




## STATEMENT OF INFORMATION



153 Warnervale Road,  
Hamlyn Terrace

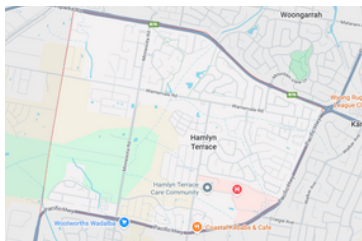
Indicative Selling Price  
Price Range: Guide \$1,100,000

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

 4  2  2

Land Size: 486sqm

## MEDIAN SALE PRICE



Hamlyn Terrace, NSW, 2259

Suburb Median Sale Price (House)

**\$950,000**

January 2025 - December 2025

Provided by: 

## COMPARABLE PROPERTIES RECENTLY SOLD





58 Stan Johnson Drive,  
Hamlyn Terrace

Sale Price

**\$1,120,000**

Sale Date: 05/11/2025

 4  2  2

Land Size: 667sqm

Distance from Property: 2km






145 Warnervale Rd, Hamlyn Terrace

Sale Price

**\$1,160,000**

Sale Date: 21/11/2025

 4  2  2

Land Size: 523sqm

Distance from Property: 280m






163 Warnervale Rd, Hamlyn Terrace

Sale Price

**\$1,150,000**

Sale Date: 29/10/2025

 4  2  2

Land Size: 487sqm

Distance from Property: 150m

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.