

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.38m**

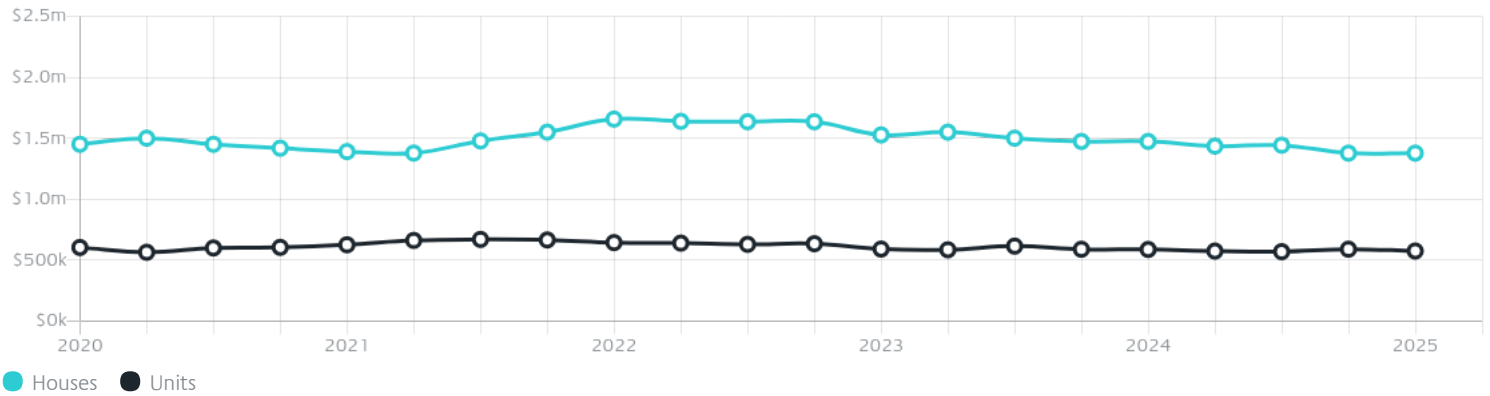
Quarterly Price Change  
**0.00% ↓**

## Median Unit Price\*

Median  
**\$575k**

Quarterly Price Change  
**-2.54% ↓**

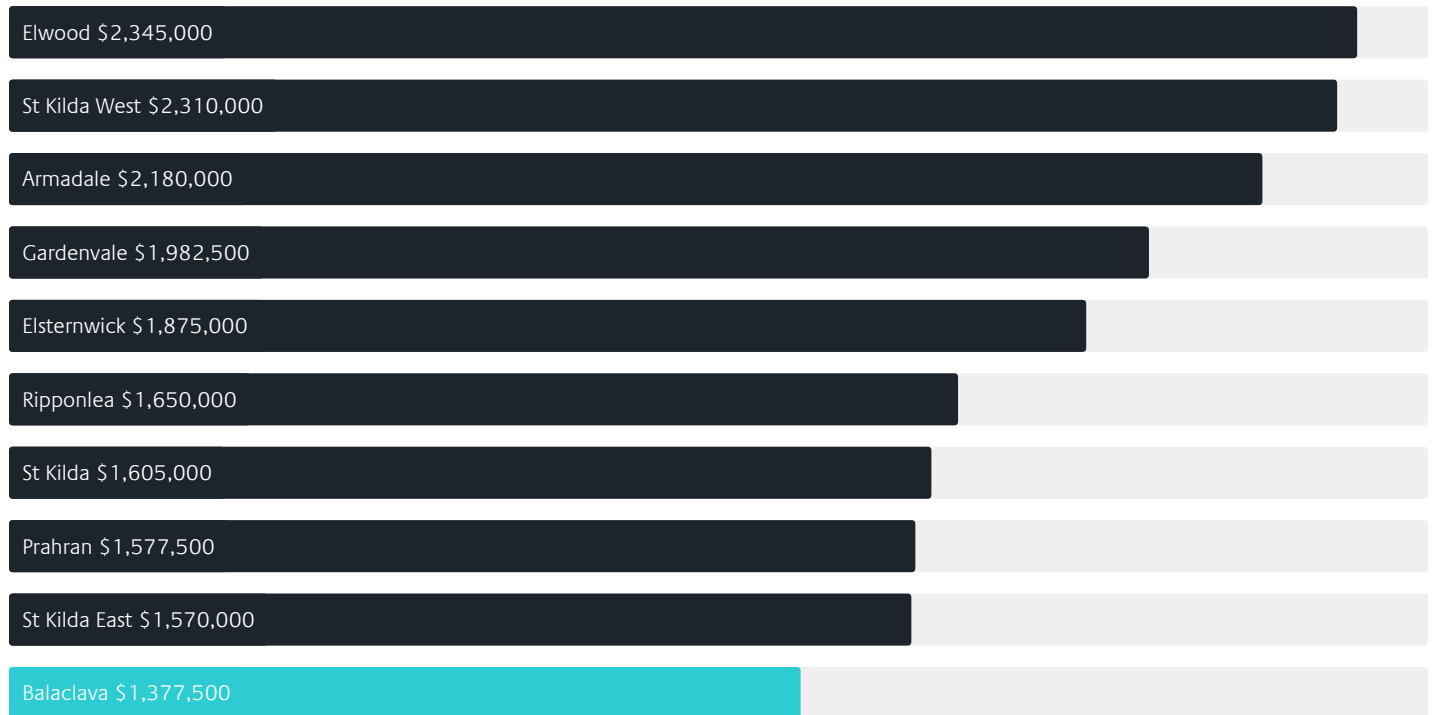
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 37%  
● Private 63%

Auction Clearance Rate\*

80%

Median Days on Market^

25 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^








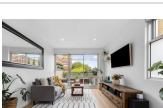
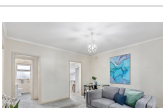
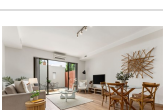


35 years

Median Household Size^













2 people

# Sold Properties~










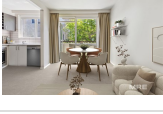
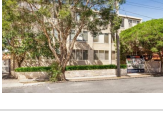

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 10/75 Hotham St BALACLAVA	2	Apartment	\$545,000	17 Apr 2025
 1/60 Gourlay St Balaclava	2	Apartment	\$675,000	16 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	31 Mar 2025
 13 Bowen St Balaclava	3	Apartment	\$1,570,000	28 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 5/43 Gourlay St Balaclava	3	House	\$1,008,000	12 Feb 2025
 6/15 Albion St Balaclava	2	Townhouse	\$825,000	10 Feb 2025
 5/40 Gourlay St Balaclava	2	Apartment	\$460,000	06 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 G01/78 Westbury St Balaclava	1	Apartment	\$385,000	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	2	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
 18/54 Balston St Balaclava	1	Strata Flat - Single OYO Flat	\$315,000	17 Dec 2024
 3 Camden St Balaclava	3	House	\$1,460,000	14 Dec 2024





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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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