

STATEMENT OF INFORMATION



145 Warnervale Road,
Hamlyn Terrace

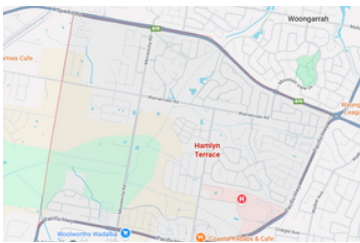
Indicative Selling Price
Price Range: Guide \$1,100,000

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

 4  2  2

Land Size: 523sqm

MEDIAN SALE PRICE



Hamlyn Terrace, NSW, 2259

Suburb Median Sale Price (House)
\$945,000

November 2024 - October 2025

Provided by: 

COMPARABLE PROPERTIES RECENTLY SOLD



163 Warnervale Rd, Hamlyn Terrace

Sale Price
\$1,150,000

Sale Date: 29/10/2025

 4  2  2

Land Size: 487sqm

Distance from Property: 280m



7 Verbena Avenue, Hamlyn Terrace,

Sale Price
\$1,130,000

Sale Date: 28/10/2025

 4  2  2

Land Size: 508sqm

Distance from Property: 2.5km



38 Irving Court, Hamlyn Terrace,

Sale Price
\$1,100,000

Sale Date: 16/10/2025

 4  2  2

Land Size: 543sqm

Distance from Property: 5km

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.