

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*

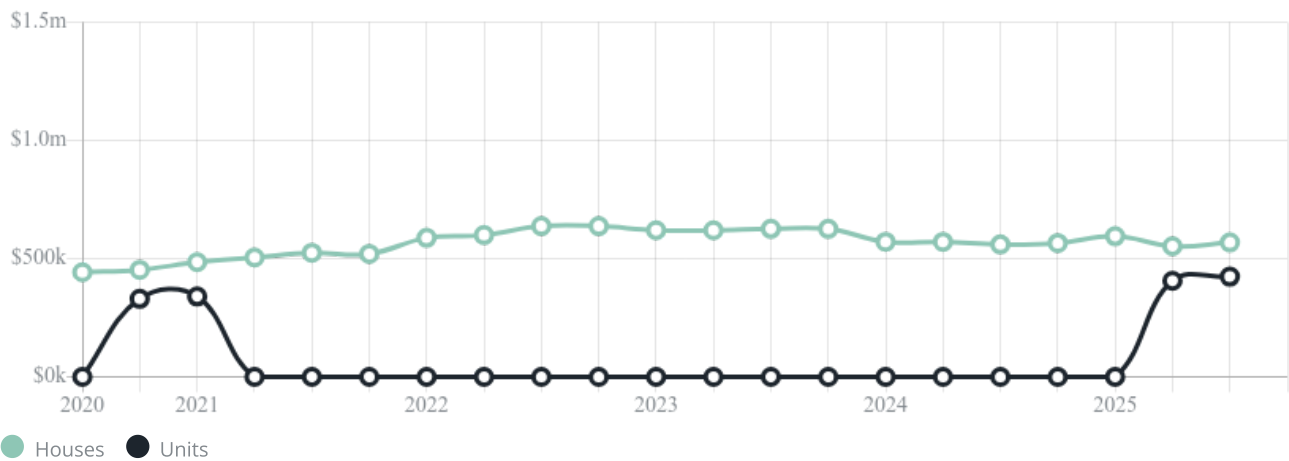
Median

\$424k

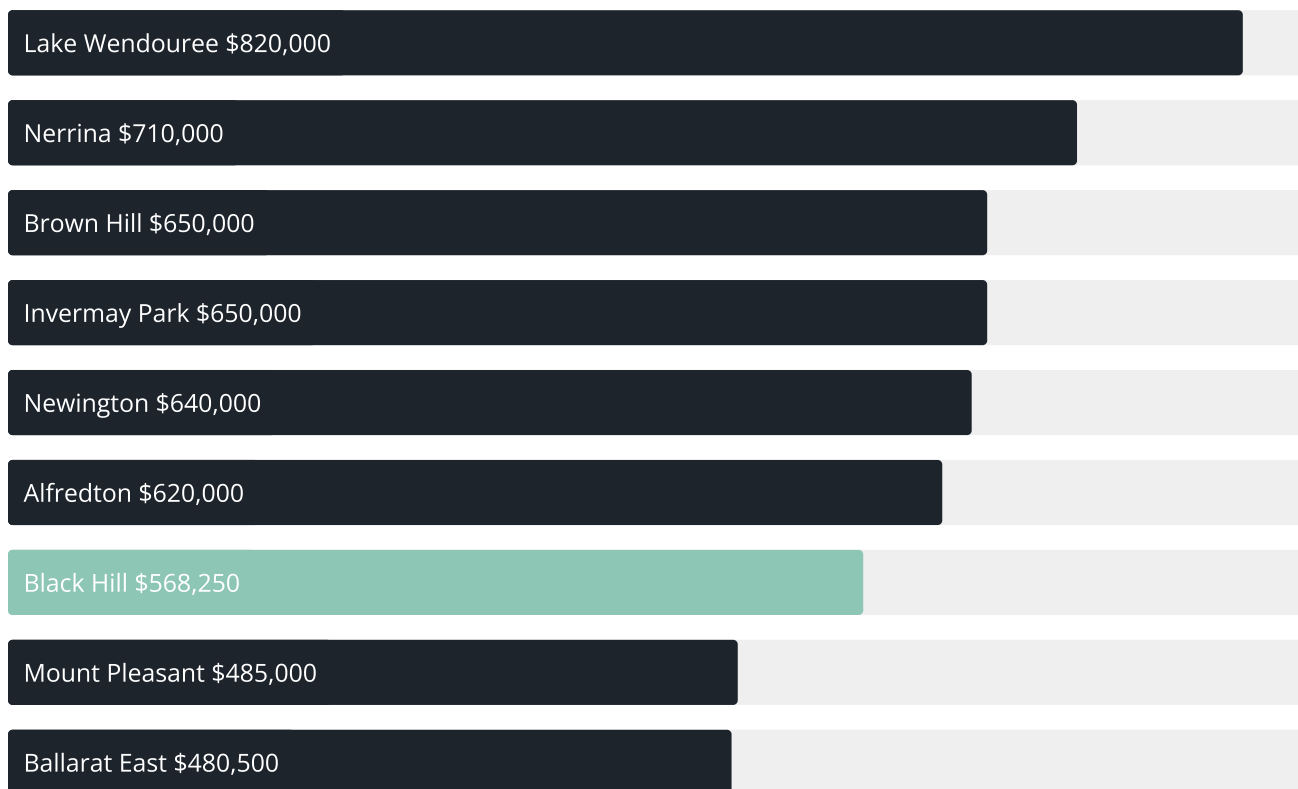
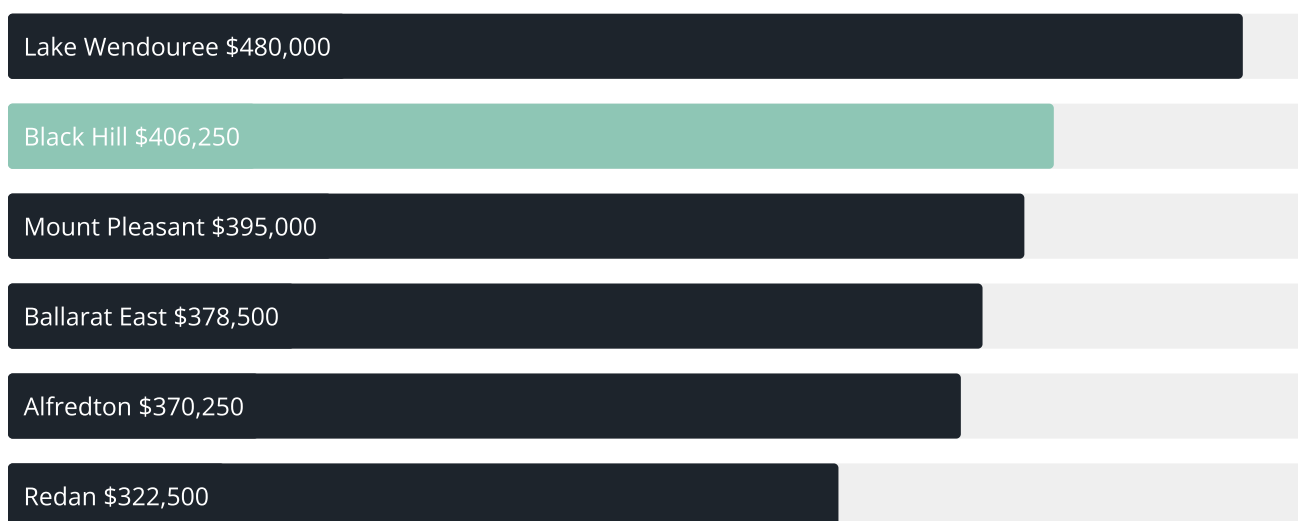
Quarterly Price Change

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[^]

101 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 |
|--|----------|-----------|-------------|-------------|
|  604 Chisholm St BLACK HILL | 4 | House | \$1,101,000 | 10 Nov 2025 |
|  18/10 Simpson St Black Hill | 1 | Unit | \$240,000 | 07 Nov 2025 |
|  4/508 Sherrard St Black Hill | 2 | Unit | \$380,000 | 31 Oct 2025 |
|  410 Chisholm St Black Hill | 3 | House | \$697,000 | 29 Oct 2025 |
|  35 Napier St Black Hill | 2 | House | \$480,000 | 28 Oct 2025 |
|  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 |
|  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 |
|  2/14 Brooksbank Ct Black Hill | 3 | Townhouse | \$580,000 | 23 Sep 2025 |

BLACK HILL SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  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 |
|  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 |

BLACK HILL SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  5a Esmond St Black Hill | 3 | House | \$495,000 | 15 Aug 2025 |
|  2 Sim St Black Hill | 6 | House | \$1,100,000 | 14 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 |
|  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 |



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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