



Black Rock Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BLACK ROCK SUBURB REPORT

Median house price¹

Median
\$2.26m

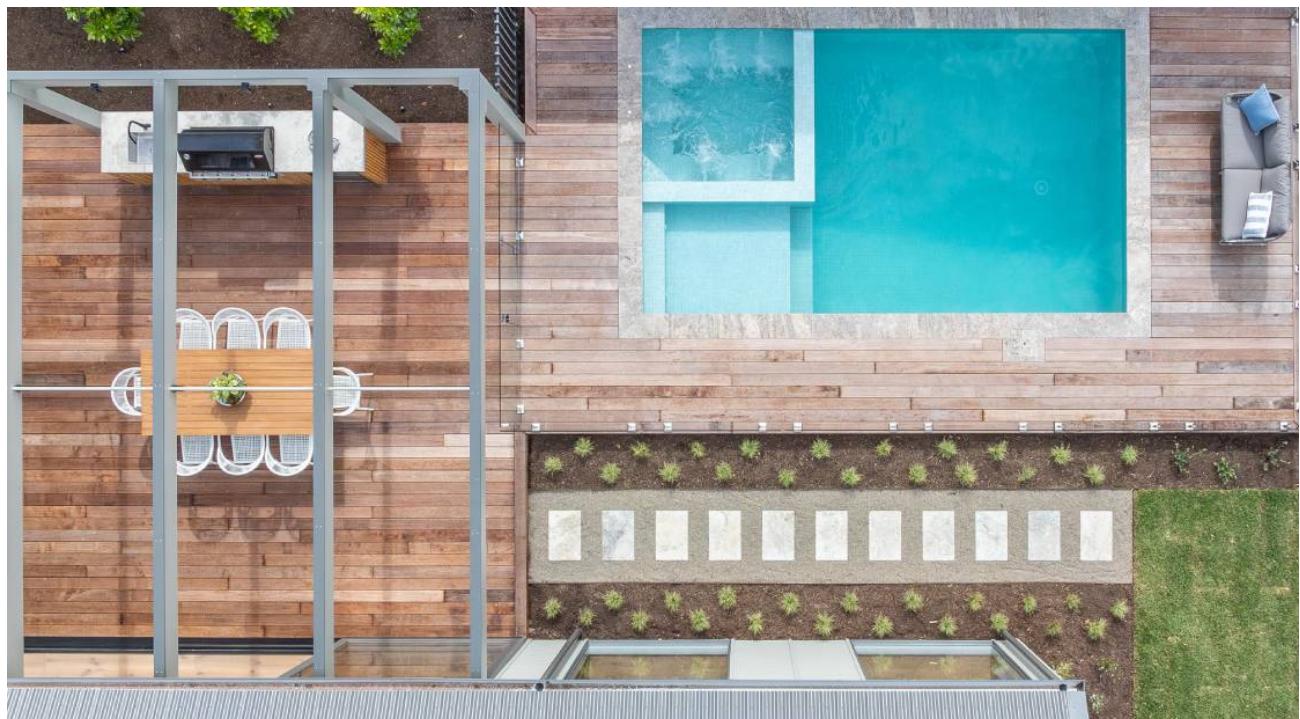
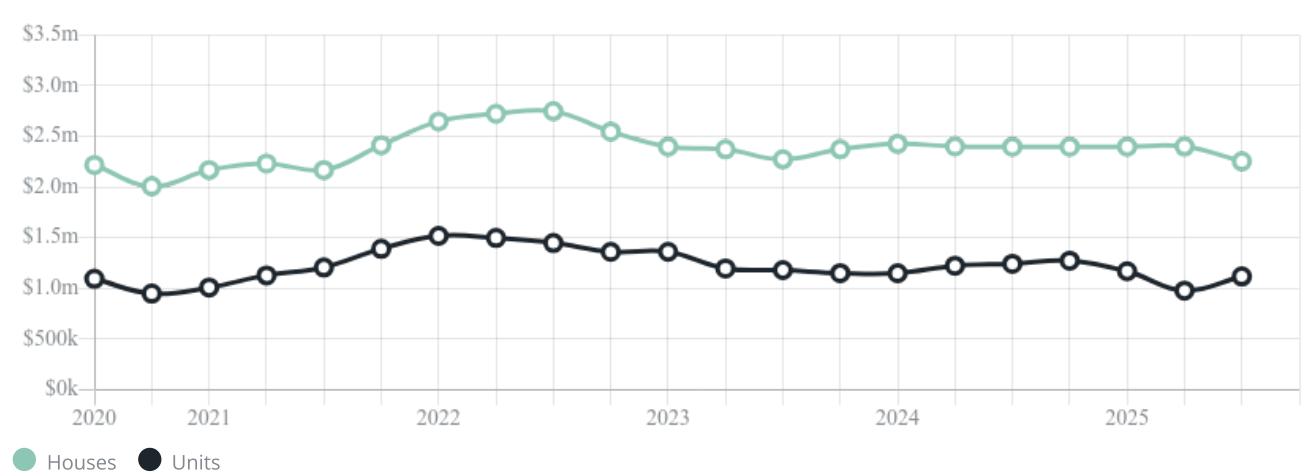
Quarterly price change
-6.07% 

Median unit price¹

Median
\$1.12m

Quarterly price change
14.28% 

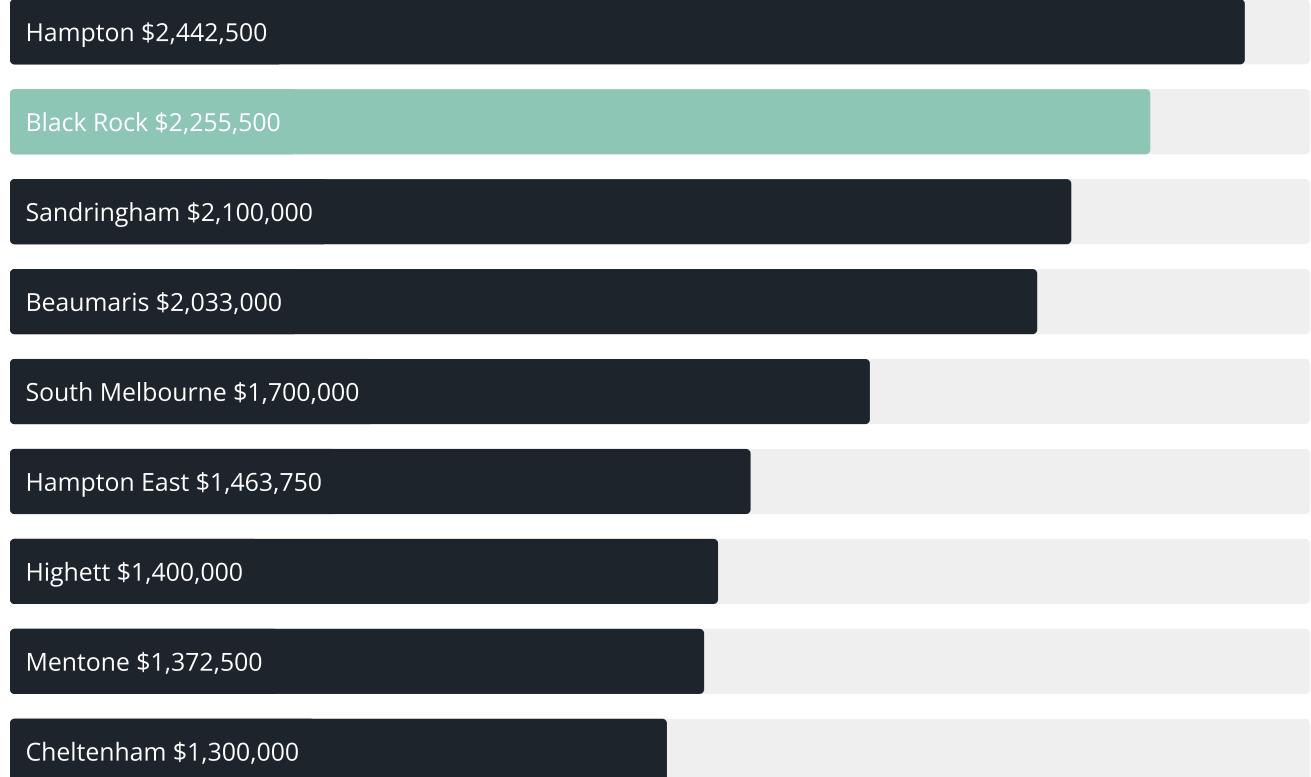
Quarterly price change¹



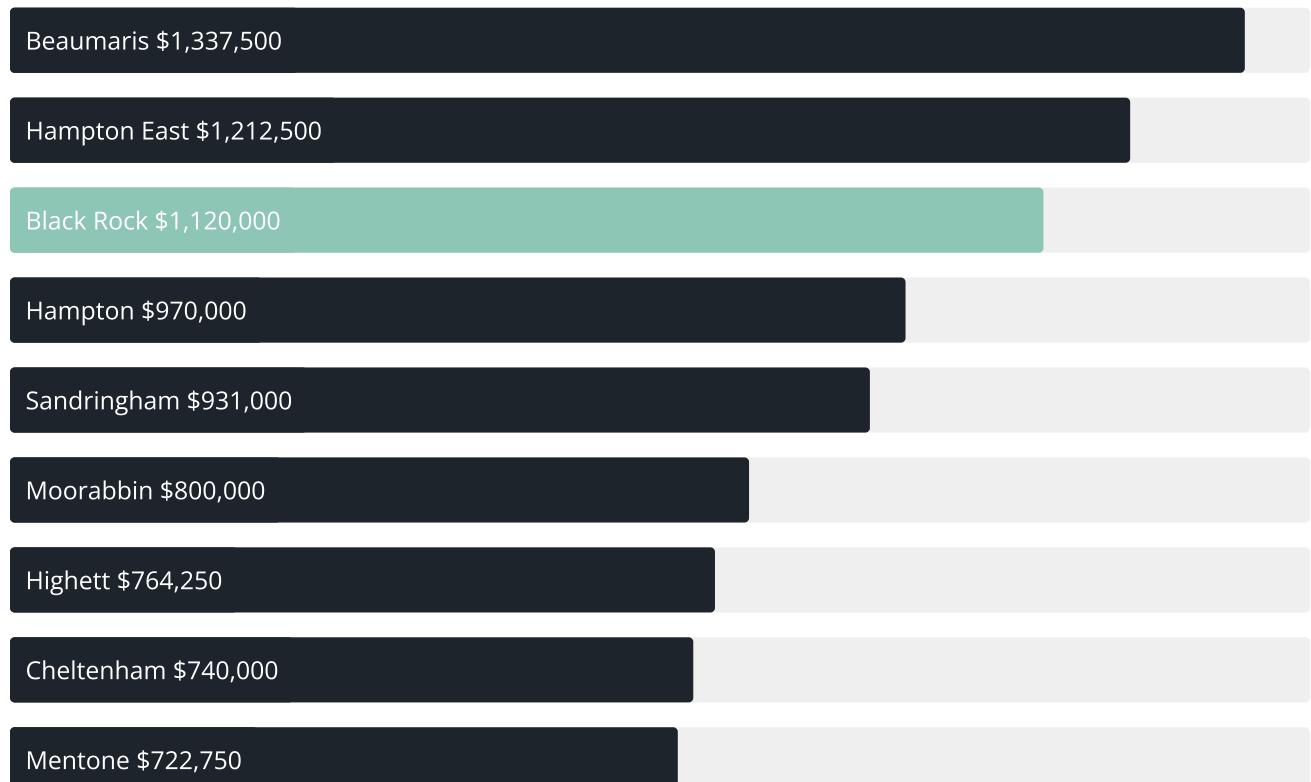
Surrounding Suburbs

BLACK ROCK SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BLACK ROCK SUBURB REPORT

Sale method²



● Auction 69%
● Private 31%

Auction clearance rate³

60%

Median days on market³

32 days

Average hold period¹

6.8 years

Insights

Dwelling type⁵



● Houses 56% ● Units 44%

Ownership⁵



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

Population⁵

6,389

Median asking rent¹

\$1,065 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/175 Bluff Rd Black Rock	2	Unit	\$920,000	20 Dec 2025
 16 Hunter Av Black Rock	2	Villa	\$949,000	15 Dec 2025
 18B Iluka St Black Rock	4	House	\$2,400,000	09 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

Sold Properties

BLACK ROCK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/24 Middleton St Black Rock	2	Unit	\$980,000	19 Nov 2025
 2 Love St Black Rock	3	House	\$2,160,000	15 Nov 2025
 15 Cheltenham Rd Black Rock	3	House	\$1,470,000	15 Nov 2025
 43 Potter St Black Rock	4	House	\$3,350,000	15 Nov 2025
 25 Sturdee Rd Black Rock	4	House	\$2,320,000	09 Nov 2025
 3/1 Karrakatta St Black Rock	2	Unit	\$805,000	25 Oct 2025
 4a Gordon Cr Black Rock	5	House	\$6,450,000	22 Oct 2025
 5/54 Ebden Av Black Rock	2	Apartment	\$564,500	15 Oct 2025
 2/8 Ebden Av Black Rock	3	Flat/Unit/Apartment	\$591,667	13 Oct 2025
 1/33 Bayview Cr Black Rock	2	Unit	\$1,277,000	09 Oct 2025

Sold Properties

BLACK ROCK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17a Iona St Black Rock	4	Townhouse	\$2,310,000	09 Oct 2025
 2/27 Ardoyne St Black Rock	3	Townhouse	\$1,710,000	04 Oct 2025
 65b Ardoyne St Black Rock	5	Townhouse	\$4,200,000	25 Sep 2025
 10 Smeed St BLACK ROCK	3	House	\$2,050,000	20 Sep 2025
 3/263 Beach Rd Black Rock	3	Unit	\$1,437,500	13 Sep 2025
 20 Iluka St Black Rock	3	Townhouse	\$1,870,000	13 Sep 2025
 174 Bluff Rd Black Rock	3	House	\$1,600,000	11 Sep 2025
 55 Iona St Black Rock	5	House	\$3,750,000	06 Sep 2025
 537a Balcombe Rd Black Rock	3	Townhouse	\$1,465,000	30 Aug 2025
 121 Bluff Rd Black Rock	3	Townhouse	\$1,420,000	30 Aug 2025



Jellis Craig Brighton
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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 08/01/2026

- 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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