



Balacclava

Suburb Report



Your connection to property insights



JellisCraig

BALACLAVA SUBURB REPORT

Median house price¹

Median

\$1.43m

Quarterly price change

-1.04% ↓

Median unit price¹

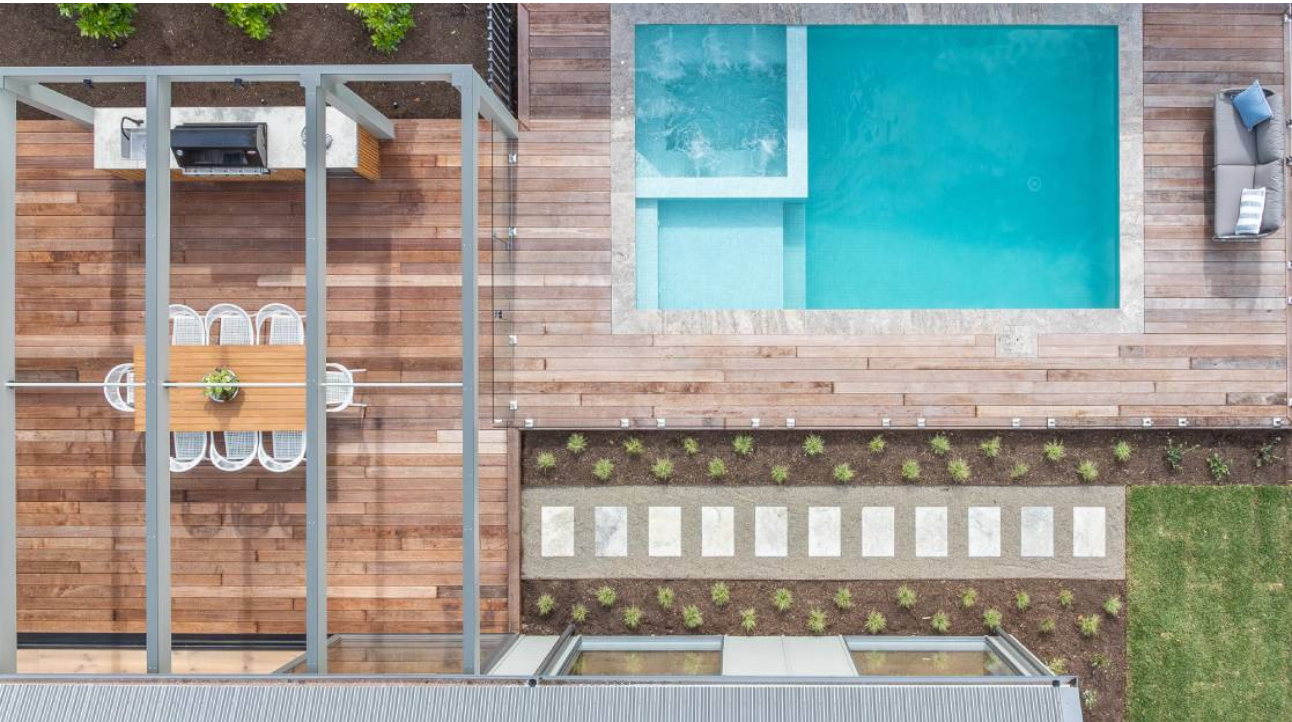
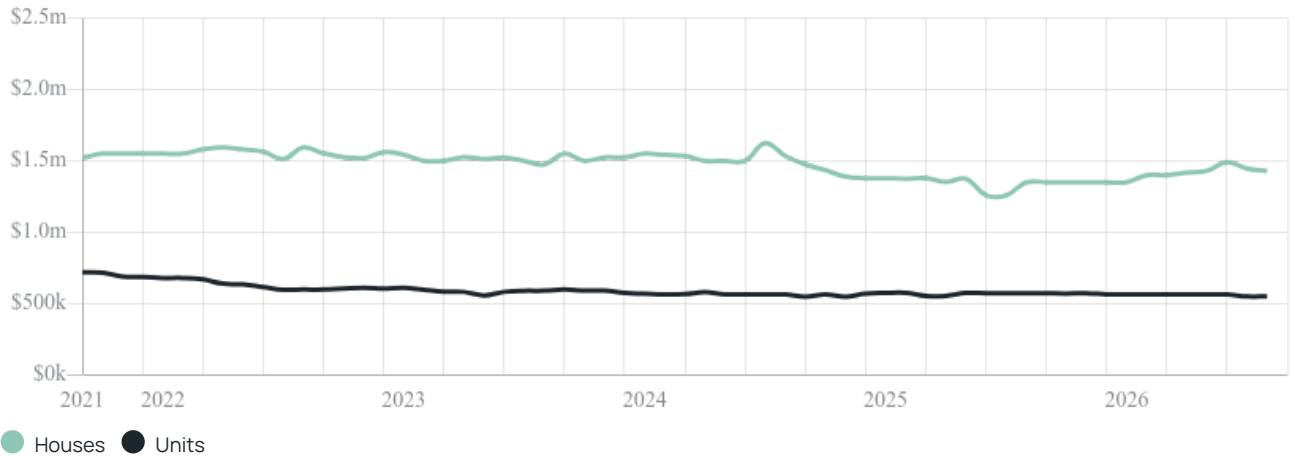
Median

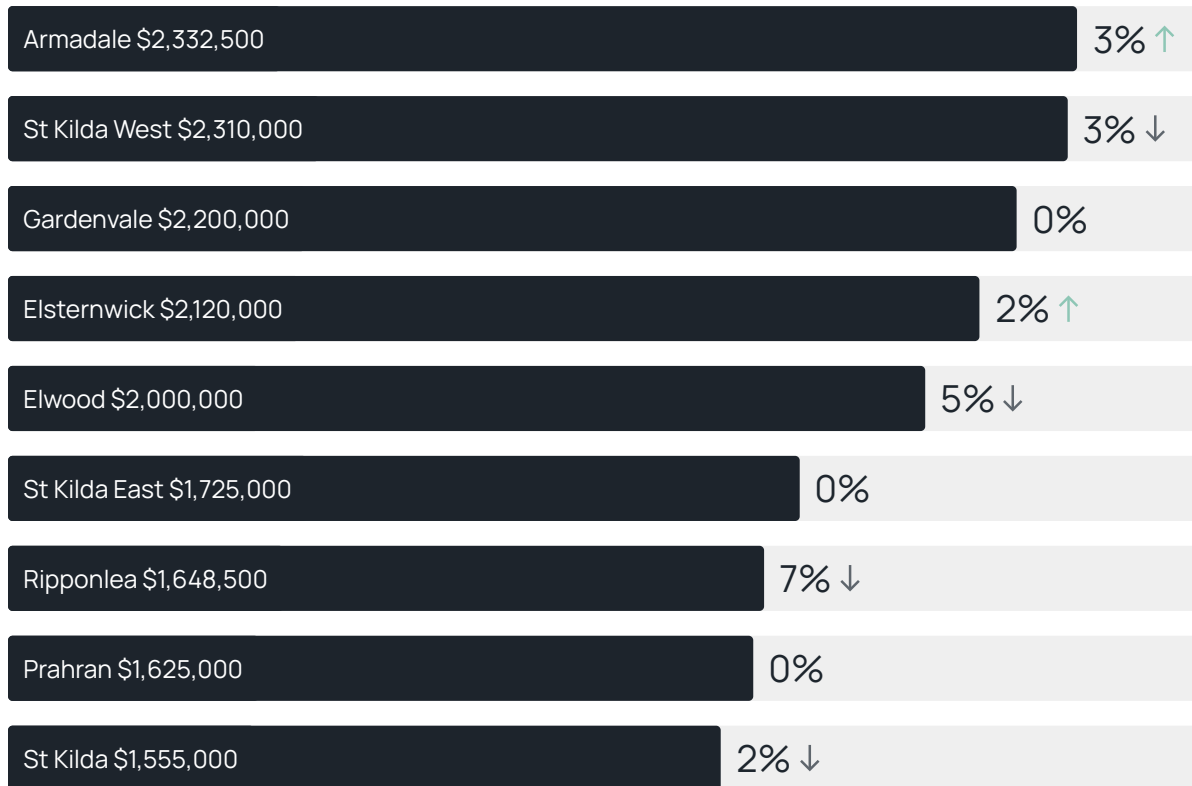
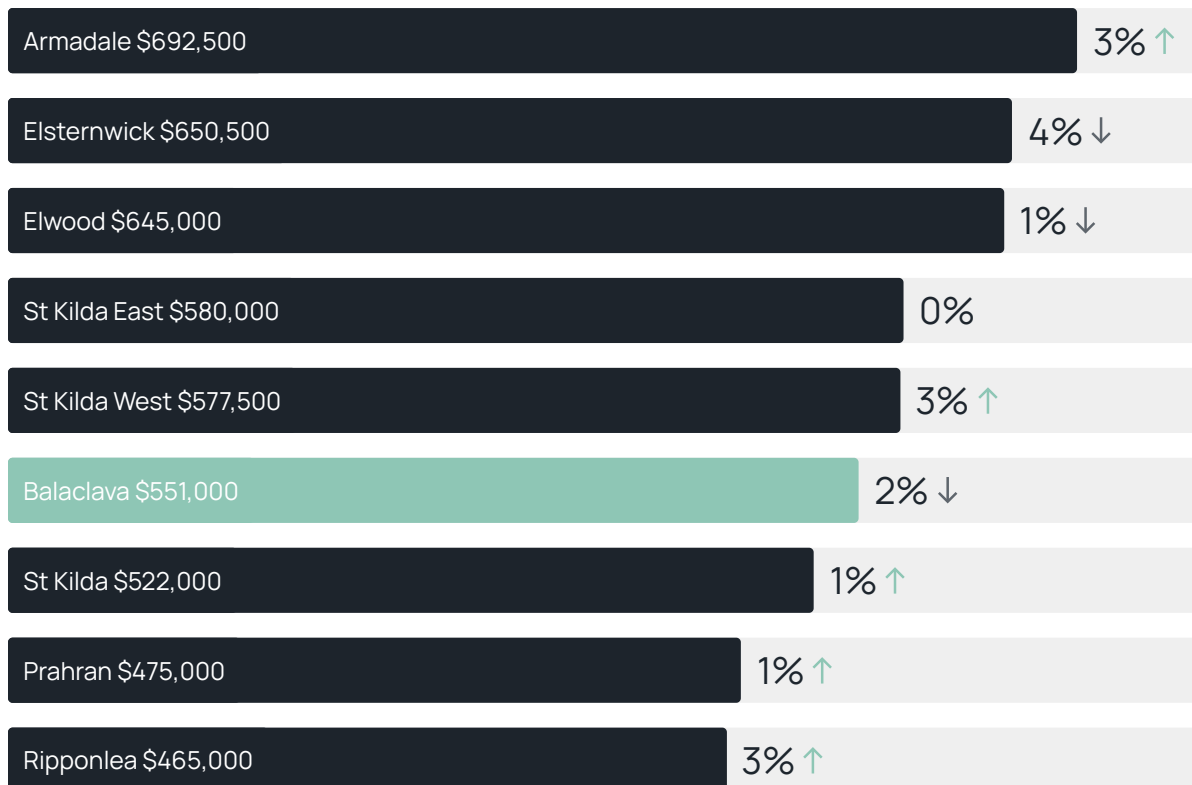
\$551k

Quarterly price change

0.09% ↑

Balaclava quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 35%
● Private 65%

Auction clearance rate³

42.86%

Median days on market³

House

Unit

26 days

25 days

Jellis Craig average inspection attendance per listing⁴

44 groups

Average hold period¹

House

Unit

13.7 years

11.6 years

Dwelling type⁵

● Houses 22% ● Units 78%

Ownership⁵

● Owned outright 20% ● Mortgaged 31% ● Rented 50%

Population⁵

5,392

Median asking rent per week¹

Unit

\$923

\$580

Population growth⁵

-0.07%

Rental yield¹

House

Unit

3.34%

5.37%

Median age⁵

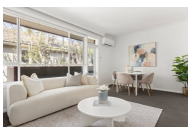
35 years

Median household size⁵

2.0 people

Recent Balaclava sales²

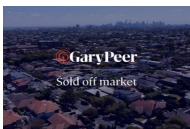
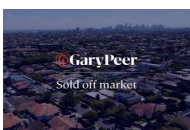
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 4/49 Gourlay Street Balaclava	3	Apartment	\$650,000	17 Sep 2026
 8 Somers Street Balaclava	3	House	Undisclosed	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
 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

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 24/82 Westbury Street Balaclava	1	Apartment	\$395,000	31 Aug 2026
 6/305 Carlisle Street Balaclava	1	Apartment	\$340,000	31 Aug 2026
 5/47 Gourlay Street Balaclava	2	Apartment	\$520,000	31 Aug 2026
 4/1A Hawsleigh Avenue Balaclava	2	Apartment	\$695,000	29 Aug 2026
 2/305 Carlisle Street Balaclava	1	Apartment	Undisclosed	29 Aug 2026
 7/21 Blenheim Street Balaclava	1	Apartment	\$365,000	28 Aug 2026
 6/26 Grosvenor Street Balaclava	1	Apartment	\$400,000	27 Aug 2026
 1/307 Inkerman Street Balaclava	2	Townhouse	\$890,000	26 Aug 2026
 5 Edward Street Balaclava	3	House	Undisclosed	22 Aug 2026
 3/33 Gourlay Street Balaclava	2	Unit	Undisclosed	20 Aug 2026

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/13 Blenheim Street BalACLava	3	Townhouse	Undisclosed	19 Aug 2026
 g08/43-45 The Avenue BalACLava	2	Apartment	\$670,000	17 Aug 2026
 285 Inkerman Street BalACLava	3	Townhouse	Undisclosed	11 Aug 2026
 1 Camden Street BalACLava	3	House	\$1,400,000	09 Aug 2026
 8 Grosvenor Street BalACLava	3	House	\$1,585,000	07 Aug 2026
 5/19 Camden Street BalACLava	2	Apartment	\$570,000	07 Aug 2026
 1/98 Westbury Street BalACLava	3	Townhouse	\$1,085,000	05 Aug 2026
 16 Balston Street BalACLava	5	House	\$3,325,000	04 Aug 2026
 3/5 The Avenue BalACLava	2	Apartment	\$612,000	04 Aug 2026
 4/107 Hotham Street BalACLava	3	Apartment	Undisclosed	02 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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