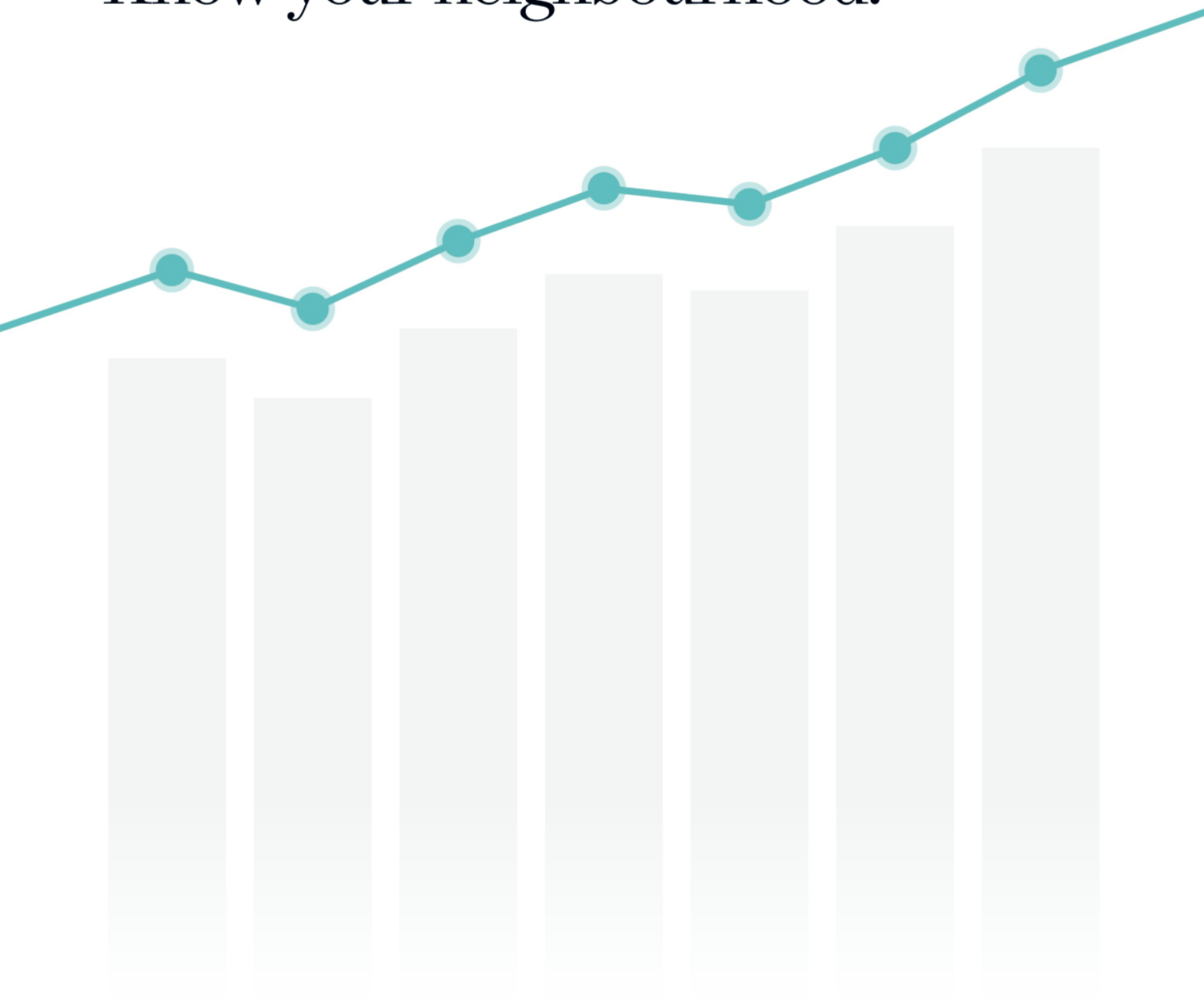


HAMLYN HEIGHTS



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$711k

Quarterly Price Change

-1.99% ↓

Median Unit Price*

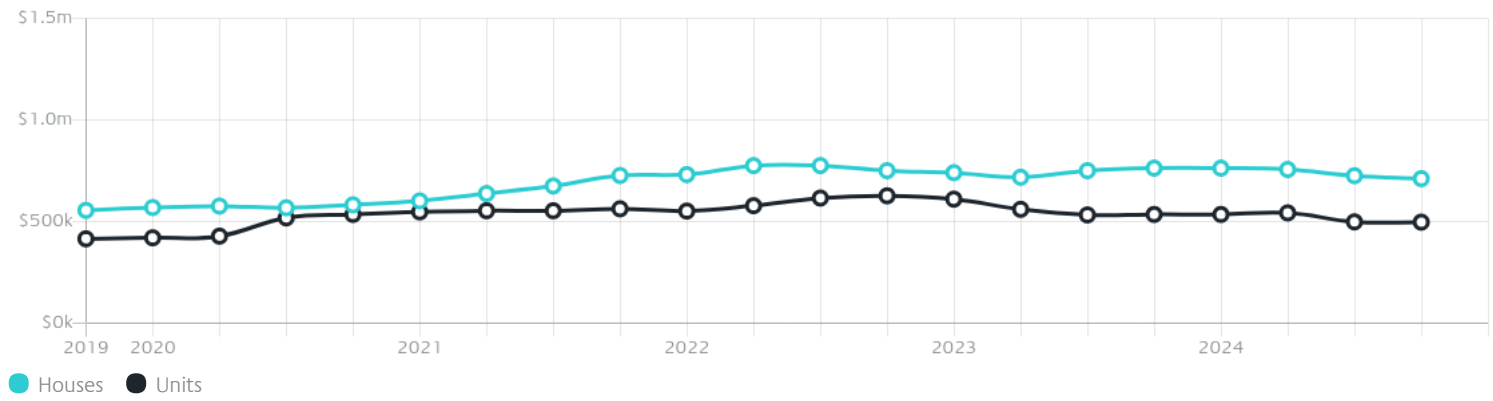
Median

\$497k

Quarterly Price Change

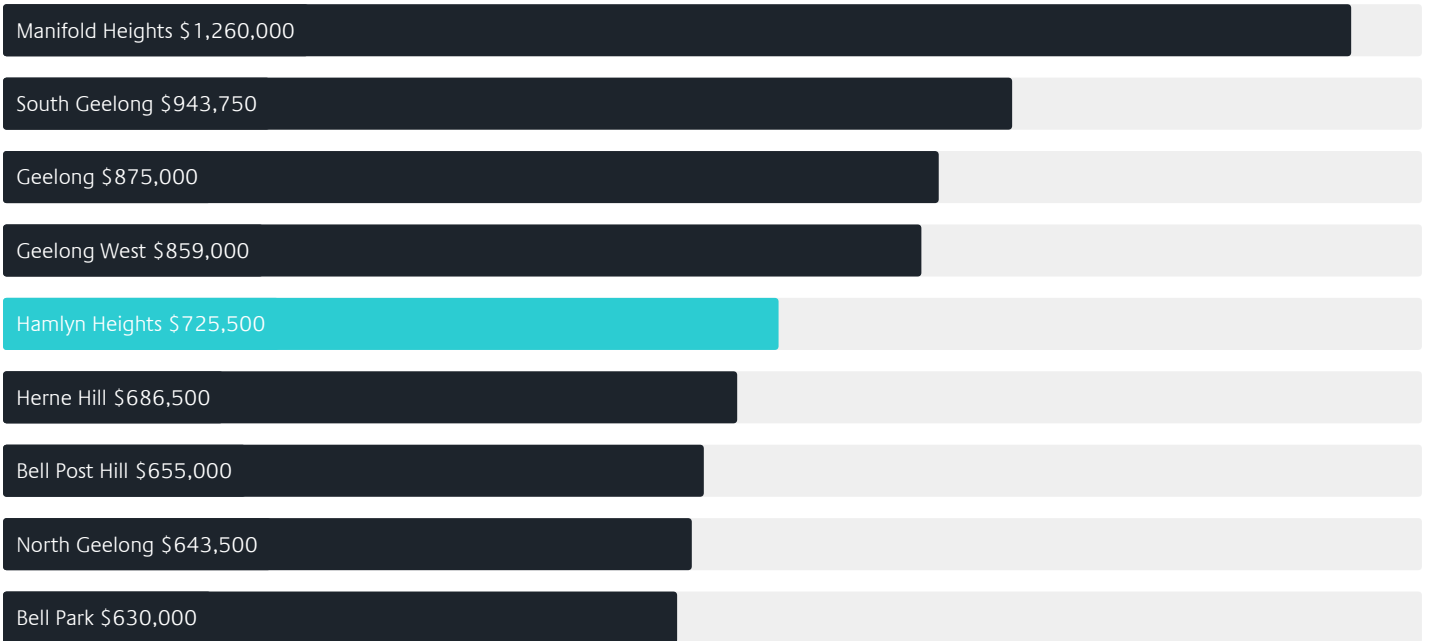
-0.27% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 13%
● Private 88%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

49 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
 2/27-29 Marlo St Hamlyn Heights	2	Townhouse	\$528,500	19 Feb 2025
 3/32 Tahara St Hamlyn Heights	1	Unit	\$265,000	14 Feb 2025
 14 Marathon Av Hamlyn Heights	3	House	\$770,000	12 Feb 2025
 2 Gladstone St HAMLYN HEIGHTS	2	Unit	\$546,000	08 Feb 2025
 268 Church St Hamlyn Heights	3	House	\$830,000	06 Feb 2025
 4 Sheridan St Hamlyn Heights	3	House	\$848,000	04 Feb 2025
 4 May St Hamlyn Heights	4	House	\$705,000	03 Feb 2025
 28 Chaucer St Hamlyn Heights	4	House	\$885,000	31 Jan 2025
 5 Chaucer St Hamlyn Heights	3	House	\$895,000	17 Jan 2025
 2/94 Vines Rd Hamlyn Heights	2	Flat/Unit/Apartment	\$525,000	13 Jan 2025
 28 Rowe St Hamlyn Heights	4	House	\$890,000	02 Jan 2025
 2/43 Logan St HAMLYN HEIGHTS	2	Flat/Unit/Apartment	\$450,000	20 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16 Tahara St Hamlyn Heights	3	House	\$687,000	18 Dec 2024
 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
 1/19 Langibanool Av Hamlyn Heights	3	House	\$951,000	14 Dec 2024
 256 Church St HAMLYN HEIGHTS	2	House	\$780,000	12 Dec 2024
 68 Wilks St Hamlyn Heights	3	House	\$745,000	10 Dec 2024
 15 Arthur St Hamlyn Heights	3	House	\$620,000	09 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
 9 Kalimna St Hamlyn Heights	2	House	\$550,000	28 Nov 2024
 1/82 Vines Rd Hamlyn Heights	3	Townhouse	\$630,000	28 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

Jellis Craig

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

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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