

Suburb **INSIGHTS**

3183
BALACLAVA



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.44m

Quarterly Price Change

0.52% ↑

Median Unit Price*

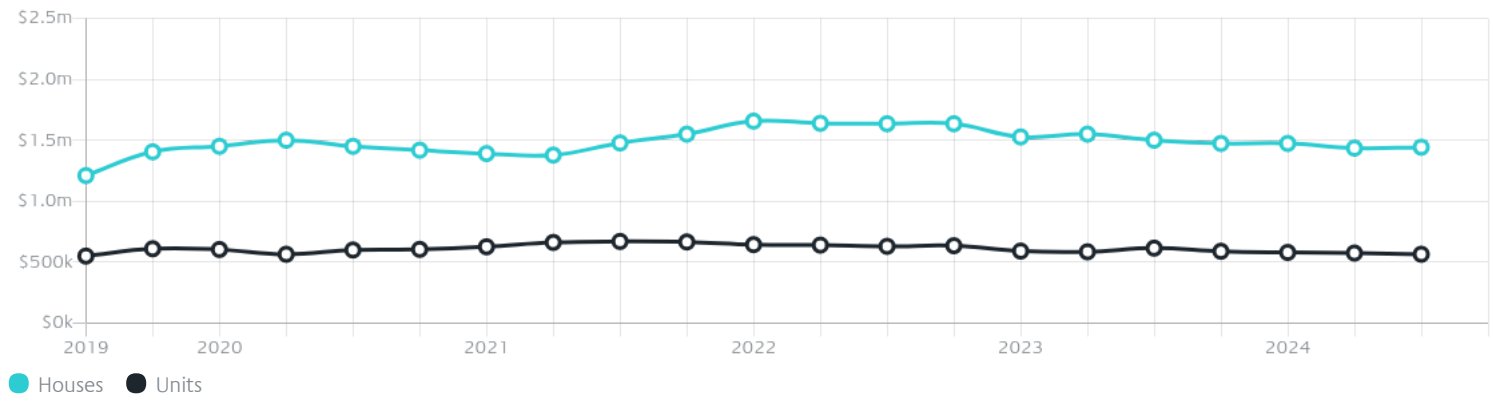
Median

\$565k

Quarterly Price Change

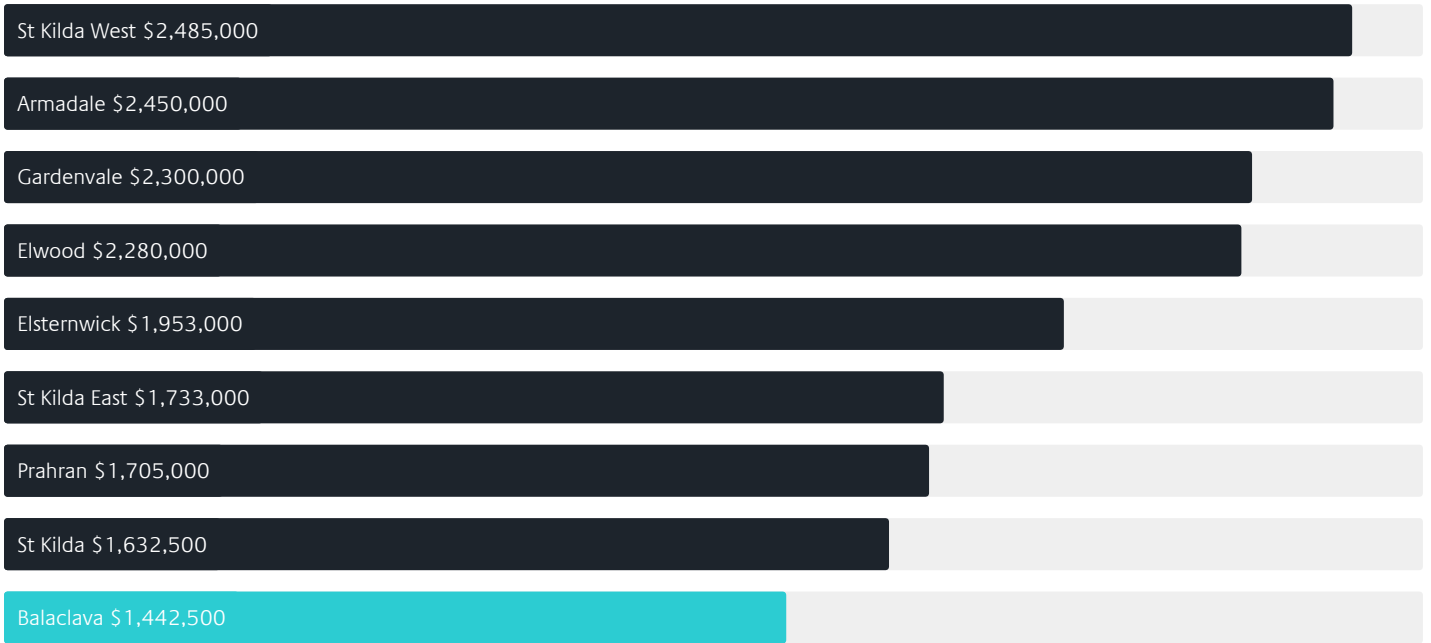
-1.73% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 62%
● Private 38%

Auction Clearance Rate^{*}

60.87%

Median Days on Market[^]

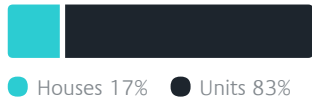
26 days

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^{*}

\$800

Population Growth[^]

-0.07%

Rental Yield^{*}

2.89%

Median Age[^]













35 years

Median Household Size[^]










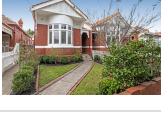


2 people

Sold Properties~










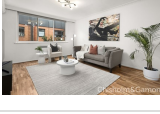


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 26/82 Westbury St Balaclava	1	Apartment	\$335,000	28 Nov 2024
 4/39 Gourlay St Balaclava	3	Unit	\$595,000	25 Nov 2024
 5/40 Sycamore Gr Balaclava	1	Apartment	\$345,000	22 Nov 2024
 4/21 Blenheim St Balaclava	1	Apartment	\$290,000	18 Nov 2024
 7/84 Westbury St Balaclava	2	Apartment	\$750,000	14 Nov 2024
 1/103 Grosvenor St Balaclava	2	Apartment	\$967,000	10 Nov 2024
 9/45-47 Nelson St BALACLAVA	2	Apartment	\$655,000	06 Nov 2024
 1/22 Gibbs St Balaclava	2	Apartment	\$600,000	31 Oct 2024
 12/109 Hotham St Balaclava	2	Apartment	\$640,000	19 Oct 2024
 6/31 Blenheim St Balaclava	1	Apartment	\$343,000	18 Oct 2024
 24 Carlisle Av Balaclava	2	House	\$949,000	15 Oct 2024
 10/44 The Avenue Balaclava	2	Apartment	\$516,000	15 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 39 Sycamore Gr Balaclava	3	House	\$1,220,000	12 Oct 2024
 9/117 Westbury St Balaclava	2	Unit	\$600,000	09 Oct 2024
 3 Rosamond St Balaclava	2	House	\$1,010,000	07 Oct 2024
 1 Chusan St Balaclava	2	House	\$1,030,000	05 Oct 2024
 6 Rosamond St Balaclava	2	House	\$1,380,000	03 Oct 2024
 2/44 Gourlay St Balaclava	2	Strata Unit/Flat	\$615,000	01 Oct 2024
 1/107 Grosvenor St Balaclava	2	Unit	\$641,500	30 Sep 2024
 2/29 Marlborough St BALACLAVA	1	Apartment	\$408,000	26 Sep 2024
 48 Rosamond St Balaclava	3	House	\$1,240,000	25 Sep 2024
 21 Hawsleigh Av BALACLAVA	3	House	\$1,450,000	21 Sep 2024
 4/342 Carlisle St Balaclava	2	Strata Flat - Single OYO Flat	\$350,000	20 Sep 2024
 2/40 Gourlay St Balaclava	2	Subdivided Flat - Single OYO Flat	\$549,750	13 Sep 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/36 Blenheim St BALACLAVA	1	Subdivided Flat - Single OYO Flat	\$595,000	11 Sep 2024
 1/247 Inkerman St Balaclava	2	Apartment	\$405,000	10 Sep 2024
 12/342 Carlisle St Balaclava	1	Apartment	\$280,000	10 Sep 2024
 1/36-38 Blenheim St Balaclava	1	Unit	\$595,000	09 Sep 2024
 6/20 Carlisle Av Balaclava	2	Apartment	\$525,000	08 Sep 2024
 3/94 Grosvenor St Balaclava	1	Apartment	\$319,999	06 Sep 2024
 19/109 Hotham St Balaclava	2	Subdivided Flat - Single OYO Flat	\$623,000	28 Aug 2024
 5/20a Albion St Balaclava	1	Apartment	\$400,000	22 Aug 2024
 1/51 Gourlay St BALACLAVA	2	Apartment	\$508,000	18 Aug 2024
 7/30 Blenheim St Balaclava	2	Apartment	\$612,000	18 Aug 2024
 1/44 Gourlay St BALACLAVA	2	Unit	\$611,500	17 Aug 2024
 50 Rosamond St Balaclava	3	House	\$1,125,000	17 Aug 2024

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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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