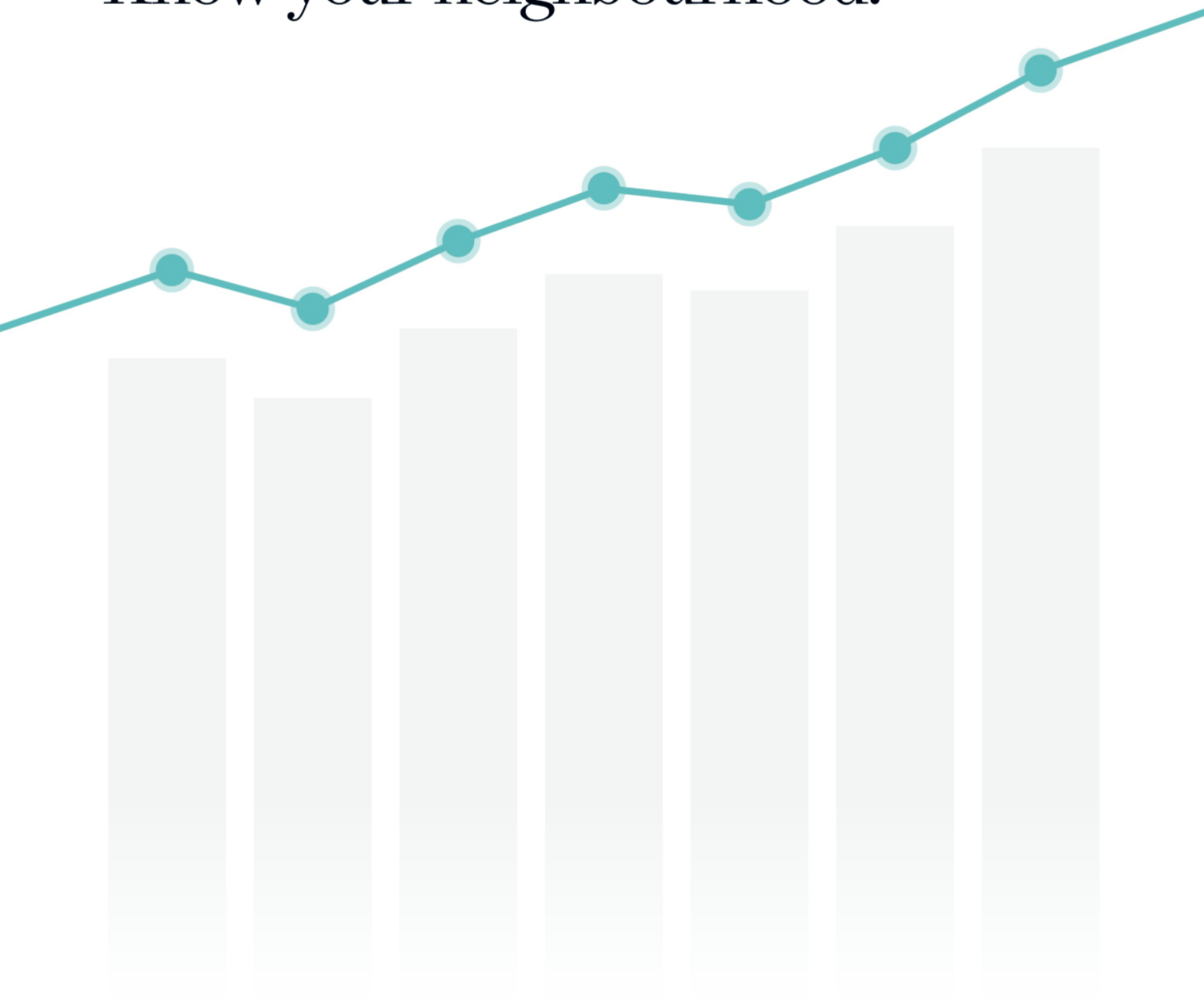


HAMLYN HEIGHTS



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$711k

Quarterly Price Change

-1.99% ↓

Median Unit Price*

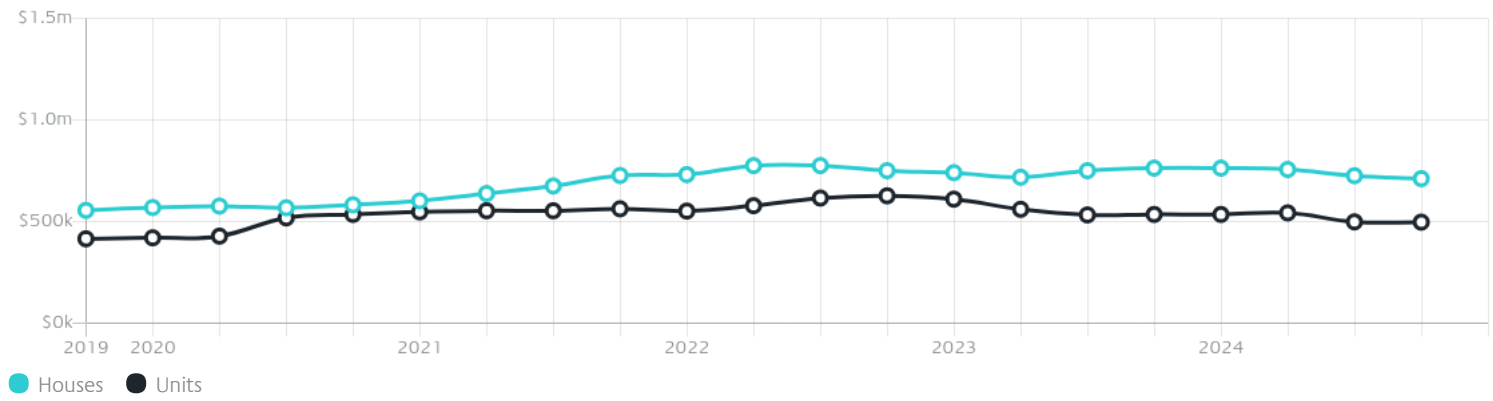
Median

\$497k

Quarterly Price Change

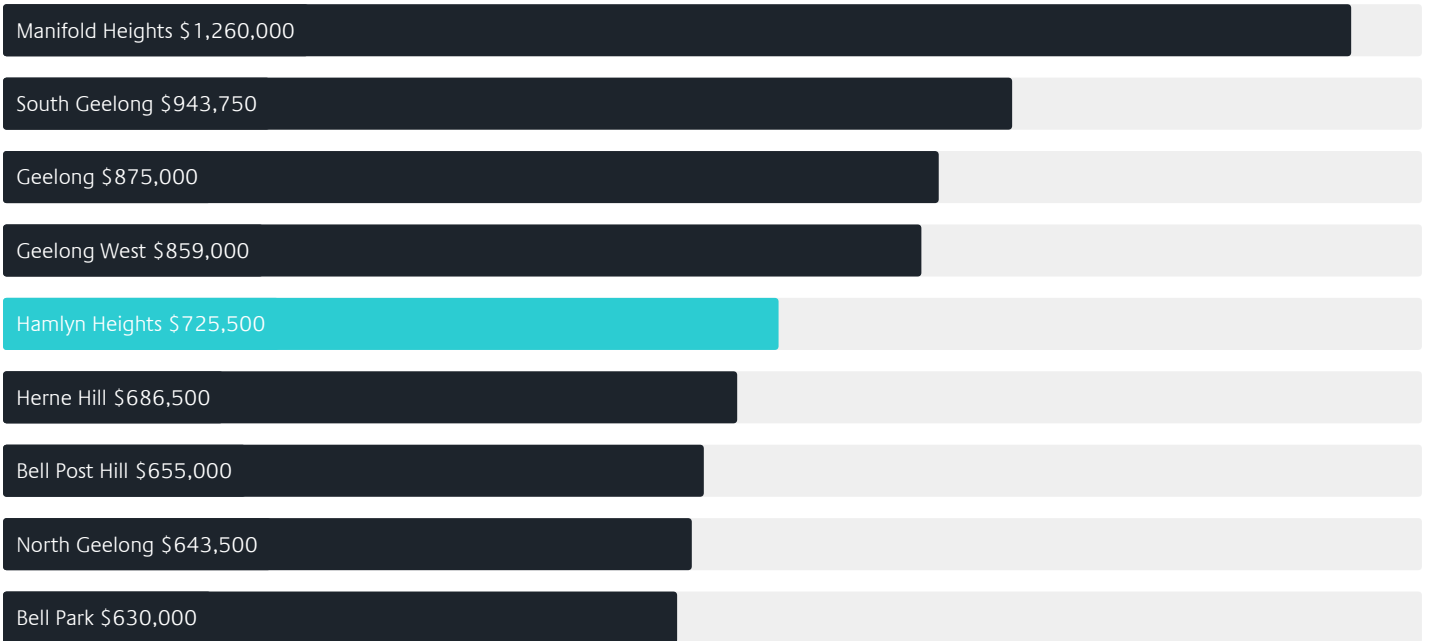
-0.27% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 7%
● Private 93%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

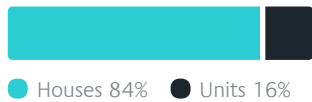
37 days

Average Hold Period^{*}

7.2 years

Insights

Dwelling Type[^]



● Houses 84% ● Units 16%

Ownership[^]



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

Population[^]

6,518

Median Asking Rent per week^{*}

\$478

Median Age[^]

38 years

Rental Yield^{*}











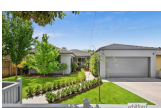

3.48%

Median Household Size[^]













2.3 people

Sold Properties~













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
 5 Chaucer St Hamlyn Heights	3	House	\$895,000	17 Jan 2025
 28 Rowe St Hamlyn Heights	4	House	\$890,000	02 Jan 2025
 1/9 Strathire Gdns Hamlyn Heights	3	Townhouse	\$785,000	17 Dec 2024
 79 Drysdale Av Hamlyn Heights	3	House	\$690,000	16 Dec 2024
 1/34 Weeroona Av Hamlyn Heights	3	Flat/Unit/Apartment	\$595,000	15 Dec 2024
 68 Wilks St Hamlyn Heights	3	House	\$745,000	10 Dec 2024
 1/3 Kinnordy Ct Hamlyn Heights	1	Flat/Unit/Apartment	\$270,000	07 Dec 2024
 2 Tyrone St Hamlyn Heights	3	House	\$835,000	03 Dec 2024
 1/82 Vines Rd Hamlyn Heights	3	Townhouse	\$630,000	28 Nov 2024
 9 Kalimna St Hamlyn Heights	2	House	\$550,000	28 Nov 2024
 10 Nalangil Av Hamlyn Heights	3	House	\$774,000	27 Nov 2024
 15 Sycamore St Hamlyn Heights	4	House	\$730,000	25 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Ballarat Rd Hamlyn Heights	2	House	\$685,000	22 Nov 2024
 17 Rowe St Hamlyn Heights	3	House	\$625,000	21 Nov 2024
 1 / 14 Belcher St Hamlyn Heights	3	Flat/Unit/Apartment	\$600,000	21 Nov 2024
 3 Beulah St Hamlyn Heights	3	House	\$692,500	21 Nov 2024
 56 Vines Rd Hamlyn Heights	2	Townhouse	\$497,000	13 Nov 2024
 1 / 15 Griffen St Hamlyn Heights	2	Unit	\$455,000	11 Nov 2024
 74 Ballarat Rd Hamlyn Heights	3	House	\$590,000	11 Nov 2024
 15 Montgomery Av Hamlyn Heights	6	House	\$865,000	09 Nov 2024
 1 / 2 Lantana Av Hamlyn Heights	1	Unit	\$307,000	07 Nov 2024
 15 Royal Cr Hamlyn Heights	3	House	\$1,000,000	03 Nov 2024
 24 Weymouth St Hamlyn Heights	4	House	\$860,000	02 Nov 2024
 31 Heather St Hamlyn Heights	3	House	\$735,000	01 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 33 White Gum Dr Hamlyn Heights	4	House	\$1,300,000	31 Oct 2024
 27 Willana Av Hamlyn Heights	2	House	\$615,000	21 Oct 2024
 11 Langibanool Av Hamlyn Heights	3	House	\$808,000	21 Oct 2024
 32 Sycamore St Hamlyn Heights	2	House	\$580,000	19 Oct 2024
 84 Ballarat Rd Hamlyn Heights	3	House	\$595,000	12 Oct 2024
 14 Kirriemuir St Hamlyn Heights	2	House	\$850,000	10 Oct 2024
 2/67 Sladen St Hamlyn Heights	2	Flat/Unit/Apartment	\$355,000	26 Sep 2024
 2/19 Langibanool Av Hamlyn Heights	3	House	\$837,500	26 Sep 2024
 36 Pride Av Hamlyn Heights	5	House	\$1,360,000	26 Sep 2024
 2/2 Fassifern Ct Hamlyn Heights	1	Flat/Unit/Apartment	\$290,000	25 Sep 2024
 63 Lily St Hamlyn Heights	2	House	\$450,000	23 Sep 2024
 21 Heather St Hamlyn Heights	3	House	\$725,000	23 Sep 2024

Jellis Craig

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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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