

# 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\*

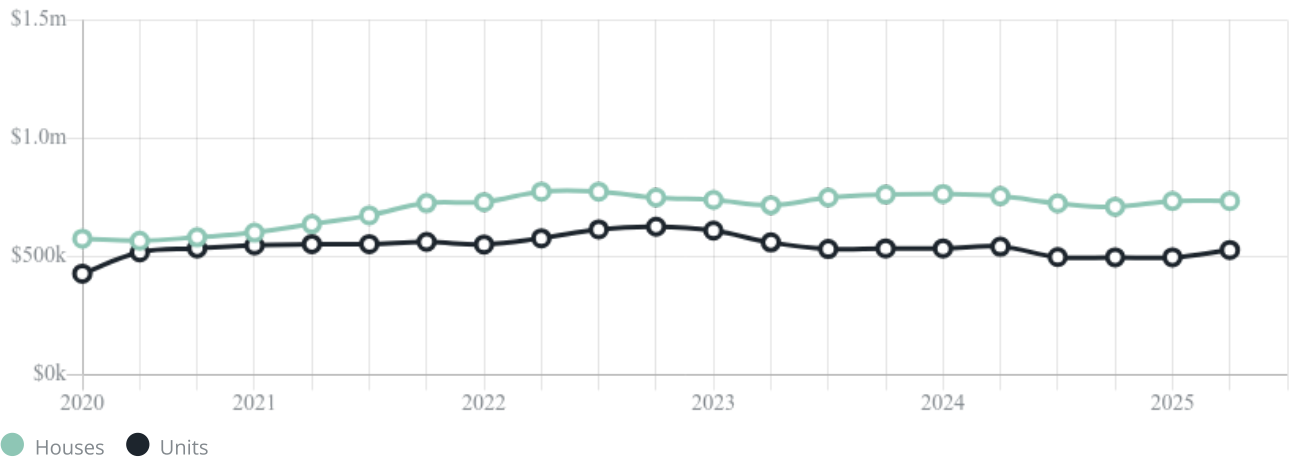
Median

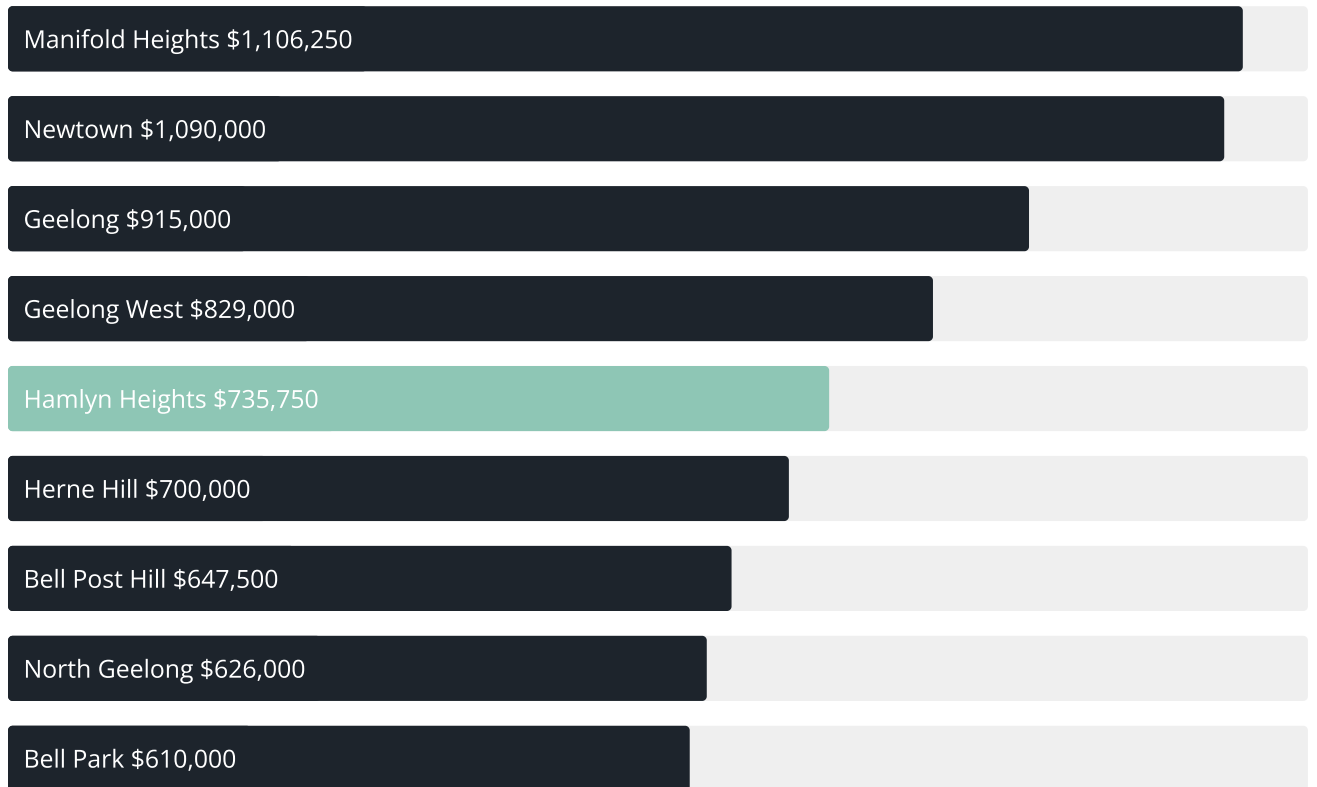
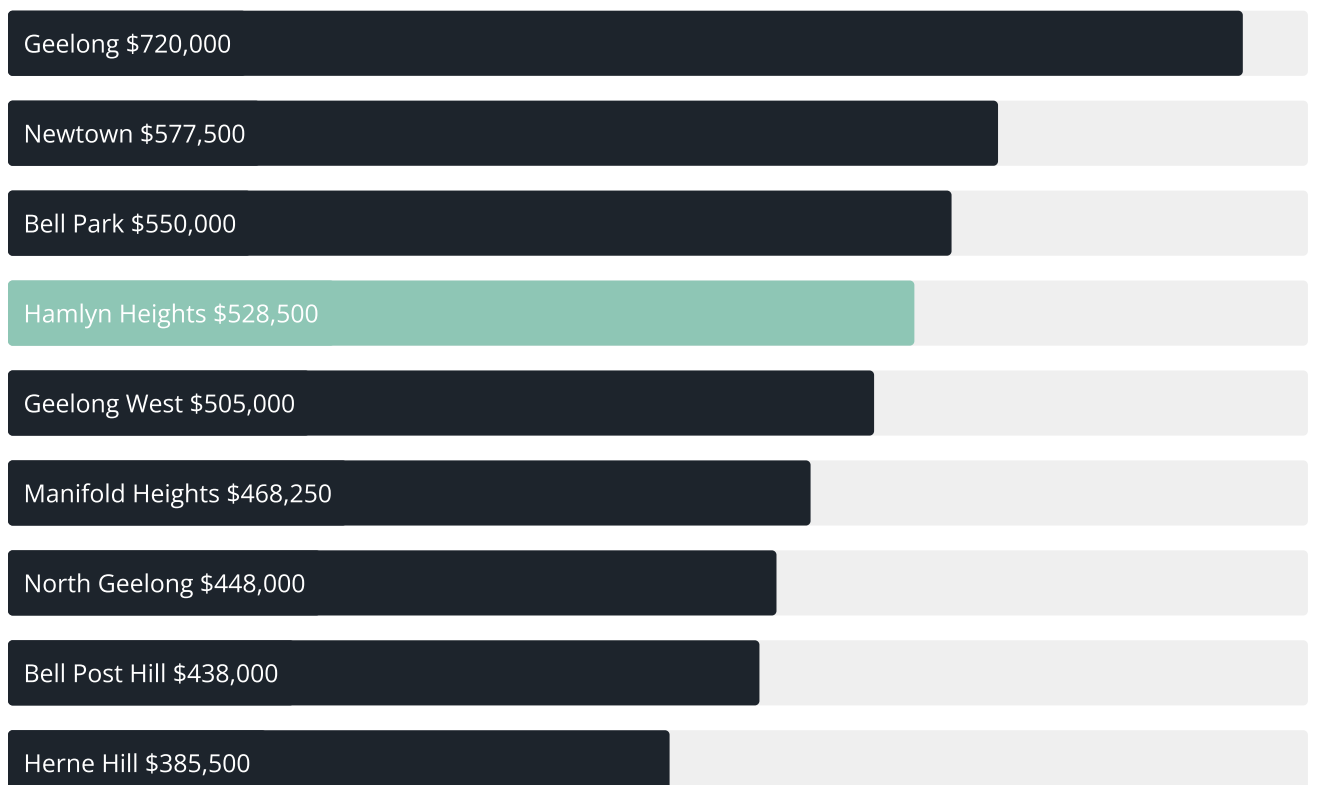
\$529k

Quarterly Price Change

6.33% ↑

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## HAMLYN HEIGHTS SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 12%

● Private 88%

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

75%

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

63 days

Average Hold Period<sup>\*</sup>

7.2 years

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>

\$498

Median Age<sup>^</sup>

38 years

Rental Yield<sup>\*</sup>











3.48%

Median Household Size<sup>^</sup>











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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1 Dunmow Cr Hamlyn Heights	3	House	\$745,000	21 Aug 2025
 23 Mackie Cl Hamlyn Heights	2	House	\$600,000	19 Aug 2025
 1/66 Vines Rd Hamlyn Heights	3	Townhouse	\$625,000	07 Aug 2025
 136a Vines Rd Hamlyn Heights	3	Townhouse	\$680,000	05 Aug 2025
 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

## HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 May St Hamlyn Heights	4	House	\$700,000	14 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
 14 Devon St Hamlyn Heights	2	House	\$806,000	04 Jul 2025
 9 Drysdale Av HAMLYN HEIGHTS	2	House	\$532,000	27 Jun 2025
 2/5 Woorayl St Hamlyn Heights	3	Townhouse	\$670,000	26 Jun 2025
 21 Sycamore St Hamlyn Heights	4	House	\$800,000	26 Jun 2025
 1/41 Logan St Hamlyn Heights	2	Unit	\$625,000	26 Jun 2025
 33 Lily St Hamlyn Heights	1	House	\$821,000	26 Jun 2025
 24 Quamby Av Hamlyn Heights	2	House	\$520,000	24 Jun 2025

## HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 19 Belcher St Hamlyn Heights	3	House	\$715,000	20 Jun 2025
 15 Lily St Hamlyn Heights	3	House	\$705,000	18 Jun 2025
 10 Sycamore St Hamlyn Heights	3	House	\$886,000	14 Jun 2025
 1 Gladstone St Hamlyn Heights	3	House	\$730,000	14 Jun 2025
 10 Alderley Ct Hamlyn Heights	3	House	\$917,750	13 Jun 2025
 2/66 Vines Rd Hamlyn Heights	3	Townhouse	\$585,000	13 Jun 2025
 11 Murray St Hamlyn Heights	5	House	\$1,395,000	12 Jun 2025
 1/25 Waiora Av Hamlyn Heights	4	Flat/Unit/Apartment	\$650,000	11 Jun 2025
 17-18 Mossgiel Ct Hamlyn Heights	4	House	\$955,000	07 Jun 2025
 17 Mossgiel Ct Hamlyn Heights	4	House	\$960,000	07 Jun 2025



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

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

Data is current as of PDF generation date 01/09/2025

\* 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.