Macquarie Park Market Update
2nd Half 2025

OVERVIEW

In Q2 2025, Macquarie Park* recorded a median house price of $2,640,000 and a median unit price of $795,000. This represents annual (Q2 2024 – Q2 2025) price growth of 1.6% for houses and a softening of -3.0% for units. Comparing Q2 2024 and Q2 2025, total sales increased by 4.7% (to 201 sales in Q2 2025) for houses and surged by 61.1% (to 712 sales in Q2 2025) for units. There is a highly demanded housing market, which created a buffer against higher interest rates and have also benefited from the latest cash rate cuts. This suggests that now is an ideal time for house owners to capitalise on their investments. The unit market is now slightly more affordable, creating an opportunity for first home buyers.

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 2025

- House: $2.6M
- Unit: $795K

AVERAGE DAYS ON MARKET Q2 2025

- HOUSE: 49
- UNIT: 70

RENTALS

MEDIAN PRICE Q2 2025

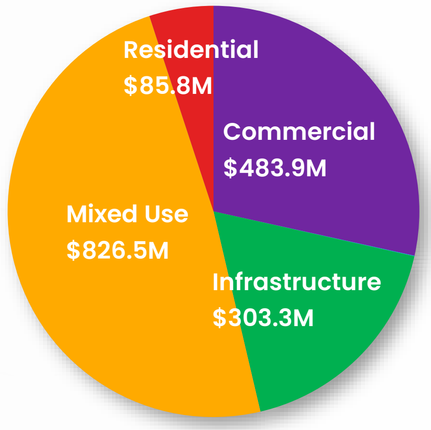
- House: $895
- Unit: $750

AVERAGE DAYS ON MARKET Q2 2025

- HOUSE: 25
- UNIT: 18

FUTURE DEVELOPMENTS

Macquarie Park£ will see approximately **$1.7B of new projects commencing constructionin 2025**.



The main commercial project set to commence in 2025 is 63-71 Waterloo Road Commercial Buildings ($218.0M), which will bring new jobs to the area.

There are some residential and mixed-use projects set to commence in Macquarie Park in 2025. These include:

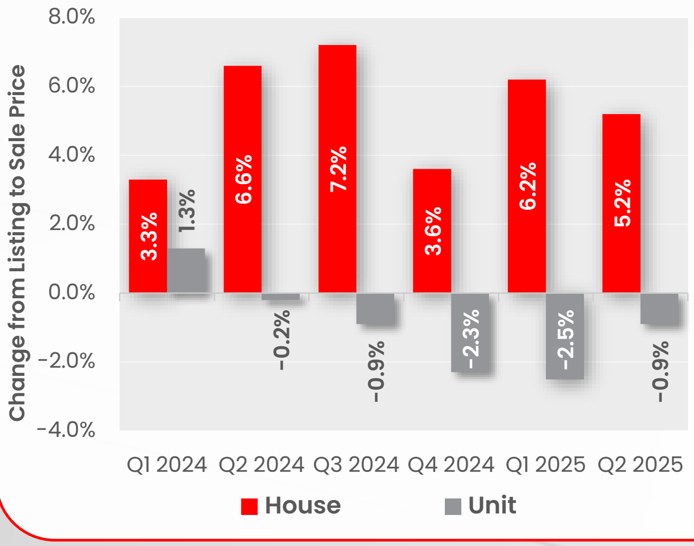
- 35 Waterloo Road, Macquarie Park – BTR (Build-to-Rent) Mixed Use Developments (513 Apartments)
- 5-11 Lachlan Avenue & Herring Road Mixed Use Development (269 Units/35 Apartments)
- 1 Hazlewood Place & Cliff Road Apartments (52 Apartments)

Although there is a significant number of incoming ready-to-sell supply, it is all units. Further, these will take time to build Without new stand-alone houses the house market will be undersupplied, pushing up prices. This can have a spill-over effect for units, stimulating a recovery in unit prices.

1,582 Units/ Apartments

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.

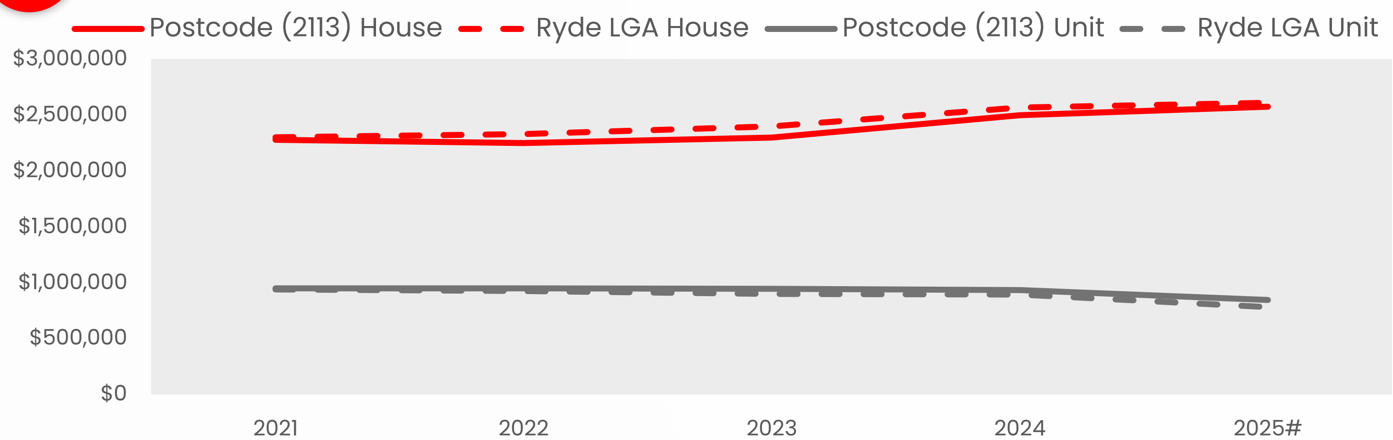


Average vendor discounts between Q2 2024 and Q2 2025 have remains at a premium, but at a slightly lower level of 5.2% for houses. The housing market still favours sellers, where buyers are willing to offer above the initial listing price. Without any new houses planned this premium may increase further, thus buyers must act fast. Conversely, discount for units have widened to -0.9%, suggesting that buyers are able to offer slightly below the first list price.

The postcode of 2113 has tracked on par with the wider Ryde Local Government Area (LGA) in median house and unit prices for the past 5 years. This continued to be the case in 2025#, with price in the suburb and LGA trending in the same direction and at the same pace.

Most of the homes sold in Macquarie Park* in 2024/25# were between the most affordable price bracket of less than $2,999,999 (29.9%), in good news for house buyer. On the other hand, units presents more opportunities for sellers, with the premium price bracket of $950,000 and above seeing the most sales (32.2%). That said, across the market there are sales in every budget. Thus, there is a home for every budget in Macquarie Park*.

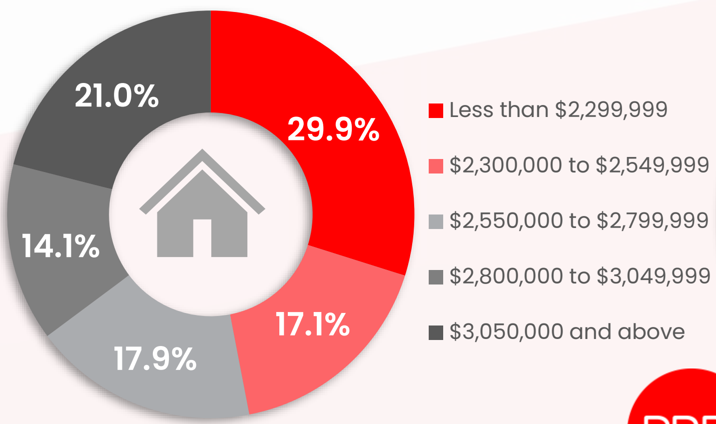
MARKET COMPARISON



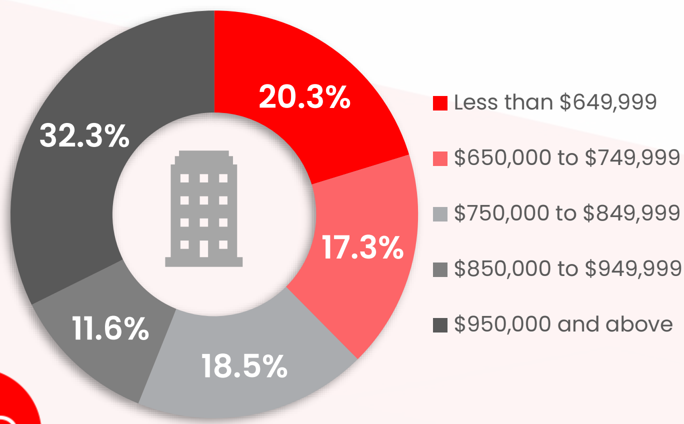
The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main postcode analysed, which is 2113.

PRICE BREAKDOWN 2024/25#

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2025€

House rental yields in Macquarie Park¥ was 3.0% as of June 2025, slightly above the Ryde LGA (2.7%) and higher than the Sydney Metro (2.7%). Median house rental price did decline slightly, by -1.6% in the past 12 months to Q2 2025, at $895 per week. In the same timeframe the number of houses rented decreased, by -24.0% (to 130 houses) in Q2 2025. There is a slight tapering in the rental market, however with a higher rental yield there is still an opportunity for investors.

4+ bedroom houses have provided investors with +3.5% rental growth annually, achieving a median rent of $1,233 per week.

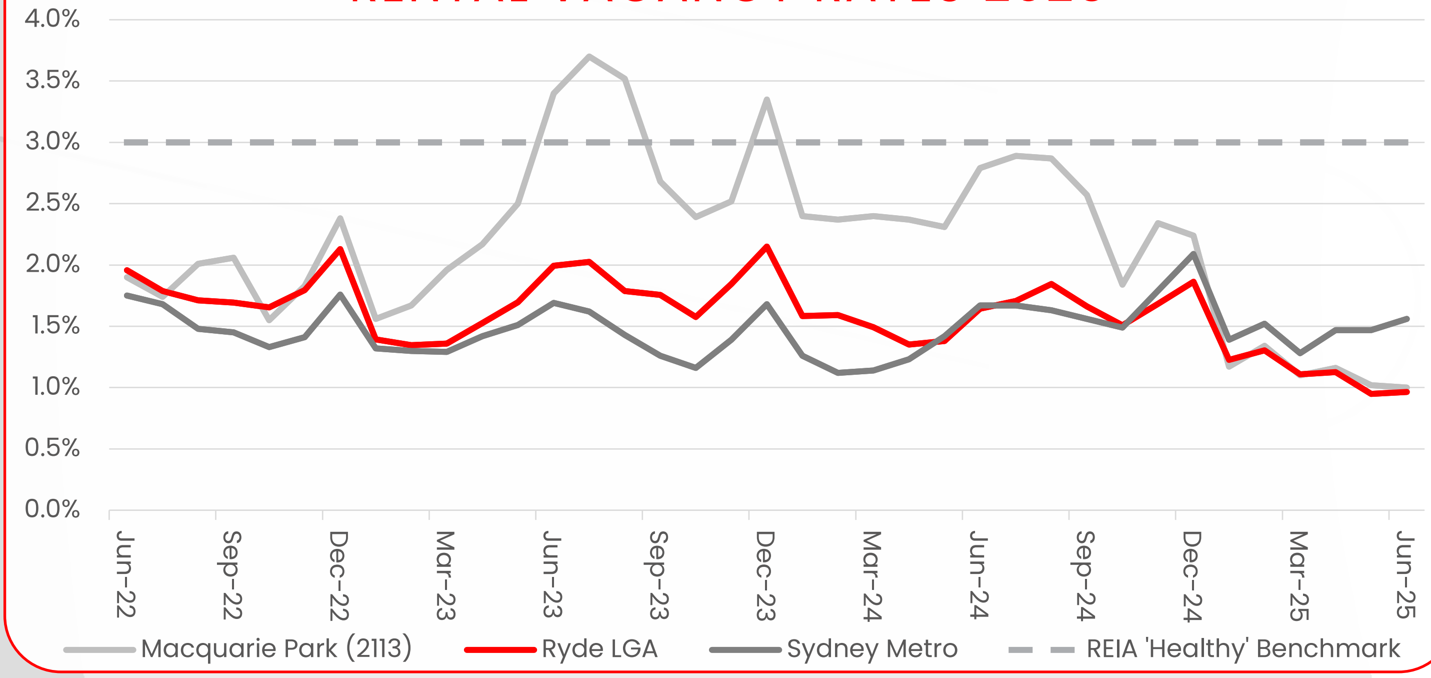
Macquarie Park¥ recorded a vacancy rate of 1.0% in June 2025, on par with Ryde LGA average of 0.9% but below the Sydney Metro's 1.6%. Vacancy rates have showed a declining pattern in the past 12 months, from 2.8% in June 2024. This indicates an even tighter rental market. Further, a 1.0% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Macquarie Park¥. This is conducive for investors, even if median house price sales have increased in the past 12 months to Q2 2025.

2 BEDROOMS
+2.0%

3 BEDROOMS
-1.5%

4+ BEDROOMS
+3.5%

RENTAL VACANCY RATES 2025

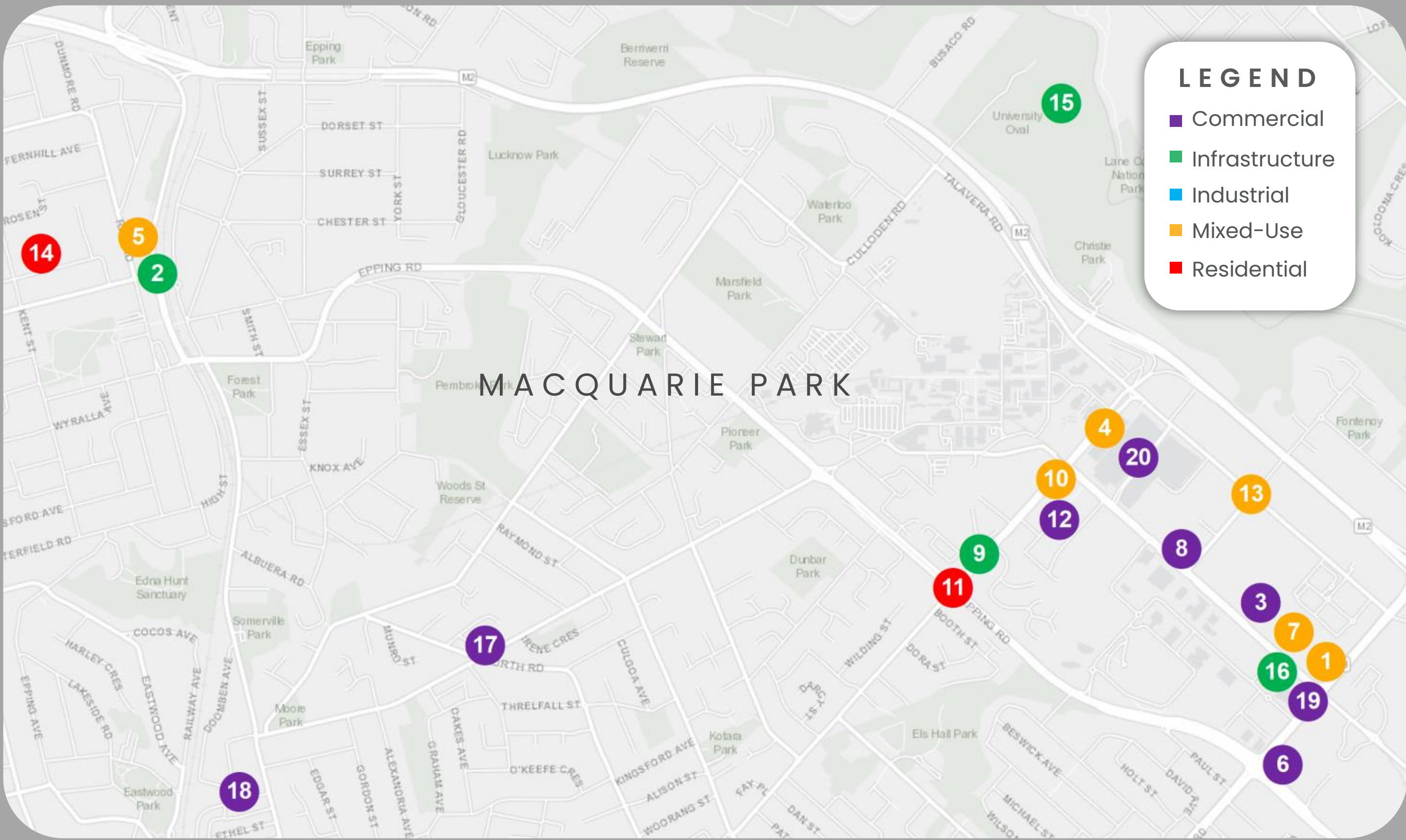


RENTAL YIELD 2025§

3.0%	**2.7%**	**2.7%**	**5.4%**	**5.0%**	**4.3%**
Macquarie Park (2113)¥	Ryde LGA	Sydney Metro	Macquarie Park (2113)¥	Ryde LGA	Sydney Metro

PRD.

PROJECT DEVELOPMENT MAP 2025[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	35 Waterloo Road, Macquarie Park – BTR (Build-to-rent) Mixed Use Development (513 Apartments/Retail/Commercial/Supermarket/Medical Centre/Child Care Centre)	Mixed Use	$305,293,776	11/12/2025
2	Epping Bridge Main Works (State Government)	Infrastructure	$220,000,000	15/09/2025
3	63-71 Waterloo Road Commercial Buildings	Commercial	$218,017,691	18/12/2025
4	5-11 Lachlan Avenue & Herring Road Mixed Use Development (269 Units/35 Apartments/Commercial Premises)	Mixed Use	$171,633,937	6/11/2025
5	Senso – Epping (479 Units/Retail/Commercial)	Mixed Use	$163,812,000	11/08/2025
6	City Views Business Park Offices	Commercial	$115,412,600	21/10/2025
7	Central House (Building D) Macquarie Square Mixed-Use Development (Office Restaurant/Retail)	Mixed Use	$92,417,292	5/09/2025
8	85-91 Waterloo Road Commercial Building	Commercial	$80,991,018	5/12/2025
9	Herring Road - Macquarie University Station Bus Interchange Upgrade (State Government)	Infrastructure	$80,000,000	26/12/2025
10	169 Herring Road Freecity Macquarie Park Co-living (Co-living Housing/Gymnasium/Café/Cinema)	Mixed Use	$72,889,816	30/12/2025
11	Midtown Macpark - Stage 3 (234 Apartments)	Residential	$70,200,000	6/10/2025
12	Switch - Wrap Student Accommodation	Commercial	$64,570,000	13/01/2025
13	Macquarie Park Bus Depot (Bus Deport/Civil Works/Office)	Mixed Use	$20,000,000	16/12/2025
14	1 Hazlewood Place & Cliff Road Apartments (52 Apartments)	Residential	$15,600,000	10/12/2025
15	Sydney & Hunter Regions Cemeteries Civil Works (State Government)	Infrastructure	$1,500,000	10/11/2025
16	Macquarie Park Helipad (State Government)	Infrastructure	$1,309,000	7/07/2025
17	60 Balaclava Road Boarding House	Commercial	$1,249,312	16/10/2025
18	20 May Street Boarding House	Commercial	$1,150,000	10/12/2025
19	396 Lane Cove Road Macquarie Park Commerce Centre - Macquarie Exchange Demolition	Commercial	$925,000	9/06/2025
20	Woolworths Supermarket Macquarie Park Alterations & Additions	Commercial	$675,000	18/09/2025

PRD. REAL ESTATE

Your home of the latest property market insights.

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.

Albert Sahyoun

+61 422 600 224

albert.sahyoun@prd.com.au

GET IN TOUCH WITH US TODAY

PRD Macquarie Park

Your trusted local real estate agency

+61 422 660 224

albert.sahyoun@prd.com.au

PRD.com.au/macquariepark/

Level 2/109-129 Blaxland Road, Ryde, NSW, 2112

Macquarie Park, NSW, 2113

REFERENCES

* Macquarie Park sales 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.

2024/25 encapsulates sales transactions for the 2024 full year (01/01/2024 – 31/12/2024) and 1st half 2025 (01/01/2025 – 30/06/2025).

€ Annual rental growth is a comparison between Q2 2024 (01/04/2024 – 30/06/2024) and Q2 2025 (01/04/2025 – 30/06/2025) house median rent figures.

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

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

₳ 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 suburb 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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

PRD. REAL ESTATE