

JellisCraig

HAMLIN HEIGHTS

Suburb Report

Know your neighbourhood.



HAMLYN HEIGHTS SUBURB REPORT

Median House Price*

Median

\$750k

Quarterly Price Change

1.93% ↑

Median Unit Price*

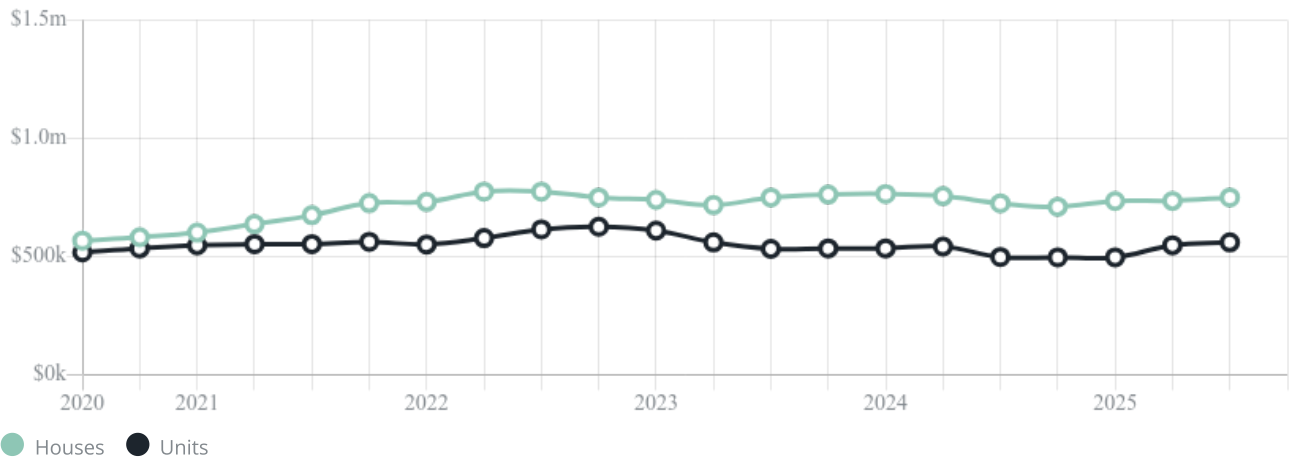
Median

\$560k

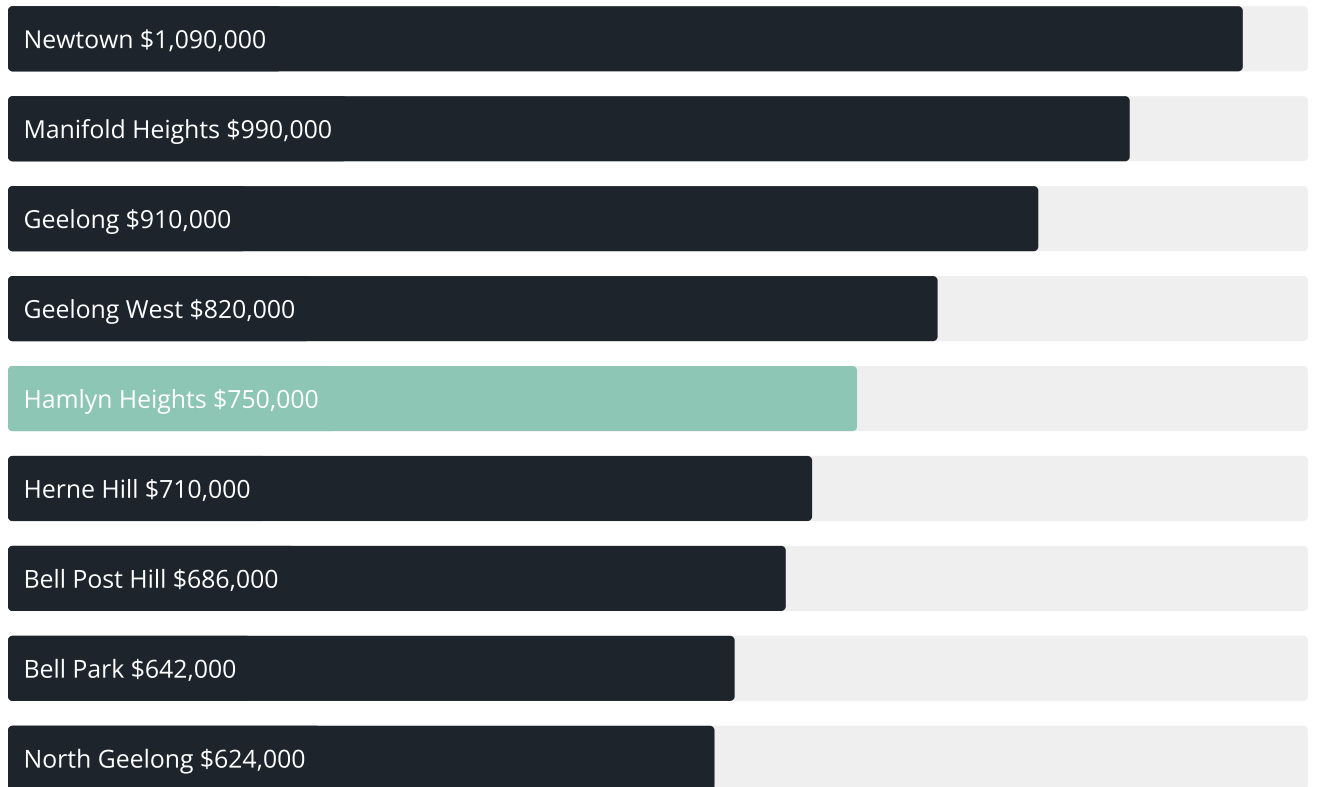
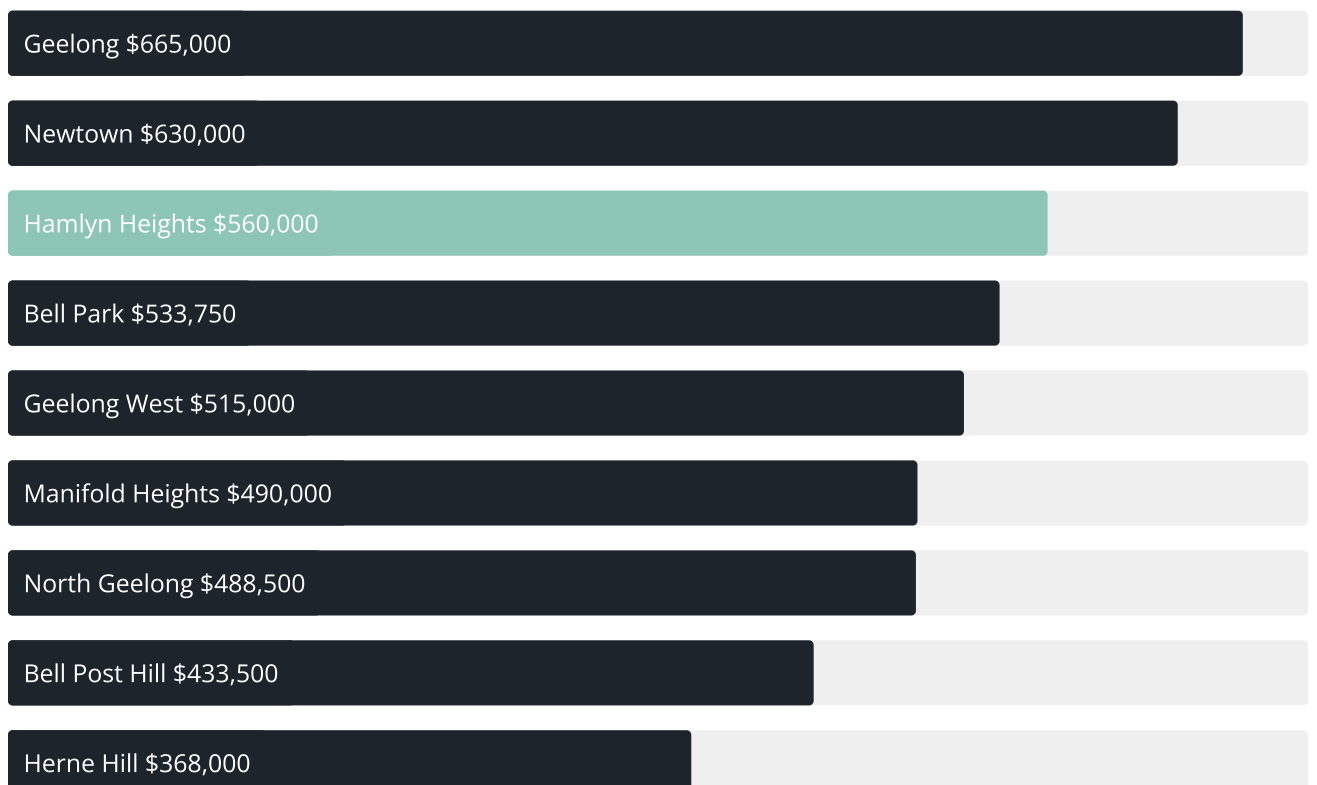
Quarterly Price Change

2.18% ↑

Quarterly Price Change*



HAMLYN HEIGHTS SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

HAMLYN HEIGHTS SUBURB REPORT

Sale Method^{*}

● Auction 16%
● Private 84%

Auction Clearance Rate^{*}

57.14%

Median Days on Market[^]

18 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^{*}

\$500

Median Age[^]

38 years

Rental Yield^{*}

3.48%

Median Household Size[^]

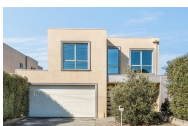
2.3 people

HAMLYN HEIGHTS SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 8 Quamby Av Hamlyn Heights	3	House	\$814,000	19 Nov 2025
 42 Logan St Hamlyn Heights	4	House	\$795,000	06 Nov 2025
 17 Forfar Rd Hamlyn Heights	4	House	\$735,000	28 Oct 2025
 20 Parkland Dr Hamlyn Heights	4	House	\$920,000	27 Oct 2025
 11a Belcher St Hamlyn Heights	3	House	\$695,000	23 Oct 2025
 1/5 Stoddart St Hamlyn Heights	2	Flat/Unit/Apartment	\$585,000	23 Oct 2025
 2/37 Sladen St Hamlyn Heights	2	Flat/Unit/Apartment	\$610,000	21 Oct 2025
 2/41 Sladen St Hamlyn Heights	2	Flat/Unit/Apartment	\$380,000	21 Oct 2025
 20 Calvert St Hamlyn Heights	4	House	\$912,500	16 Oct 2025
 65 Lily St Hamlyn Heights	2	Unit	\$596,500	15 Oct 2025

HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 31 Glengate St Hamlyn Heights	2	Townhouse	\$612,000	15 Oct 2025
 25 Sheridan St Hamlyn Heights	3	House	\$790,000	11 Oct 2025
 1/42 Hamlyn Av Hamlyn Heights	3	Flat/Unit/Apartment	\$450,000	10 Oct 2025
 2/123 Vines Rd Hamlyn Heights	3	Townhouse	\$745,000	08 Oct 2025
 4 Kinnordy Ct Hamlyn Heights	3	House	\$750,000	03 Oct 2025
 3/112 Vines Rd Hamlyn Heights	2	Unit	\$535,000	30 Sep 2025
 1a Pride Av Hamlyn Heights	2	Flat/Unit/Apartment	\$475,000	29 Sep 2025
 1/7 Ebden St Hamlyn Heights	4	House	\$682,570	26 Sep 2025
 2/54 Ballarat Rd Hamlyn Heights	1	Unit	\$305,000	25 Sep 2025
 11 Highview Pde Hamlyn Heights	5	House	\$985,000	24 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 2/74 Sladen St HAMLYN HEIGHTS	3	House	\$700,000	23 Sep 2025
 1/88 Ballarat Rd Hamlyn Heights	1	Flat/Unit/Apartment	\$302,500	23 Sep 2025
 26 Devon St Hamlyn Heights	3	House	\$910,000	22 Sep 2025
 3/9 Toyne Av Hamlyn Heights	2	Townhouse	\$560,000	20 Sep 2025
 27 Arthur St Hamlyn Heights	2	House	\$656,000	20 Sep 2025
 9 Beulah St Hamlyn Heights	3	House	\$880,000	18 Sep 2025
 16 Drysdale Av Hamlyn Heights	4	House	\$900,000	18 Sep 2025
 51 Hamlyn Av Hamlyn Heights	4	House	\$985,000	13 Sep 2025
 18 Sladen St Hamlyn Heights	5	House	\$660,000	11 Sep 2025
 4 Prosen Ct Hamlyn Heights	4	House	\$870,000	10 Sep 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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