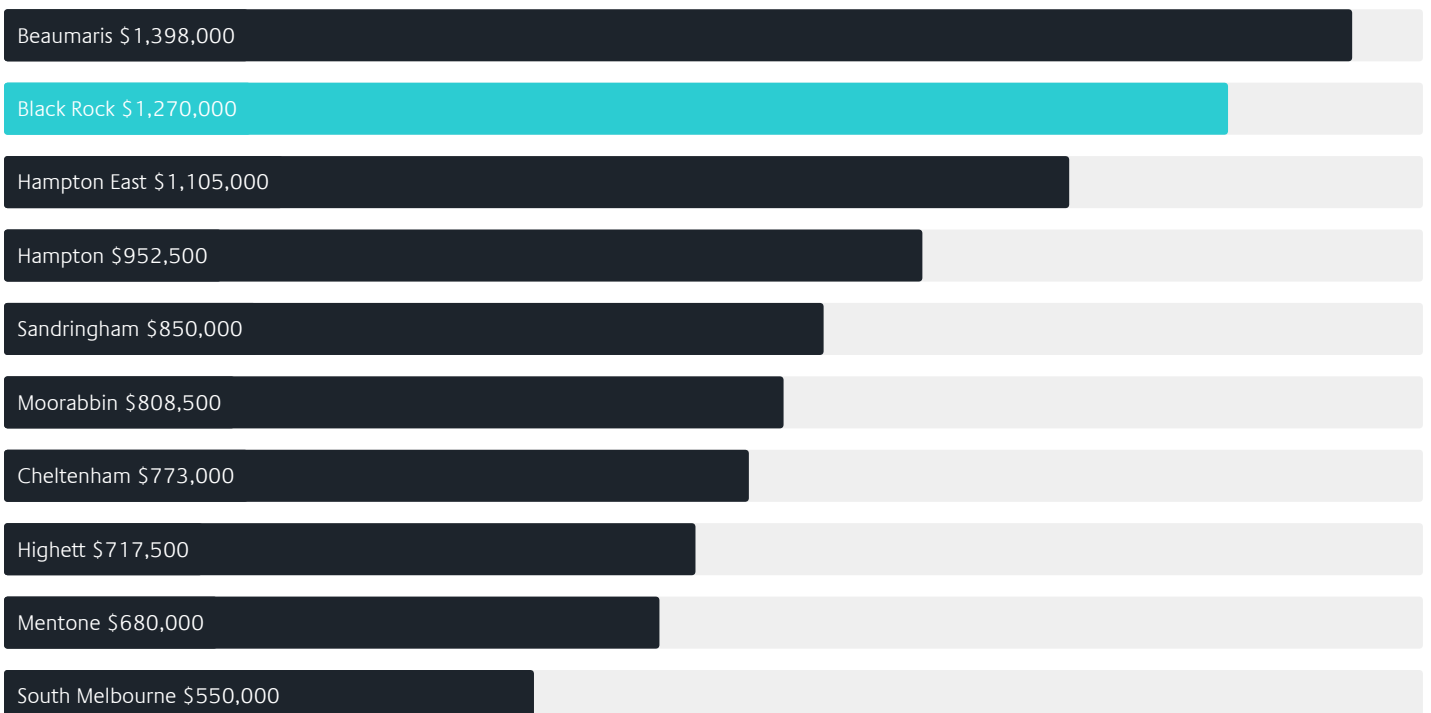
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 38%  
● Private 62%

## Auction Clearance Rate<sup>\*</sup>

84.62%

## Median Days on Market<sup>^</sup>

31 days

## Average Hold Period<sup>\*</sup>

6.8 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 56% ● Units 44%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

6,389

## Median Asking Rent per week<sup>\*</sup>

\$1,100

## Population Growth<sup>^</sup>

3.73%

## Rental Yield<sup>\*</sup>

2.39%

## Median Age<sup>^</sup>









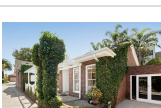
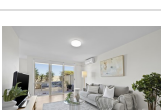
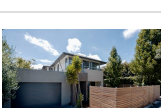

49 years

## Median Household Size<sup>^</sup>













2.5 people

# Sold Properties~










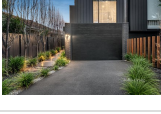


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1/9 Percy St Black Rock	2	Villa	\$920,000	24 Jan 2025
 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
 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
 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
 25 Bayview Cr Black Rock	5	House	\$3,925,000	12 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 90 Stanley St Black Rock	4	House	\$2,055,000	09 Nov 2024
 2/14 Ebdon Av Black Rock	3	Unit	\$1,501,000	08 Nov 2024
 5/15 Red Bluff St Black Rock	3	Unit	\$950,000	08 Nov 2024
 2/18 First St Black Rock	3	House	\$2,000,000	28 Oct 2024
 72 Stanley St Black Rock	5	House	\$2,050,000	26 Oct 2024
 221 Beach Rd Black Rock	4	House	\$3,420,000	26 Oct 2024
 26 Ardoyne St Black Rock	4	House	\$2,700,000	24 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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 McGregor Av Black Rock	4	House	\$2,620,000	14 Sep 2024
 4/45 Second St Black Rock	2	Unit	\$845,000	14 Sep 2024
 147 Bluff Rd Black Rock	2	Flat/Unit/Apartment	\$661,500	13 Sep 2024
 4/22A Bluff Rd Black Rock	2	Flat/Unit/Apartment	\$637,000	13 Sep 2024
 4/22 Bluff Rd Black Rock	2	Unit	\$637,000	11 Sep 2024
 1 1b 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



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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