Hamlyn Heights

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$765k

Monthly median price change[2]

0.00% ↓

Median unit price

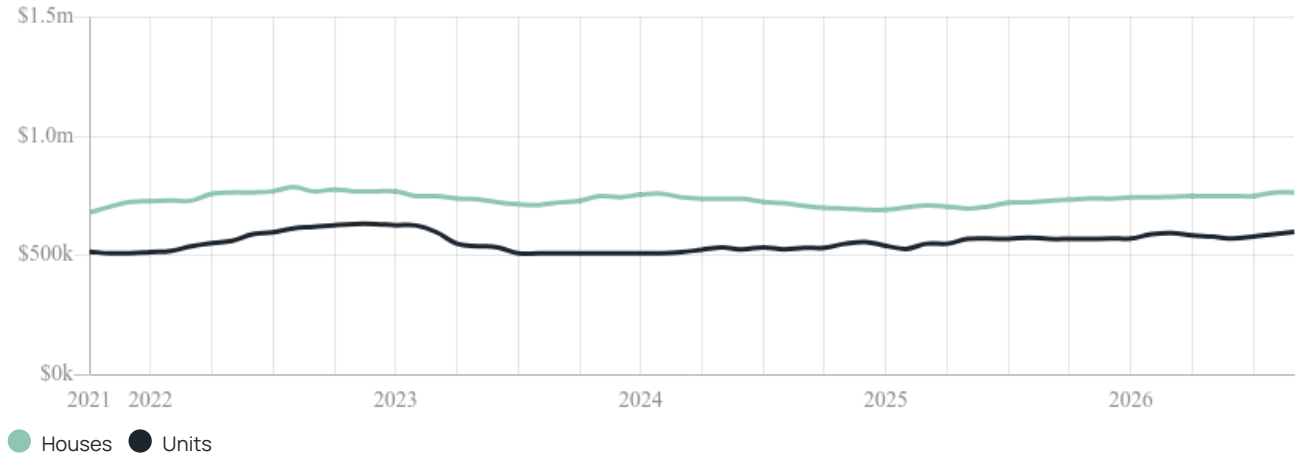
Median[1]

$600k

Monthly median price change[2]

1.70% ↑

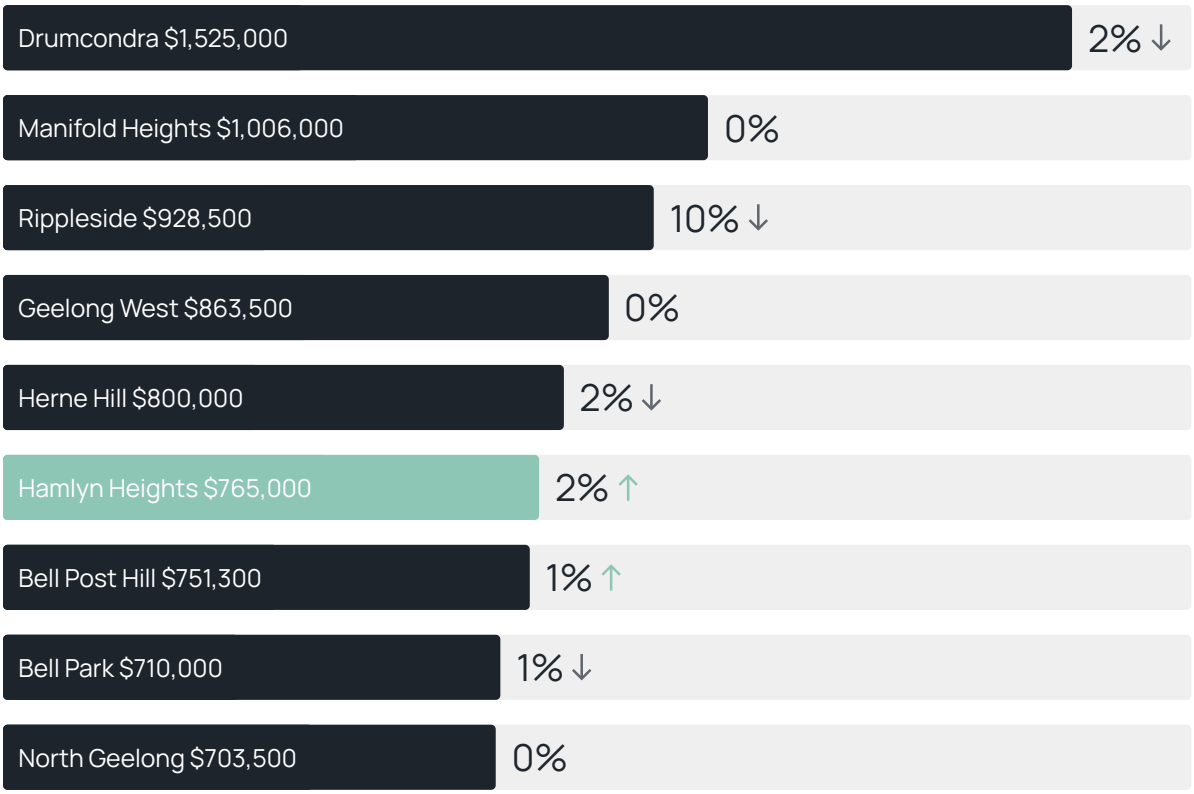
Hamlyn Heights monthly median property prices[3]



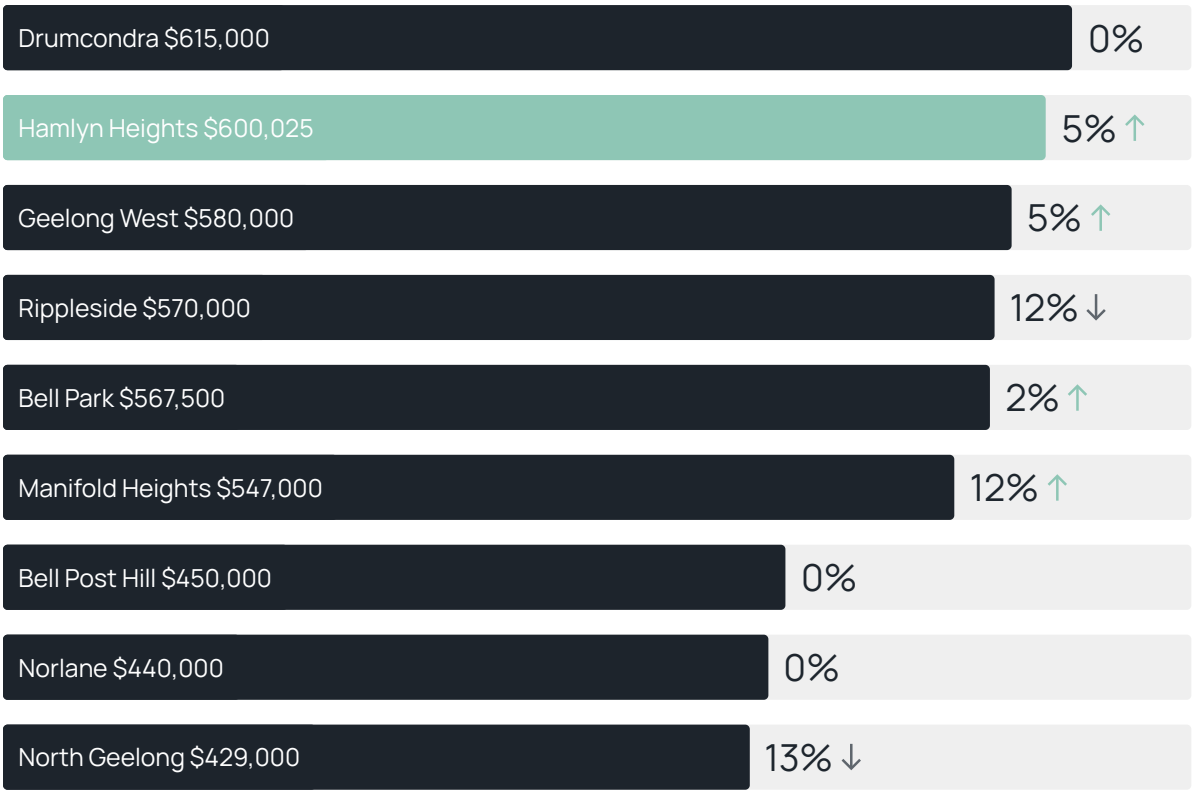


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

67%

Median days on market[5]

House	Unit
24 days	28 days

Average hold period[1]

House	Unit
11.7 years	9.0 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

6,518

Median age[7]

38 years

Median household size[7]

2.3 people

Median asking rent per week[1]

House	Unit
$540	$450

Rental yield[8]

House	Unit
3.69%	4.58%

Sold Properties

Recent Hamlyn Heights sales[5]

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
	2/12 Sheridan Street Hamlyn Heights	2	Unit	$600,000	17 Oct 2026
	1/156 Church Street Hamlyn Heights	3	Unit	$730,000	16 Oct 2026
	140 Vines Road Hamlyn Heights	4	House	$589,000	15 Oct 2026
	2/19 Stoddart Street Hamlyn Heights	2	Unit	$510,000	14 Oct 2026
	31 Tahara Street Hamlyn Heights	3	House	$775,000	13 Oct 2026
	14 Kalimna Street Hamlyn Heights	3	House	$665,000	11 Oct 2026
	2 Heritage Drive Hamlyn Heights	4	House	$1,800,000	09 Oct 2026
	2/28 Wilks Street Hamlyn Heights	2	Unit	$530,000	08 Oct 2026
	1/23 Alkoomi Avenue Hamlyn Heights	3	Unit	$685,000	07 Oct 2026
	68B Vines Road Hamlyn Heights	3	House	$770,000	05 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	5 Pride Avenue Hamlyn Heights	4	House	$925,000	03 Oct 2026
	4 Sycamore Street Hamlyn Heights	3	House	$1,150,000	01 Oct 2026
	62 Sladen Street Hamlyn Heights	3	House	$736,000	01 Oct 2026
	20 Griffen Street Hamlyn Heights	3	House	$752,000	30 Sep 2026
	2 Willana Avenue Hamlyn Heights	0	Residential_land	$229,000	25 Sep 2026
	2/4-6 Quamby Avenue Hamlyn Heights	1	Unit	$308,000	24 Sep 2026
	2/87 Tahara Street Hamlyn Heights	2	Unit	$545,000	23 Sep 2026
	1 Katoomba Court Hamlyn Heights	4	House	$760,000	16 Sep 2026
	1 Acacia Street Hamlyn Heights	2	House	$630,000	13 Sep 2026
	6B Stoddart Street Hamlyn Heights	4	Townhouse	$850,000	11 Sep 2026

	Address	Bedrooms	Type	Price	Sold
	40 Paul Street Hamlyn Heights	3	Townhouse	$735,000	11 Sep 2026
	80 Tahara Street Hamlyn Heights	3	House	$770,000	07 Sep 2026
	25 Weeroona Avenue Hamlyn Heights	0	Residential_land	$645,000	01 Sep 2026
	3/170 Church Street Hamlyn Heights	3	Townhouse	$650,000	27 Aug 2026
	8 Waiora Avenue Hamlyn Heights	2	House	Undisclosed	27 Aug 2026
	7 Downie Crescent Hamlyn Heights	3	House	$707,000	20 Aug 2026
	5 Glengate Street Hamlyn Heights	3	House	$560,000	15 Aug 2026
	7/12 Mary Street Hamlyn Heights	1	Unit	$360,000	14 Aug 2026
	21 June Avenue Hamlyn Heights	3	House	$725,000	14 Aug 2026
	2/302 Church Street Hamlyn Heights	3	Unit	$725,000	14 Aug 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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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