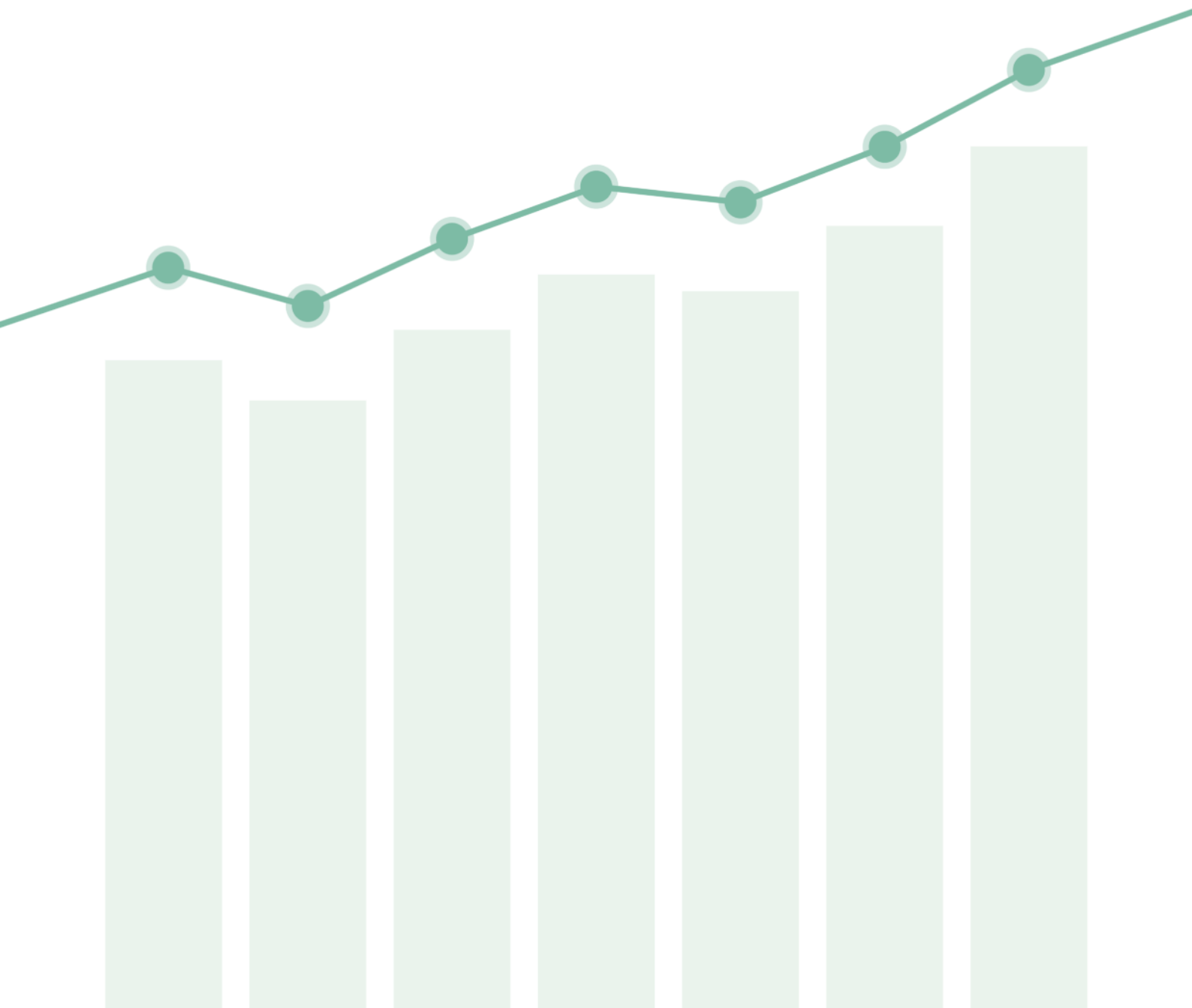


JellisCraig

BALACLAVA

Suburb Report

Know your neighbourhood.



BALACLAVA SUBURB REPORT

Median House Price*

Median Unit Price*

Median

\$1.35m

Quarterly Price Change

0.55% ↑

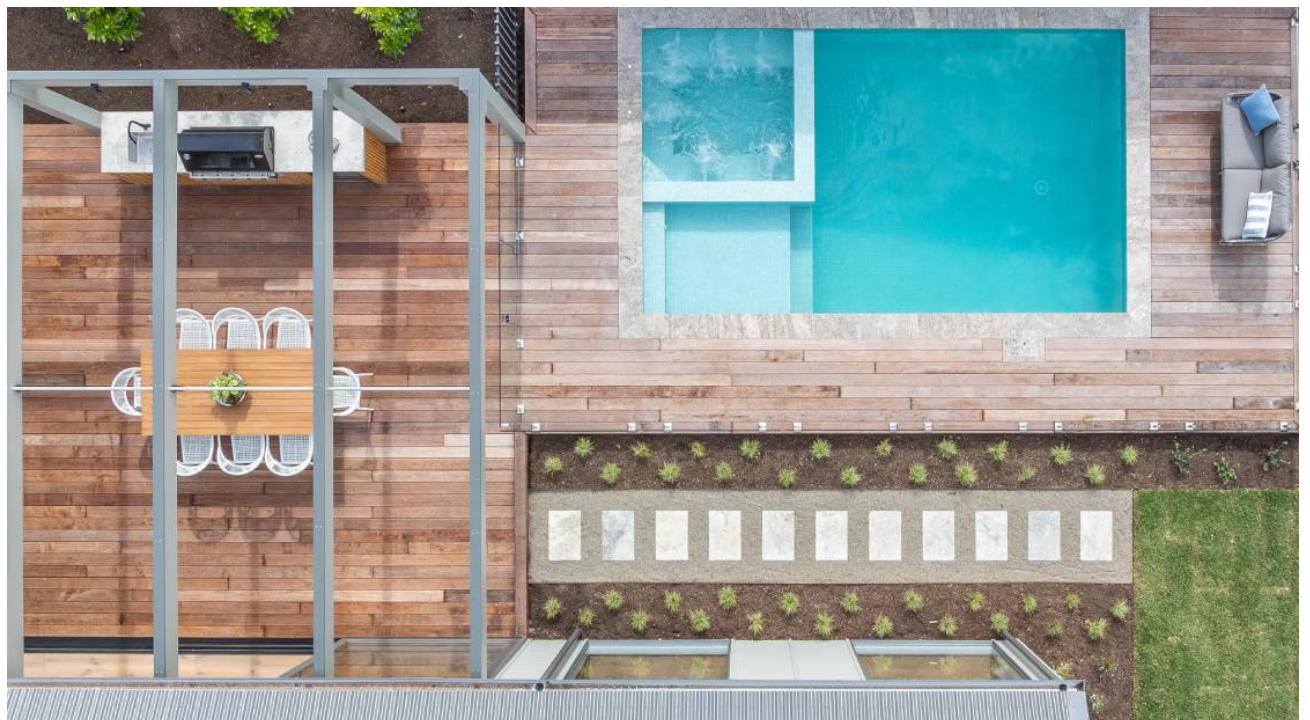
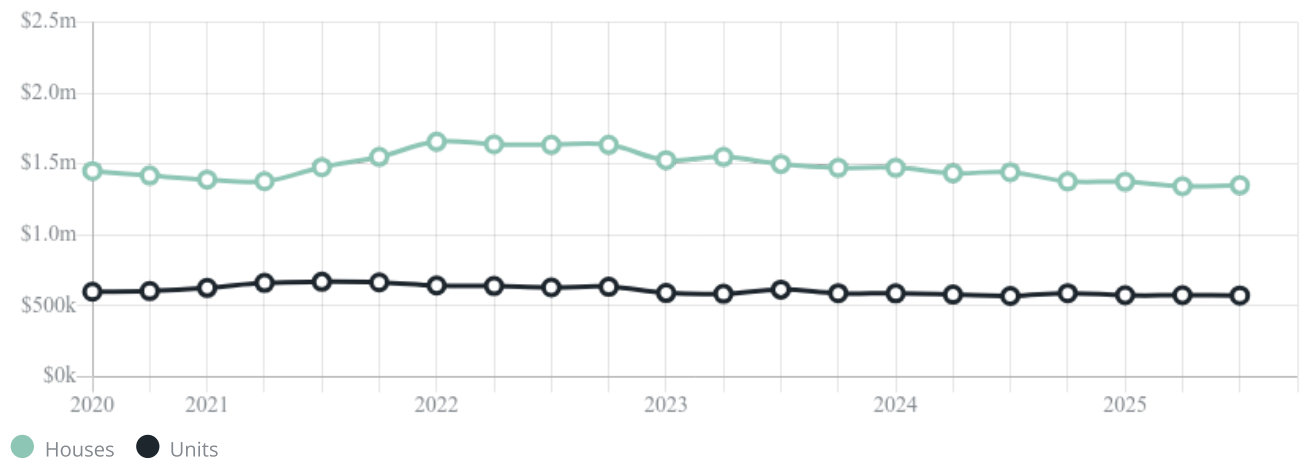
Median

\$574k

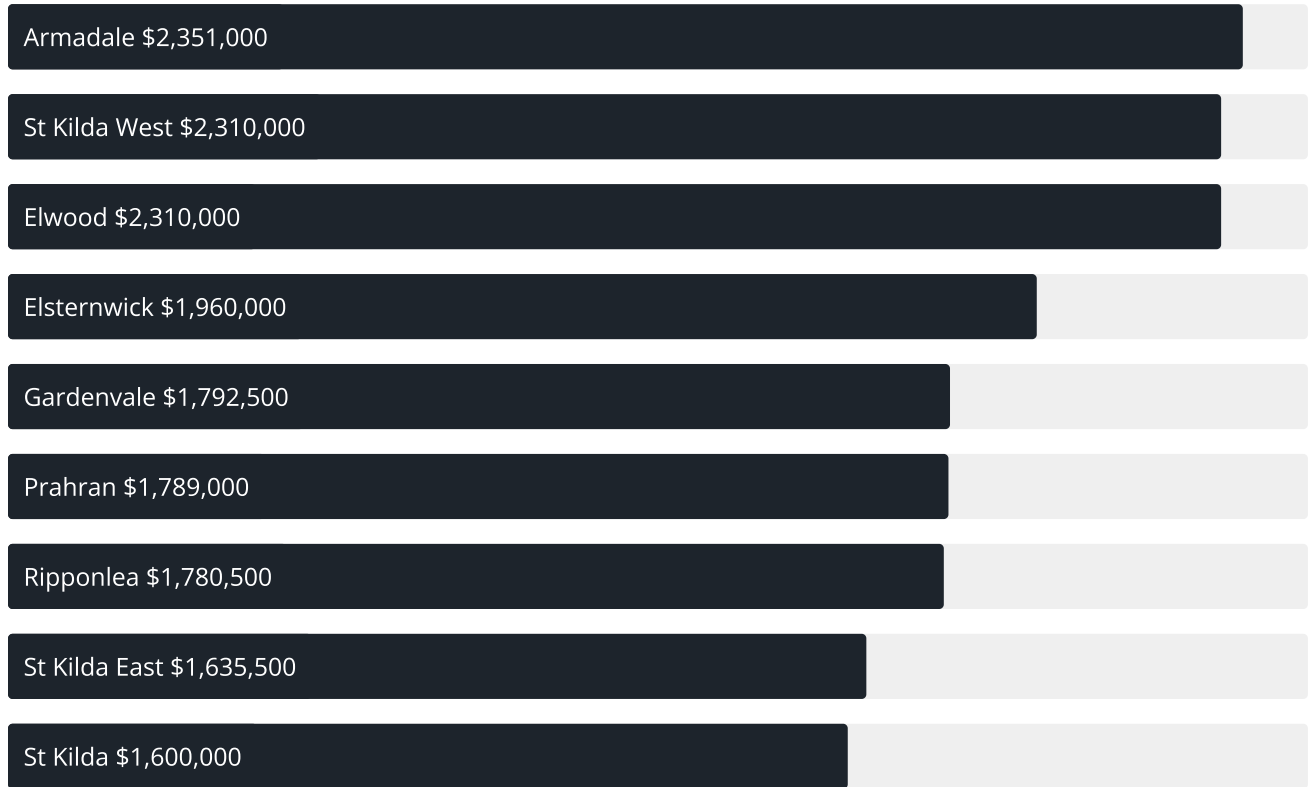
Quarterly Price Change

-0.21% ↓

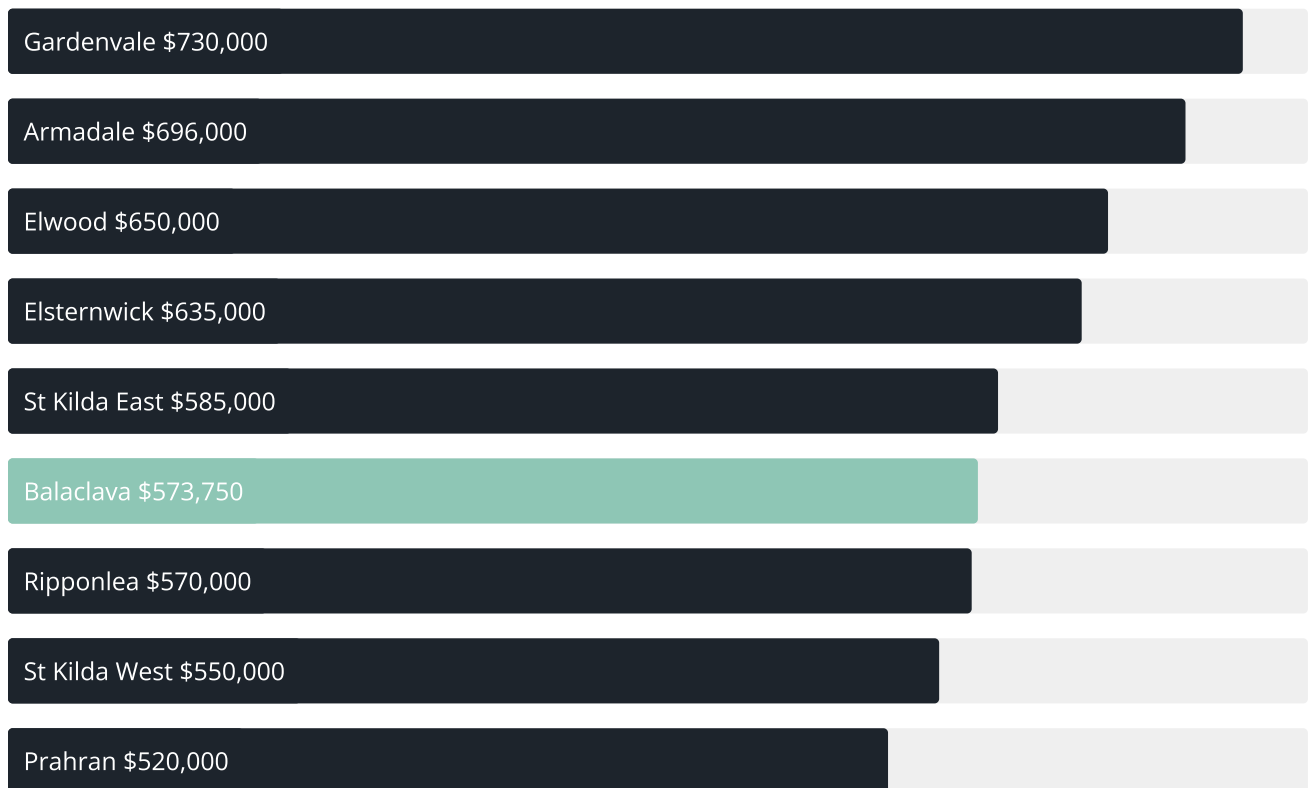
Quarterly Price Change*



Median House Sale Price*



Median Unit Sale Price*



BALACLAVA SUBURB REPORT

Sale Method*



- Auction 52%
- Private 48%

Auction Clearance Rate*

100%

Median Days on Market^

25 days

Average Hold Period*

6.6 years

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^








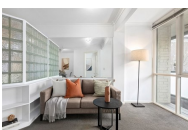


35 years

Median Household Size^











2 people

BALACLAVA SUBURB REPORT








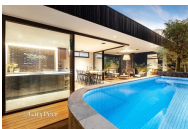


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6/93 Grosvenor St Balaclava	2	Apartment	\$605,000	22 Oct 2025
 103/48 Blenheim St Balaclava	2	Apartment	\$531,000	21 Oct 2025
 159 Hotham St Balaclava	8	House	\$1,718,000	19 Oct 2025
 19a Rosamond St Balaclava	2	House	\$1,200,000	18 Oct 2025
 8/97 Westbury St Balaclava	3	Apartment	\$770,000	14 Oct 2025
 1/20a Albion St Balaclava	2	Apartment	\$917,500	11 Oct 2025
 2/52 Balston St Balaclava	3	Townhouse	\$1,125,000	06 Oct 2025
 13/20 Orange Gr Balaclava	2	Apartment	\$445,000	03 Oct 2025
 7/13-15 Gourlay St Balaclava	1	Unit	\$355,000	30 Sep 2025
 47 Sycamore Gr Balaclava	3	House	\$1,570,000	17 Sep 2025

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 52 Nightingale St Balaclava	3	House	\$1,600,000	13 Sep 2025
 10a The Avenue Balaclava	2	Townhouse	\$905,000	13 Sep 2025
 7/86 Grosvenor St Balaclava	2	Unit	\$570,000	12 Sep 2025
 202/2a Nelson St Balaclava	1	Apartment	\$420,000	11 Sep 2025
 4/104 Westbury St Balaclava	2	Strata Unit/Flat	\$495,000	09 Sep 2025
 6/23 Gourlay St Balaclava	2	Apartment	\$542,000	02 Sep 2025
 1/52 Balston St Balaclava	3	Townhouse	\$1,100,000	30 Aug 2025
 G06/43-45 The Avenue Balaclava	3	Apartment	\$950,000	29 Aug 2025
 103/78 Westbury St Balaclava	2	Apartment	\$545,000	26 Aug 2025
 58 Rosamond St Balaclava	3	House	\$1,590,000	23 Aug 2025

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 37 The Avenue Balaclava	4	House	\$2,630,000	23 Aug 2025
 1/17 Albion St Balaclava	2	House	\$955,000	23 Aug 2025
 12/91 Hotham St Balaclava	2	Apartment	\$500,000	22 Aug 2025
 6/38 Elm Gr BALACLAVA	2	Apartment	\$510,000	20 Aug 2025
 3/364a Carlisle St Balaclava	1	Apartment	\$285,000	12 Aug 2025
 2/31 Nelson St BALACLAVA	3	Apartment	\$650,000	12 Aug 2025
 5/51 Gourlay St Balaclava	2	Apartment	\$565,000	02 Aug 2025
 8 Hawsleigh Av BALACLAVA	4	House	\$2,660,000	02 Aug 2025
 1/31 Blenheim St Balaclava	1	Apartment	\$385,000	29 Jul 2025
 27/99 Hotham St Balaclava	2	Subdivided Unit/Villa/Townhouse	\$807,000	25 Jul 2025



Elwood Office
90 Ormond Road, Elwood
9531 1245

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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