

# 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\*

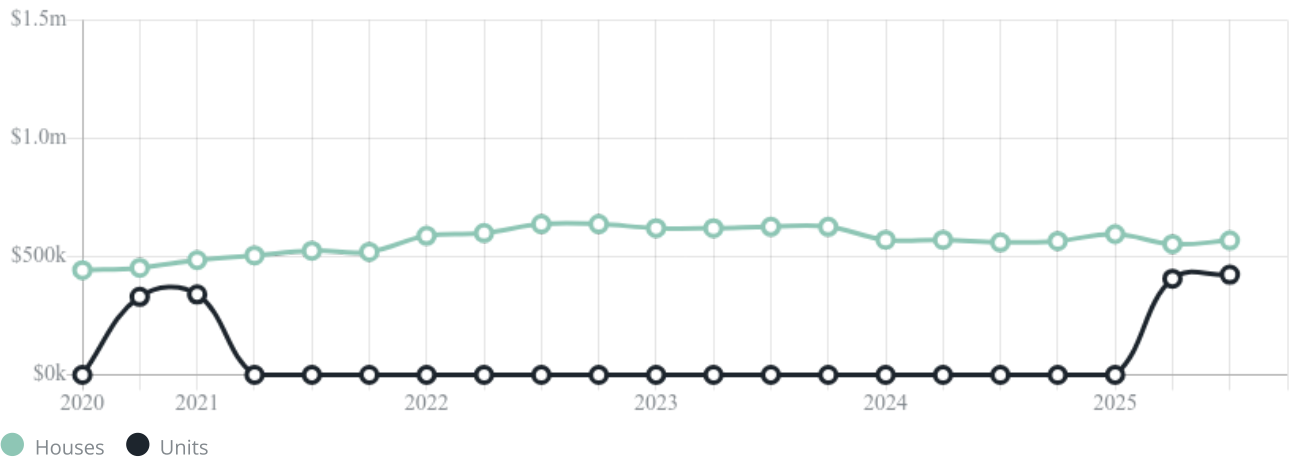
Median

\$424k

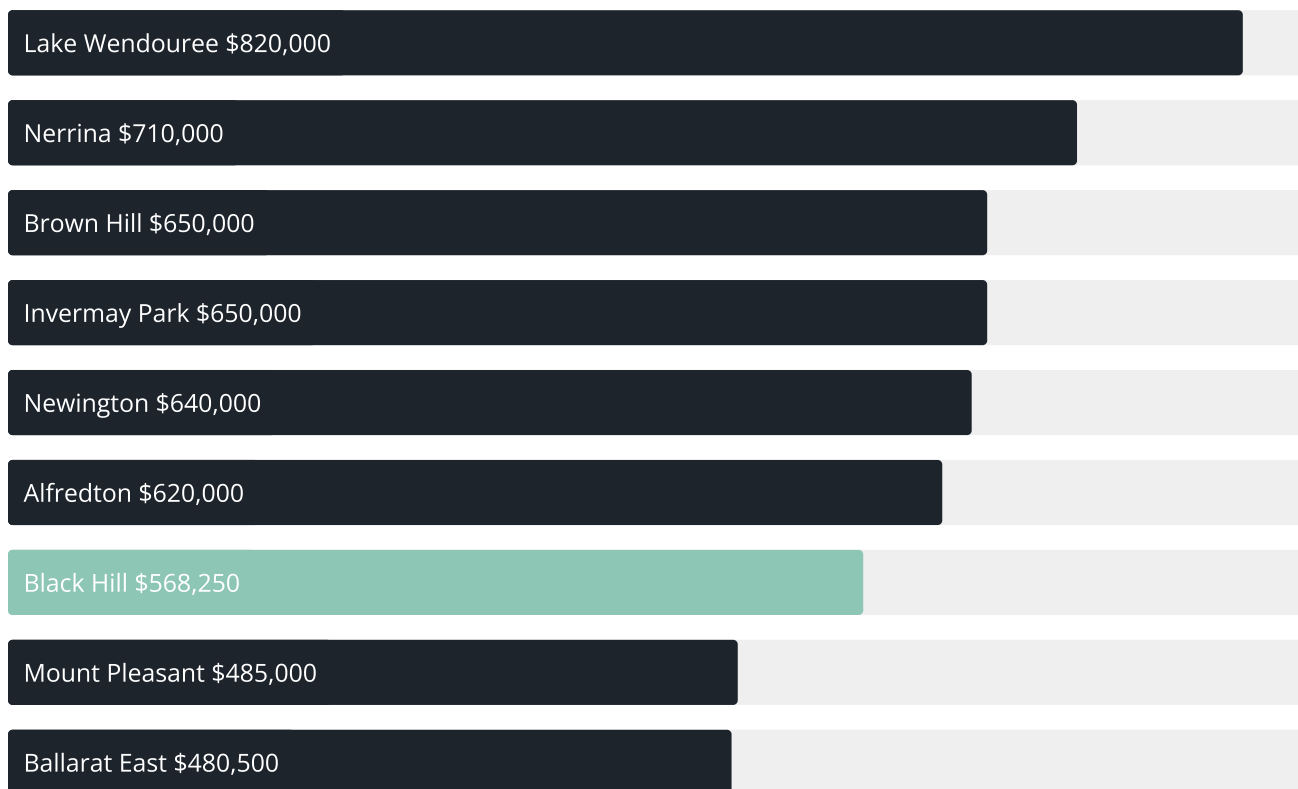
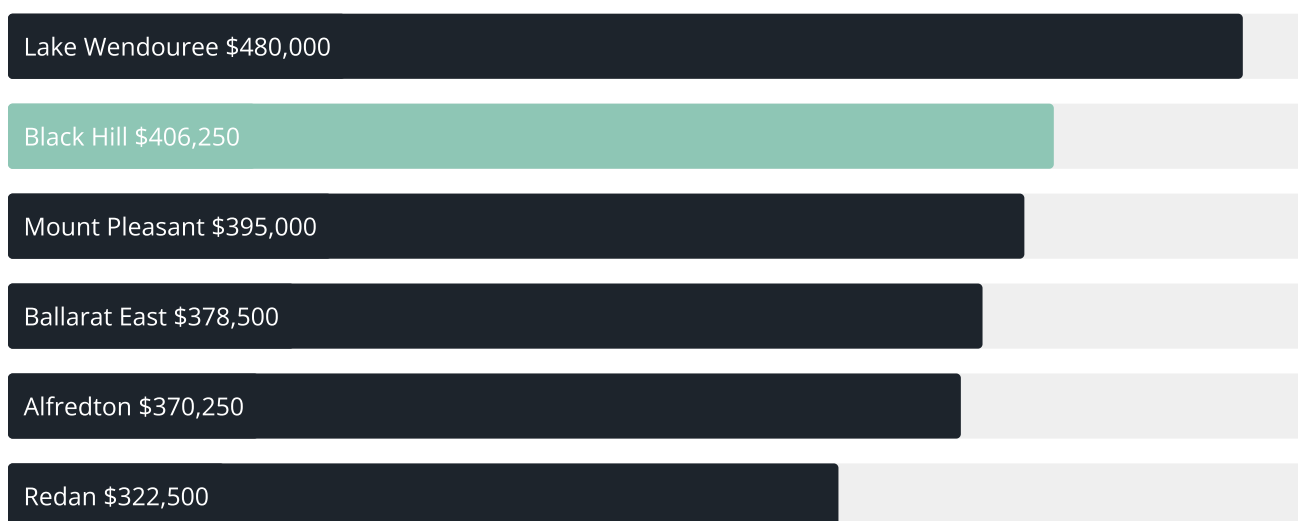
Quarterly Price Change

4.30% ↑

Quarterly Price Change\*



## BLACK HILL SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BLACK HILL SUBURB REPORT

Sale Method<sup>\*</sup>

● Private 100%

Median Days on Market<sup>^</sup>

54 days

Average Hold Period<sup>\*</sup>

6.6 years

Dwelling Type<sup>^</sup>

● Houses 84% ● Units 16%

Ownership<sup>^</sup>

● Owned Outright 35% ● Mortgaged 33% ● Rented 32%

Population<sup>^</sup>

2,124

Median Asking Rent per week<sup>\*</sup>

\$420

Population Growth<sup>^</sup>

-0.09%

Rental Yield<sup>\*</sup>

3.65%

Median Age<sup>^</sup>











40 years

Median Household Size<sup>^</sup>











2.2 people

## BLACK HILL SUBURB REPORT










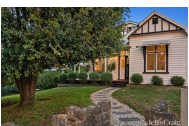
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 422 Sherrard St Black Hill	3	House	\$450,000	18 Dec 2025
 417 Sherrard St Black Hill	3	House	\$539,000	02 Dec 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
 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

## BLACK HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/14 Brooksbank Ct Black Hill	3	Townhouse	\$580,000	23 Sep 2025
 3/14 Brooksbank Ct Black Hill	3	Townhouse	\$580,000	23 Sep 2025
 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
 6/10 Simpson St Black Hill	1	Flat/Unit/Apartment	\$250,000	08 Sep 2025

## BLACK HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



Ballarat Office  
1211 Sturt Street, Ballarat  
03 5329 2500

[jellisraig.com.au](http://jellisraig.com.au)

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

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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