

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.38m

Quarterly Price Change

-4.67% ↓

Median Unit Price*

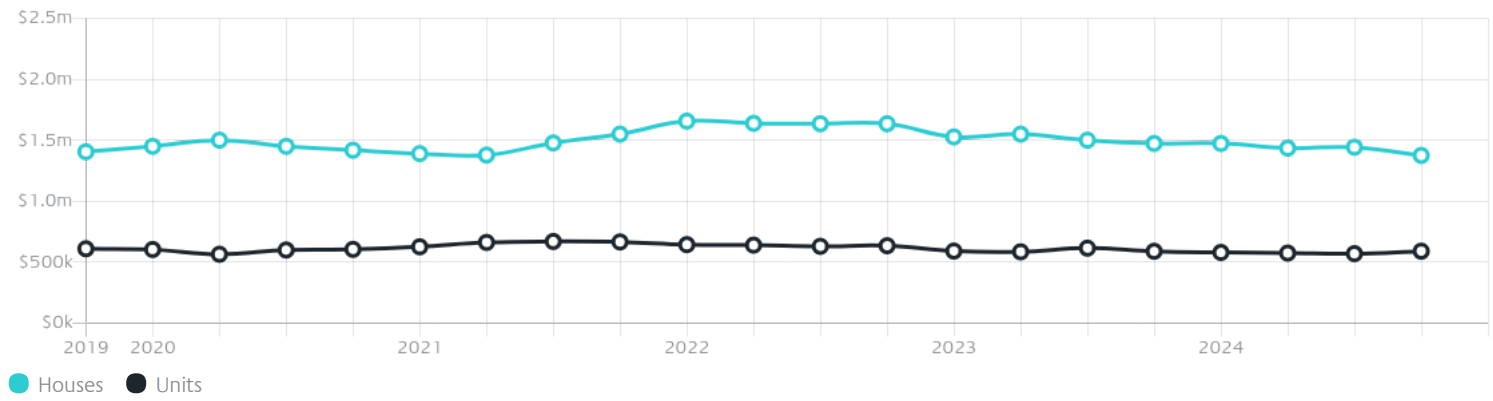
Median

\$590k

Quarterly Price Change

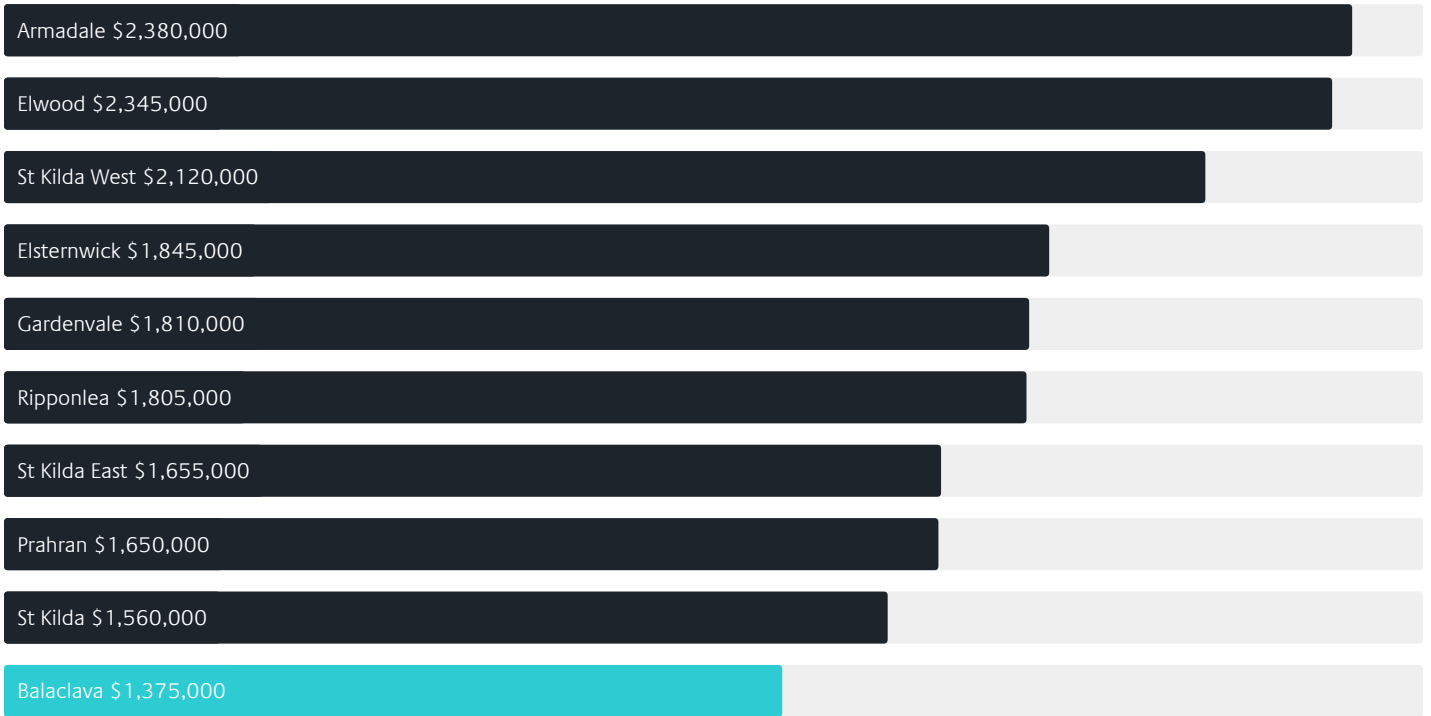
3.50% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 42%
● Private 58%

Auction Clearance Rate^{*}

69.23%

Median Days on Market[^]

26 days

Average Hold Period^{*}

6.6 years

Insights

Dwelling Type[^]



● Houses 17% ● Units 83%

Ownership[^]



● Owned Outright 21% ● Mortgaged 33% ● Rented 45%

Population[^]

5,392

Median Asking Rent per week^{*}

\$850

Population Growth[^]

-0.07%

Rental Yield^{*}

2.89%

Median Age[^]













35 years

Median Household Size[^]









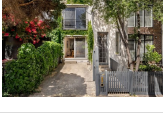
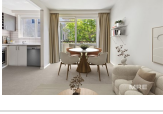
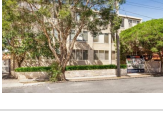

2 people

Sold Properties~











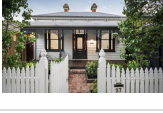

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 102/356 Carlisle St Balaclava	2	Apartment	\$633,300	21 Mar 2025
 20/38 Brighton Rd BALACLAVA	2	Apartment	\$930,000	20 Mar 2025
 34 Elm Gr Balaclava	3	House	\$1,610,000	16 Mar 2025
 4/27 Sycamore Gr Balaclava	1	Apartment	\$407,000	11 Mar 2025
 2/62 Gourlay St Balaclava	4	Apartment	\$487,000	03 Mar 2025
 1/23 Gourlay St Balaclava	2	Apartment	\$465,000	22 Feb 2025
 15/109 Hotham St Balaclava	2	Apartment	\$640,000	21 Feb 2025
 5/305 Carlisle St BALACLAVA	2	Apartment	\$555,000	20 Feb 2025
 3/88 Grosvenor St Balaclava	1	Apartment	\$310,000	18 Feb 2025
 5/52 William St Balaclava	2	Apartment	\$540,000	15 Feb 2025
 5/43 Gourlay St Balaclava	3	House	\$1,008,000	12 Feb 2025
 5/40 Gourlay St Balaclava	2	Apartment	\$460,000	06 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/38 The Avenue Balaclava	2	Apartment	\$576,500	31 Jan 2025
 4/10-12 Blenheim St Balaclava	2	Apartment	\$620,000	28 Jan 2025
 G01/78 Westbury St Balaclava	1	Apartment	\$385,000	28 Jan 2025
 6/340 Carlisle St Balaclava	2	Apartment	\$442,000	28 Jan 2025
 105/43-45 The Avenue Balaclava	2	Apartment	\$555,000	17 Jan 2025
 6/342 Carlisle St Balaclava	2	Strata Unit/Flat	\$442,000	10 Jan 2025
 2/81 Hotham St BALACLAVA	2	Apartment	\$650,000	24 Dec 2024
 2/28 Blenheim St Balaclava	2	Apartment	\$675,000	19 Dec 2024
 6 Linton St Balaclava	2	Townhouse	\$1,080,000	19 Dec 2024
 6/102 Westbury St Balaclava	1	Unit	\$360,000	18 Dec 2024
 18/54 Balston St Balaclava	1	Strata Flat - Single OYO Flat	\$315,000	17 Dec 2024
 11a Blenheim St Balaclava	3	House	\$1,702,000	14 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Camden St Balaclava	3	House	\$1,460,000	14 Dec 2024
 107/48 Blenheim St Balaclava	2	Apartment	\$530,000	13 Dec 2024
 15/38 Brighton Rd Balaclava	3	Townhouse	\$1,160,000	11 Dec 2024
 4/98 Westbury St Balaclava	3	Townhouse	\$1,160,000	09 Dec 2024
 2/24 The Avenue Balaclava	2	Unit	\$772,000	08 Dec 2024
 25 Nightingale St Balaclava	3	House	\$1,013,000	08 Dec 2024
 2/2 Gourlay St BALACLAVA	2	Apartment	\$555,000	07 Dec 2024
 4 Balston St BALACLAVA	3	House	\$1,350,000	04 Dec 2024
 14 Elm Gr Balaclava	2	House	\$1,255,000	03 Dec 2024
 6 Sycamore Gr Balaclava	3	House	\$1,000,000	01 Dec 2024
 27 Grosvenor St BALACLAVA	4	House	\$1,715,000	30 Nov 2024
 5/40 Sycamore Gr Balaclava	1	Apartment	\$345,000	29 Nov 2024

Jellis Craig

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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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