

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$733k

Quarterly Price Change

3.09% ↑

## Median Unit Price\*

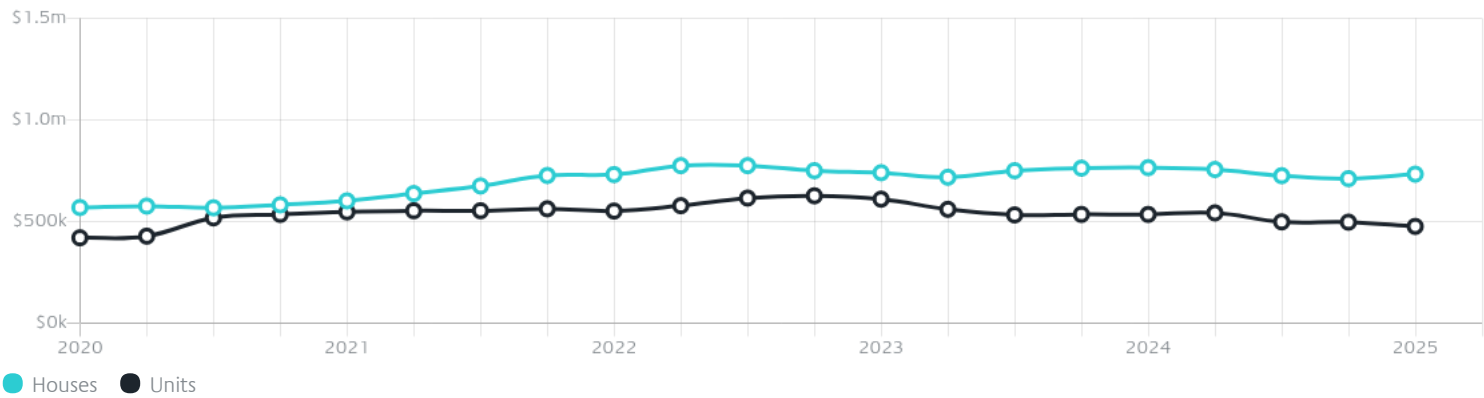
Median

\$476k

Quarterly Price Change

-4.22% ↓

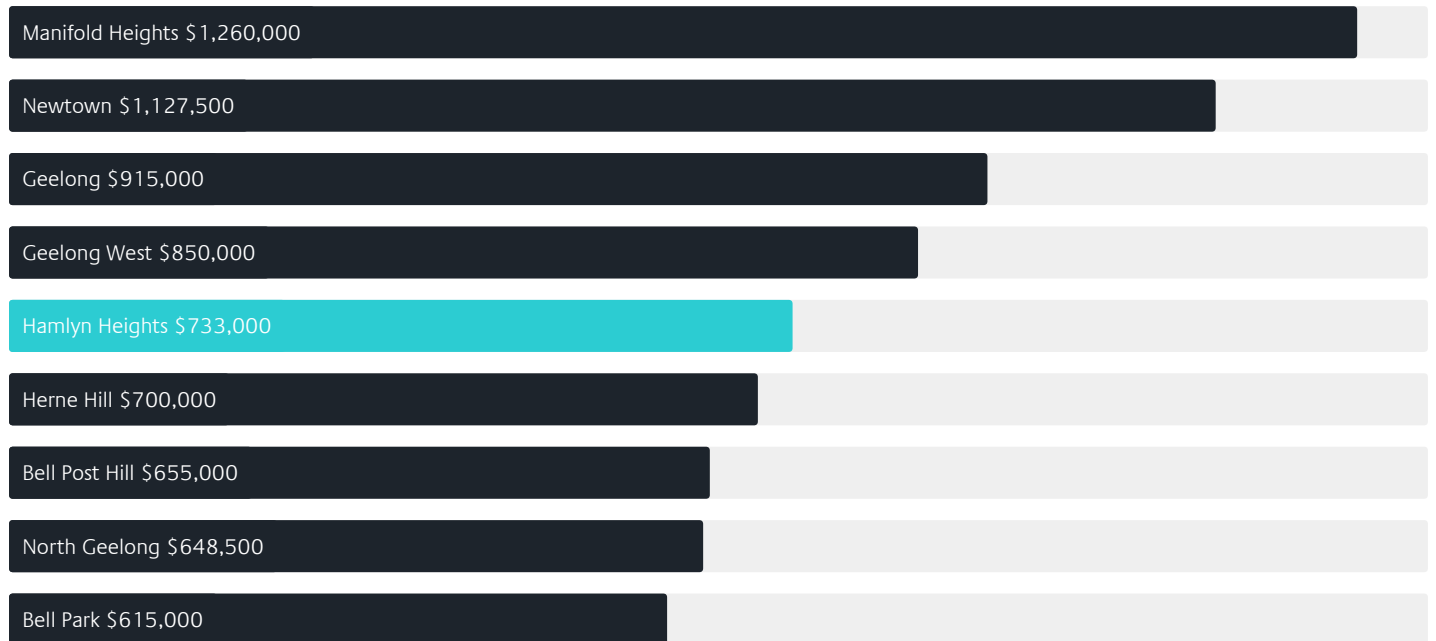
## Quarterly Price Change\*



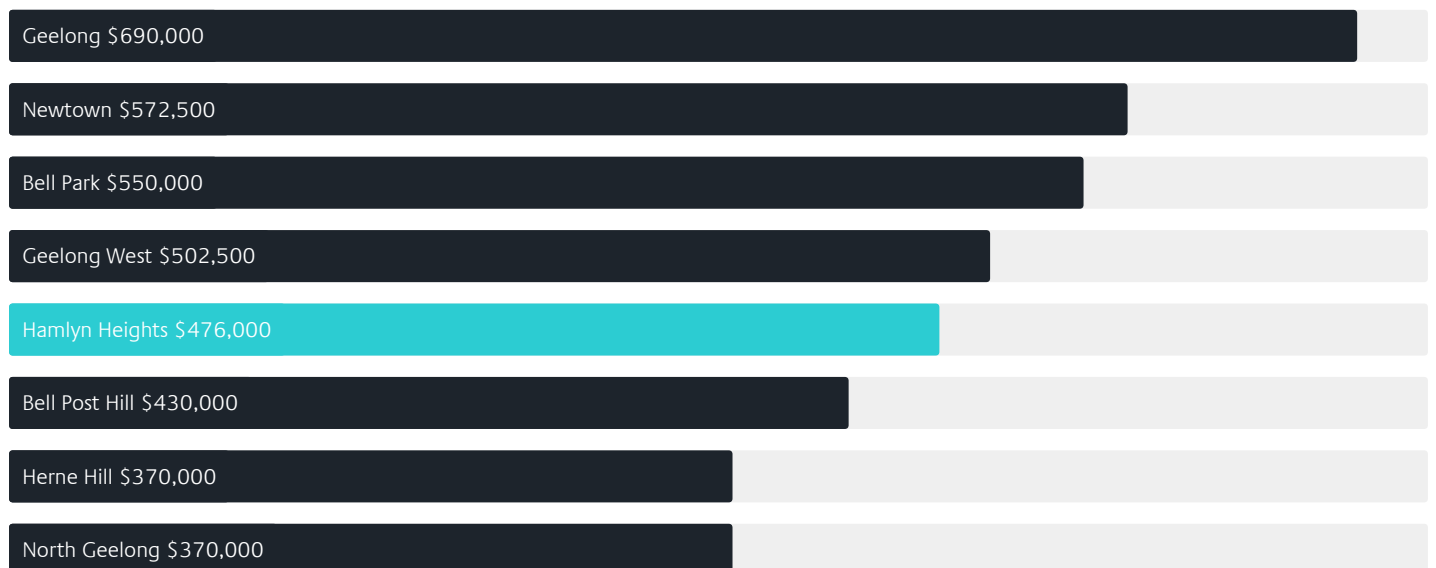
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 15%  
● Private 85%

Auction Clearance Rate<sup>\*</sup>

75%

Median Days on Market<sup>^</sup>

24 days

Average Hold Period<sup>\*</sup>

7.2 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 84% ● Units 16%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

6,518

Median Asking Rent per week<sup>\*</sup>

\$483

Median Age<sup>^</sup>

38 years

Rental Yield<sup>\*</sup>













3.48%

Median Household Size<sup>^</sup>













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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 19 Belcher St Hamlyn Heights	3	House	\$715,000	20 Jun 2025
 10 Sycamore St Hamlyn Heights	3	House	\$886,000	14 Jun 2025
 1 Gladstone St Hamlyn Heights	3	House	\$730,000	14 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
 17-18 Mossziel Ct Hamlyn Heights	4	House	\$955,000	07 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
 3/15 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 17b Stoddart St Hamlyn Heights	2	House	\$620,000	17 Apr 2025
 4 Griffen St Hamlyn Heights	3	House	\$672,500	16 Apr 2025
 26 Weeroona Av Hamlyn Heights	3	House	\$830,000	09 Apr 2025
 25 Calvert St Hamlyn Heights	3	House	\$725,000	31 Mar 2025
 3 Macarthur Av Hamlyn Heights	2	House	\$530,000	31 Mar 2025
 2/29 Griffen St Hamlyn Heights	2	Townhouse	\$550,000	28 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16 Sycamore St Hamlyn Heights	3	House	\$656,207	28 Mar 2025
 39 Paul St Hamlyn Heights	3	House	\$756,000	27 Mar 2025
 2/147 Vines Rd Hamlyn Heights	2	Strata Unit/Flat	\$601,000	26 Mar 2025
 22 Fairlie St HAMLYN HEIGHTS	3	House	\$737,000	25 Mar 2025
 8 Waymouth St Hamlyn Heights	2	House	\$635,000	25 Mar 2025
 2/11 Waiora Av Hamlyn Heights	3	Strata Unit/Flat	\$610,000	21 Mar 2025
 5/47 Sladen St Hamlyn Heights	2	Unit	\$350,000	19 Mar 2025
 2/15 Sheridan St Hamlyn Heights	2	Townhouse	\$572,000	18 Mar 2025
 1/11 Waiora Av Hamlyn Heights	3	Strata Unit/Flat	\$570,000	17 Mar 2025
 10 Rowe St Hamlyn Heights	3	House	\$831,000	14 Mar 2025
 21 Acacia St Hamlyn Heights	5	House	\$890,000	13 Mar 2025
 13 Tyrone St Hamlyn Heights	4	House	\$762,500	11 Mar 2025



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Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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