

Ingleburn Market Update 2nd Half 2025

OVERVIEW

In Q2 2025, Ingleburn* recorded a median house price of \$1,060,000 and a median unit price of \$600,000. This represents an annual (Q2 2024 – Q2 2025) price growth of 6.0% for houses and 5.3% for units. Comparing Q2 2024 and Q2 2025, total sales surged by 6.3% (to 371 sales in Q2 2025) for houses and skyrocketed by 38.7% (to 208 sales in Q2 2025) for units. This confirms a highly demanded market, which created a buffer against higher interest rates and has benefited from the latest cash rate cuts. Thus, now is an ideal time for owners to capitalise on their investments. Although there is many new houses and units planned for 2025 this will take time to build, thus buyers must act fast before further price growth.

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
Q2 2025



\$1.1M



\$600K

SALES

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE



UNIT

MEDIAN PRICE
Q2 2025



\$700



\$530

RENTALS

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE

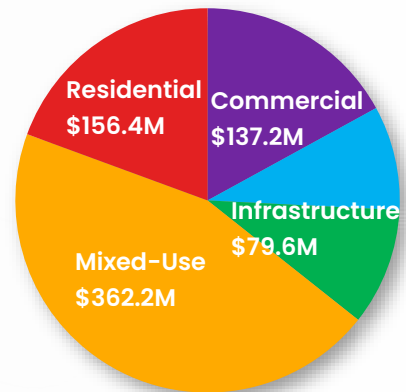


UNIT



FUTURE DEVELOPMENTS

Ingleburn[£] will see approximately **\$806.1M of new projects commencing construction in 2025.**



There are quite a few residential and mixed-use projects to commence construction in 2025. These include:

- 22-23 Queens Street Mixed Use Development (558 Apartments)
- Tranche 26 Oran Park Dwellings & Residential Subdivision (73 Dwellings/59 Residential Lots)
- Wisdom Homes Tranche Dwellings (44 Dwellings/40 Residential Lots)
- 17-21 Tyler Street Units (49 Units)

There is a significant amount of new stock in the pipeline, mostly units. This will be beneficial in helping answer demand, especially with a surge in unit sales. That said, this will take time to develop and is a longer-term solution. In the short term more price growth is expected, due to high demand.



607 Units/
Apartments



284
Dwellings



512 Lots

%

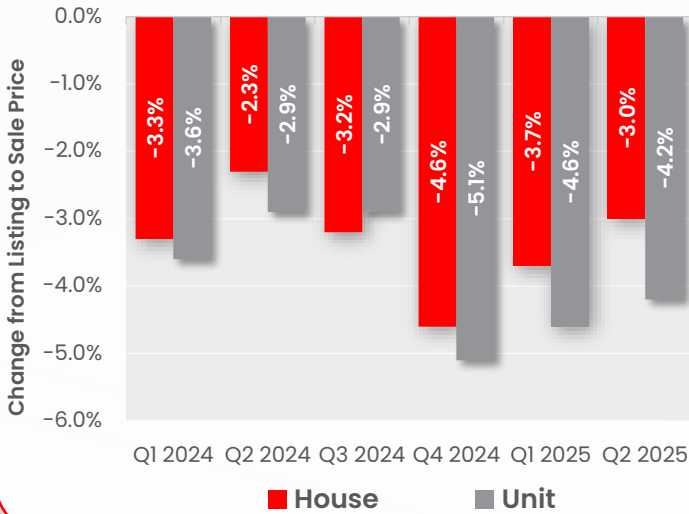
AVERAGE VENDOR DISCOUNT*

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.

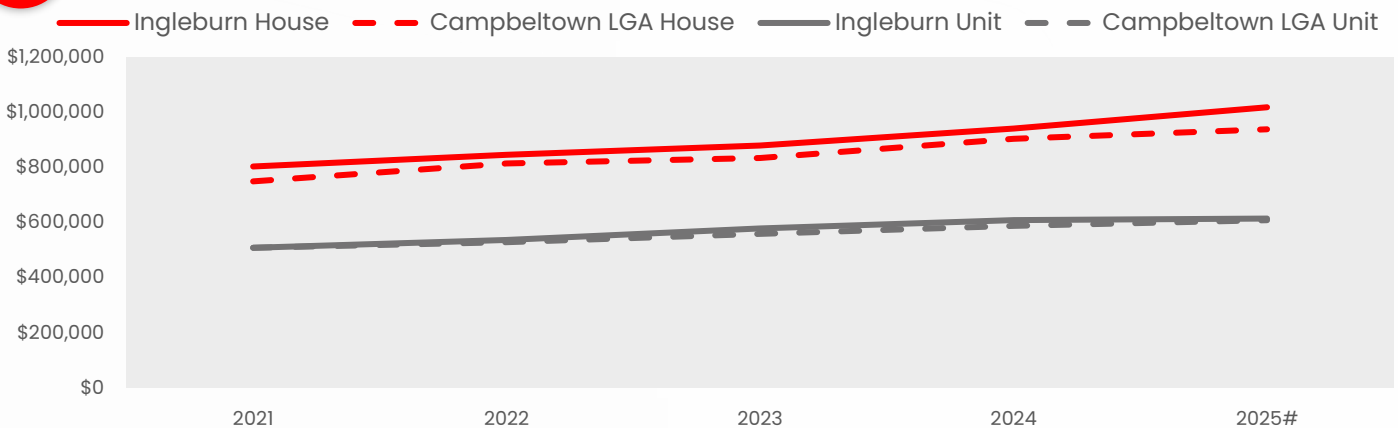
Average vendor discounts between Q2 2024 and Q2 2025 have widened to -3.0% for houses and -4.2% for units. Market conditions in Ingleburn* are still favouring buyers, with owners willing to accept below the first list price. That said, Q2 2025 average vendor discount is slightly tighter than 6 months ago (Q4 2024), suggesting a potential shift towards a seller's market. Thus, buyers should act fast.

The suburb of Ingleburn has tracked on par with the wider Campbelltown Local Government Area (LGA) in median house and unit prices for the past 5 years. This continued to be the case for units in 2025#. Houses however has seen an increase in price growth pace, now tracking at a slight premium compared to that of the wider LGA.

Most of the homes sold in Ingleburn* in 2024/25# were split between the most affordable price bracket of less than \$899,999 (28.9%) and the premium price point, of \$1.2M and above (23.8%). This creates a unique opportunity for both buyers and sellers. Units had most sales in the middle price bracket of \$550,000 to \$649,999 (36.4%) with all other price brackets seeing similar sales counts. Overall, there is a home for every budget in Ingleburn*.



MARKET COMPARISON

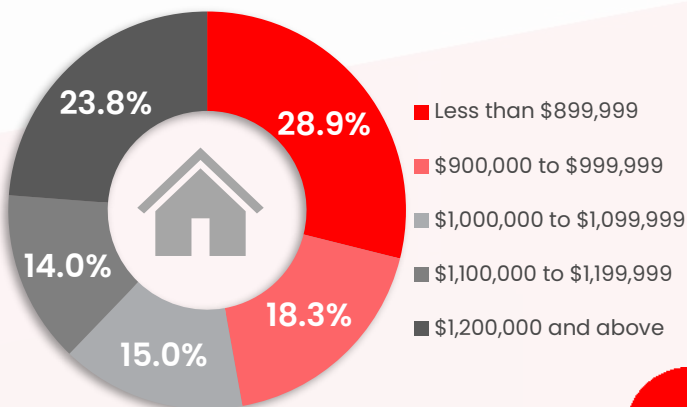


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Ingleburn.

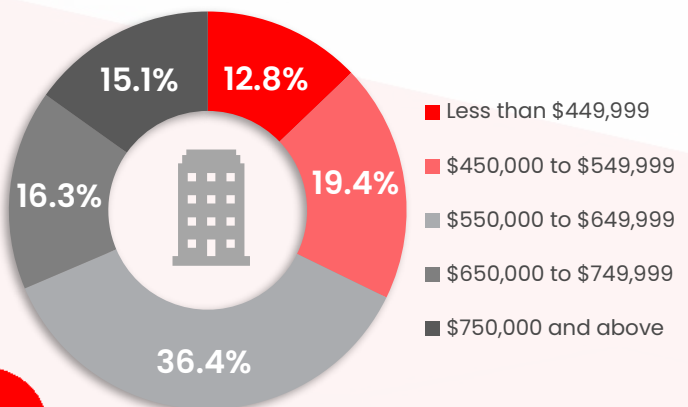
\$

PRICE BREAKDOWN 2024/25#

HOUSES SOLD



UNITS SOLD



PRD.



RENTAL GROWTH 2025€

House rental yields in Ingleburn* was 3.7% as of June 2025, on par with Campbelltown LGA (3.8%) but higher than Sydney Metro (2.7%). Further, median house rental price increased by 2.2% in the past 12 months to Q2 2025, at \$700 per week. At the same time, the number of houses rented increased slightly, by 0.4% (to 569 houses) in Q2 2025. This indicates a highly demanded and competitive house rental market in Ingleburn*, which is beneficial to investors.

3-bedroom houses have provided investors with +5.0% rental growth annually, achieving a median rent of \$625 per week.

Ingleburn* recorded a vacancy rate of 1.4% in June 2025, below the Campbelltown LGA average of 2.6% and Sydney Metro's 1.6%. Vacancy rates have fluctuated slightly in the past 12 months but overall showed a relatively stable pattern (1.3% in June 2024). Also, a 1.4% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Ingleburn*. This creates a conducive environment for investors, even if house and unit prices (thus entry price) have increased in the past 12 months to Q2 2025.



2 BEDROOMS

+4.2%



3 BEDROOMS

+5.0%

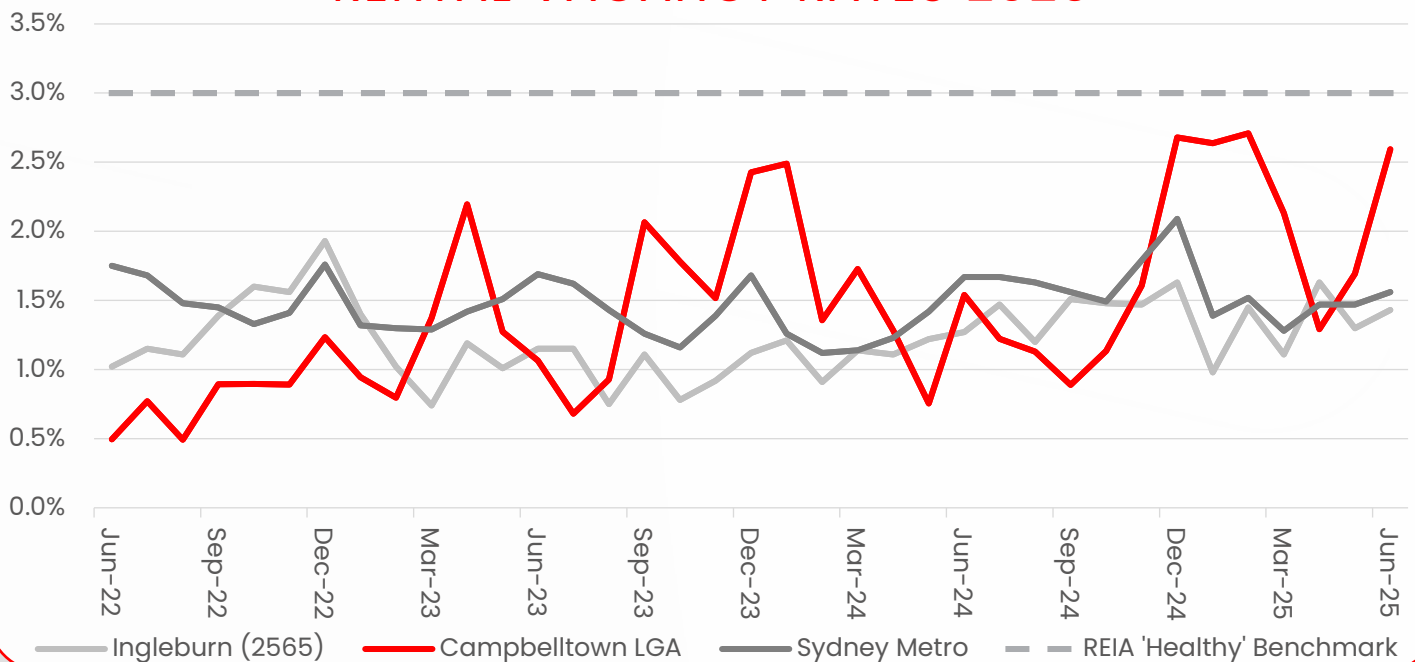


4+ BEDROOMS

+2.7%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



3.7%

Ingleburn
(2565)*



3.8%

Campbelltown
LGA



2.7%

Sydney
Metro



4.5%

Ingleburn
(2565)*



4.4%

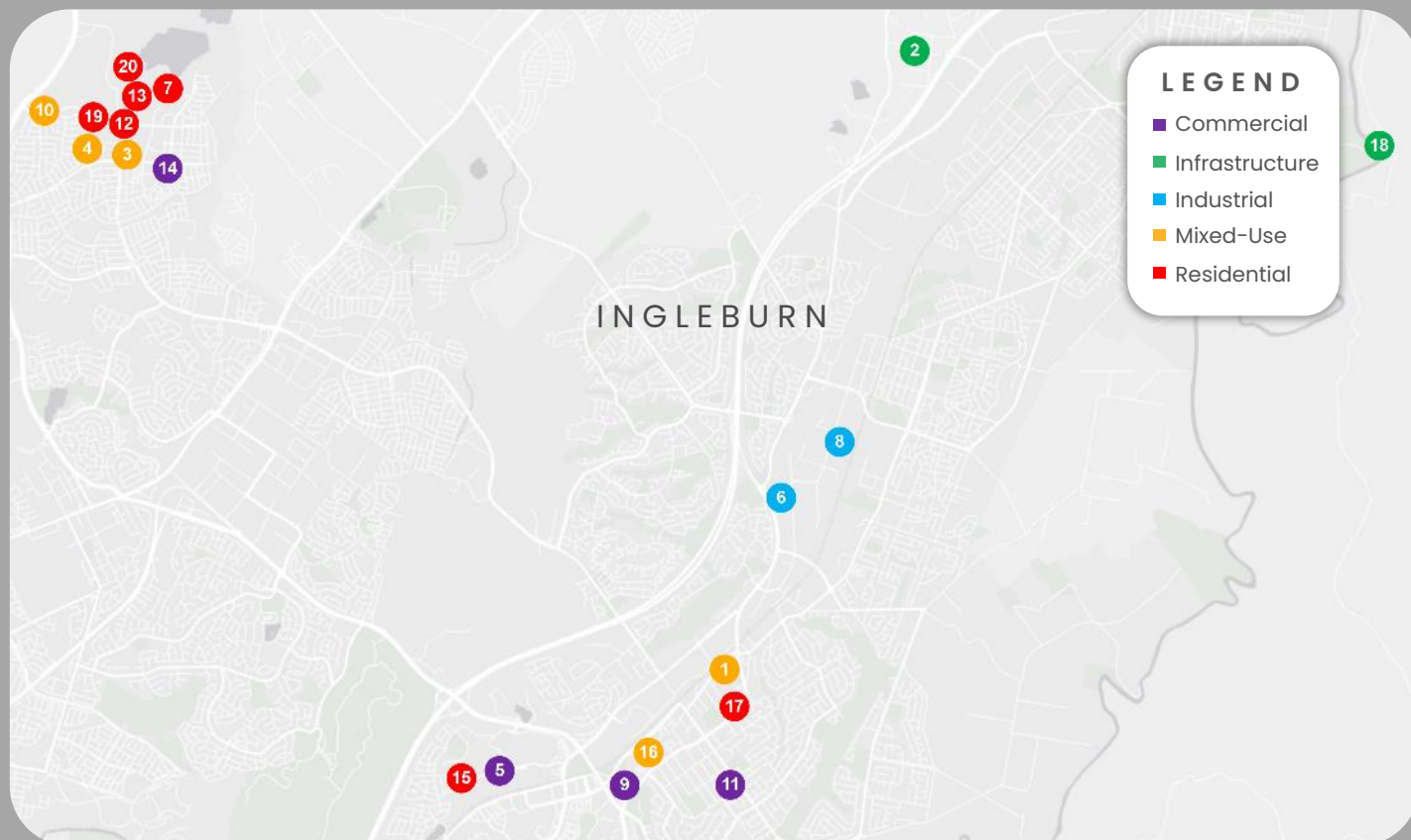
Campbelltown
LGA



4.3%

Sydney
Metro

PROJECT DEVELOPMENT MAP 2025^A



| # | Project [£] | Type | Estimated Value [¤] | Commence Date ^ψ |
|----|--|----------------|------------------------------|----------------------------|
| 1 | 22-32 Queen Street Mixed Use Development (558 Apartments/Commercial/Retail) | Mixed-use | \$199,045,000 | 10/12/2025 |
| 2 | Campbelltown Road Upgrade (State Government) | Infrastructure | \$70,000,000 | 3/12/2025 |
| 3 | Oran Park Hotel Mixed Use Development Extension (Hotel/Restaurant/Retail/Function Centre) | Mixed-use | \$61,509,922 | 3/02/2025 |
| 4 | Atura Hotel Stage 3b (Hotel/Retail/Restaurants/Kiosk) | Mixed-use | \$55,918,111 | 26/08/2025 |
| 5 | Macarthur Gardens North | Commercial | \$50,000,000 | 8/08/2025 |
| 6 | 149 Airs Road Industrial Building | Industrial | \$37,849,342 | 21/02/2025 |
| 7 | Tranche 26 Oran Park Dwellings & Residential Subdivision Stages 1-3 (73 Dwellings/59 Lots) | Residential | \$32,795,233 | 16/05/2025 |
| 8 | Esr Minto Industrial Park | Industrial | \$30,000,000 | 20/01/2025 |
| 9 | Campbelltown Catholic Club Independent Living Units | Commercial | \$28,000,000 | 5/09/2025 |
| 10 | 111 Steward & Abram Drive Mixed Use Development (Commercial/Child Care Centre/Food & Drink Premises) | Mixed-use | \$27,449,815 | 16/10/2025 |
| 11 | Southern Cross Care Campbelltown | Commercial | \$24,712,000 | 4/02/2025 |
| 12 | Wisdom Homes Tranche Dwellings (44 Dwellings/40 Lots) | Residential | \$21,419,642 | 18/12/2025 |
| 13 | Everyday Homes Integrated Housing Da2 Oran Park Dwellings & Residential Subdivision Stage 2 (34 Dwellings/34 Lots) | Residential | \$18,514,562 | 13/01/2025 |
| 14 | Anglicare Oran Park - Stages 4b, 4c & 5 | Commercial | \$17,500,000 | 10/12/2025 |
| 15 | Goldsmith Avenue Dwellings (59 Dwellings) | Residential | \$15,340,000 | 1/12/2025 |
| 16 | 263 Queen Street Mixed Use Development (Commercial/Retail/Gymnasium) | Mixed-use | \$15,000,000 | 10/09/2025 |
| 17 | 17-21 Tyler Street Units (49 Units) | Residential | \$14,700,000 | 6/12/2025 |
| 18 | Dharawal Nature Playspace (Local Government) | Infrastructure | \$6,478,118 | 3/06/2025 |
| 19 | Oran Park Tranche 26 Residential Subdivision (113 Lots) | Residential | \$6,000,000 | 10/12/2025 |
| 20 | 420 Oran Park Drive & Central Avenue Dwellings Stage 2 (13 Dwellings) | Residential | \$5,948,822 | 11/12/2025 |



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Reza Karim

+61 2 9605 3433

reza.karim@prd.com.au

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PRD Adamstown

Your trusted local real estate agency



+61 2 9605 3433



reza.karim@prd.com.au



PRD.com.au/ingleburn/



Suite 1/4, 64 Oxford Rd
Ingleburn, NSW, 2565

REFERENCES

* Ingleburn sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Bardia, Ingleburn, Denham Court, Macquarie Fields, Minto, Campbelltown, and Oran Park.

** 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.

¥ Ingleburn rental market data encapsulates aggregate property conditions within the postcode of 2565.

§ 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 Bardia, Ingleburn, Denham Court, Macquarie Fields, Minto, Campbelltown, and Oran Park.

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 Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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