

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.38m**

Quarterly Price Change

**-4.67% ↓**

## Median Unit Price\*

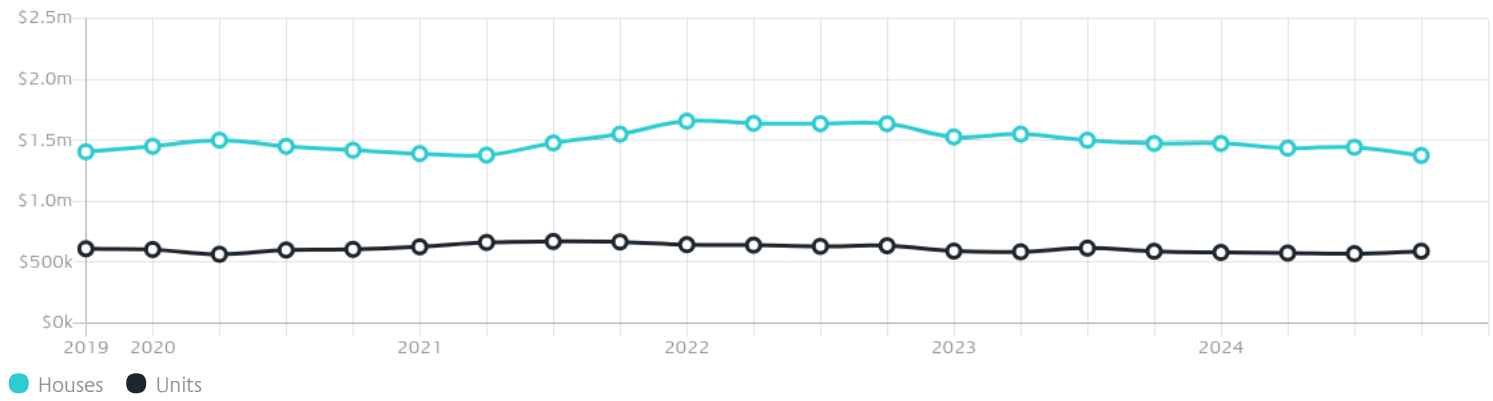
Median

**\$590k**

Quarterly Price Change

**3.50% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 47%  
● Private 53%

## Auction Clearance Rate<sup>\*</sup>

62.5%

## Median Days on Market<sup>^</sup>

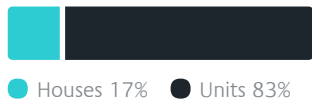
34 days

## Average Hold Period<sup>\*</sup>

6.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 17% ● Units 83%

## Ownership<sup>^</sup>



● Owned Outright 21% ● Mortgaged 33% ● Rented 45%

## Population<sup>^</sup>

5,392

## Median Asking Rent per week<sup>\*</sup>

\$850

## Population Growth<sup>^</sup>

-0.07%

## Rental Yield<sup>\*</sup>

2.89%

## Median Age<sup>^</sup>







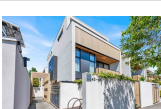

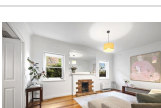
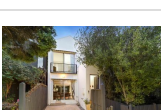
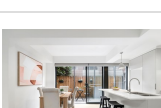
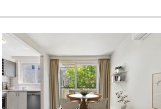
35 years

## Median Household Size<sup>^</sup>













2 people

# Sold Properties~




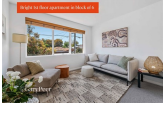





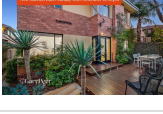


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 15/109 Hotham St Balaclava	2	Apartment	\$640,000	21 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
 4/38 The Avenue Balaclava	2	Apartment	\$576,500	31 Jan 2025
 4/10-12 Blenheim St Balaclava	2	Apartment	\$620,000	28 Jan 2025
 6/340 Carlisle St Balaclava	2	Apartment	\$442,000	28 Jan 2025
 105/43-45 The Avenue Balaclava	2	Apartment	\$555,000	17 Jan 2025
 6/342 Carlisle St Balaclava	2	Strata Unit/Flat	\$442,000	10 Jan 2025
 2/81 Hotham St BALACLAVA	2	Apartment	\$650,000	24 Dec 2024
 6 Linton St Balaclava	3	Townhouse	\$1,080,000	19 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 6 Sycamore Gr Balaclava	3	House	\$1,000,000	01 Dec 2024
 27 Grosvenor St BALACLAVA	4	House	\$1,715,000	30 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

# Jellis Craig

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 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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