



Balacclava

# Suburb Report



Your connection to property insights



JellisCraig

BALACLAVA SUBURB REPORT

Median house price<sup>1</sup>

Median unit price<sup>1</sup>

Median

Quarterly price change

Median

Quarterly price change

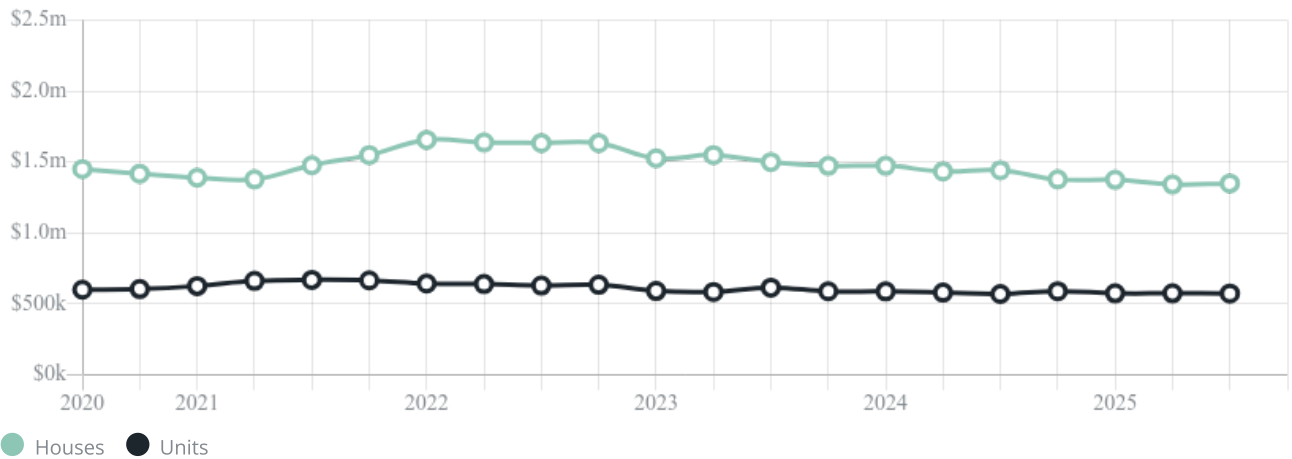
\$1.35m

0.55% ↑

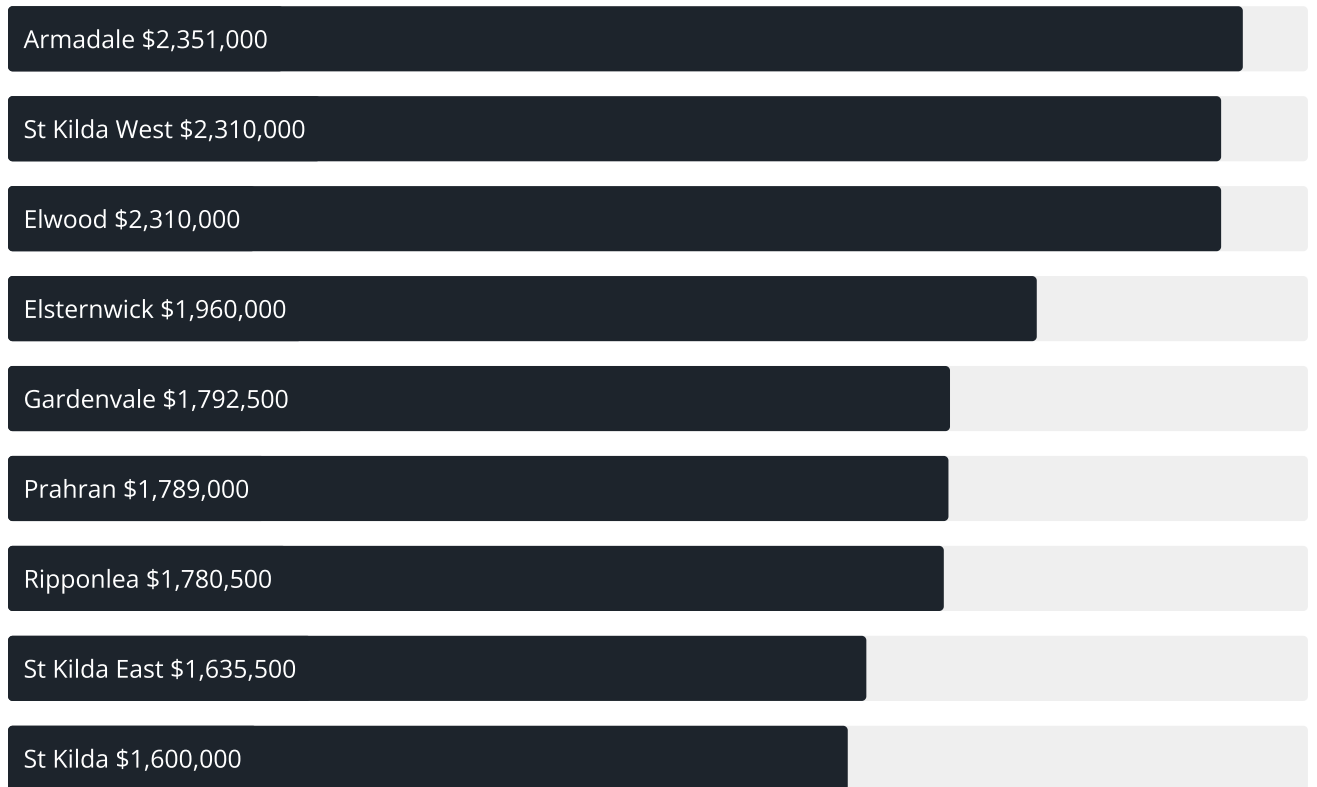
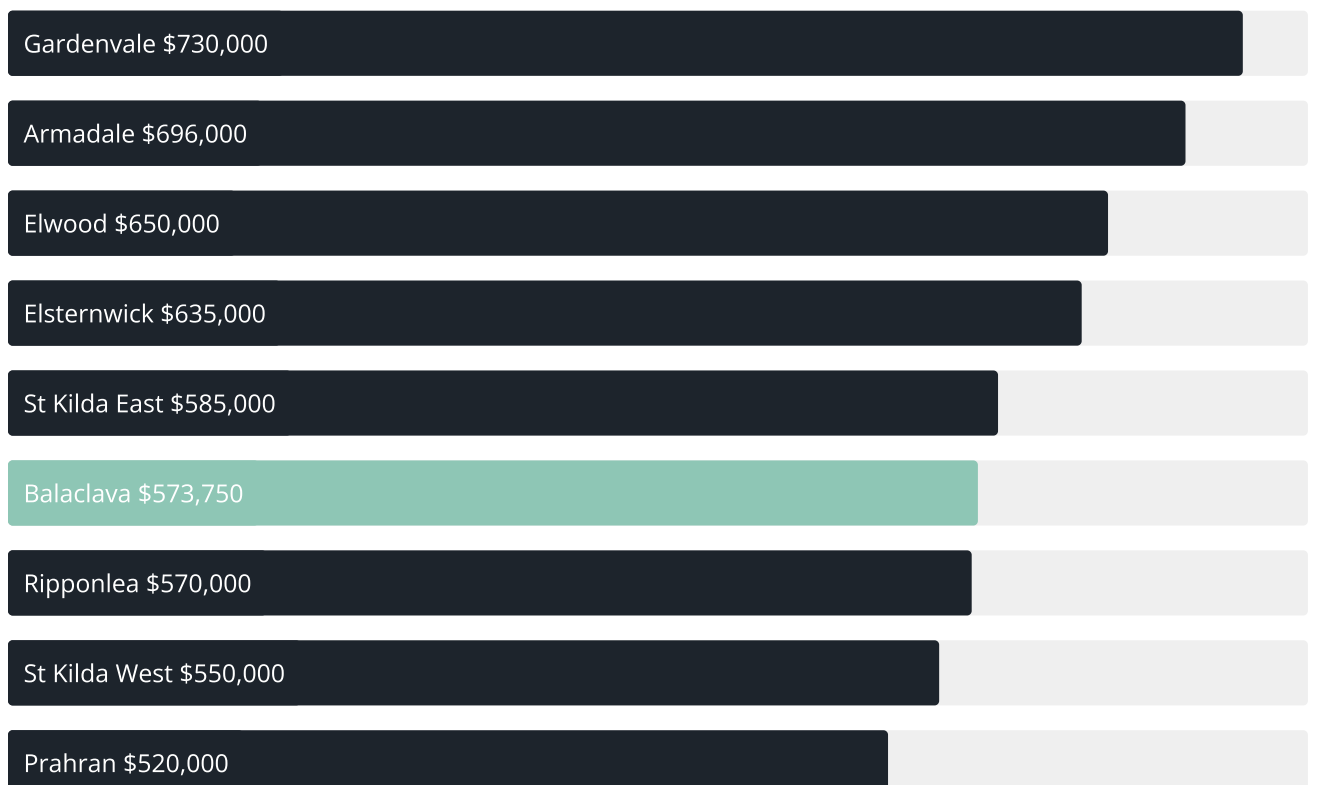
\$574k

-0.21% ↓

Quarterly price change<sup>1</sup>



## BALACLAVA SUBURB REPORT

Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>Auction clearance rate<sup>3</sup>

89.47%

Median days on market<sup>3</sup>

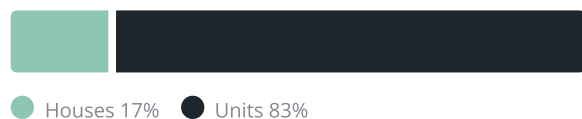
27 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

27 groups

Average hold period<sup>1</sup>

6.6 years

Dwelling type<sup>5</sup>Ownership<sup>5</sup>Population<sup>5</sup>

5,392

Median asking rent<sup>1</sup>

\$840 per week

Population growth<sup>5</sup>

-0.07%

Rental yield<sup>1</sup>

2.89%

Median age<sup>5</sup>

35 years











Median household size<sup>5</sup>

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 [jellisecraig.com.au/suburb-reports](https://jellisecraig.com.au/suburb-reports)











Address	Bedrooms	Type	Price	Sold
 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
 4/163 Hotham St Balaclava	2	Unit	\$900,000	09 Dec 2025
 104/356 Carlisle St Balaclava	1	Apartment	\$480,000	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
 62 Brunning St Balaclava	2	House	\$1,150,000	19 Nov 2025
 15 Chusan St Balaclava	2	Apartment	\$1,015,000	19 Nov 2025

## 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
 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
 6/93 Grosvenor St BalACLava	2	Apartment	\$605,000	22 Oct 2025



## BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 G2/129 Hotham St Balaclava	2	Subdivided Unit/Villa/Townhouse	\$1,000,000	20 Oct 2025
 159 Hotham St Balaclava	8	House	\$1,718,000	19 Oct 2025
 13/114a Westbury Cl Balaclava	3	Apartment	\$885,000	18 Oct 2025
 3/33 Orange Gr Balaclava	1	Apartment	\$460,000	18 Oct 2025
 19a Rosamond St Balaclava	2	House	\$1,200,000	18 Oct 2025
 103/48 Blenheim St Balaclava	2	Apartment	\$531,000	15 Oct 2025
 12/39 Balston St Balaclava	3	Townhouse	\$1,146,000	14 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	\$1,135,000	06 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 08/01/2026

- 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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