Black Hill

# Suburb Report

Your connection to property insights

JellisCraig

Property Prices

## Median house price

Median[1]

$607k

Monthly median price change[2]

0.25% ↑

## Median unit price

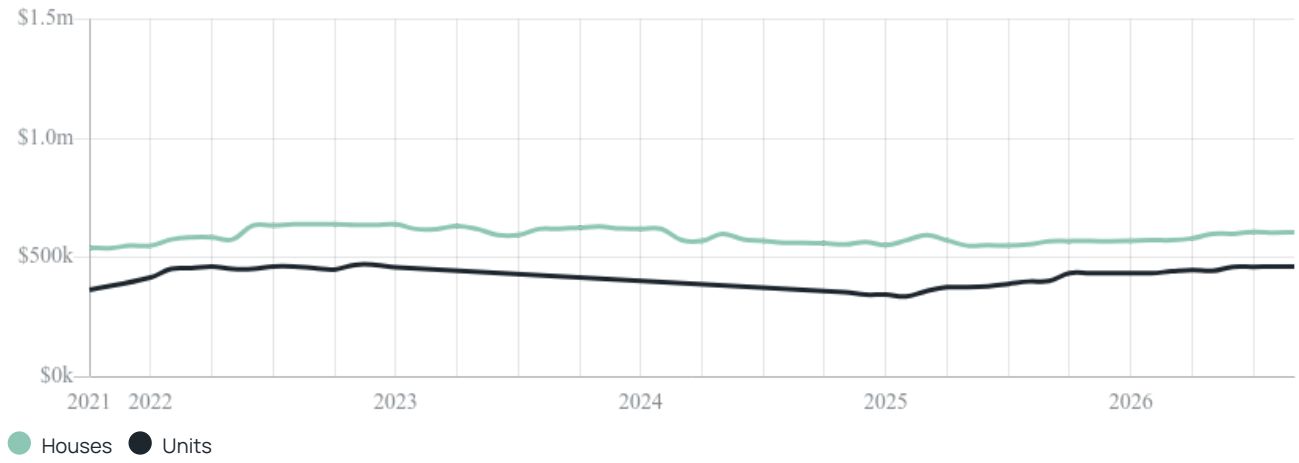
Median[1]

$463k

Monthly median price change[2]

0.00% ↓

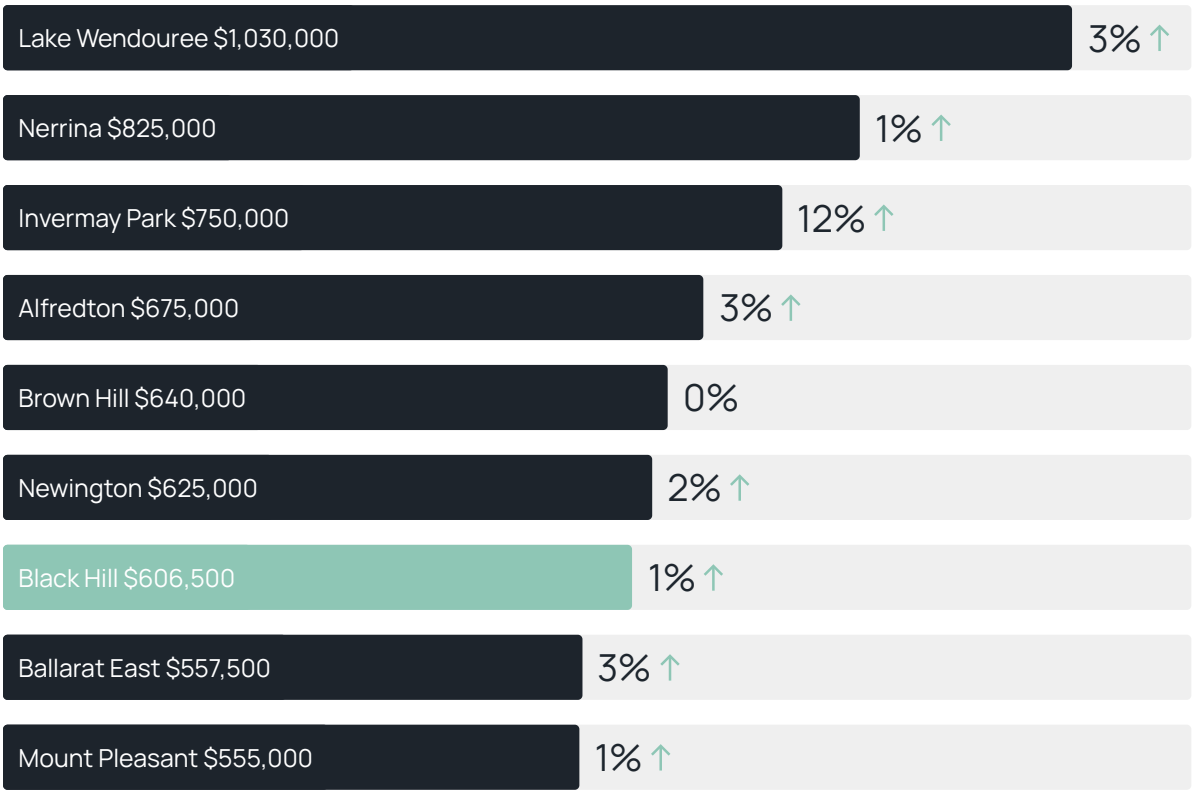
## Black Hill monthly median property prices[3]



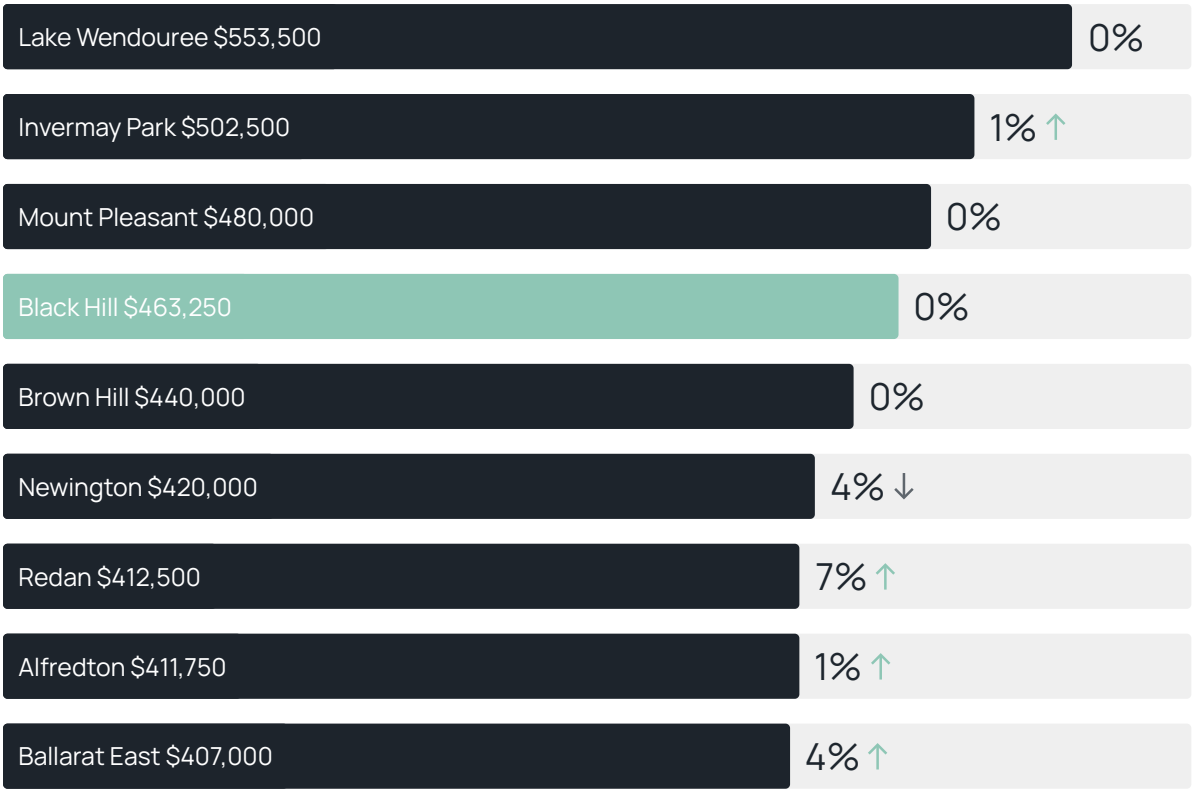



Surrounding Suburbs

## Median house price[1,2]

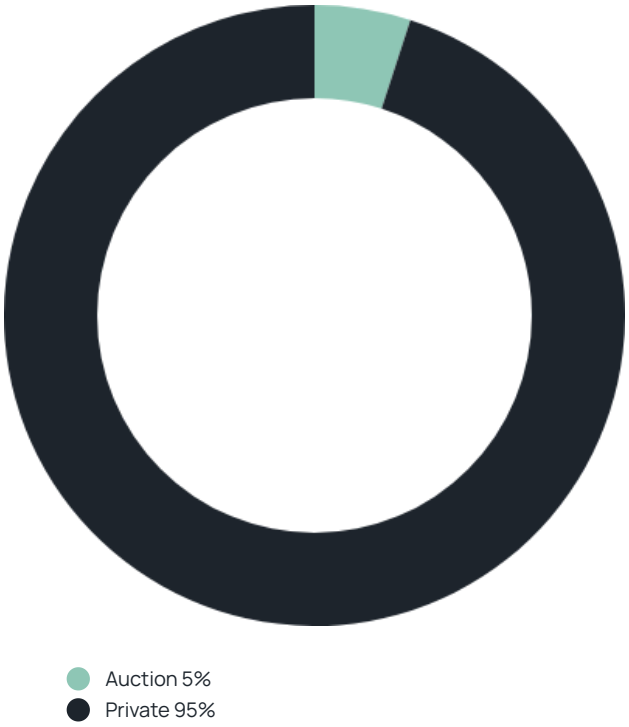



## Median unit price[1,2]



## Sales Snapshot

### Sale method[1]




### Median days on market[5]

| House | Unit |
|---|---|
| 44 days | 29 days |

### Average hold period[1]

| House | Unit |
|---|---|
| 10.6 years | 12.7 years |

## Insights

### Dwelling type[7]




### Ownership[7]




### Population[7]

2,124

### Population growth[7]

-0.09%

### Median age[7]

40 years

### Median household size[7]

2.2 people

### Median asking rent per week[1]

| House | Unit |
|---|---|
| $443 | $370 |

### Rental yield[8]

| House | Unit |
|---|---|
| 4.02% | 4.46% |

# Recent Black Hill sales[5]

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 |
|---|---|---|---|---|---|
|  | 11A Esmond Street Black Hill | 4 | House | $1,100,000 | 21 Oct 2026 |
|  | 330 Peel Street North Black Hill | 4 | House | Undisclosed | 08 Oct 2026 |
|  | 510 Sherrard Street Black Hill | 3 | House | $660,000 | 08 Oct 2026 |
|  | 15/10 Simpson Street Black Hill | 1 | Unit | $244,000 | 01 Oct 2026 |
|  | 422 Sherrard Street Black Hill | 3 | House | $665,000 | 28 Sep 2026 |
|  | 5/417 Peel Street North Black Hill | 2 | House | $440,000 | 10 Sep 2026 |
|  | 330 Chisholm Street Black Hill | 3 | House | $550,000 | 05 Sep 2026 |
|  | 3 Maddern Street Black Hill | 3 | House | $505,000 | 27 Aug 2026 |
|  | 309 Peel Street North Black Hill | 3 | House | $499,000 | 14 Aug 2026 |
|  | 101 Clissold Street Black Hill | 3 | House | $800,000 | 07 Aug 2026 |

# Sold Properties

| | Address | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 307 Peel Street North Black Hill | 3 | House | $550,000 | 06 Aug 2026 |
|  | 1-2/416 Peel Street North Black Hill | 5 | House | $641,500 | 05 Aug 2026 |
|  | 3-4/416 Peel Street North Black Hill | 5 | House | $640,000 | 05 Aug 2026 |
|  | 4/519 Peel Street Black Hill | 2 | Unit | $487,500 | 28 Jul 2026 |
|  | 4/14 Brooksbank Court Black Hill | 5 | House | $742,000 | 18 Jul 2026 |
|  | 423 Nicholson Street Black Hill | 3 | House | $835,000 | 03 Jul 2026 |
|  | 406 Nicholson Street Black Hill | 3 | House | $525,000 | 26 Jun 2026 |
|   | 1/9 Napier Street Black Hill | 2 | Unit | $465,000 | 23 Jun 2026 |
|   | 1/316 Chisholm Street Black Hill | 3 | Townhouse | $532,000 | 12 Jun 2026 |
|  | 4/420 Nicholson Street Black Hill | 3 | Unit | $540,000 | 22 May 2026 |

| | Address | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 2/309 Nicholson Street Black Hill | 1 | Unit | $325,000 | 19 May 2026 |
|  | 3/309 Nicholson Street Black Hill | 1 | Unit | $325,000 | 08 May 2026 |
|  | 1A Victory Lane Black Hill | 5 | House | $775,000 | 07 May 2026 |
|  | 406 Sherrard Street Black Hill | 4 | House | $765,000 | 07 May 2026 |
|  | 503 Nicholson Street Black Hill | 3 | House | $590,000 | 04 May 2026 |
|  | 2 Sweeney Street Black Hill | 3 | House | $622,000 | 02 May 2026 |
|  | 209 Sim Street Black Hill | 4 | House | $1,020,000 | 01 May 2026 |
|  | 623 Nicholson Street Black Hill | 3 | House | $560,000 | 28 Apr 2026 |
|  | 203C Clissold Street Black Hill | 2 | Townhouse | $540,000 | 27 Apr 2026 |
|  | 16/10 SIMPSON STREET Black Hill | 1 | Unit | $285,000 | 22 Apr 2026 |

**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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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