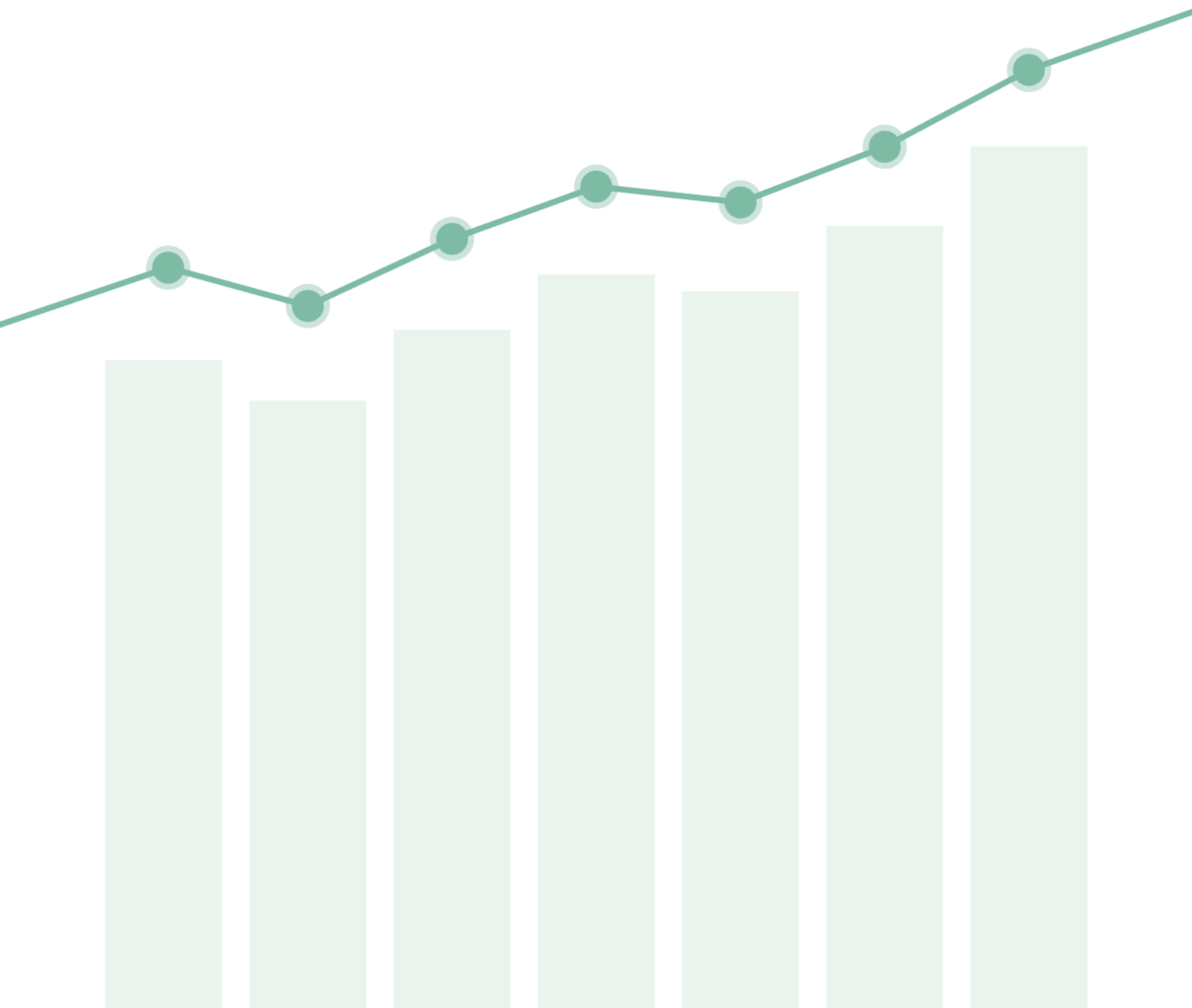


JellisCraig

BLACK HILL

Suburb Report

Know your neighbourhood.



BLACK HILL SUBURB REPORT

Median House Price*

Median

\$555k

Quarterly Price Change

-6.72% ↓

Median Unit Price*

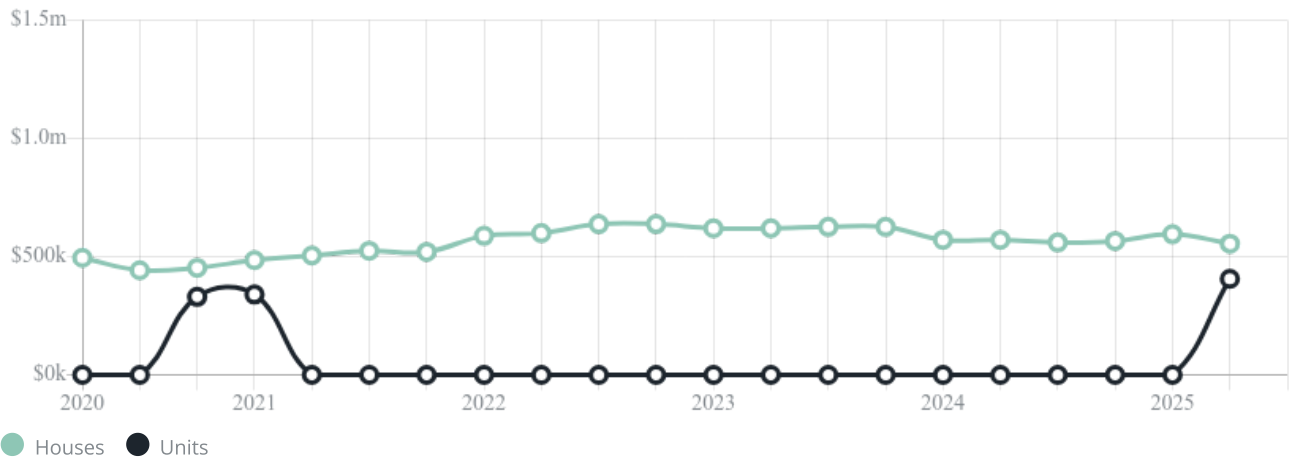
Median

\$406k

Quarterly Price Change

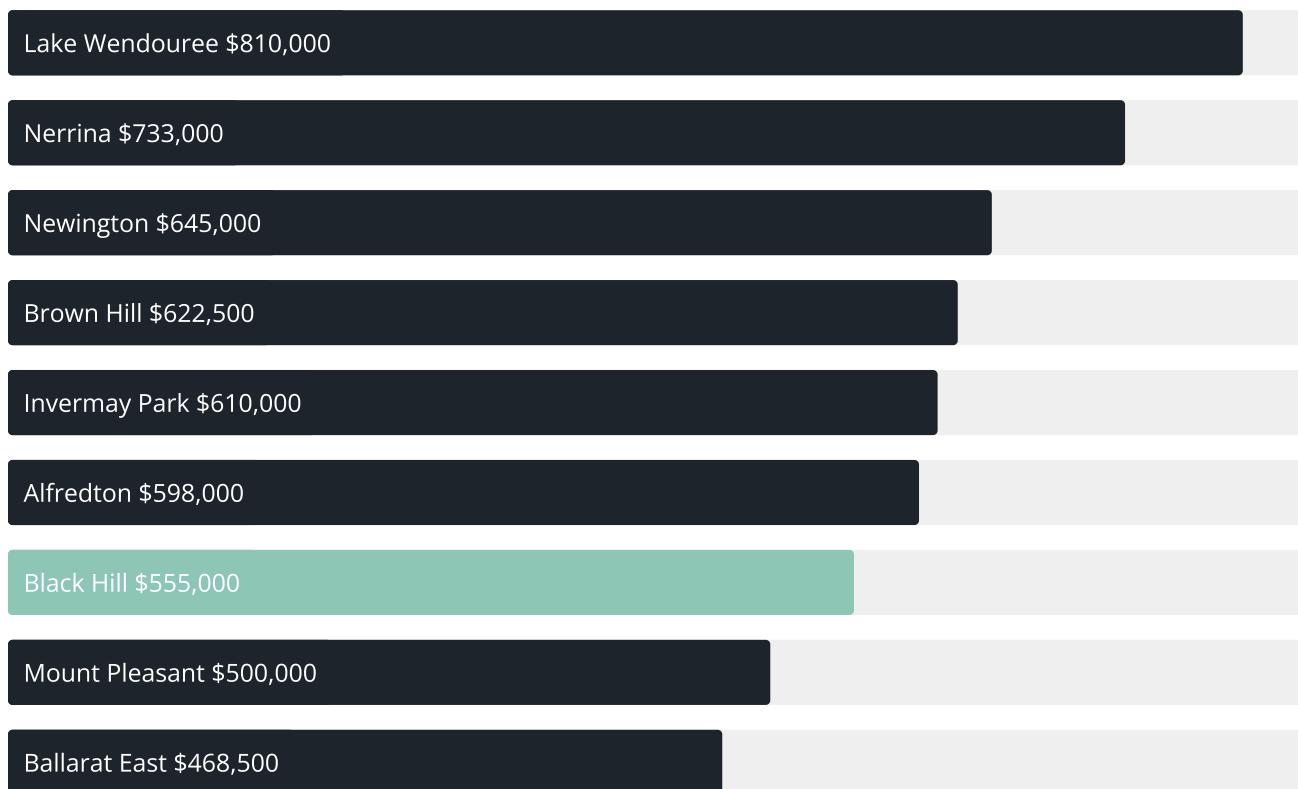
0.00% ↓

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^

96 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
 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
 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
 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
 60 Rowe St Black Hill	3	House	\$567,500	18 Aug 2025
 9 Edwardes St Black Hill	3	House	\$569,000	08 Aug 2025

BLACK HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

BLACK HILL SUBURB REPORT

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
 510 Chisholm St Black Hill	2	Townhouse	\$412,500	30 Apr 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



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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