

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.38m

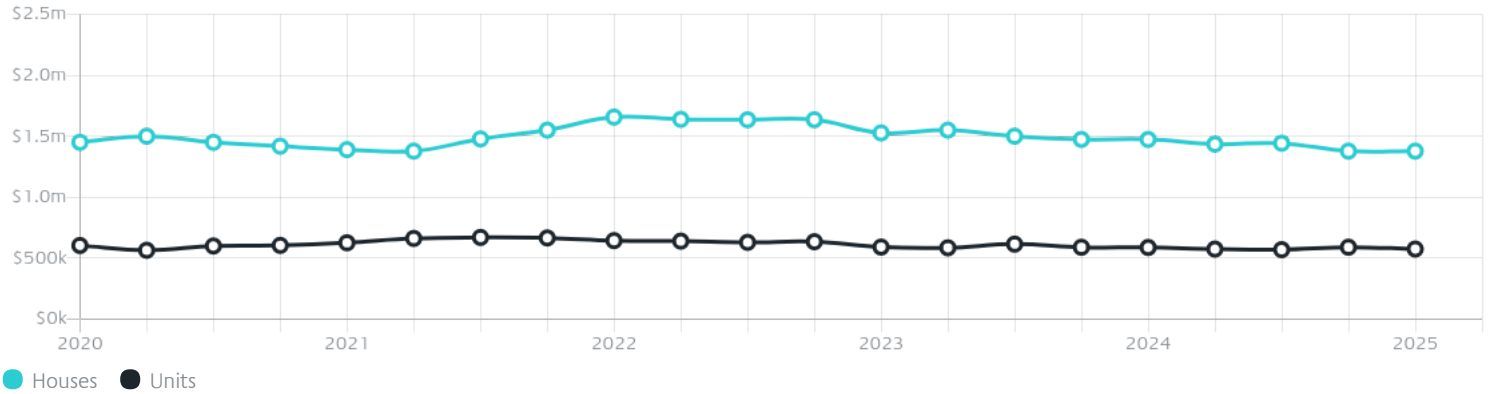
Quarterly Price Change
0.00% ↓

Median Unit Price*

Median
\$575k

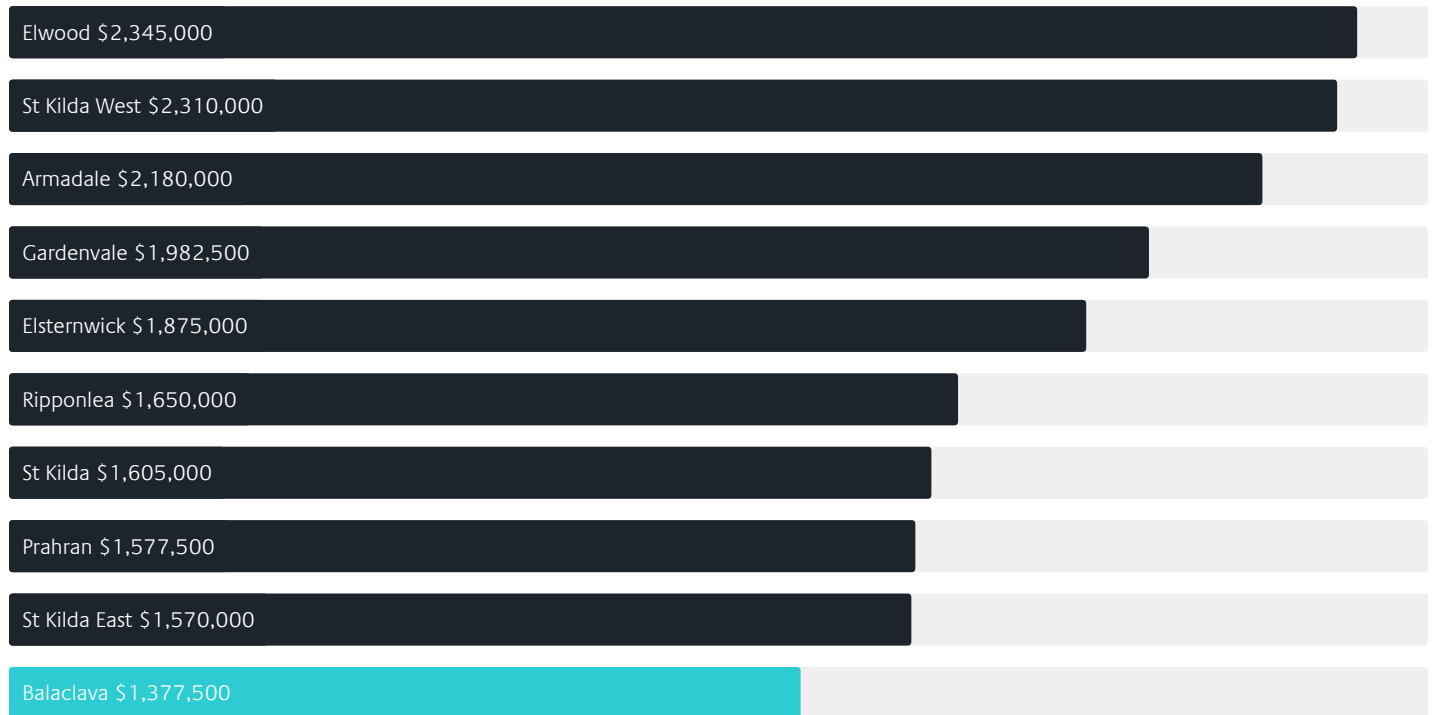
Quarterly Price Change
-2.54% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 39%
● Private 61%

Auction Clearance Rate*

83.33%

Median Days on Market^

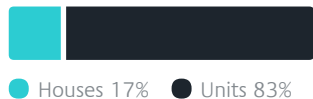
24 days

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*

\$840

Population Growth^

-0.07%

Rental Yield*

2.89%

Median Age^








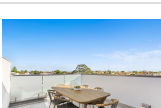
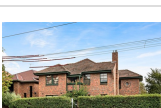
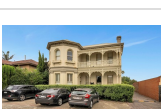
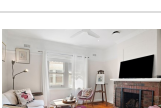
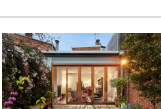
35 years

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
 4/66-70 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	Apartment	\$656,500	20 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 G03/356 Carlisle St Balaclava	1	Apartment	\$390,000	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
 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
 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
 12/89 Hotham St Balaclava	2	Strata Unit/Flat	\$505,000	22 Apr 2025
 305/48 Blenheim St Balaclava	2	Apartment	\$905,000	22 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1b Alfred St Balaclava	3	House	\$940,000	18 Apr 2025
 9/362 Carlisle St Balaclava	2	Apartment	\$650,000	17 Apr 2025
 4/305 Carlisle St BALACLAVA	2	Apartment	\$555,000	17 Apr 2025
 10/75 Hotham St BALACLAVA	2	Apartment	\$545,000	17 Apr 2025
 1/60 Gourlay St Balaclava	2	Apartment	\$675,000	16 Apr 2025
 3/43 Gourlay St Balaclava	3	Townhouse	\$1,105,000	14 Apr 2025
 201/2a Nelson St Balaclava	2	Apartment	\$673,000	07 Apr 2025
 G04/356 Carlisle St Balaclava	1	Apartment	\$430,000	06 Apr 2025
 42 Camden St Balaclava	2	House	\$1,150,000	05 Apr 2025
 6/317 Inkerman St BALACLAVA	1	Apartment	\$390,000	02 Apr 2025
 6/22 Gibbs St Balaclava	2	Apartment	\$533,333	31 Mar 2025
 101/78 Westbury St Balaclava	1	Apartment	\$445,000	28 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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