Balaclava

Suburb Report

Your connection to property insights

JellisCraig

Median house price

Median[1]

$1.47m

Monthly median price change[2]

3.04% ↑

Median unit price

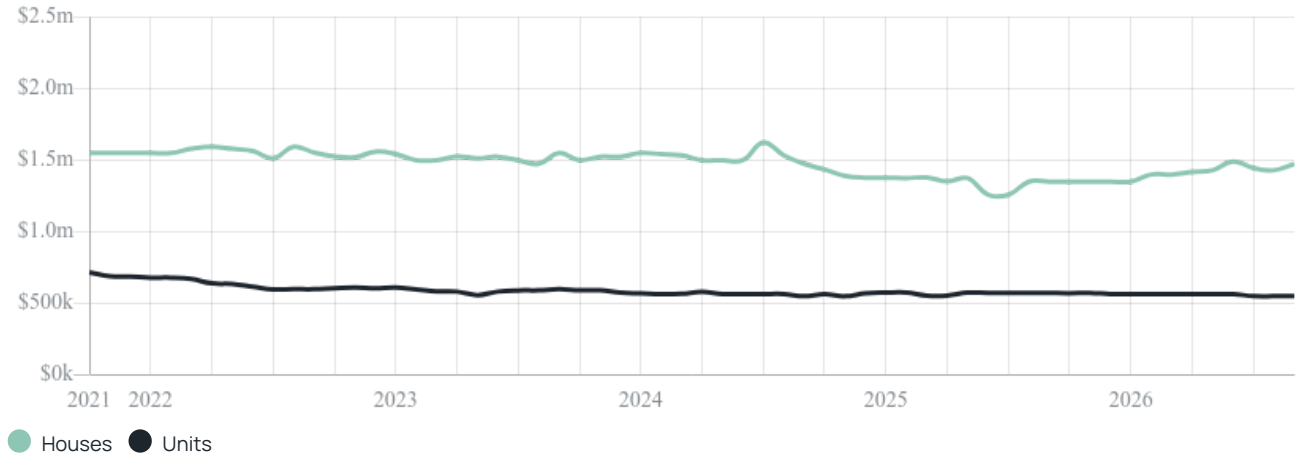
Median[1]

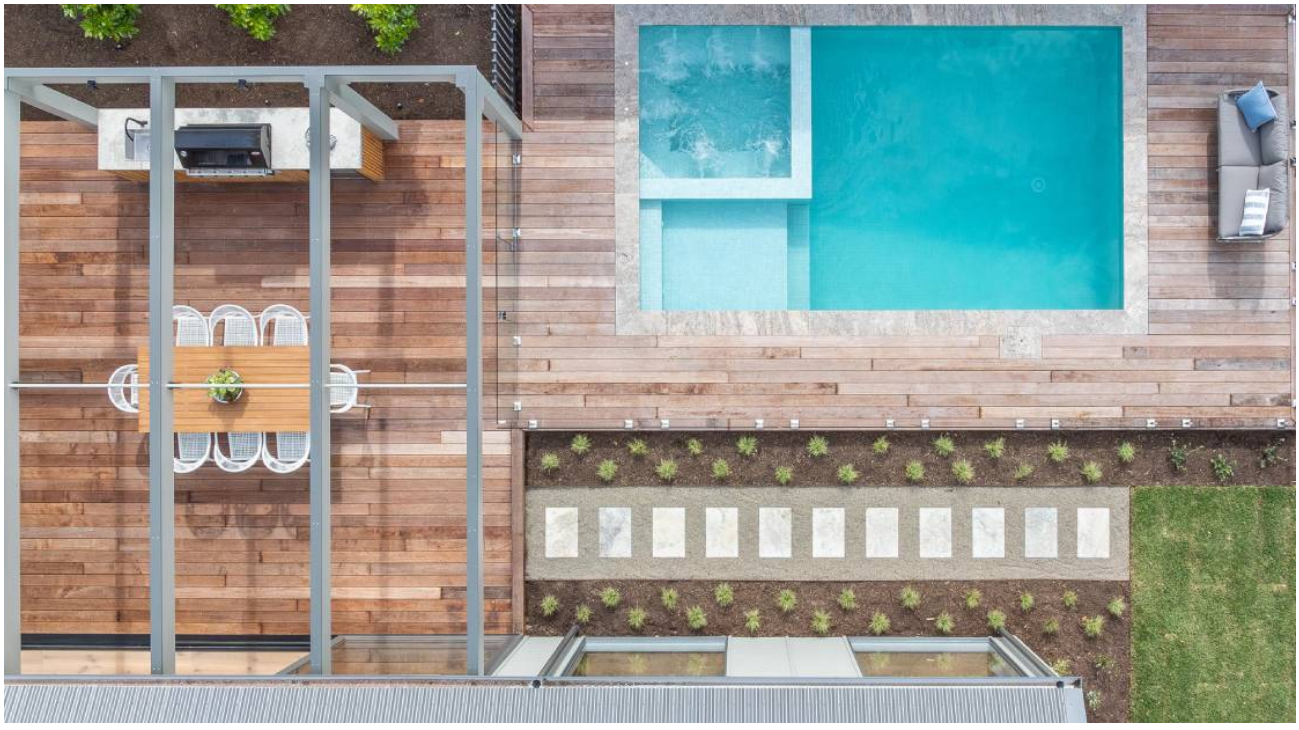
$550k

Monthly median price change[2]

0.00% ↓

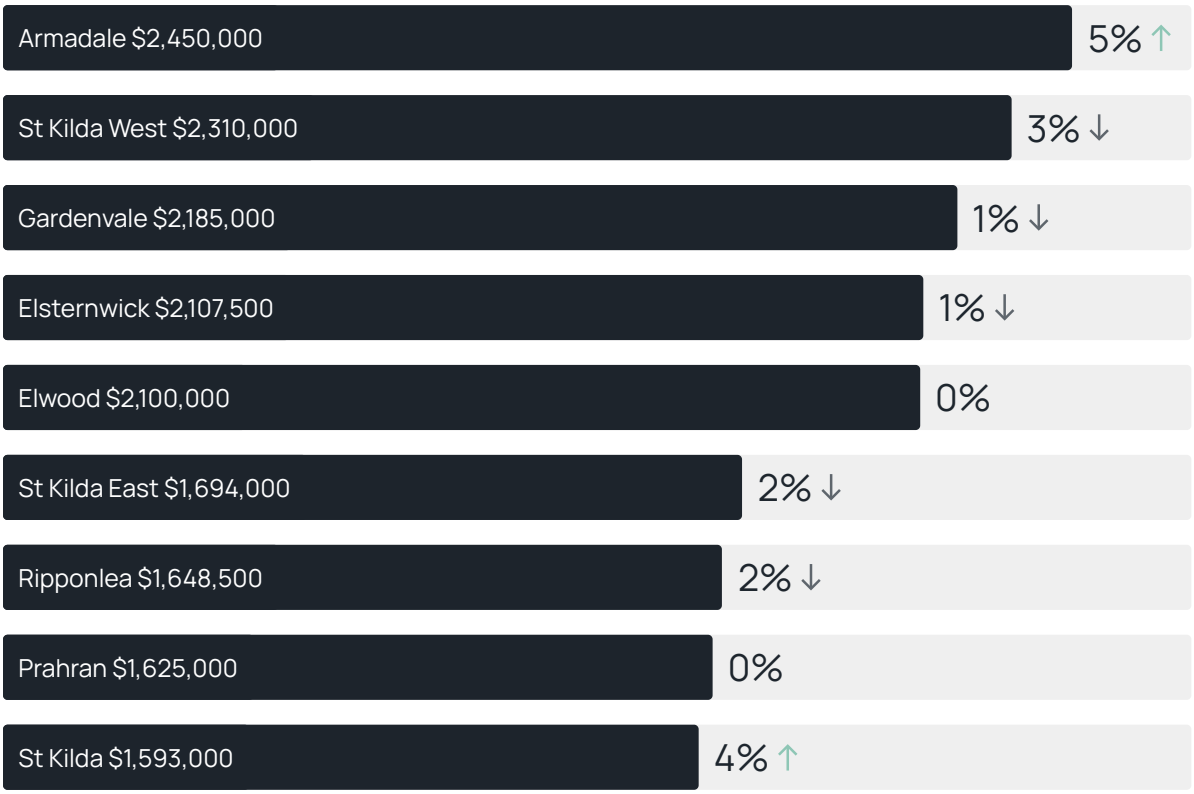
Balaclava monthly median property prices[3]



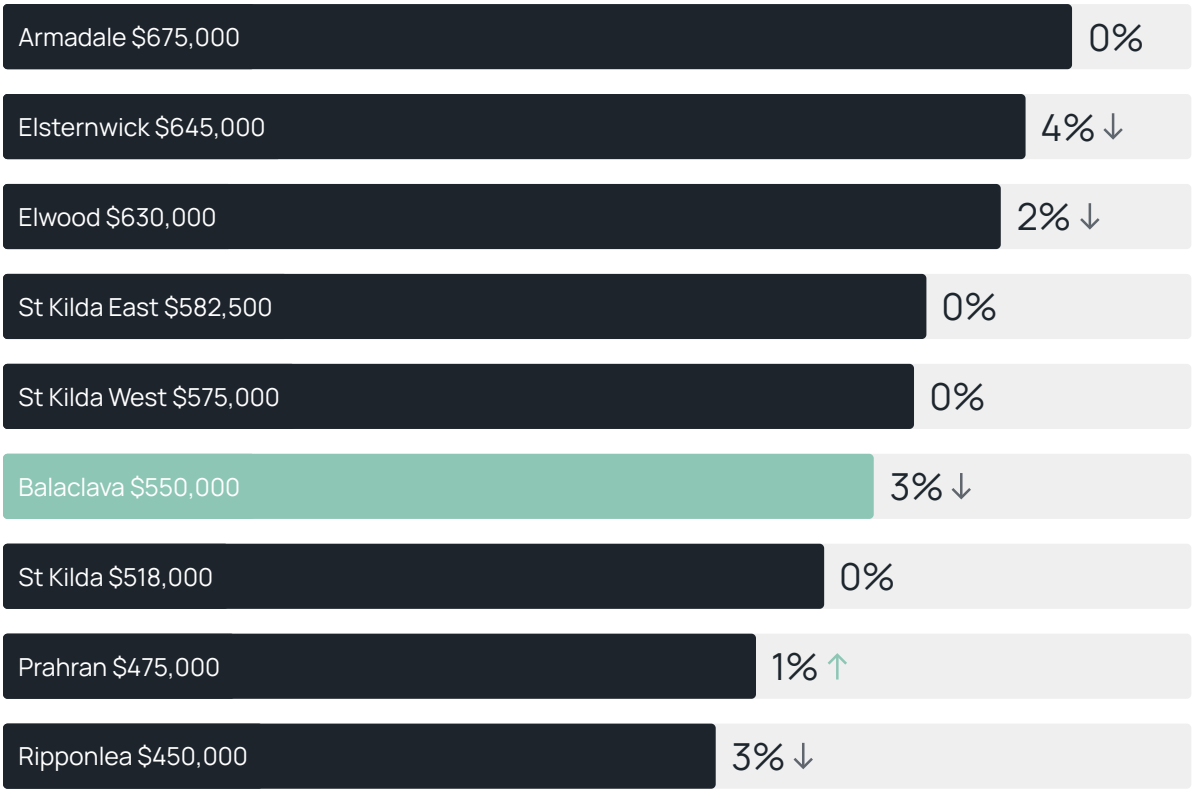


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]

Auction clearance rate[4]

69%

Median days on market[5]

House	Unit
26 days	26 days

Jellis Craig average inspection attendance per listing[6]

45 groups

Average hold period[1]

House	Unit
12.2 years	11.7 years

Insights

Dwelling type[7]

Ownership[7]

Population[7]

5,392

Population growth[7]

-0.07%

Median age[7]

35 years

Median household size[7]

2.0 people

Median asking rent per week[1]

House	Unit
$925	$580

Rental yield[8]

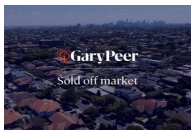
House	Unit
3.21%	5.36%

Sold Properties

Recent Balaclava sales[5]

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
	2/13 Albion Street Balaclava	2	Apartment	$705,000	28 Oct 2026
	4/171 Hotham Street Balaclava	2	Apartment	$560,000	25 Oct 2026
	3/103A Grosvenor Street Balaclava	2	Apartment	$850,000	24 Oct 2026
	7/13 Albion Street Balaclava	2	Apartment	$710,000	23 Oct 2026
	17 Elm Grove Balaclava	3	House	$1,320,000	16 Oct 2026
	1/21 Carlisle Avenue Balaclava	2	Apartment	$699,000	13 Oct 2026
	10/2B Hawsleigh Avenue Balaclava	2	Apartment	$530,000	12 Oct 2026
	2/47 Gourlay Street Balaclava	2	Apartment	$515,000	12 Oct 2026
	101/105 Westbury Street Balaclava	1	Apartment	$480,000	09 Oct 2026
	9/109 Hotham Street Balaclava	1	Apartment	$441,000	07 Oct 2026

Address		Bedrooms	Type	Price	Sold
	8/89 Hotham Street Balaclava	2	Apartment	$551,000	06 Oct 2026
	4/38-40A Brighton Road Balaclava	2	Apartment	$600,000	02 Oct 2026
	103/65 Grosvenor Street Balaclava	1	Apartment	$390,000	01 Oct 2026
	10/11 The Avenue Balaclava	2	Unit	Undisclosed	01 Oct 2026
	4/31 Nelson Street Balaclava	2	Apartment	Undisclosed	30 Sep 2026
	6/47 Gourlay Street Balaclava	2	Apartment	$516,000	28 Sep 2026
	13/305 Carlisle Street Balaclava	1	Apartment	Undisclosed	28 Sep 2026
	6/39 Balston Street Balaclava	3	House	$1,120,000	23 Sep 2026
	14/82 Westbury Street Balaclava	1	Apartment	$390,000	22 Sep 2026
	50 Elm Grove Balaclava	4	House	Undisclosed	19 Sep 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
4/49 Gourlay Street Balaclava	3	Apartment	$650,000	17 Sep 2026
8 Somers Street Balaclava	3	House	$2,100,000	15 Sep 2026
10/54 Balston Street Balaclava	1	Apartment	$368,000	15 Sep 2026
202/78 Westbury Street Balaclava	2	Apartment	Undisclosed	14 Sep 2026
3/21 Blenheim Street Balaclava	1	Apartment	Undisclosed	10 Sep 2026
5 Gibbs Street Balaclava	4	House	Undisclosed	08 Sep 2026
9/305 Carlisle Street Balaclava	1	Unit	Undisclosed	05 Sep 2026
3/13 Blenheim Street Balaclava	2	Townhouse	$800,000	01 Sep 2026
24/82 Westbury Street Balaclava	1	Apartment	$395,000	31 Aug 2026
6/305 Carlisle Street Balaclava	1	Apartment	$340,000	31 Aug 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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