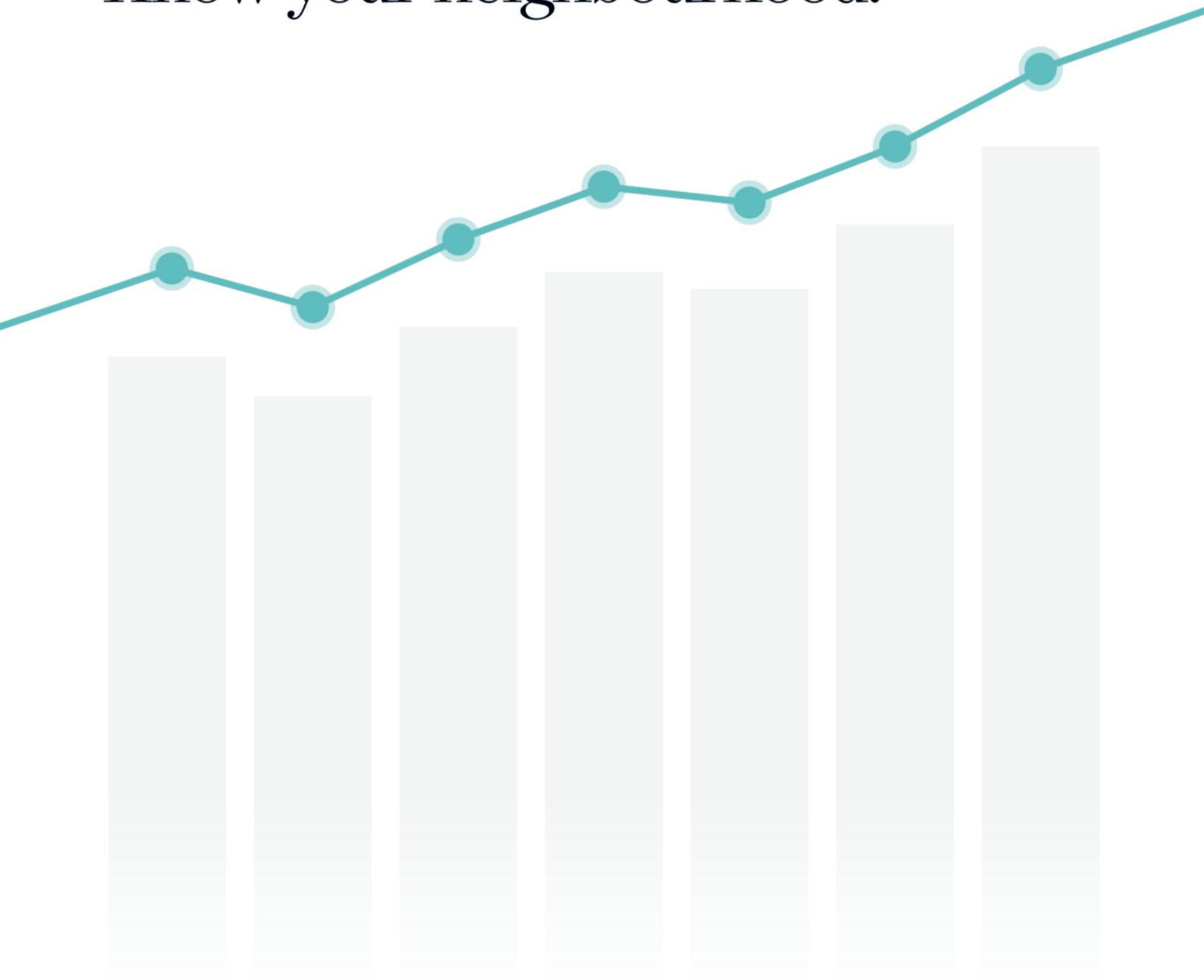


BLACK HILL  


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

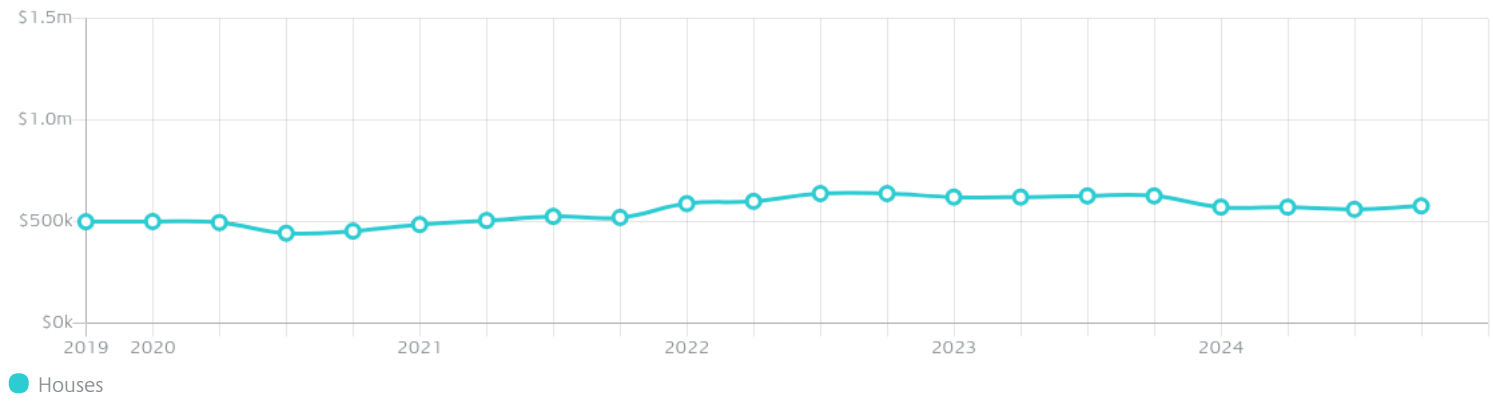
Median

**\$577k**

Quarterly Price Change

**3.03% ↑**

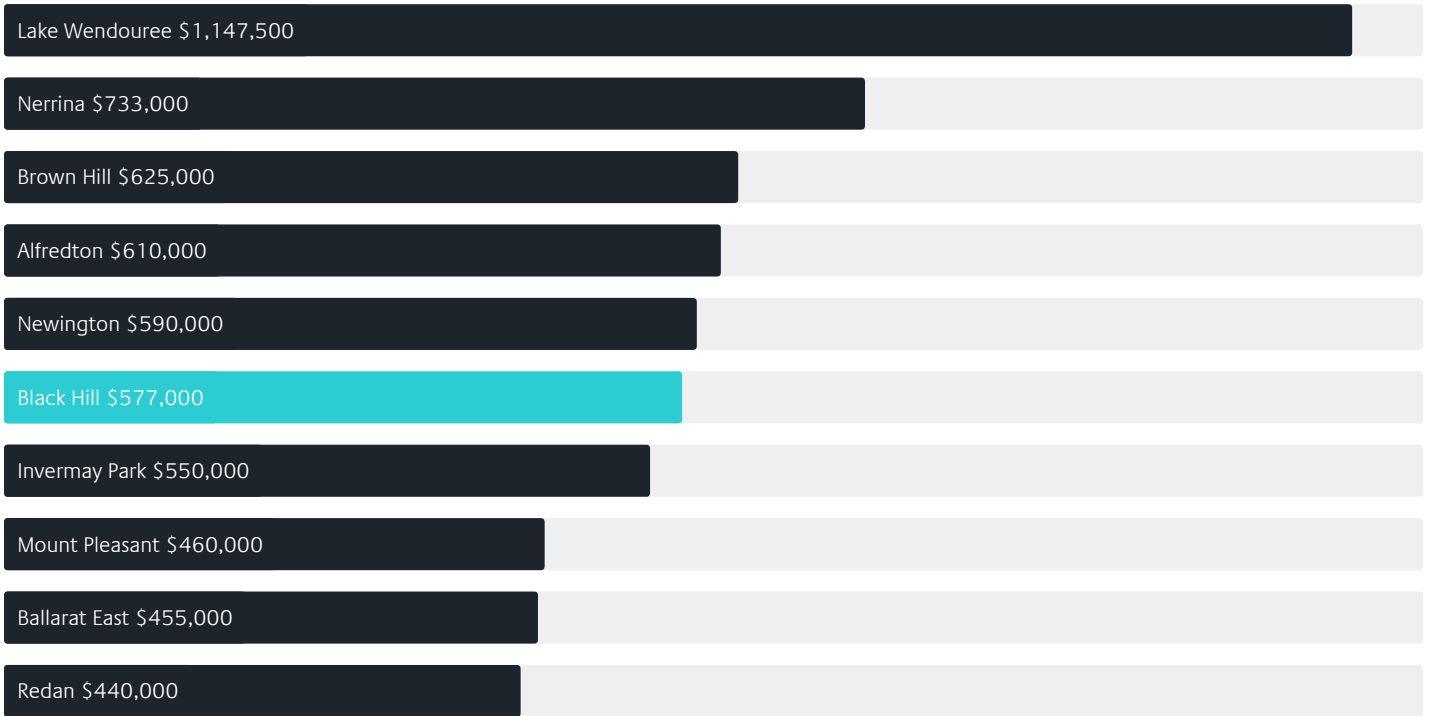
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

---

## Sale Method<sup>\*</sup>



● Private 100%

## Median Days on Market<sup>^</sup>

73 days

---

## Average Hold Period<sup>\*</sup>

6.6 years

---

# Insights

---

## Dwelling Type<sup>^</sup>



● Houses 84% ● Units 16%

## Ownership<sup>^</sup>



● Owned Outright 35% ● Mortgaged 33% ● Rented 32%

## Population<sup>^</sup>

2,124

---

## Median Asking Rent per week<sup>\*</sup>

\$395

---

## Population Growth<sup>^</sup>

-0.09%

---

## Rental Yield<sup>\*</sup>

3.65%

---

## Median Age<sup>^</sup>

40 years

---













## Median Household Size<sup>^</sup>

2.2 people













---

# Sold Properties~









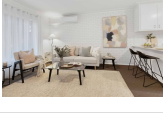



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4/414a Nicholson St Black Hill	3	Townhouse	\$485,000	25 Mar 2025
 62 Rowe St Black Hill	3	House	\$540,000	14 Mar 2025
 1 Victory La Black Hill	3	House	\$430,000	28 Feb 2025
 408 Peel St.N Black Hill	3	House	\$725,000	25 Feb 2025
 318 Nicholson St Black Hill	4	House	\$695,000	24 Feb 2025
 8 The Outlook Black Hill	4	House	\$678,000	10 Feb 2025
 12 Killeen Av Black Hill	3	House	\$550,000	07 Feb 2025
 7 Howitt St Black Hill	3	House	\$465,000	28 Jan 2025
 1/14 Brooksbank Ct Black Hill	3	Townhouse	\$580,000	08 Jan 2025
 515 Peel St.N Black Hill	3	House	\$450,000	06 Jan 2025
 10/511 Nicholson St Black Hill	2	House	\$345,000	19 Dec 2024
 5 Killeen Av Black Hill	3	House	\$465,000	18 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Leerama Ct Black Hill	4	House	\$985,000	18 Dec 2024
 3 17 Nicholson St Black Hill	5	House	\$775,000	16 Dec 2024
 5 16 Nicholson St Black Hill	3	House	\$690,000	05 Dec 2024
 1 / 19 Napier St BLACK HILL	2	Unit	\$380,000	29 Nov 2024
 26 Oliver St Black Hill	4	House	\$500,000	26 Nov 2024
 505 Nicholson St Black Hill	4	House	\$650,000	06 Nov 2024
 2 / 508 Sherrard St Black Hill	2	Unit	\$320,000	26 Oct 2024
 1 Esmond St Black Hill	3	House	\$465,000	24 Oct 2024
 1A Esmond St Black Hill	3	House	\$465,000	24 Oct 2024
 3 / 512 Peel St.N Black Hill	2	Unit	\$320,000	23 Oct 2024
 1 Clissold St Black Hill	4	House	\$360,000	16 Oct 2024
 4 Highview Ct Black Hill	4	House	\$885,000	14 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/508 Sherrard St Black Hill	2	Flat/Unit/Apartment	\$329,000	08 Oct 2024
 1/8A Sweeney St Black Hill	3	House	\$640,000	04 Oct 2024
 27 Rowe St Black Hill	2	House	\$710,000	01 Oct 2024
 9 Highview Ct Black Hill	4	House	\$717,500	25 Sep 2024
 608 Nicholson St Black Hill	4	House	\$720,000	17 Sep 2024
 521 Sherrard St Black Hill	2	House	\$425,000	13 Sep 2024
 116 Sim St Black Hill	3	House	\$555,000	06 Sep 2024
 2/517 Sherrard St Black Hill	2	House	\$420,000	30 Aug 2024
 2/19 Napier St BLACK HILL	1	House	\$260,000	16 Aug 2024
 610 Chisholm St Black Hill	3	House	\$412,660	12 Aug 2024
 503 Sherrard St Black Hill	4	House	\$680,000	08 Aug 2024
 721 Chisholm St Black Hill	5	House	\$750,000	26 Jul 2024

# Jellis Craig

Ballarat Office  
1211 Sturt Street, Ballarat  
03 5329 2500

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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