



Hamlyn Heights Suburb Report

Your connection to property insights



JellisCraig

Property Prices

HAMLYN HEIGHTS SUBURB REPORT

Median house price¹

Median

\$760k

Quarterly price change

1.33% 

Median unit price¹

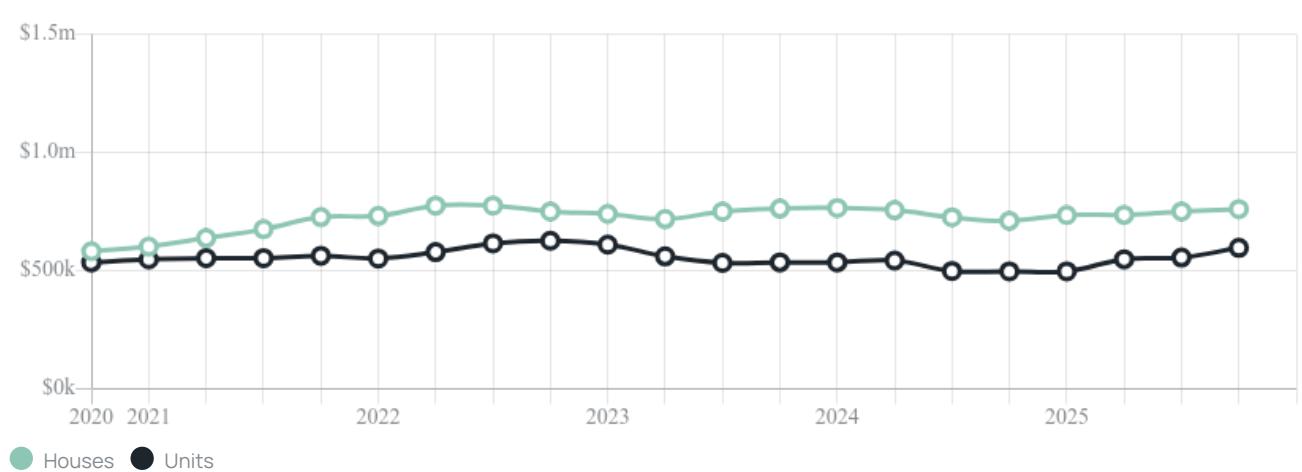
Median

\$597k

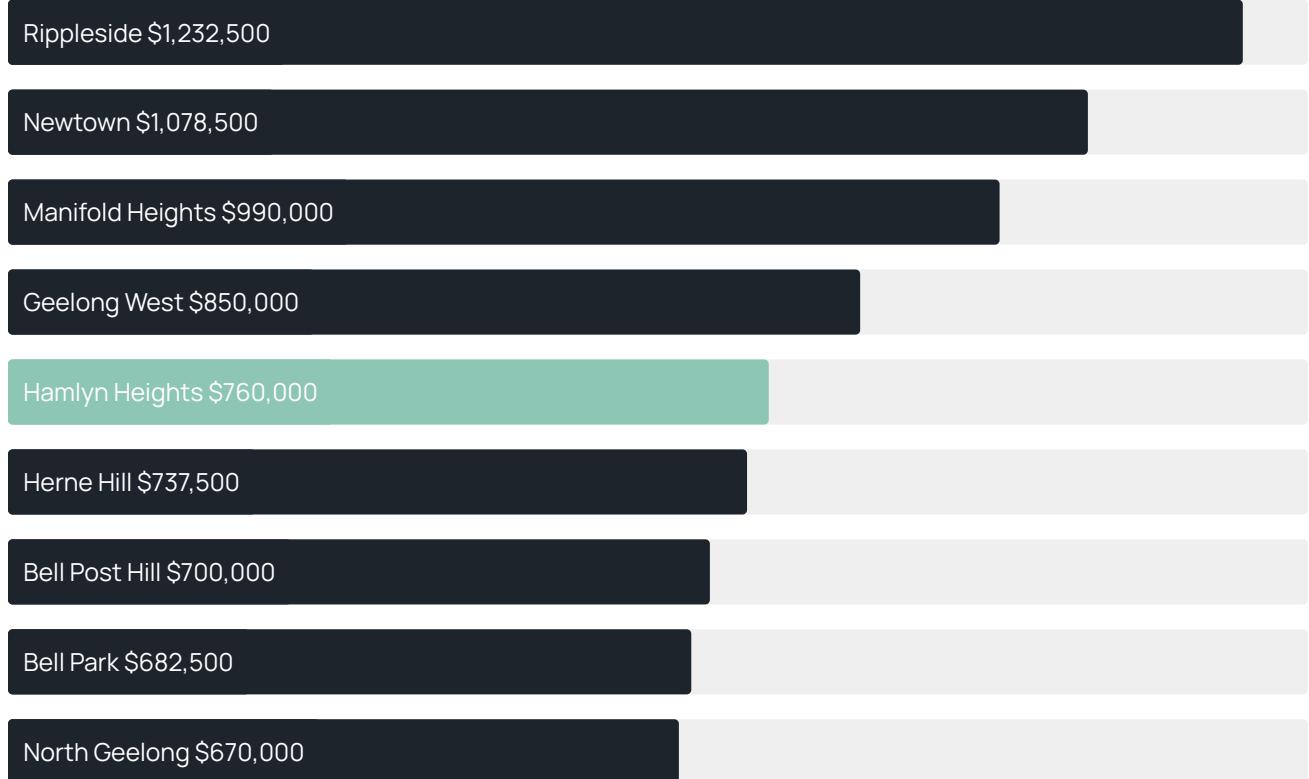
Quarterly price change

7.47% 

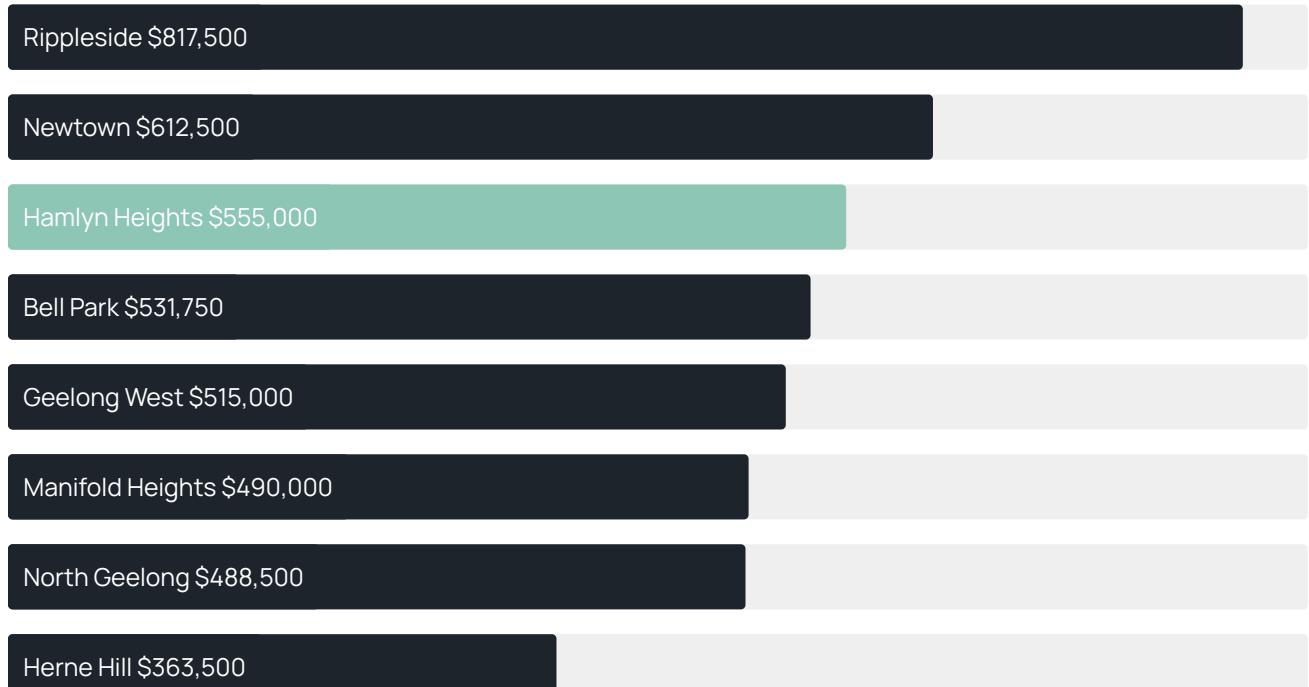
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

HAMLYN HEIGHTS SUBURB REPORT

Sale method²



● Auction 12%
● Private 88%

Auction clearance rate³

66.67%

Median days on market³

26 days

Average hold period¹

7.2 years

Insights

Dwelling type⁵



● Houses 84% ● Units 16%

Ownership⁵



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

Population⁵

6,518

Median age⁵

38 years

Median asking rent¹

\$510 per week

Rental yield¹

3.48%

Median household size⁵

2.3 people

HAMLYN HEIGHTS SUBURB REPORT

Recent Hamlyn Heights sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4/282 Church St Hamlyn Heights	2	Unit	\$541,000	30 Jan 2026
 6/3 Kinnordy Ct Hamlyn Heights	1	Unit	\$310,000	20 Jan 2026
 4/83-85 Drysdale Av Hamlyn Heights	2	Unit	\$620,000	24 Dec 2025
 14 Willana Av Hamlyn Heights	2	House	\$680,000	23 Dec 2025
 9a Mary St Hamlyn Heights	3	House	\$750,000	22 Dec 2025
 3/63 Sladen St Hamlyn Heights	2	Townhouse	\$600,000	16 Dec 2025
 149 Vines Rd Hamlyn Heights	2	House	\$625,000	12 Dec 2025
 2/72-74 Vines Rd Hamlyn Heights	3	Townhouse	\$749,000	10 Dec 2025
 102 Ballarat Rd Hamlyn Heights	3	House	\$635,000	09 Dec 2025
 32 Logan St Hamlyn Heights	3	House	\$716,000	06 Dec 2025

Sold Properties

HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Hamlyn Av Hamlyn Heights	3	House	\$645,000	05 Dec 2025
 13 Alkoomi Av HAMLYN HEIGHTS	2	House	\$771,763	02 Dec 2025
 58 Chaucer St Hamlyn Heights	3	House	\$890,000	29 Nov 2025
 16 Willana Av Hamlyn Heights	3	House	\$775,000	26 Nov 2025
 21 Mossiel Ct Hamlyn Heights	4	House	\$1,042,500	24 Nov 2025
 8 Quamby Av Hamlyn Heights	3	House	\$814,000	19 Nov 2025
 136b Church St Hamlyn Heights	3	House	\$730,000	13 Nov 2025
 1/7 Toyne Av Hamlyn Heights	4	Townhouse	\$850,000	07 Nov 2025
 5 Brewongle Av Hamlyn Heights	2	Unit	\$615,000	06 Nov 2025
 42 Logan St Hamlyn Heights	4	House	\$795,000	06 Nov 2025

Sold Properties

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Address	Bedrooms	Type	Price	Sold
 19 Devon St Hamlyn Heights	4	House	\$660,000	29 Oct 2025
 37 Glengate St Hamlyn Heights	2	Flat/Unit/Apartment	\$621,500	29 Oct 2025
 17 Forfar Rd Hamlyn Heights	4	House	\$735,000	28 Oct 2025
 20 Parkland Dr Hamlyn Heights	4	House	\$920,000	27 Oct 2025
 46 Ballarat Rd Hamlyn Heights	0	Land	\$490,000	27 Oct 2025
 36 Stoddart St Hamlyn Heights	3	House	\$740,000	24 Oct 2025
 11a Belcher St Hamlyn Heights	3	House	\$695,000	23 Oct 2025
 1/5 Stoddart St Hamlyn Heights	2	Flat/Unit/Apartment	\$585,000	23 Oct 2025
 7 Langibanool Av Hamlyn Heights	3	House	\$815,000	21 Oct 2025
 2/37 Sladen St Hamlyn Heights	2	Flat/Unit/Apartment	\$610,000	21 Oct 2025



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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