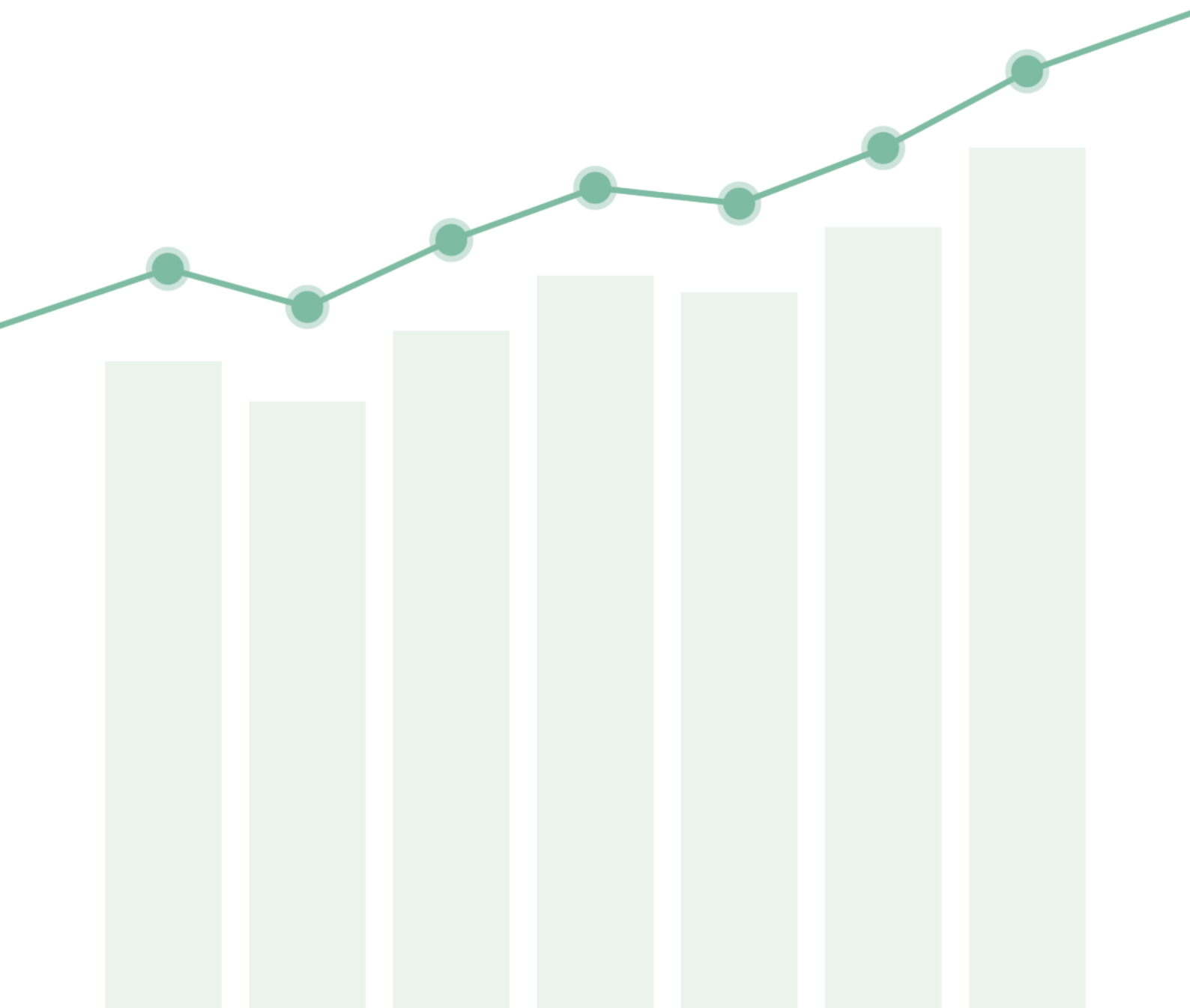


JellisCraig

HAMLYN HEIGHTS

Suburb Report

Know your neighbourhood.



HAMLYN HEIGHTS SUBURB REPORT

Median House Price*

Median

\$750k

Quarterly Price Change

1.93% ↑

Median Unit Price*

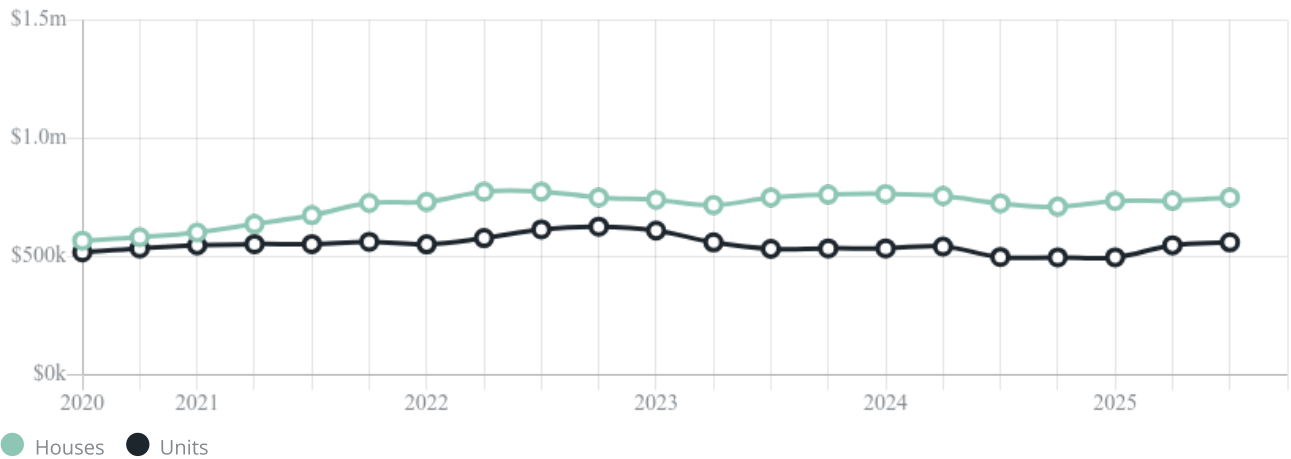
Median

\$560k

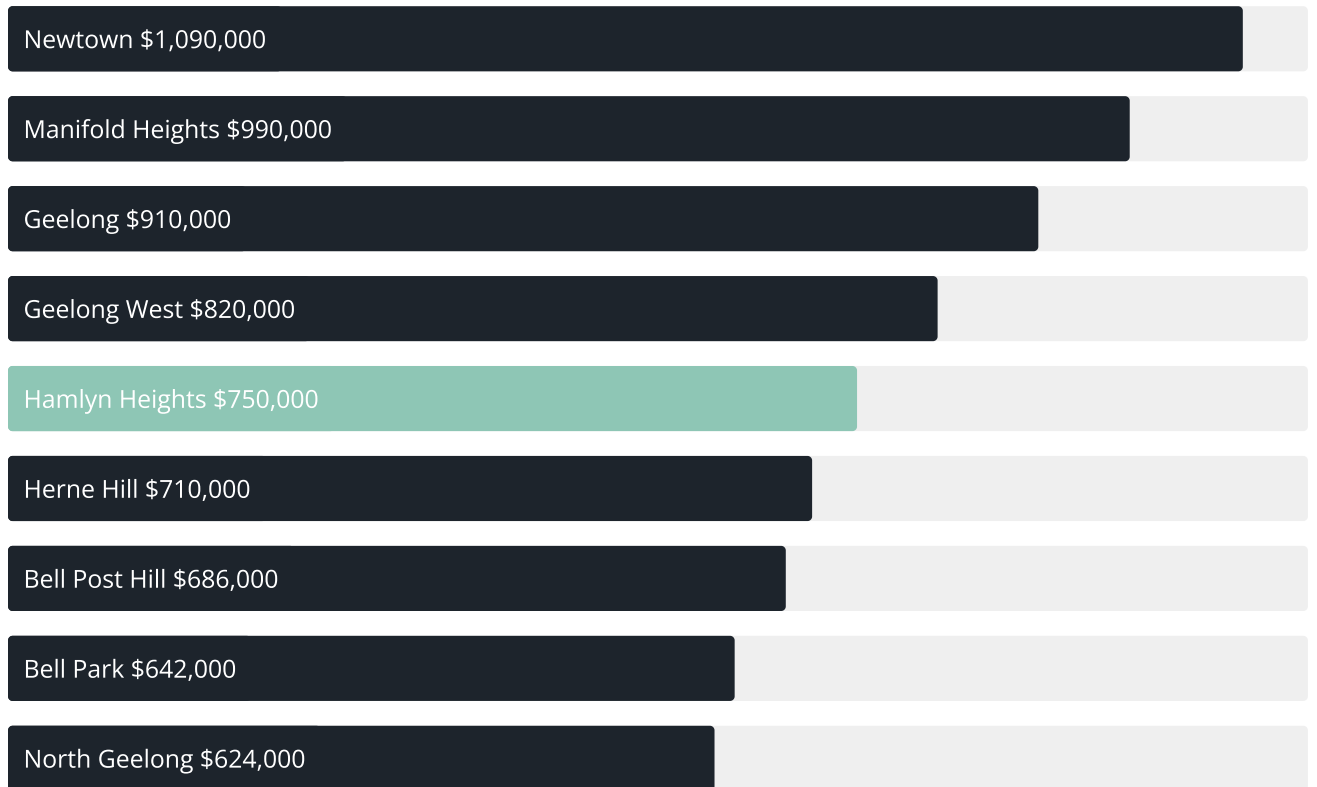
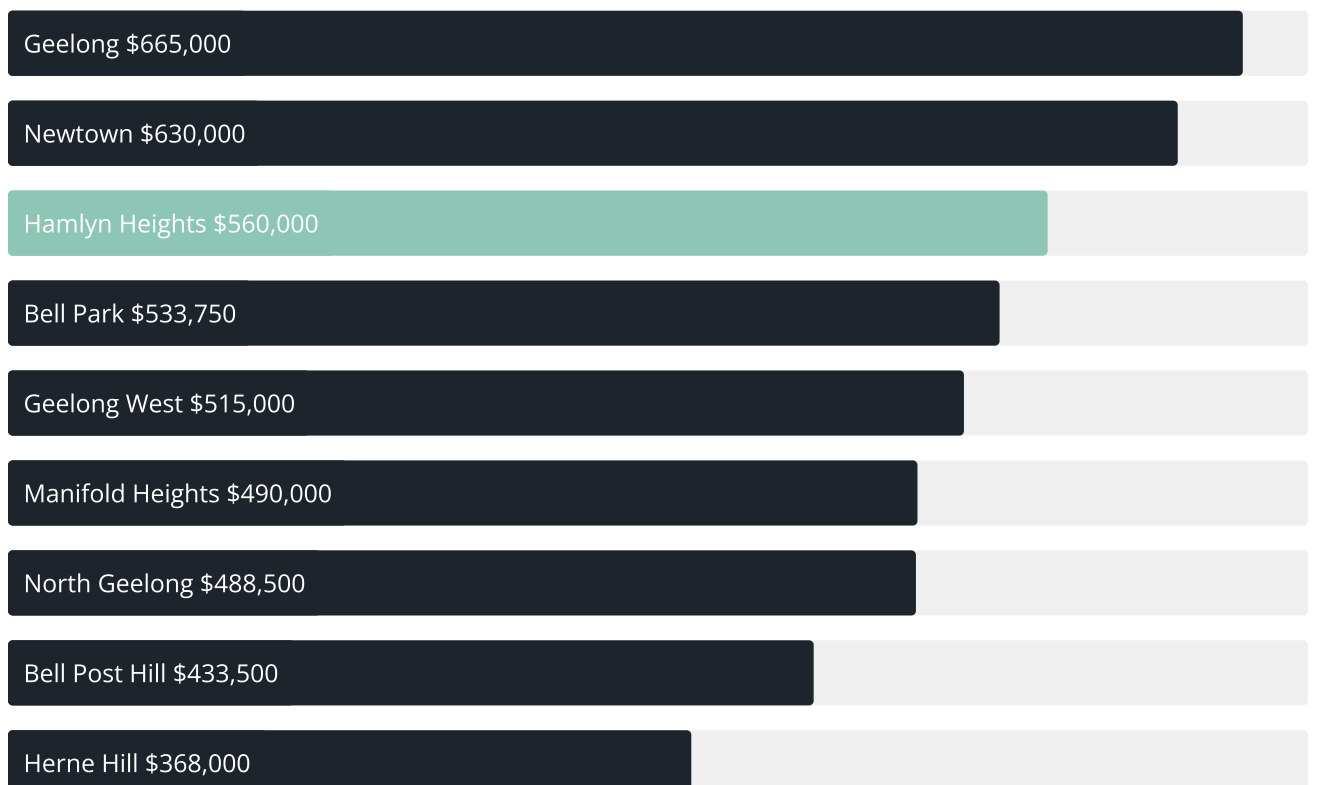
Quarterly Price Change

2.18% ↑

Quarterly Price Change*



HAMLYN HEIGHTS SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

HAMLYN HEIGHTS SUBURB REPORT

Sale Method^{*}

● Auction 14%
● Private 86%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

21 days

Average Hold Period^{*}

7.2 years

Dwelling Type[^]

● Houses 84% ● Units 16%

Ownership[^]

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

Population[^]

6,518

Median Asking Rent per week^{*}

\$500

Median Age[^]

38 years

Rental Yield^{*}

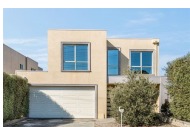
3.48%

Median Household Size[^]

2.3 people

HAMLYN HEIGHTS SUBURB REPORT

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
 20 Parkland Dr Hamlyn Heights	4	House	\$920,000	27 Oct 2025
 11a Belcher St Hamlyn Heights	3	House	\$695,000	23 Oct 2025
 65 Lily St Hamlyn Heights	2	Unit	\$596,500	15 Oct 2025
 31 Glengate St Hamlyn Heights	2	Townhouse	\$612,000	15 Oct 2025
 25 Sheridan St Hamlyn Heights	3	House	\$790,000	11 Oct 2025
 2/123 Vines Rd Hamlyn Heights	3	Townhouse	\$745,000	08 Oct 2025
 4 Kinnordy Ct Hamlyn Heights	3	House	\$750,000	03 Oct 2025
 3/112 Vines Rd Hamlyn Heights	2	Unit	\$535,000	30 Sep 2025
 1/7 Ebden St Hamlyn Heights	4	House	\$682,570	26 Sep 2025
 2/54 Ballarat Rd Hamlyn Heights	1	Unit	\$305,000	25 Sep 2025

HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 26 Devon St Hamlyn Heights	3	House	\$910,000	22 Sep 2025
 3/9 Toyne Av Hamlyn Heights	2	Townhouse	\$560,000	20 Sep 2025
 27 Arthur St Hamlyn Heights	2	House	\$656,000	20 Sep 2025
 9 Beulah St Hamlyn Heights	3	House	\$880,000	18 Sep 2025
 16 Drysdale Av Hamlyn Heights	4	House	\$900,000	18 Sep 2025
 51 Hamlyn Av Hamlyn Heights	4	House	\$985,000	13 Sep 2025
 18 Sladen St Hamlyn Heights	5	House	\$660,000	11 Sep 2025
 4 Prosen Ct Hamlyn Heights	4	House	\$870,000	10 Sep 2025
 2 Moulamein Ct Hamlyn Heights	3	House	\$720,000	10 Sep 2025
 12 Macarthur Av Hamlyn Heights	5	House	\$760,000	10 Sep 2025

HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 23 Paul St Hamlyn Heights	2	House	\$625,000	09 Sep 2025
 13 Hamlyn Av Hamlyn Heights	3	House	\$721,000	08 Sep 2025
 4 Thrums Ct Hamlyn Heights	4	House	\$770,000	02 Sep 2025
 11 Kalimna St Hamlyn Heights	1	Land	\$585,000	27 Aug 2025
 12B Griffen St Hamlyn Heights	2	House	\$575,000	27 Aug 2025
 12 Royal Cr Hamlyn Heights	4	House	\$855,000	26 Aug 2025
 3/30 Logan St Hamlyn Heights	3	Unit	\$615,000	26 Aug 2025
 76 Sladen St Hamlyn Heights	3	House	\$750,000	22 Aug 2025
 1 Dunmow Cr Hamlyn Heights	3	House	\$745,000	21 Aug 2025
 23 Mackie Cl Hamlyn Heights	2	House	\$600,000	19 Aug 2025



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

jellisrcraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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