

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.38m

Quarterly Price Change

-4.67% ↓

Median Unit Price*

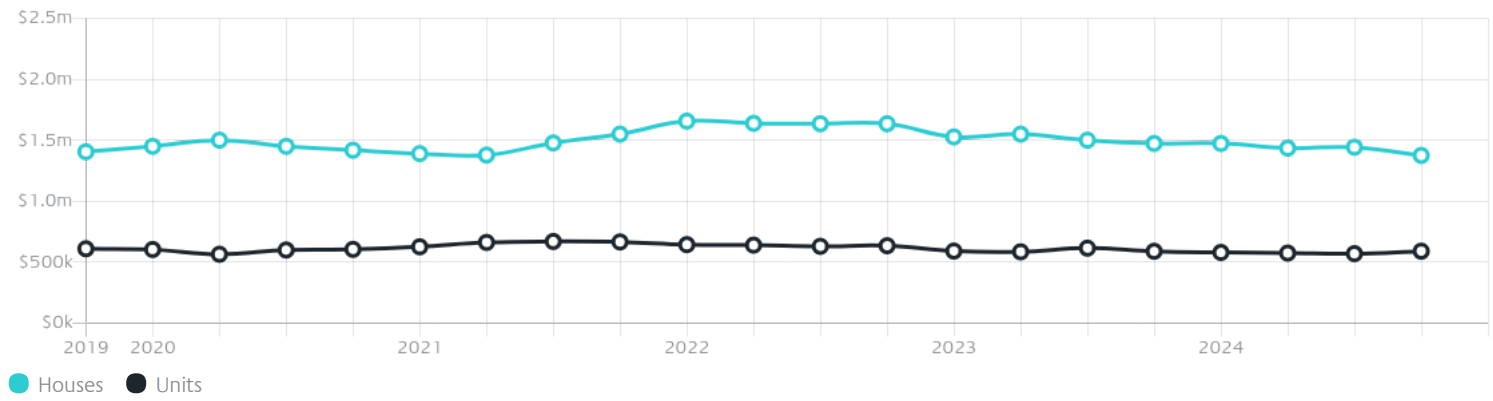
Median

\$590k

Quarterly Price Change

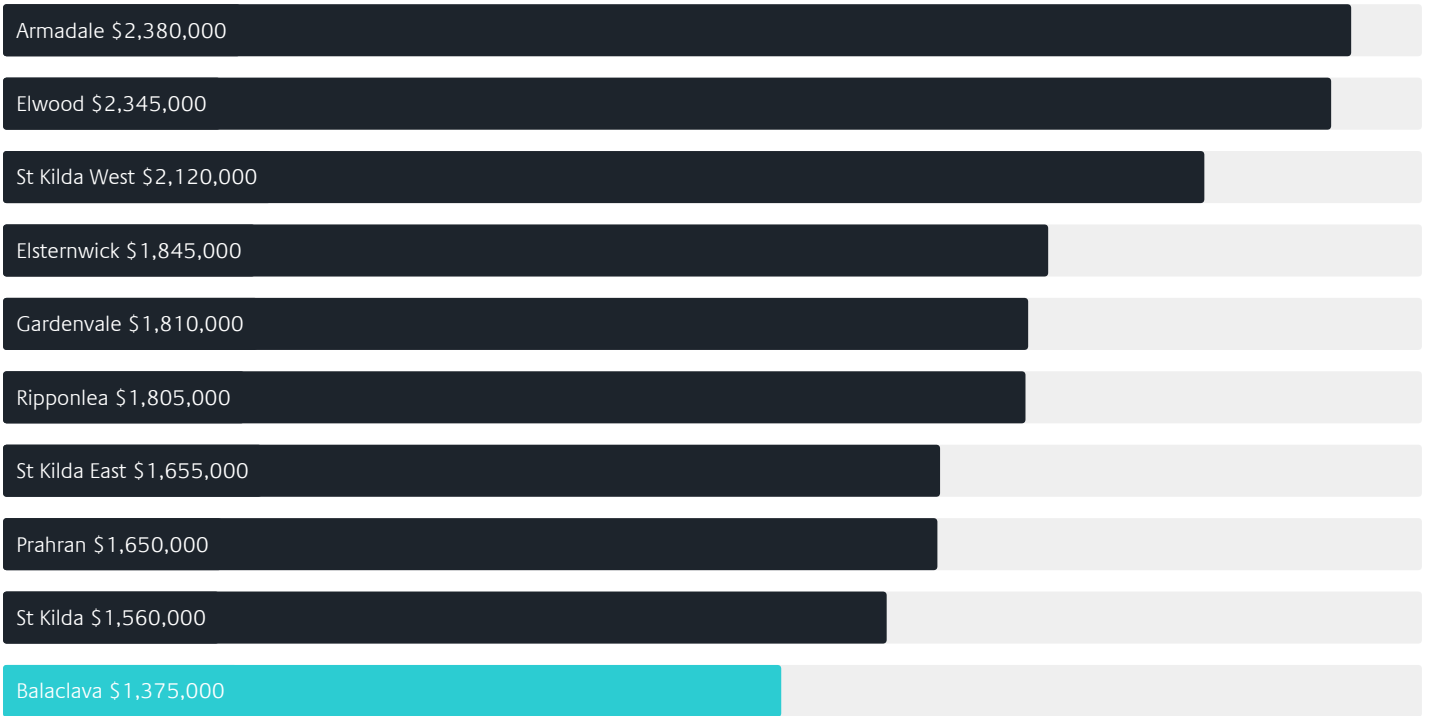
3.50% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 54%
● Private 46%

Auction Clearance Rate^{*}

50%

Median Days on Market[^]

34 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[^]








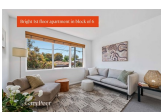




2 people

Sold Properties~










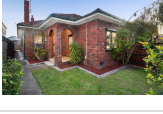
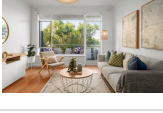

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4/10-12 Blenheim St Balaclava	2	Apartment	\$620,000	21 Jan 2025
 105/43-45 The Avenue Balaclava	2	Apartment	\$555,000	17 Jan 2025
 6/340 Carlisle St Balaclava	2	Apartment	\$442,000	09 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
 6/102 Westbury St Balaclava	1	Unit	\$360,000	18 Dec 2024
 1/6 Linton St Balaclava	2	House	\$1,080,000	17 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 2/2 Gourlay St BALACLAVA	2	Apartment	\$555,000	07 Dec 2024
 4 Balston St BALACLAVA	3	House	\$1,350,000	04 Dec 2024
 5/40 Sycamore Gr Balaclava	1	Apartment	\$345,000	29 Nov 2024
 26/82 Westbury St Balaclava	1	Apartment	\$335,000	28 Nov 2024
 8/18 Orange Gr Balaclava	1	Strata Flat - Single OYO Flat	\$198,000	26 Nov 2024
 4/39 Gourlay St Balaclava	3	Unit	\$595,000	25 Nov 2024
 7/84 Grosvenor St Balaclava	2	Apartment	\$470,000	24 Nov 2024
 17/109 Hotham St Balaclava	2	Subdivided Flat - Single OYO Flat	\$650,000	21 Nov 2024
 14/91 Hotham St Balaclava	2	Stratum Flat	\$420,000	20 Nov 2024
 4/21 Blenheim St Balaclava	1	Apartment	\$290,000	18 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 G1/356 Carlisle St Balaclava	2	Subdivided Flat - Single OYO Flat	\$660,000	25 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
 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

Jellis Craig

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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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