

STATEMENT OF INFORMATION



153 Warnervale Road,
Hamlyn Terrace

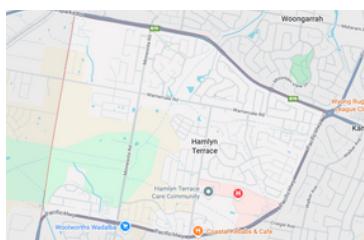


Land Size: 486sqm

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

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

MEDIAN SALE PRICE



Hamlyn Terrace, NSW, 2259

Suburb Median Sale Price (House)
\$950,000

January 2025 - December 2025

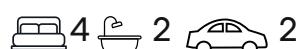
Provided by:

COMPARABLE PROPERTIES RECENTLY SOLD



58 Stan Johnson Drive,
Hamlyn Terrace
Sale Price
\$1,120,000

Sale Date: 05/11/2025



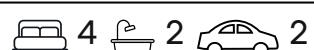
Land Size: 667sqm

Distance from Property: 2km



145 Warnervale Rd, Hamlyn Terrace
Sale Price
\$1,160,000

Sale Date: 21/11/2025



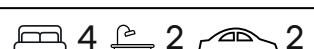
Land Size: 523sqm

Distance from Property: 280m



163 Warnervale Rd, Hamlyn Terrace
Sale Price
\$1,150,000

Sale Date: 29/10/2025



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 enquiries to verify the accuracy of the information.