



Black Hill

# Suburb Report



Your connection to property insights



**JellisCraig**

BLACK HILL SUBURB REPORT

Median house price<sup>1</sup>

Median

\$572k

Quarterly price change

2.28% ↑

Median unit price<sup>1</sup>

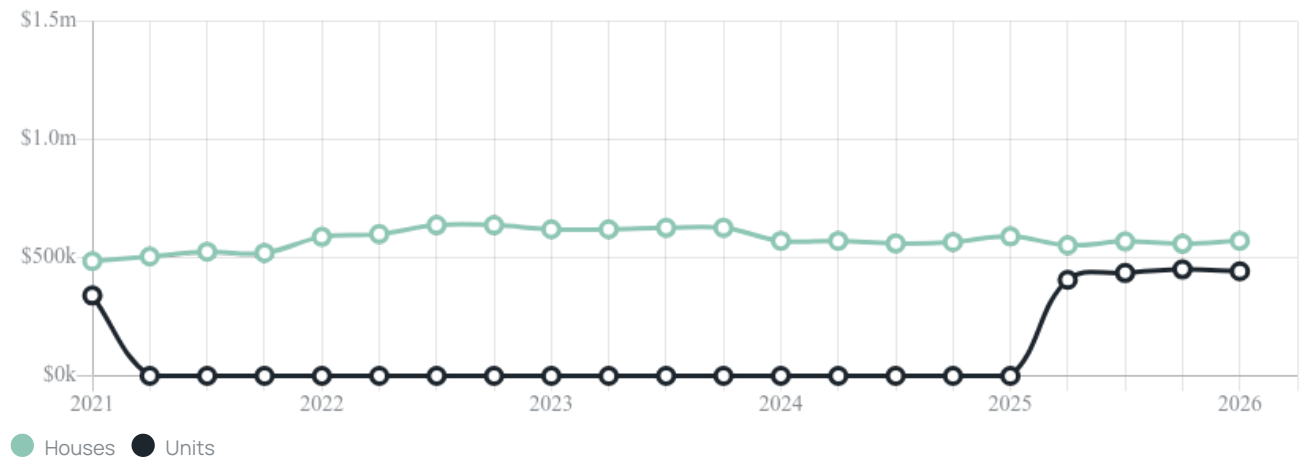
Median

\$443k

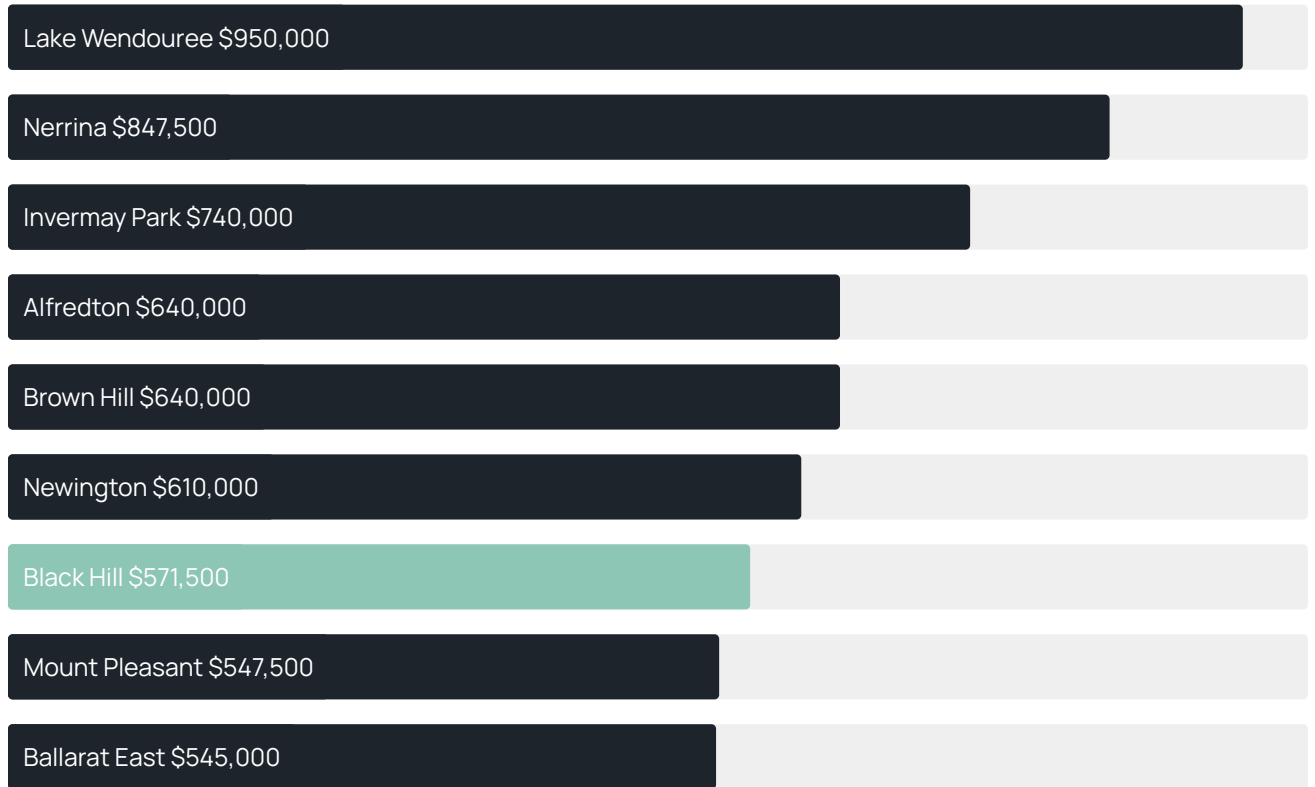
Quarterly price change

-1.66% ↓

Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 6%  
● Private 94%

Auction clearance rate<sup>3</sup>

100%

Median days on market<sup>3</sup>

46 days

Average hold period<sup>1</sup>

6.6 years

Dwelling type<sup>5</sup>



● Houses 84% ● Units 16%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

2,124

Median asking rent<sup>1</sup>

\$420 per week

Population growth<sup>5</sup>

-0.09%

Rental yield<sup>1</sup>

3.65%

Median age<sup>5</sup>

40 years











Median household size<sup>5</sup>

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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 1/309 Nicholson St Black Hill	2	Unit	\$407,000	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

## BLACK HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 706 Nicholson St Black Hill	2	House	\$550,000	09 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
 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

## BLACK HILL SUBURB REPORT

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
 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
 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



**Jellis Craig Ballarat**  
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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.

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Data is current as of PDF generation date 01/05/2026

- 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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