



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

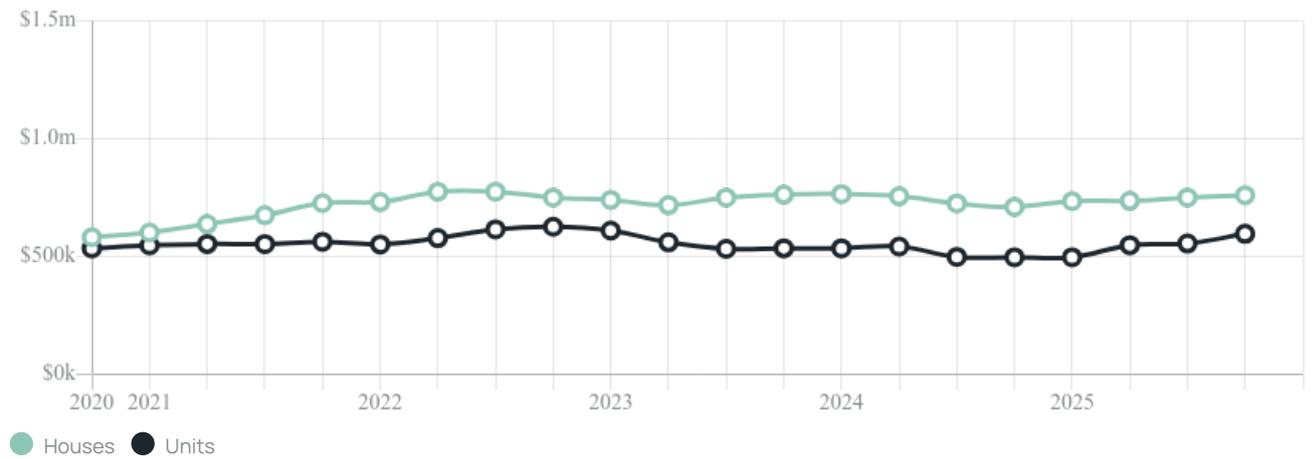
Median

\$597k

Quarterly price change

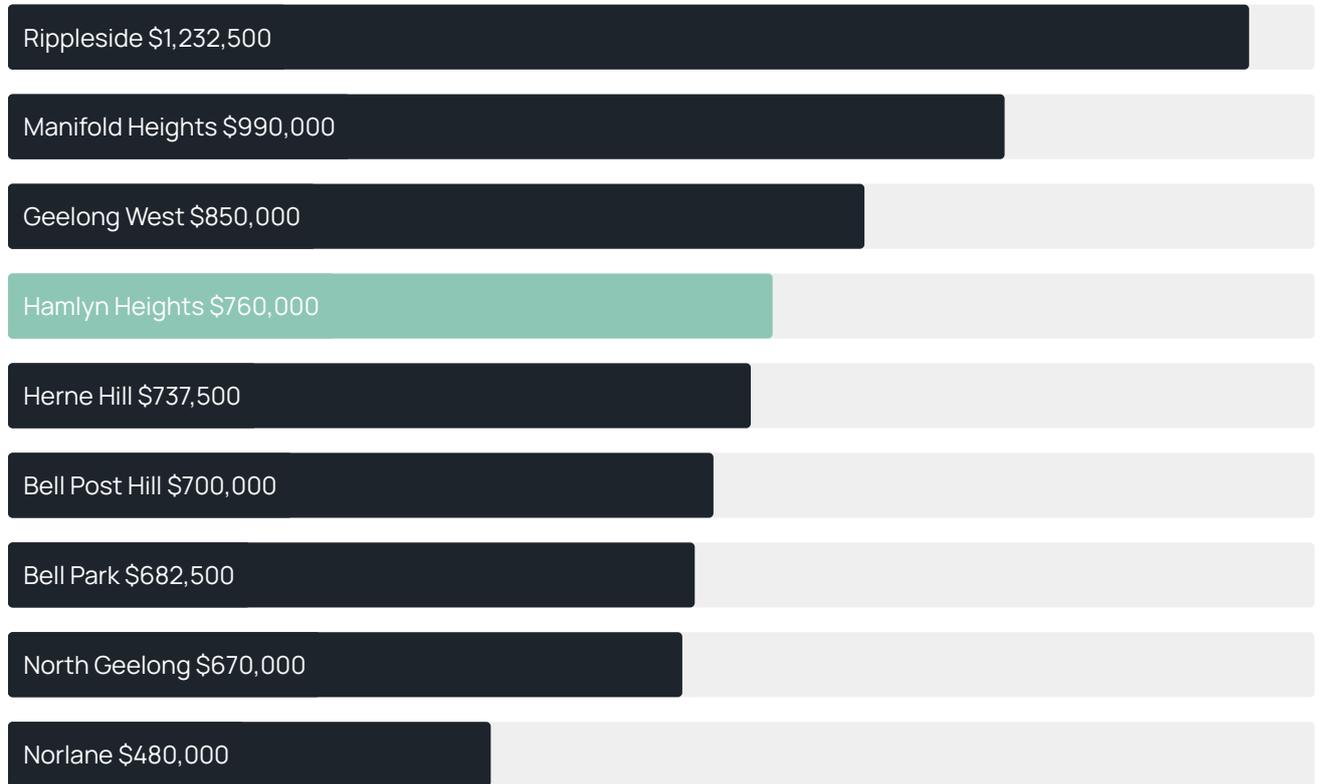
7.47% ↑

Quarterly price change¹

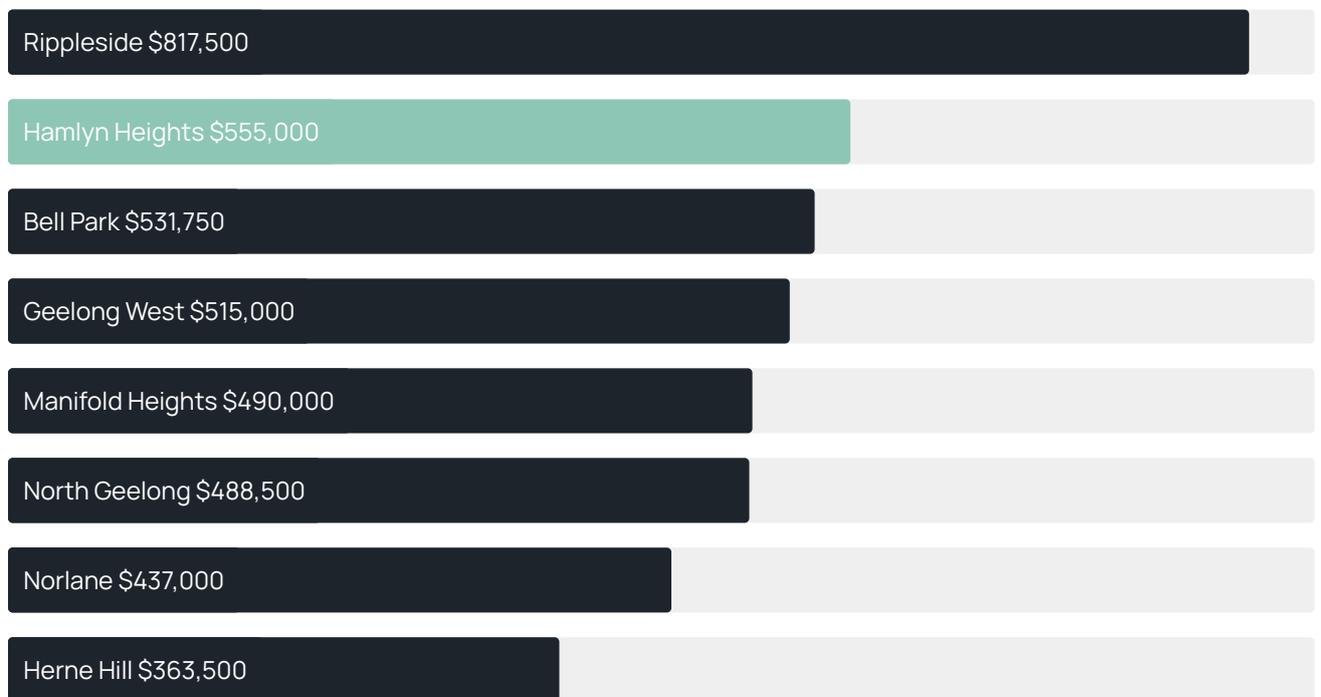


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Median house price¹



Median unit price¹



Sale method²



- Auction 24%
- Private 76%

Auction clearance rate³

87.5%

Median days on market³

25 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 49 Drysdale Av HAMLYN HEIGHTS	3	House	\$857,000	28 Feb 2026
 10 Kalimna St Hamlyn Heights	3	House	\$805,000	21 Feb 2026
 76 Calvert St Hamlyn Heights	3	House	\$841,000	21 Feb 2026
 22 June Av Hamlyn Heights	3	House	\$840,000	21 Feb 2026
 3B Toyne Av Hamlyn Heights	4	Townhouse	\$828,000	16 Feb 2026
 32 Hamlyn Av Hamlyn Heights	3	House	\$667,000	06 Feb 2026
 26 Alkoomi Av Hamlyn Heights	3	House	\$910,000	04 Feb 2026
 1/188 Church St Hamlyn Heights	2	Unit	\$465,000	31 Jan 2026
 133 Vines Rd Hamlyn Heights	4	House	\$745,000	31 Jan 2026
 4/282 Church St Hamlyn Heights	2	Unit	\$541,000	30 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 17 Kirriemuir St Hamlyn Heights	0	Land	\$540,000	30 Jan 2026
 18 Tahara St Hamlyn Heights	4	House	\$810,000	21 Jan 2026
 6/3 Kinnordy Ct Hamlyn Heights	1	Unit	\$310,000	20 Jan 2026
 22 Hillwood Cl Hamlyn Heights	3	House	\$770,000	08 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
 30 Hamlyn Av Hamlyn Heights	3	House	\$745,000	17 Dec 2025
 3/63 Sladen St Hamlyn Heights	2	Townhouse	\$600,000	16 Dec 2025
 19 Kalimna St Hamlyn Heights	3	House	\$765,000	13 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 149 Vines Rd Hamlyn Heights	2	House	\$625,000	12 Dec 2025
 37 Sycamore St Hamlyn Heights	3	House	\$780,000	11 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
 5 Hamlyn Av Hamlyn Heights	3	House	\$645,000	05 Dec 2025
 13 Alkoomi Av HAMLYN HEIGHTS	2	House	\$771,763	02 Dec 2025
 23 Logan St HAMLYN HEIGHTS	2	House	\$628,000	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



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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 01/03/2026

- 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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