



Balacclava

Suburb Report



Your connection to property insights



JellisCraig

BALACLAVA SUBURB REPORT

Median house price¹

Median

\$1.41m

Quarterly price change

4.44% ↑

Median unit price¹

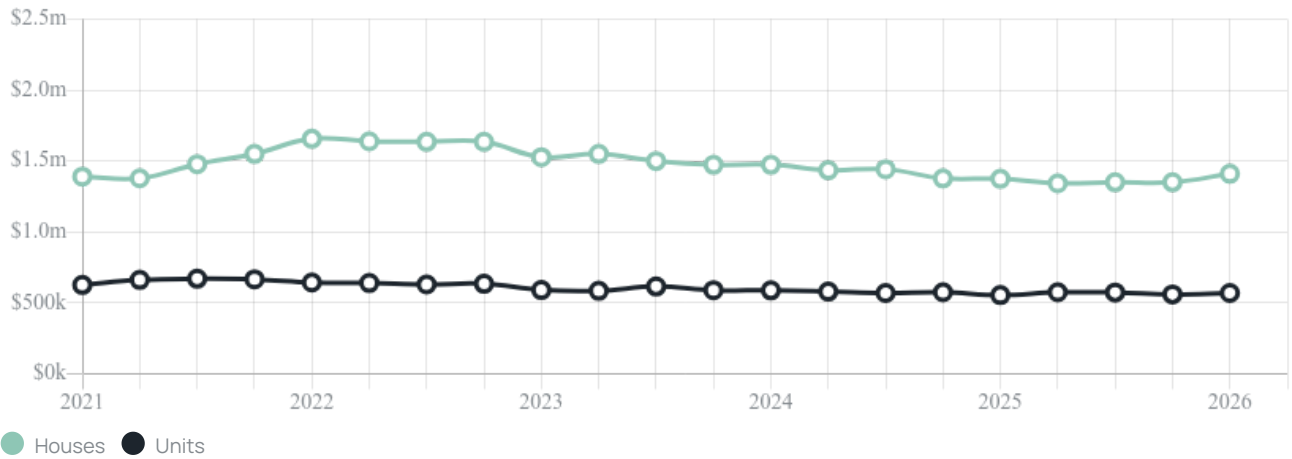
Median

\$570k

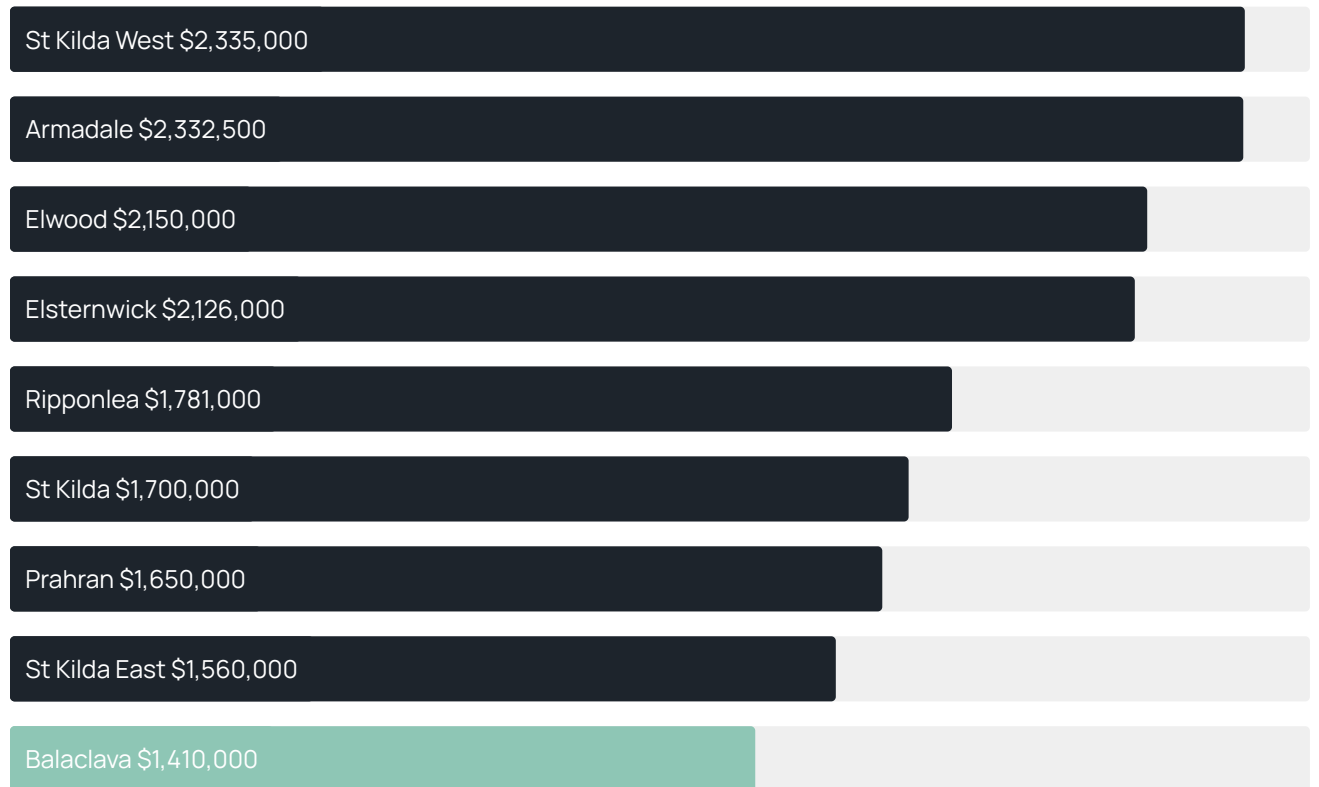
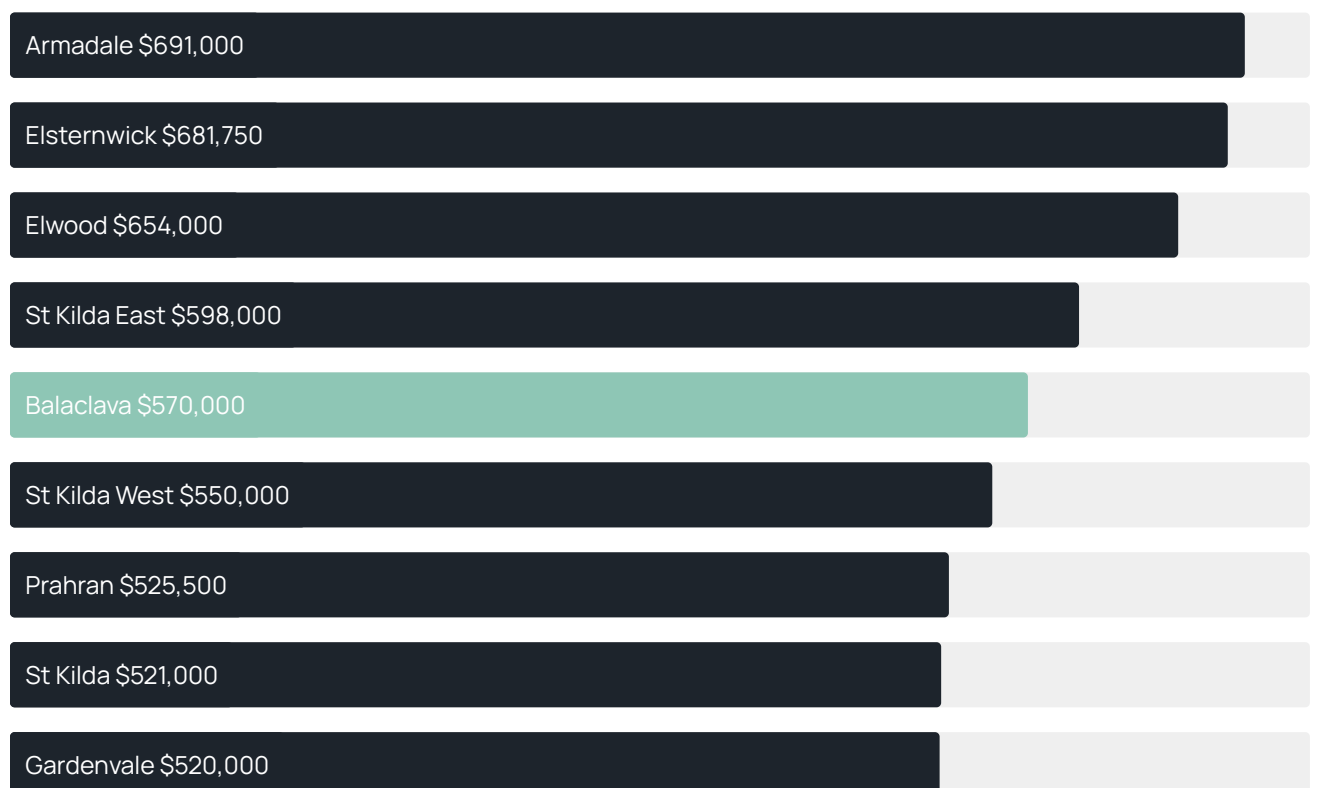
Quarterly price change

1.78% ↑

Quarterly price change¹



BALACLAVA SUBURB REPORT

Median house price¹Median unit price¹

Sale method²Auction clearance rate³

90%

Median days on market³

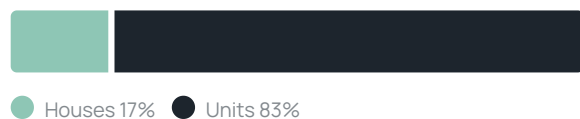
24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

6.6 years

Dwelling type⁵Ownership⁵Population⁵

5,392

Median asking rent¹

\$888 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

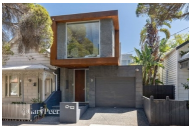
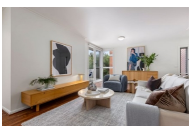
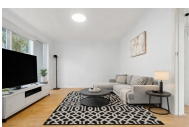
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/4 Camden St Balaclava	2	Apartment	\$600,000	24 Jun 2026
 7/13-15 Gourlay St Balaclava	1	Apartment	\$375,000	24 Jun 2026
 1/81 Hotham St BALACLAVA	2	Apartment	\$830,000	21 Jun 2026
 14/13-15 Gourlay St Balaclava	1	Apartment	\$390,000	17 Jun 2026
 143 Hotham St Balaclava	3	House	\$1,575,000	14 Jun 2026
 20a The Avenue Balaclava	2	House	\$1,105,000	14 Jun 2026
 6/38 The Avenue Balaclava	2	Apartment	\$530,000	13 Jun 2026
 3/5a The Avenue Balaclava	2	Apartment	\$603,000	09 Jun 2026
 103/105 Westbury St Balaclava	2	Apartment	\$665,000	04 Jun 2026
 7/31 The Avenue Balaclava	3	Townhouse	\$1,255,000	30 May 2026

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16/54 Balston St Balaclava	1	Apartment	\$320,000	29 May 2026
 17/91 Hotham St Balaclava	2	Apartment	\$591,000	29 May 2026
 4/247 Inkerman St Balaclava	2	Apartment	\$462,000	23 May 2026
 5a Nelson St Balaclava	4	Townhouse	\$1,400,000	13 May 2026
 5/62 Gourlay St Balaclava	2	Apartment	\$550,000	12 May 2026
 7/26 The Avenue Balaclava	1	Apartment	\$385,000	12 May 2026
 10/109 Hotham St Balaclava	2	Subdivided Flat - Single OYO Flat	\$645,000	08 May 2026
 6/5 The Avenue BALACLAVA	2	Apartment	\$680,000	06 May 2026
 101/43-45 The Avenue Balaclava	2	Apartment	\$665,000	03 May 2026
 2/44 The Avenue Balaclava	2	Apartment	\$569,000	01 May 2026

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/20 Blenheim St Balaclava	2	Apartment	\$500,000	01 May 2026
 8/82 Grosvenor St Balaclava	1	Apartment	\$440,000	01 May 2026
 8/84 Grosvenor St Balaclava	2	Strata Flat - Single OYO Flat	\$551,000	30 Apr 2026
 9 Linton St Balaclava	3	House	\$1,549,000	29 Apr 2026
 3/24 Blenheim St BALACLAVA	2	Subdivided Flat - Single OYO Flat	\$544,000	28 Apr 2026
 2/19 Gourlay St Balaclava	1	Apartment	\$542,500	23 Apr 2026
 301/80 Westbury St Balaclava	1	Subdivided Flat - Single OYO Flat	\$1,850,000	21 Apr 2026
 18/109 Hotham St Balaclava	2	Apartment	\$640,000	19 Apr 2026
 3/39 Gourlay St Balaclava	2	Apartment	\$620,000	15 Apr 2026
 15/311 Carlisle St Balaclava	2	Apartment	\$725,000	10 Apr 2026



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 01/07/2026

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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