



Balaclava

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BALACLAVA SUBURB REPORT

Median house price¹

Median
\$1.35m

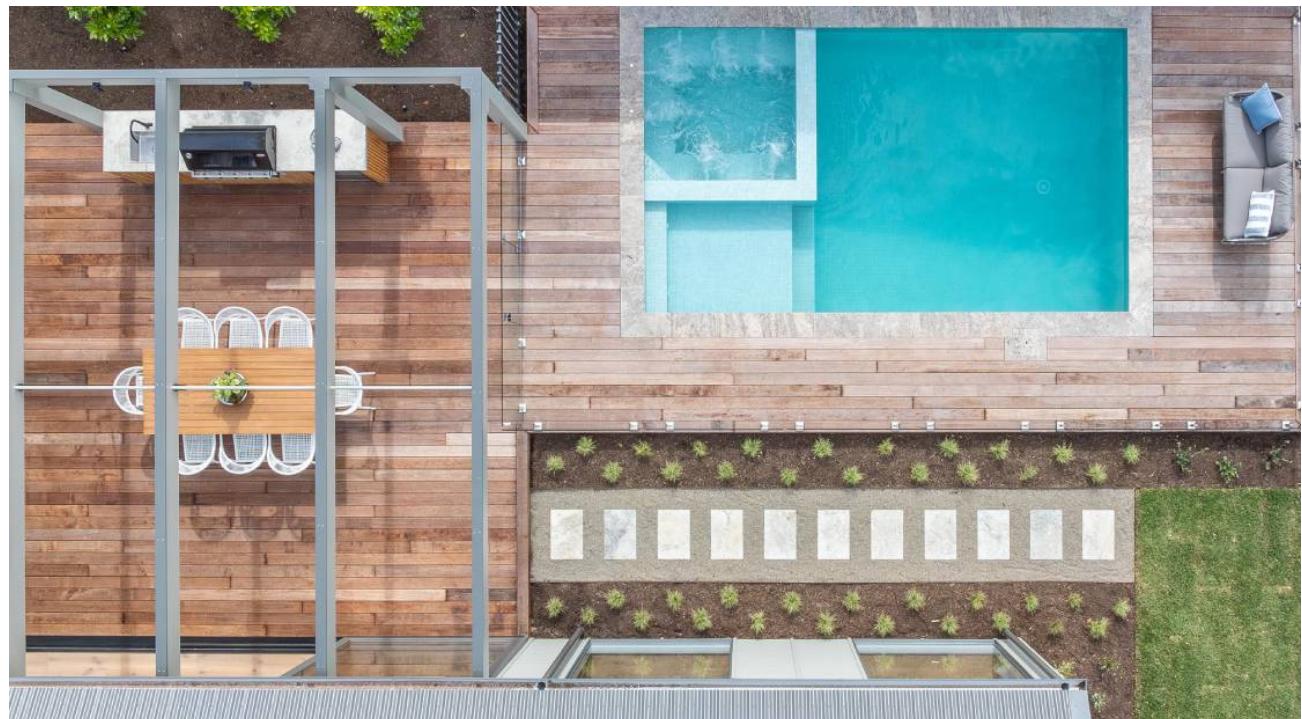
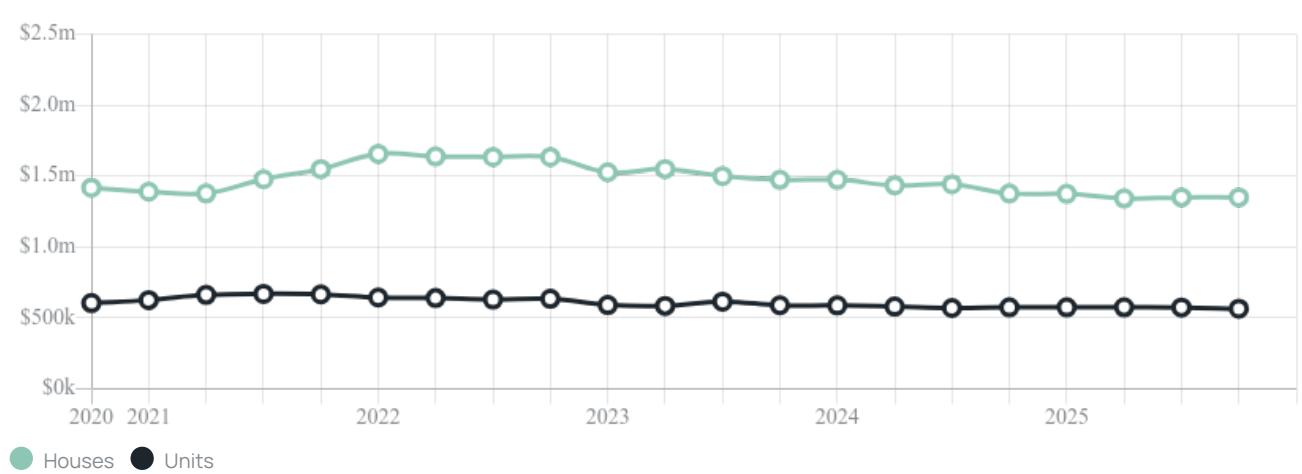
Quarterly price change
0.00% 

Median unit price¹

Median
\$565k

Quarterly price change
-1.52% 

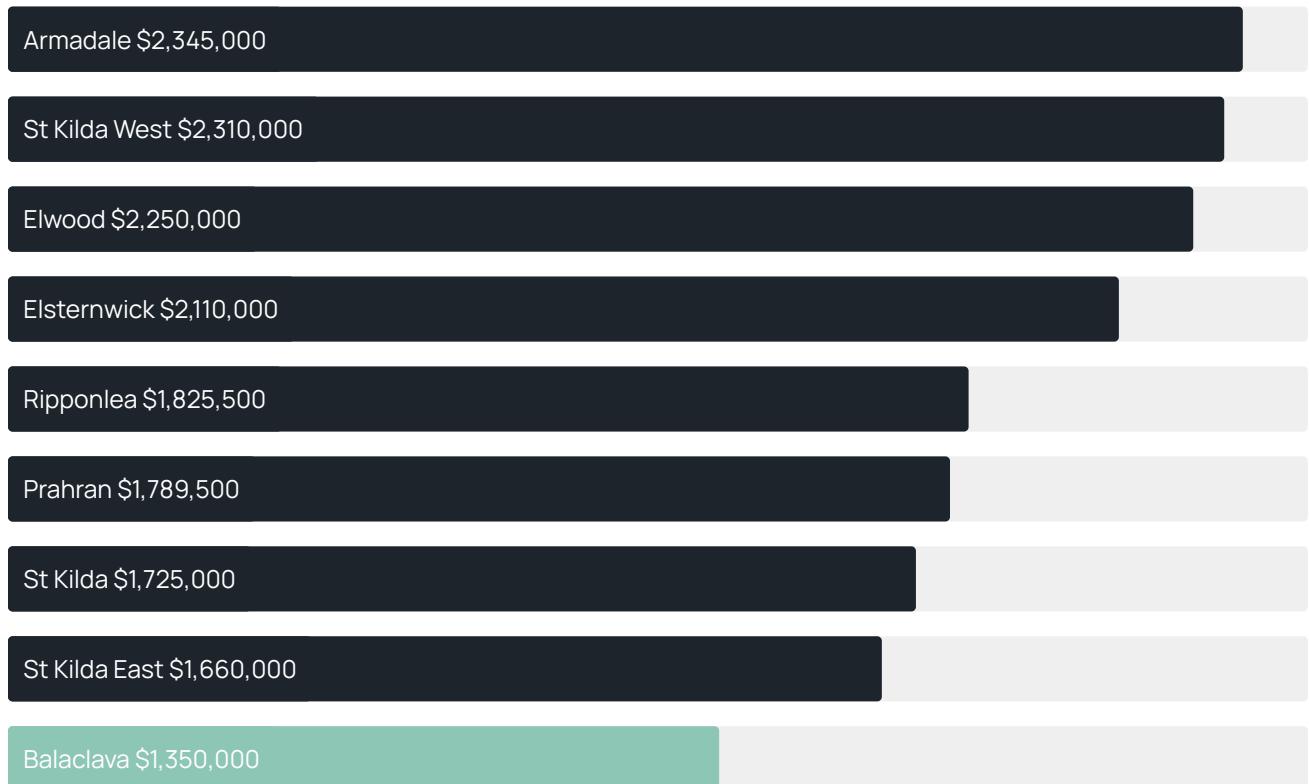
Quarterly price change¹



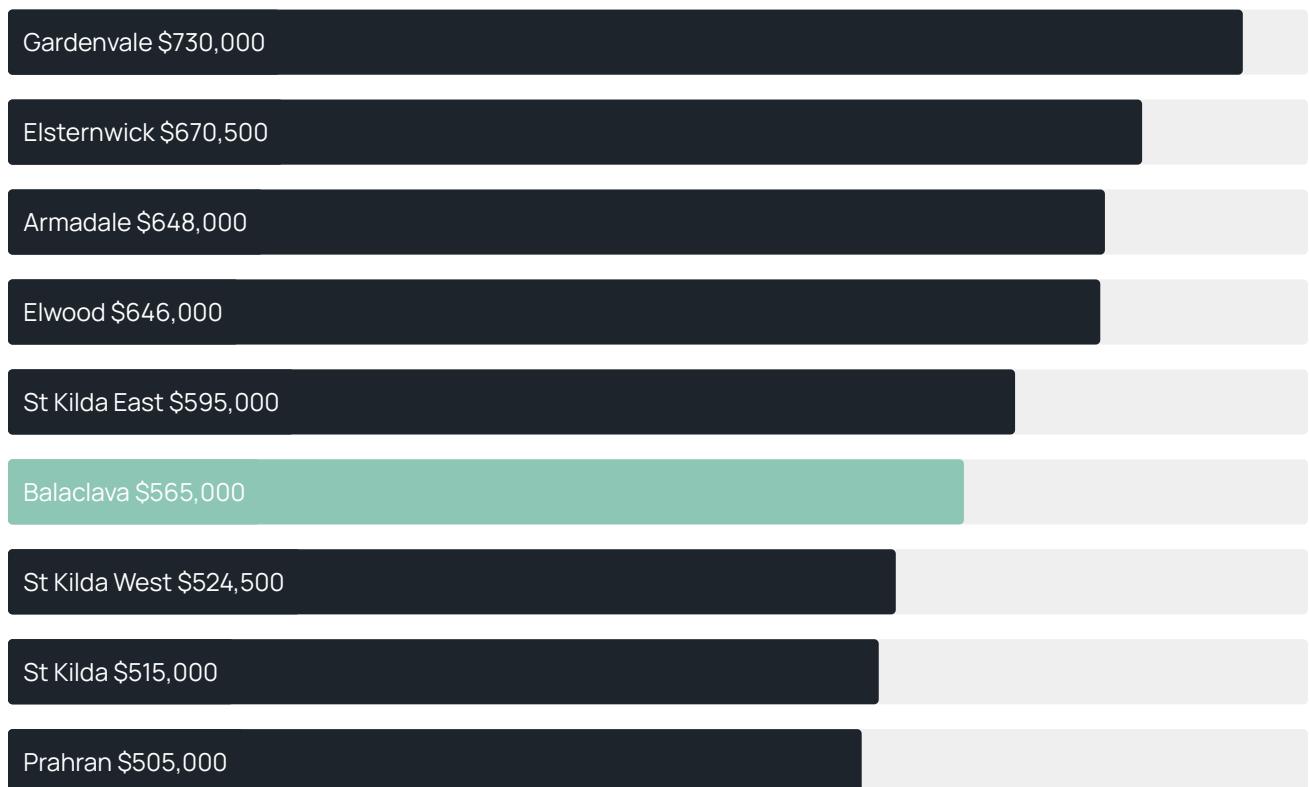
Surrounding Suburbs

BALACLAVA SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BALACLAVA SUBURB REPORT

Sale method²



● Auction 43%
● Private 57%

Auction clearance rate³

80%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

6.6 years

Insights

Dwelling type⁵



● Houses 17% ● Units 83%

Ownership⁵



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

Population⁵

5,392

Median asking rent¹

\$843 per week

Population growth⁵

-0.07%

Rental yield¹

2.89%

Median age⁵

35 years

Median household size⁵

2 people

BALACLAVA SUBURB REPORT

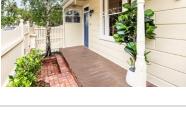
Recent Balaclava sales

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

Address	Bedrooms	Type	Price	Sold
 5/38 Elm Gr Balaclava	2	Apartment	\$520,000	29 Jan 2026
 3/309 Carlisle St Balaclava	2	Apartment	\$790,000	22 Jan 2026
 109/48 Blenheim St Balaclava	2	Apartment	\$542,500	13 Jan 2026
 5/29 The Avenue Balaclava	2	Townhouse	\$950,000	02 Jan 2026
 1/111 Westbury St Balaclava	2	Apartment	\$545,000	27 Dec 2025
 1/72 Grosvenor St Balaclava	2	Apartment	\$446,000	22 Dec 2025
 108/43 The Avenue Balaclava	2	Subdivided Flat - Single OYO Flat	\$612,000	21 Dec 2025
 4/27 Gourlay St Balaclava	1	Subdivided Flat - Single OYO Flat	\$432,000	21 Dec 2025
 6/66-70 Grosvenor St Balaclava	2	Apartment	\$535,000	19 Dec 2025
 1/16 The Avenue Balaclava	1	Apartment	\$405,000	18 Dec 2025

Sold Properties

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/163 Hotham St Balaclava	2	Unit	\$900,000	09 Dec 2025
 8/109 Hotham St Balaclava	1	Apartment	\$522,250	08 Dec 2025
 104/356 Carlisle St Balaclava	1	Apartment	\$480,000	07 Dec 2025
 1a Albion St BALACLAVA (@realty)	4	House	\$1,300,000	07 Dec 2025
 2/105 Grosvenor St Balaclava	2	Unit	\$508,000	03 Dec 2025
 9/114a Westbury Cl BALACLAVA	1	Apartment	\$512,000	30 Nov 2025
 1/30 Blenheim St BALACLAVA	2	Apartment	\$750,000	30 Nov 2025
 16 Camden St Balaclava	2	House	\$1,235,000	29 Nov 2025
 15 Chusan St Balaclava	2	Apartment	\$1,015,000	19 Nov 2025
 62 Brunning St Balaclava	2	House	\$1,150,000	19 Nov 2025

Sold Properties

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/93 Grosvenor St Balaclava	1	Unit	\$270,000	16 Nov 2025
 6/5a The Avenue Balaclava	2	Apartment	\$605,000	15 Nov 2025
 5/33 Orange Gr Balaclava	1	Apartment	\$465,000	13 Nov 2025
 4/20 Carlisle Av Balaclava	2	Apartment	\$705,000	09 Nov 2025
 19/38 Brighton Rd Balaclava	3	Townhouse	\$1,260,000	08 Nov 2025
 6/305 Carlisle St Balaclava	1	Apartment	\$290,000	07 Nov 2025
 6/72 Grosvenor St Balaclava	2	Apartment	\$535,000	06 Nov 2025
 13/13-15 Gourlay St Balaclava	1	Apartment	\$330,000	06 Nov 2025
 1/38 Elm Gr Balaclava	2	Unit	\$520,000	31 Oct 2025
 3/114a Westbury Cl Balaclava	2	Strata Unit/Flat	\$800,000	27 Oct 2025



Jellis Craig Elwood
90 Ormond Road, Elwood
9531 1245

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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