



Black Rock

Suburb Report



Your connection to property insights



JellisCraig

BLACK ROCK SUBURB REPORT

Median house price¹

Median

\$2.48m

Quarterly price change

3.12% ↑

Median unit price¹

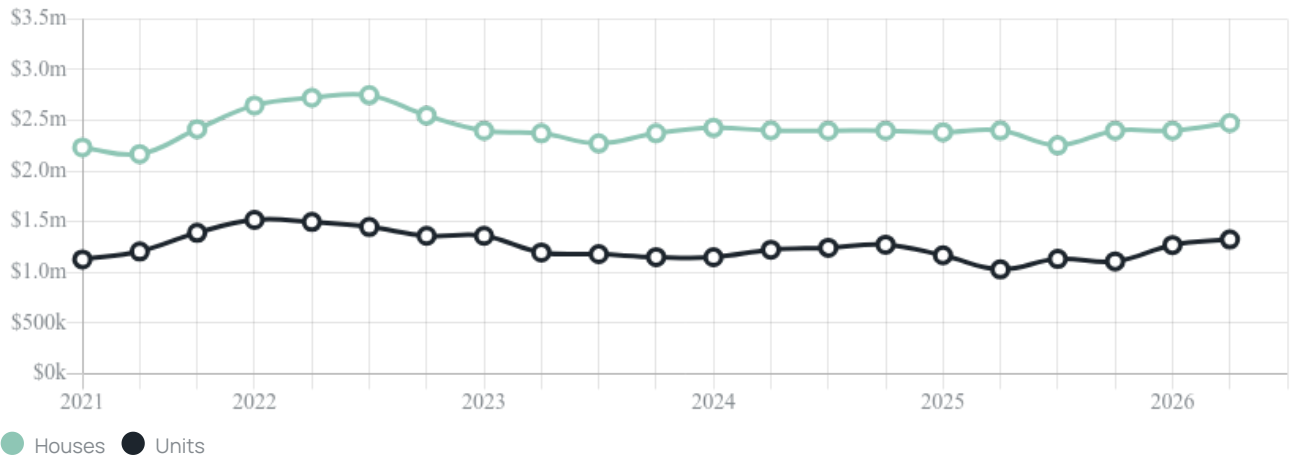
Median

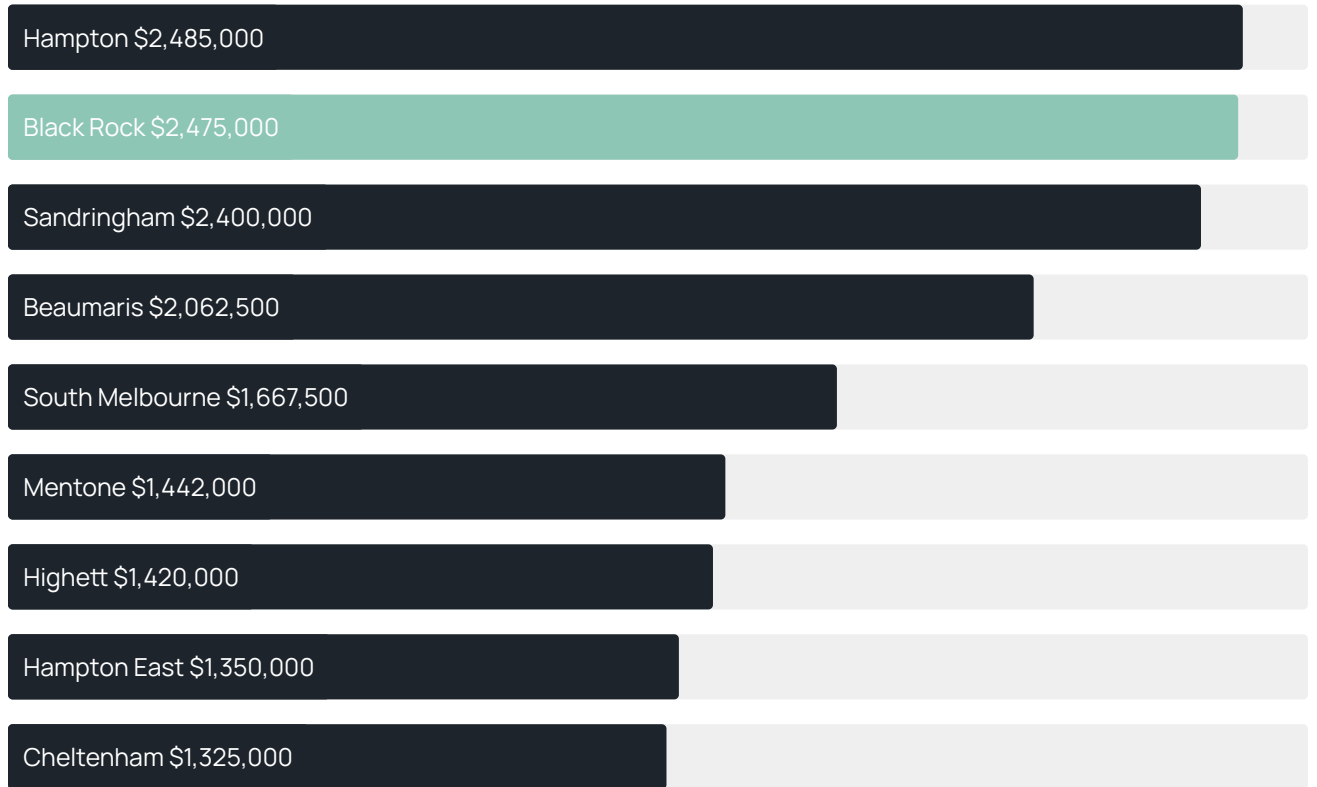
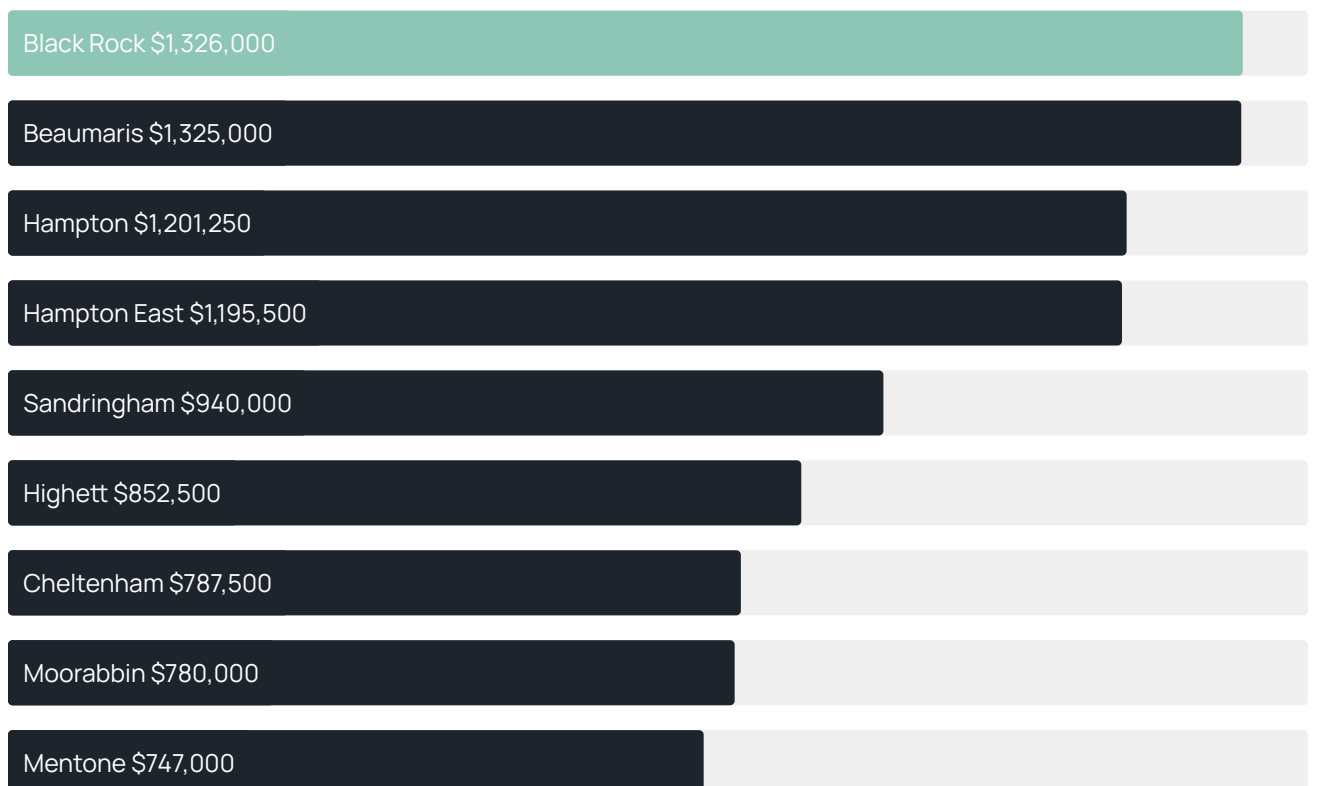
\$1.33m

Quarterly price change

4.32% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 28%
● Private 72%

Auction clearance rate³

62.5%

Median days on market³

41 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

\$1,150 per week

Population growth⁵

3.73%

Rental yield¹

2.39%

Median age⁵

49 years

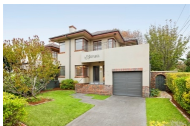
Median household size⁵

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
 8 Fifth St Black Rock	3	House	\$1,950,000	24 Jul 2026
 44 Arkaringa Cr Black Rock	4	House	\$3,250,000	11 Jul 2026
 2-4 Sylvia Cr Black Rock	5	House	\$3,210,000	30 Jun 2026
 46 Potter St Black Rock	4	House	\$2,310,000	13 Jun 2026
 72 Bluff Rd Black Rock	3	Townhouse	\$1,500,000	13 Jun 2026
 2/517 Balcombe Rd Black Rock	3	Apartment	\$1,125,000	03 Jun 2026
 1/273 Beach Rd Black Rock	4	Townhouse	\$1,925,000	30 May 2026
 549 Balcombe Rd Black Rock	1	House	\$3,750,000	23 May 2026
 5/22a Bluff Rd Black Rock	2	Apartment	\$725,000	22 May 2026
 3/20 Seaview Cr Black Rock	2	Unit	\$953,000	19 May 2026

BLACK ROCK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/7 McGregor Av Black Rock	2	Townhouse	\$990,000	16 May 2026
 27 Seaview Cr Black Rock	5	House	\$3,275,000	13 May 2026
 7/216-218 Beach Rd Black Rock	2	Unit	\$838,000	05 May 2026
 6/22a Bluff Rd Black Rock	2	Flat/Unit/Apartment	\$700,000	02 May 2026
 11/1 Karrakatta St Black Rock	2	Flat/Unit/Apartment	\$740,000	30 Apr 2026
 6 McGregor Av Black Rock	4	House	\$2,760,000	25 Apr 2026
 39 Love St Black Rock	3	House	\$1,680,000	24 Apr 2026
 2/51 Second St Black Rock	3	Townhouse	\$1,680,000	22 Apr 2026
 7/216 Beach Rd Black Rock	2	Strata Unit/Flat	\$838,000	20 Apr 2026
 3/527 Balcombe Rd Black Rock	2	Unit	\$830,000	18 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 228a Beach Rd Black Rock	4	Townhouse	\$1,950,000	08 Apr 2026
 15 Iona St Black Rock	4	House	\$4,325,000	08 Apr 2026
 4/39 Fourth St Black Rock	2	Unit	\$888,000	07 Apr 2026
 1/5 Seaview Cr Black Rock	2	Strata Unit/Flat	\$950,000	02 Apr 2026
 45 Fourth St Black Rock	4	House	\$2,515,000	31 Mar 2026
 568 Balcombe Rd Black Rock	4	House	\$2,787,500	26 Mar 2026
 1/16 First St Black Rock	3	Townhouse	\$1,770,000	25 Mar 2026
 3/21 Ebden Av Black Rock	4	Townhouse	\$1,600,000	23 Mar 2026
 1/571 Balcombe Rd Black Rock	3	Flat/Unit/Apartment	\$865,000	23 Mar 2026
 3/7 Love St Black Rock	2	Unit	\$1,045,000	21 Mar 2026



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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 01/08/2026

- 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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