



Hamlyn Heights

# Suburb Report



Your connection to property insights



**JellisCraig**

HAMLYN HEIGHTS SUBURB REPORT

Median house price<sup>1</sup>

Median

\$765k

Quarterly price change

0.65% ↑

Median unit price<sup>1</sup>

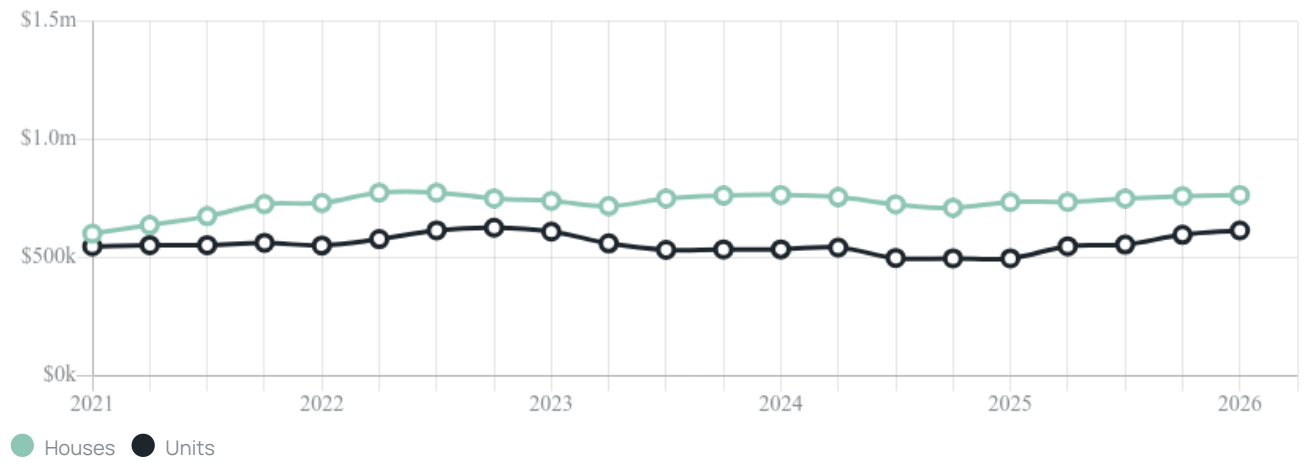
Median

\$615k

Quarterly price change

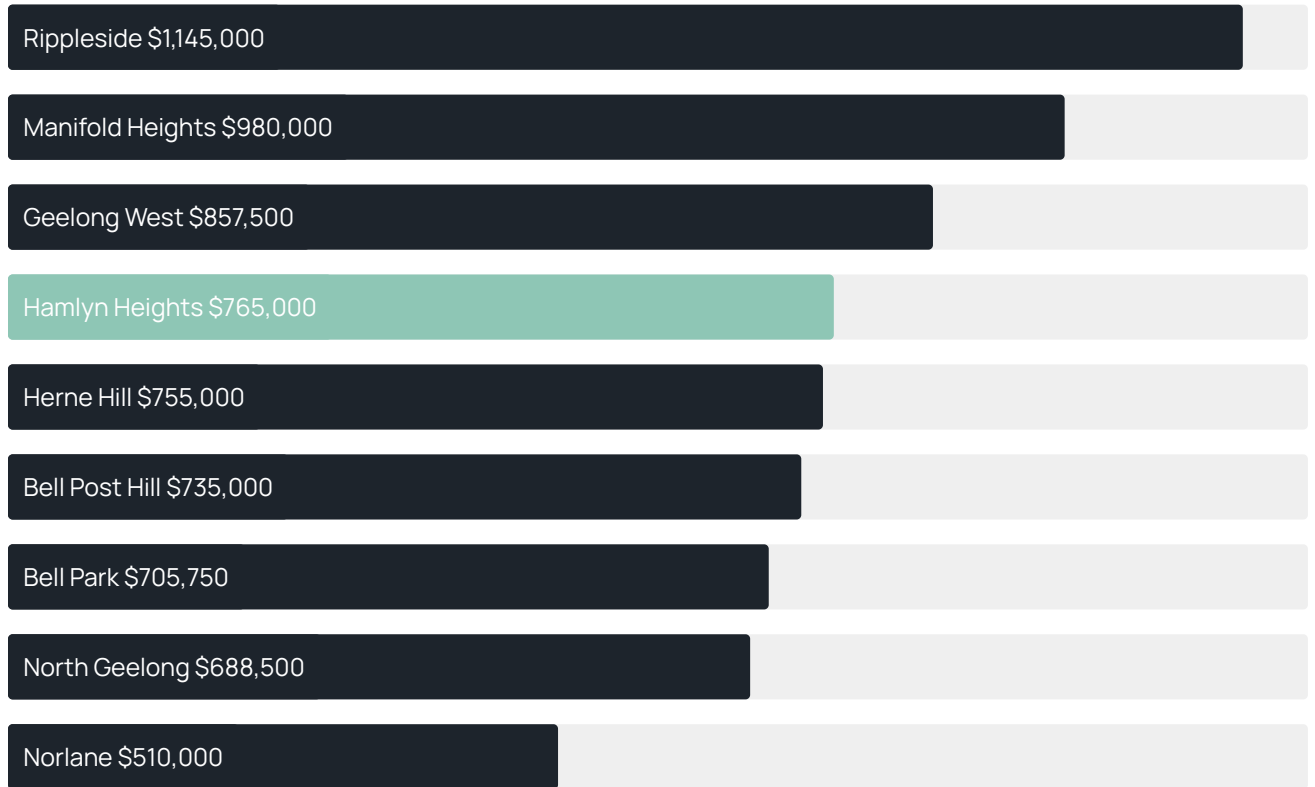
3.10% ↑

Quarterly price change<sup>1</sup>

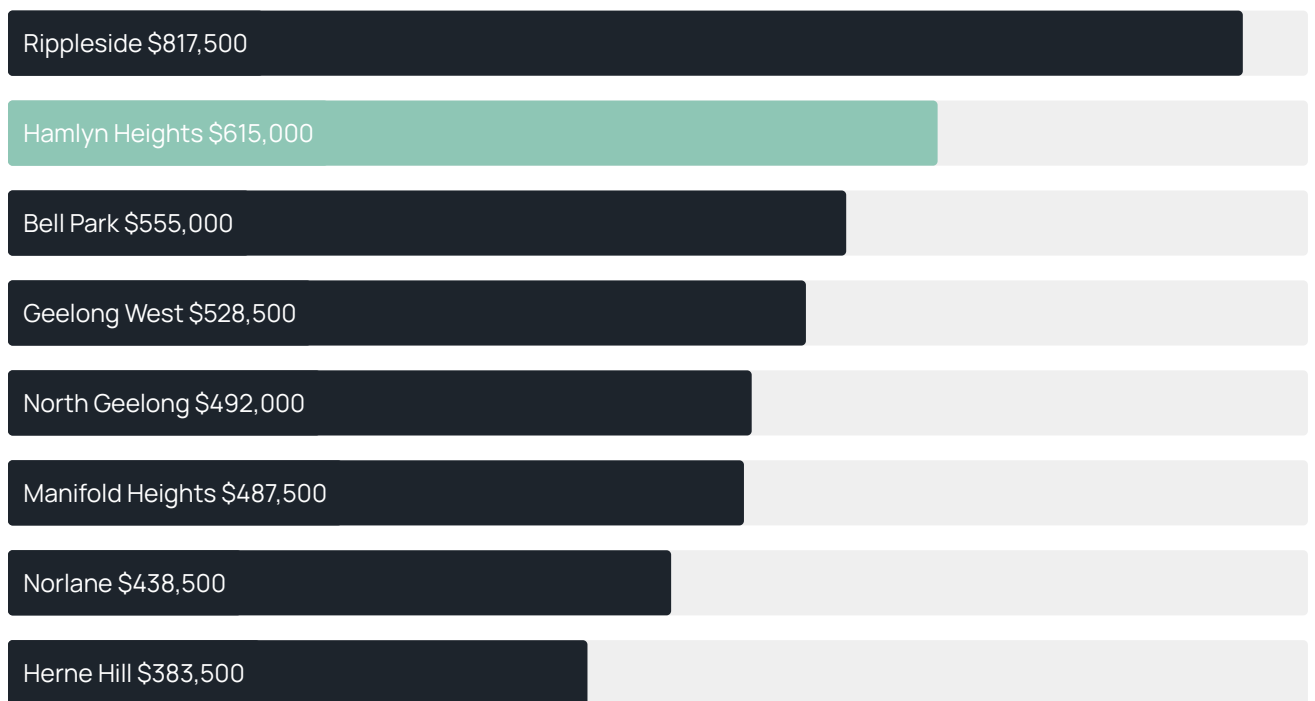


HAMLYN HEIGHTS SUBURB REPORT

Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 19%
- Private 81%

Auction clearance rate<sup>3</sup>

100%

Median days on market<sup>3</sup>

24 days

Average hold period<sup>1</sup>

7.2 years

Dwelling type<sup>5</sup>



- Houses 84%
- Units 16%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

6,518

Median asking rent<sup>1</sup>

\$520 per week

Median age<sup>5</sup>

38 years

Rental yield<sup>1</sup>

3.48%











Median household size<sup>5</sup>

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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2/156 Ballarat Rd Hamlyn Heights	2	Unit	\$601,000	07 Apr 2026
 2a Weeroona Av Hamlyn Heights	3	Townhouse	\$749,000	31 Mar 2026
 3/8 Griffen St Hamlyn Heights	2	Unit	\$555,000	30 Mar 2026
 8 Lyle Ct Hamlyn Heights	2	House	\$655,000	28 Mar 2026
 8 Edgecombe St Hamlyn Heights	4	House	\$1,080,000	28 Mar 2026
 129 Vines Rd Hamlyn Heights	3	House	\$587,000	25 Mar 2026
 14 Katoomba Ct Hamlyn Heights	6	House	\$750,000	21 Mar 2026
 1/110 Ballarat Rd Hamlyn Heights	1	Unit	\$295,000	19 Mar 2026
 3 Forfar Rd Hamlyn Heights	3	House	\$710,000	18 Mar 2026
 7/32 Tahara St Hamlyn Heights	1	House	\$300,000	16 Mar 2026

## HAMLYN HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16 Pride Av Hamlyn Heights	2	House	\$715,000	13 Mar 2026
 34 Sheridan St Hamlyn Heights	4	House	\$927,000	12 Mar 2026
 26 Sycamore St Hamlyn Heights	3	House	\$845,000	10 Mar 2026
 22 Lily St Hamlyn Heights	3	House	\$860,000	06 Mar 2026
 3 Teak St Hamlyn Heights	3	House	\$801,500	06 Mar 2026
 1/42 Glenfine Av Hamlyn Heights	3	Flat/Unit/Apartment	\$640,000	06 Mar 2026
 12A Bayview Pde Hamlyn Heights	3	House	\$670,000	06 Mar 2026
 66 Tahara St Hamlyn Heights	3	House	\$740,000	28 Feb 2026
 49 Drysdale Av HAMLYN HEIGHTS	3	House	\$857,000	28 Feb 2026
 2/86 Vines Rd Hamlyn Heights	2	Townhouse	\$595,000	27 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 3/17 Toyne Av Hamlyn Heights	3	House	\$740,000	24 Feb 2026
 3A Toyne Av Hamlyn Heights	4	Flat/Unit/Apartment	\$810,000	24 Feb 2026
 28 Glenfine Av Hamlyn Heights	2	Flat/Unit/Apartment	\$603,000	23 Feb 2026
 10 Kalimna St Hamlyn Heights	3	House	\$805,000	21 Feb 2026
 22 June Av Hamlyn Heights	3	House	\$840,000	21 Feb 2026
 76 Calvert St Hamlyn Heights	3	House	\$841,000	21 Feb 2026
 68A Vines Rd Hamlyn Heights	3	House	\$690,000	20 Feb 2026
 19 Alkoomi Av Hamlyn Heights	3	House	\$900,000	18 Feb 2026
 128 Sladen St Hamlyn Heights	3	House	\$775,000	17 Feb 2026
 3B Toyne Av Hamlyn Heights	4	Townhouse	\$828,000	16 Feb 2026



**Jellis Craig Geelong**  
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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.

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Data is current as of PDF generation date 01/05/2026

- 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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