



Hamlyn Heights

Suburb Report



Your connection to property insights



JellisCraig

HAMLYN HEIGHTS SUBURB REPORT

Median house price¹

Median

\$765k

Quarterly price change

2.00% ↑

Median unit price¹

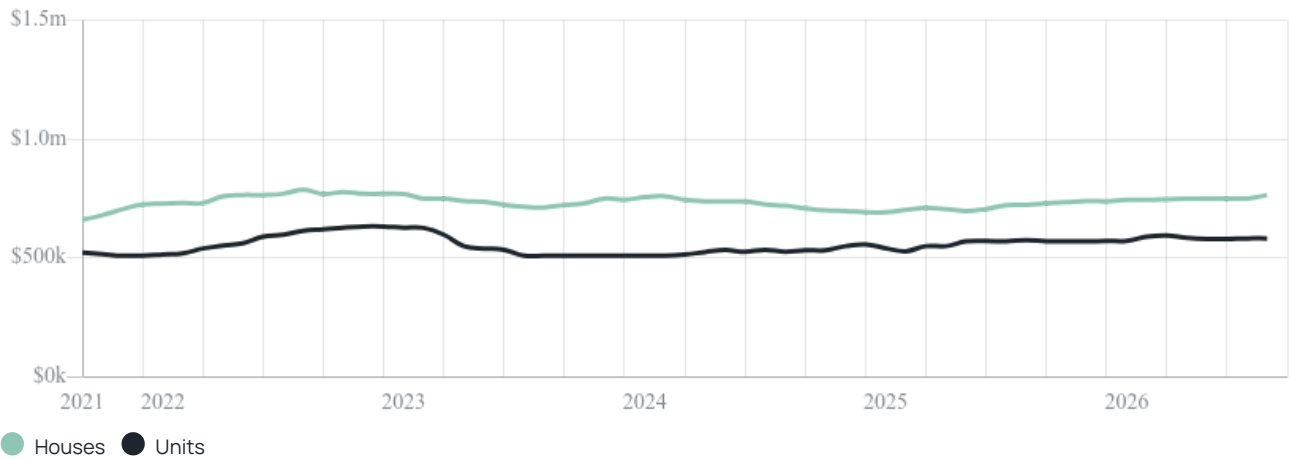
Median

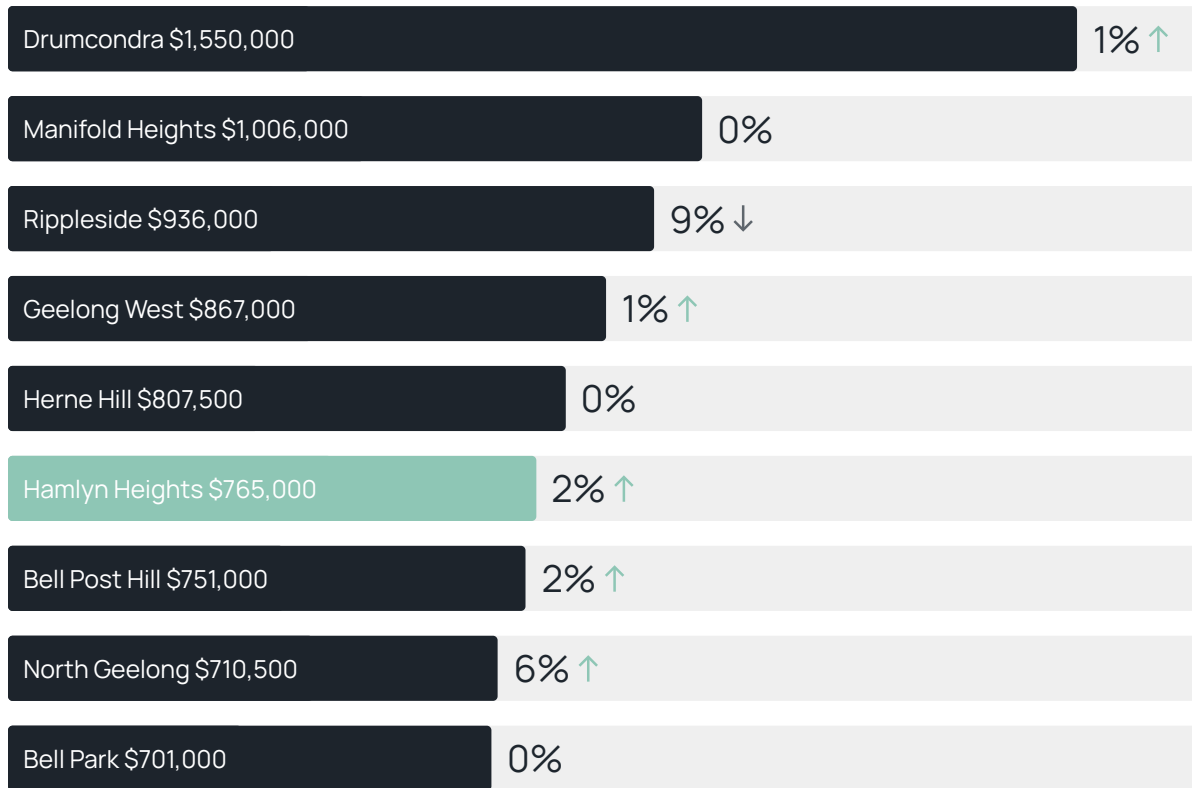
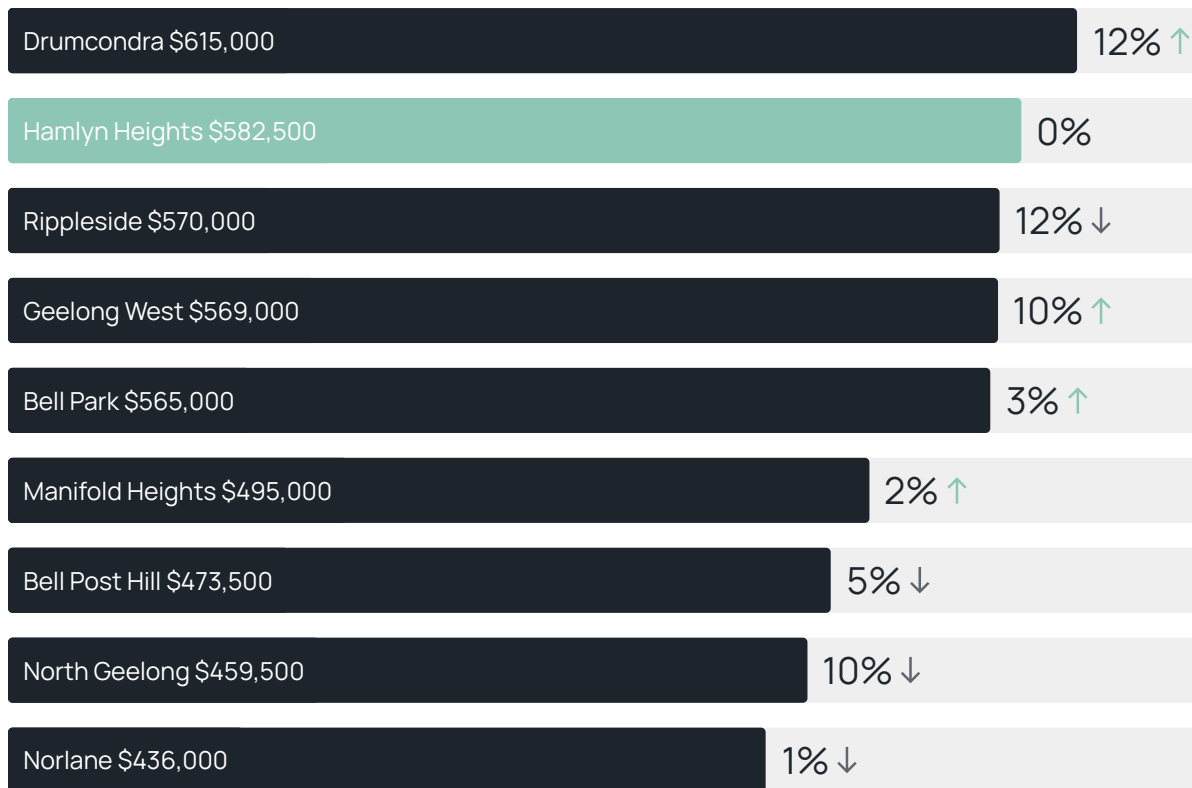
\$583k

Quarterly price change

0.00% ↓

Hamlyn Heights quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 13%
● Private 87%

Auction clearance rate³

66.67%

Median days on market³

House

24 days

Unit

27 days

Average hold period¹

House

12.7 years

Unit

9.5 years

Dwelling type⁵

● Houses 99% ● Units 1%

Population⁵

6,518

Ownership⁵

● Owned outright 35% ● Mortgaged 35% ● Rented 30%

Median asking rent per week¹

\$540

Unit

\$450

Median age⁵

38 years

Rental yield¹

House

3.71%

Unit

4.53%

Median household size⁵

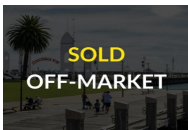
2.3 people

Recent Hamlyn Heights sales²

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
 20 Griffen Street Hamlyn Heights	3	House	\$752,000	30 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
 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	Undisclosed	15 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 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
 35 Sycamore Street Hamlyn Heights	3	House	\$655,000	12 Aug 2026
 12D Logan Street Hamlyn Heights	3	House	\$825,000	12 Aug 2026
 2A Waiora Avenue Hamlyn Heights	1	House	Undisclosed	10 Aug 2026
 1/158 Church Street Hamlyn Heights	3	Townhouse	\$745,000	10 Aug 2026
 2/5 Waiora Avenue Hamlyn Heights	3	House	\$712,000	07 Aug 2026
 4 Calvert Street Hamlyn Heights	3	House	Undisclosed	07 Aug 2026
 3/24 Griffen Street Hamlyn Heights	3	House	\$730,000	07 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 11B Sheridan Street Hamlyn Heights	3	House	\$727,000	06 Aug 2026
 90 Tahara Street Hamlyn Heights	4	House	\$815,000	06 Aug 2026
 15 Parkland Drive Hamlyn Heights	4	House	\$760,000	05 Aug 2026
 2A Alkoomi Avenue Hamlyn Heights	3	House	\$680,000	05 Aug 2026
 3/168 Church Street Hamlyn Heights	1	Unit	\$318,000	05 Aug 2026
 64 Vines Road Hamlyn Heights	3	House	\$765,000	05 Aug 2026
 49 Hamlyn Avenue Hamlyn Heights	4	House	\$820,000	04 Aug 2026
 1/4 Willana Avenue Hamlyn Heights	3	House	\$600,500	04 Aug 2026
 22 Hamlyn Avenue Hamlyn Heights	3	House	Undisclosed	25 Jul 2026
 12 Acacia Street Hamlyn Heights	3	House	\$795,000	23 Jul 2026



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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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