

## STATEMENT OF INFORMATION



46 Minorca Cct,  
Hamlyn Terrace

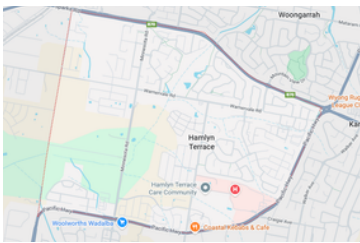
Indicative Selling Price  
Price Range: Guide \$980,000

4 2 2

Land Size: 459sqm

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

## MEDIAN SALE PRICE



Hamlyn Terrace, NSW, 2259

Suburb Median Sale Price (House)  
\$987,500

May 2025 - April 2026

Provided by:

## COMPARABLE PROPERTIES RECENTLY SOLD



293 Warnervale Rd, Hamlyn Terrace

Sale Price  
\$985,000

Sale Date: 26/03/2026

4 2 2

Land Size: 501sqm

Distance from Property: 1.9km



41 Jasper Ave, Hamlyn Terrace

Sale Price  
\$1,040,000

Sale Date: 09/04/2026

4 2 2

Land Size: 487sqm

Distance from Property: 850m



40 Dehavilland Cct, Hamlyn Terrace

Sale Price  
\$990,000

Sale Date: 25/03/2026

4 2 2

Land Size: 510sqm

Distance from Property: 1.4km

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.