

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.40m

Quarterly Price Change

0.00% ↓

Median Unit Price*

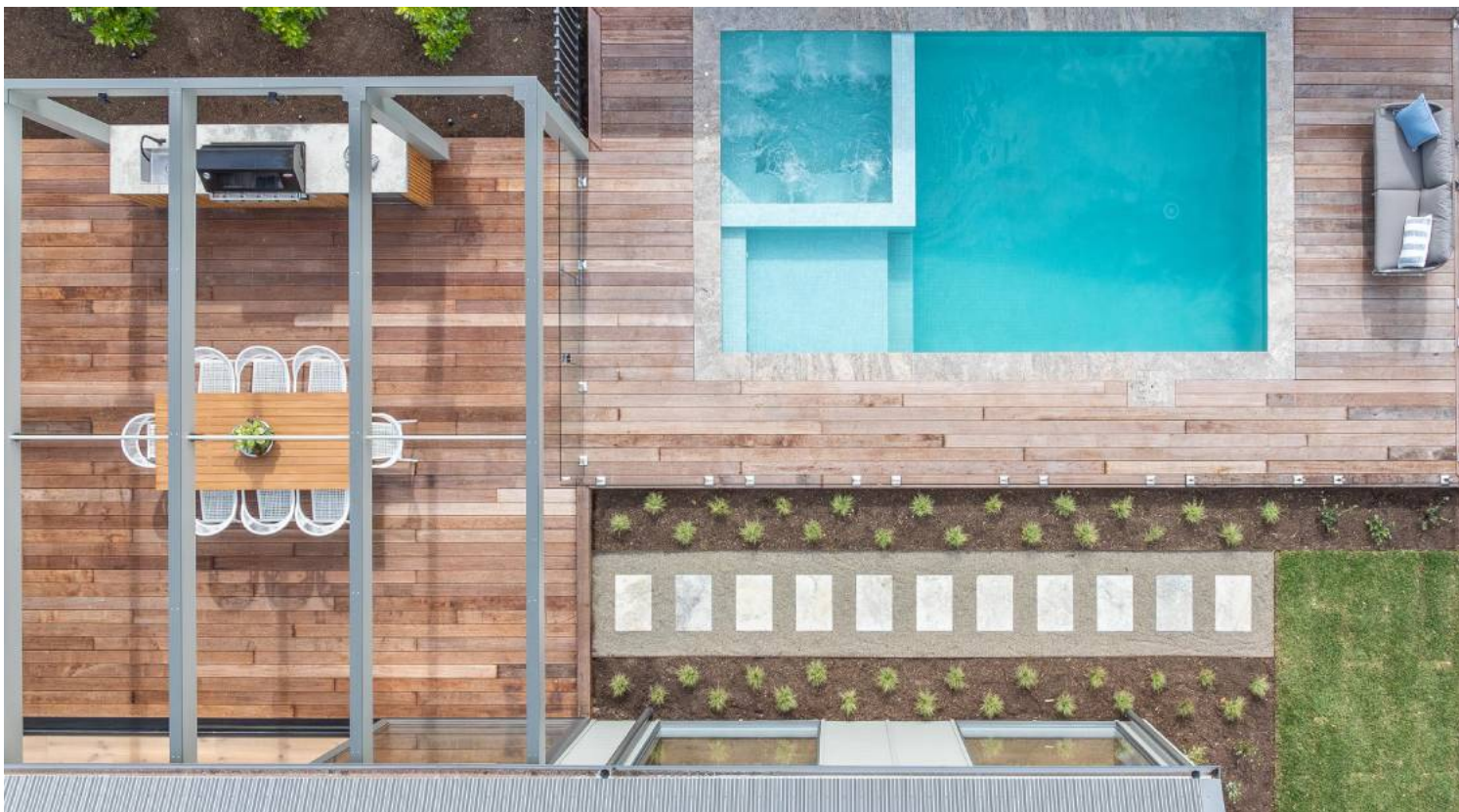
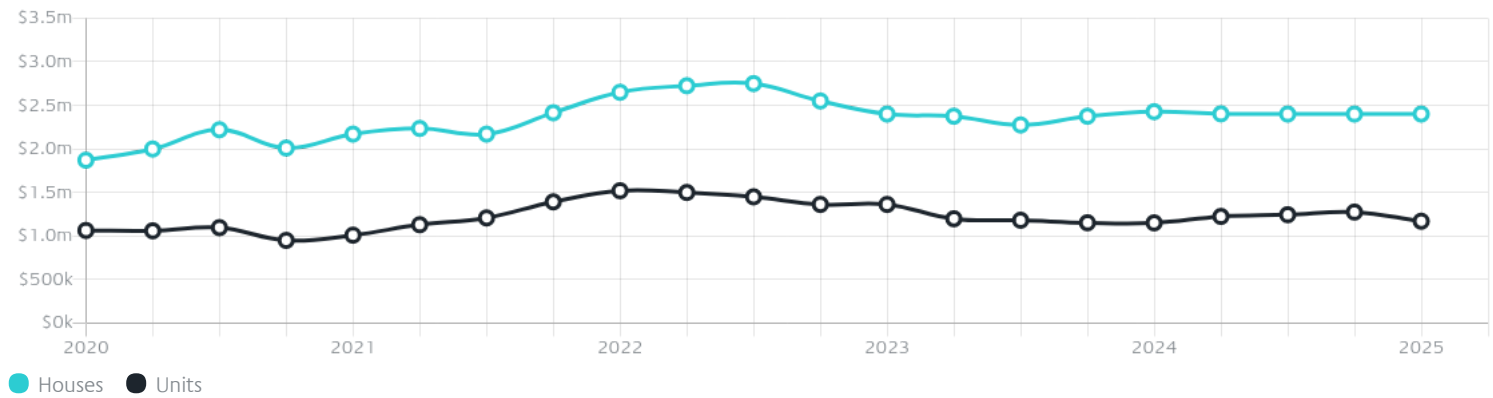
Median

\$1.17m

Quarterly Price Change

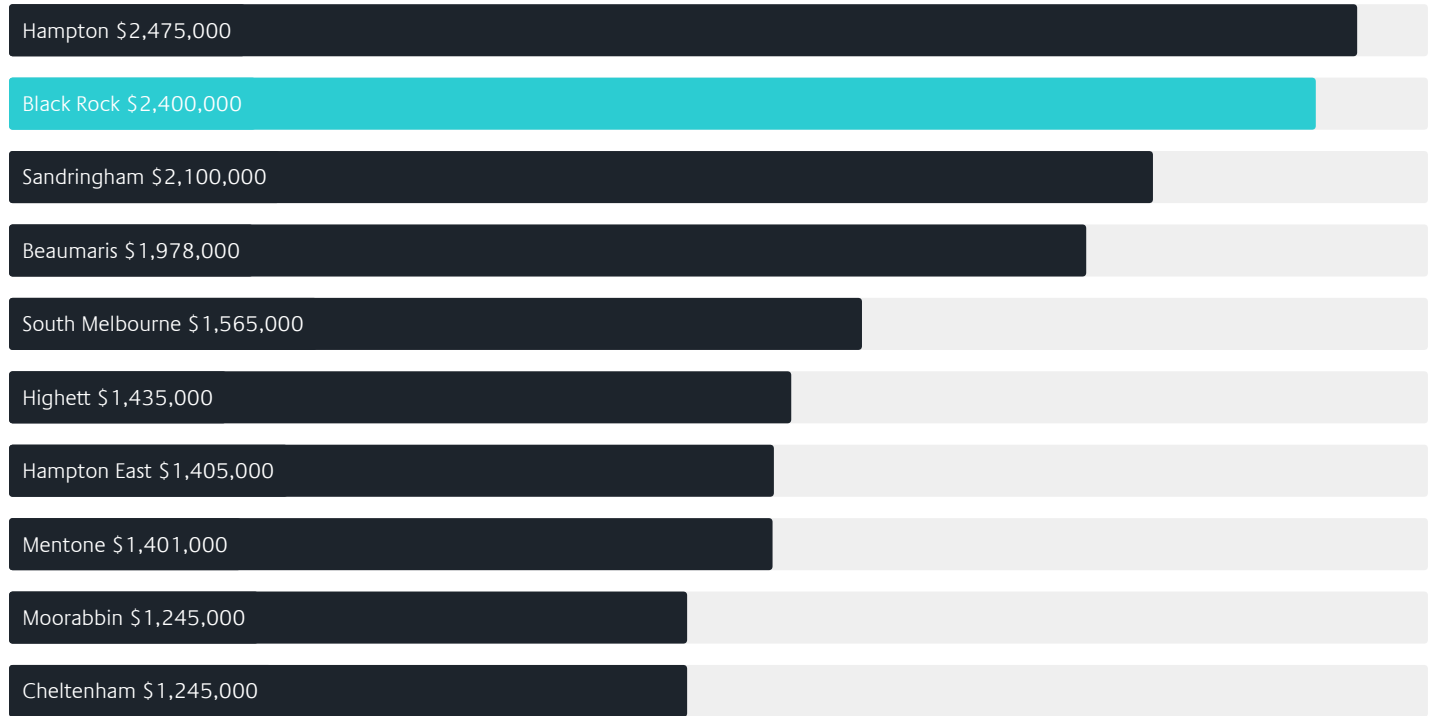
-8.23% ↓

Quarterly Price Change*

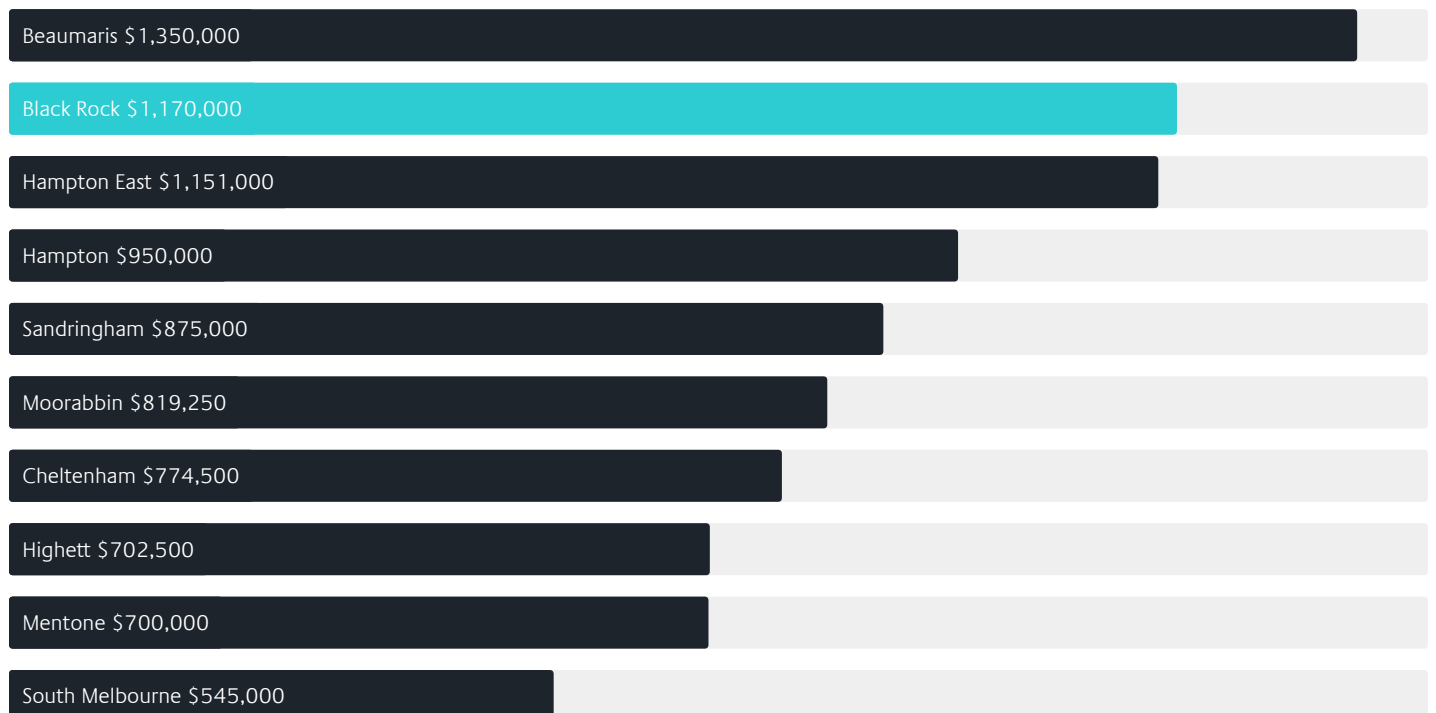


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 68%
● Private 32%

Auction Clearance Rate*

73.33%

Median Days on Market^

25 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*

\$1,150

Population Growth^

3.73%

Rental Yield*

2.39%

Median Age^












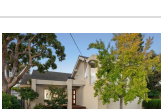
49 years

Median Household Size^











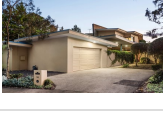

2.5 people

Sold Properties~










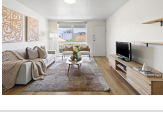


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3 Heather Gr Black Rock	3	House	\$1,550,000	26 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
 4/35 Third St Black Rock	2	Unit	\$900,000	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 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 20 Red Bluff St Black Rock	3	House	\$2,050,000	15 Mar 2025
 3/5 Oconnor St Black Rock	2	Unit	\$950,000	08 Mar 2025
 2/529 Balcombe Rd Black Rock	2	Unit	\$825,000	07 Mar 2025
 34 Stanley St Black Rock	4	House	\$2,900,000	05 Mar 2025
 86b Stanley St Black Rock	3	Unit	\$2,975,000	01 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 53 Eliza St Black Rock	2	House	\$2,650,000	22 Feb 2025
 1 Ferguson St Black Rock	4	House	\$2,690,000	22 Feb 2025
 6 Second St Black Rock	4	House	\$1,950,000	22 Feb 2025
 22a Fourth St Black Rock	3	Flat/Unit/Apartment	\$1,275,000	21 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
 3/6 Sylvia Cr Black Rock	3	Flat/Unit/Apartment	\$1,035,000	04 Feb 2025
 6/54 Ebden Av Black Rock	2	Apartment	\$575,000	02 Feb 2025
 3/216 Beach Rd Black Rock	2	Strata Unit/Flat	\$887,500	01 Feb 2025
 2/8 Seaview Cr Black Rock	4	Townhouse	\$2,500,000	27 Jan 2025



Brighton Office
Level 1, 181 Bay Street, Brighton
03 9194 1200

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.