



Black Hill

Suburb Report



Your connection to property insights



JellisCraig

BLACK HILL SUBURB REPORT

Median house price¹

Median

\$604k

Quarterly price change

-0.66% ↓

Median unit price¹

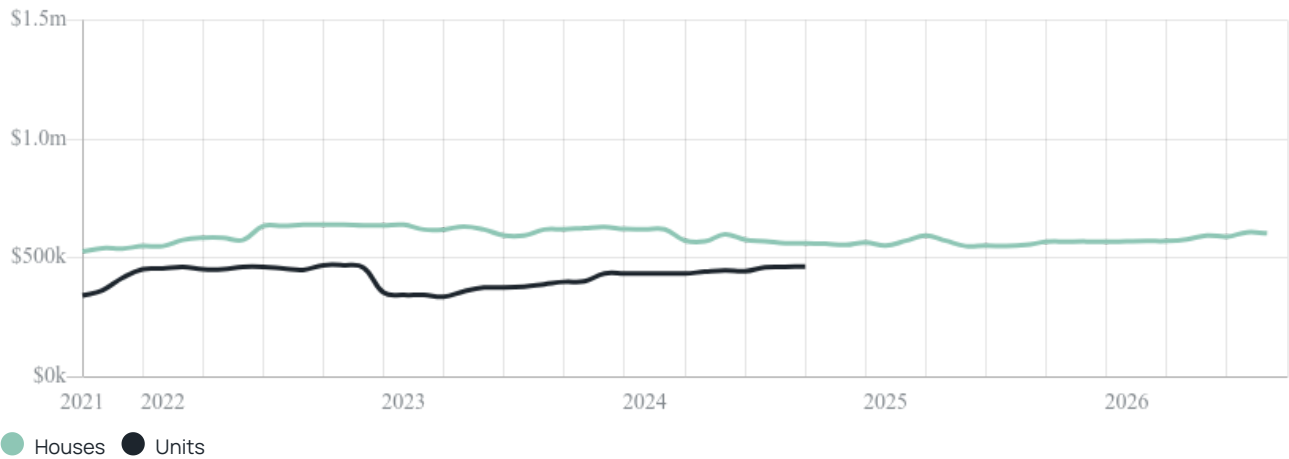
Median

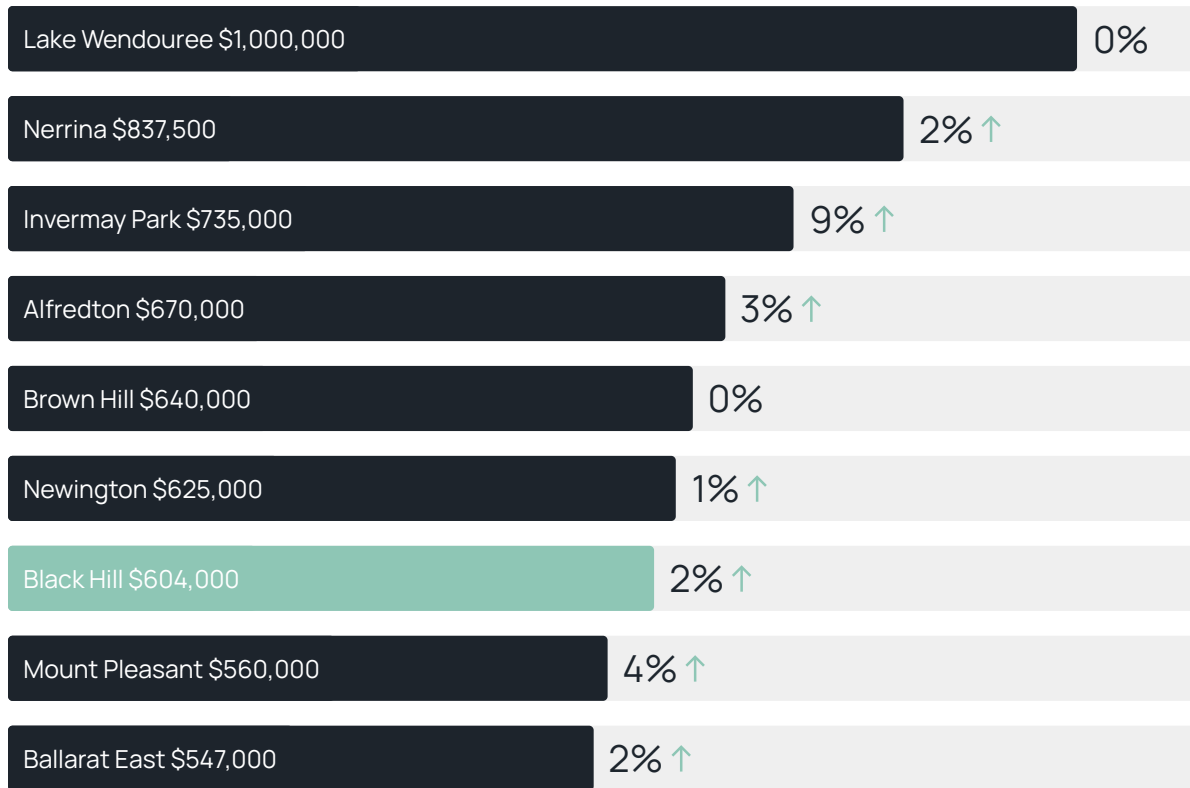
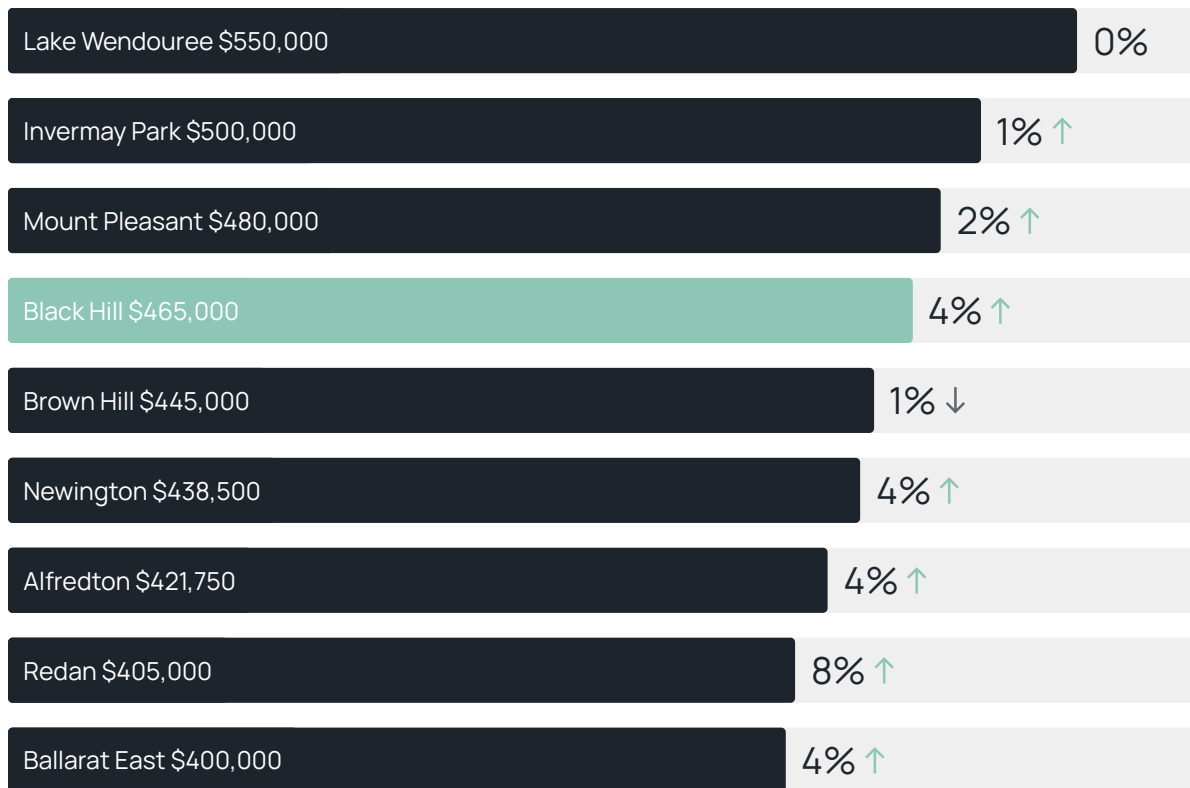
\$465k

Quarterly price change

0.38% ↑

Black Hill quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 5%
● Private 95%

Median days on market³

House

Unit

42 days

27 days

Average hold period¹

House

Unit

10.4 years

10.8 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 33% ● Mortgaged 31% ● Rented 36%

Population⁵

2,124

Median asking rent per week¹

Unit

\$440

\$355

Population growth⁵

-0.09%

Rental yield¹

House

Unit

4.03%

4.49%

Median age⁵

40 years

Median household size⁵

2.2 people

Recent Black Hill sales²

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
 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
 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 606 Havelock Street Black Hill	3	House	\$608,000	20 Apr 2026
 2 Highview Court Black Hill	4	House	\$715,000	16 Apr 2026
 315 Nicholson Street Black Hill	3	House	\$470,000	07 Apr 2026
 28 Killeen Avenue Black Hill	3	House	\$571,000	01 Apr 2026
 1/309 Nicholson Street Black Hill	2	Unit	\$407,000	31 Mar 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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