

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$733k

Quarterly Price Change

3.09% ↑

Median Unit Price*

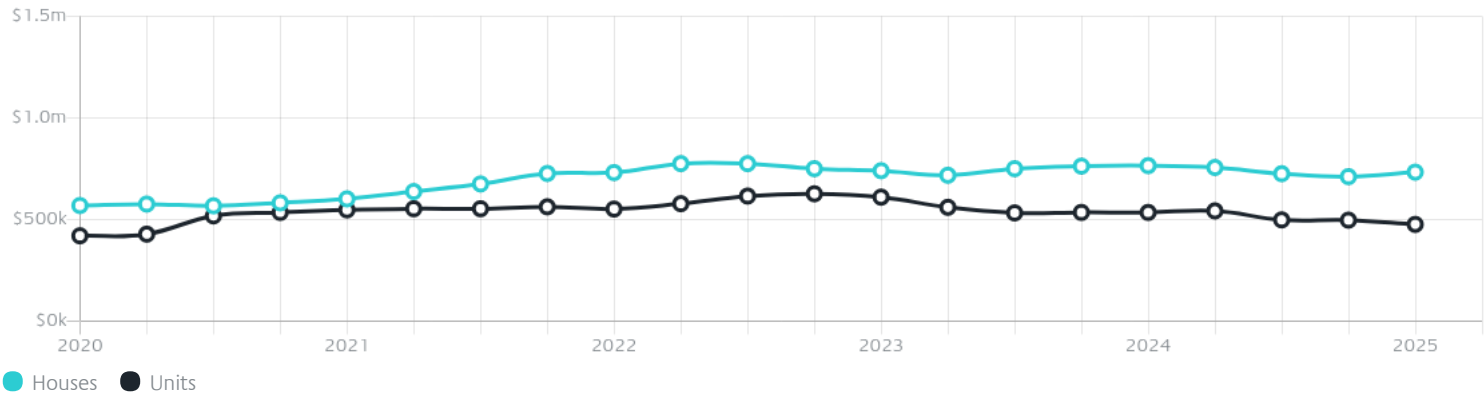
Median

\$476k

Quarterly Price Change

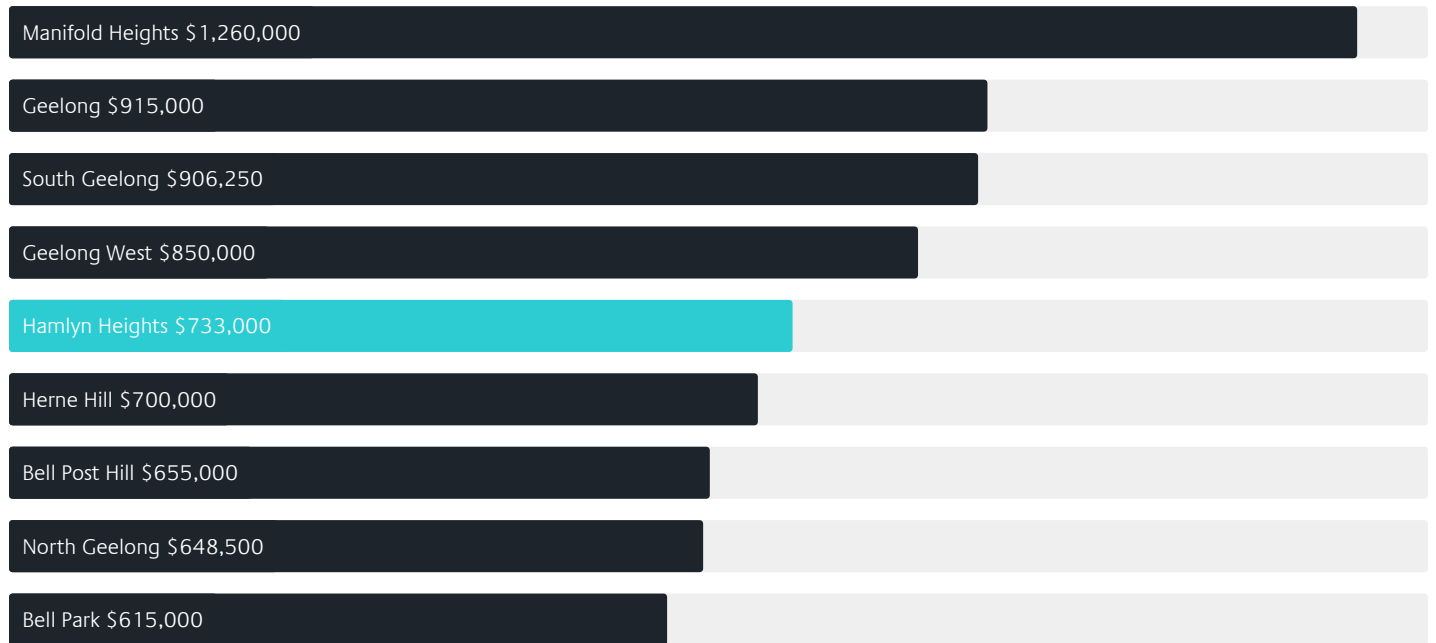
-4.22% ↓

Quarterly Price Change*

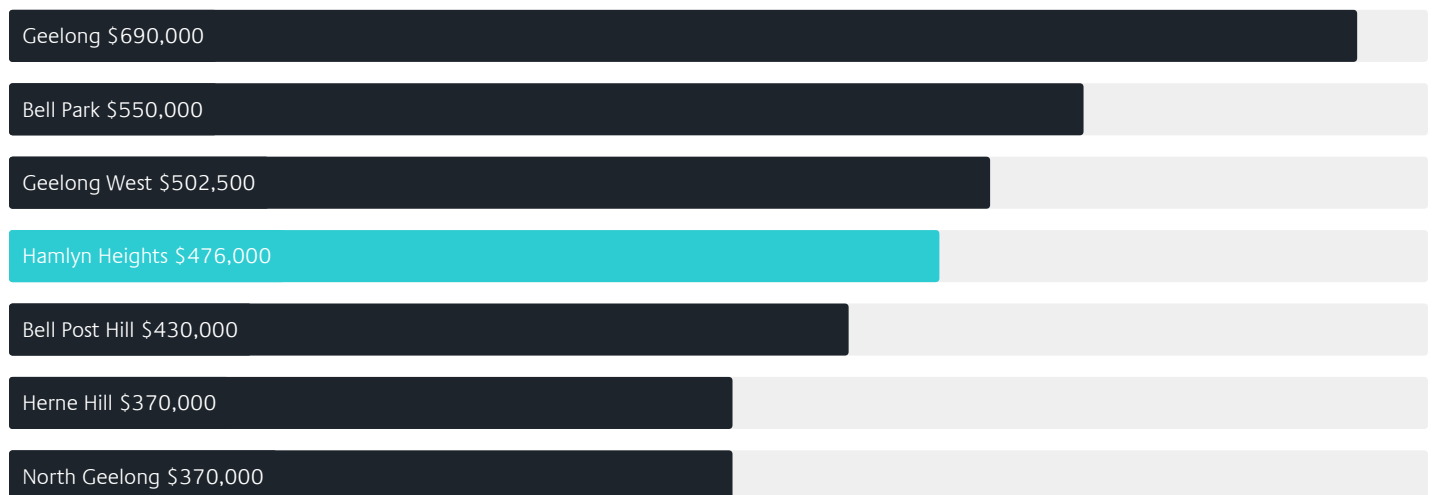


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 7%
● Private 93%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

35 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^{*}

\$483

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
 26 Weeroona Av Hamlyn Heights	3	House	\$830,000	09 Apr 2025
 16 Sycamore St Hamlyn Heights	3	House	\$656,207	28 Mar 2025
 2/29 Griffen St Hamlyn Heights	2	Townhouse	\$550,000	28 Mar 2025
 22 Fairlie St HAMLYN HEIGHTS	3	House	\$737,000	25 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
 10 Rowe St Hamlyn Heights	3	House	\$831,000	14 Mar 2025
 21 Acacia St Hamlyn Heights	5	House	\$890,000	13 Mar 2025
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 3/4 Lily St Hamlyn Heights	2	Flat/Unit/Apartment	\$510,000	25 Feb 2025
 13 Montgomery Av Hamlyn Heights	4	House	\$862,500	22 Feb 2025
 96 Ballarat Rd Hamlyn Heights	3	House	\$655,000	21 Feb 2025
 27 Logan St Hamlyn Heights	4	House	\$773,000	20 Feb 2025
 1/302 Church St Hamlyn Heights	3	House	\$570,000	20 Feb 2025
 2/27-29 Marlo St Hamlyn Heights	2	Townhouse	\$528,500	19 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13 Robb Av Hamlyn Heights	3	House	\$736,500	19 Feb 2025
 29 Heather St Hamlyn Heights	3	House	\$685,000	17 Feb 2025
 3 Clova Av Hamlyn Heights	3	House	\$1,000,000	17 Feb 2025
 81 Tahara St Hamlyn Heights	3	House	\$756,000	15 Feb 2025
 3/32 Tahara St Hamlyn Heights	1	Unit	\$265,000	14 Feb 2025
 21 Beulah St Hamlyn Heights	4	House	\$754,000	14 Feb 2025
 12 Fairlie St Hamlyn Heights	3	House	\$750,000	14 Feb 2025
 14 Marathon Av Hamlyn Heights	3	House	\$770,000	12 Feb 2025
 3/42 Hamlyn Av Hamlyn Heights	1	Flat/Unit/Apartment	\$265,000	10 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



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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