



Black Rock

Suburb Report



Your connection to property insights



JellisCraig

BLACK ROCK SUBURB REPORT

Median house price¹

Median

\$2.36m

Quarterly price change

-1.66% ↓

Median unit price¹

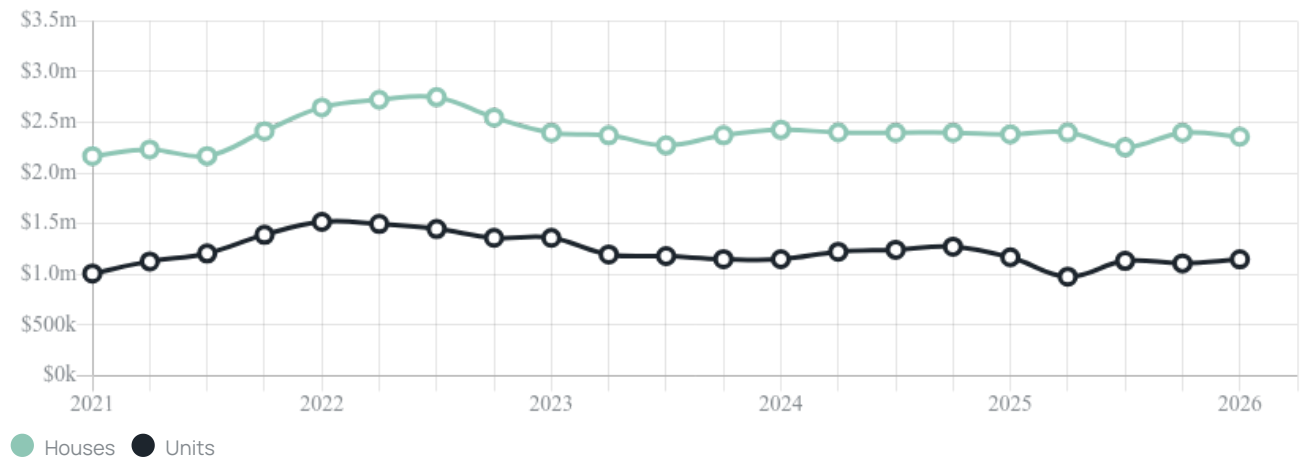
Median

\$1.15m

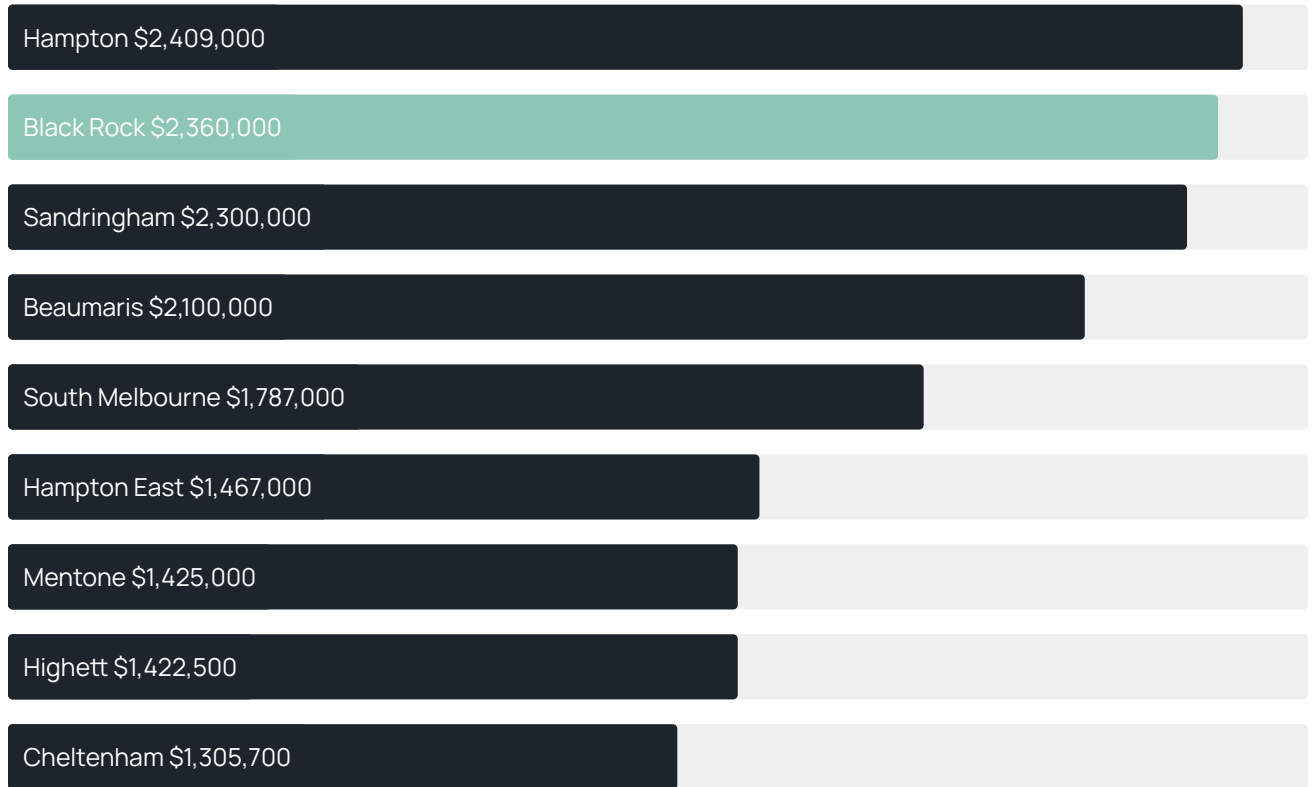
Quarterly price change

3.60% ↑

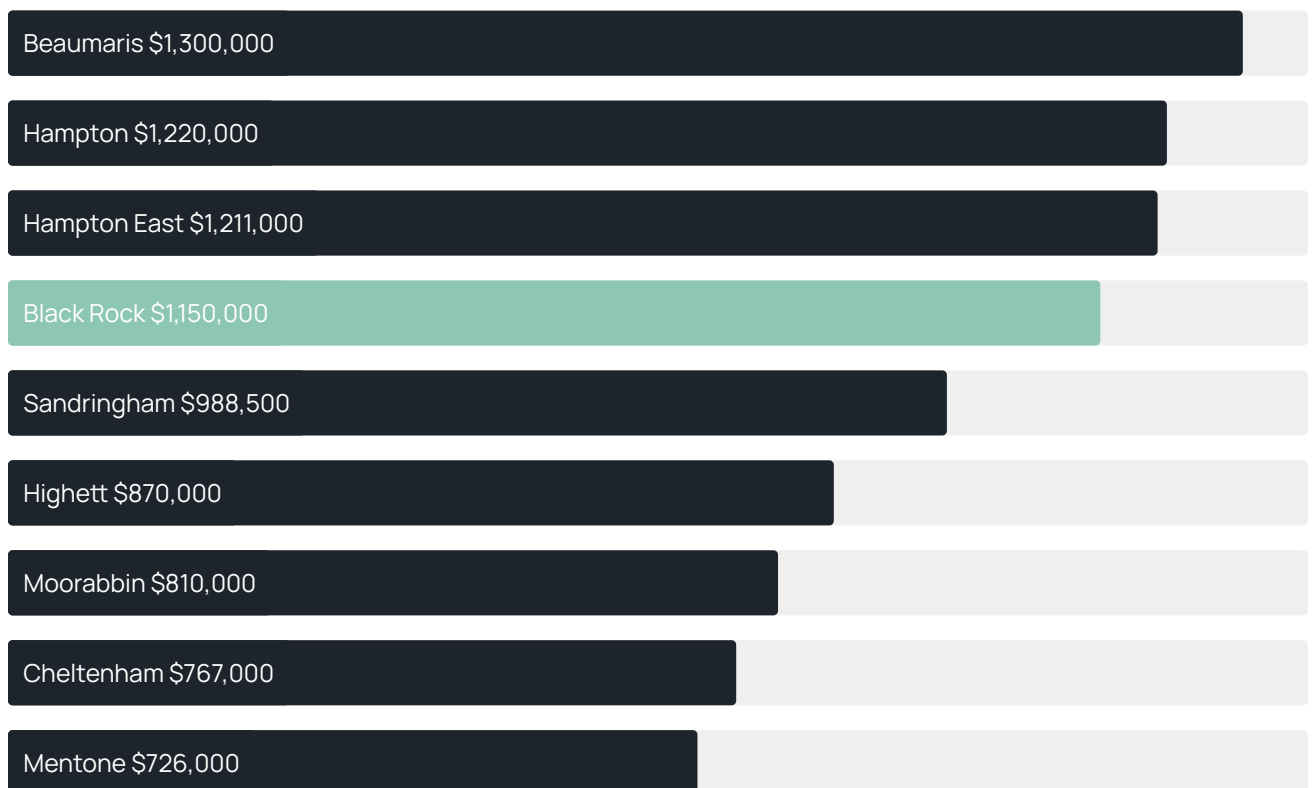
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

Sale method²



● Auction 44%
● Private 56%

Auction clearance rate³

77.78%

Median days on market³

26 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

\$1,078 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
 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
 7/216-218 Beach Rd Black Rock	2	Unit	\$838,000	05 May 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
 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
 568 Balcombe Rd Black Rock	4	House	\$2,787,500	26 Mar 2026

BLACK ROCK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/16 First St Black Rock	3	Townhouse	\$1,770,000	25 Mar 2026
 3/21 Ebdon 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
 165 Bluff Rd Black Rock	4	House	\$2,200,000	21 Mar 2026
 2/22 Fifth St Black Rock	2	Unit	\$915,000	21 Mar 2026
 34 Bent Pde Black Rock	4	House	\$1,750,000	11 Mar 2026
 7/1 Karrakatta St BLACK ROCK	2	Unit	\$655,000	10 Mar 2026
 8A Cullinane St Black Rock	3	Townhouse	\$2,220,000	05 Mar 2026
 15 Bayview Cr Black Rock	3	House	\$1,860,000	02 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 1/17 First St Black Rock	2	Villa	\$937,500	28 Feb 2026
 28 Central Av Black Rock	3	House	\$2,115,000	26 Feb 2026
 244 Beach Rd Black Rock	4	House	\$2,000,000	26 Feb 2026
 3/333 Beach Rd Black Rock	2	Apartment	\$1,561,500	24 Feb 2026
 3/19-21 Fourth St Black Rock	2	Flat/Unit/Apartment	\$843,000	24 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
 72A Ardoyne St Black Rock	4	Townhouse	\$2,350,000	14 Feb 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 01/06/2026

- 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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