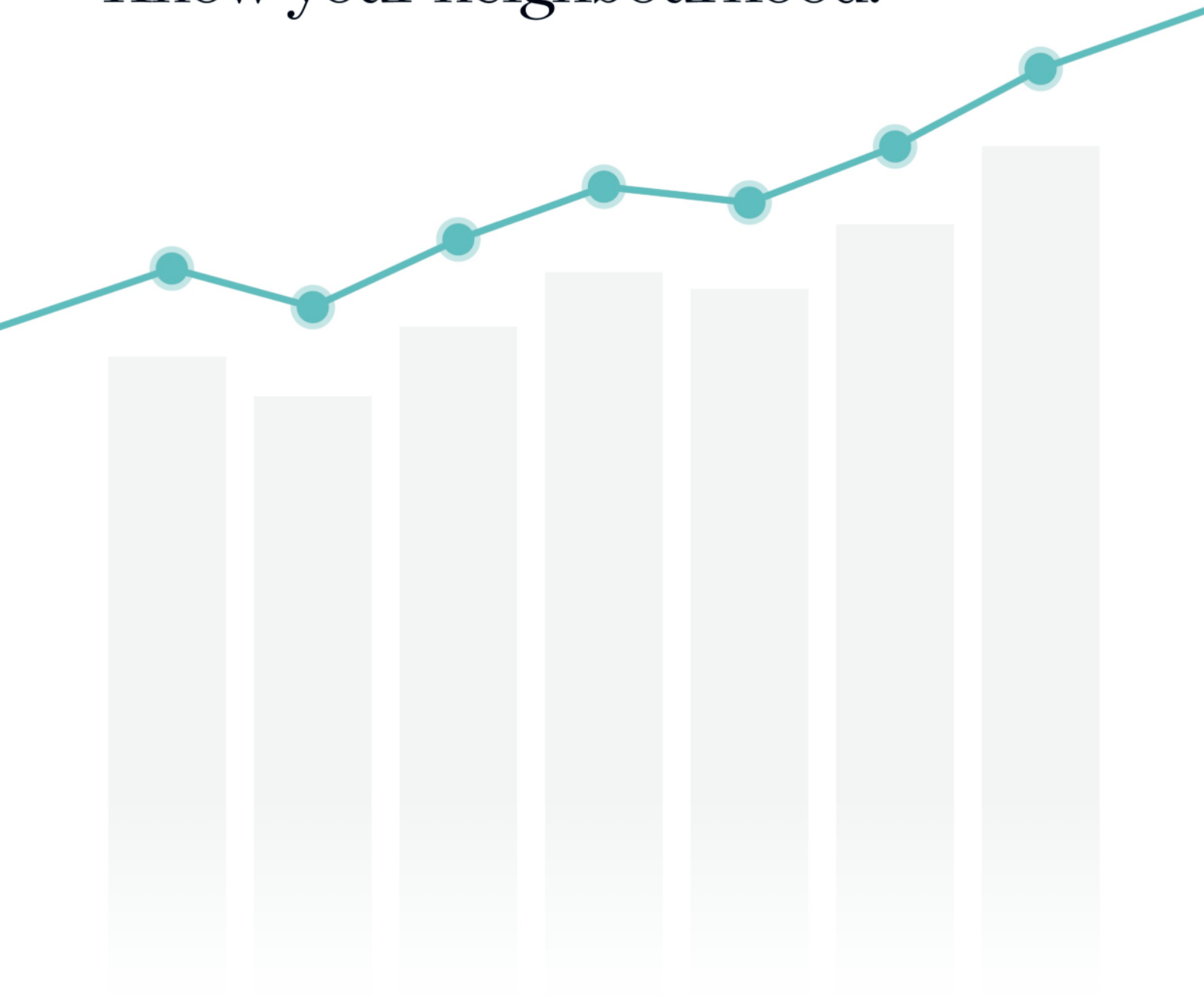


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

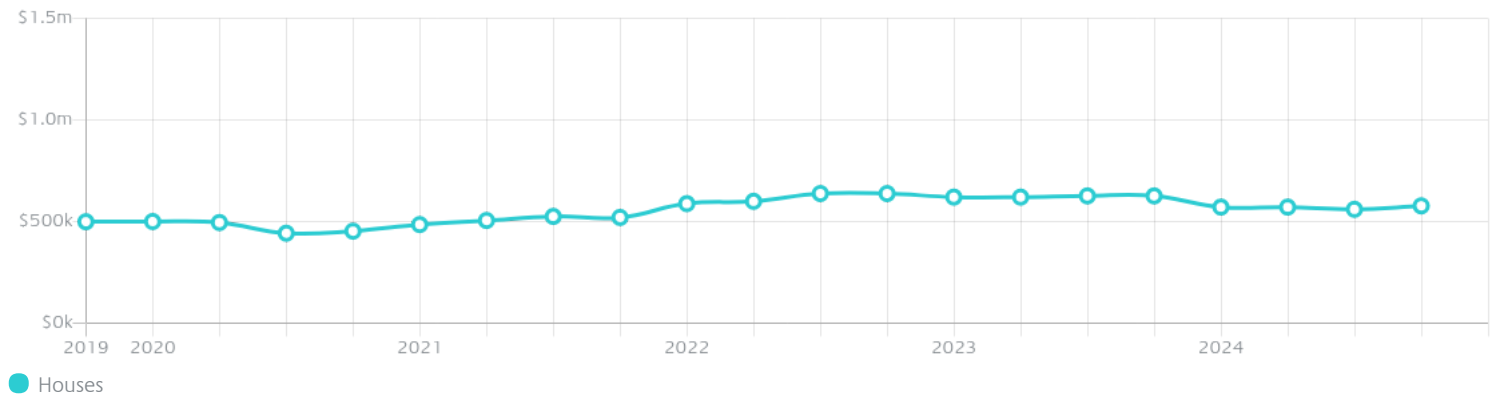
Median

\$577k

Quarterly Price Change

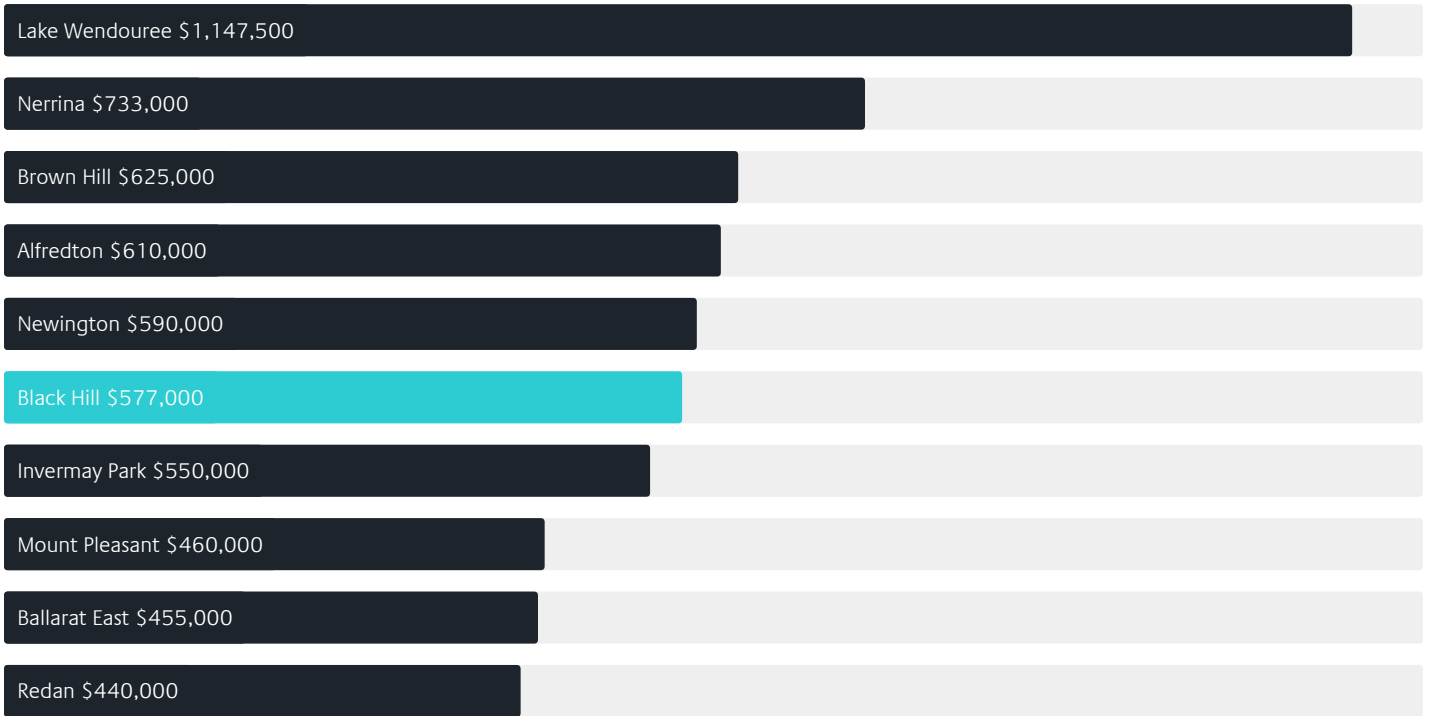
3.03% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

Median Days on Market[^]

84 days

Average Hold Period^{*}

6.6 years

Insights

Dwelling Type[^]



● Houses 84% ● Units 16%

Ownership[^]



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

Population[^]

2,124

Median Asking Rent per week^{*}

\$395

Population Growth[^]

-0.09%

Rental Yield^{*}

3.65%

Median Age[^]










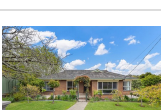
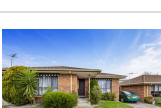
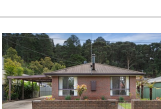
40 years

Median Household Size[^]









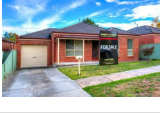



2.2 people

Sold Properties~










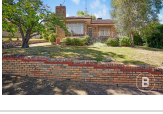
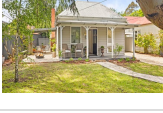

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 / 14 Brooksbank Ct Black Hill	3	Townhouse	\$580,000	08 Jan 2025
 5/15 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 1/16 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 103 Clissold St Black Hill	3	House	\$500,000	12 Jul 2024
 5 Kenvarra Ct Black Hill	3	House	\$830,000	04 Jul 2024
 8 / 10 Simpson St Black Hill	1	Unit	\$212,000	28 Jun 2024
 8 Killeen Av BLACK HILL	3	House	\$510,000	06 Jun 2024
 806 Chisholm St Black Hill	3	House	\$600,000	31 May 2024
 325 Peel St.N BLACK HILL	3	House	\$440,500	19 Apr 2024
 418 Peel St.N Black Hill	3	House	\$720,000	11 Apr 2024
 16 Havelock St Black Hill	3	House	\$515,000	04 Apr 2024
 510b Nicholson St Black Hill	2	Unit	\$410,000	27 Mar 2024



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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.