

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.40m

Quarterly Price Change

0.00% ↓

Median Unit Price*

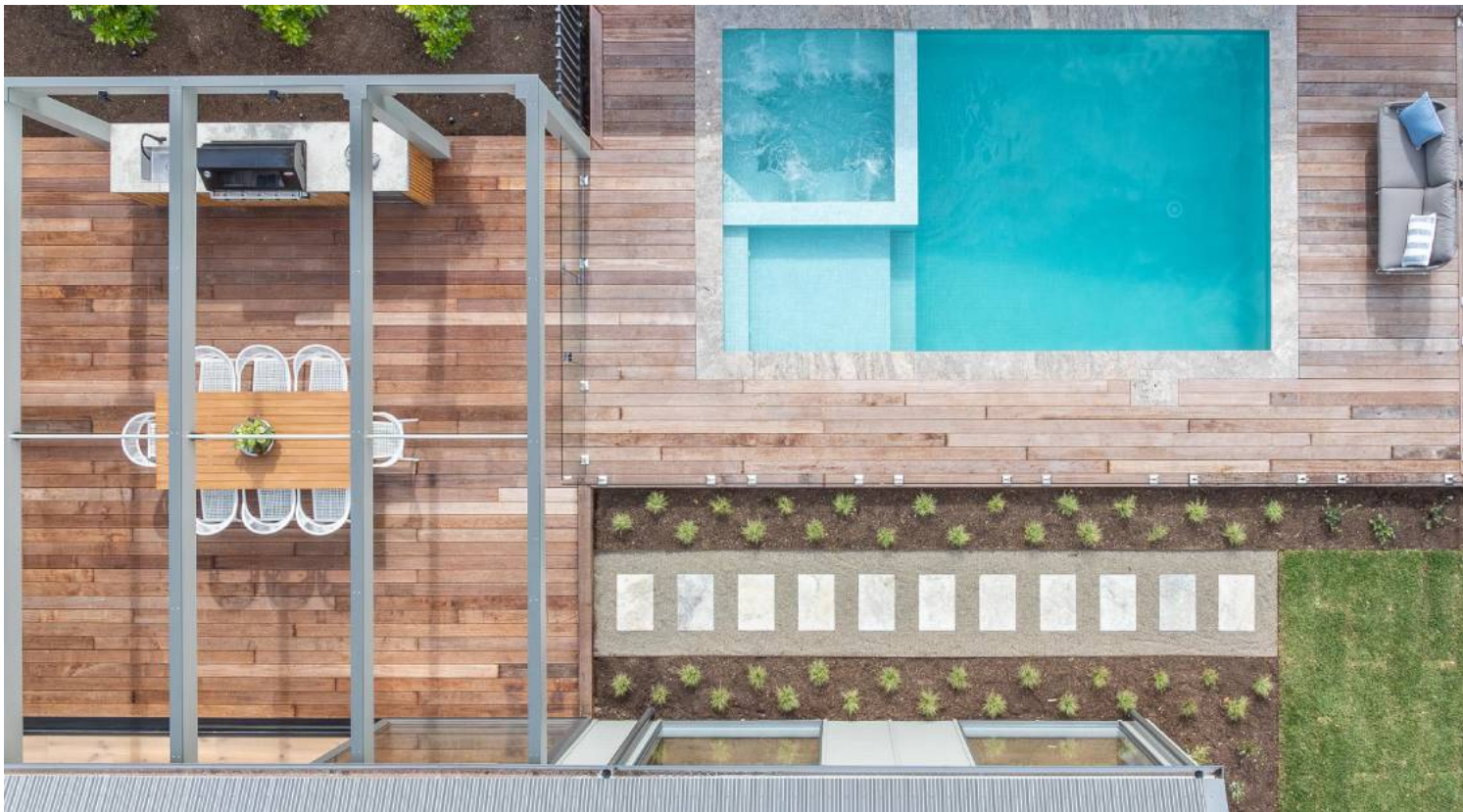
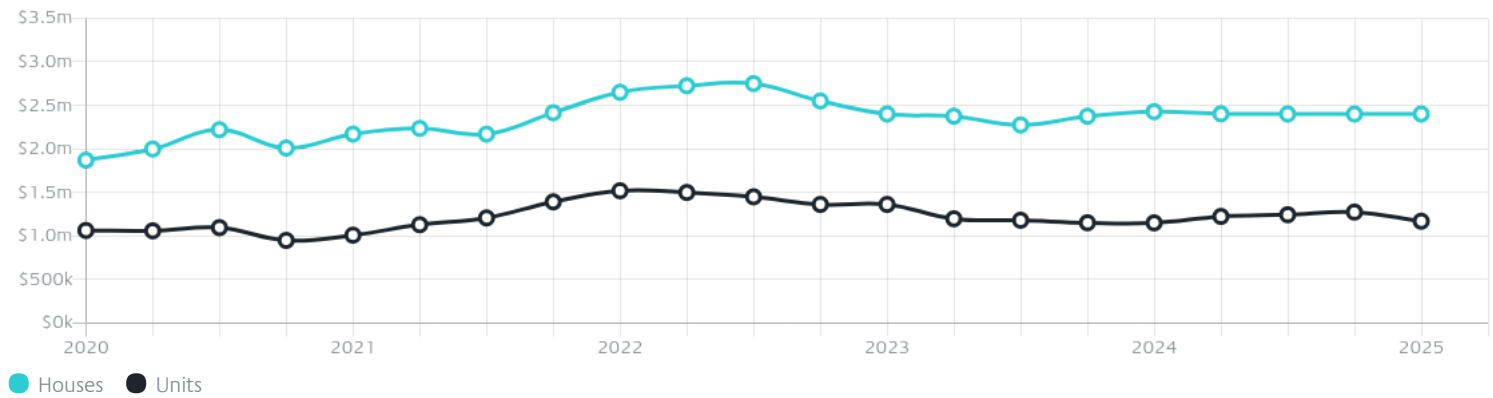
Median

\$1.17m

Quarterly Price Change

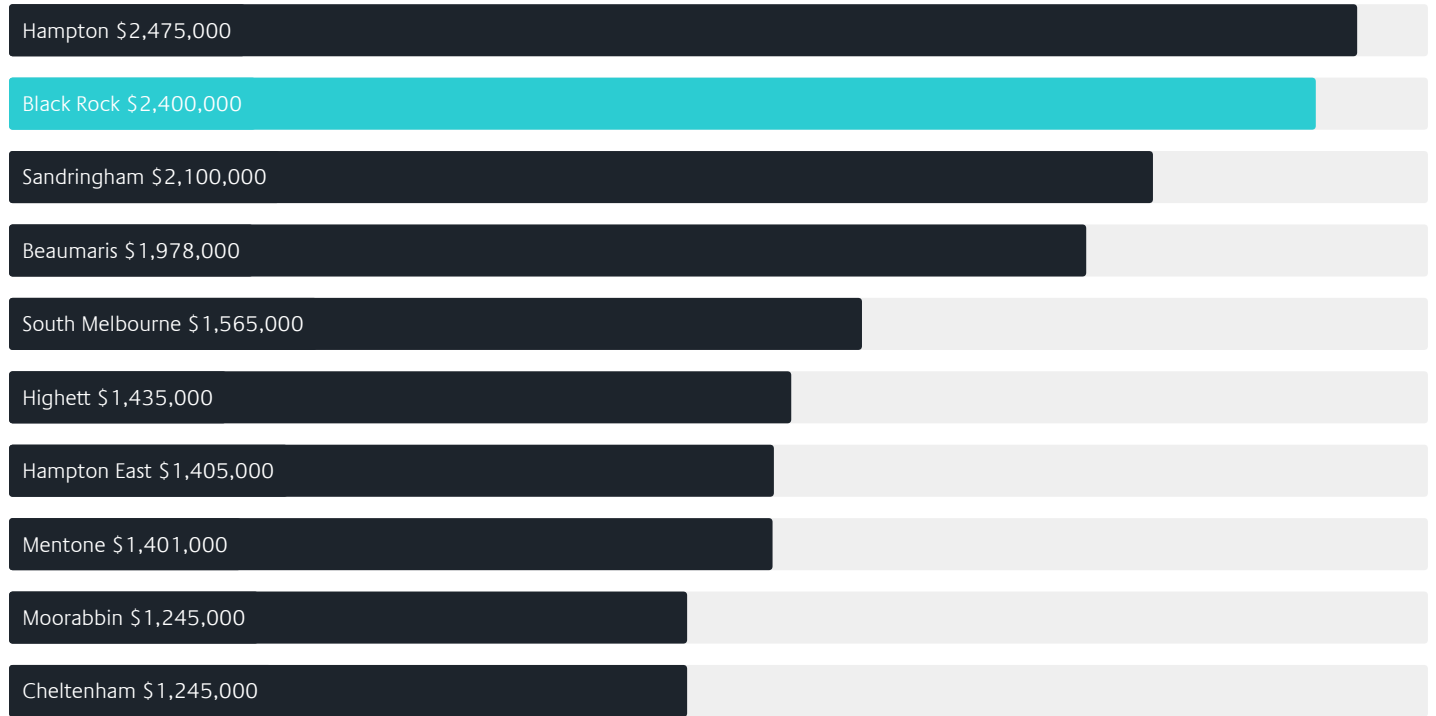
-8.23% ↓

Quarterly Price Change*

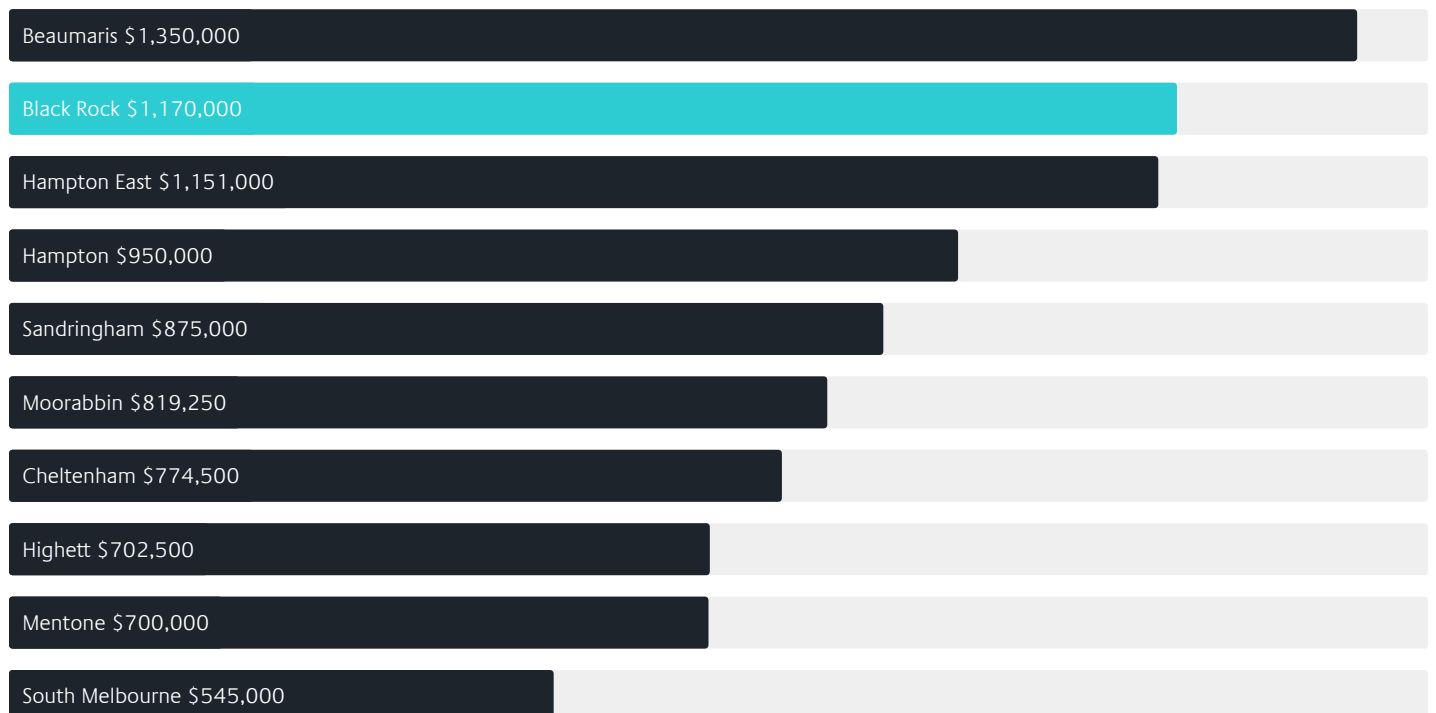


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 65%
● Private 35%

Auction Clearance Rate^{*}

73.08%

Median Days on Market[^]

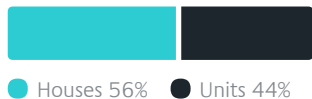
26 days

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[^]








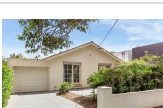



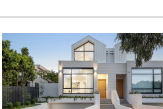
49 years

Median Household Size[^]











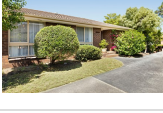

2.5 people

Sold Properties~











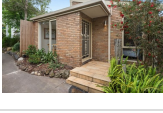

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 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
 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
 1 Ferguson St Black Rock	4	House	\$2,690,000	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
 1/9 Percy St Black Rock	2	Unit	\$920,000	24 Jan 2025
 1/13 Red Bluff St Black Rock	3	Townhouse	\$1,925,000	17 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 230 Beach Rd Black Rock	4	House	\$5,300,000	20 Dec 2024
 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
 5/26 Red Bluff St Black Rock	2	Unit	\$900,000	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
 41b Arkaringa Cr Black Rock	3	House	\$1,615,000	09 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
 3/49 Second St BLACK ROCK	2	Unit	\$825,000	30 Nov 2024
 6a College Gr BLACK ROCK	4	Townhouse	\$1,800,000	29 Nov 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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