

JellisCraig

BLACK ROCK

Suburb Report

Know your neighbourhood.



BLACK ROCK SUBURB REPORT

Median House Price*

Median

\$2.26m

Quarterly Price Change

-6.07% ↓

Median Unit Price*

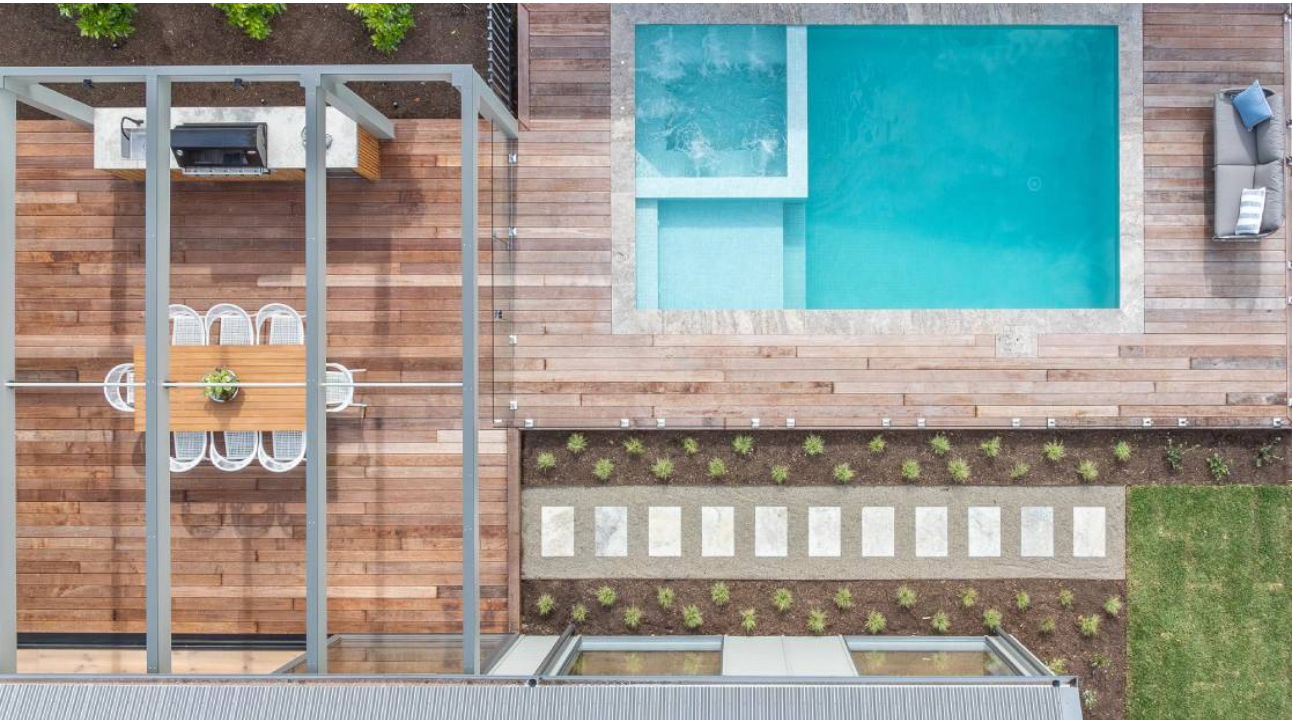
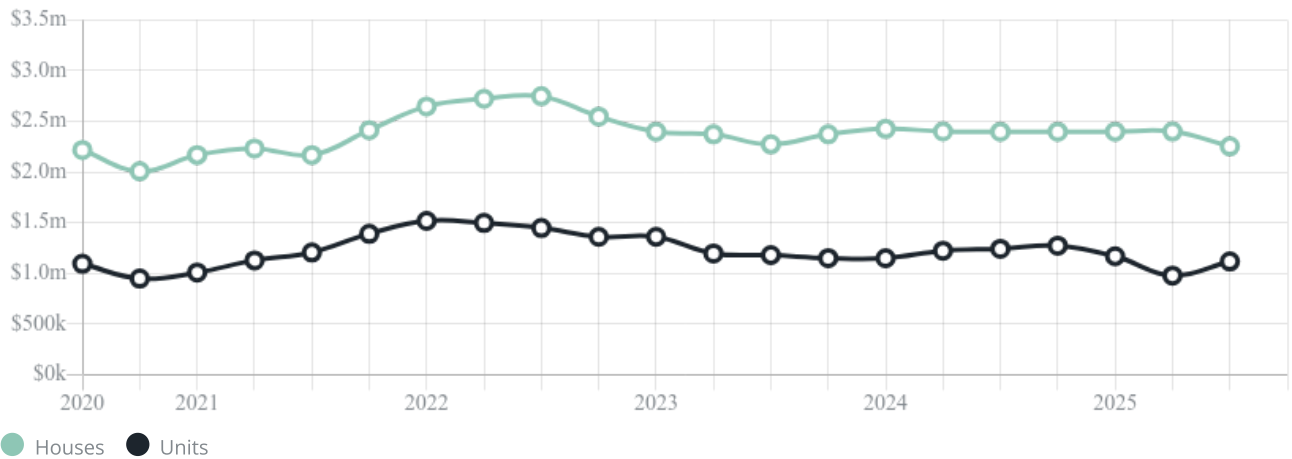
Median

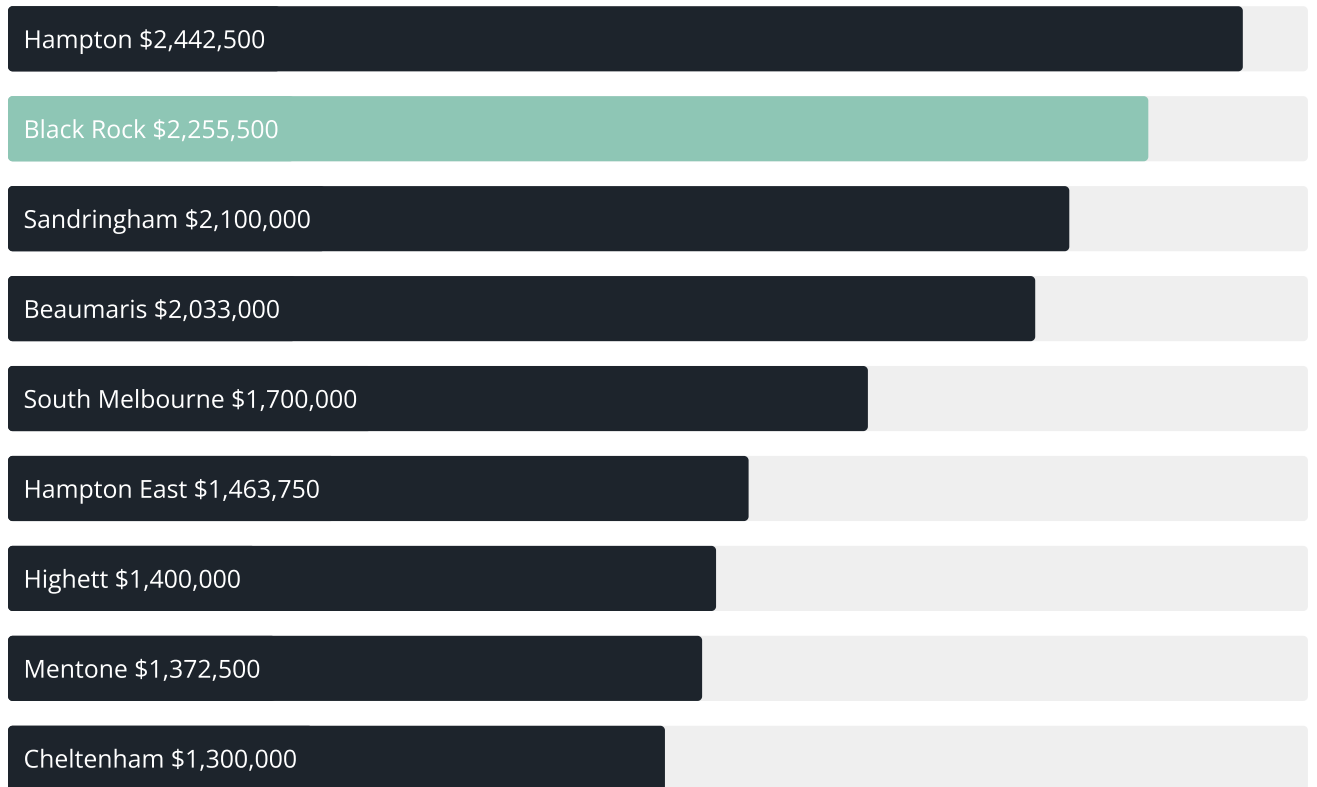
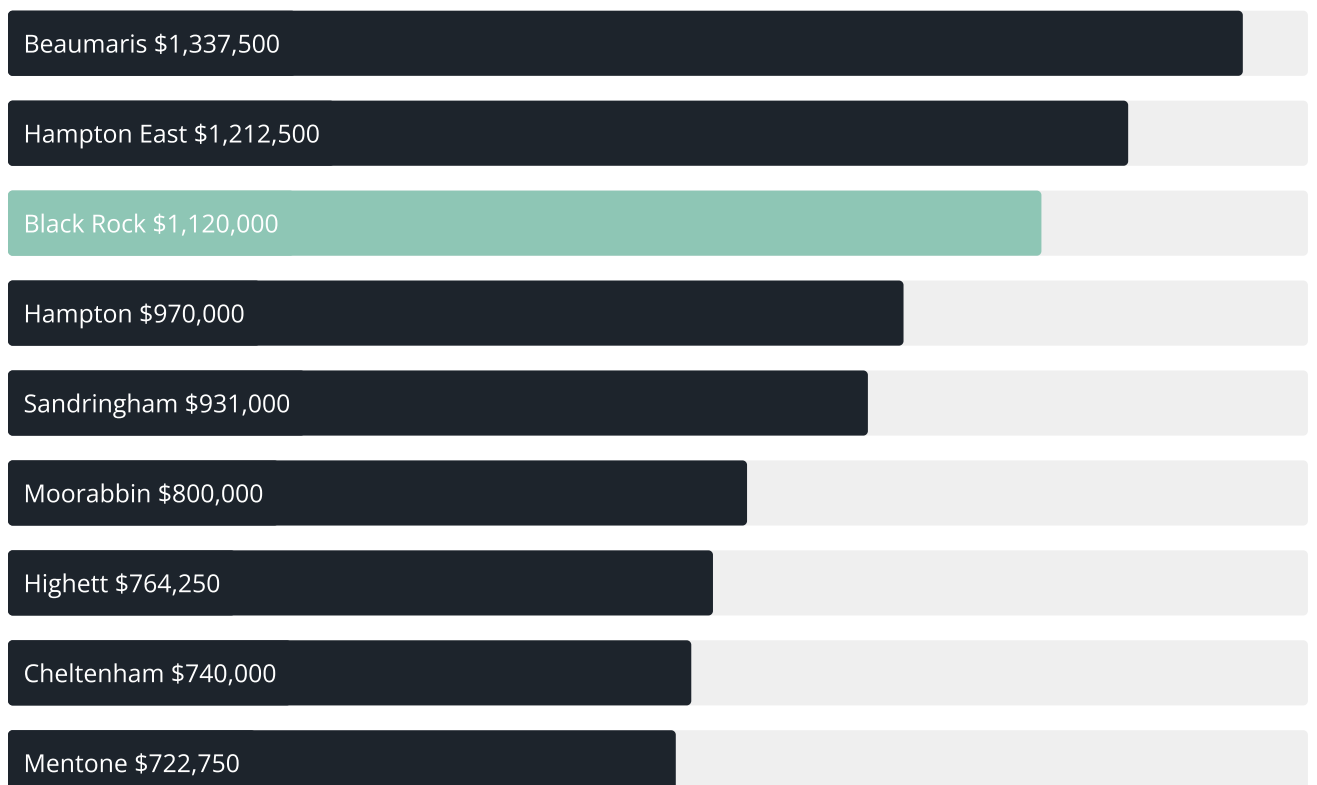
\$1.12m

Quarterly Price Change

14.28% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

BLACK ROCK SUBURB REPORT

Sale Method*



● Auction 88%
● Private 12%

Auction Clearance Rate*

78.26%

Median Days on Market^

24 days

Average Hold Period*

6.8 years

Dwelling Type^



● Houses 56% ● Units 44%

Ownership^



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

Population^

6,389

Median Asking Rent per week*

\$1,065

Population Growth^

3.73%

Rental Yield*

2.39%

Median Age^

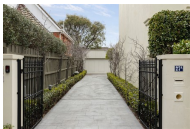
49 years

Median Household Size^

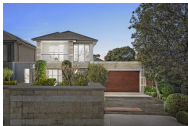
2.5 people

BLACK ROCK SUBURB REPORT

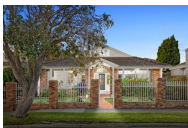
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3/1 Karrakatta St Black Rock	2	Unit	\$805,000	25 Oct 2025
 5/54 Ebden Av Black Rock	2	Apartment	\$564,500	15 Oct 2025
 17a Iona St Black Rock	4	Townhouse	\$2,310,000	09 Oct 2025
 1/33 Bayview Cr Black Rock	2	Unit	\$1,277,000	09 Oct 2025
 2/27 Ardoyne St Black Rock	3	Townhouse	\$1,710,000	04 Oct 2025
 10 Smeed St BLACK ROCK	3	House	\$2,050,000	20 Sep 2025
 20 Iluka St Black Rock	3	Townhouse	\$1,870,000	13 Sep 2025
 3/263 Beach Rd Black Rock	3	Unit	\$1,437,500	13 Sep 2025
 55 Iona St Black Rock	5	House	\$3,750,000	06 Sep 2025
 121 Bluff Rd Black Rock	3	Townhouse	\$1,420,000	30 Aug 2025

BLACK ROCK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 537a Balcombe Rd Black Rock	3	Townhouse	\$1,465,000	30 Aug 2025
 8 Second St Black Rock	4	House	\$2,150,000	27 Aug 2025
 31 Fourth St Black Rock	4	House	\$2,100,000	23 Aug 2025
 2/17-19 Tulip St Black Rock	3	Townhouse	\$1,500,000	22 Aug 2025
 3/12 Fourth St Black Rock	3	Townhouse	\$1,375,000	16 Aug 2025
 1/575 Balcombe Rd Black Rock	3	Unit	\$1,120,000	15 Aug 2025
 1/157 Bluff Rd Black Rock	3	House	\$1,499,000	26 Jul 2025
 12 Iona St Black Rock	3	House	\$2,150,000	10 Jul 2025
 59a Arkaringa Cr Black Rock	4	House	\$3,125,000	08 Jul 2025
 3/43 Second St Black Rock	2	Unit	\$1,091,000	05 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 2/541 Balcombe Rd Black Rock	4	House	\$2,231,000	05 Jul 2025
 9 Stevens Pde Black Rock	3	House	\$2,050,000	27 Jun 2025
 22 Garnet Leary Av BLACK ROCK	5	House	\$2,042,000	26 Jun 2025
 3 Heather Gr Black Rock	3	House	\$1,550,000	26 Jun 2025
 2 Oconnor St Black Rock	5	House	\$4,275,000	14 Jun 2025
 2a Second St Black Rock	4	House	\$2,825,000	05 Jun 2025
 5 Bayview Cr Black Rock	4	House	\$3,195,000	04 Jun 2025
 1/584 Balcombe Rd Black Rock	3	Flat/Unit/Apartment	\$1,200,000	28 May 2025
 8a Seaview Cr Black Rock	4	House	\$2,540,000	28 May 2025
 1/34 Second St Black Rock	2	Unit	\$880,000	28 May 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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