



Hamlyn Heights

Suburb Report



Your connection to property insights



JellisCraig

HAMLYN HEIGHTS SUBURB REPORT

Median house price¹

Median

\$765k

Quarterly price change

0.65% ↑

Median unit price¹

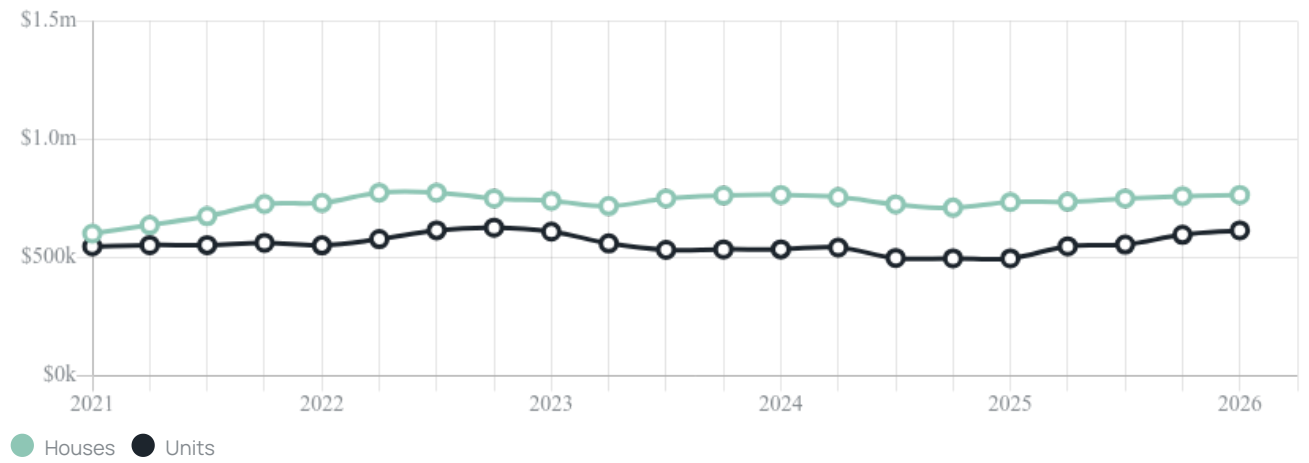
Median

\$615k

Quarterly price change

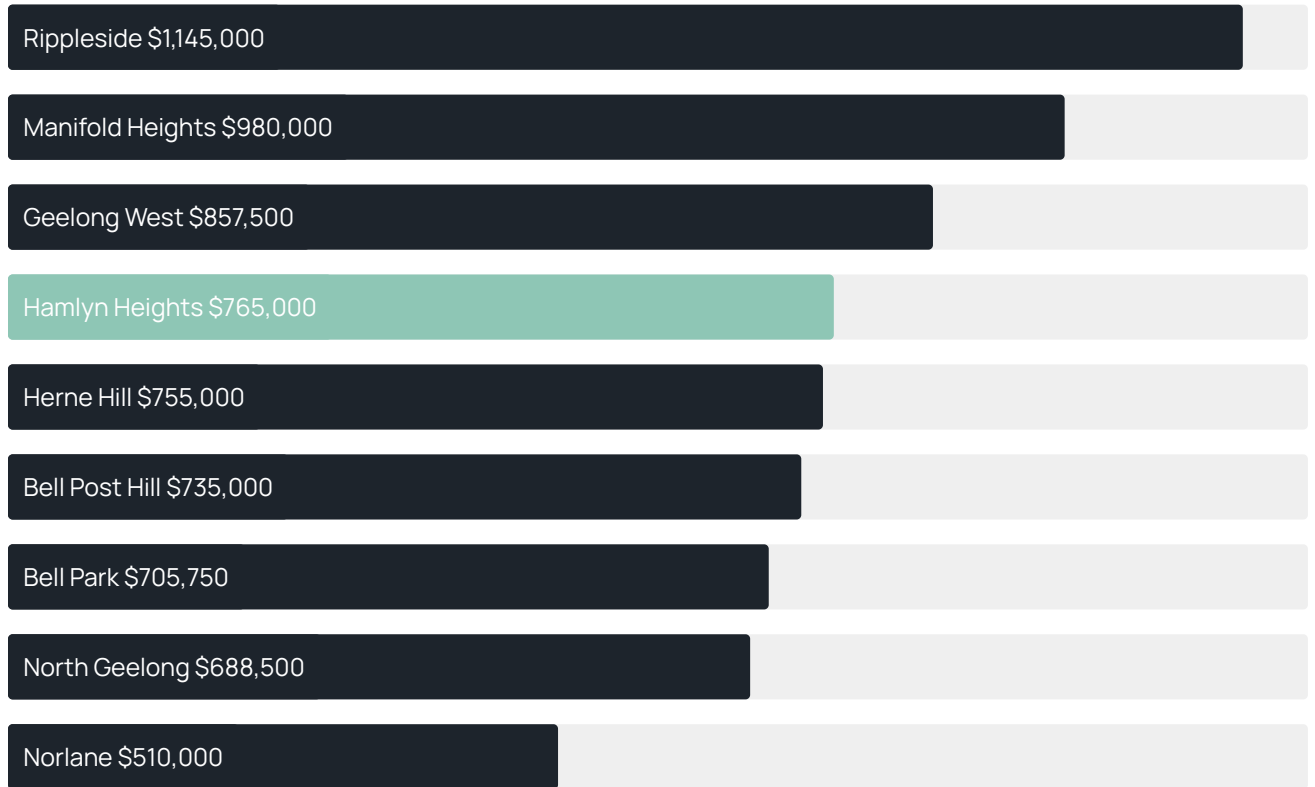
3.10% ↑

Quarterly price change¹

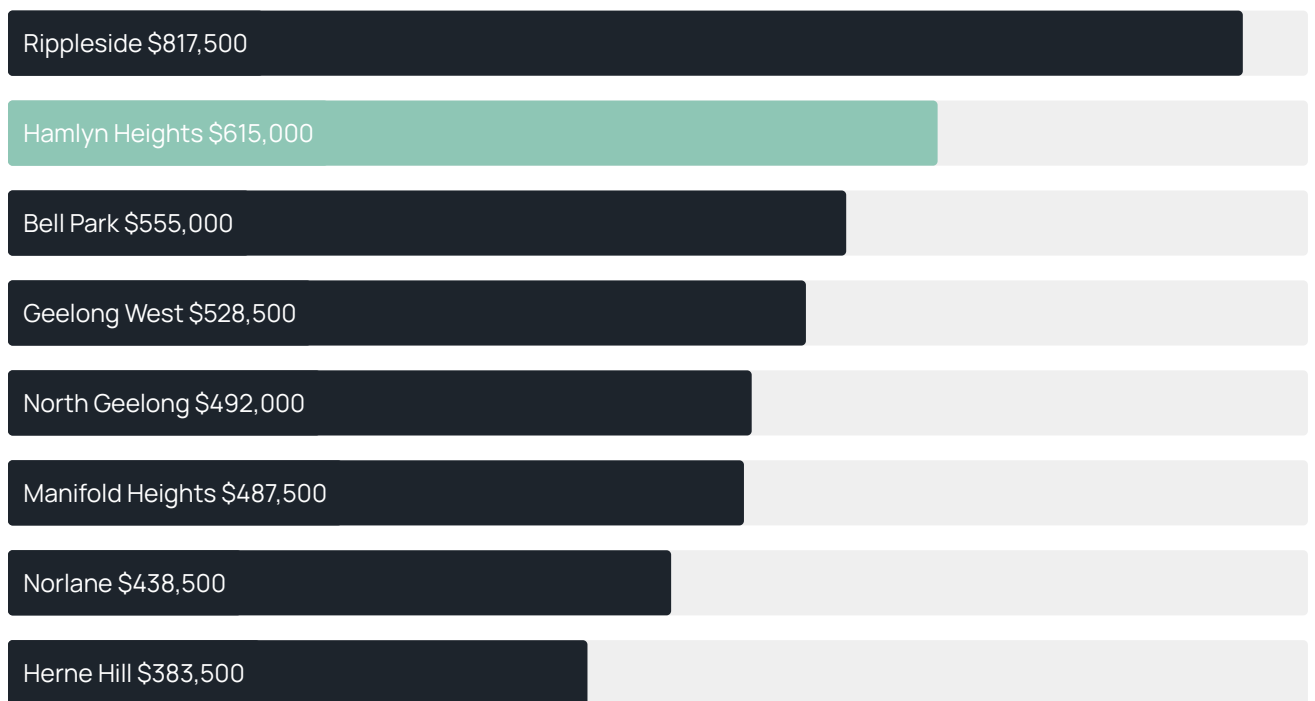


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Median house price¹



Median unit price¹



Sale method²



● Auction 4%
 ● Private 96%

Auction clearance rate³

100%

Median days on market³

23 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

\$520 per week

Median age⁵

38 years

Rental yield¹

3.48%






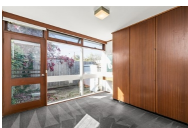




Median household size⁵

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
 5 Arthur St Hamlyn Heights	2	House	\$865,000	23 Jun 2026
 27 Acacia St Hamlyn Heights	3	House	\$770,000	02 Jun 2026
 45 Heather St Hamlyn Heights	3	House	\$700,000	28 May 2026
 5 Downie Cr Hamlyn Heights	3	House	\$730,000	23 May 2026
 28 Weeroona Av Hamlyn Heights	2	House	\$720,000	20 May 2026
 2/32 Tahara St Hamlyn Heights	1	Unit	\$310,000	20 May 2026
 5 June Av Hamlyn Heights	4	House	\$1,330,000	16 May 2026
 10A Calvert St Hamlyn Heights	3	Townhouse	\$820,000	14 May 2026
 16 Bayview Pde Hamlyn Heights	4	House	\$850,000	07 May 2026
 1/1 Kinnordy Ct Hamlyn Heights	2	Unit	\$465,000	05 May 2026

HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/16 Belcher St Hamlyn Heights	4	Flat/Unit/Apartment	\$742,000	05 May 2026
 1/112 Vines Rd Hamlyn Heights	2	House	\$580,000	30 Apr 2026
 2/110 Church St Hamlyn Heights	2	Villa	\$610,000	29 Apr 2026
 3/21 Calvert St Hamlyn Heights	2	Unit	\$490,000	24 Apr 2026
 8 Highview Pde Hamlyn Heights	3	House	\$770,000	24 Apr 2026
 1/19 Synnott St Hamlyn Heights	2	House	\$580,000	20 Apr 2026
 23 Langibanool Av Hamlyn Heights	4	House	\$640,000	18 Apr 2026
 2/110 Ballarat Rd Hamlyn Heights	1	Flat/Unit/Apartment	\$295,000	17 Apr 2026
 2/34 Weeroona Av Hamlyn Heights	3	Flat/Unit/Apartment	\$685,000	16 Apr 2026
 2/3 Kinnordy Ct Hamlyn Heights	1	Flat/Unit/Apartment	\$327,000	10 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 2/156 Ballarat Rd Hamlyn Heights	2	Unit	\$601,000	07 Apr 2026
 4 Tyrone St HAMLYN HEIGHTS	3	House	\$715,000	02 Apr 2026
 11 Synnott St Hamlyn Heights	3	House	\$945,000	01 Apr 2026
 2a Weeroona Av Hamlyn Heights	3	Townhouse	\$749,000	31 Mar 2026
 334 Church St Hamlyn Heights	5	House	\$2,337,500	31 Mar 2026
 3/11 Toyne Av Hamlyn Heights	3	Townhouse	\$717,500	31 Mar 2026
 3/8 Griffen St Hamlyn Heights	2	Unit	\$555,000	30 Mar 2026
 8 Edgecombe St Hamlyn Heights	4	House	\$1,080,000	28 Mar 2026
 8 Lyle Ct Hamlyn Heights	2	House	\$655,000	28 Mar 2026
 129 Vines Rd Hamlyn Heights	3	House	\$587,000	25 Mar 2026



Jellis Craig Geelong
205 Pakington Street, Geelong West
(03) 5222 7772

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 01/07/2026

- 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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