

JellisCraig

BALACLAVA

Suburb Report

Know your neighbourhood.



BALACLAVA SUBURB REPORT

Median House Price*

Median

\$1.35m

Quarterly Price Change

-1.81% ↓

Median Unit Price*

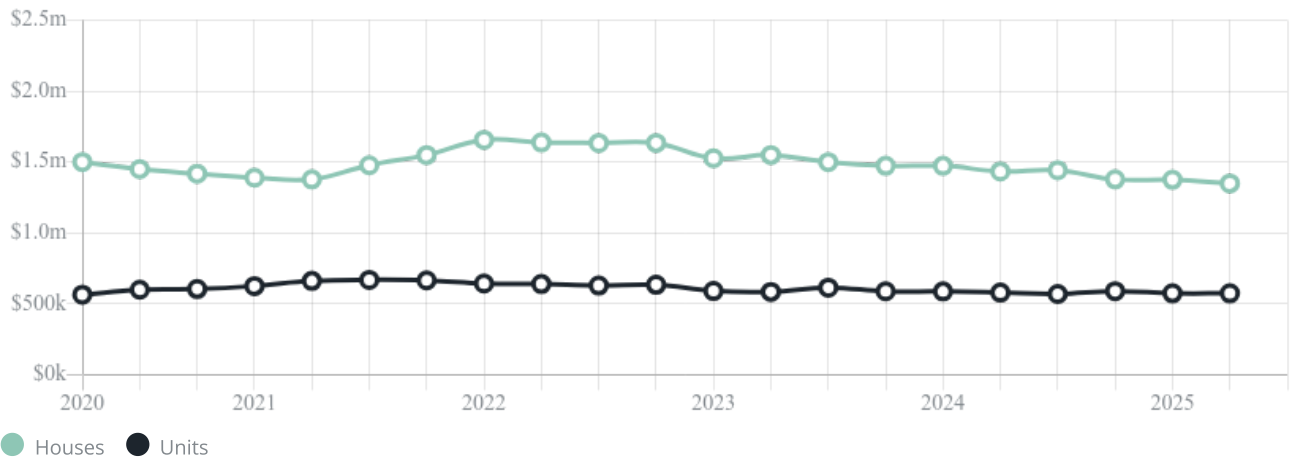
Median

\$575k

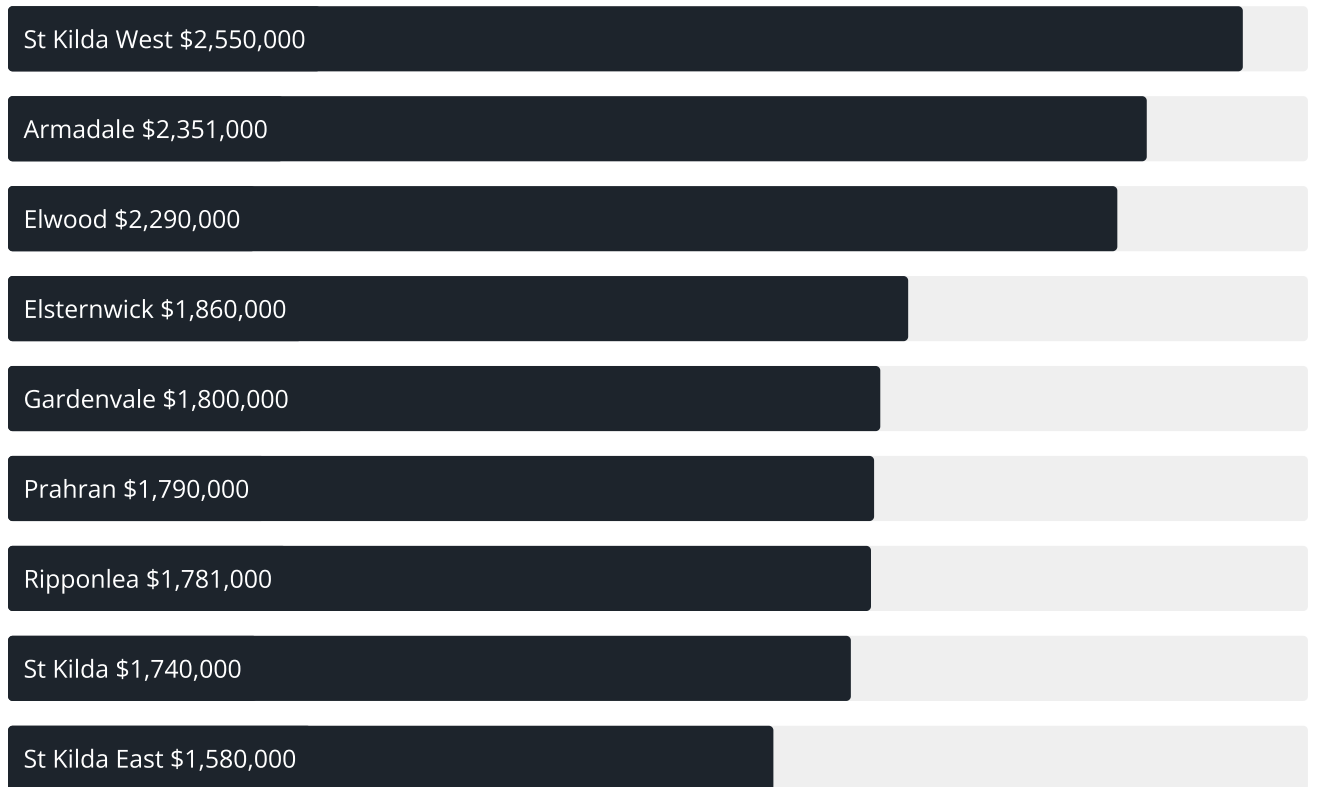
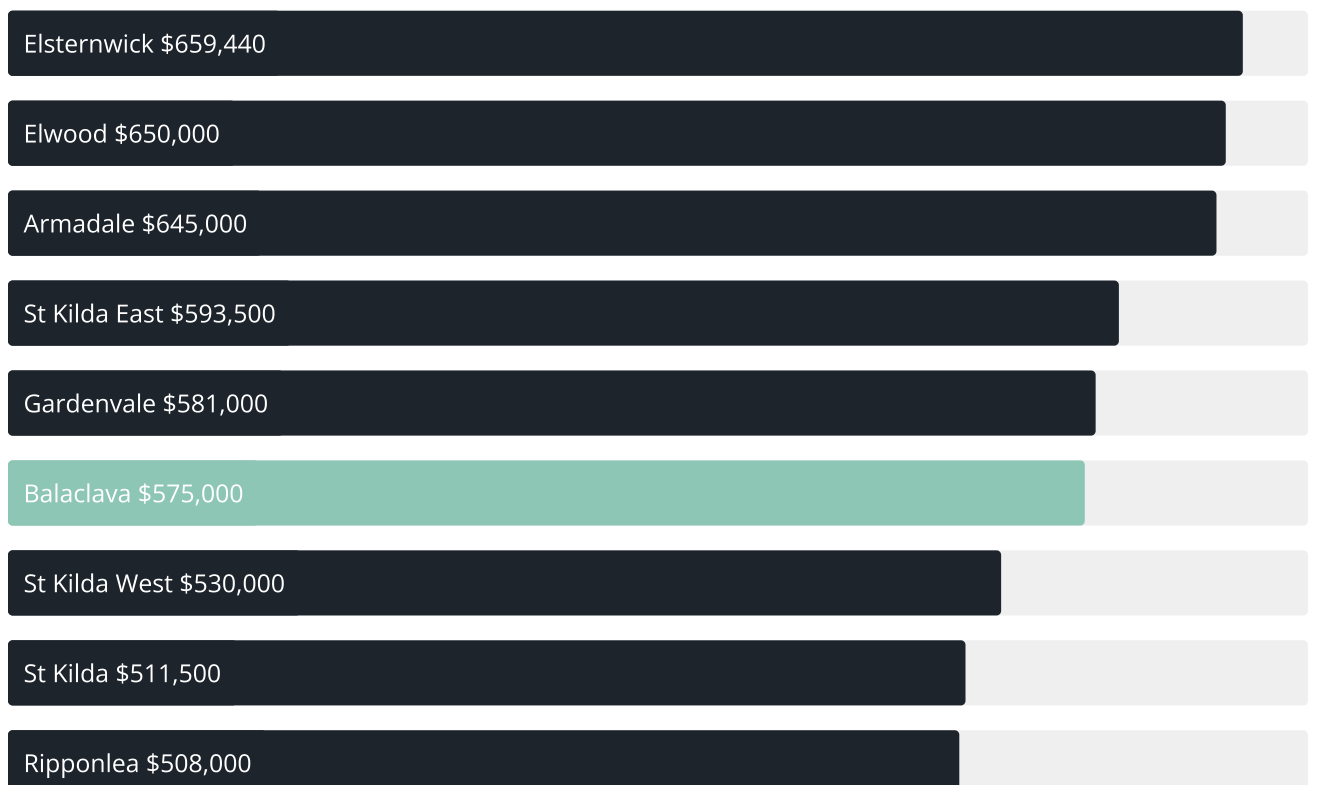
Quarterly Price Change

0.00% ↓

Quarterly Price Change*



BALACLAVA SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

BALACLAVA SUBURB REPORT

Sale Method*



● Auction 41%
● Private 59%

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*

\$868

Population Growth^

-0.07%

Rental Yield*

2.89%

Median Age^











35 years

Median Household Size^











2 people

BALACLAVA SUBURB REPORT


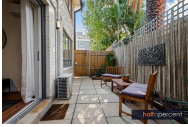








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 52 Nightingale St Balaclava	3	House	\$1,600,000	13 Sep 2025
 10a The Avenue Balaclava	2	Townhouse	\$905,000	13 Sep 2025
 6/23 Gourlay St Balaclava	2	Apartment	\$542,000	02 Sep 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
 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

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 205/2a Nelson St Balaclava	2	Apartment	\$698,000	22 Jul 2025
 2/9 Sycamore Gr Balaclava	2	Strata Unit/Flat	\$580,000	14 Jul 2025
 19 Carlisle Av Balaclava	3	House	\$2,135,000	07 Jul 2025
 28/99 Hotham St Balaclava	2	Townhouse	\$800,000	06 Jul 2025

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9/340 Carlisle St Balaclava	1	Apartment	\$261,000	03 Jul 2025
 3/62 Gourlay St Balaclava	2	Apartment	\$572,500	03 Jul 2025
 6/98 Westbury St Balaclava	3	Townhouse	\$1,230,000	29 Jun 2025
 14/39 Balston St Balaclava	3	Townhouse	\$1,110,000	28 Jun 2025
 203/65 Grosvenor St Balaclava	1	Apartment	\$475,000	26 Jun 2025
 4/30 Gourlay St Balaclava	2	Townhouse	\$1,020,000	23 Jun 2025
 4/66-70 Grosvenor St Balaclava	2	Apartment	\$588,000	21 Jun 2025
 88a William St Balaclava	2	Apartment	\$470,000	21 Jun 2025
 8/66 Grosvenor St Balaclava	2	Strata Unit/Flat	\$535,000	21 Jun 2025
 8/98 Grosvenor St Balaclava	2	Apartment	\$452,500	21 Jun 2025



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9531 1245

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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