



Black Rock

# Suburb Report



Your connection to property insights



**JellisCraig**

## BLACK ROCK SUBURB REPORT

### Median house price<sup>1</sup>

Median

**\$2.36m**

Quarterly price change

**-1.66% ↓**

### Median unit price<sup>1</sup>

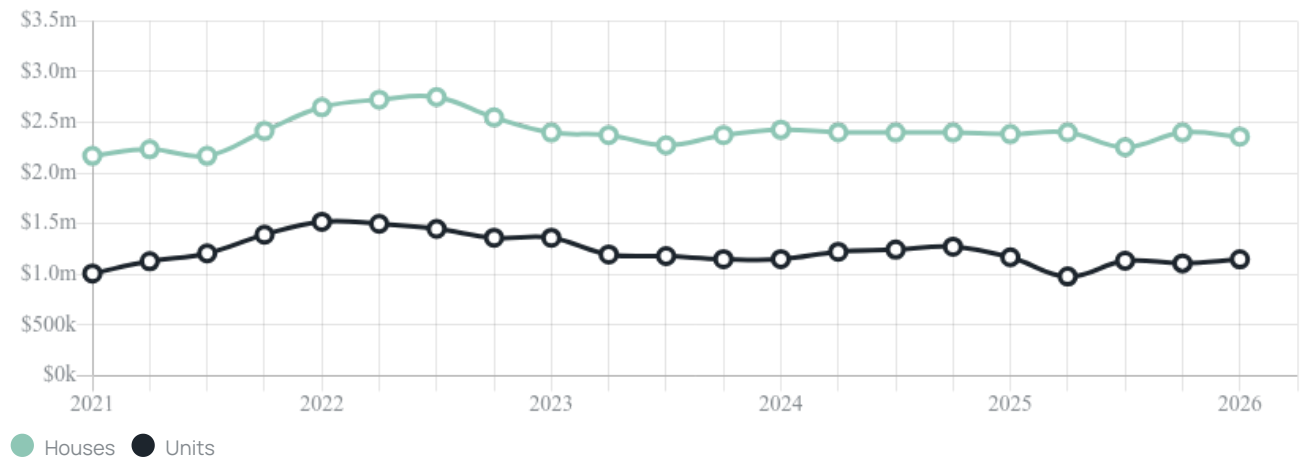
Median

**\$1.15m**

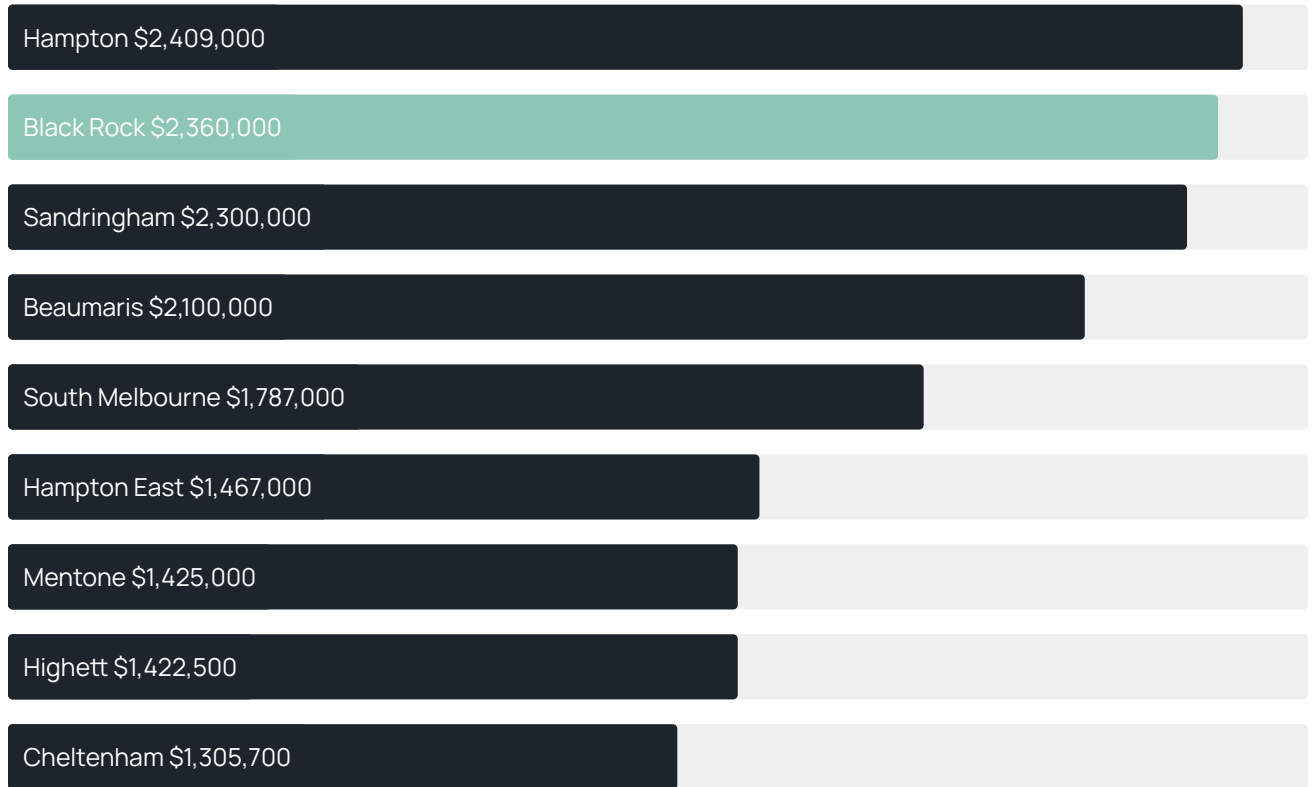
Quarterly price change

**3.60% ↑**

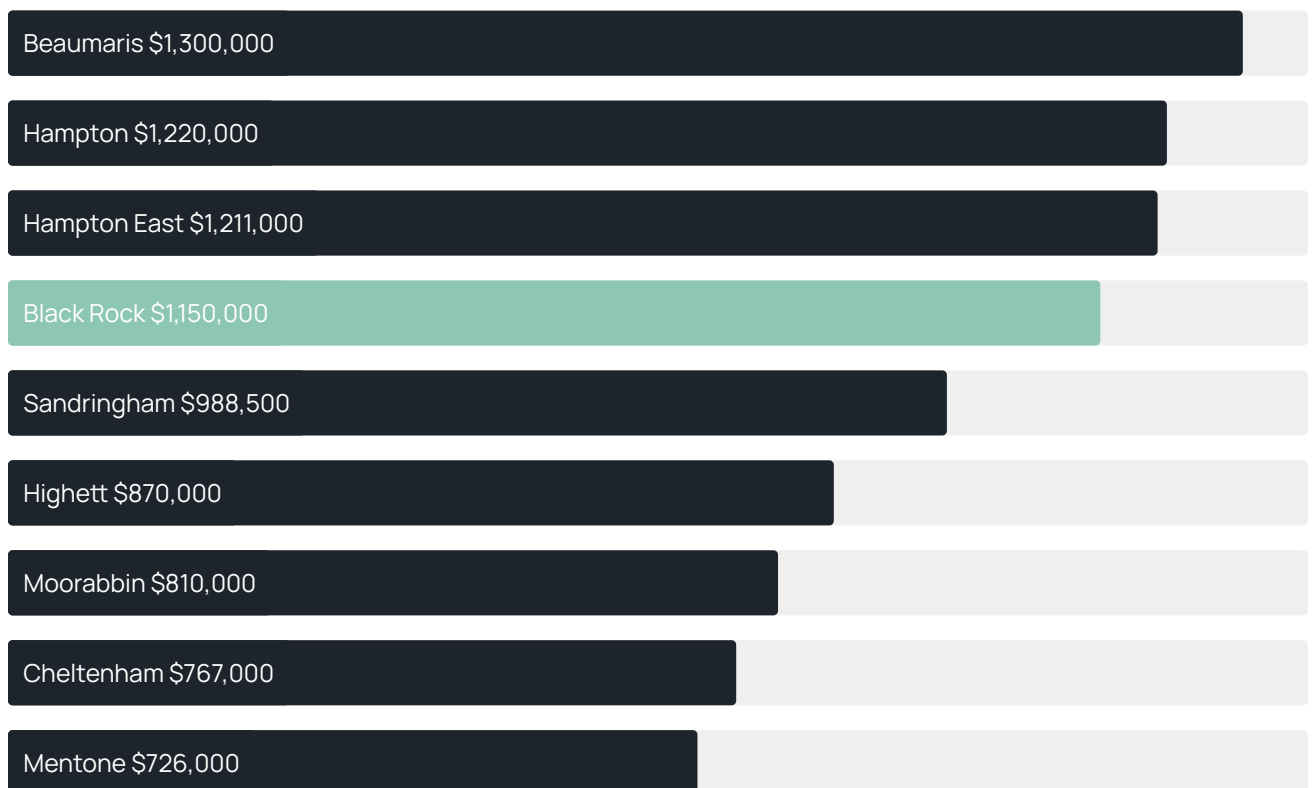
### Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

84%

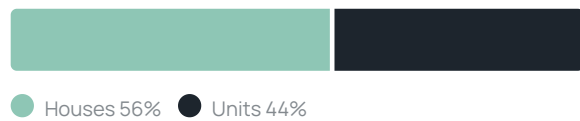
Median days on market<sup>3</sup>

24 days

Average hold period<sup>1</sup>

6.8 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

6,389

Median asking rent<sup>1</sup>

\$1,078 per week

Population growth<sup>5</sup>

3.73%

Rental yield<sup>1</sup>

2.39%

Median age<sup>5</sup>

49 years







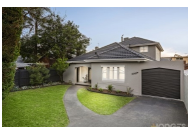



Median household size<sup>5</sup>

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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 39 Love St Black Rock	3	House	\$1,680,000	30 Apr 2026
 2/51 Second St Black Rock	3	Townhouse	\$1,680,000	28 Apr 2026
 15 Iona St Black Rock	4	House	\$4,325,000	08 Apr 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
 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

## BLACK ROCK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 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

## BLACK ROCK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 30 Eliza St Black Rock	3	Land	\$2,175,000	23 Dec 2025
 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
 4b Gordon Cr Black Rock	5	House	\$5,750,000	18 Dec 2025



**Jellis Craig Brighton**  
Level 1, 181 Bay Street, Brighton  
03 9194 1200

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 01/05/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.