

## STATEMENT OF INFORMATION



12 Cedarwood Rd, Hamlyn Terrace  
Indicative Selling Price

 3
  2
  1  
 Land Size: 450sqm

Price Range: Auction Guide \$780,000

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

## MEDIAN SALE PRICE




Hamlyn Terrace, NSW, 2259

Suburb Median Sale Price (House)

**\$920,000**




September 2024 - August 2025

Provided by: 

## COMPARABLE PROPERTIES



27 Columbus Street, Hamlyn Terrace

 3
  2
  1

Sale Price

**\$785,000**

Sale Date: 30/07/2025

Land Size: 318sqm

Distance from Property: 2.4km



36 Mary Mackillop Dr, Woongarrah

 3
  2
  1

Sale Price

**\$790,000**

Sale Date: 06/06/2025

Land Size: 280sqm

Distance from Property: 2.8km



2 Glading Close, Lake Haven

 3
  2
  3

Sale Price

**\$795,000**

Sale Date: 30/07/2025

Land Size: 536sqm

Distance from Property: 3.5km

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.