



Black Rock

Suburb Report



Your connection to property insights



JellisCraig

BLACK ROCK SUBURB REPORT

Median house price¹

Median

\$2.38m

Quarterly price change

2.37% ↑

Median unit price¹

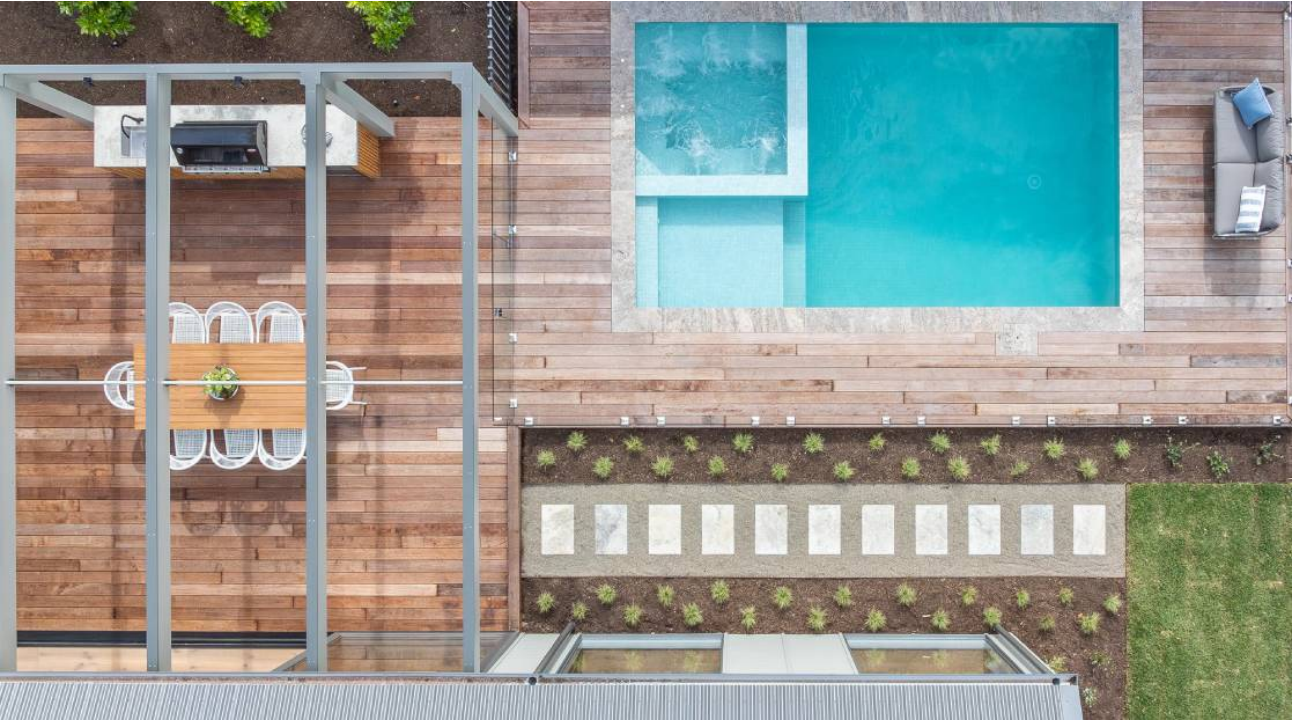
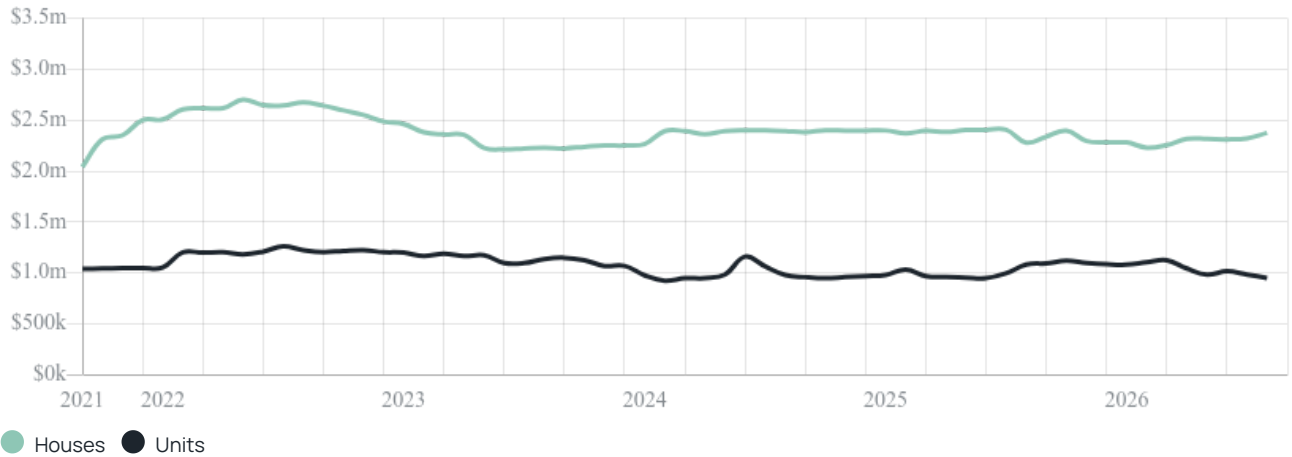
Median

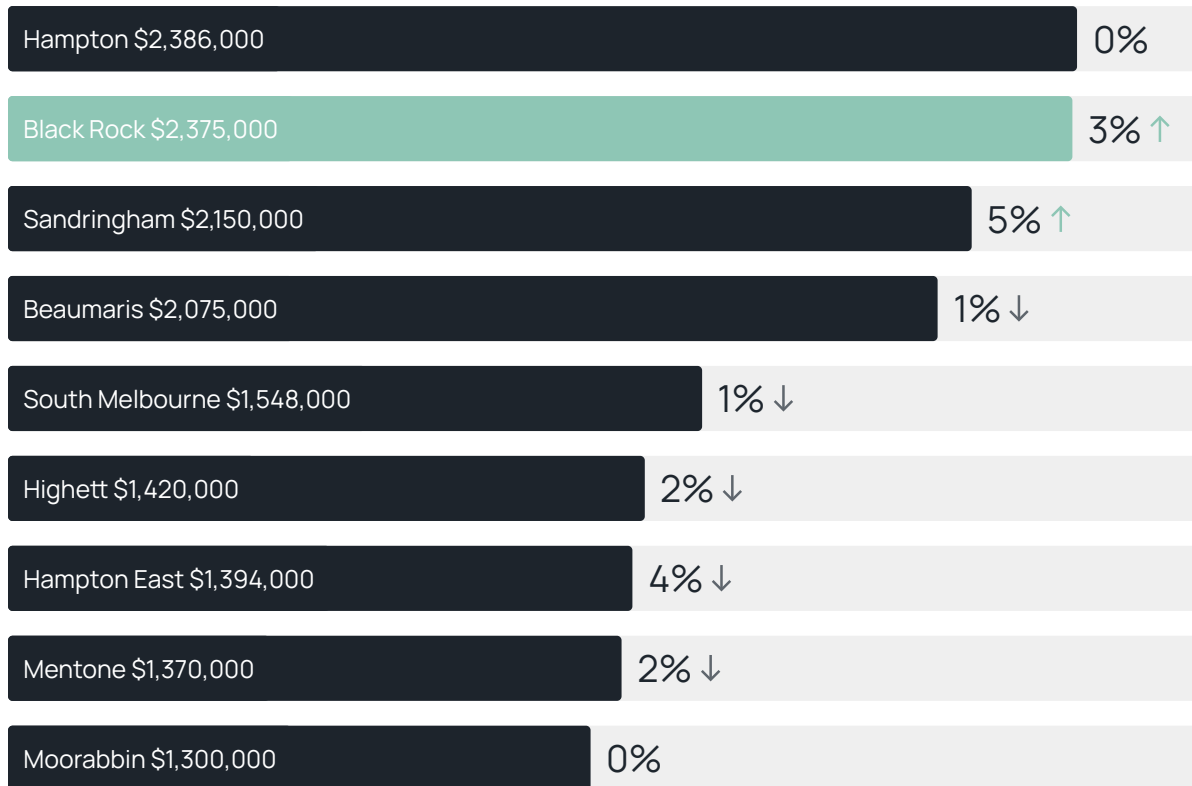
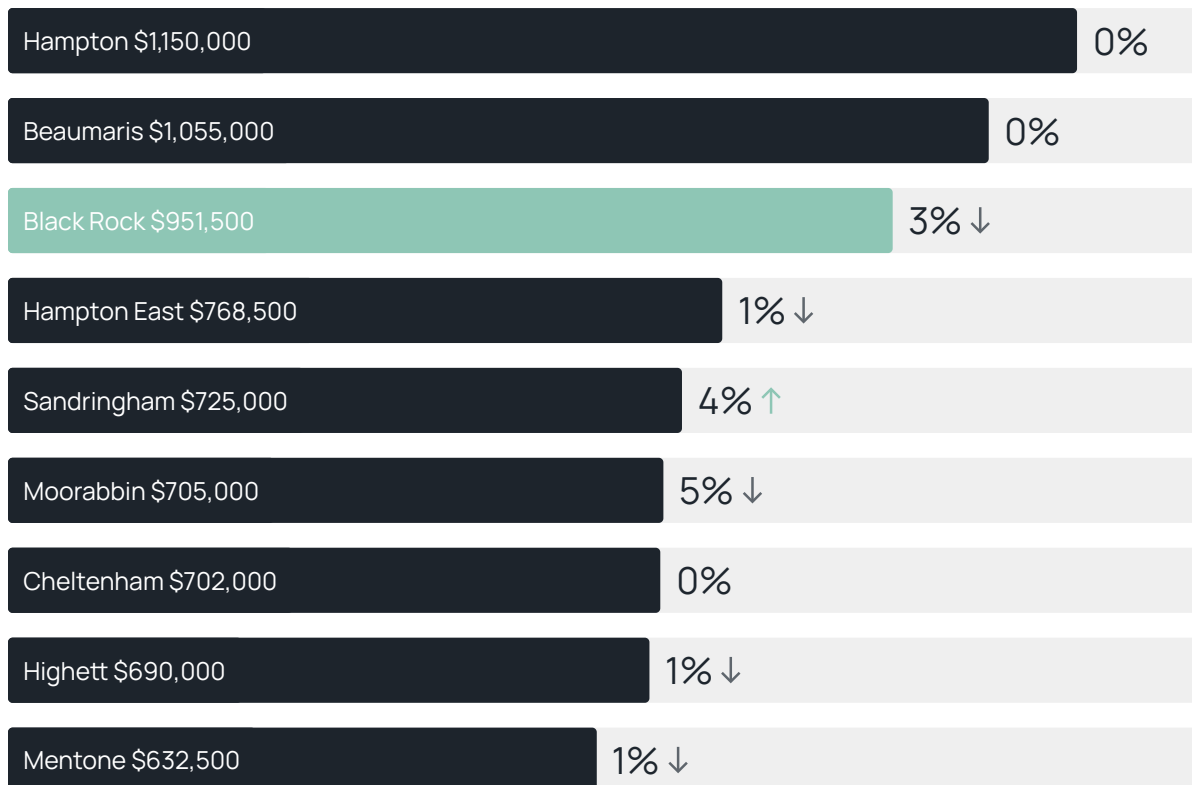
\$952k

Quarterly price change

-3.40% ↓

Black Rock quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

61.54%

Median days on market³

House

Unit

26 days

28 days

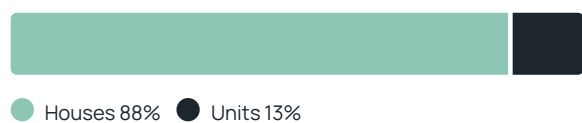
Average hold period¹

House

Unit

15.9 years

15.3 years

Dwelling type⁵Population⁵

6,389

Ownership⁵Median asking rent per week¹

Unit

\$1,370

\$700

Population growth⁵

3.73%

Rental yield¹

House

Unit

2.97%

3.32%

Median age⁵

49 years

Median household size⁵

2.5 people

Recent Black Rock sales²

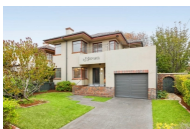
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscreag.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 60 Bayview Crescent Black Rock	4	House	Undisclosed	25 Sep 2026
 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

BLACK ROCK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/43 Second Street Black Rock	2	Unit	\$770,000	18 Aug 2026
 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	Undisclosed	01 Aug 2026
 16 Love Street Black Rock	3	House	Undisclosed	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	Undisclosed	22 Jul 2026
 29B Ardoyne Street Black Rock	4	House	Undisclosed	11 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 44 Arkaringa Crescent Black Rock	4	House	\$3,250,000	11 Jul 2026
 2 - 4 Sylvia Crescent Black Rock	5	House	\$3,210,000	06 Jul 2026
 1/91a Bluff Road Black Rock	4	Townhouse	\$1,550,000	03 Jul 2026
 3/316 Beach Road Black Rock	4	Townhouse	Undisclosed	03 Jul 2026
 2/517 Balcombe Road Black Rock	3	Apartment	\$1,125,000	16 Jun 2026
 72 Bluff Road Black Rock	3	Townhouse	\$1,500,000	13 Jun 2026
 46 Potter Street Black Rock	4	House	\$2,310,000	13 Jun 2026
 12 College Grove Black Rock	4	House	Undisclosed	12 Jun 2026
 1/273 Beach Road Black Rock	4	Townhouse	\$1,925,000	06 Jun 2026
 91b Bluff Road Black Rock	4	House	Undisclosed	03 Jun 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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