

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

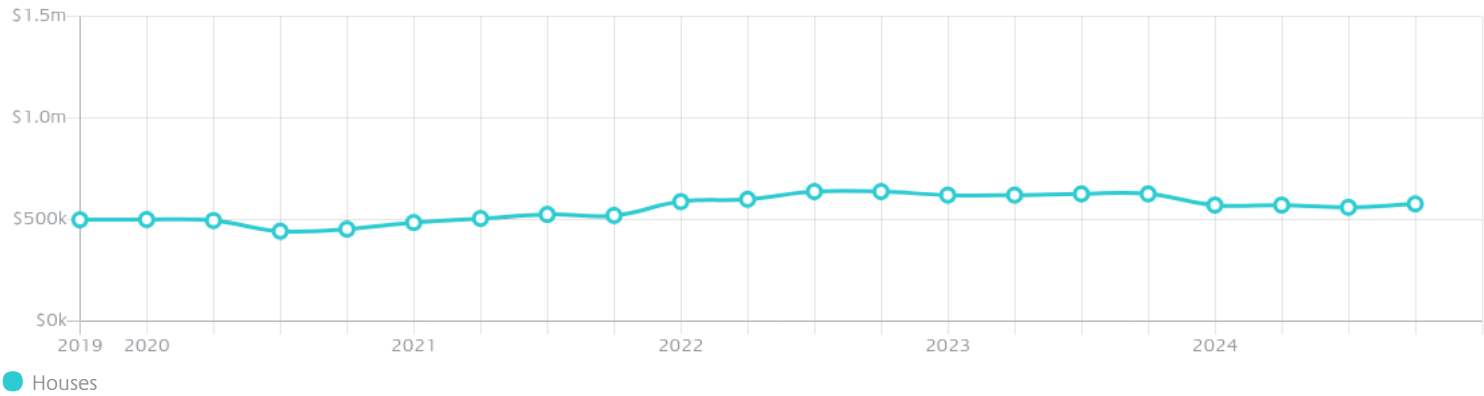
Median

\$577k

Quarterly Price Change

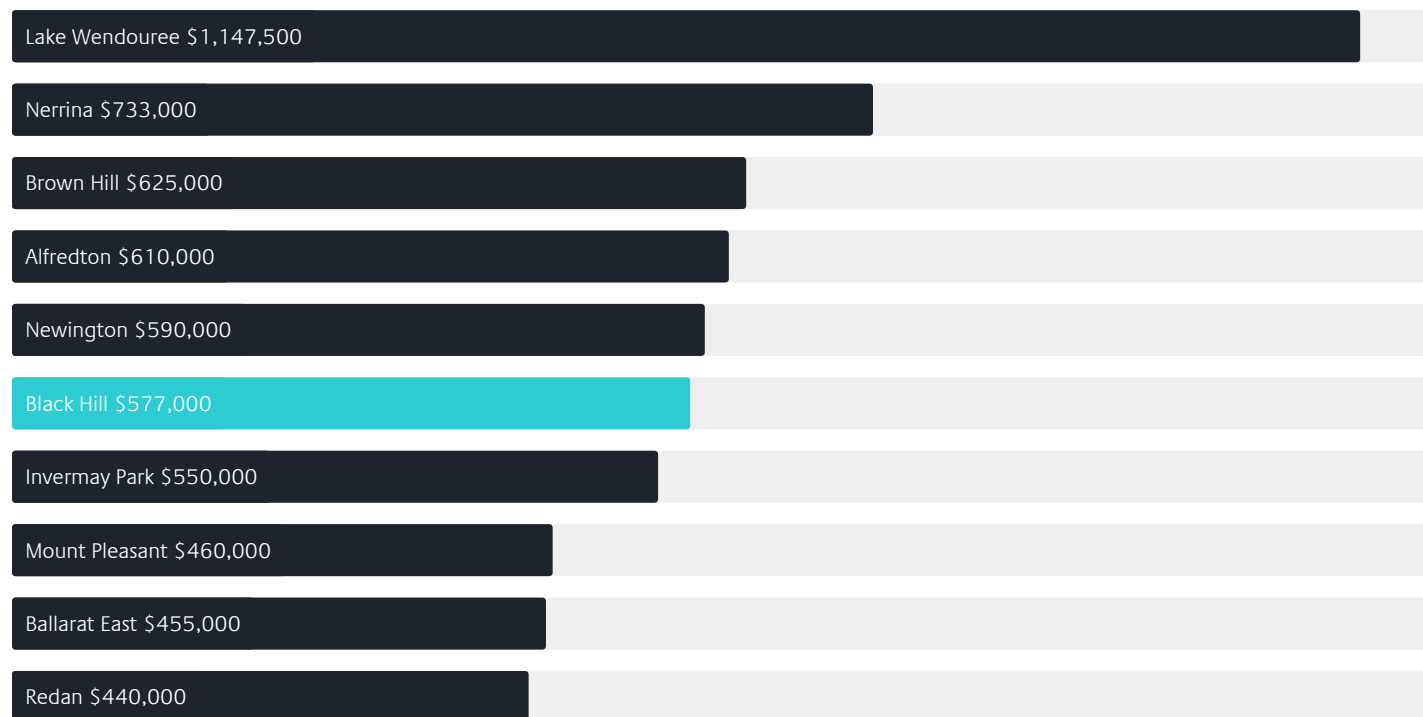
3.03% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

Median Days on Market[^]

81 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[^]









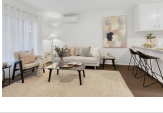



2.2 people

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
 10/511 Nicholson St Black Hill	2	House	\$345,000	19 Dec 2024
 8 Leerama Ct Black Hill	4	House	\$985,000	18 Dec 2024
 317 Nicholson St Black Hill	5	House	\$775,000	16 Dec 2024
 516 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Highview Ct Black Hill	4	House	\$885,000	14 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 506 Sherrard St Black Hill	3	House	\$509,000	21 Mar 2024
 39 Napier St Black Hill	4	House	\$284,000	20 Mar 2024
 3 Whitefield St Black Hill	3	House	\$668,000	20 Mar 2024



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jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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