

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$711k

Quarterly Price Change

-1.99% ↓

Median Unit Price*

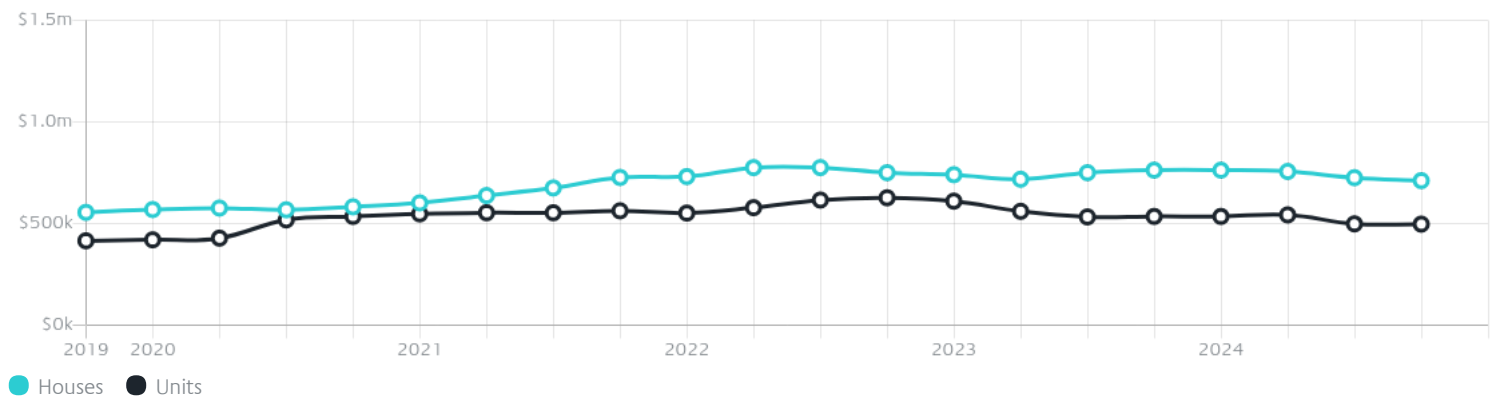
Median

\$497k

Quarterly Price Change

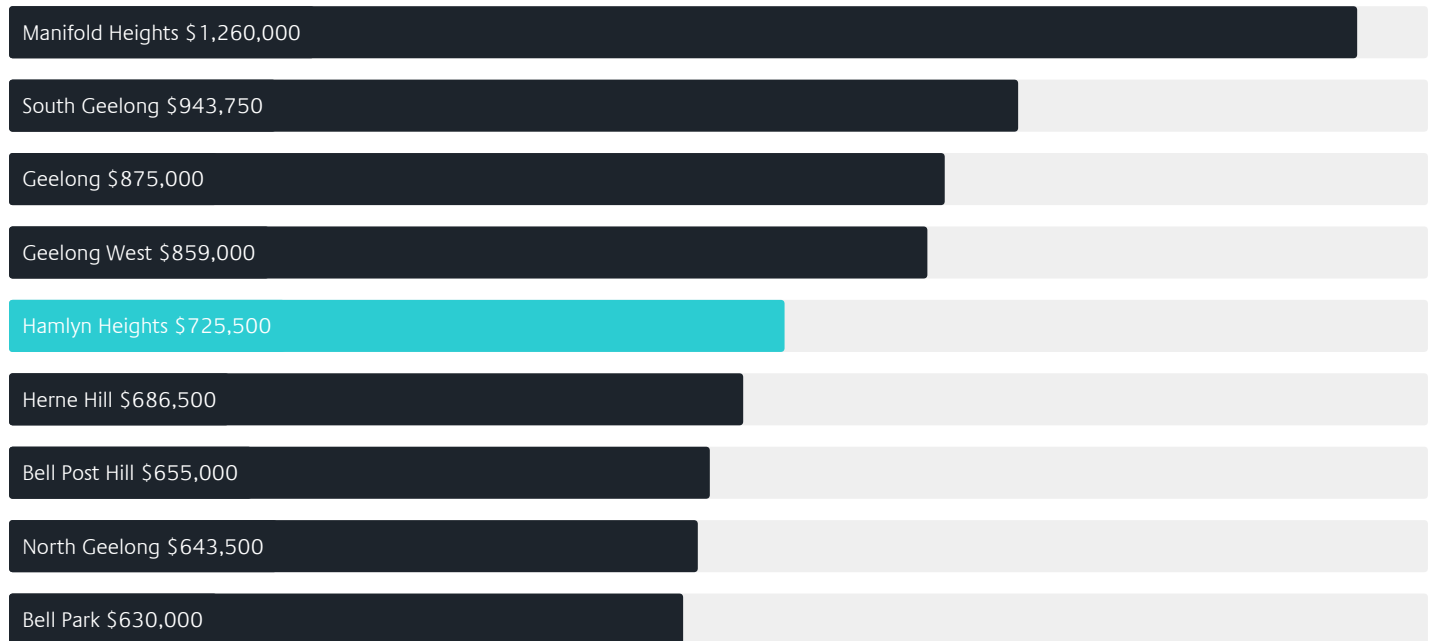
-0.27% ↓

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[^]

26 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
 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
 1/82 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
 12 Ballarat Rd Hamlyn Heights	2	House	\$685,000	22 Nov 2024
 17 Rowe St Hamlyn Heights	3	House	\$625,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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 Waymouth St Hamlyn Heights	4	House	\$860,000	02 Nov 2024
 31 Heather St Hamlyn Heights	3	House	\$735,000	01 Nov 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 28 Marlo St Hamlyn Heights	3	House	\$525,000	14 Sep 2024
 9 Highview Pde Hamlyn Heights	3	House	\$635,000	13 Sep 2024
 15 Stoddart St Hamlyn Heights	4	House	\$1,085,000	13 Sep 2024
 3 Little Av Hamlyn Heights	3	House	\$942,000	11 Sep 2024
 30 Rowe St Hamlyn Heights	3	House	\$825,000	10 Sep 2024
 15 Kalimna St Hamlyn Heights	2	House	\$440,000	07 Sep 2024
 2/25 Waiora Av Hamlyn Heights	2	Flat/Unit/Apartment	\$630,000	06 Sep 2024
 3/25 Waiora Av Hamlyn Heights	3	Flat/Unit/Apartment	\$600,000	06 Sep 2024
 10 Waymouth St Hamlyn Heights	2	House	\$620,000	05 Sep 2024
 13 Mossiel Ct Hamlyn Heights	4	House	\$915,000	30 Aug 2024



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jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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