

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

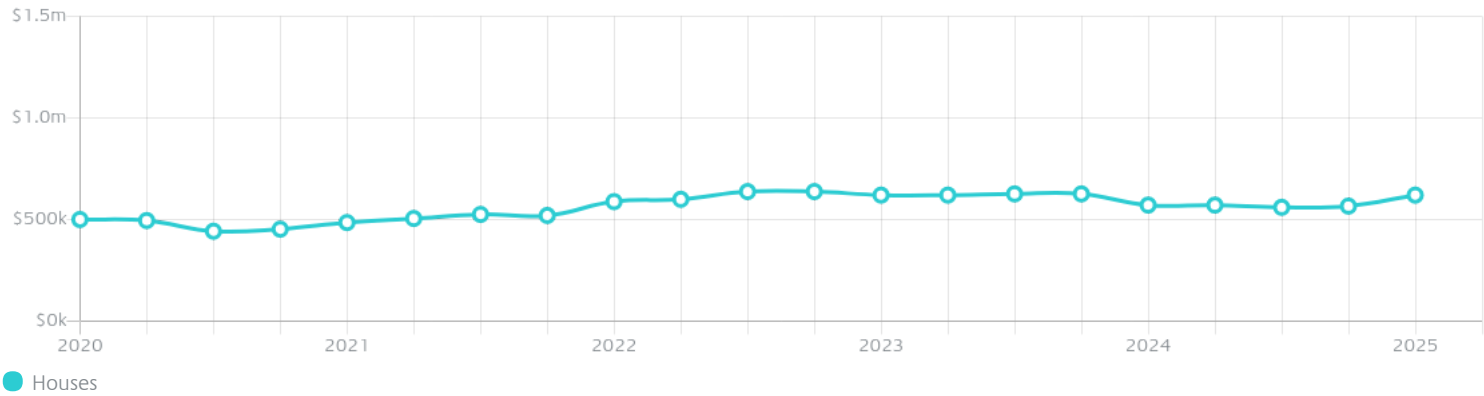
Median

\$620k

Quarterly Price Change

9.54% ↑

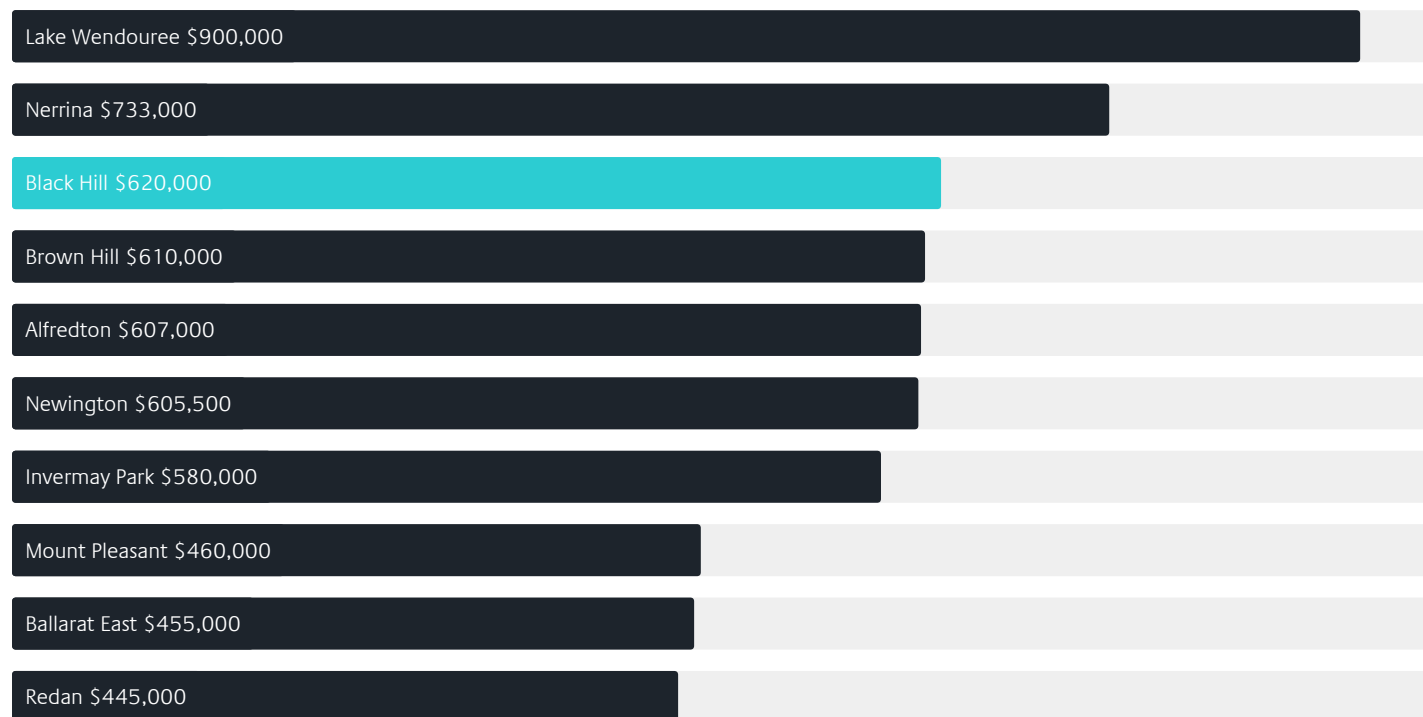
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 5%  
● Private 95%

Auction Clearance Rate\*

100%

Median Days on Market^

69 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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 Black Hill	3	House	\$725,000	25 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
 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
 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



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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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