

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$733k**

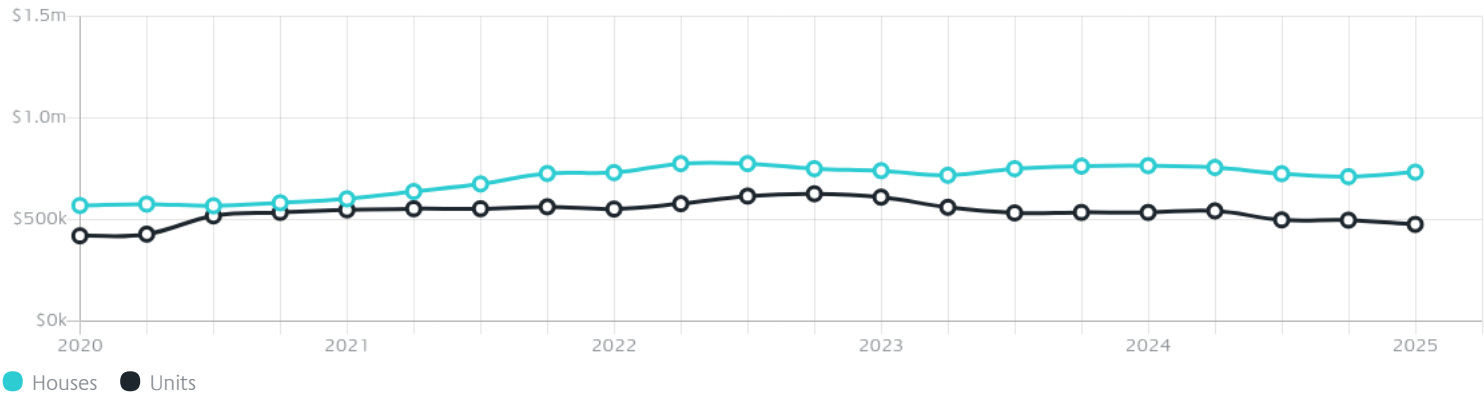
Quarterly Price Change  
**3.09% ↑**

## Median Unit Price\*

Median  
**\$476k**

Quarterly Price Change  
**-4.22% ↓**

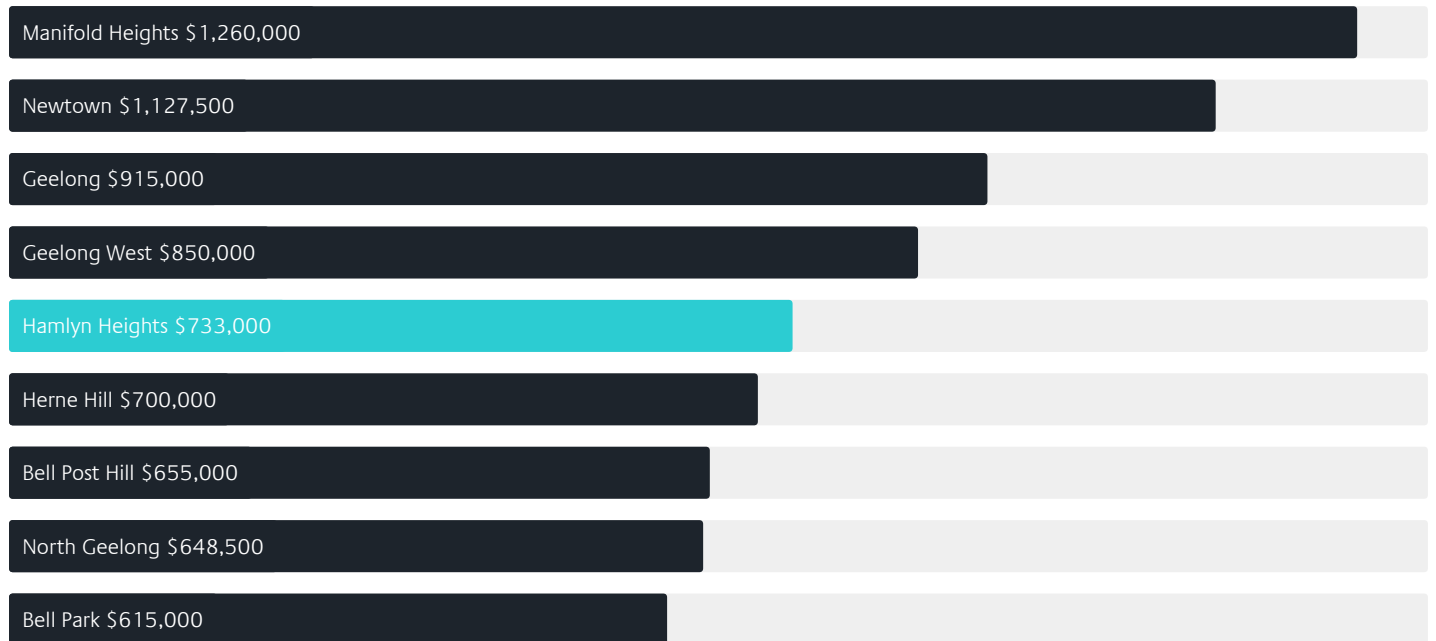
## Quarterly Price Change\*



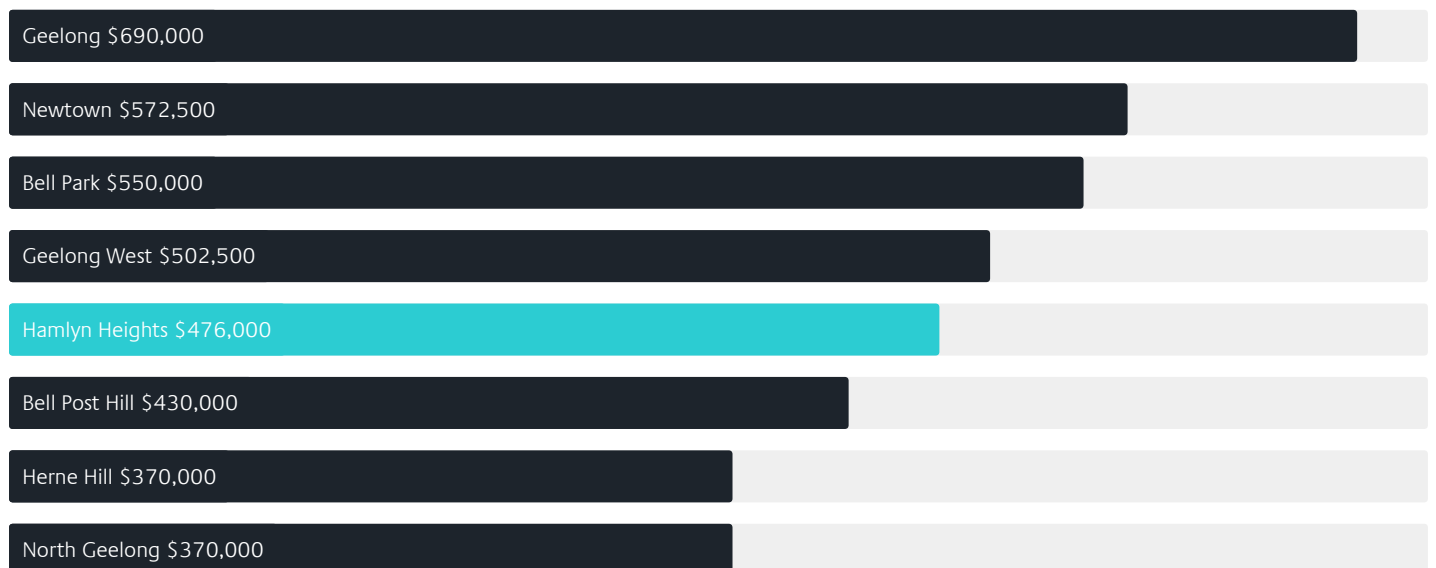
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 9%  
● Private 91%

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

66.67%

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

29 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
 34 Kalimna St Hamlyn Heights	5	House	\$810,000	28 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
 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	\$693,000	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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/29 Griffen St Hamlyn Heights	2	Townhouse	\$550,000	28 Mar 2025
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 59 Hamlyn Av Hamlyn Heights	4	House	\$695,000	11 Mar 2025
 4/188 Church St HAMLYN HEIGHTS	2	Unit	\$360,000	07 Mar 2025
 33 Glengate St HAMLYN HEIGHTS	2	Townhouse	\$560,000	06 Mar 2025
 27 Wilks St Hamlyn Heights	3	House	\$790,000	05 Mar 2025
 3/35 Logan St Hamlyn Heights	3	Unit	\$685,000	04 Mar 2025
 36 Sladen St Hamlyn Heights	3	House	\$645,000	04 Mar 2025
 25 Vines Rd Hamlyn Heights	3	House	\$635,000	04 Mar 2025
 2/306 Church St Hamlyn Heights	3	Strata Unit/Flat	\$580,000	03 Mar 2025
 8 Mary St Hamlyn Heights	3	House	\$560,000	01 Mar 2025
 34 Pride Av Hamlyn Heights	3	House	\$620,000	28 Feb 2025
 1/2 Fassifern Ct Hamlyn Heights	1	Unit	\$320,000	27 Feb 2025
 18 Glenfine Av Hamlyn Heights	3	House	\$722,000	26 Feb 2025



Geelong Office  
205 Pakington Street, Geelong West  
(03) 5222 7772

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.