



Black Hill

Suburb Report



Your connection to property insights



JellisCraig

BLACK HILL SUBURB REPORT

Median house price¹

Median

\$604k

Quarterly price change

5.68% ↑

Median unit price¹

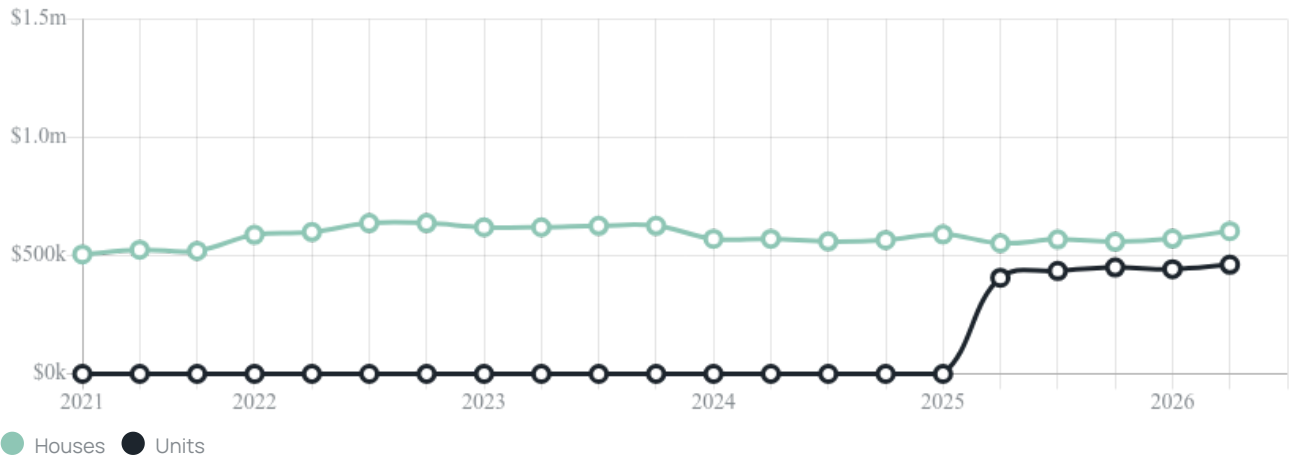
Median

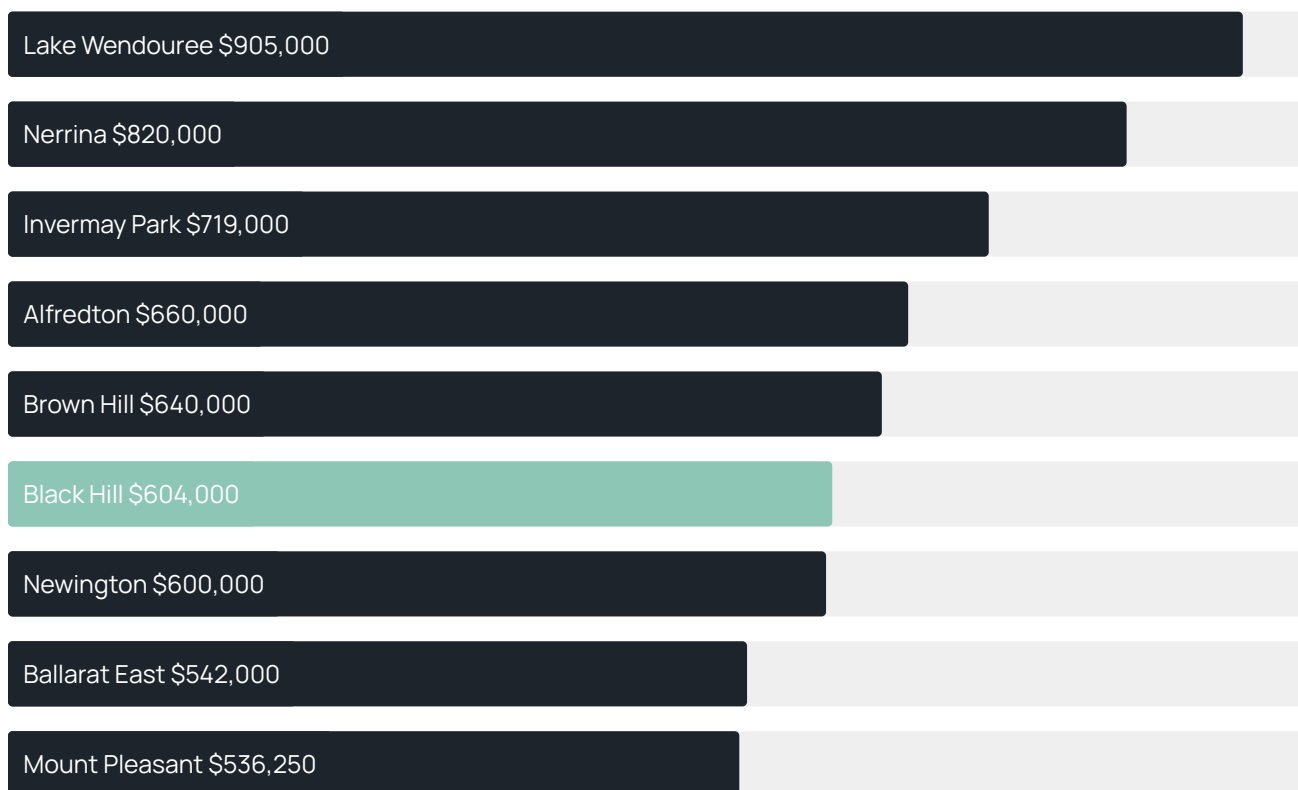
\$462k

Quarterly price change

4.29% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Private 100%

Median days on market³

52 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

\$435 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4/519 Peel St. N BLACK HILL	2	Unit	\$487,500	14 Jul 2026
 406 Nicholson St Black Hill	3	House	\$525,000	26 Jun 2026
 1/316 Chisholm St Black Hill	3	House	\$532,000	12 Jun 2026
 2/309 Nicholson St Black Hill	1	Unit	\$325,000	19 May 2026
 4/420 Nicholson St Black Hill	3	Unit	\$540,000	11 May 2026
 3/309 Nicholson St Black Hill	1	Unit	\$325,000	08 May 2026
 406 Sherrard St Black Hill	4	House	\$765,000	07 May 2026
 1a Victory La Black Hill	5	House	\$775,000	07 May 2026
 1/14 Highview Ct Black Hill	2	House	\$455,000	05 May 2026
 503 Nicholson St Black Hill	3	House	\$590,000	04 May 2026

BLACK HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2 Sweeney St BLACK HILL	3	House	\$622,000	02 May 2026
 623 Nicholson St Black Hill	3	House	\$560,000	28 Apr 2026
 209 Sim St Black Hill	4	House	\$1,020,000	28 Apr 2026
 203C Clissold St Black Hill	2	House	\$540,000	27 Apr 2026
 36 Edwardes St Black Hill	3	House	\$576,000	24 Apr 2026
 16/10 Simpson St Black Hill	1	Unit	\$285,000	22 Apr 2026
 606 Havelock St Black Hill	3	House	\$608,000	20 Apr 2026
 2 Highview Ct Black Hill	4	House	\$715,000	16 Apr 2026
 28 Killeen Av Black Hill	3	House	\$571,000	01 Apr 2026
 2/5 Edwardes St Black Hill	3	Flat/Unit/Apartment	\$575,000	24 Mar 2026

BLACK HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/309 Nicholson St Black Hill	2	Unit	\$407,000	17 Mar 2026
 315 Nicholson St Black Hill	3	House	\$470,000	17 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
 704 Nicholson St Black Hill	2	House	\$650,000	09 Feb 2026



Jellis Craig Ballarat
1211 Sturt Street, Ballarat
03 5329 2500

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 01/08/2026

- 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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