


Macquarie Park Market Update 2nd Half 2023



OVERVIEW

In Q2 2023, Macquarie Park* recorded a median house price of \$2,400,000, and a median unit price of \$817,500. This represents annual (Q2 2022 – Q2 2023) median price growth of 4.3% for houses and 2.2% for units. Macquarie Park* saw a continuous price growth over the past quarter (Q1 – Q2 2023), after seeing a slight dip in late 2022. Total sales increased between Q2 2022 – Q2 2023, by 16.8% (to 174 sales) for houses and 57.1% (to 418 sales) for units. Despite cash rate hikes demand is still strong in Macquarie Park. This creates an opportunity for sellers who wish to benefit from their investment.

	CHANGE FROM LAST	YEAR	HALF YEAR
	House Sales	↑	↑
	House Median Price	↑	↑
	House Rental Price	↑	↑
	Unit Sales	↑	↑
	Unit Median Price	↑	↑
	Unit Rental Price	↑	↑

MARKET CONDITIONS

SALES MEDIAN PRICE
Q2 2023



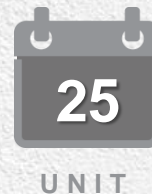
SALES AVERAGE DAYS ON
MARKET Q2 2023



RENTAL MEDIAN PRICE
Q2 2023

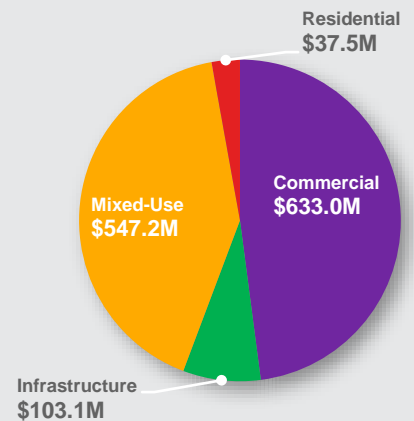


RENTAL AVERAGE DAYS ON
MARKET Q2 2023



FUTURE DEVELOPMENTS

Macquarie Park* will see approx. **\$33.7M** worth of new projects commencing in the 2nd half of 2023.



These projects will stimulate economic growth and more job opportunities in Macquarie Park. With more people employed this will have a spill-over impact on the real estate market, in the form of higher demand for housing stock.

A main commercial project over the 2nd half of 2023 is Waterloo Overall Masterplan Stages 1-6. This will construct 6 commercial buildings.

Notable mixed-use planned include:

- Ivanhoe Estate Redevelopment (672 apartments)
- Herring Road Macquarie Centre Mixed-use Development

Key residential projects include:

- Lachlan Line (96 units) – affordable housing
- Hazelwood Place & Cliff Road Apartments (52 apartments)

There is an absence of new ready-to-sell houses in the pipeline, which will put more pressure on prices.

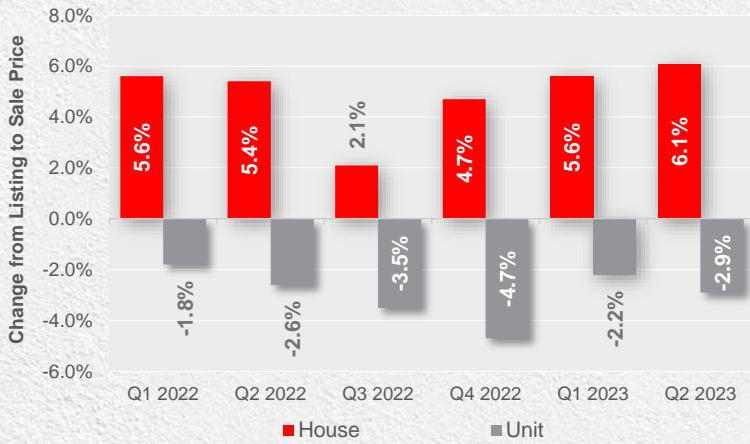


857 Units/
Apartments

AVERAGE VENDOR DISCOUNT* KEY COMMENTS

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

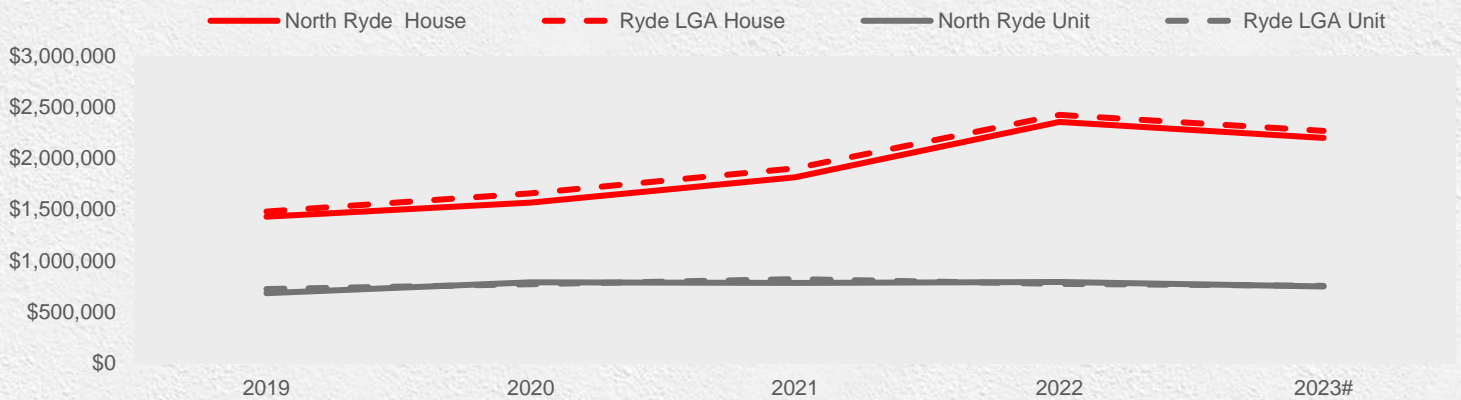
Average vendor discounts between Q2 2022 and Q2 2023 have shifted for houses, to a higher premium of 6.1%. Units on the other hand have shifted to a larger discount of -2.9% in Q2 2023. House sellers can still achieve a final price above the first list price, however unit buyers can benefit from a higher discount.



The suburb of North Ryde has historically performed on par with the wider Ryde Local Government Area (LGA) in both median house and unit price. This continued to be the case throughout the 1st half of 2023.

The dominant proportion of homes sold in Macquarie Park* across 2023# were in the premium price point of \$2,600,000 and above (31.3%). Vacant land also had a dominant premium price point, of \$900,000 and above (36.6%). The premium market is strong, even with cash rate hikes. There is now a slightly higher proportion of affordable stock, with 23.0% of houses sold under \$2.0M and 12.1% of units sold under \$600,000.

MARKET COMPARISON

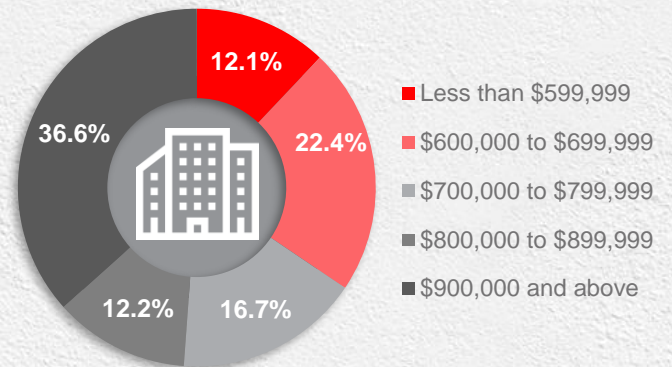
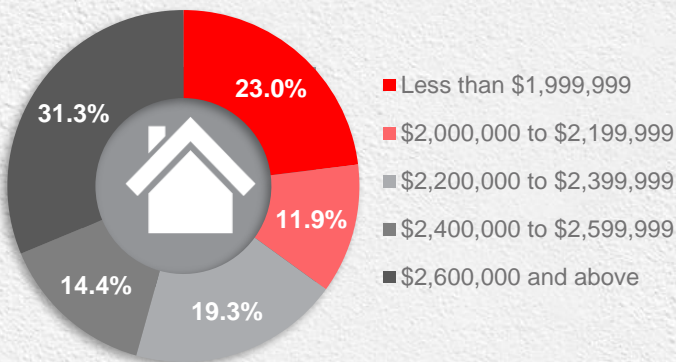


The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is North Ryde.

PRICE BREAKDOWN 2023#

HOUSES SOLD

UNITS SOLD

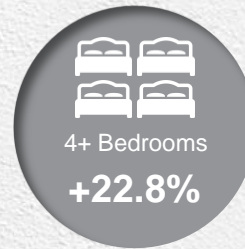


RENTAL GROWTH 2023€

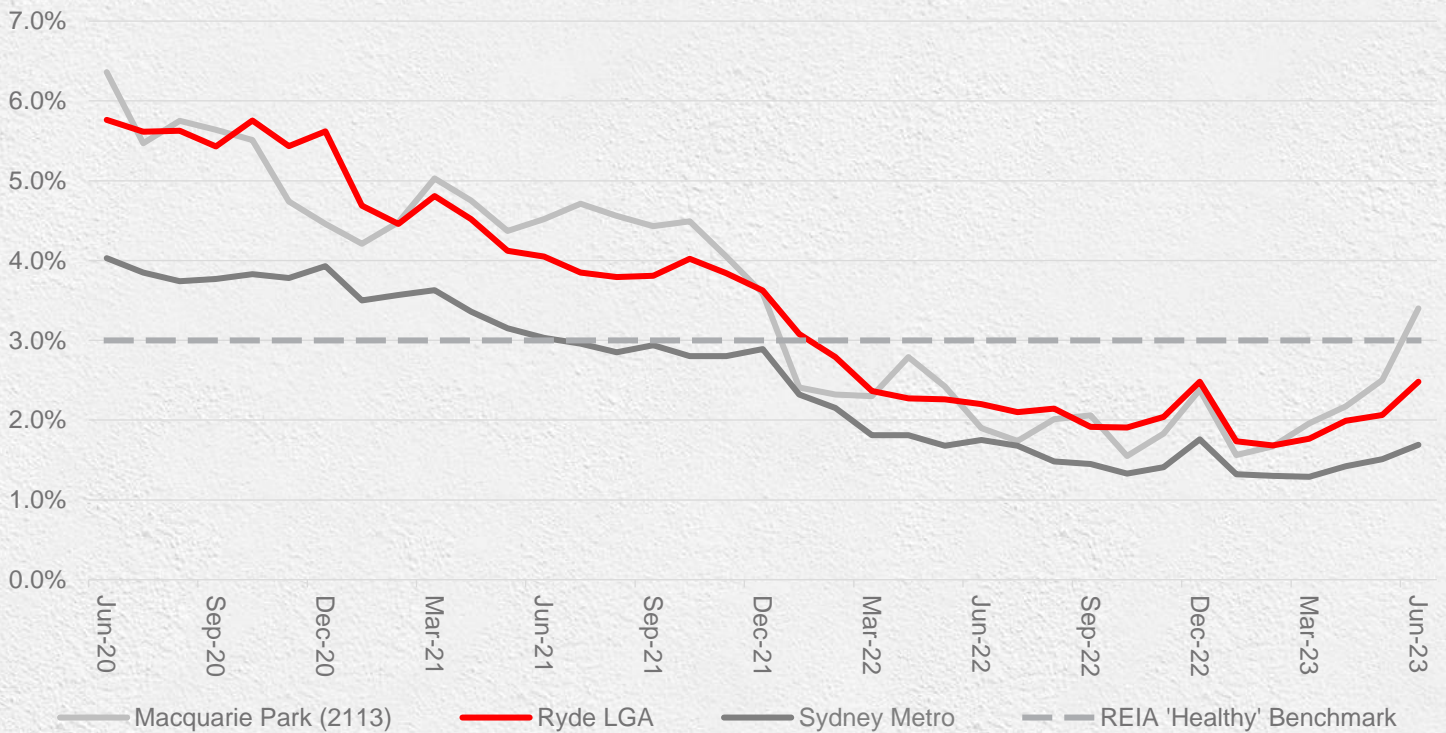
House rental yields in Macquarie Park* (postcode 2113) was 2.8% in June 2023, on par with Sydney Metro (2.8%). In the 12 months to Q2 2023 median house rental price increased by 25.0% to sit at \$875 per week, alongside a -10.4% decrease in the number of houses rented (to 163 rentals). Average days on the market increased slightly, but still low at 25 days. The same pattern can be seen in the unit rental market, confirming an undersupplied rental market in Macquarie Park*.

4+ bedroom houses have provided investors with +22.8% rental growth annually, with a median rent of \$1,050 per week.

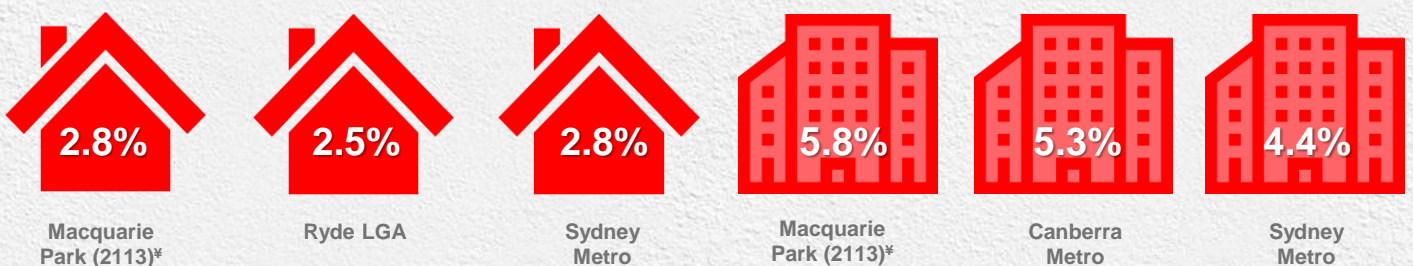
Macquarie Park* (postcode 2113) recorded a vacancy rate of 3.4% in June 2023, above Sydney Metro's 1.7% average. Vacancy rates in Macquarie Park* have increased steadily in the past 12 months, due to investors coming back into the market. Although June 2023 vacancy rate is above the Real Estate Institute of Australia's healthy 3.0% benchmark, it is still below pre-COVID and the three year average. Overall this creates a conducive and sustainable environment for investors.



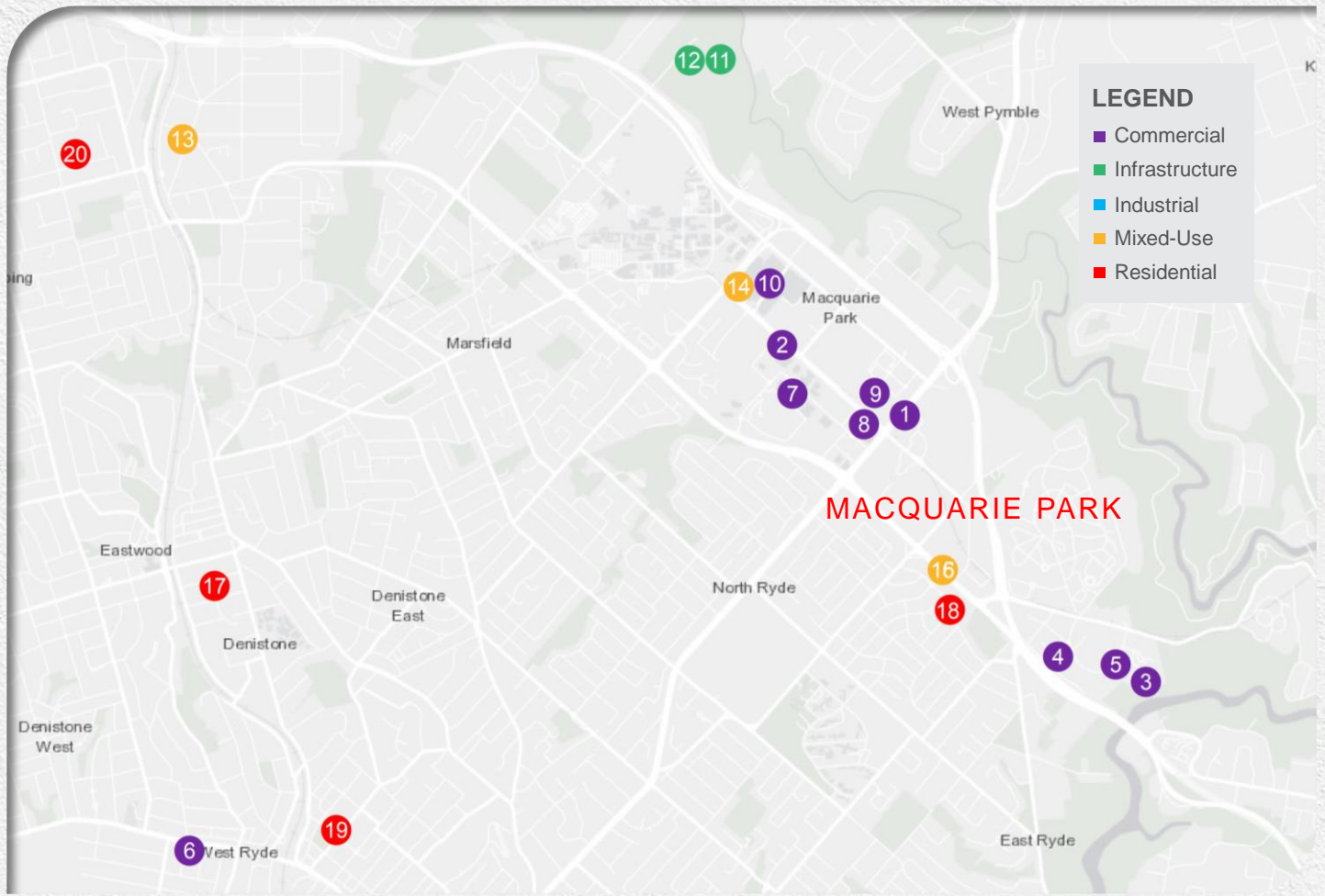
RENTAL VACANCY RATES 2023



RENTAL YIELD 2023\$



TOP DEVELOPMENTS MAP 2nd HALF 2023[Ⓐ]



Location	Project [Ⓔ]	Type	Estimated Value [Ⓜ]	Commence Date [Ⓜ]
1	45-61 Waterloo Overall Masterplan Stages 1-6	Commercial	\$327,565,000	04/12/2023
2	78 Waterloo Road Laboratory Conversion	Commercial	\$1,469,000	05/12/2023
3	3 Richardson Place Office Building Refurbishment	Commercial	\$3,000,000	15/12/2023
4	3m Building North Ryde Commercial Building Replacement	Commercial	\$3,235,000	07/12/2023
5	2 Richardson Place High Technology Industry Conversion	Commercial	\$3,743,000	07/12/2023
6	Ryde Toyota	Commercial	\$3,927,000	04/12/2023
7	22 Giffnock Avenue Office Building Acp Replacment	Commercial	\$1,250,000	19/11/2023
8	396 Lane Cove Road Macquarie Park Commerce Centre - Macquarie Exchange Demolition	Commercial	\$925,000	08/12/2023
9	Central House (Building D) Macquarie Square Mixed Use Development	Commercial	\$92,417,000	06/12/2023
10	Macquarie Centre	Commercial	\$195,470,000	06/11/2023
11	Macquarie Park Bus Priority & Capacity Improvement	Infrastructure	\$23,110,000	18/12/2023
12	Herring Road - Macquarie University Station Bus Interchange Upgrade	Infrastructure	\$80,000,000	28/12/2023
13	Uniting Coombah Village Epping Independent Living Units & Aged Care Facility	Mixed-use	\$93,118,000	20/11/2023
14	197 Herring Road Macquarie Centre Mixed Use Development - Overall Project	Mixed-use	\$94,100,000	10/08/2023
15	Ivanhoe Estate Redevelopment - Stage 2 (672 apartments)	Mixed-use	\$310,000,000	11/12/2023
16	The Treehouse - Midtown Macquarie Park	Mixed-use	\$50,000,000	31/10/2023
17	9-19 Second Avenue Units (31 units)	Residential	\$14,621,000	12/10/2023
18	Lachlan's Line (96 units)	Residential	\$5,000,000	12/12/2023
19	19 Wattle Street Apartments (96 apartments)	Residential	\$2,242,000	18/08/2023
20	1 Hazlewood Place & Cliff Road Apartments (52 apartments)	Residential	\$15,600,000	04/09/2023



OUR SERVICES INCLUDE

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products.



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REFERENCES

* Macquarie Park market data and key indicators encapsulates aggregate property market conditions within the suburbs of Macquarie Park, North Ryde, Epping, West Ryde, and Eastwood.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2023 encapsulates sales transactions for Q1 and Q2 2023 (01/01/2023 – 30/6/2023) only.

€ Annual rental growth is a comparison between Q2 2022 (01/04/2022 – 30/06/2022) and Q2 2023 (01/04/2023 – 30/06/2023) house median rent figures.

¥ Macquarie Park market data encapsulates aggregate property conditions within the postcode of 2113.

§ Rental yields shown are as reported as of June 2023.

⌘ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburbs of Macquarie Park, North Ryde, Epping, West Ryde and Eastwood.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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