

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.38m**

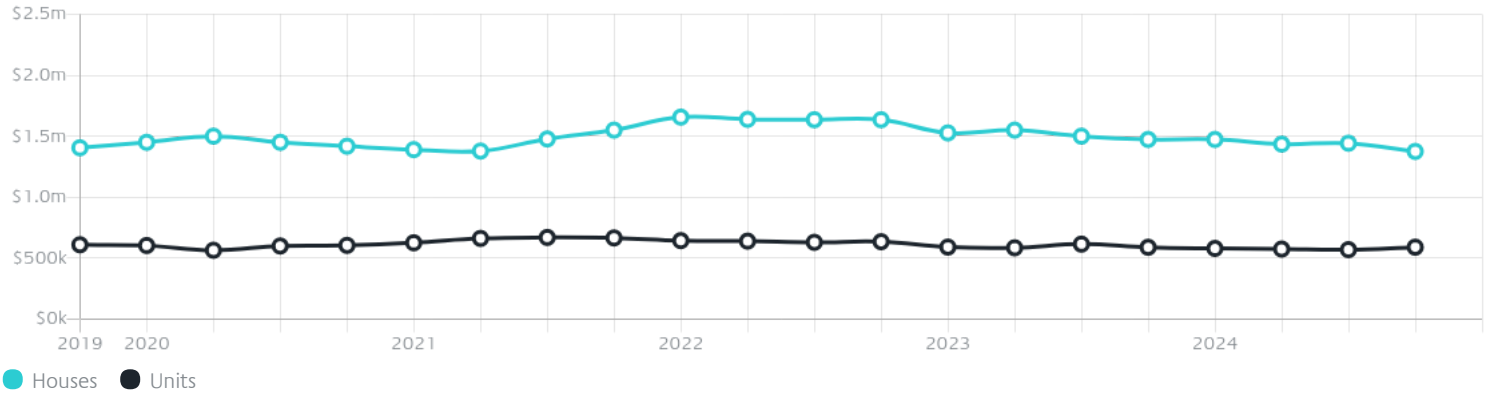
Quarterly Price Change  
**-4.67% ↓**

## Median Unit Price\*

Median  
**\$590k**

Quarterly Price Change  
**3.50% ↑**

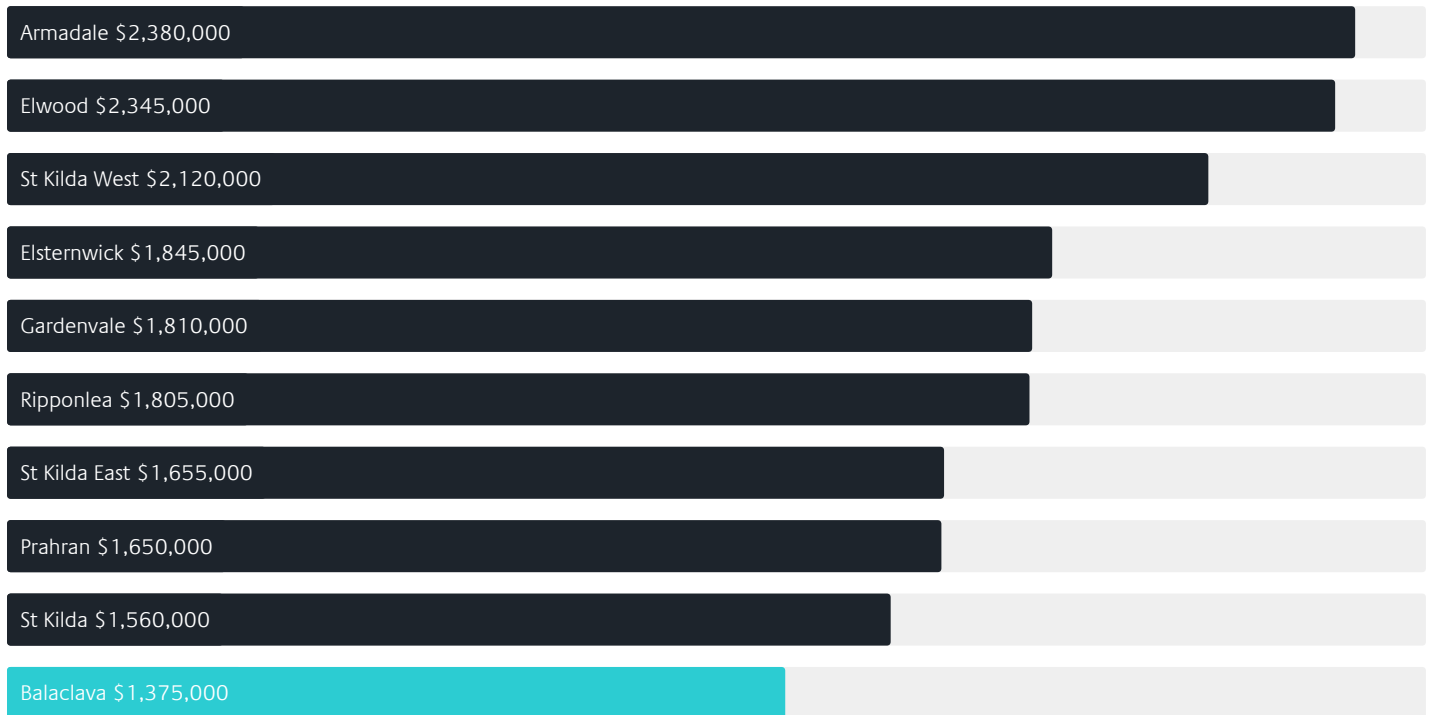
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 70%  
● Private 30%

Auction Clearance Rate\*

47.83%

Median Days on Market^

27 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^








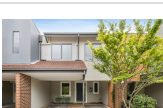
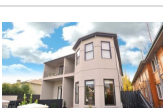


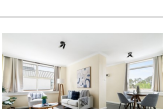
35 years

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)













Address	Bedrooms	Type	Price	Sold
 105/43-45 The Avenue BalACLava	2	Apartment	\$555,000	17 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
 11a Blenheim St BalACLava	3	House	\$1,702,000	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
 2/24 The Avenue BalACLava	2	Unit	\$772,000	08 Dec 2024
 2/2 Gourlay St BALACLAVA	2	Apartment	\$555,000	07 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 5/49 Gourlay St Balaclava	2	Strata Flat - Single OYO Flat	\$600,000	02 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
 18/99 Hotham St Balaclava	1	Subdivided Flat - Single OYO Flat	\$535,000	24 Sep 2024
 21 Hawsleigh Av BALACLAVA	3	House	\$1,450,000	21 Sep 2024



Port Phillip Office  
332 Montague Street, Albert Park  
03 8644 5500

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

Data is current as of PDF generation date 20/01/2025

\* 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.