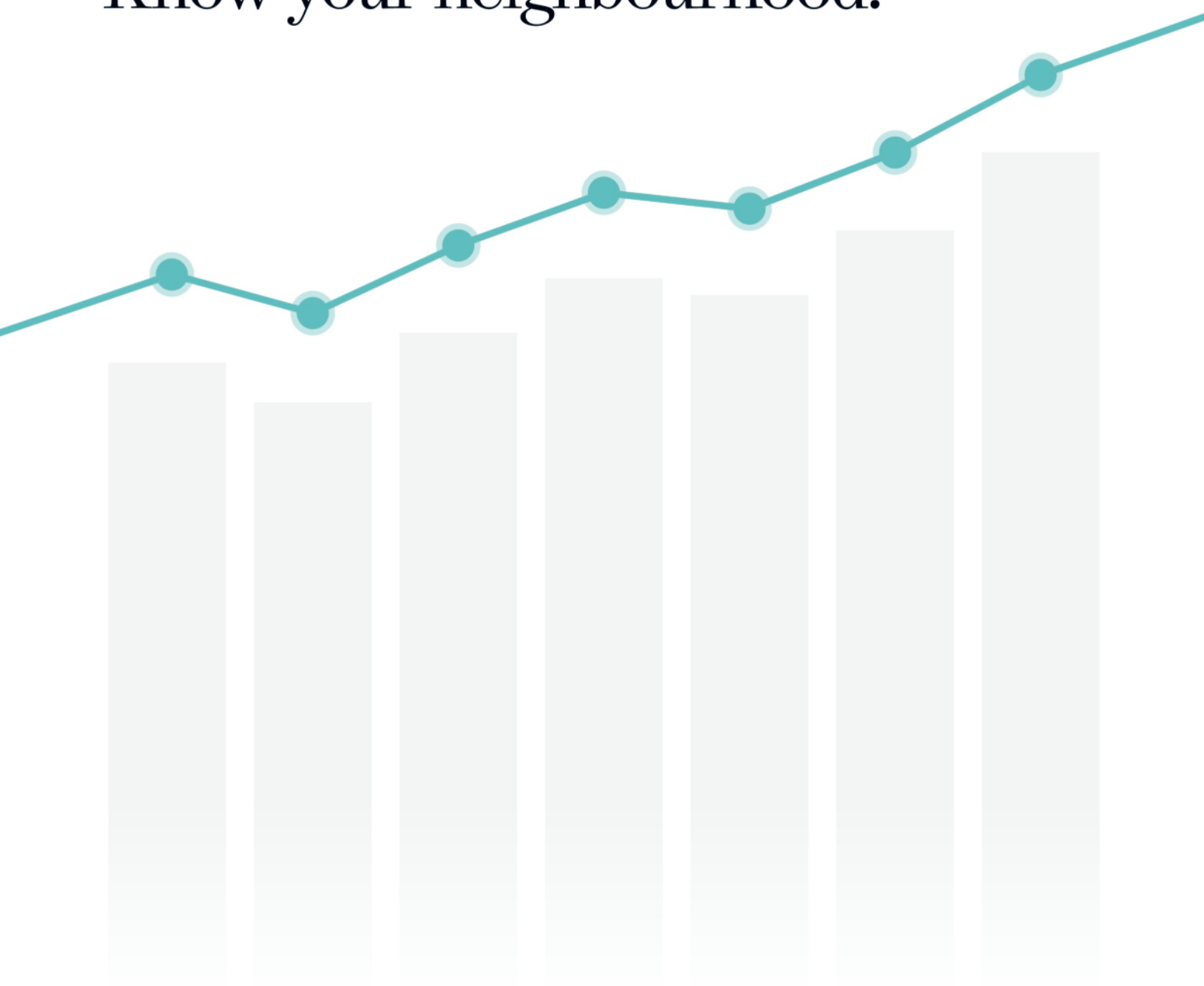


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

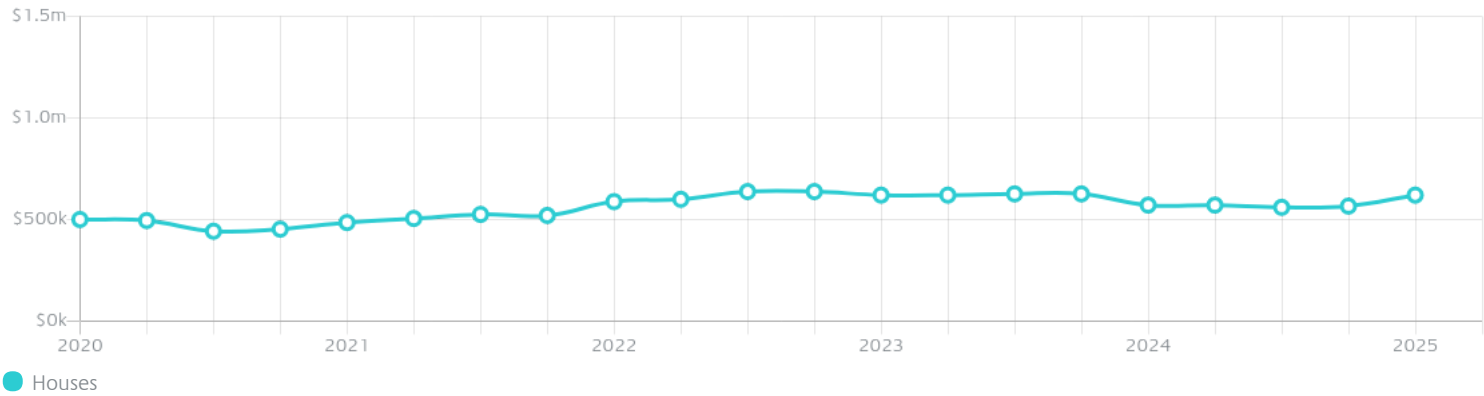
Median

\$620k

Quarterly Price Change

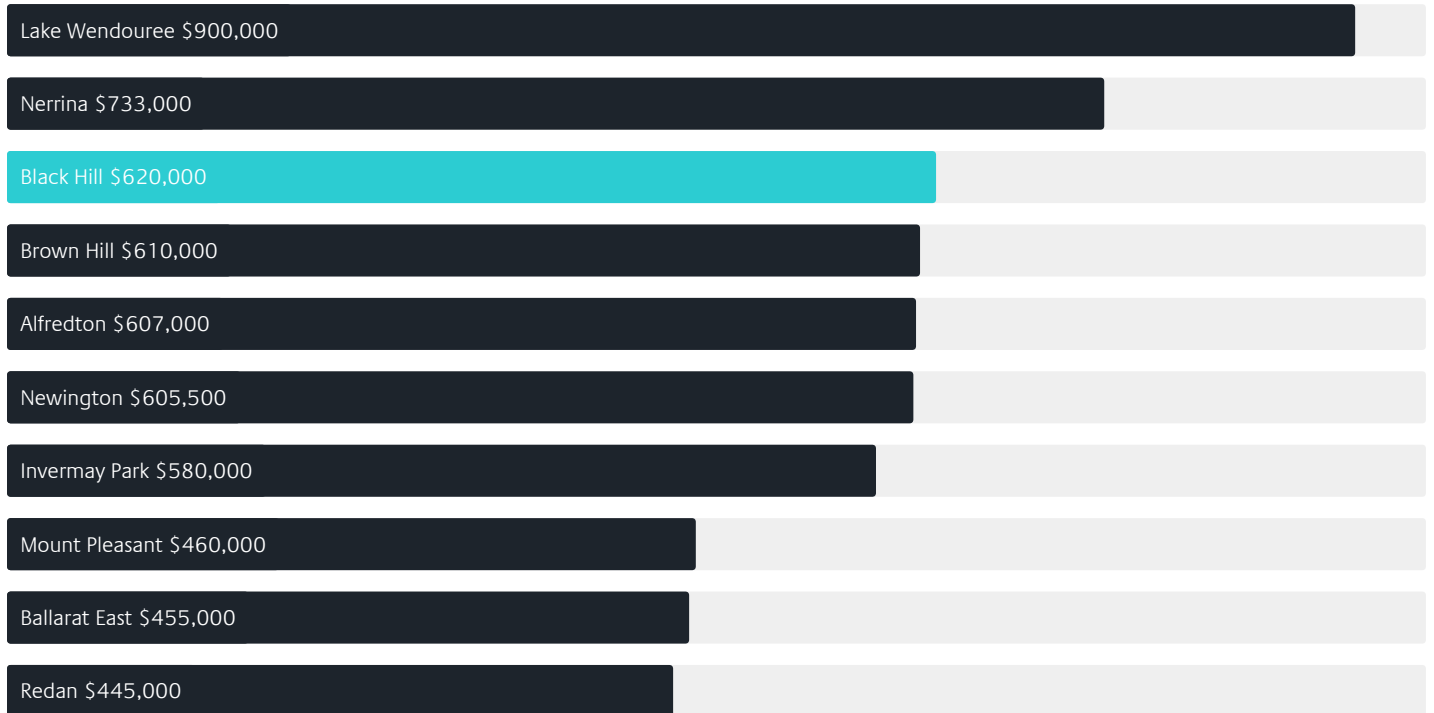
9.54% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 11%
● Private 89%

Auction Clearance Rate*

50%

Median Days on Market^

65 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*

\$410

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
 108 Sim St Black Hill	4	House	\$490,000	30 May 2025
 2a Napier St Black Hill	3	House	\$500,000	24 May 2025
 320 Nicholson St Black Hill	4	House	\$570,000	14 May 2025
 12/10 Simpson St Black Hill	1	House	\$241,600	13 May 2025
 2/420 Nicholson St Black Hill	2	Townhouse	\$435,000	02 May 2025
 1/614a Nicholson St Black Hill	3	Unit	\$450,000	24 Apr 2025
 7 Napier St Black Hill	4	House	\$935,000	23 Apr 2025
 2/43 Sweeney St Black Hill	2	Townhouse	\$400,000	22 Apr 2025
 3 Maddern St Black Hill	3	House	\$450,000	15 Apr 2025
 37 Rowe St Black Hill	3	House	\$360,000	01 Apr 2025
 113 Sim St BLACK HILL	5	House	\$638,700	31 Mar 2025
 4/414a Nicholson St Black Hill	3	Townhouse	\$485,000	25 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/604 Havelock St Black Hill	2	House	\$376,000	24 Mar 2025
 62 Rowe St Black Hill	3	House	\$540,000	14 Mar 2025
 611 Nicholson St Black Hill	3	House	\$211,101	14 Mar 2025
 615 Peel St.N Black Hill	3	House	\$505,000	05 Mar 2025
 7/724 Chisholm St Black Hill	2	Flat/Unit/Apartment	\$340,000	03 Mar 2025
 1 Victory La Black Hill	3	House	\$430,000	28 Feb 2025
 814 Havelock St Black Hill	3	House	\$590,000	27 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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