



Balacclava

Suburb Report



Your connection to property insights



JellisCraig

BALACLAVA SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

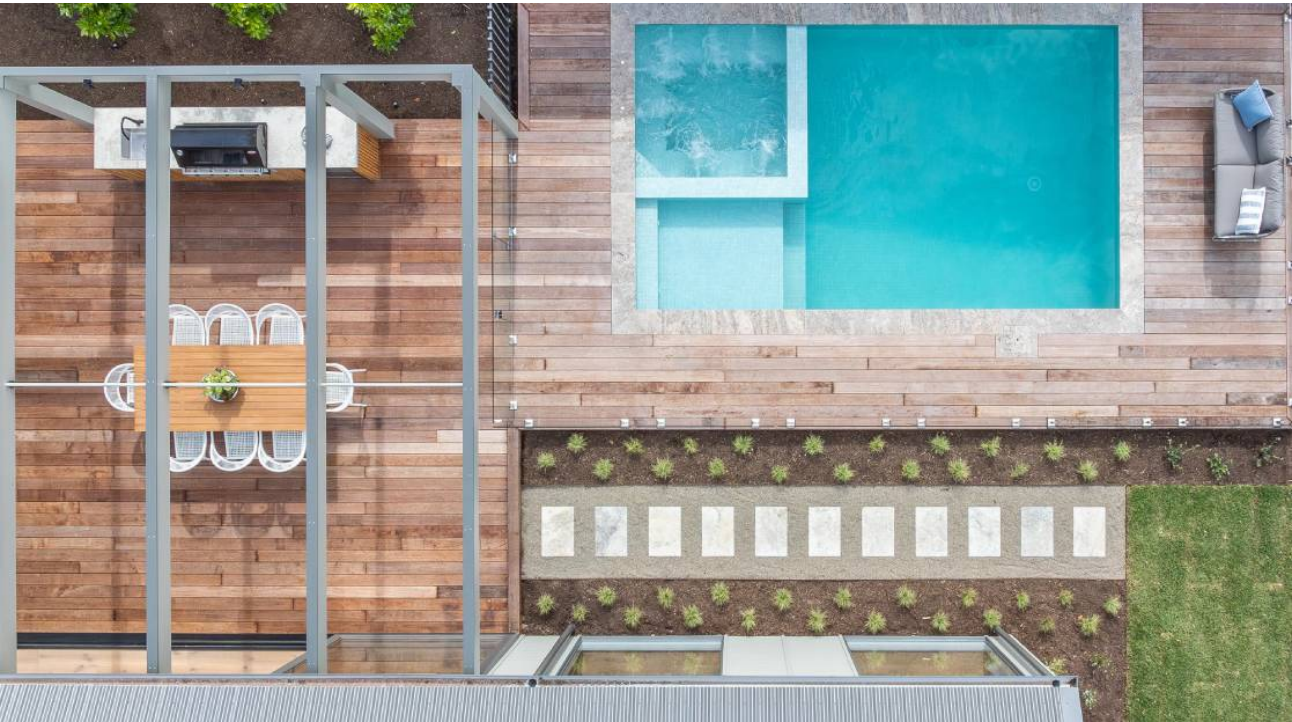
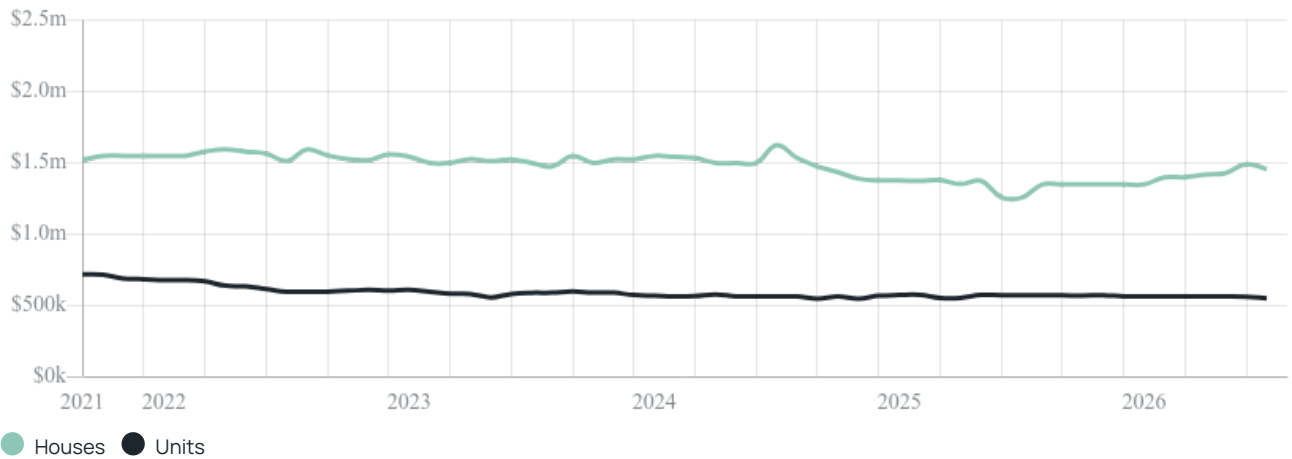
\$1.46m

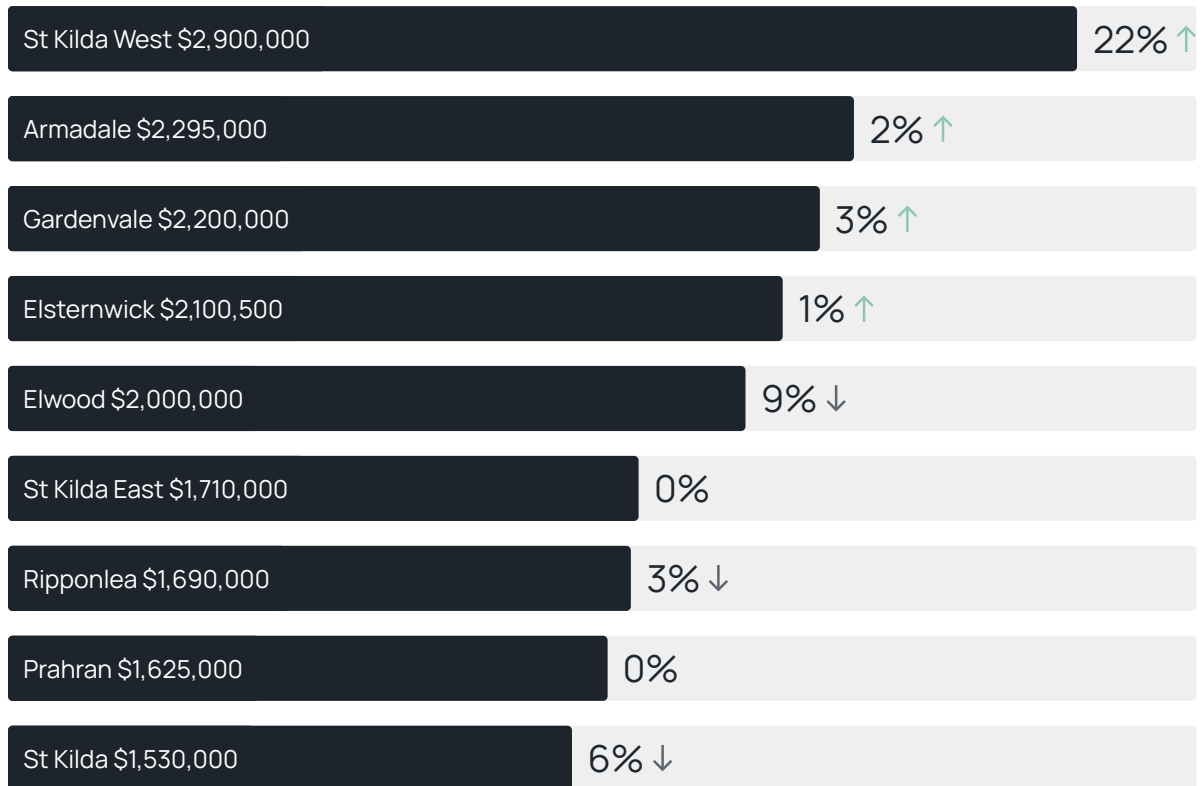
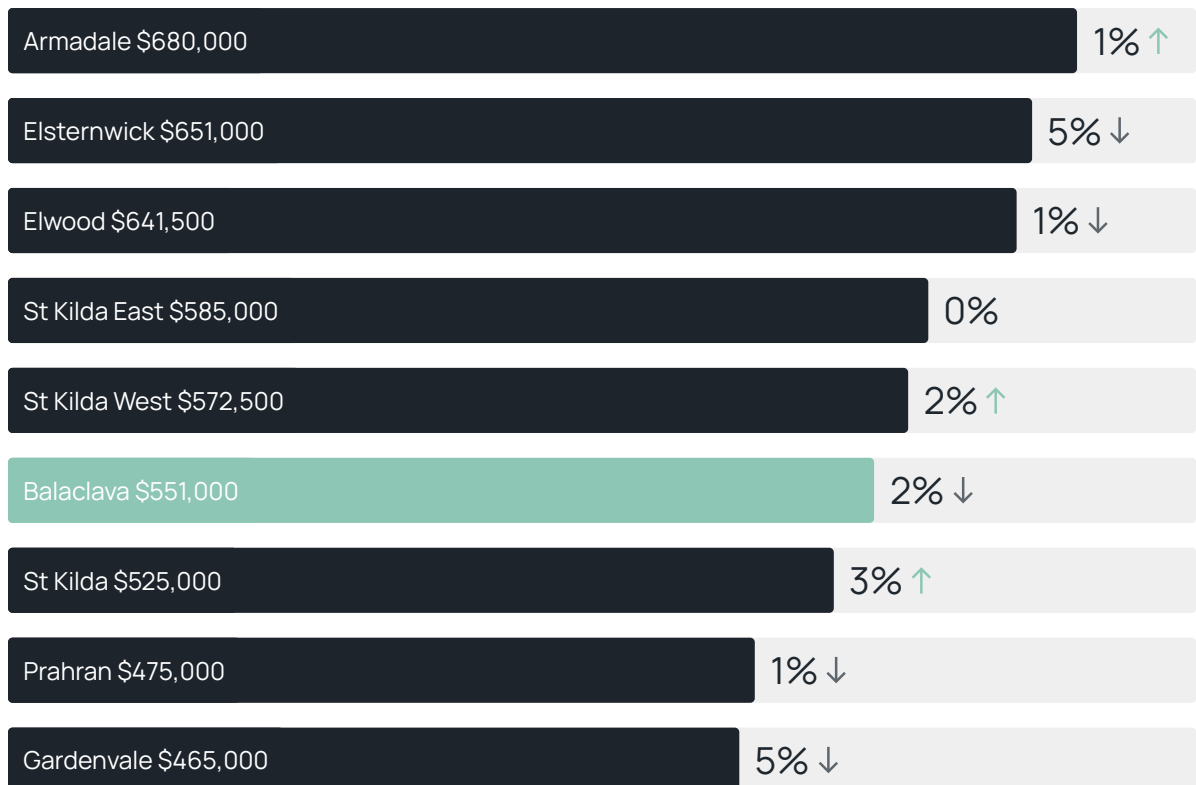
-2.48% ↓

\$551k

-2.04% ↓

Balaclava quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

53.85%

Median days on market³

House

Unit

26 days

25 days

Jellis Craig average inspection attendance per listing⁴

38 groups

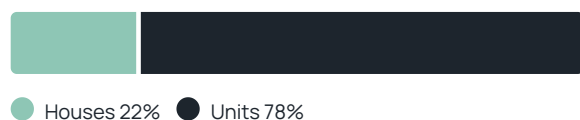
Average hold period¹

House

Unit

14.6 years

11.6 years

Dwelling type⁵Population⁵

5,392

Population growth⁵

-0.07%

Ownership⁵Median asking rent per week¹

Unit

\$925

\$580

Rental yield¹

House

Unit

3.38%

5.46%

Median age⁵

35 years

Median household size⁵

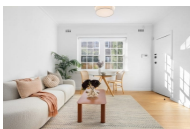
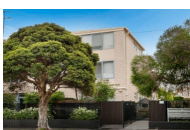
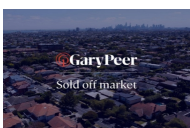
2.0 people

Recent Balaclava sales²

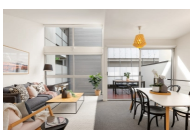
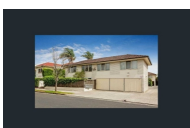
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 7/21 Blenheim Street Balaclava	1	Apartment	\$365,000	28 Aug 2026
 6/26 Grosvenor Street Balaclava	1	Apartment	\$400,000	27 Aug 2026
 5 Edward Street Balaclava	3	House	Undisclosed	22 Aug 2026
 3/33 Gourlay Street Balaclava	2	Unit	Undisclosed	20 Aug 2026
 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	Undisclosed	07 Aug 2026
 1/98 Westbury Street Balaclava	3	Townhouse	\$1,085,000	05 Aug 2026

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16 Balston Street Balaclava	5	House	Undisclosed	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
 64 Brunning Street Balaclava	3	House	Undisclosed	31 Jul 2026
 6/94 Grosvenor Street Balaclava	1	Apartment	\$391,500	30 Jul 2026
 1/33 Orange Grove Balaclava	1	Apartment	Undisclosed	24 Jul 2026
 3/82 Grosvenor Street Balaclava	1	Apartment	Undisclosed	24 Jul 2026
 4/22 Sycamore Grove Balaclava	2	Apartment	\$522,000	23 Jul 2026
 10/66-70 Grosvenor Street Balaclava	2	Apartment	\$530,000	23 Jul 2026
 10/85 Grosvenor Street Balaclava	1	Apartment	Undisclosed	22 Jul 2026

BALACLAVA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/108 Westbury Street BalACLava	2	Apartment	\$750,000	21 Jul 2026
 8A The Avenue BalACLava	2	House	\$843,500	20 Jul 2026
 24/305 Carlisle Street BalACLava	1	Apartment	\$330,000	20 Jul 2026
 8/27 The Avenue BalACLava	2	Apartment	\$550,000	20 Jul 2026
 1/4 Camden Street BalACLava	2	Apartment	\$600,000	24 Jun 2026
 7/13-15 Gourlay Street BalACLava	1	Apartment	\$375,000	24 Jun 2026
 1/81 Hotham Street BalACLava	2	Apartment	\$830,000	21 Jun 2026
 14/13-15 Gourlay Street BalACLava	1	Apartment	\$390,000	17 Jun 2026
 8/84-86 Westbury Street BalACLava	2	Apartment	\$740,000	15 Jun 2026
 6/18 Orange Grove BalACLava	1	Apartment	\$335,000	15 Jun 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 01/09/2026

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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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