

JellisCraig

HAMLYN HEIGHTS

Suburb Report

Know your neighbourhood.



HAMLYN HEIGHTS SUBURB REPORT

Median House Price*

Median

\$736k

Quarterly Price Change

0.10% ↑

Median Unit Price*

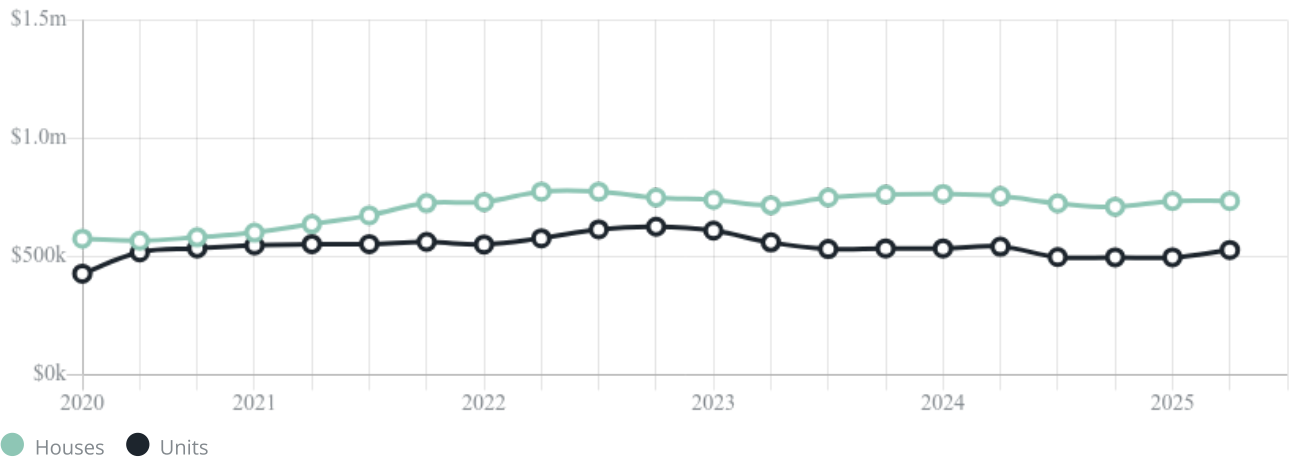
Median

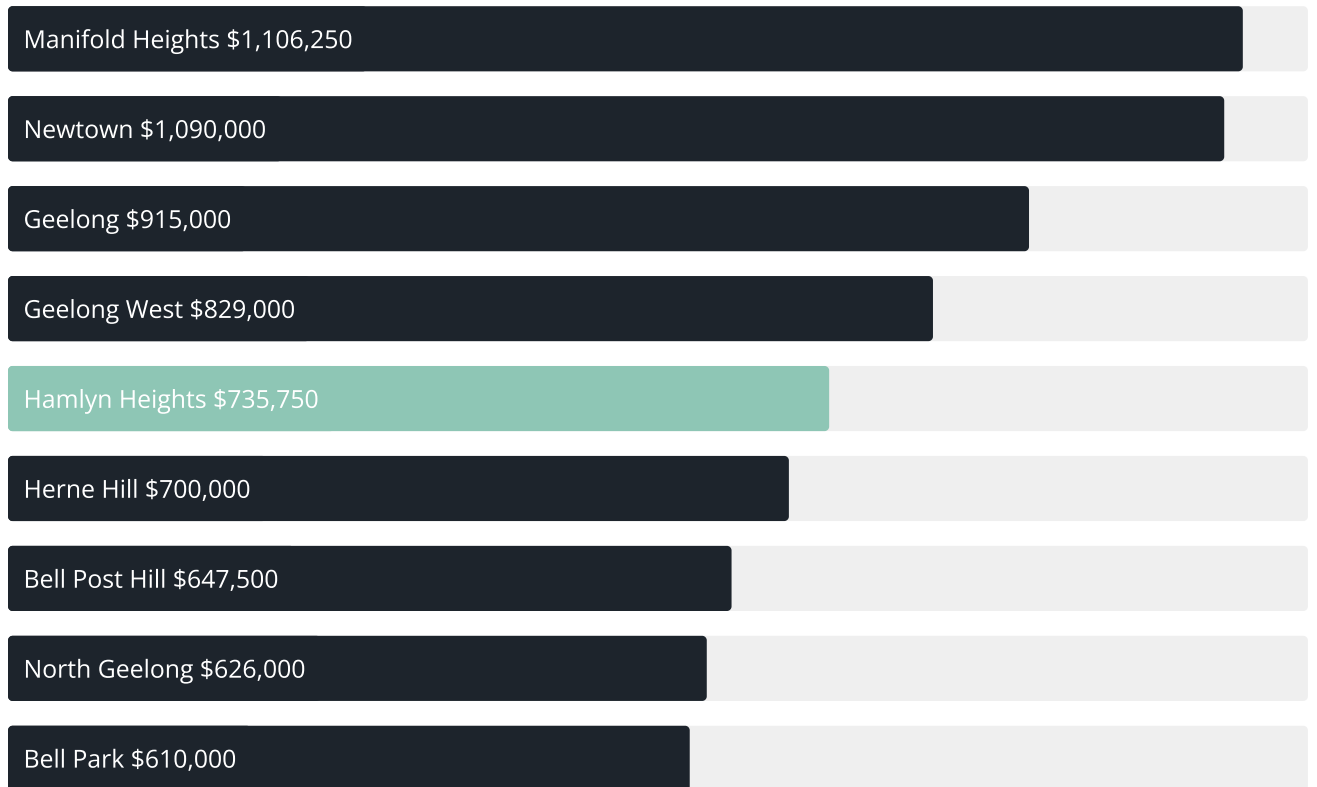
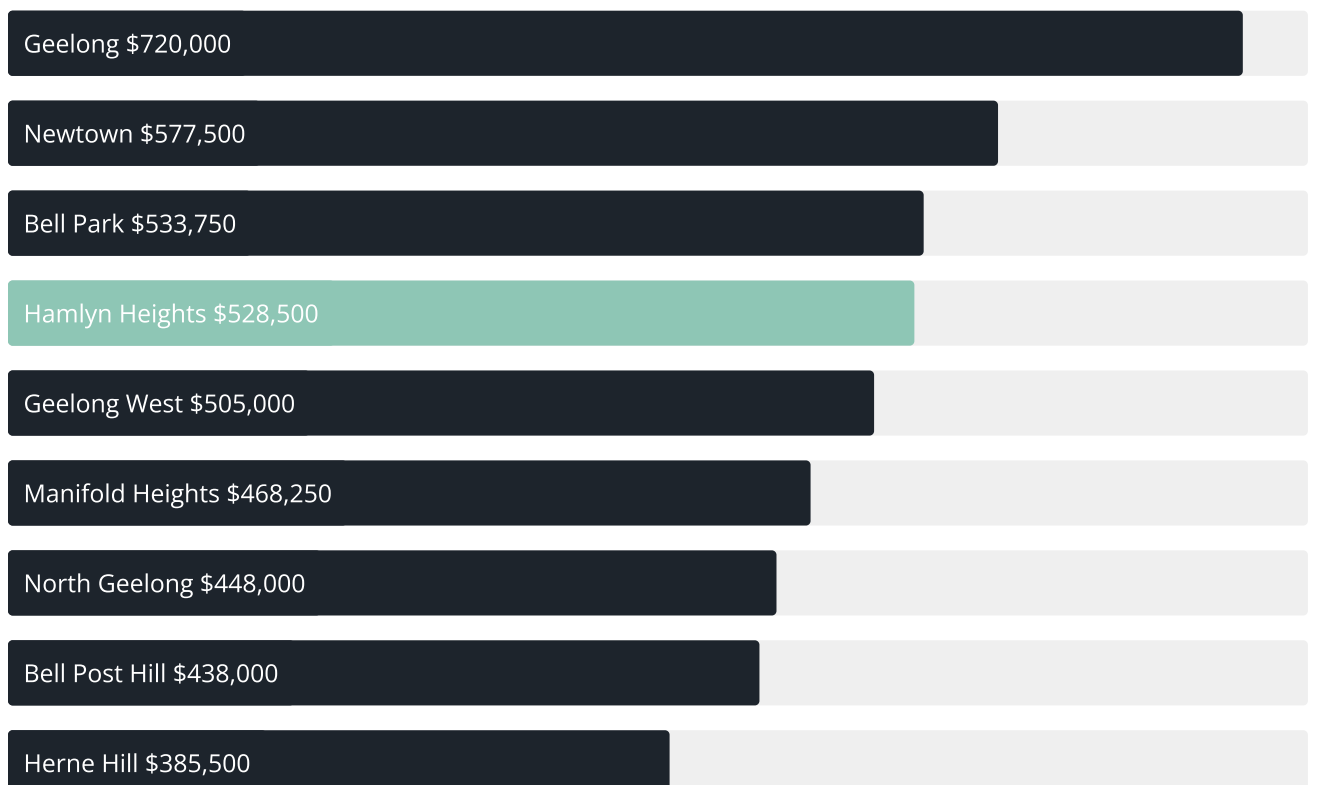
\$529k

Quarterly Price Change

6.33% ↑

Quarterly Price Change*



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

HAMLYN HEIGHTS SUBURB REPORT

Sale Method*



● Auction 9%

● Private 91%

Auction Clearance Rate*

66.67%

Median Days on Market^

23 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*

\$498

Median Age^

38 years

Rental Yield*


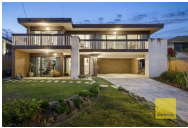








3.48%

Median Household Size^



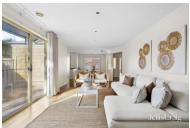







2.3 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/74 Sladen St HAMLYN HEIGHTS	3	House	\$700,000	24 Sep 2025
 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
 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
 4 Thrums Ct Hamlyn Heights	4	House	\$770,000	02 Sep 2025

HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Kalimna St Hamlyn Heights	1	Land	\$585,000	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
 1 Dunmow Cr Hamlyn Heights	3	House	\$745,000	21 Aug 2025
 23 Mackie Cl Hamlyn Heights	2	House	\$600,000	19 Aug 2025
 134 Vines Rd Hamlyn Heights	3	House	\$620,000	15 Aug 2025
 1/66 Vines Rd Hamlyn Heights	3	Townhouse	\$625,000	07 Aug 2025
 2/22 Vines Rd Hamlyn Heights	2	Flat/Unit/Apartment	\$470,000	07 Aug 2025
 1/30 Willana Av Hamlyn Heights	4	Flat/Unit/Apartment	\$595,000	06 Aug 2025
 136a Vines Rd Hamlyn Heights	3	Townhouse	\$680,000	05 Aug 2025

HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 40 Beulah St Hamlyn Heights	3	House	\$885,000	04 Aug 2025
 8 Fassifern Ct Hamlyn Heights	5	House	\$820,000	03 Aug 2025
 3 Gladstone St Hamlyn Heights	3	House	\$720,000	02 Aug 2025
 12 Hillwood Cl Hamlyn Heights	4	House	\$795,000	31 Jul 2025
 17 Lily St Hamlyn Heights	0	Land	\$720,000	30 Jul 2025
 12B Willana Av Hamlyn Heights	3	Townhouse	\$503,500	21 Jul 2025
 8 May St Hamlyn Heights	4	House	\$700,000	14 Jul 2025
 52 Paul St Hamlyn Heights	3	House	\$650,000	12 Jul 2025
 6/3 Kinnordy Ct Hamlyn Heights	1	Unit	\$277,000	11 Jul 2025
 1/16 Vines Rd Hamlyn Heights	3	Unit	\$532,000	05 Jul 2025



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

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* 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.