



Black Rock

Suburb Report



Your connection to property insights



JellisCraig

BLACK ROCK SUBURB REPORT

Median house price¹

Median

\$2.40m

Quarterly price change

6.40% ↑

Median unit price¹

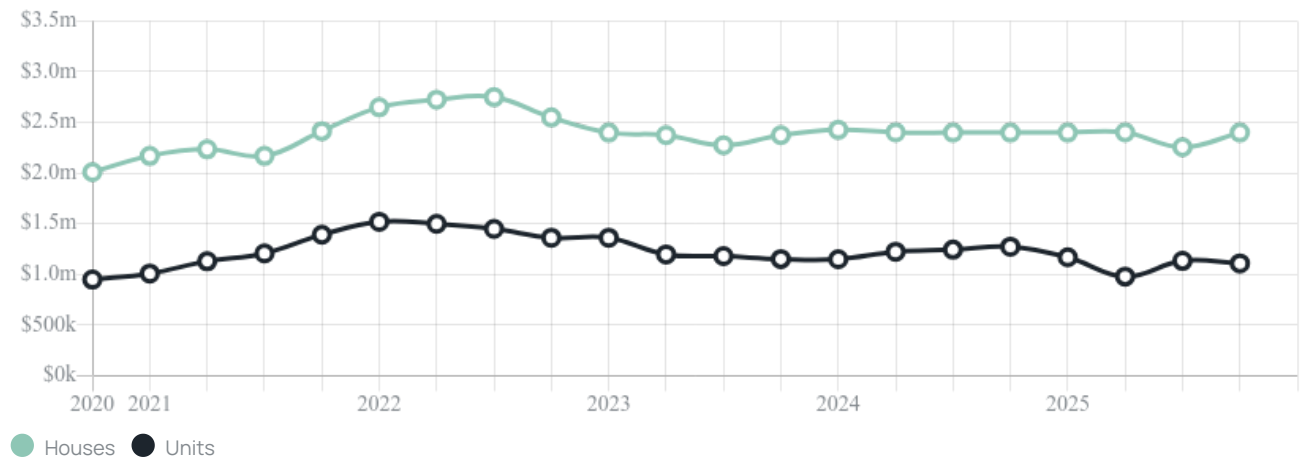
Median

\$1.11m

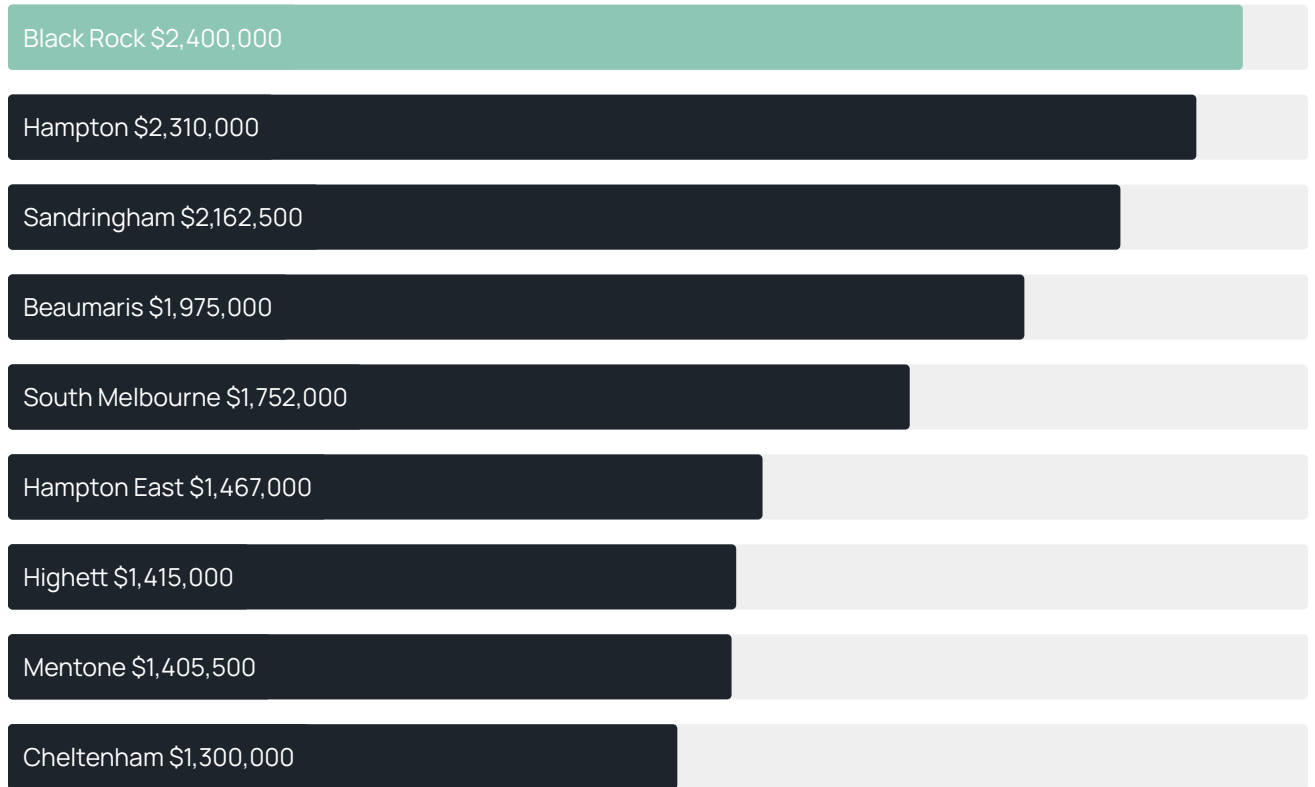
Quarterly price change

-2.20% ↓

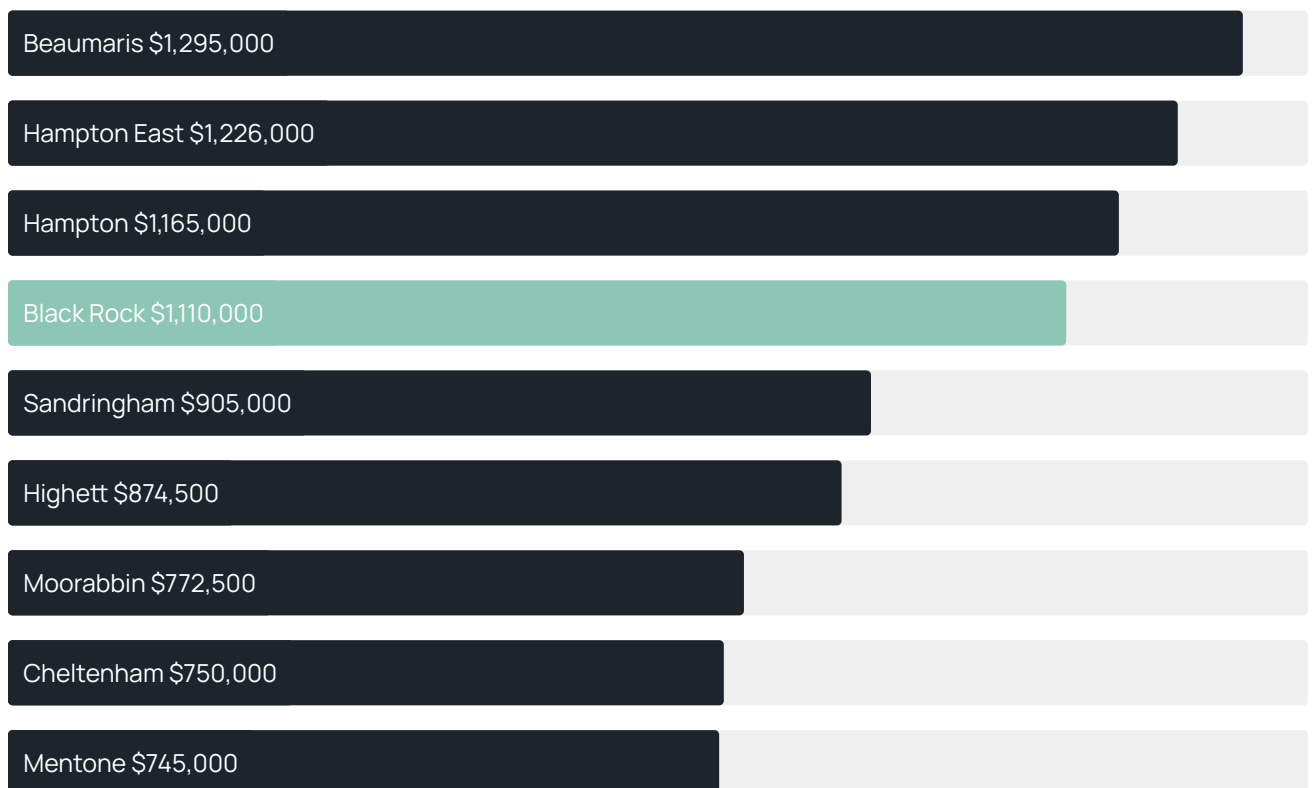
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 63%
- Private 37%

Auction clearance rate³

86.36%

Median days on market³

24 days

Average hold period¹

6.8 years

Dwelling type⁵



- Houses 56%
- Units 44%

Ownership⁵



- Owned outright 53%
- Mortgaged 33%
- Rented 15%

Population⁵

6,389

Median asking rent¹

\$1,063 per week

Population growth⁵

3.73%

Rental yield¹

2.39%

Median age⁵

49 years











Median household size⁵

2.5 people











BLACK ROCK SUBURB REPORT

Recent Black Rock sales











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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 165 Bluff Rd Black Rock	4	House	\$2,200,000	21 Mar 2026
 7/1 Karrakatta St BLACK ROCK	2	Unit	\$655,000	10 Mar 2026
 1/17 First St Black Rock	2	Villa	\$937,500	28 Feb 2026
 244 Beach Rd Black Rock	4	House	\$2,000,000	26 Feb 2026
 1/45 Bluff Rd Black Rock	2	Apartment	\$1,670,000	21 Feb 2026
 2/523 Balcombe Rd Black Rock	2	Townhouse	\$1,326,000	21 Feb 2026
 1/100 Bluff Rd Black Rock	2	Apartment	\$805,000	17 Feb 2026
 23b Stanley St Black Rock	4	Townhouse	\$3,720,000	14 Feb 2026
 57 Potter St Black Rock	3	House	\$2,130,000	14 Feb 2026
 3/4 Stanley St Black Rock	3	Townhouse	\$1,125,000	07 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 346 Beach Rd Black Rock	4	House	\$4,335,000	02 Feb 2026
 6/1 Karrakatta St Black Rock	2	Apartment	\$631,000	27 Jan 2026
 6 Bent Pde BLACK ROCK	5	House	\$900,000	16 Jan 2026
 2/82-84 Bluff Rd Black Rock	2	Unit	\$690,000	16 Jan 2026
 1/175 Bluff Rd Black Rock	2	Unit	\$920,000	20 Dec 2025
 4b Ebdon Av Black Rock	3	Flat/Unit/Apartment	\$1,050,000	19 Dec 2025
 7 Tulip St Black Rock	4	House	\$2,475,000	17 Dec 2025
 16 Hunter Av Black Rock	2	Villa	\$949,000	15 Dec 2025
 1/547 Balcombe Rd Black Rock	3	Flat/Unit/Apartment	\$1,330,000	11 Dec 2025
 1/6 First St Black Rock	2	Unit	\$907,000	09 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 18B Iluka St Black Rock	4	House	\$2,400,000	09 Dec 2025
 4/16 Second St Black Rock	2	Villa	\$920,000	08 Dec 2025
 44a Bluff Rd Black Rock	3	House	\$1,580,000	06 Dec 2025
 172 Bluff Rd Black Rock	3	House	\$1,700,000	05 Dec 2025
 5/82-84 Bluff Rd Black Rock	2	Unit	\$745,000	01 Dec 2025
 2/11 Bent Pde Black Rock	2	Villa	\$1,280,000	29 Nov 2025
 3/40 Bayview Cr Black Rock	3	Unit	\$1,130,000	26 Nov 2025
 23 Cheltenham Rd BLACK ROCK	3	House	\$1,560,000	22 Nov 2025
 101 Bluff Rd Black Rock	3	House	\$1,320,000	22 Nov 2025
 3 Eliza St Black Rock	4	House	\$2,525,000	20 Nov 2025



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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