



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

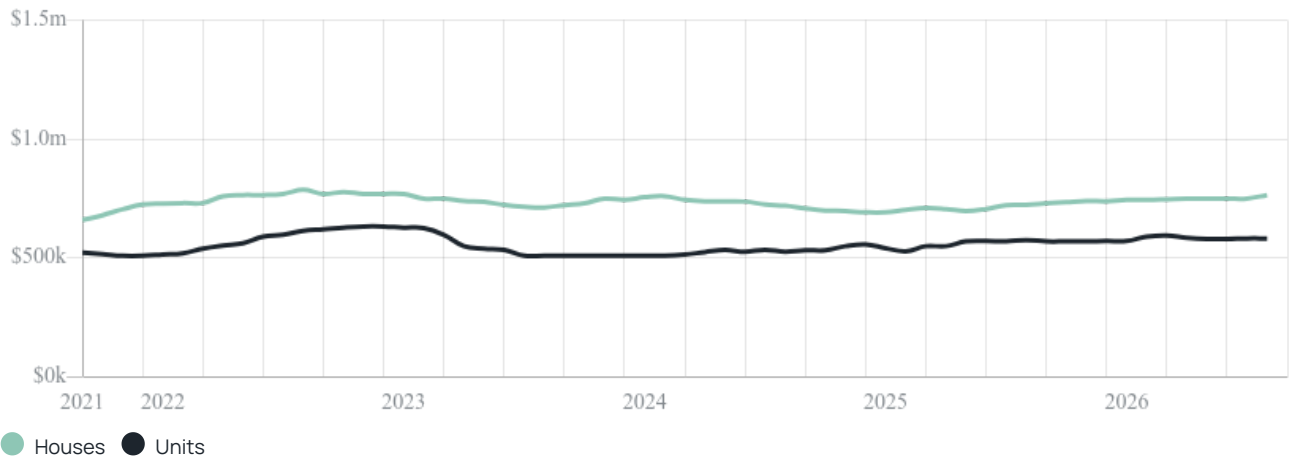
Median

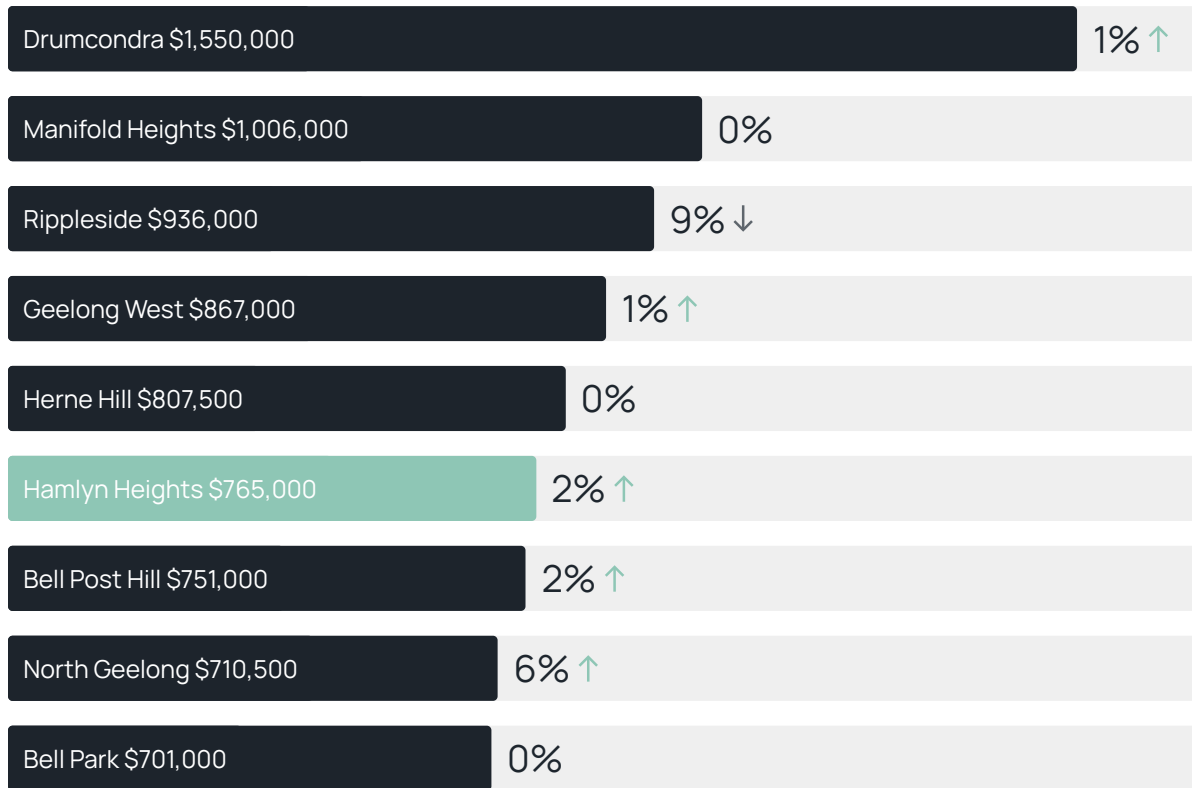
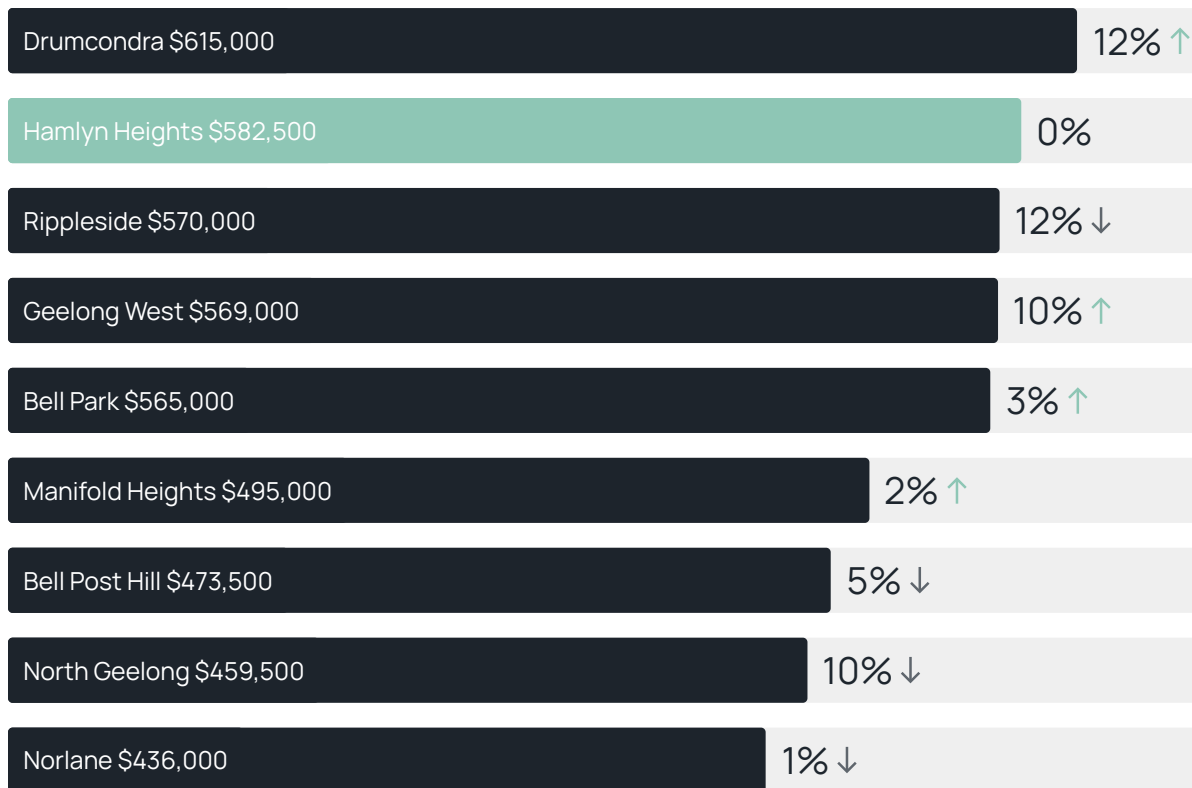
\$583k

Quarterly price change

0.00% ↓

Hamlyn Heights quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 12%
● Private 88%

Auction clearance rate³

100%

Median days on market³

House

Unit

24 days

27 days

Average hold period¹

House

Unit

12.7 years

9.5 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

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

Population⁵

6,518

Median asking rent per week¹

Unit

\$540

\$450

Median age⁵

38 years

Rental yield¹

House

Unit

3.71%

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
 25 Weeroona Avenue Hamlyn Heights	0	Residential_land	\$645,000	01 Sep 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 11B Sheridan Street Hamlyn Heights	3	House	Undisclosed	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	Undisclosed	05 Aug 2026
 64 Vines Road Hamlyn Heights	3	House	Undisclosed	05 Aug 2026
 49 Hamlyn Avenue Hamlyn Heights	4	House	\$820,000	04 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 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
 2/9 Quamby Avenue Hamlyn Heights	3	Townhouse	\$655,000	23 Jul 2026
 17 Pride Avenue Hamlyn Heights	3	House	Undisclosed	22 Jul 2026
 1/63 Sladen Street Hamlyn Heights	2	Unit	\$550,000	18 Jul 2026
 4/9 Toyne Avenue Hamlyn Heights	2	Unit	\$578,000	17 Jul 2026
 17 June Avenue Hamlyn Heights	3	House	\$750,000	16 Jul 2026
 1/14 Mary Street Hamlyn Heights	3	Townhouse	\$730,000	14 Jul 2026
 1/1 Alkoomi Avenue Hamlyn Heights	2	House	\$600,050	11 Jul 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 06/09/2026

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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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