



Liverpool Market Update

1st Half 2025

OVERVIEW

In Q1 2025, Liverpool* recorded a median house price of \$1,100,000 and a median unit price of \$585,000. This represents annual (Q1 2024 – Q1 2025) growth of 10.0% for houses and 8.9% for units. Comparing Q1 2024 and Q1 2025, total sales softened by -18.2% (to 489 sales in Q1 2025) for houses and by -8.1% (to 306 sales in Q1 2025) for units. There is an undersupply in the market, which has created a buffer against higher interest rates and resulted in price growth. This suggests now is an ideal time for owners to capitalise on their investments and sell. There are several ready-to-sell stock (houses, units, townhouses) planned for 2025; however, this will take time to develop. Thus, in the short term, further price growth is expected.

CHANGE FROM LAST YEAR HALF YEAR

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

MARKET CONDITIONS

MEDIAN PRICE
Q1 2025


\$1.1M

SALES


\$585K

AVERAGE DAYS
ON MARKET Q1 2025


57
HOUSE


74
UNIT

MEDIAN PRICE
Q1 2025


\$720

RENTALS


\$570

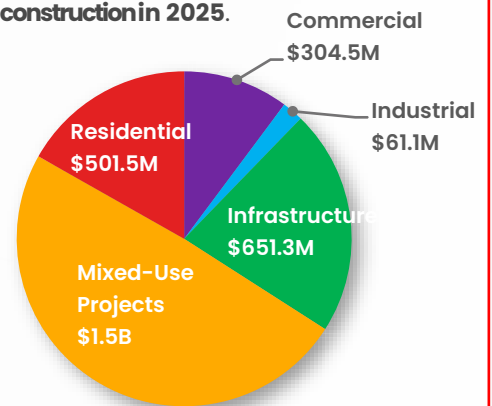
AVERAGE DAYS
ON MARKET Q1 2025


23
HOUSE


22
UNIT

FUTURE DEVELOPMENTS

Liverpool[£] plans to see approximately **\$3.0B of new projects commencing construction in 2025.**





Residential and Mixed-Use projects set to commence in 2025 include:


- 164-170 Croatia Avenue Apartments (598 Apartments)
- 28 Elizabeth Street Illoura Place Apartments & Commercial Development (312 Apartments)
- Bernera Road & Soldiers Parade Dwellings (137 Dwellings)
- 280 Fifth Avenue & Kelly St Dwellings & Residential Subdivision Stages 1A – 2 (54 Dwellings & 58 Lots)
- Campbelltown Road Townhouses Stage 3 (71 Townhouses)

The Liverpool area has a significant amount of ready-to-go stock planned. This will take time to build, but in the long term it will assist with ensuring a more sustainable price growth.


2098 Units/
Apartments


118
Townhouses

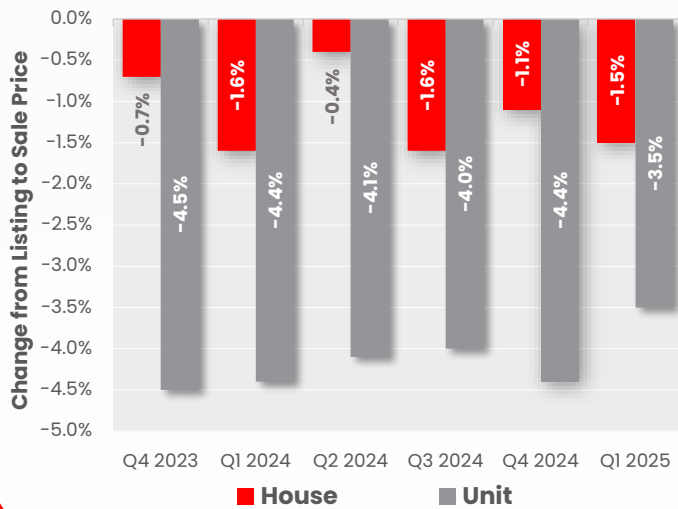

527
Dwellings


3195 Lots

%

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.



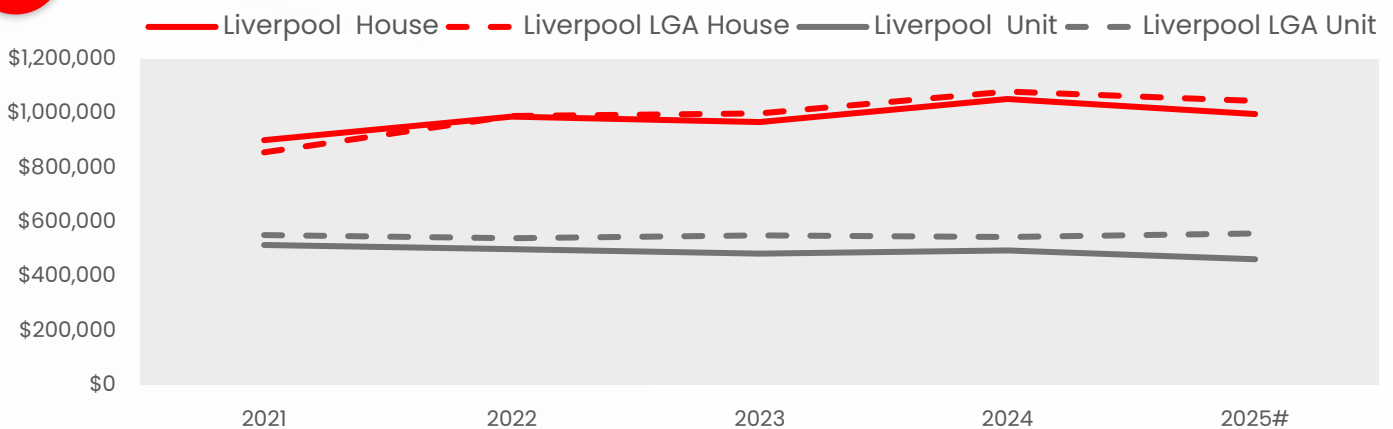
Average vendor discounts between Q1 2024 and Q1 2025 have tightened slightly, from a discount of -1.6% to -1.5% for houses. Similarly, average vendor discounts for units have tightened slightly, to a discount of -3.5%. Both the housing and unit market in the Liverpool* area represent a relatively stable buyers' market. That said, with a slightly tighter discount rates in Q1 2025, buyers should not linger.

The suburb of Liverpool has provided a relatively on par or slightly more affordable median house and unit prices than the wider Liverpool Local Government Area (LGA) for the past 5 years. This continued to be the case in 2025#, with prices in both the suburb and LGA trending similarly.

Most of the homes sold in Liverpool* in 2024/2025# were in the premium price point of \$1,250,000 and above (36.3%). The most affordable price points of less than \$949,999 also saw significant sales (27.4%), which indicates opportunities for buyers. Similarly, units also recorded most sales (32.4%) in the premium price point, of \$700,000 and above; with the second most popular price bracket being the affordable one of \$400,000 – \$499,999 (20.8% of sales). Combined, this suggests there is a home for all budgets in Liverpool*.



MARKET COMPARISON

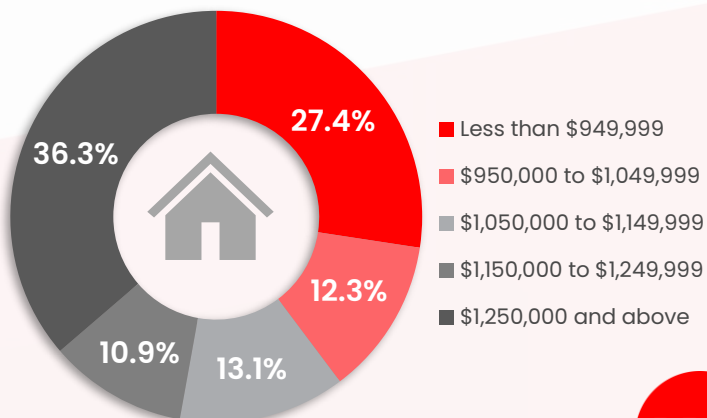


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Liverpool.

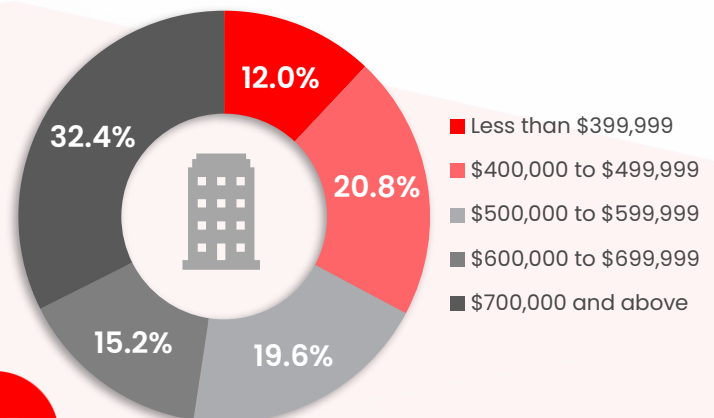
\$

PRICE BREAKDOWN 2024/2025#

HOUSES SOLD



UNITS SOLD



PRD.



RENTAL GROWTH 2025€

House rental yields in Liverpool[¥] was 3.0% as of March 2025, slightly above the Liverpool LGA (2.9%) and Sydney Metro (2.7%). Furthermore, median house rental price increased by 2.9% in the past 12 months to Q1 2025, at \$720 per week. In the same timeframe the number of houses rented also increased, by 11.7% (to 886 houses in Q1 2025). This indicates a highly demanded and competitive house rental market in Liverpool[¥], which is beneficial to investors.

2-bedroom houses have provided investors with +7.3% rental growth annually, achieving a median rent of \$515 per week.

Liverpool[¥] recorded a vacancy rate of 1.0% in March 2025, relatively on par with the Liverpool LGA average of 0.9% but below Sydney Metro's 1.3%. Vacancy rates have remained relatively steady in the past 12 months, but overall showed an increasing pattern, due to more investors. However, a 1.0% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes in Liverpool[¥]. This indicates a conducive investment environment, even with higher property sale prices in Q1 2025.

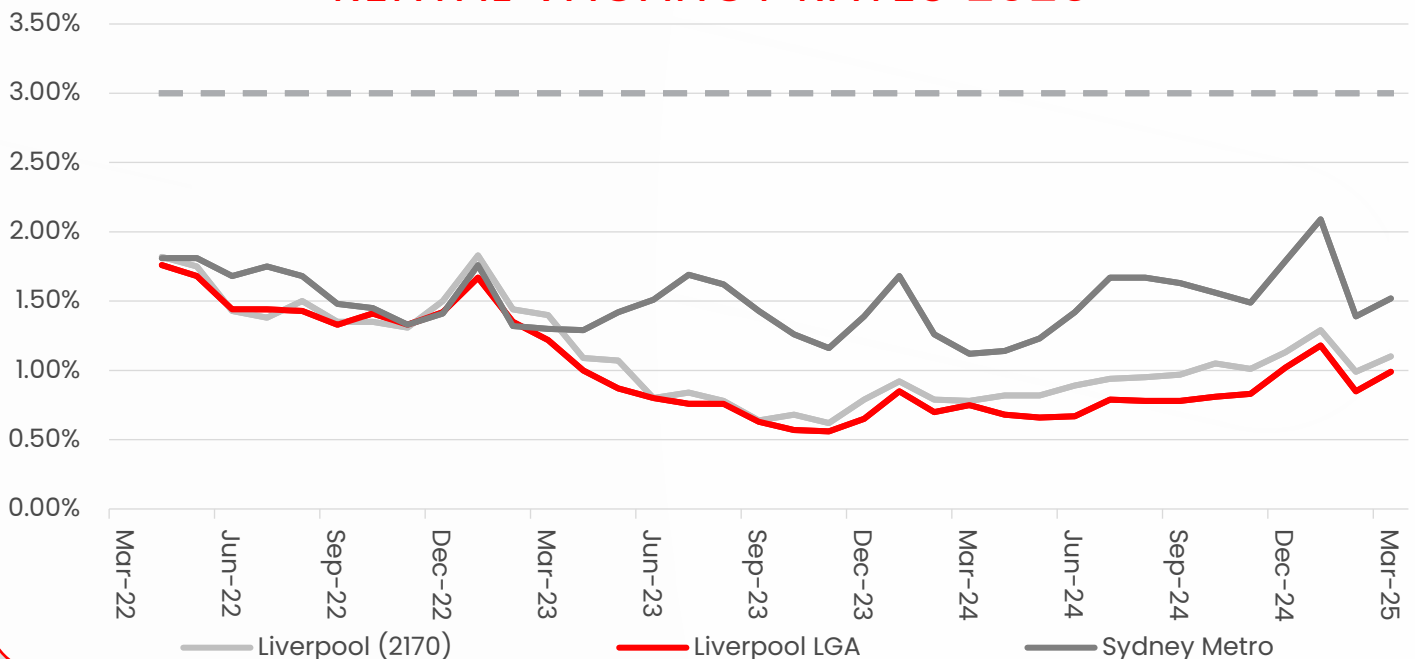
2 BEDROOMS
+7.3%

3 BEDROOMS
+4.7%

4 BEDROOMS
+6.4%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

3.0%
Liverpool
(2170)[¥]

2.9%
Liverpool
LGA

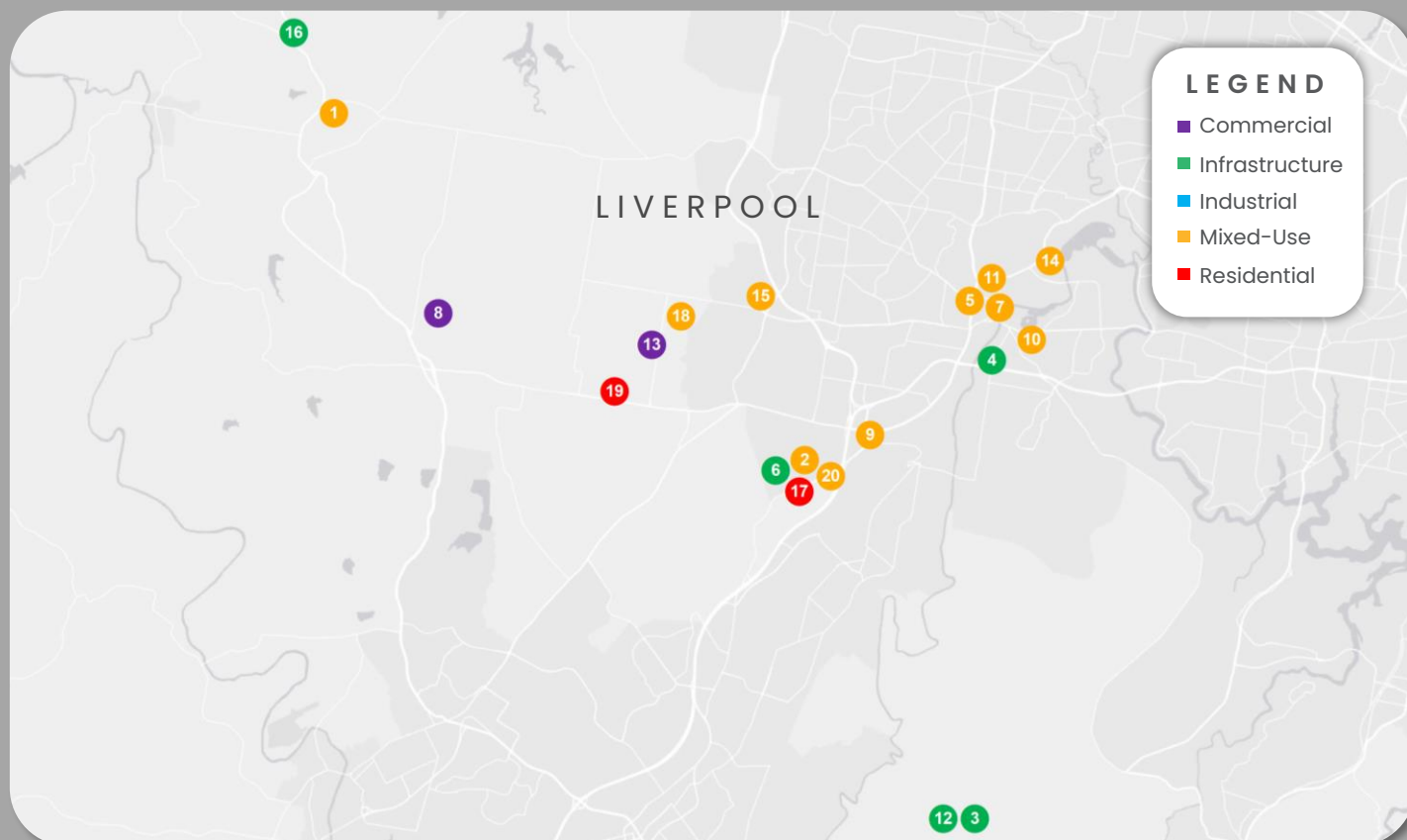
2.7%
Sydney
Metro

5.7%
Liverpool
(2170)[¥]

4.2%
Liverpool
LGA

4.3%
Sydney
Metro

PROJECT DEVELOPMENT MAP 2025 ^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Western Sydney Airport Business Park	Mixed Use	\$391,628,887	17/11/2025
2	164-170 Croatia Avenue Apartments (598 Apartments/Retail)	Mixed Use	\$216,790,300	8/09/2025
3	Multi-role Helicopter Rapid Replacement Facilities Project (Federal Government)	Infrastructure	\$185,000,000	5/09/2025
4	M5 Motorway - Moorebank Avenue - Hume Highway Intersection Upgrade (State Government)	Infrastructure	\$175,000,000	9/12/2025
5	28 Elizabeth Street Illoura Place Apartments & Commercial Development (312 Apartments)	Mixed Use	\$138,632,645	6/08/2025
6	Edmondson Park High School (State Government)	Infrastructure	\$129,000,000	11/08/2025
7	277 Bigge Street & 11-23 Scott Street Commercial & Hotel - Liverpool Quarter	Mixed Use	\$106,589,000	13/10/2025
8	Building 2 Advanced Manufacturing Research Facility Bradfield	Commercial	\$100,000,000	15/09/2025
9	200 Beech Road Multi-level Warehouse - Crossroads Homemaker Centre	Mixed Use	\$99,849,186	24/11/2025
10	Kelso Crescent Multi Level Warehouse Moorebank	Mixed Use	\$94,500,000	6/10/2025
11	25 & 33-125 George Street Westfield Liverpool Commercial & Leisure Precinct	Mixed Use	\$93,442,000	5/05/2025
12	Special Operations Facilities Program - Holsworthy Barracks (Federal Government)	Infrastructure	\$80,000,000	29/09/2025
13	Austral Tobruk Independent Living Units (145 Independent Living Units)	Commercial	\$61,002,000	9/06/2025
14	Inglis Riverside Stables Warwick Farm Hotel Addition (Hotel/Child Care/Offices/Bar)	Mixed Use	\$55,261,027	6/08/2025
15	Middleton Grange Village Town Centre - Overall Project- Masterplan (1000 Apartments/Supermarket/Shops/Restaurants/School)	Mixed Use	\$50,000,000	8/07/2025
16	Elizabeth Drive Upgrade Project Road Upgrade (State Government)	Infrastructure	\$50,000,000	4/11/2025
17	Bernera Road & Soldiers Parade Dwellings (137 Dwellings)	Residential	\$42,535,027	11/12/2025
18	575-599 Fifteenth Avenue Warehouse Units & Offices	Mixed Use	\$41,296,177	10/09/2025
19	280 Fifth Avenue & Kelly Street Dwellings & Residential Subdivision Stages 1a-2 (54 Dwellings/58 Lots)	Residential	\$34,724,343	15/09/2025
20	Campbelltown Road Townhouses Stage 3 (71 Townhouses)	Mixed Use	\$28,710,000	8/11/2025



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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:

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- 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

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REFERENCES

* Liverpool sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Liverpool LGA.

** 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.

¥ Liverpool rental market data encapsulates aggregate property conditions within the postcode of 2170.

§ 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 Liverpool LGA.

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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