

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.38m

Quarterly Price Change

0.00% ↓

Median Unit Price*

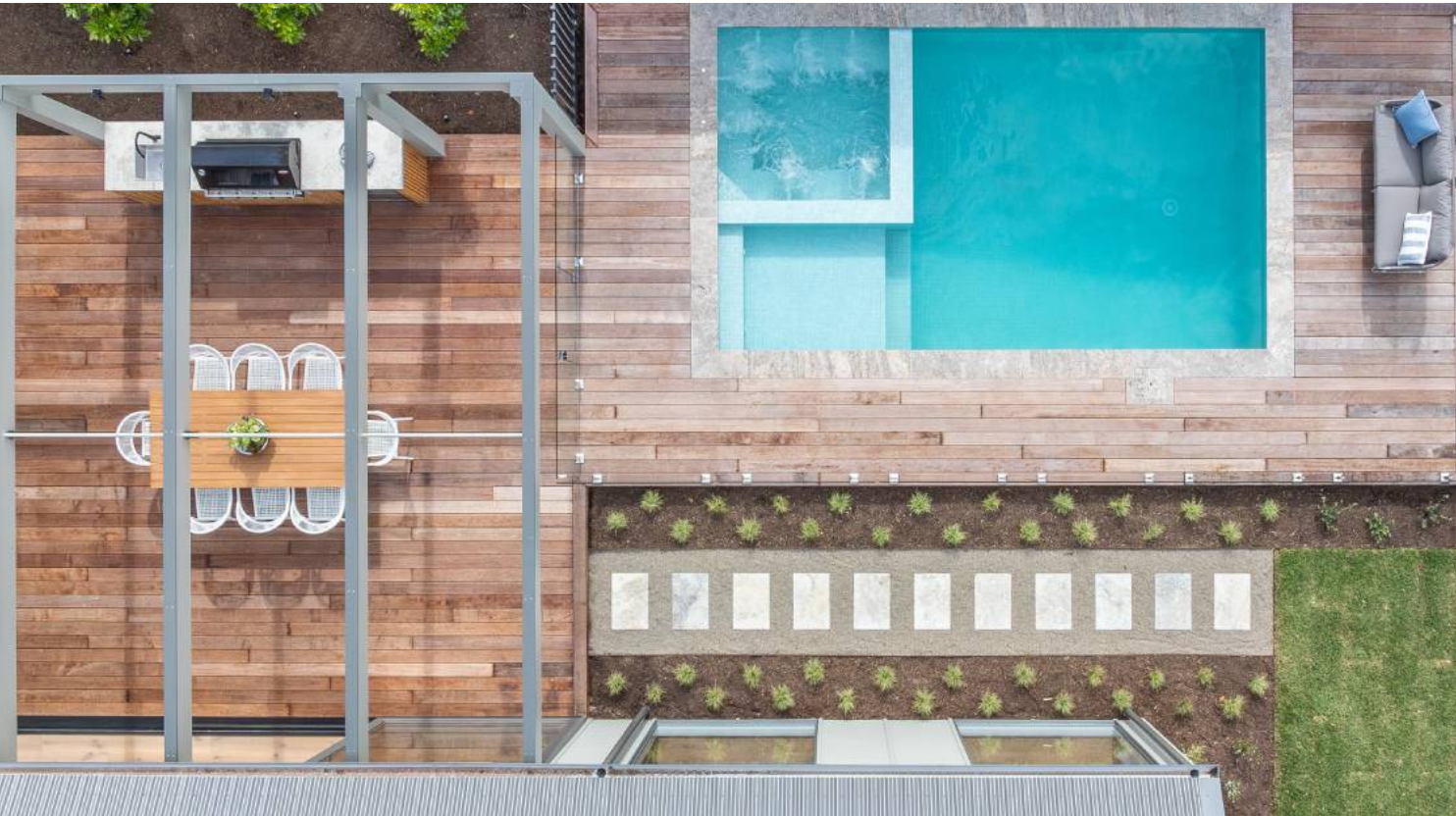
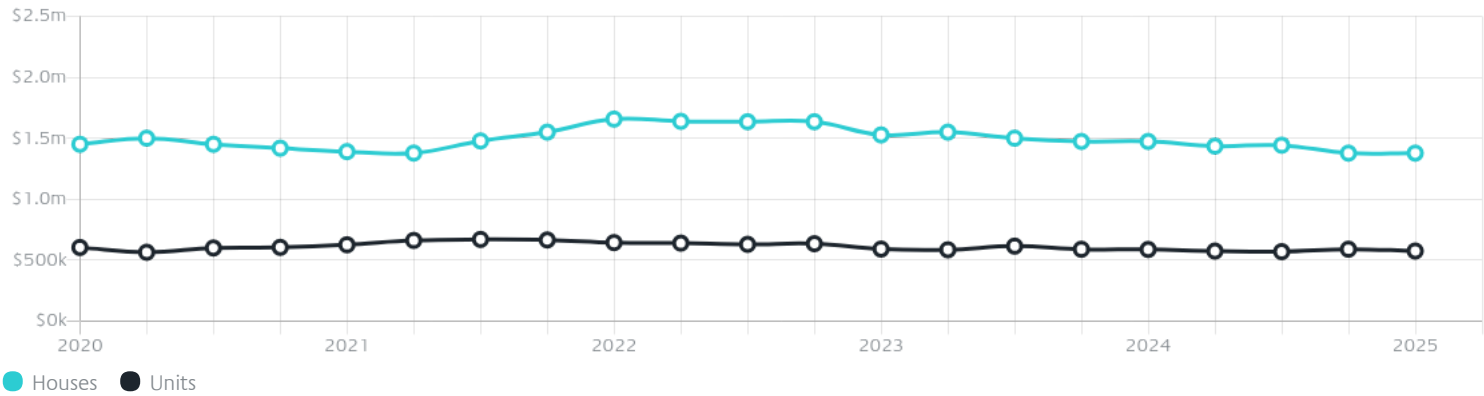
Median

\$575k

Quarterly Price Change

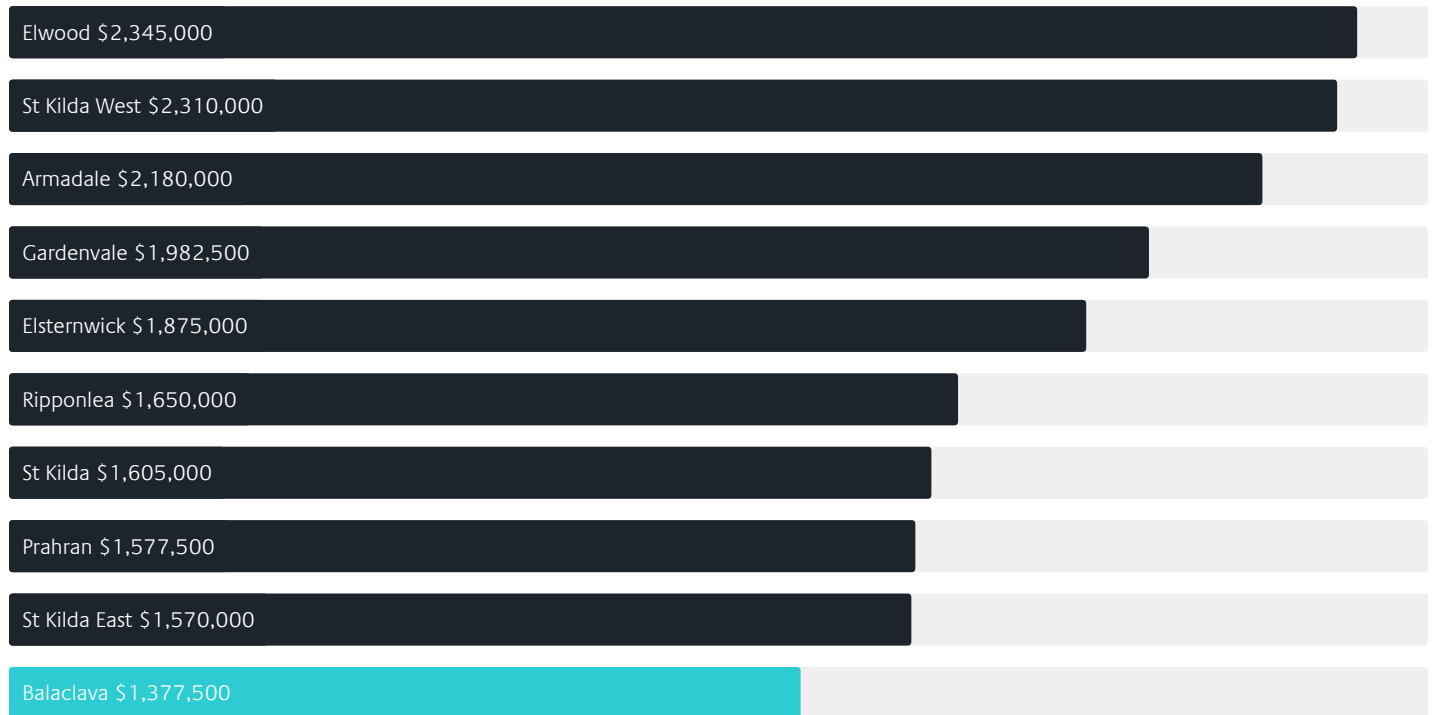
-2.54% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 34%
● Private 66%

Auction Clearance Rate*

82.35%

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*

\$840

Population Growth^

-0.07%

Rental Yield*

2.89%

Median Age^













35 years

Median Household Size^









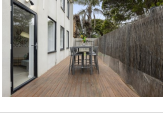

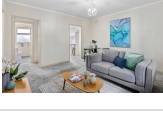

2 people

Sold Properties~











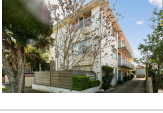

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 4/85 Grosvenor St Balaclava	2	Unit	\$380,000	03 May 2025
 3/44 The Avenue Balaclava	2	Apartment	\$555,000	24 Apr 2025
 305/48 Blenheim St Balaclava	2	Apartment	\$905,000	22 Apr 2025
 12/89 Hotham St Balaclava	2	Strata Unit/Flat	\$505,000	22 Apr 2025
 106/48 Blenheim St Balaclava	2	Apartment	\$615,000	22 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 G04/356 Carlisle St BalACLava	1	Apartment	\$430,000	06 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
 13 Bowen St BalACLava	3	Apartment	\$1,570,000	28 Mar 2025
 4 / 36 Blenheim St BalACLava	1	Subdivided Flat - Single OYO Flat	\$575,000	22 Mar 2025
 1 / 40 Sycamore Gr BalACLava	1	Flat/Unit/Apartment	\$390,999	21 Mar 2025
 102 / 356 Carlisle St BalACLava	2	Apartment	\$633,300	21 Mar 2025
 2 / 7 Gourlay St BalACLava	2	Apartment	\$460,000	20 Mar 2025
 8 Bowen St BalACLava	3	House	\$1,450,000	20 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20/38 Brighton Rd BALACLAVA	2	Apartment	\$930,000	20 Mar 2025
 12/44 The Avenue Balaclava	2	Apartment	\$530,000	20 Mar 2025
 34 Elm Gr Balaclava	3	House	\$1,610,000	16 Mar 2025
 12/3 Balston St Balaclava	1	Apartment	\$315,000	11 Mar 2025
 4/27 Sycamore Gr Balaclava	1	Apartment	\$407,000	11 Mar 2025
 2/247 Inkerman St Balaclava	1	Apartment	\$530,000	07 Mar 2025
 2/62 Gourlay St Balaclava	4	Apartment	\$487,000	03 Mar 2025
 1/23 Gourlay St Balaclava	2	Apartment	\$465,000	22 Feb 2025
 15/109 Hotham St Balaclava	2	Apartment	\$640,000	21 Feb 2025
 5/305 Carlisle St BALACLAVA	2	Apartment	\$555,000	20 Feb 2025
 3/88 Grosvenor St Balaclava	1	Apartment	\$310,000	18 Feb 2025
 5/52 William St Balaclava	2	Apartment	\$540,000	15 Feb 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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