



Black Rock

# Suburb Report



Your connection to property insights



JellisCraig

BLACK ROCK SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.35m

Quarterly price change

1.51% ↑

Median unit price<sup>1</sup>

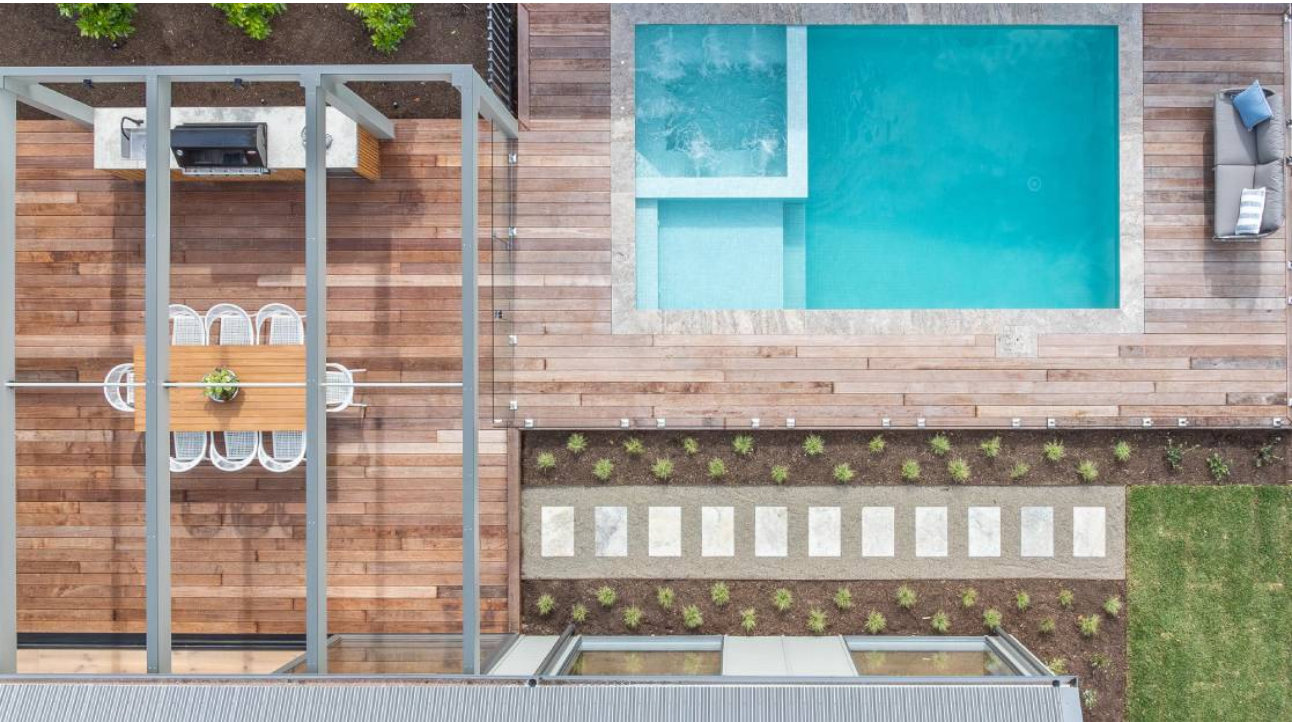
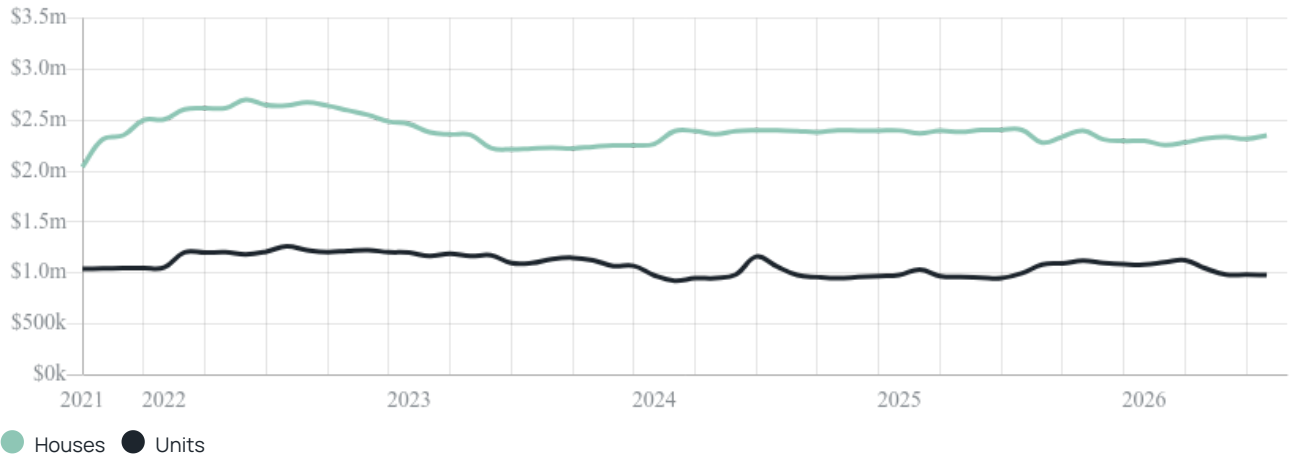
Median

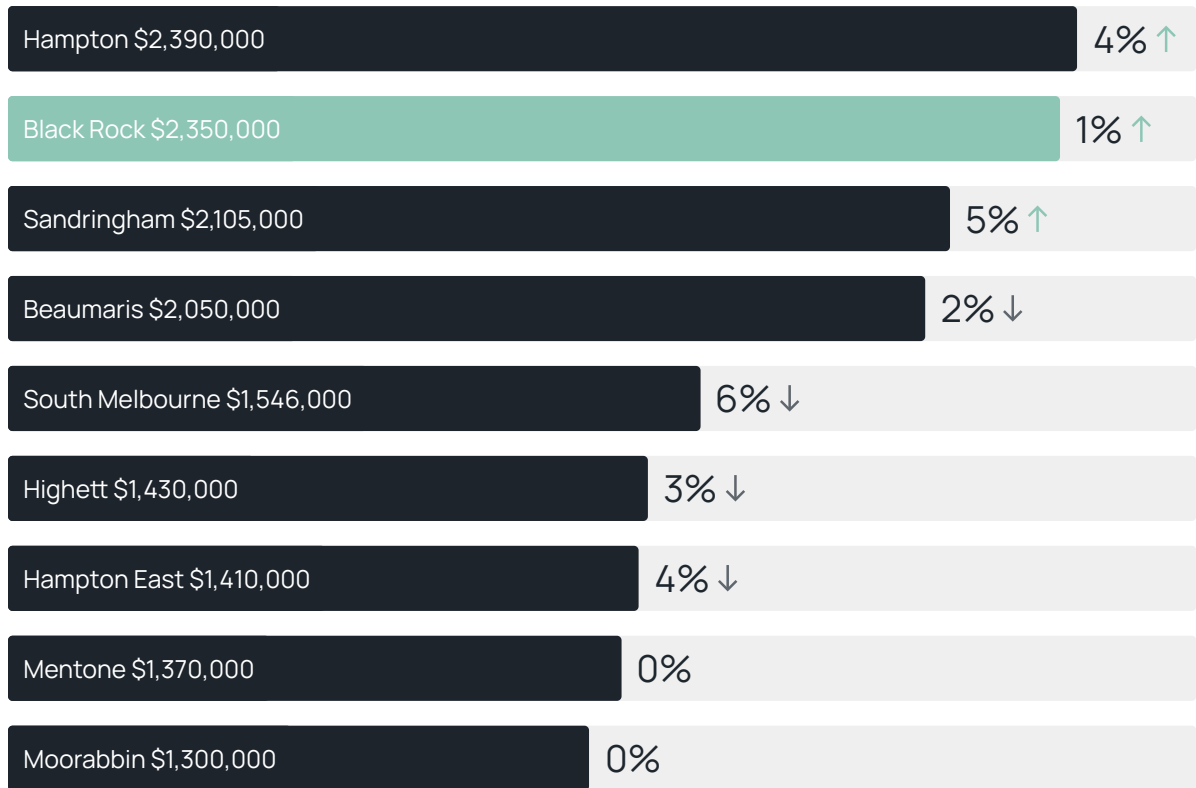
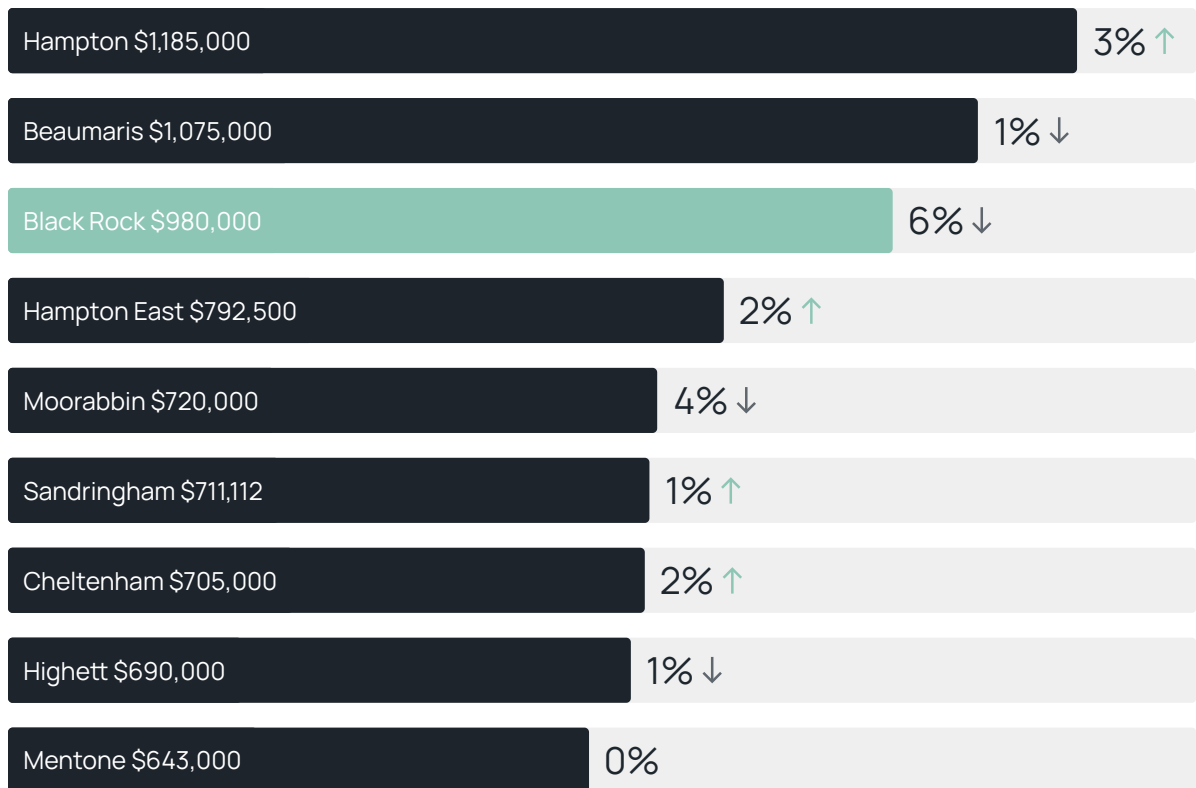
\$980k

Quarterly price change

-0.51% ↓

Black Rock quarterly median property prices<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>

62.5%

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

House

Unit

26 days

28 days

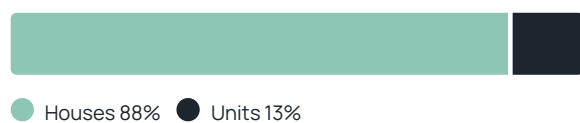
Average hold period<sup>1</sup>

House

Unit

15.8 years

15.1 years

Dwelling type<sup>5</sup>Population<sup>5</sup>

6,389

Population growth<sup>5</sup>

3.73%

Ownership<sup>5</sup>Median asking rent per week<sup>1</sup>

Unit

\$1,400

\$700

Rental yield<sup>1</sup>

House

Unit

3.01%

3.38%

Median age<sup>5</sup>

49 years

Median household size<sup>5</sup>

2.5 people

## Recent Black Rock sales<sup>2</sup>

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](https://jellisraig.com.au/suburb-reports)

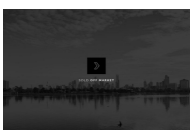
| Address                                                                                                                 | Bedrooms | Type      | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  2/27 Fourth Street<br>Black Rock      | 2        | Unit      | \$825,000   | 31 Aug 2026 |
|  1/8 McGregor Avenue<br>Black Rock     | 3        | Townhouse | \$1,400,000 | 29 Aug 2026 |
|  2/47 Iona Street<br>Black Rock        | 3        | Unit      | \$1,600,000 | 28 Aug 2026 |
|  20 Iona Street<br>Black Rock         | 4        | House     | Undisclosed | 19 Aug 2026 |
|  2/43 Second Street<br>Black Rock    | 2        | Unit      | \$770,000   | 18 Aug 2026 |
|  8 Stanhope Street<br>Black Rock     | 4        | House     | Undisclosed | 12 Aug 2026 |
|  4/1 Karrakatta Street<br>Black Rock | 2        | Townhouse | \$800,000   | 10 Aug 2026 |
|  1/35 Third Street<br>Black Rock     | 2        | Unit      | \$1,122,000 | 03 Aug 2026 |
|  1/3 First Street<br>Black Rock      | 2        | Villa     | Undisclosed | 01 Aug 2026 |
|  16 Love Street<br>Black Rock        | 3        | House     | Undisclosed | 31 Jul 2026 |

## BLACK ROCK SUBURB REPORT

| Address                                                                                                                 | Bedrooms | Type      | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  8 Fifth Street<br>Black Rock          | 3        | House     | \$1,950,000 | 24 Jul 2026 |
|  36 Seaview Crescent<br>Black Rock     | 3        | House     | Undisclosed | 24 Jul 2026 |
|  7B Smeed Street<br>Black Rock         | 4        | House     | Undisclosed | 22 Jul 2026 |
|  29B Ardoyne Street<br>Black Rock      | 4        | House     | Undisclosed | 11 Jul 2026 |
|  44 Arkaringa Crescent<br>Black Rock  | 4        | House     | \$3,250,000 | 11 Jul 2026 |
|  2 - 4 Sylvia Crescent<br>Black Rock | 5        | House     | Undisclosed | 06 Jul 2026 |
|  1/91a Bluff Road<br>Black Rock      | 4        | Townhouse | \$1,550,000 | 03 Jul 2026 |
|  3/316 Beach Road<br>Black Rock      | 4        | Townhouse | Undisclosed | 03 Jul 2026 |
|  2/517 Balcombe Road<br>Black Rock   | 3        | Apartment | \$1,125,000 | 16 Jun 2026 |
|  72 Bluff Road<br>Black Rock         | 3        | Townhouse | \$1,500,000 | 13 Jun 2026 |



## BLACK ROCK SUBURB REPORT

| Address                                                                                                                    | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  46 Potter Street<br>Black Rock           | 4        | House     | \$2,310,000 | 13 Jun 2026 |
|  12 College Grove<br>Black Rock           | 4        | House     | Undisclosed | 12 Jun 2026 |
|  1/273 Beach Road<br>Black Rock           | 4        | Townhouse | \$1,925,000 | 06 Jun 2026 |
|  91b Bluff Road<br>Black Rock             | 4        | House     | Undisclosed | 03 Jun 2026 |
|  1A Eliza Street<br>Black Rock           | 4        | House     | \$3,500,000 | 01 Jun 2026 |
|  51 Iona Street<br>Black Rock           | 4        | House     | Undisclosed | 30 May 2026 |
|  26 Duff Street<br>Black Rock           | 3        | House     | \$1,425,000 | 28 May 2026 |
|  549 Balcombe<br>Road<br>Black Rock     | 1        | House     | \$3,750,000 | 23 May 2026 |
|  3/20 Seaview<br>Crescent<br>Black Rock | 2        | Unit      | \$953,000   | 23 May 2026 |
|  5/22A Bluff Road<br>Black Rock         | 2        | Apartment | Undisclosed | 22 May 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.

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Data is current as of PDF generation date 01/09/2026

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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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