

JellisCraig

BLACK HILL

Suburb Report

Know your neighbourhood.



BLACK HILL SUBURB REPORT

Median House Price*

Median

\$568k

Quarterly Price Change

2.85% ↑

Median Unit Price*

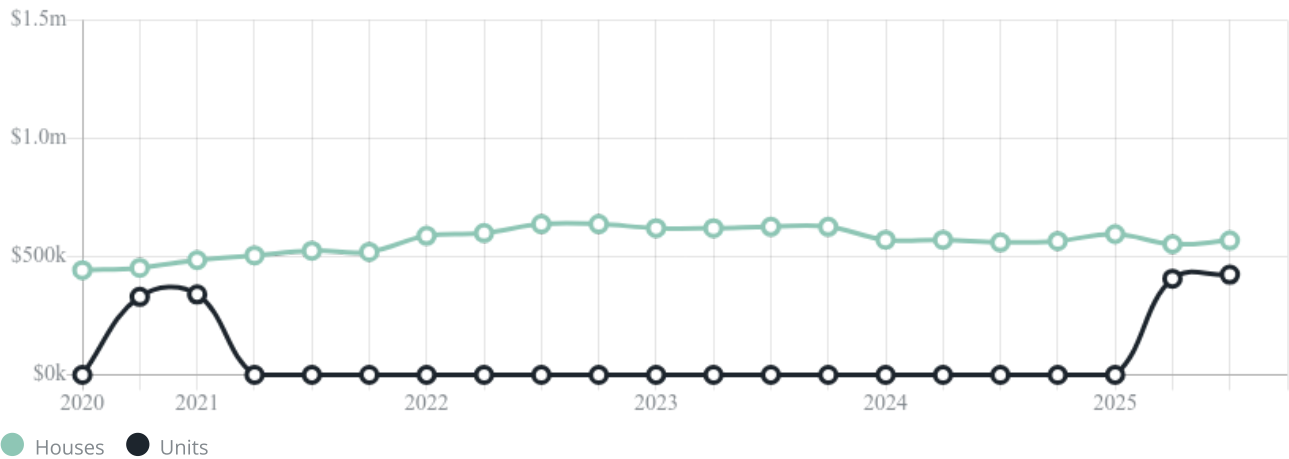
Median

\$424k

Quarterly Price Change

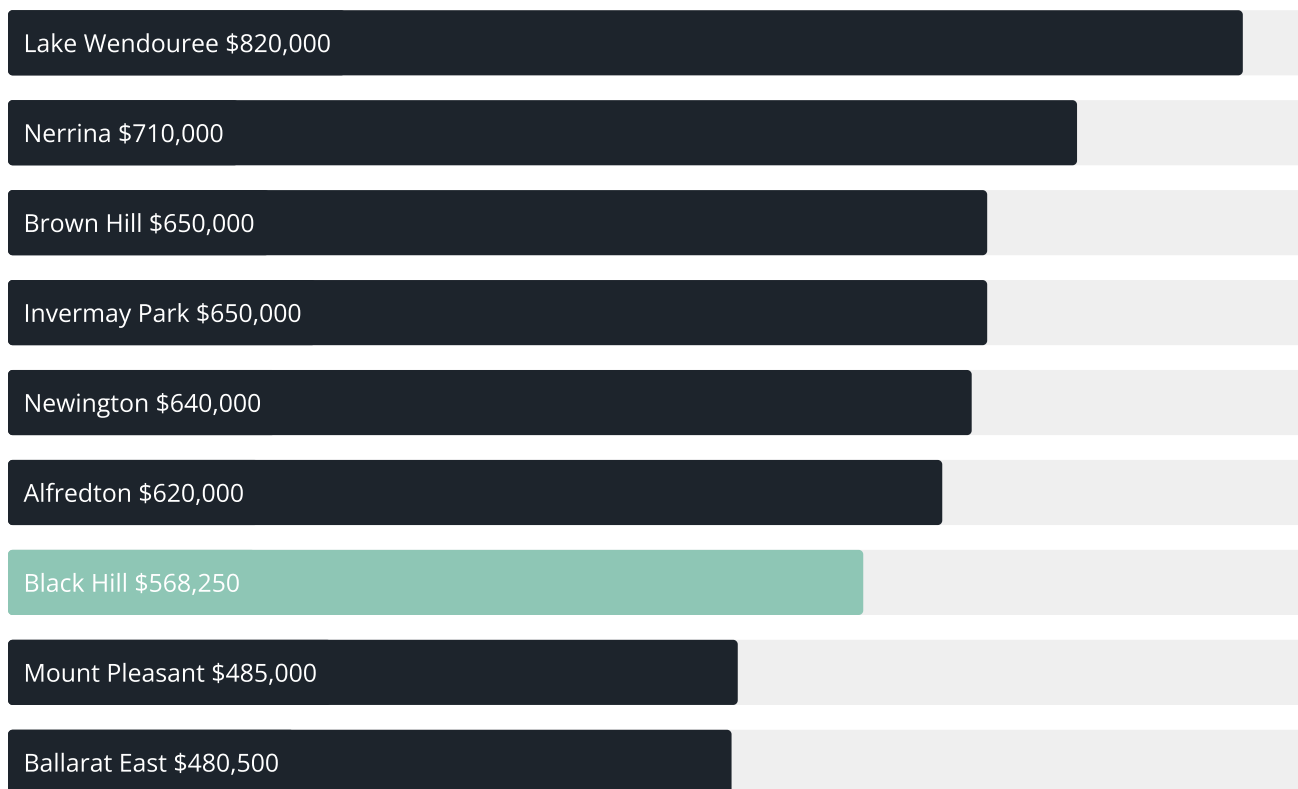
4.30% ↑

Quarterly Price Change*

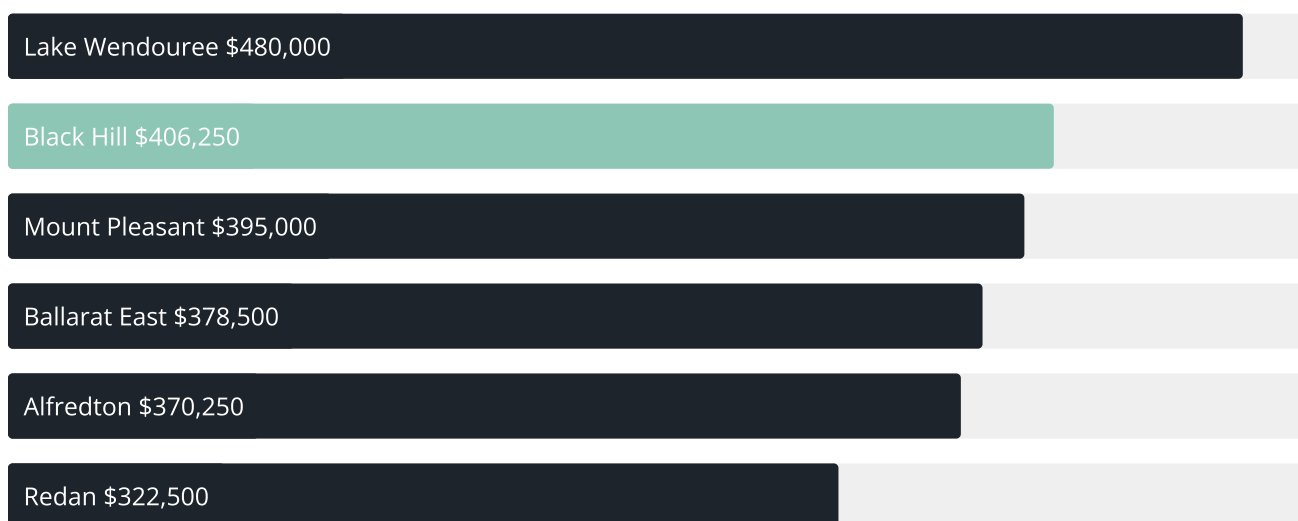


BLACK HILL SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



BLACK HILL SUBURB REPORT

Sale Method^{*}

● Auction 5%

● Private 95%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

85 days

Average Hold Period^{*}

6.6 years

Dwelling Type[^]

● Houses 84%

● Units 16%

Ownership[^]

● Owned Outright 35%

● Mortgaged 33%

● Rented 32%

Population[^]

2,124

Median Asking Rent per week^{*}

\$420

Population Growth[^]

-0.09%

Rental Yield^{*}

3.65%

Median Age[^]

40 years

Median Household Size[^]

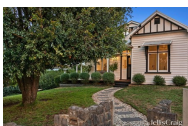
2.2 people

BLACK HILL SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 17 Howitt St BLACK HILL	3	House	\$581,000	20 Oct 2025
 1/43 Sweeney St BLACK HILL	2	Townhouse	\$472,000	08 Oct 2025
 2/14 Brooksbank Ct Black Hill	3	Townhouse	\$580,000	23 Sep 2025
 16a Napier St Black Hill	4	House	\$790,000	23 Sep 2025
 3/14 Brooksbank Ct Black Hill	3	Townhouse	\$580,000	23 Sep 2025
 8/724 Chisholm St Black Hill	2	House	\$405,000	22 Sep 2025
 8 Killeen Av BLACK HILL	3	House	\$600,000	19 Sep 2025
 13 Napier St Black Hill	3	House	\$610,000	15 Sep 2025
 27 Gregory St Black Hill	3	House	\$575,000	10 Sep 2025
 2-4 Sim St Black Hill	6	House	\$1,100,000	03 Sep 2025

BLACK HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Maddern St Black Hill	4	House	\$660,000	02 Sep 2025
 7 Killeen Av Black Hill	3	House	\$540,000	21 Aug 2025
 810 Havelock St Black Hill	4	House	\$650,000	19 Aug 2025
 32 Edwardes St Black Hill	3	House	\$540,000	19 Aug 2025
 60 Rowe St Black Hill	3	House	\$567,500	18 Aug 2025
 5a Esmond St Black Hill	3	House	\$495,000	15 Aug 2025
 9 Edwardes St Black Hill	3	House	\$569,000	08 Aug 2025
 415 Nicholson St Black Hill	4	House	\$910,000	08 Aug 2025
 3/506 Sherrard St Black Hill	2	Townhouse	\$435,000	08 Aug 2025
 518 Havelock St Black Hill	3	House	\$610,000	05 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 323 Peel St.N Black Hill	3	House	\$417,000	05 Aug 2025
 1 Ida St Black Hill	3	House	\$520,000	27 Jul 2025
 315 Peel St.N Black Hill	2	House	\$412,000	25 Jul 2025
 1/517 Sherrard St Black Hill	2	Flat/Unit/Apartment	\$470,000	24 Jul 2025
 3 Killeen Av Black Hill	4	House	\$650,000	11 Jul 2025
 319 Peel St.N Black Hill	4	House	\$400,000	09 Jul 2025
 2/614a Nicholson St Black Hill	2	Flat/Unit/Apartment	\$435,000	14 Jun 2025
 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



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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