Black Rock

Suburb Report

Your connection to property insights

JellisCraig

Median house price

Median[1]

$2.40m

Monthly median price change[2]

0.00% ↓

Median unit price

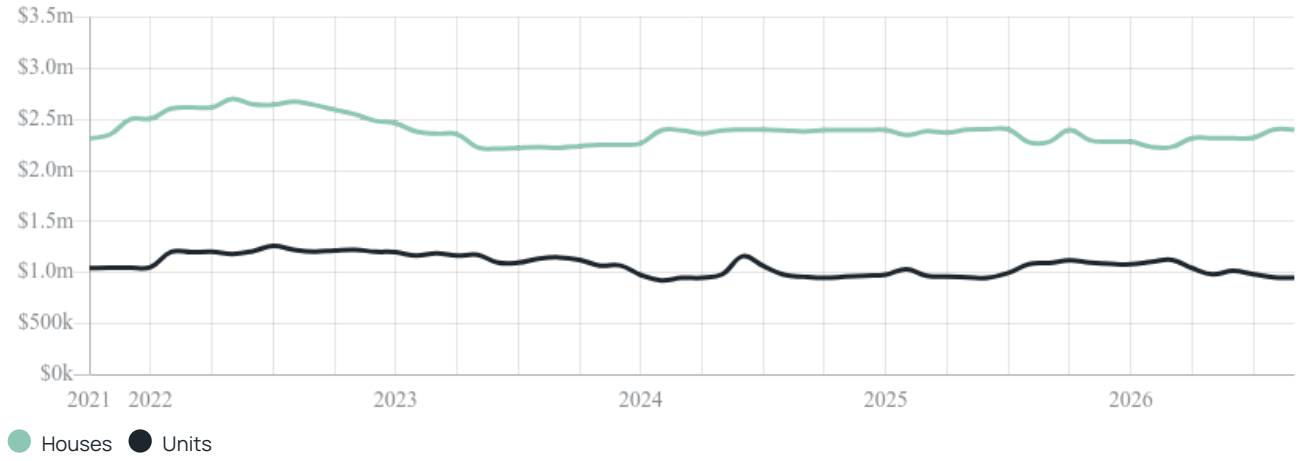
Median[1]

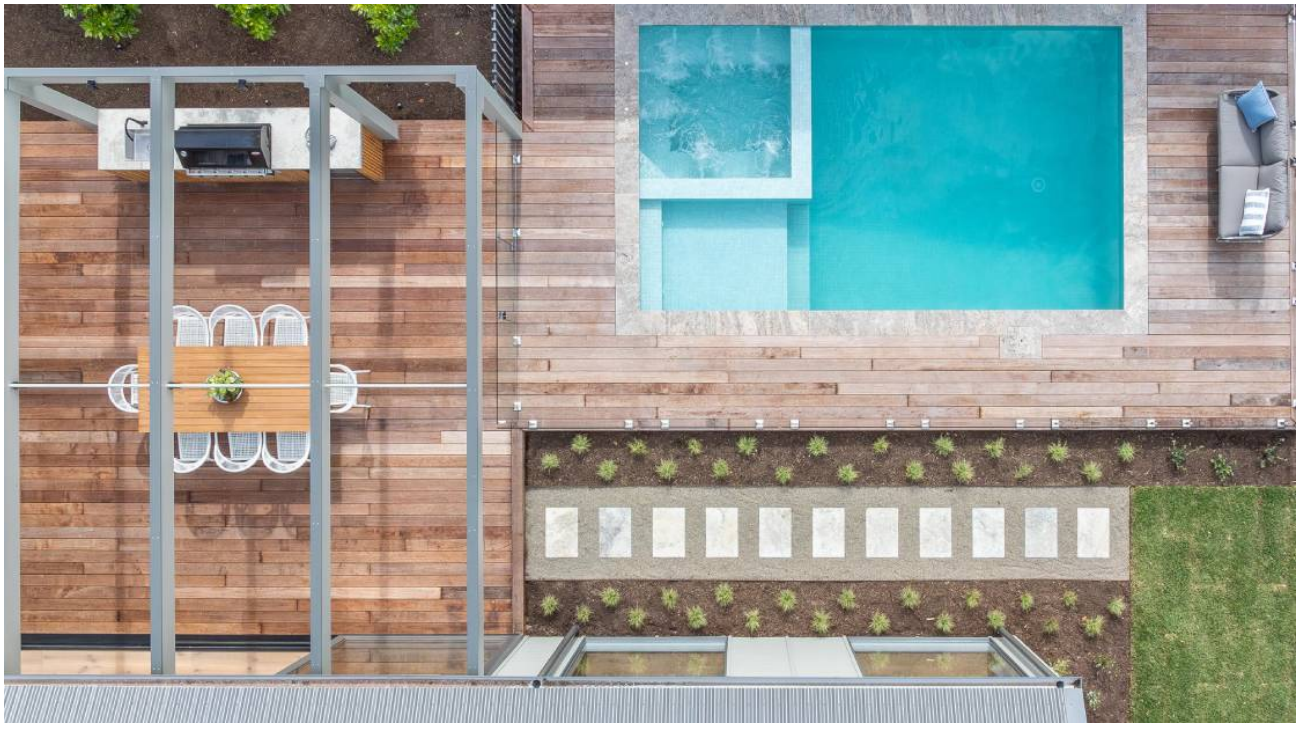
$950k

Monthly median price change[2]

-0.31% ↓

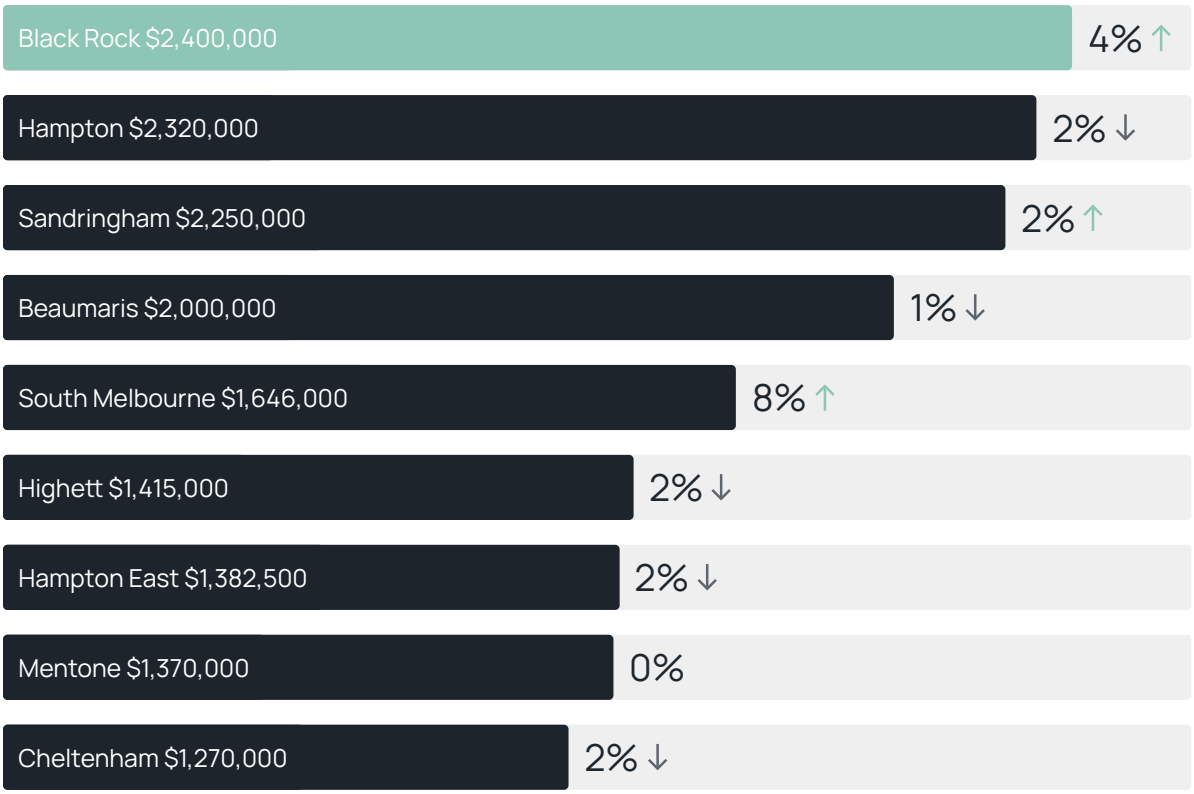
Black Rock monthly median property prices[3]



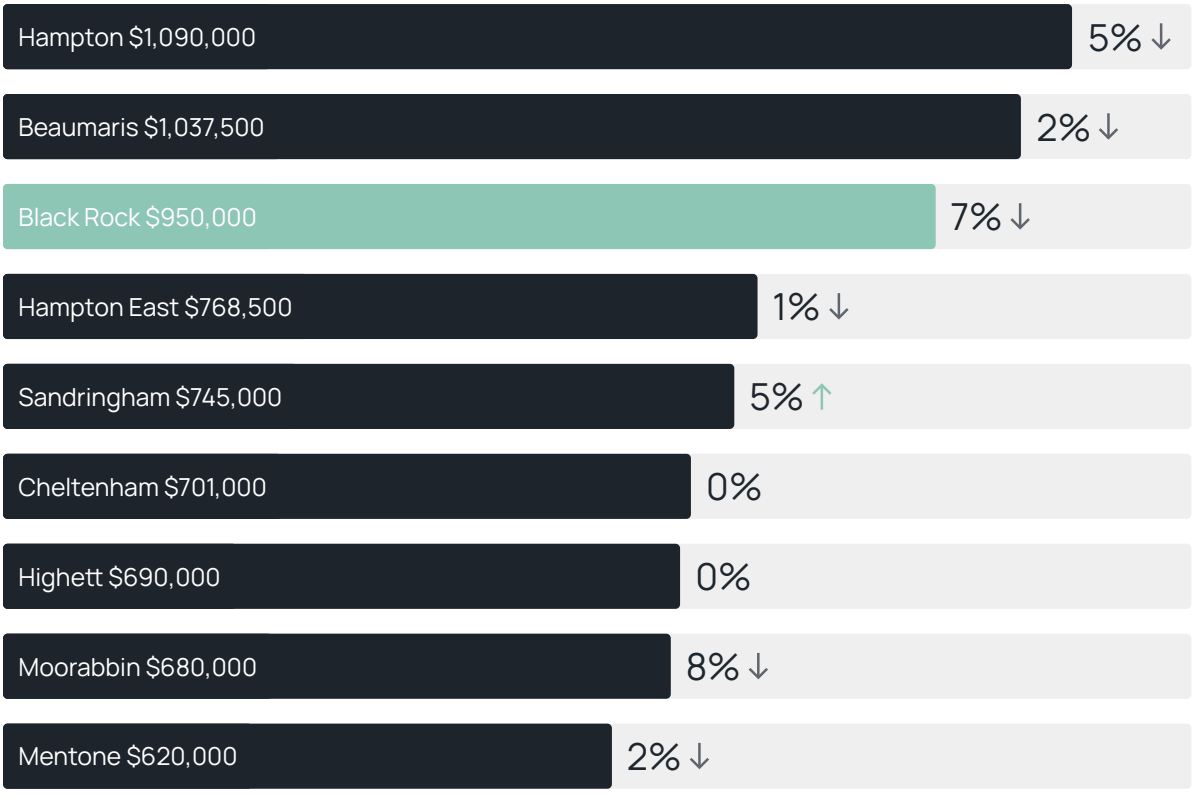


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

69%

Median days on market[5]

House	Unit
29 days	27 days

Average hold period[1]

House	Unit
16.0 years	16.2 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

6,389

Population growth[7]

3.73%

Median age[7]

49 years

Median household size[7]

2.5 people

Median asking rent per week[1]

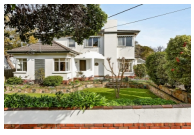
House	Unit
$1,490	$700

Rental yield[8]

House	Unit
2.96%	3.73%

Recent Black Rock sales[5]

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
	7/342 Beach Road Black Rock	2	Apartment	Undisclosed	19 Oct 2026
	28 Arranmore Avenue Black Rock	4	House	$2,283,000	17 Oct 2026
	9 Red Bluff Street Black Rock	4	House	Undisclosed	15 Oct 2026
	1 Arkaringa Crescent Black Rock	4	House	$2,160,000	14 Oct 2026
	2/7 Arranmore Avenue Black Rock	2	Unit	$775,000	14 Oct 2026
	3/91A Bluff Road Black Rock	4	Townhouse	$1,790,000	06 Oct 2026
	1/38 Second Street Black Rock	2	Unit	$1,001,000	03 Oct 2026
	30b First Street Black Rock	4	Townhouse	Undisclosed	30 Sep 2026
	1/17 Stanley Street Black Rock	3	Townhouse	$1,355,000	30 Sep 2026
	60 Bayview Crescent Black Rock	4	House	Undisclosed	25 Sep 2026

Address	Bedrooms	Type	Price	Sold
 2/91A Bluff Road Black Rock	4	Townhouse	Undisclosed	22 Sep 2026
 29A Second Street Black Rock	4	House	Undisclosed	19 Sep 2026
 3/41 Fourth Street Black Rock	2	Unit	$840,000	05 Sep 2026
 31A Ardoyne Street Black Rock	4	Townhouse	Undisclosed	03 Sep 2026
 2/27 Fourth Street Black Rock	2	Unit	$825,000	31 Aug 2026
 1/8 McGregor Avenue Black Rock	3	Townhouse	$1,400,000	29 Aug 2026
 2/47 Iona Street Black Rock	3	Unit	$1,600,000	28 Aug 2026
 31 Central Avenue Black Rock	4	House	$3,350,000	27 Aug 2026
 20 Iona Street Black Rock	4	House	Undisclosed	19 Aug 2026
 2/43 Second Street Black Rock	2	Unit	$770,000	18 Aug 2026

Sold Properties

Address		Bedrooms	Type	Price	Sold
	8 Stanhope Street Black Rock	4	House	Undisclosed	12 Aug 2026
	4/1 Karrakatta Street Black Rock	2	Townhouse	$800,000	10 Aug 2026
	1/35 Third Street Black Rock	2	Unit	$1,122,000	03 Aug 2026
	1/3 First Street Black Rock	2	Villa	$870,000	01 Aug 2026
	16 Love Street Black Rock	3	House	$2,055,000	31 Jul 2026
	8 Fifth Street Black Rock	3	House	$1,950,000	24 Jul 2026
	36 Seaview Crescent Black Rock	3	House	Undisclosed	24 Jul 2026
	7B Smeed Street Black Rock	4	House	$2,450,000	22 Jul 2026
	29B Ardoyne Street Black Rock	4	House	Undisclosed	11 Jul 2026
	44 Arkaringa Crescent Black Rock	4	House	$3,250,000	11 Jul 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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