



Hamlyn Heights

Suburb Report



Your connection to property insights



JellisCraig

HAMLYN HEIGHTS SUBURB REPORT

Median house price¹

Median

\$760k

Quarterly price change

1.33% ↑

Median unit price¹

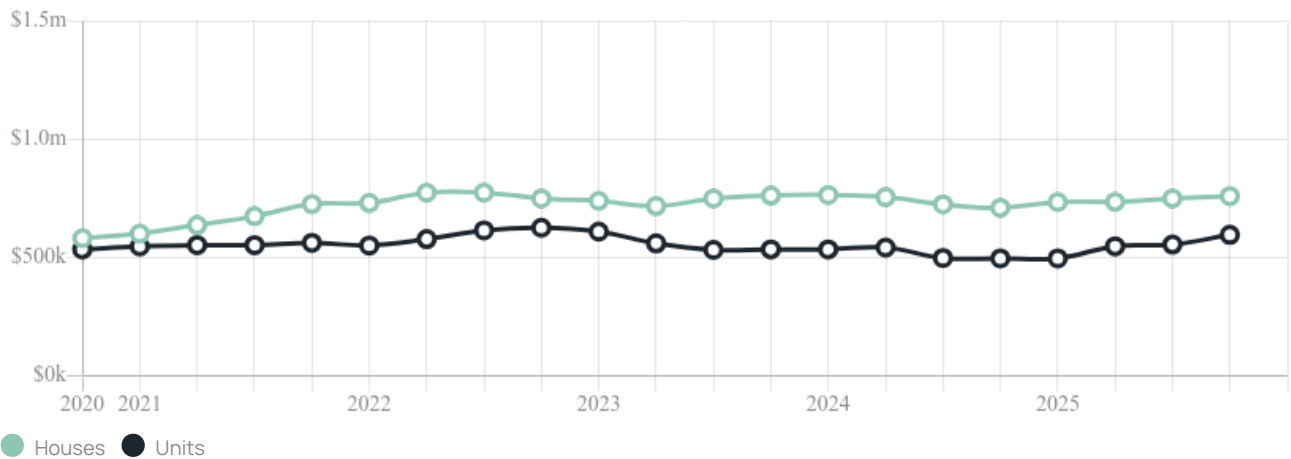
Median

\$597k

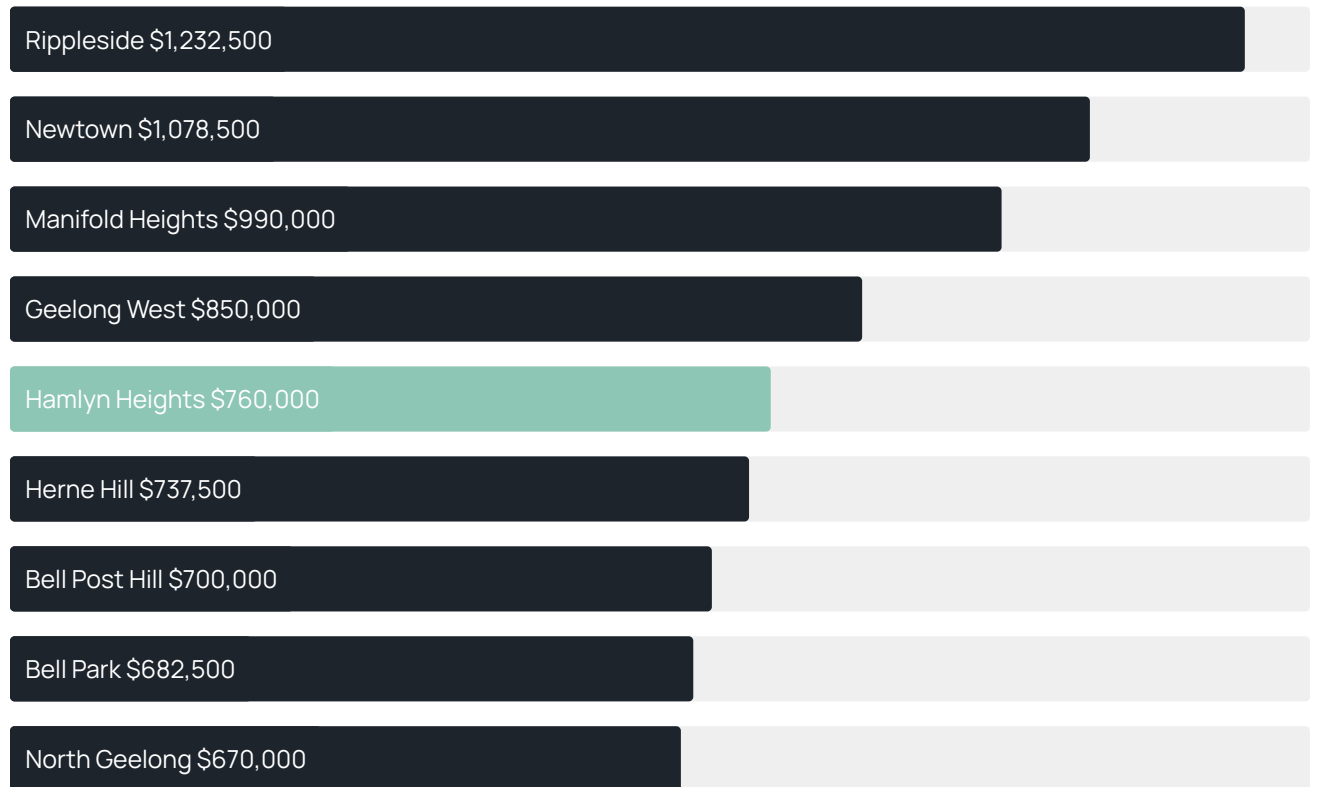
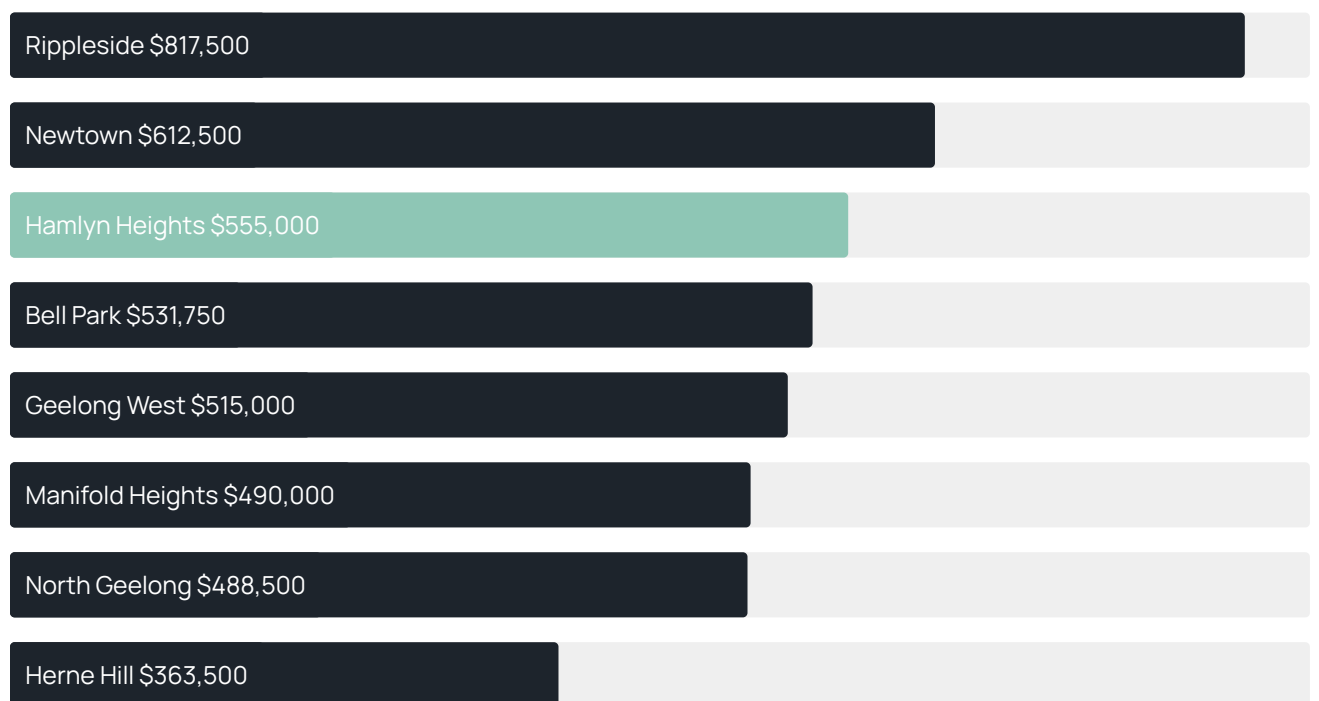
Quarterly price change

7.47% ↑

Quarterly price change¹



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Median house price¹Median unit price¹

Sale method²

● Auction 12%
● Private 88%

Auction clearance rate³

66.67%

Median days on market³

26 days

Average hold period¹

7.2 years

Dwelling type⁵

● Houses 84% ● Units 16%

Ownership⁵

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

Population⁵

6,518

Median asking rent¹

\$510 per week

Median age⁵

38 years

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 jellisraig.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 |

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| 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 Mossgiel 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 |

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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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