

JellisCraig

HAMLYN HEIGHTS

Suburb Report

Know your neighbourhood.



HAMLYN HEIGHTS SUBURB REPORT

Median House Price*

Median

\$736k

Quarterly Price Change

0.10% ↑

Median Unit Price*

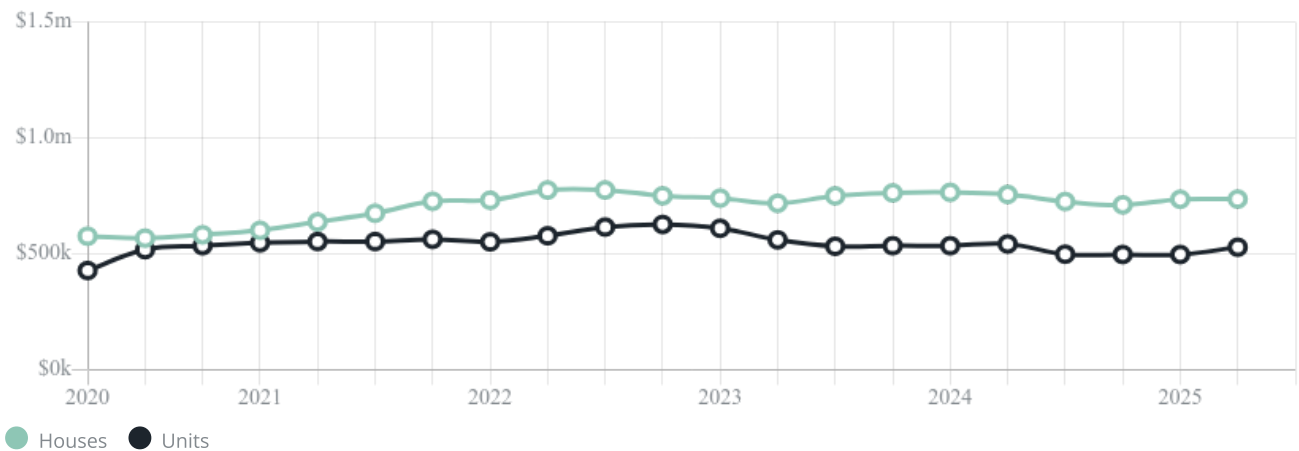
Median

\$529k

Quarterly Price Change

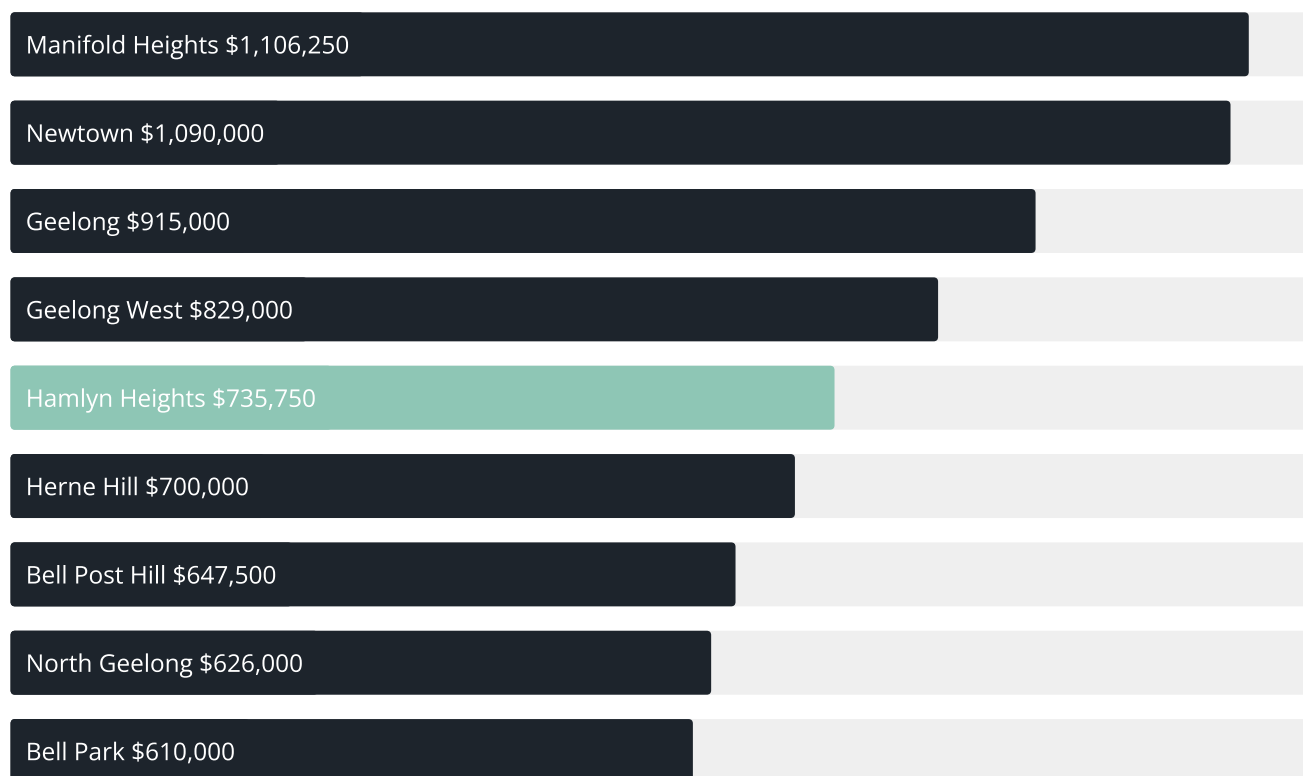
6.33% ↑

Quarterly Price Change*

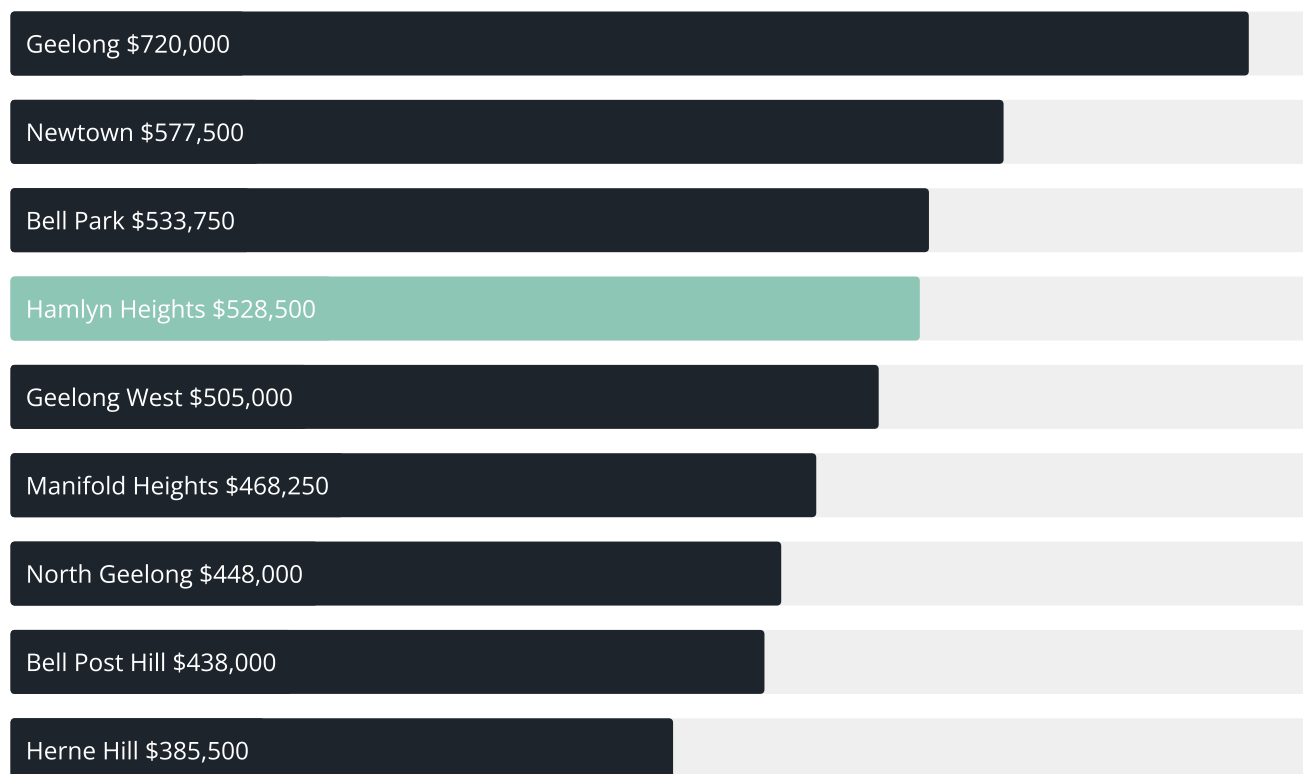


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Median House Sale Price*



Median Unit Sale Price*



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Sale Method*



● Auction 13%
● Private 87%

Auction Clearance Rate*

75%

Median Days on Market^

51 days

Average Hold Period*

7.2 years

Dwelling Type^



● Houses 84% ● Units 16%

Ownership^



● Owned Outright 37% ● Mortgaged 36% ● Rented 26%

Population^

6,518

Median Asking Rent per week*

\$498

Median Age^

38 years

Rental Yield*









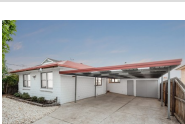
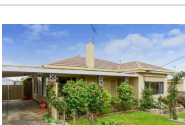
3.48%

Median Household Size^











2.3 people

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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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 8 May St Hamlyn Heights	4	House	\$700,000	14 Jul 2025
 6/3 Kinnordy Ct Hamlyn Heights	1	Unit	\$277,000	11 Jul 2025
 14 Devon St Hamlyn Heights	2	House	\$806,000	04 Jul 2025
 9 Drysdale Av HAMLYN HEIGHTS	2	House	\$532,000	27 Jun 2025
 21 Sycamore St Hamlyn Heights	4	House	\$800,000	26 Jun 2025
 2/5 Woorayl St Hamlyn Heights	3	Townhouse	\$670,000	26 Jun 2025
 1/41 Logan St Hamlyn Heights	2	Unit	\$625,000	26 Jun 2025
 24 Quamby Av Hamlyn Heights	2	House	\$520,000	24 Jun 2025
 19 Belcher St Hamlyn Heights	3	House	\$715,000	20 Jun 2025
 10 Sycamore St Hamlyn Heights	3	House	\$886,000	14 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 1 Gladstone St Hamlyn Heights	3	House	\$730,000	14 Jun 2025
 10 Alderley Ct Hamlyn Heights	3	House	\$917,750	13 Jun 2025
 2/66 Vines Rd Hamlyn Heights	3	Townhouse	\$585,000	13 Jun 2025
 11 Murray St Hamlyn Heights	5	House	\$1,395,000	12 Jun 2025
 1/25 Waiora Av Hamlyn Heights	4	Flat/Unit/Apartment	\$650,000	11 Jun 2025
 17-18 Mossgiel Ct Hamlyn Heights	4	House	\$955,000	07 Jun 2025
 41 Willana Av Hamlyn Heights	3	Townhouse	\$662,000	06 Jun 2025
 1 Arthur St Hamlyn Heights	3	House	\$745,000	31 May 2025
 34 Kalimna St Hamlyn Heights	5	House	\$810,000	28 May 2025
 3 Marlo St Hamlyn Heights	3	House	\$650,000	26 May 2025

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Address	Bedrooms	Type	Price	Sold
 3/15 Shannon Av Hamlyn Heights	2	Flat/Unit/Apartment	\$615,000	21 May 2025
 3/3 Kinnordy Ct Hamlyn Heights	1	Unit	\$290,000	14 May 2025
 1/86 Vines Rd Hamlyn Heights	3	Townhouse	\$635,000	09 May 2025
 6 Tahara St Hamlyn Heights	3	House	\$700,000	09 May 2025
 15 Synnott St Hamlyn Heights	3	House	\$650,000	07 May 2025
 1/70 Vines Rd Hamlyn Heights	3	Strata Unit/Flat	\$695,000	06 May 2025
 25 Paul St Hamlyn Heights	2	Townhouse	\$625,000	03 May 2025
 28 Quamby Av Hamlyn Heights	3	House	\$680,000	01 May 2025
 6 Woorayl St Hamlyn Heights	2	Townhouse	\$550,000	30 Apr 2025
 86 Sladen St Hamlyn Heights	3	House	\$700,000	29 Apr 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months
^ Updated daily for the past quarter
~ Updated daily: 33 recent results.

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