

STATEMENT OF INFORMATION



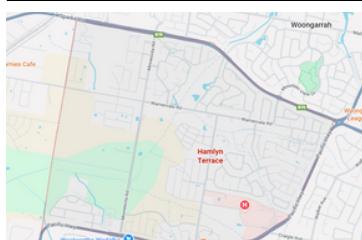
44 Clinton Way,
Hamlyn Terrace
Indicative Selling Price
Price Range: Guide \$1,020,000



Land Size: 472sqm

Provided by: Adrian Culpin, McGrath Central Coast, Lake Macquarie, Hunter Valley & Newcastle

MEDIAN SALE PRICE



Hamlyn Terrace, NSW, 2259
Suburb Median Sale Price (House)
\$950,000

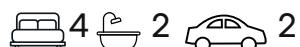
January 2025 - December 2025

Provided by:

COMPARABLE PROPERTIES RECENTLY SOLD



9 Rushmore Pl, Hamlyn Terrace
Sale Price
\$1,085,000
Sale Date: 21/11/2025

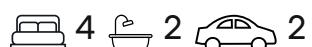


Land Size: 457sqm

Distance from Property: 1km



43 Piper Dr, Hamlyn Terrace
Sale Price
\$1,020,000
Sale Date: 17/10/2025

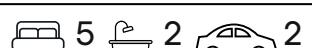


Land Size: 511sqm

Distance from Property: 2.6km



72 Figtree Blvd, Wadalba,
Sale Price
\$1,085,000
Sale Date: 06/12/2025



Land Size: 503sqm

Distance from Property: 2.6km

Disclaimer: This information has been prepared to assist you assess this property's value range. We compiled this list with best endeavors from sources we deem reliable however you should rely on your own enquiries to verify the accuracy of the information.