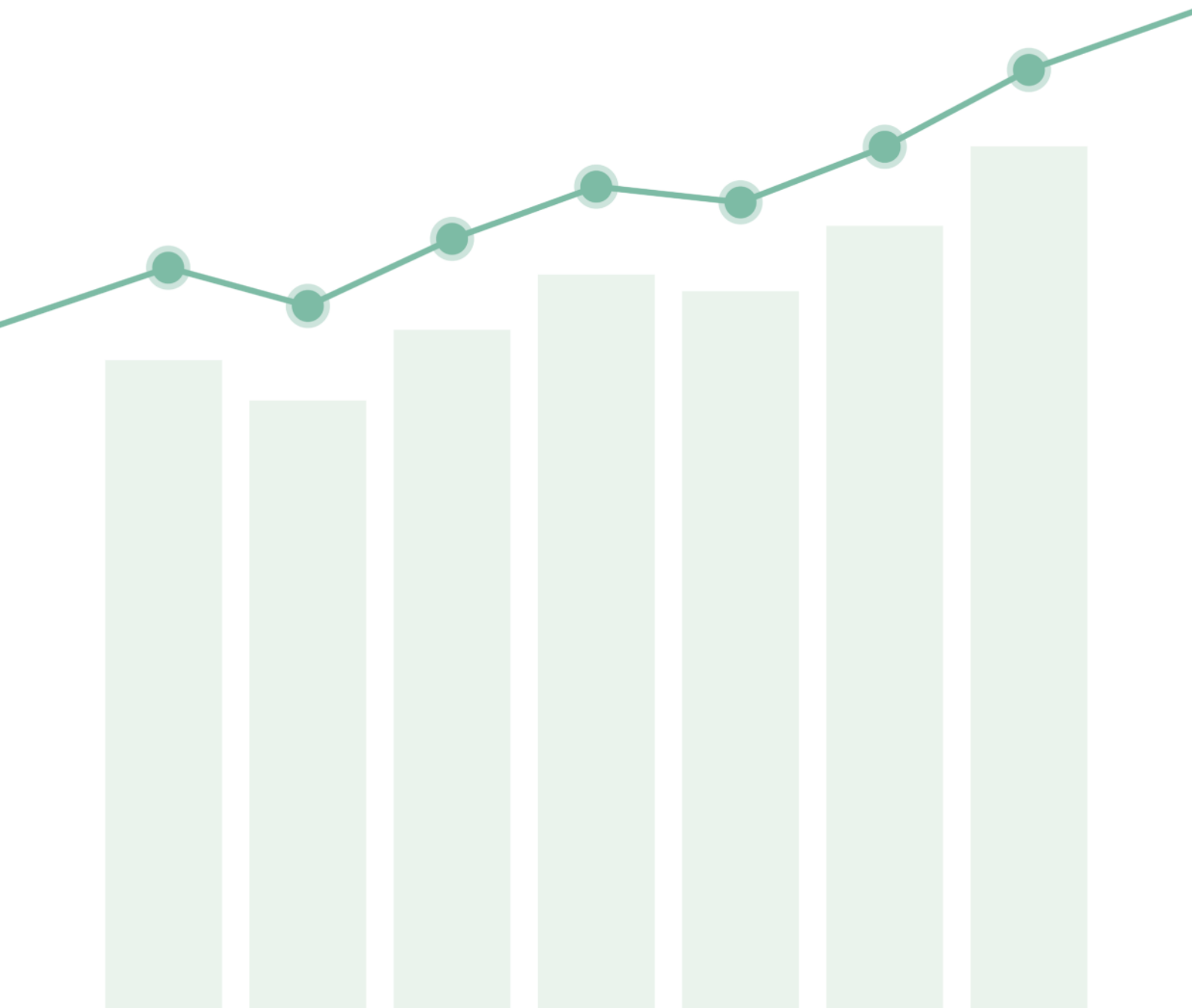


JellisCraig

BLACK HILL

Suburb Report

Know your neighbourhood.



BLACK HILL SUBURB REPORT

Median House Price*

Median

\$555k

Quarterly Price Change

-6.72% ↓

Median Unit Price*

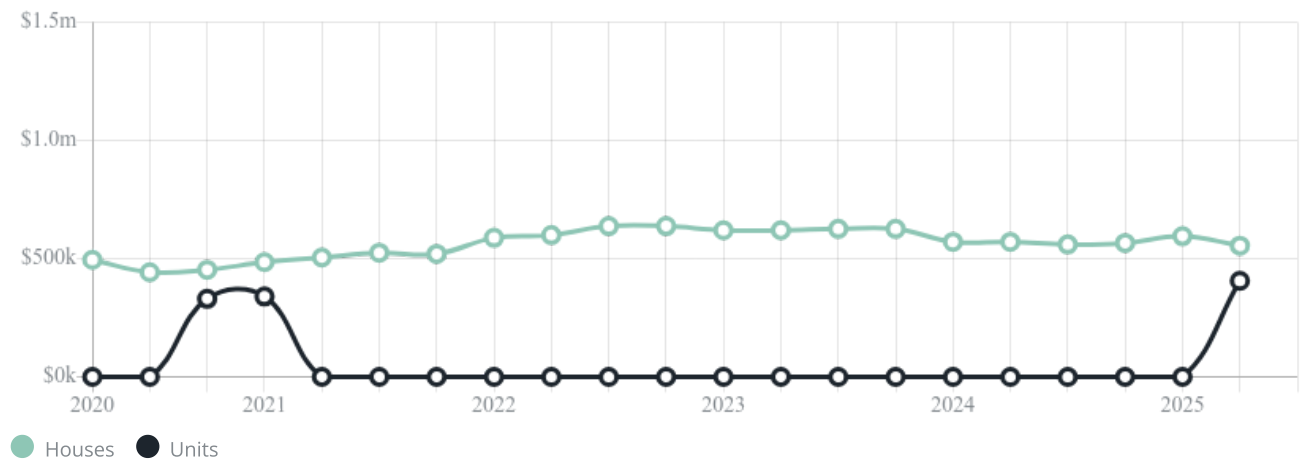
Median

\$406k

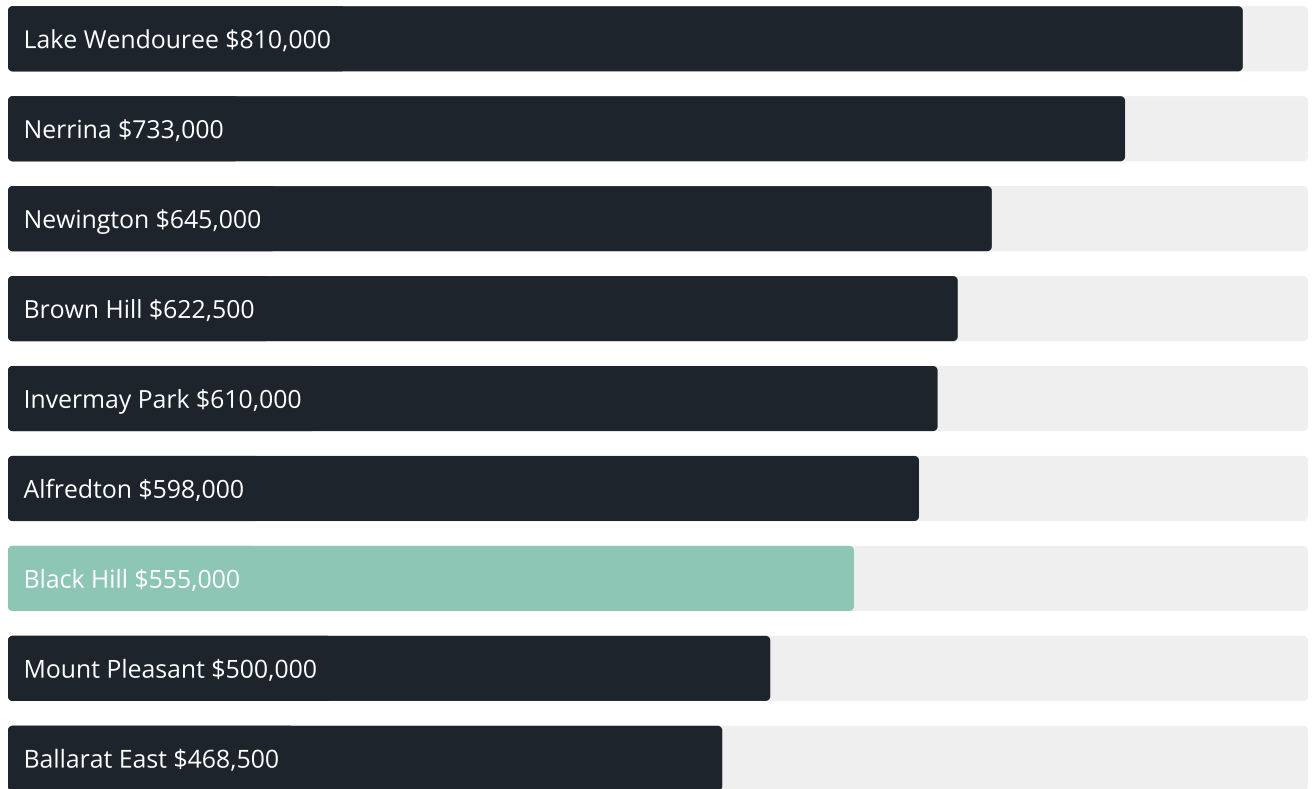
Quarterly Price Change

0.00% ↓

Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



BLACK HILL SUBURB REPORT

Sale Method*



● Private 100%

Median Days on Market^

106 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 jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 315 Peel St.N Black Hill	2	House	\$412,000	25 Jul 2025
 3 Killeen Av Black Hill	4	House	\$650,000	11 Jul 2025

BLACK HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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	4	House	\$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

BLACK HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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