



Black Hill

Suburb Report



Your connection to property insights



JellisCraig

BLACK HILL SUBURB REPORT

Median house price¹

Median

\$559k

Quarterly price change

-1.67% ↓

Median unit price¹

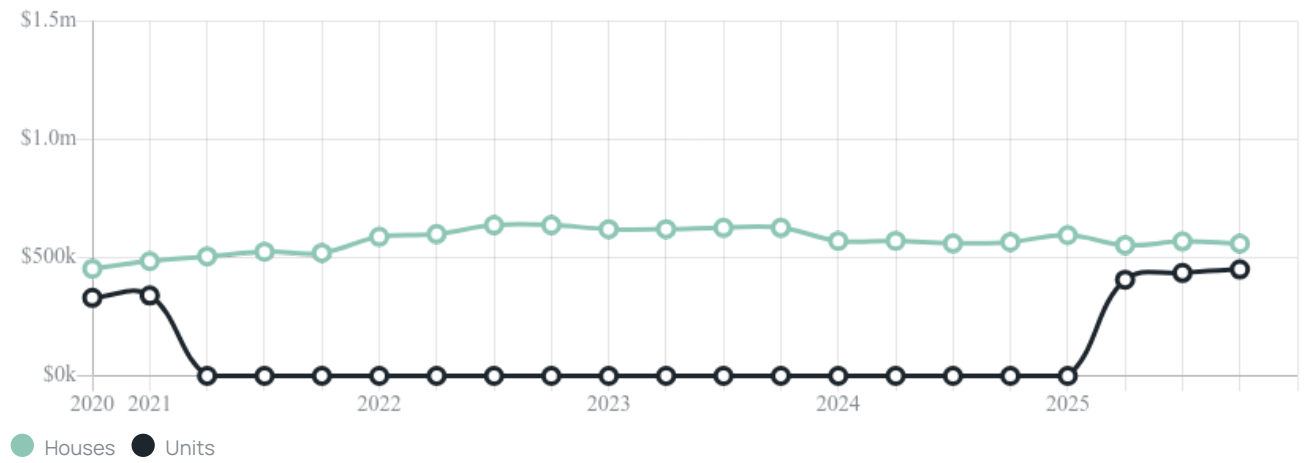
Median

\$450k

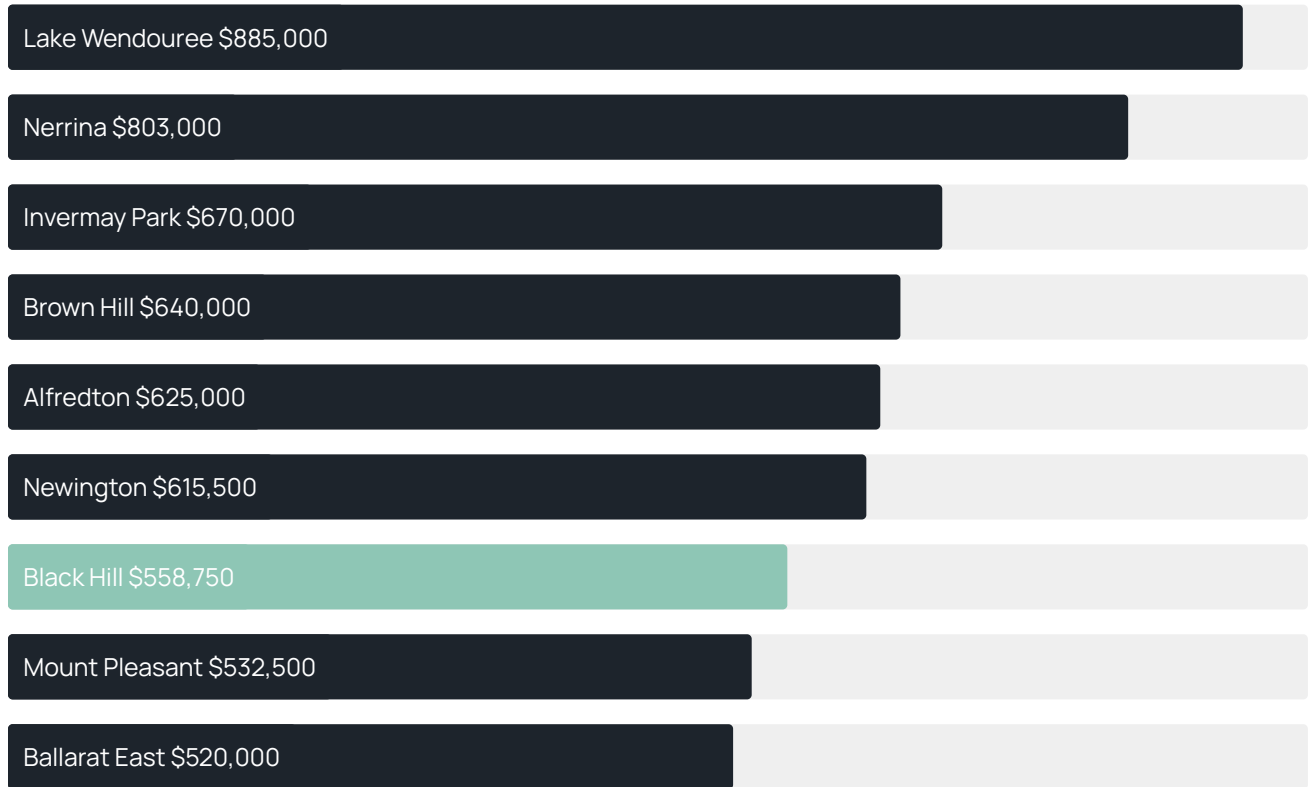
Quarterly price change

3.44% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 6%
- Private 94%

Auction clearance rate³

100%

Median days on market³

48 days

Average hold period¹

6.6 years

Dwelling type⁵



- Houses 84%
- Units 16%

Ownership⁵



- Owned outright 35%
- Mortgaged 33%
- Rented 32%

Population⁵

2,124

Median asking rent¹

\$420 per week

Population growth⁵

-0.09%

Rental yield¹

3.65%

Median age⁵

40 years











Median household size⁵

2.2 people











BLACK HILL SUBURB REPORT

Recent Black Hill sales











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

Address	Bedrooms	Type	Price	Sold
 1/309 Nicholson St Black Hill	2	Unit	\$407,000	31 Mar 2026
 7 Kenvarra Ct Black Hill	4	House	\$1,100,000	06 Mar 2026
 114 Sim St Black Hill	4	House	\$900,000	06 Mar 2026
 311 Peel St.N Black Hill	4	House	\$562,000	28 Feb 2026
 404 Havelock St Black Hill	3	House	\$700,000	27 Feb 2026
 3 Casey Cl Black Hill	4	House	\$735,000	26 Feb 2026
 4/19 Napier St BLACK HILL	2	Townhouse	\$549,000	24 Feb 2026
 405 Sherrard St Black Hill	3	House	\$1,050,000	10 Feb 2026
 5 Esmond St Black Hill	3	House	\$380,000	07 Feb 2026
 614 Peel St.N Black Hill	3	House	\$612,000	06 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 120 Duggan St Black Hill	3	House	\$571,500	29 Jan 2026
 318 Peel St.N Black Hill	3	House & Land Package	\$545,000	27 Jan 2026
 2/506 Sherrard St Black Hill	2	Townhouse	\$485,000	16 Jan 2026
 8 Havelock St Black Hill	4	House	\$635,000	12 Jan 2026
 524 Peel St.N Black Hill	4	House	\$730,000	02 Jan 2026
 422 Sherrard St Black Hill	3	House	\$450,000	18 Dec 2025
 417 Sherrard St Black Hill	3	House	\$539,000	02 Dec 2025
 48 Rowe St Black Hill	2	House	\$515,000	26 Nov 2025
 4/508 Havelock St Black Hill	2	Unit	\$461,500	13 Nov 2025
 604 Chisholm St BLACK HILL	4	House	\$1,101,000	10 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 522b Peel St. N BLACK HILL	3	House	\$585,000	07 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
 619 Sherrard St Black Hill	5	House	\$670,000	24 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
 606 Chisholm St Black Hill	3	House	\$530,000	25 Sep 2025
 16a Napier St Black Hill	4	House	\$790,000	23 Sep 2025



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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