

# JellisCraig

BALACLAVA

# Suburb Report

Know your neighbourhood.



BALACLAVA SUBURB REPORT

Median House Price\*

Median

\$1.35m

Quarterly Price Change

-1.81% ↓

Median Unit Price\*

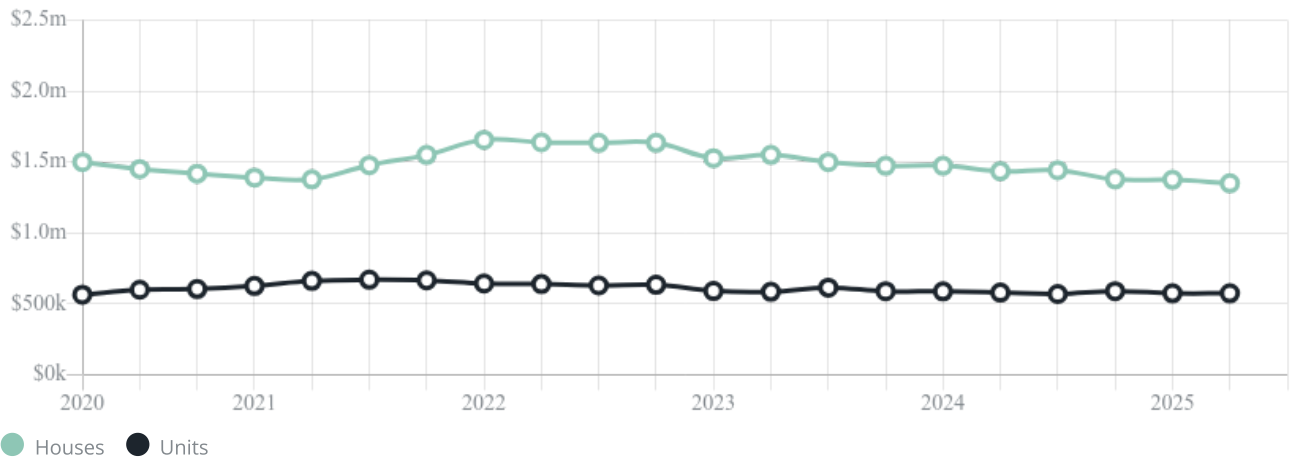
Median

\$575k

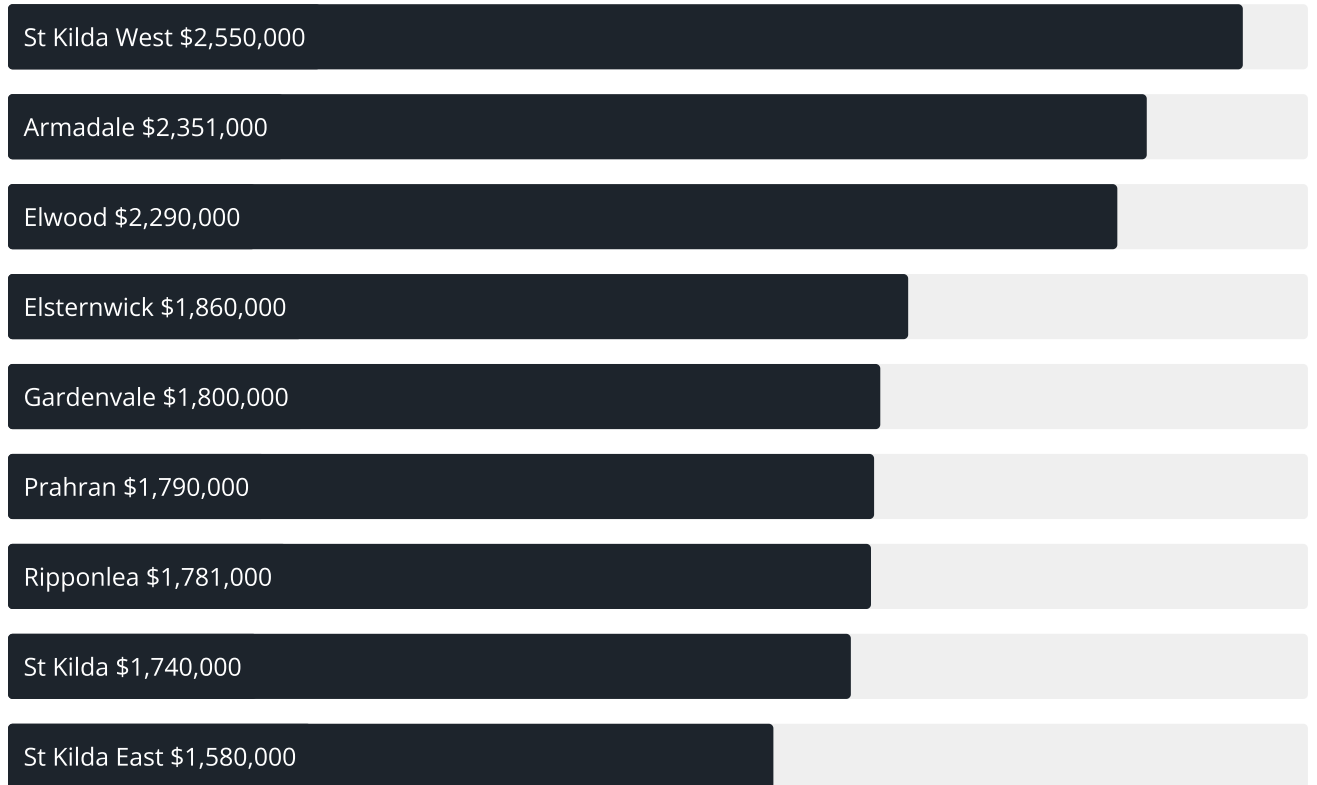
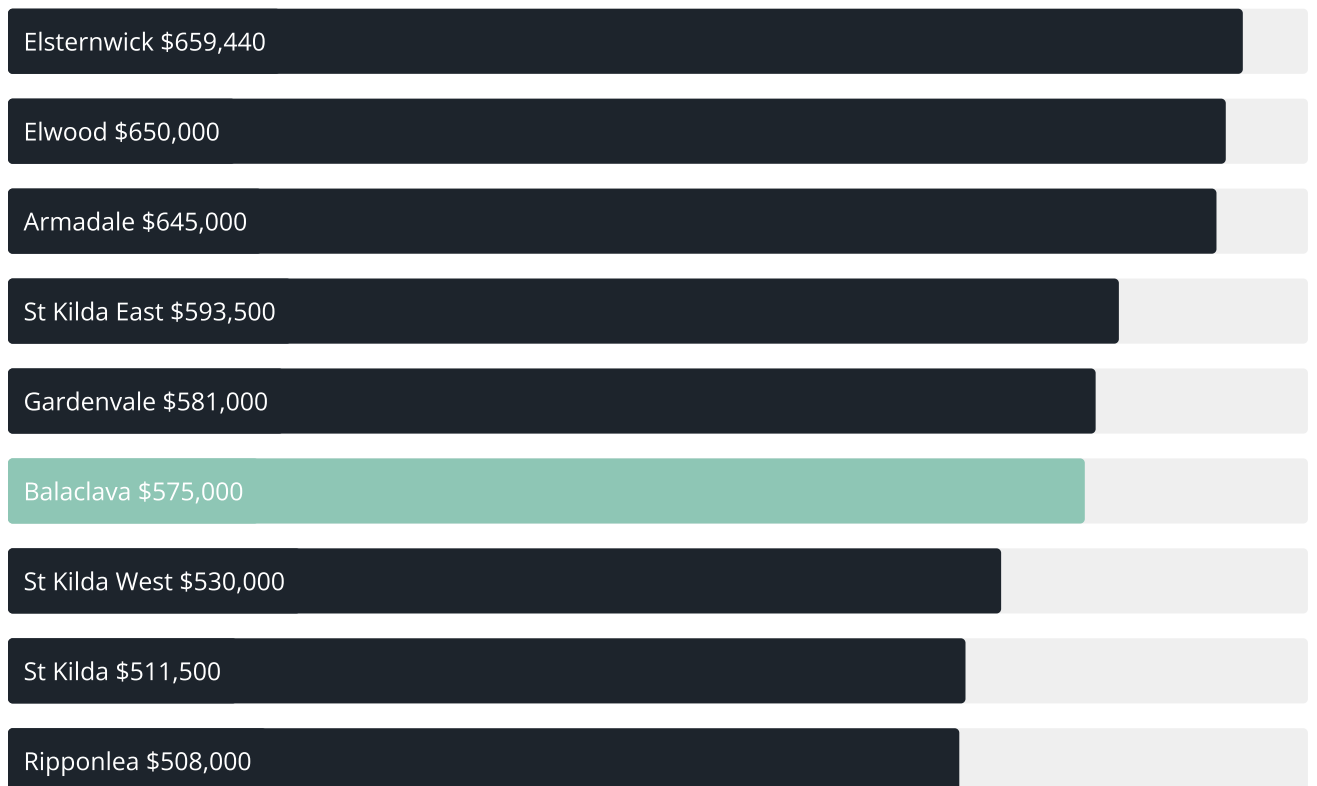
Quarterly Price Change

0.00% ↓

Quarterly Price Change\*



## BALACLAVA SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BALACLAVA SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 31%  
● Private 69%

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

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**81.82%**Median Days on Market<sup>^</sup>

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**25 days**Average Hold Period<sup>\*</sup>

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**6.6 years**Dwelling Type<sup>^</sup>

● Houses 17% ● Units 83%

Ownership<sup>^</sup>

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

Population<sup>^</sup>

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**5,392**Median Asking Rent per week<sup>\*</sup>

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**\$868**Population Growth<sup>^</sup>

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**-0.07%**Rental Yield<sup>\*</sup>

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**2.89%**Median Age<sup>^</sup>

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**35 years**Median Household Size<sup>^</sup>

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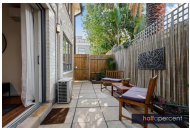







**2 people**

## BALACLAVA SUBURB REPORT



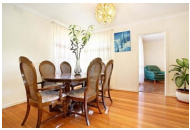





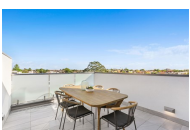

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 2/31 Nelson St BALACLAVA	3	Apartment	\$650,000	12 Aug 2025
 5/51 Gourlay St Balaclava	2	Apartment	\$565,000	02 Aug 2025
 1/31 Blenheim St Balaclava	1	Apartment	\$385,000	29 Jul 2025
 19 Carlisle Av Balaclava	3	House	\$2,135,000	07 Jul 2025

## BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28/99 Hotham St Balaclava	2	Townhouse	\$800,000	06 Jul 2025
 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

## BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/98 Grosvenor St Balaclava	2	Apartment	\$452,500	21 Jun 2025
 4b Bowen St Balaclava	2	House	\$1,085,000	20 Jun 2025
 25 Linton St Balaclava	3	Strata Flat - Single OYO Flat	\$725,000	18 Jun 2025
 33 Nelson St Balaclava	3	House	\$1,260,000	14 Jun 2025
 4/21 Carlisle Av BALACLAVA	2	Unit	\$656,500	13 Jun 2025
 2/49 Gourlay St Balaclava	3	Unit	\$565,000	12 Jun 2025
 5a Nelson St Balaclava	4	Townhouse	\$1,400,000	11 Jun 2025
 6/26 The Avenue Balaclava	1	Unit	\$320,000	06 Jun 2025
 3/2 Nelson St Balaclava	2	Townhouse	\$720,000	30 May 2025
 2/362 Carlisle St BALACLAVA	2	Apartment	\$735,000	27 May 2025





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

Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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