

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.40m

Quarterly Price Change

-0.02% ↓

Median Unit Price*

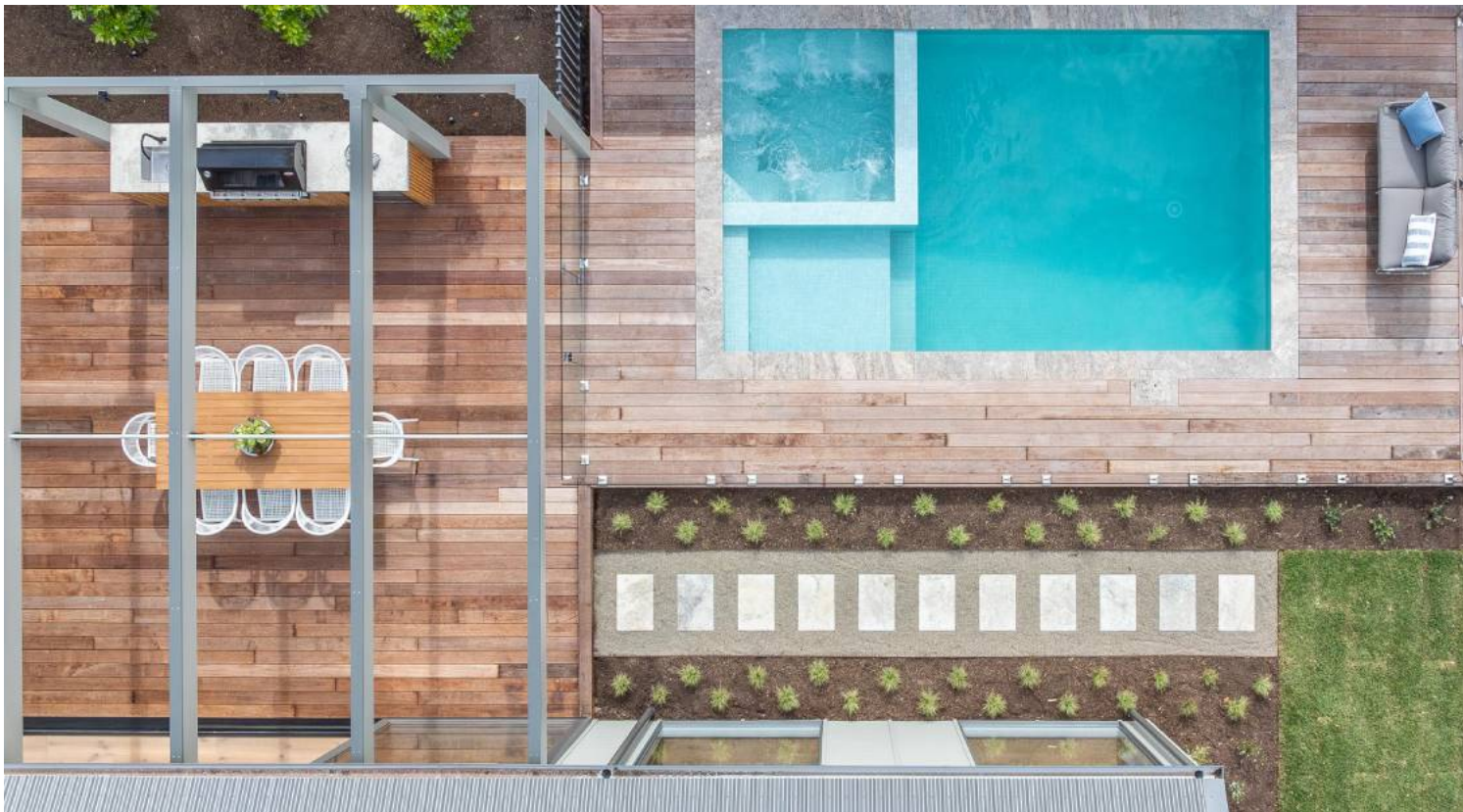
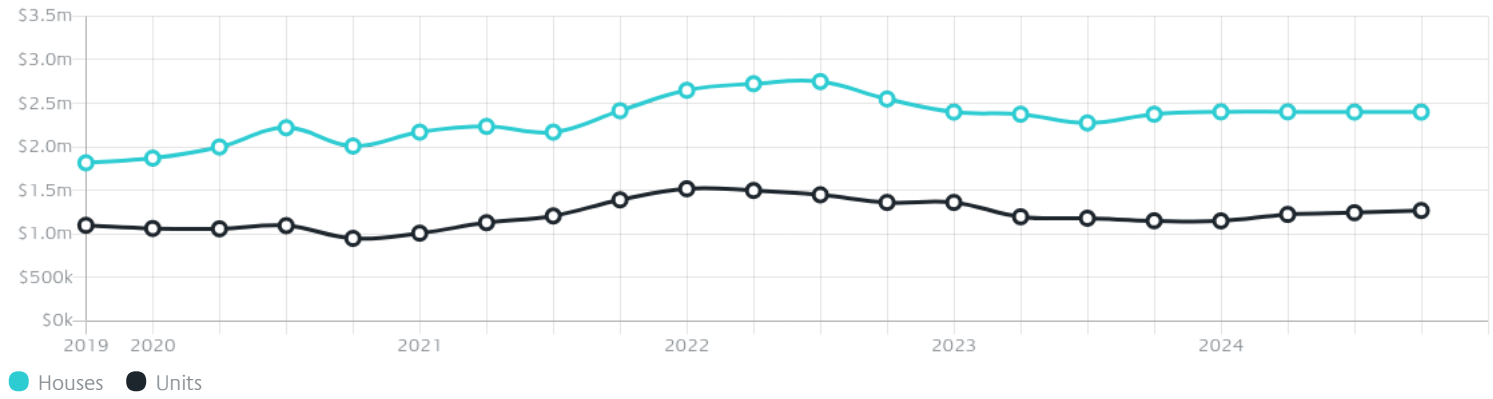
Median

\$1.27m

Quarterly Price Change

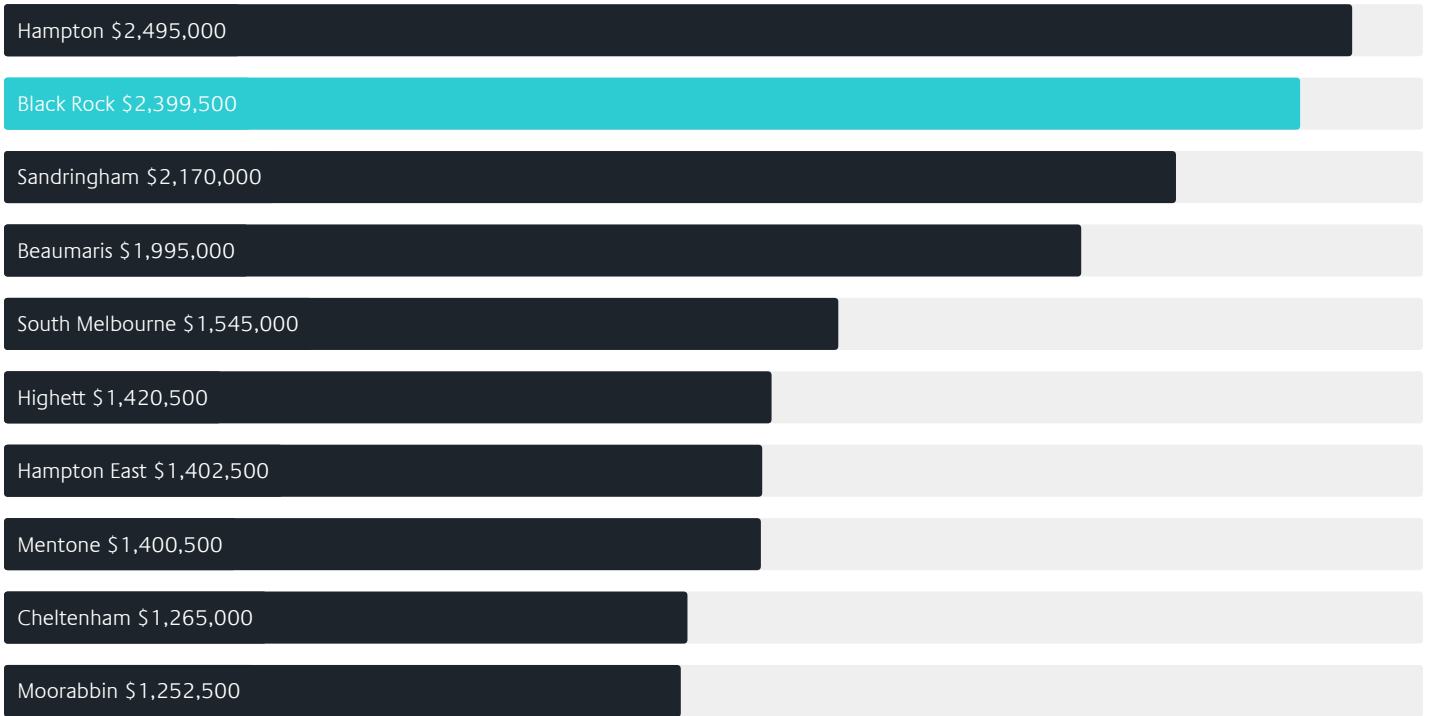
2.00% ↑

Quarterly Price Change*

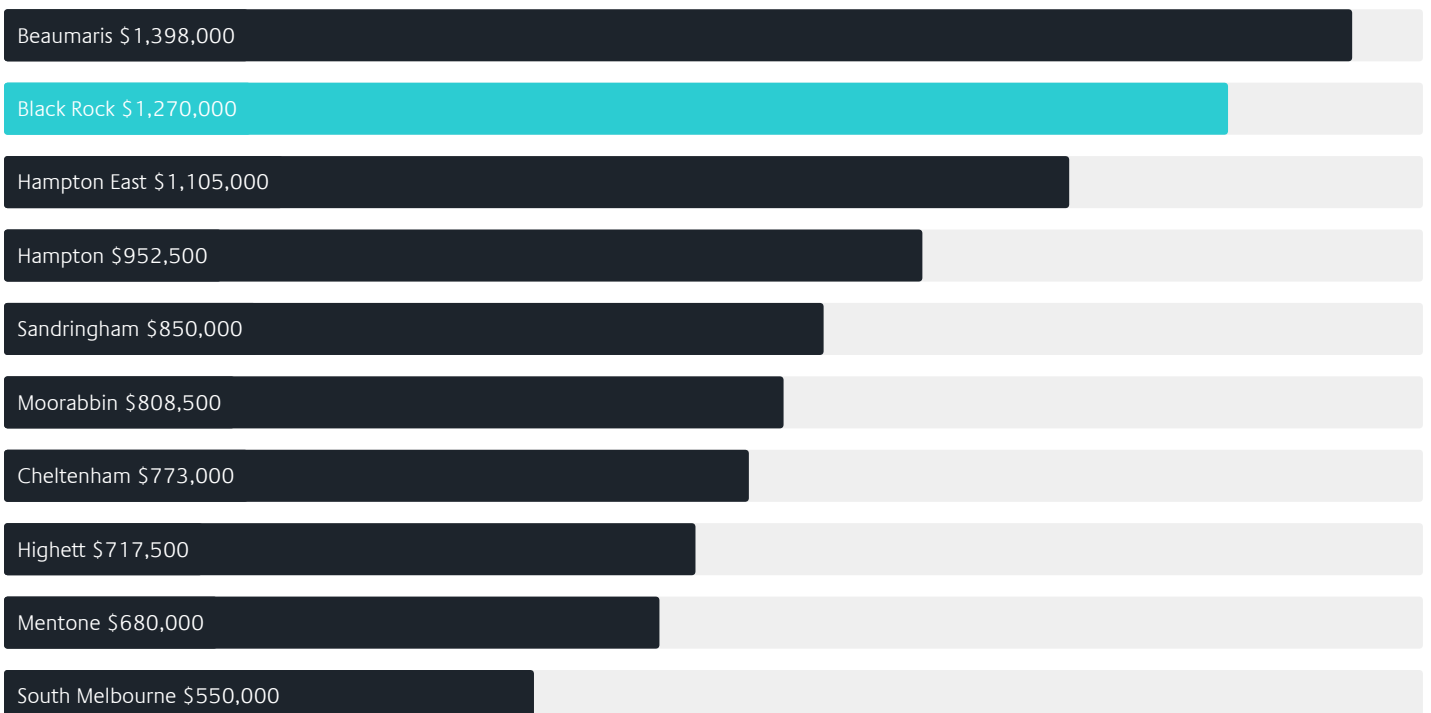


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 46%
● Private 54%

Auction Clearance Rate*

87.5%

Median Days on Market^

29 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^








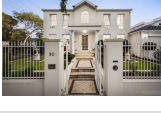
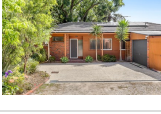



49 years

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 12/19-21 Cheltenham Rd Black Rock	3	Townhouse	\$1,700,000	20 Dec 2024
 2/46 Second St Black Rock	3	Townhouse	\$1,625,000	19 Dec 2024
 42b Bayview Cr Black Rock	3	House	\$1,570,000	11 Dec 2024
 3/43b Arkaringa Cr Black Rock	4	Townhouse	\$1,850,000	09 Dec 2024
 2/6 Stanley St Black Rock	2	Unit	\$876,000	16 Nov 2024
 23 Potter St Black Rock	4	House	\$2,500,000	15 Nov 2024
 8a Seaview Cr Black Rock	3	Townhouse	\$2,395,000	12 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 16 Potter St Black Rock	4	House	\$1,937,000	26 Jul 2024
 80b Ardoyne St Black Rock	4	Townhouse	\$2,070,000	23 Jul 2024
 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



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Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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