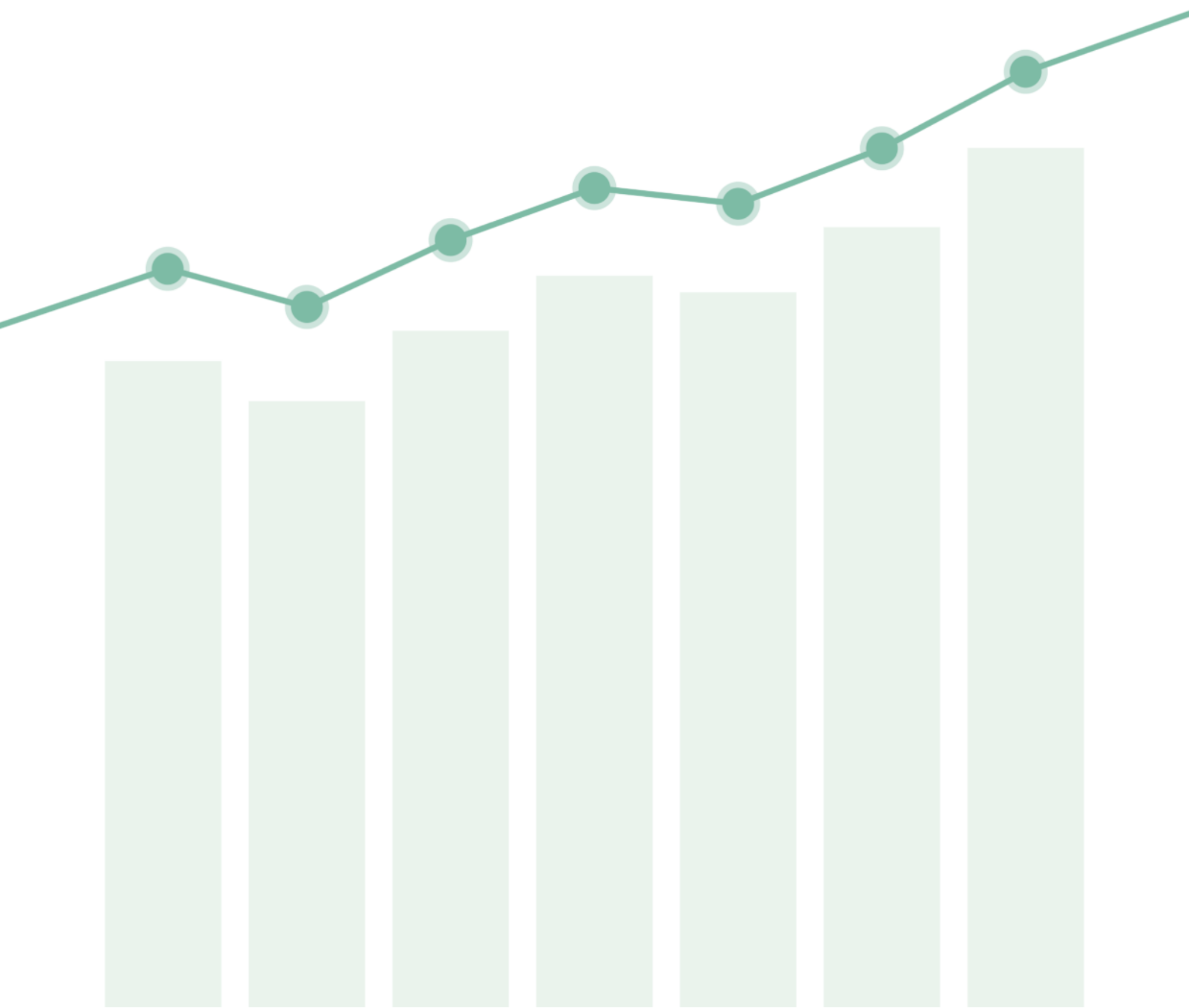


# JellisCraig

BALACLAVA

# Suburb Report

Know your neighbourhood.



BALACLAVA SUBURB REPORT

Median House Price\*

Median

\$1.35m

Quarterly Price Change

-1.81% ↓

Median Unit Price\*

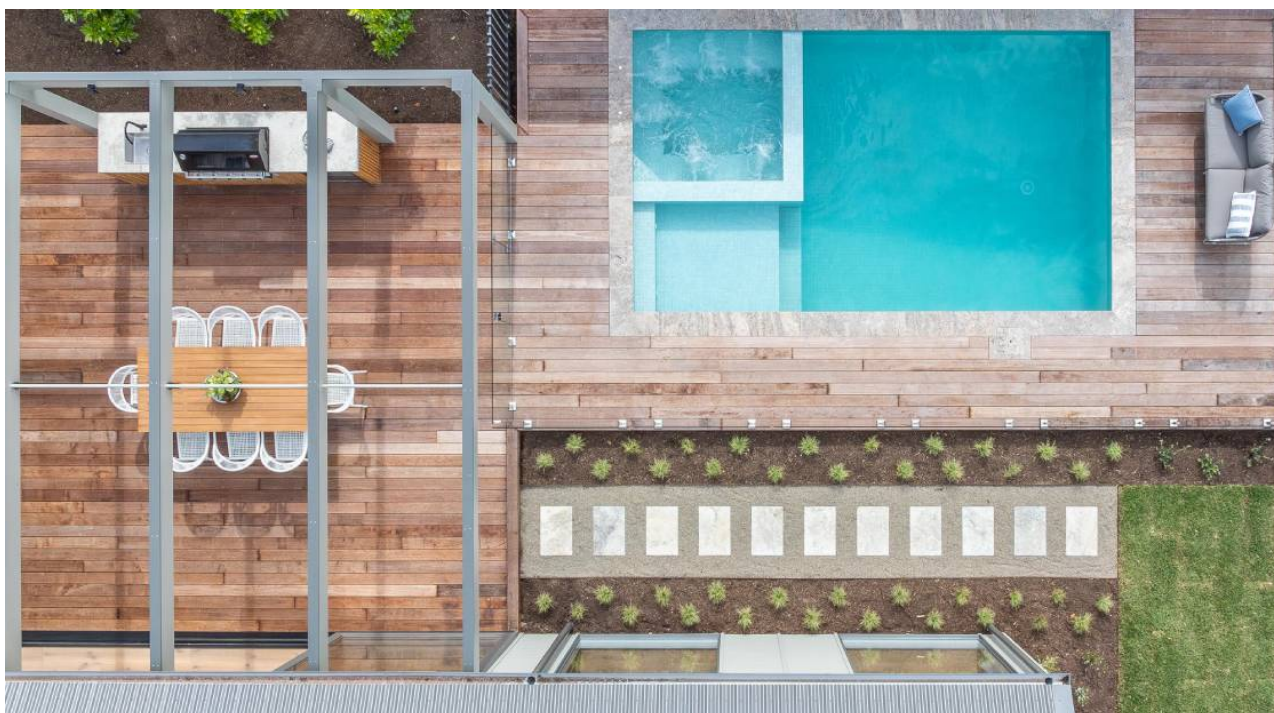
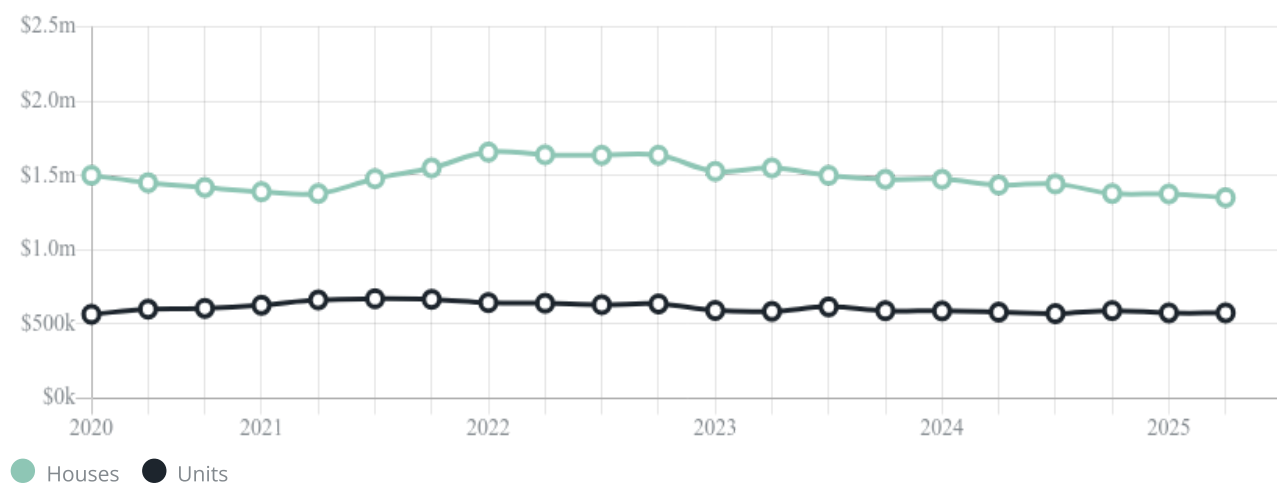
Median

\$575k

Quarterly Price Change

0.00% ↓

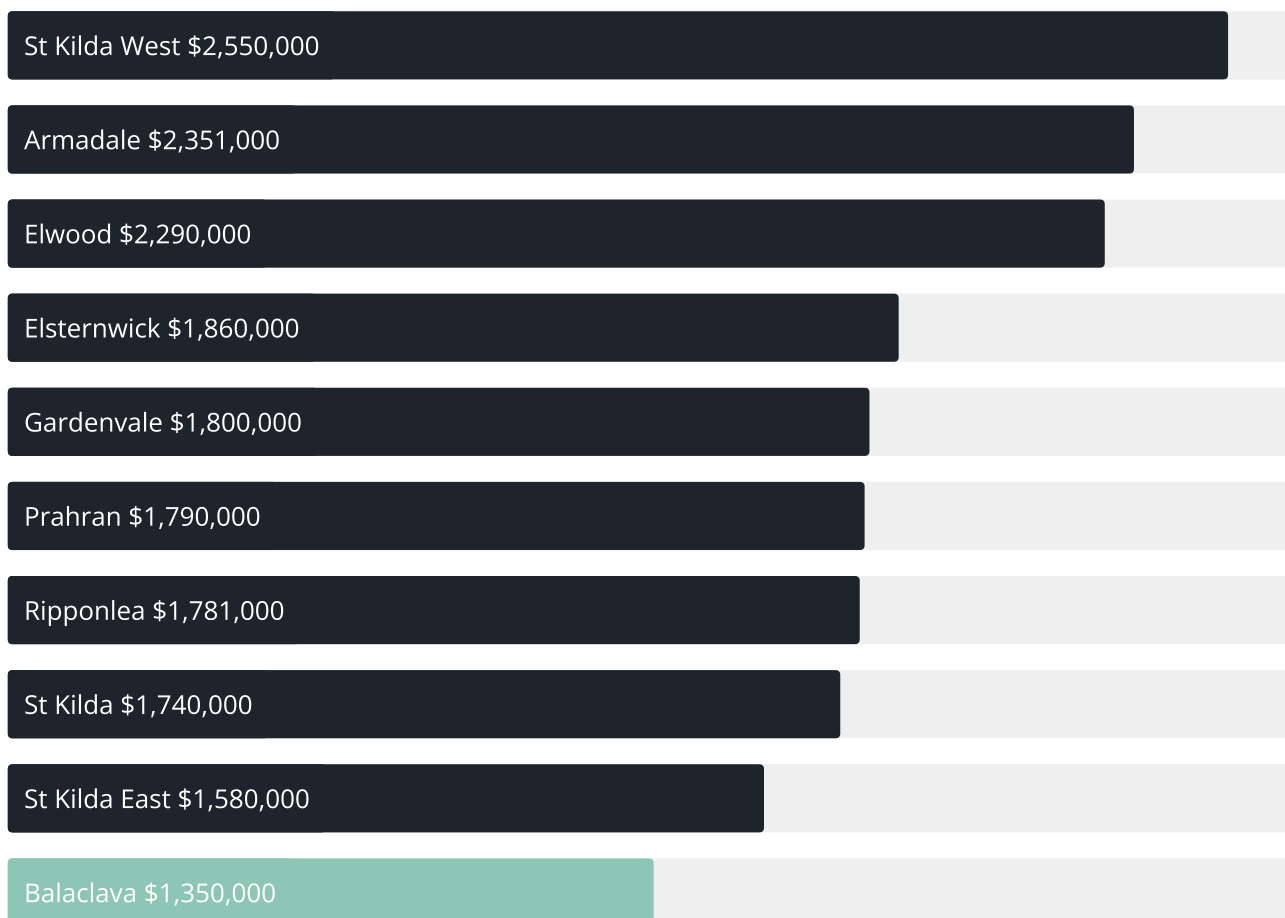
Quarterly Price Change\*





## BALACLAVA SUBURB REPORT

## Median House Sale Price\*



## Median Unit Sale Price\*





## BALACLAVA SUBURB REPORT

## Sale Method\*



● Auction 35%  
● Private 65%

## Auction Clearance Rate\*

84.62%

## Median Days on Market^

27 days

## Average Hold Period\*

6.6 years

## Dwelling Type^



● Houses 17% ● Units 83%

## Ownership^



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

## Population^

5,392

## Median Asking Rent per week\*

\$868

## Population Growth^

-0.07%

## Rental Yield\*

2.89%

## Median Age^

35 years











## Median Household Size^

2 people









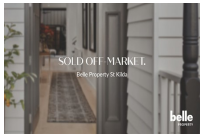



## BALACLAVA SUBURB REPORT

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](https://jellisraig.com.au/suburbinsights)











Address	Bedrooms	Type	Price	Sold
 9/340 Carlisle St Balaclava	1	Apartment	\$261,000	03 Jul 2025
 6/98 Westbury St Balaclava	3	Townhouse	\$1,230,000	29 Jun 2025
 14/39 Balston St Balaclava	3	Townhouse	\$1,110,000	28 Jun 2025
 203/65 Grosvenor St Balaclava	1	Apartment	\$475,000	26 Jun 2025
 4/66-70 Grosvenor St Balaclava	2	Apartment	\$588,000	21 Jun 2025
 88a William St Balaclava	2	Apartment	\$470,000	21 Jun 2025
 8/98 Grosvenor St Balaclava	2	Apartment	\$452,500	21 Jun 2025
 4/21 Carlisle Av BALACLAVA	2	Unit	\$656,500	13 Jun 2025
 2/49 Gourlay St Balaclava	3	Unit	\$565,000	12 Jun 2025
 5a Nelson St Balaclava	4	Townhouse	\$1,400,000	11 Jun 2025



## BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/26 The Avenue Balaclava	1	Unit	\$320,000	06 Jun 2025
 3/2 Nelson St Balaclava	2	Townhouse	\$720,000	30 May 2025
 2/362 Carlisle St BALACLAVA	2	Apartment	\$735,000	27 May 2025
 21/305 Carlisle St Balaclava	1	Apartment	\$300,000	26 May 2025
 12/5b The Avenue Balaclava	2	Apartment	\$580,000	23 May 2025
 64 William St Balaclava	2	House - Terrace	\$473,000	20 May 2025
 G03/356 Carlisle St Balaclava	1	Apartment	\$390,000	17 May 2025
 9/102 Westbury St Balaclava	1	Subdivided Flat - Single OYO Flat	\$381,500	17 May 2025
 2/18 Nightingale St BALACLAVA	1	Apartment	\$325,000	16 May 2025
 4/51 Gourlay St BALACLAVA	2	Unit	\$535,000	16 May 2025

## BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/39 Balston St Balaclava	3	Townhouse	\$1,100,000	15 May 2025
 7/97 Hotham St Balaclava	2	Apartment	\$645,000	13 May 2025
 9/3 Balston St Balaclava	1	Apartment	\$290,500	12 May 2025
 26a Nightingale St Balaclava	4	House	\$1,680,000	10 May 2025
 306/48 Blenheim St Balaclava	3	Apartment	\$1,050,000	07 May 2025
 16/66 Grosvenor St Balaclava	2	Strata Unit/Flat	\$503,000	04 May 2025
 4/85 Grosvenor St Balaclava	2	Unit	\$380,000	03 May 2025
 1/7 Nelson St Balaclava	3	Apartment	\$1,330,000	01 May 2025
 3/44 The Avenue Balaclava	2	Apartment	\$555,000	24 Apr 2025
 106/48 Blenheim St Balaclava	2	Apartment	\$615,000	22 Apr 2025



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

Data is current as of PDF generation date 01/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.