

STATEMENT OF INFORMATION



44 Clinton Way,
Hamlyn Terrace

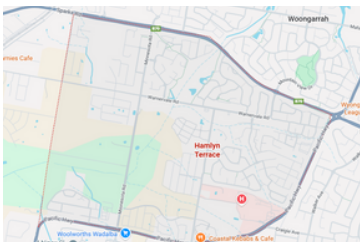
Indicative Selling Price
Price Range: Guide \$1,020,000

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

4 2 2

Land Size: 472sqm

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

4 2 2

Land Size: 457sqm

Distance from Property: 1km



43 Piper Dr, Hamlyn Terrace

Sale Price
\$1,020,000

Sale Date: 17/10/2025

4 2 2

Land Size: 511sqm

Distance from Property: 2.6km



72 Figtree Blvd, Wadalba,

Sale Price
\$1,085,000

Sale Date: 06/12/2025

5 2 2

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 enquires to verify the accuracy of the information.