

## Beverly Hills Market Update 1st Half 2025



### OVERVIEW

In Q1 2025, Beverly Hills\* recorded a median house price of \$1,600,000 and a median unit price of \$700,000. This represents an annual (Q1 2024 – Q1 2025) price growth of 1.8% for houses and 11.4% for units. Comparing Q1 2024 and Q1 2025, total sales declined by -32.3% (to 42 sales in Q1 2025) for houses and by -4.3% (to 44 sales in Q1 2025) for units. This confirms an undersupply in the housing and unit markets, with Q1 2025 recording the lowest number of house sales in the past 24 months. This created a buffer against higher interest rates, thus continued price growth and a unique opportunity for homeowners to capitalise on their investment. That said, there are new units and houses planned in 2025, in good news for buyers.

#### CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↔
HOUSE RENTAL PRICE	↑	↔

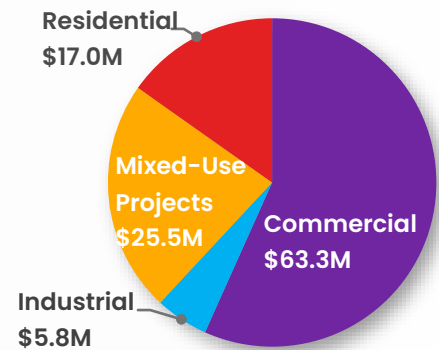


UNIT SALES	↓	↔
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↓



### FUTURE DEVELOPMENTS

Beverly Hills<sup>£</sup> will see approximately **\$111.9M of new projects commencing construction between 2024 – 2026.**



There are several residential projects to commence construction between 2024 and 2026, which include:

- 892-906 Canterbury Road (50 Units)
- 153-159 Penhurst Road (33 Units)
- 35-37 Karne Street South & 71-83 Graham Road (46 Dwellings)
- 2-6 Martin Street (4 Dwellings)

The incoming supply of ready-to-go stock in the Beverly Hills area will assist with demand in the future. However, due to construction challenges, this will take time to build. Thus, added stock and a possible more sustainable level of price growth is more likely to be a long-term benefit, as opposed to short term. In the meantime, an undersupply is more likely, which indicate a further increase in property prices.



### MARKET CONDITIONS

MEDIAN PRICE  
Q1 2025



SALES



AVERAGE DAYS  
ON MARKET Q1 2025



MEDIAN PRICE  
Q1 2025



RENTALS



AVERAGE DAYS  
ON MARKET Q1 2025



91 Units/  
Apartments



10  
Townhouses



54  
Dwellings



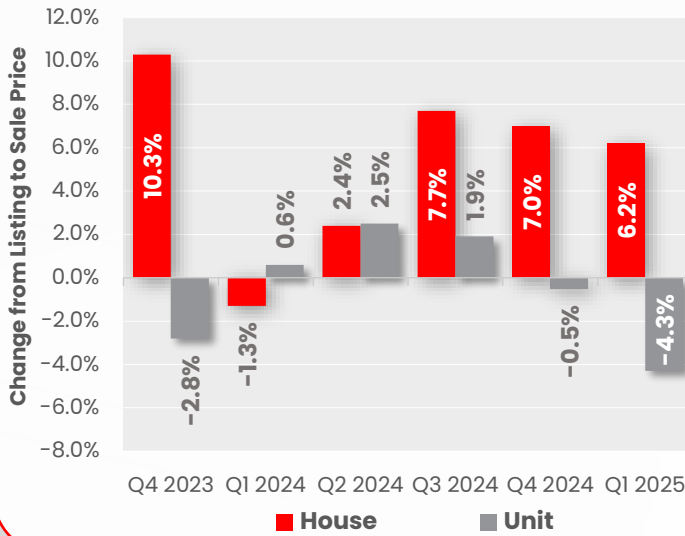
## AVERAGE VENDOR DISCOUNT\*

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.

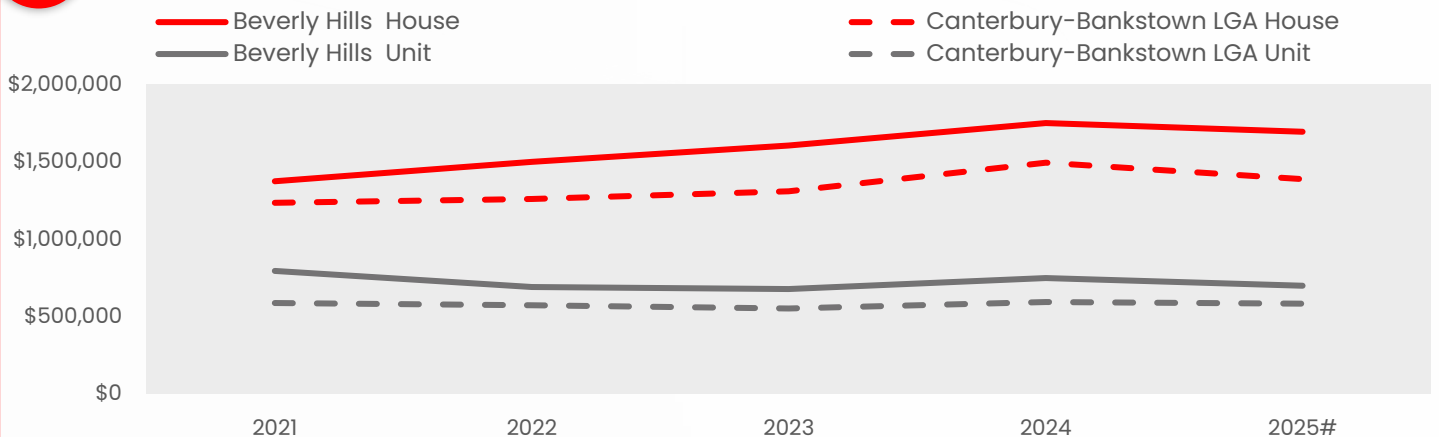
Average vendor discounts between Q1 2024 and Q1 2025 have swung drastically from a discount of -1.3% to a high premium of 6.2% for houses, which indicate a shift from a buyer's market to a sellers. Conversely, the unit market saw a swing from a premium to a discount, at -4.3% in Q1 2025. Unit buyers can now benefit from a discount; but given units have recorded a premium in the past 18 months and the undersupply of stock in the market, this may not last long.

The suburb of Beverly Hills has outperformed the wider Beverly Hills Local Government Area (LGA) in median house and unit prices for the past 5 years. This continues to be the case, even with slower price growth in the LGA and suburb between 2024 and 2025#.

Most of the homes sold in Beverly Hills\* in 2025# were sold in the premium price bracket, of \$1.75M and above (32.1%). That said, 30.4% of homes were sold in the most affordable price point of less than \$1,449,999; in good news for buyers. The unit market is split, with relatively equal portions in the premium price point of \$860,000 and above (26.4%) and the most affordable price point of less than \$549,999 (27.9%). There is a home for every budget in Beverly Hills\*.



## MARKET COMPARISON

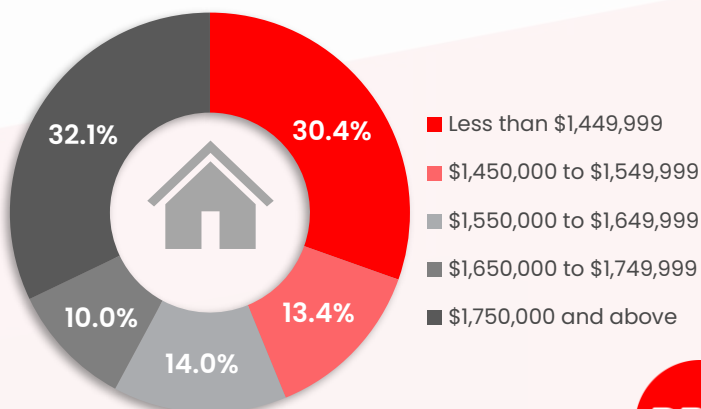


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Beverly Hills.

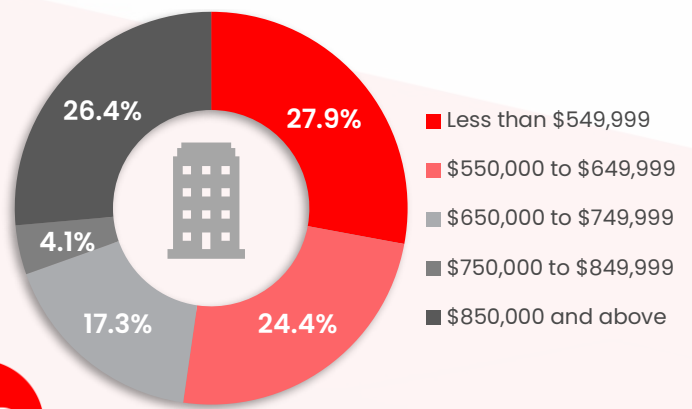


## PRICE BREAKDOWN 2024/2025#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2025€

House rental yields in Beverly Hills\* was 2.2% as of March 2025, slightly below the Sydney Metro average (2.7%). That said, median house rental price in Beverly Hills\* increased by 2.6% in the past 12 months to Q1 2025, at \$800 per week. At the same time the number of houses rented increased significantly, to 90 houses in Q1 2025. The same pattern can be seen for units, with higher median unit rental price and more units rented. Overall, this suggest there is still a highly demanded rental market in Beverly Hills\*, which is beneficial to investors.

4-bedroom houses have provided investors with +8.3% rental growth annually, achieving a median rent of \$975 per week.

Beverly Hills\* recorded a vacancy rate of 1.1% in March 2025, slightly below Sydney Metro's 1.3%. Vacancy rates showed an increase in the past 12 months, due to more investors entering the market. However, a 1.1% vacancy rate still below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Beverly Hills\*. This suggests a conducive investment environment, even with higher entry (house and unit) prices in Q1 2025.

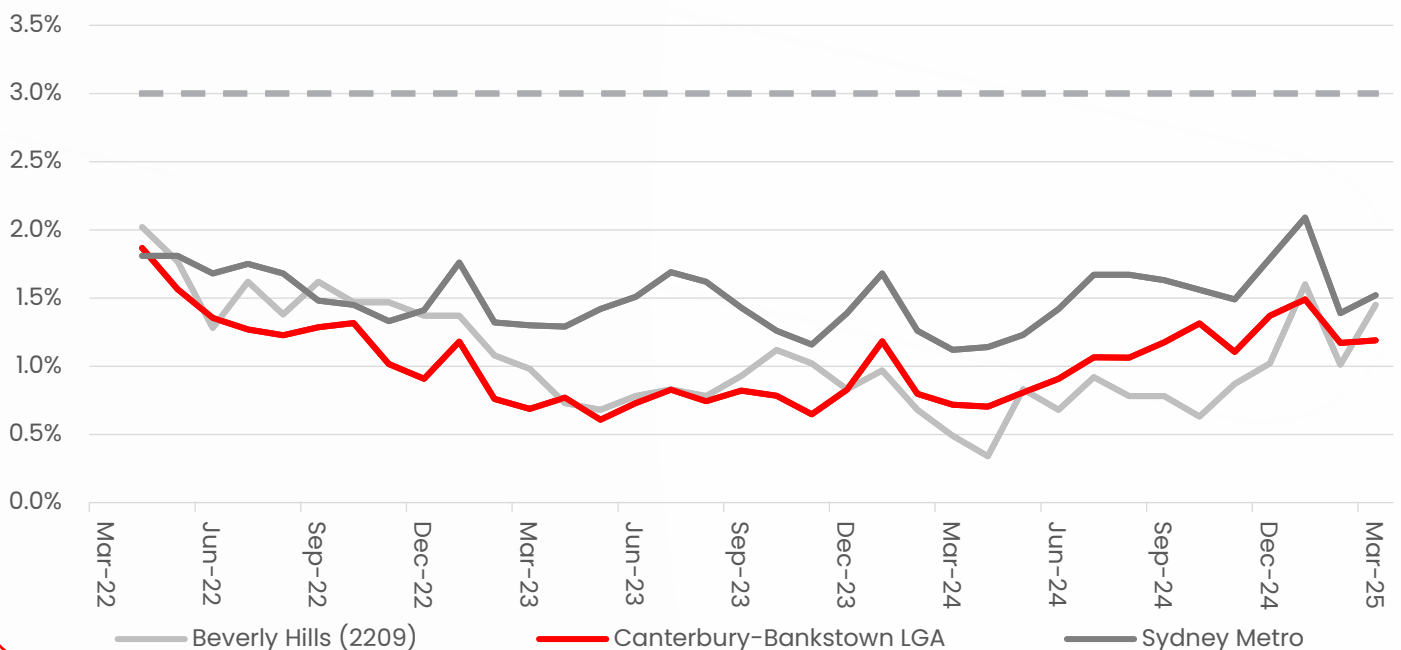
2 BEDROOMS  
**-3.1%**

3 BEDROOMS  
**+1.7%**

4 BEDROOMS  
**+8.3%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**2.2%**

Beverly Hills  
(2209)\*



**3.0%**

Canterbury-Bankstown  
LGA



**2.7%**

Sydney  
Metro



**4.3%**

Beverly Hills  
(2209)\*



**4.9%**

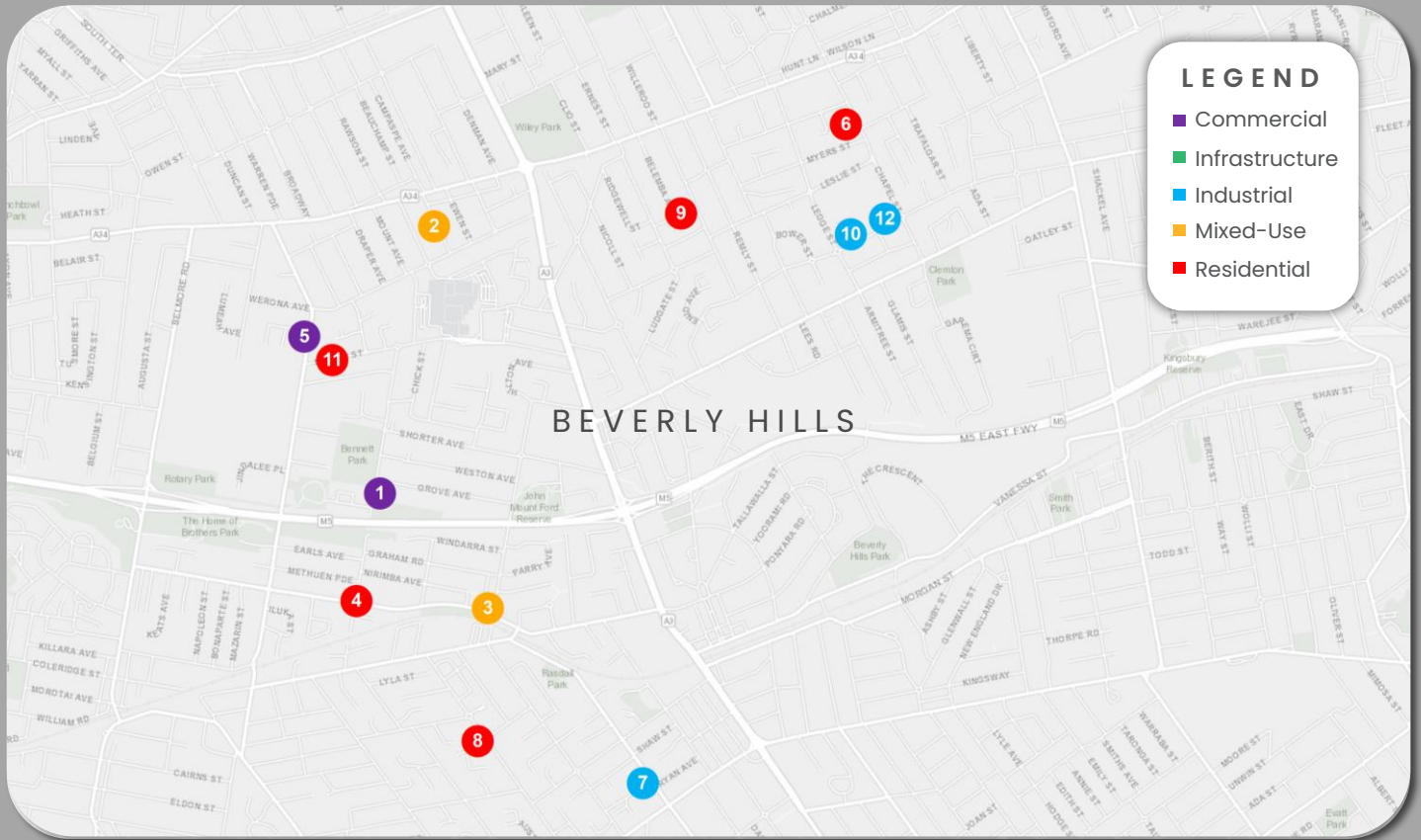
Canterbury-Bankstown  
LGA



**4.3%**

Sydney  
Metro

# PROJECT DEVELOPMENT MAP 2024-2026<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	Narwee Parklands Seniors Housing (Residential care facility – 163 beds and communal facilities)	Commercial	\$57,576,250	21/06/2025
2	892-906 Canterbury Road Units & Shop (50 Units – 6 storey shop top housing development)	Mixed Use	\$15,000,000	12/12/2025
3	153-159 Penshurst Road Units & Retail (33 Units – 8 storey shop top housing to include 2 ground floor retail tenancies)	Mixed Use	\$10,500,000	1/10/2025
4	35-37 Karne Street South & 71-83 Graham Road Dwellings (46 Dwellings)	Residential	\$5,876,000	8/09/2025
5	Roselands Therapy Centre	Commercial	\$5,700,000	1/06/2024
6	47-51 Chapel Street Townhouses (10 Townhouses)	Residential	\$4,000,000	9/03/2026
7	169b, 171 & 173 Penshurst Street Industrial Buildings	Industrial	\$3,835,462	9/09/2025
8	53 Mountview Avenue Dwellings (4 Dwellings)	Residential	\$3,300,000	12/02/2026
9	58 & 60 Belemba Avenue Units (8 Units)	Residential	\$2,612,338	16/08/2026
10	Abril Roselands Industrial Units	Industrial	\$1,700,000	11/07/2025
11	2-6 Martin Street Dwellings (4 Dwellings)	Residential	\$1,200,000	12/09/2025
12	98 Rogers Street Warehouse	Industrial	\$300,000	20/11/2025





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## RESEARCH SERVICES

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

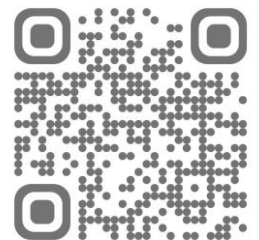


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## REFERENCES

\* Beverly Hills market data and key indicators encapsulates aggregate property market conditions within the suburbs of Beverly Hills, Roselands, and Narwee.

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

# 2025 encapsulates sales transactions for Q1 (01/01/2025 – 31/03/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q1 2024 (01/01/2024 – 31/03/2024) and Q1 2025 (01/01/2025 – 31/03/2025) house median rent figures.

¥ Beverly Hills market data encapsulates aggregate property conditions within the postcode of 2209.

§ Rental yields shown are as reported as of March 2025.

A 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 Beverly Hills, Roselands, and Narwee.

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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