Hurstville Market Update
2nd Half 2025

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OVERVIEW

In Q2 2025, Hurstville* recorded a median house price of $2,100,000 and a median unit price of $750,000. This represents an annual (Q2 2024 – Q2 2025) stable price growth for both houses and units. Comparing Q2 2024 and Q2 2025, total sales remained stable (at 40 sales in Q2 2025) for houses but grew by 54.6% (to 235 sales in Q2 2025) for units. This shows that the house market is undersupplied, whereas units are now highly demanded. Thus, now is an ideal time for sellers to capitalise their investments. Units offer a pathway to first home buyers, with a median price that is 30% of median house price. That said, with no new houses on the horizon unit prices will likely increase. Thus, buyers must act fast.

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

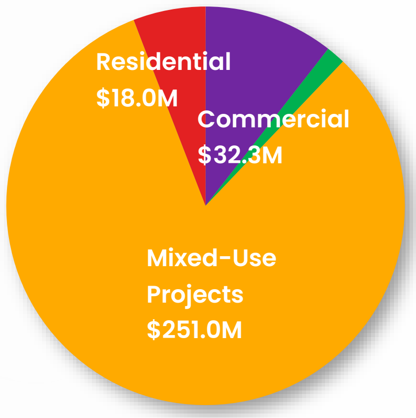
	House	Unit
MEDIAN PRICE Q2 2025	$2.1M	$750K
AVERAGE DAYS ON MARKET Q2 2025	53	55

RENTALS

	House	Unit
MEDIAN PRICE Q2 2025	$730	$720
AVERAGE DAYS ON MARKET Q2 2025	28	24

FUTURE DEVELOPMENTS

Hurstville£ will see approx. **$306.1M** of new projects commencing construction in 2025 and 2026**.



Housing stock related projects that are planned in 2025/2026 include:

- 61 Forest Road – Mesa Hurstville Mixed Use (254 Apartments)
- 124 Forest Road (219 Apartments)
- 1A Pearl Street & 29-33 Gloucester Road (24 Units)
- 30-32 The Avenue (23 Units)
- 227 Forest Road (32 Apartments)

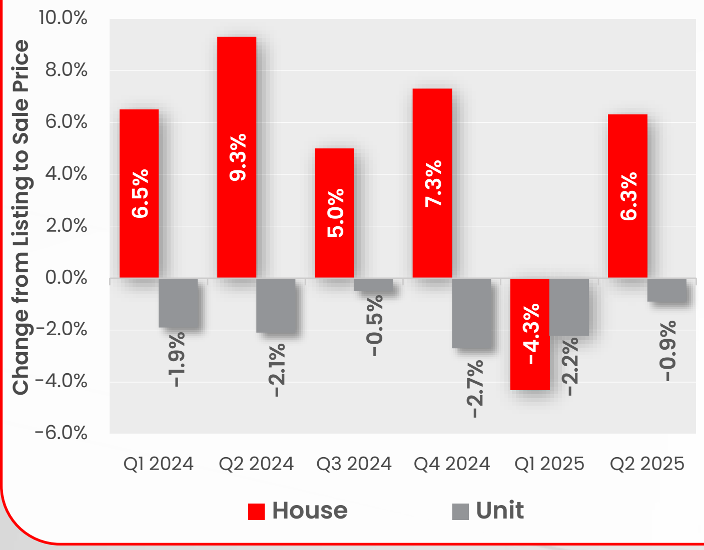
Although there are several residential and mixed-use projects planned, the new stock built are units.

This is not surprising, due to the lack of available land in Hurstville*. That said, this will not be enough to answer current demand; especially when compared to the number of unit sales in Q2 2025 (235 sales). Without any new houses planned, this will become a scarce resource. The undersupply of houses will push prices up further, for all stock types (not just houses).

301 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.

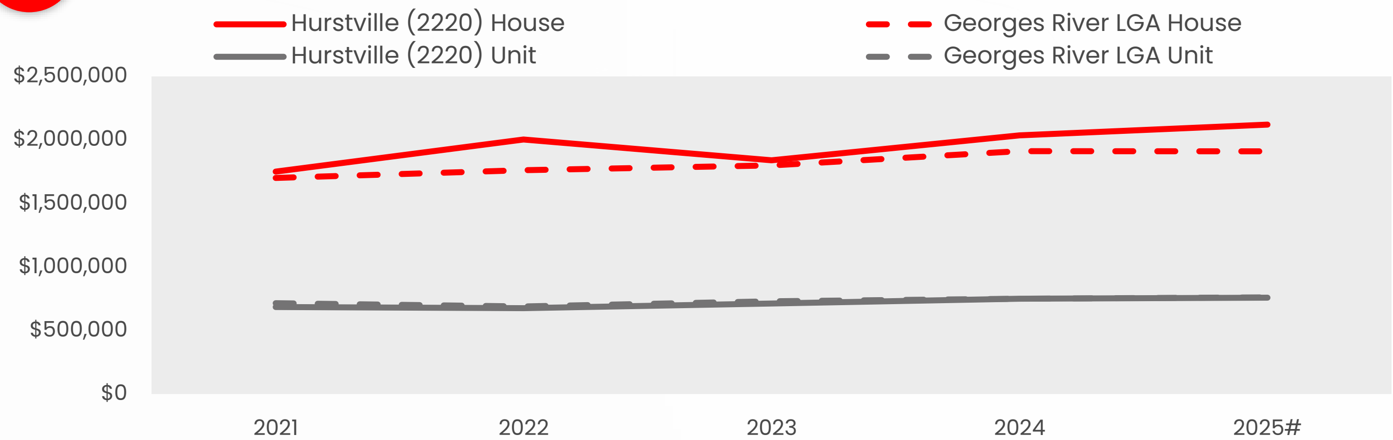


Average house vendor discounts between Q2 2024 and Q2 2025 is still at a premium, however, have reduced from 9.3% to 6.3%. Thus, house buyers must still offer above the first listing price. Units still offer a discount, of -0.9%, suggesting unit buyers can still offer below the first listed price. But this is a tighter discount than 12 months prior (-2.1%); indicating a shift towards a seller's market. Unit buyers must act fast.

The suburb of Hurstville has slightly outperformed the wider Georges River Local Government Area (LGA) in median house prices over the past 5 years. This continued to be the case in 2025#, with the gap widening slightly, establishing Hurstville as a premium market. Unit median prices in the suburb of Hurstville remains on par with Georges River LGA.

Most of the homes sold in Hurstville* in 2024/25# were in the premium price bracket of $2,300,000 and above (38.7%). However, the market is relatively well distributed, with 17.7% of houses sold in the more affordable price of less than $1,699,999. Units had most sales (27.4%) in the mid-range price bracket, of $700,000 to $799,999. Hurstville is a premium market, but there are still properties available for every budget; which benefits first home buyers.

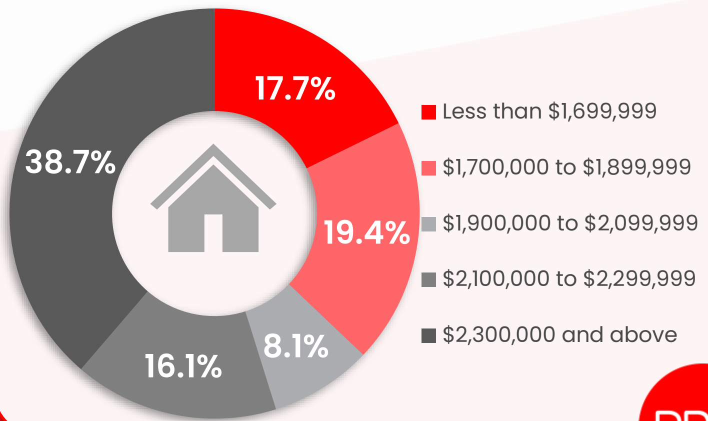
MARKET COMPARISON



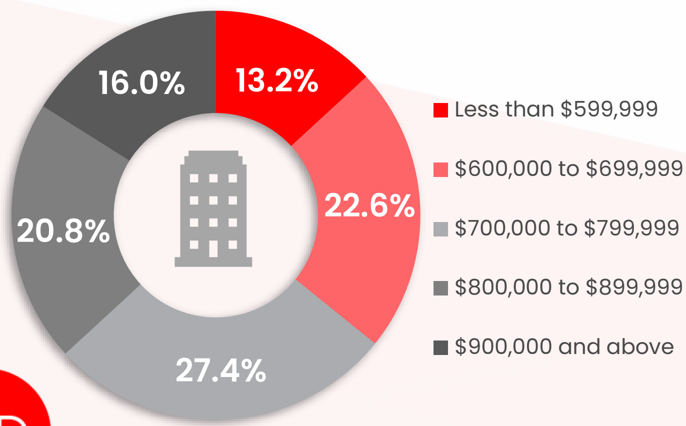
The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Hurstville.

PRICE BREAKDOWN 2024/2025#

HOUSES SOLD



UNITS SOLD



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RENTAL GROWTH 2025€

House rental yields in Hurstville¥ were 2.7% as of June 2025, on par with Georges River LGA(2.6%) and Sydney Metro (2.7%). Median house rental price in Hurstville¥ did decline by -9.9% in the past 12 months to Q2 2025, at $730 per week; and the number of houses rented also decreased, by -2.4% (to 41 houses) in Q2 2025. This suggests a stabilisation in the rental market, which is not unusual for blue-chip suburbs. A more affordable rental market is beneficial for renters.

4+ bedroom houses have provided investors with +4.3% rental growth annually, achieving a median rent of $1,200 per week.

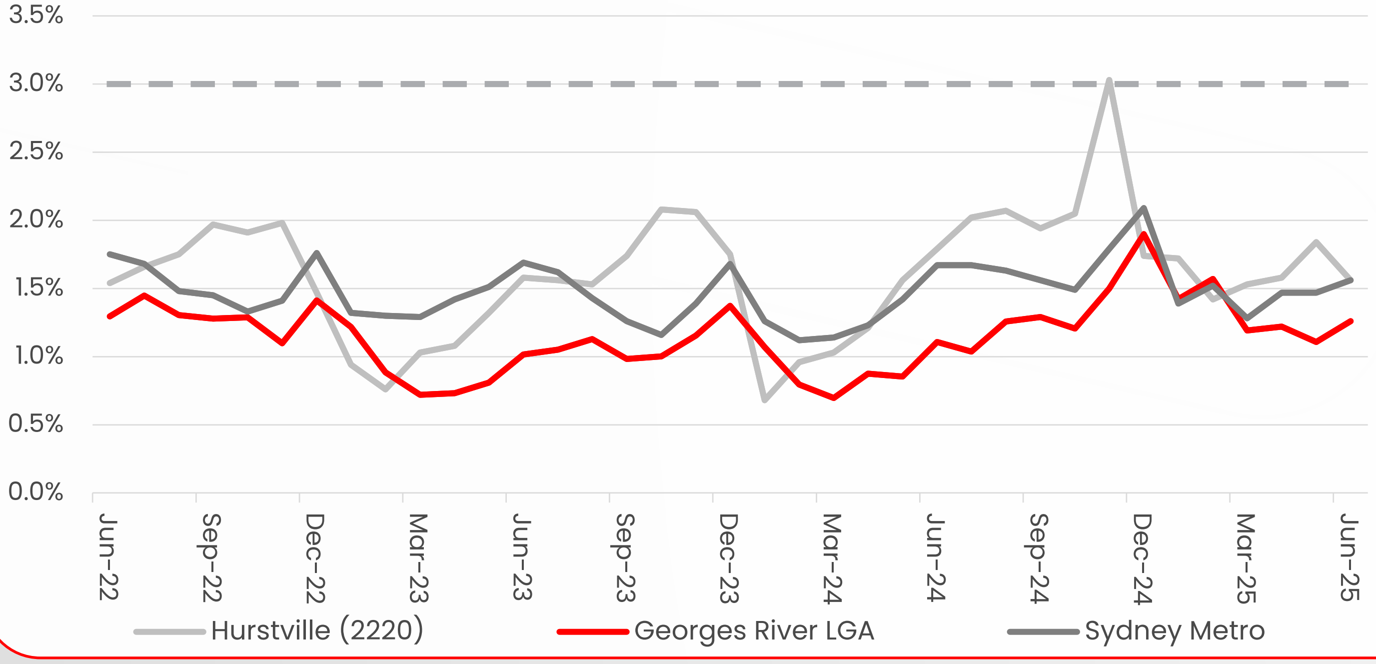
Hurstville¥ recorded a vacancy rate of 1.6% in June 2025, above the Georges River LGA average of 1.3% but on par to Sydney Metro's 1.6%. Vacancy rates have declined from 2.0% in June 2024, which indicates a tighter rental market. Also, a 1.6% vacancy rate sits far below The Real Estate Institution of Australia's healthy benchmark of 3.0% at 1.6%, suggesting quick occupancy of rental homes in Hurstville¥. There is a conducive environment for investors, especially as house and unit prices (thus entry prices) have stabilised in the past 12 months to Q2 2025.

2 BEDROOMS **+3.9%**

3 BEDROOMS **+2.5%**

4 BEDROOMS **+4.3%**

RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

2.7%	2.6%	2.7%	4.9%	4.7%	4.3%
Hurstville (2220)¥	Georges River LGA	Sydney Metro	Hurstville (2220)¥	Georges River LGA	Sydney Metro

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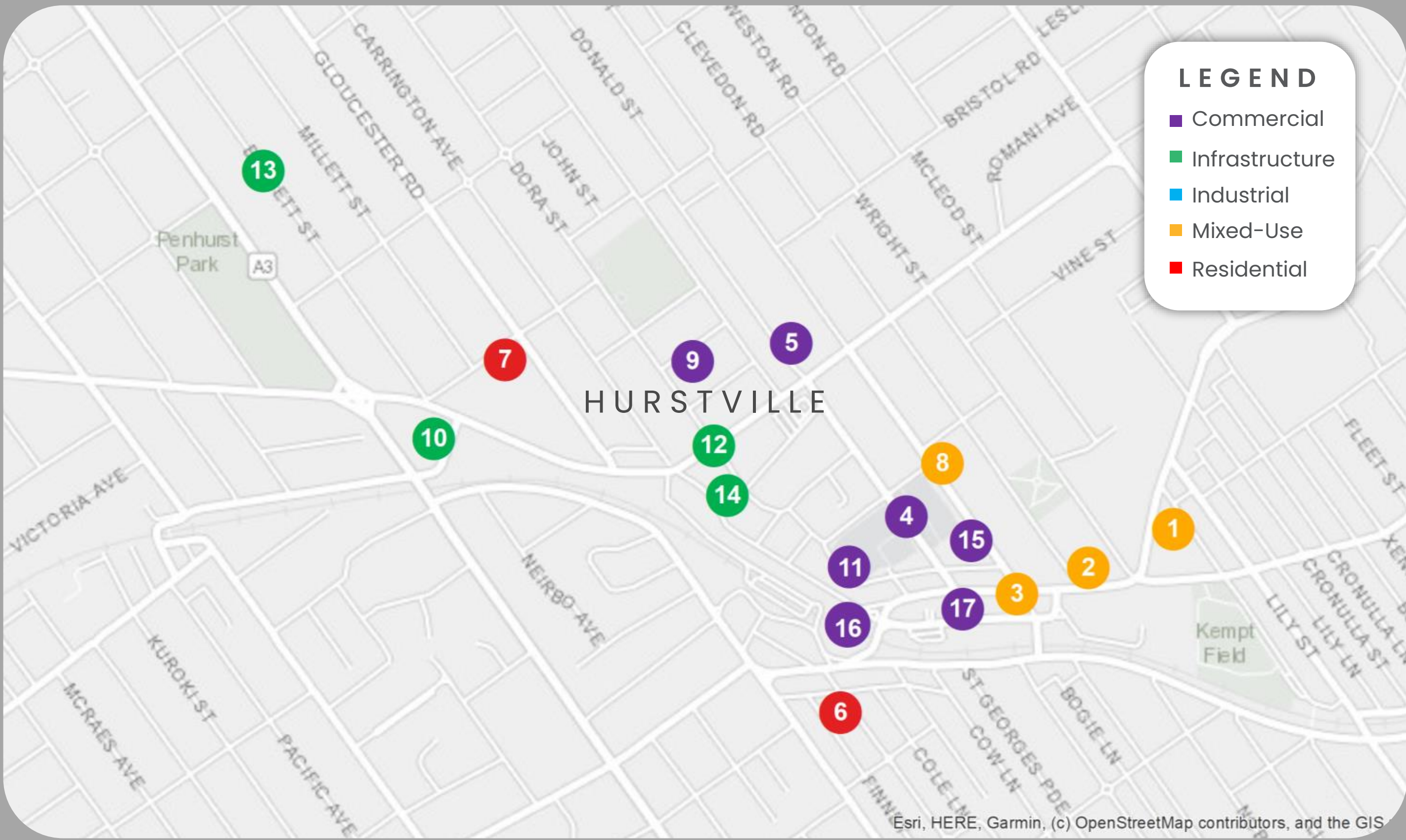
PROJECT DEVELOPMENT MAP 2025[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	61 Forest Road Mixed Use Development - MESA Hurstville (254 Apartments/Hotel/Commercial/Retail)	Mixed Use	$128,390,000	8/12/2025
2	124 Forest Road Apartments & Retail (219 Apartments/Retail)	Mixed Use	$95,029,939	15/12/2026
3	227 Forest Road Mixed Use Development (32 Apartments/ Retail)	Mixed Use	$19,673,277	19/08/2026
4	Westfield Hurstville Shopping Centre Alterations	Commercial	$17,300,978	6/11/2026
5	78-80 Park Road & 83-95 The Avenue Science Building	Commercial	$10,148,825	7/08/2026
6	15-17 West Street Residential Building (1 Dwelling)	Residential	$8,998,957	3/08/2026
7	1A Pearl Street & 29-33 Gloucester Road Units (24 Units)	Residential	$8,984,672	12/08/2025
8	30-32 The Avenue Units (23 Units/Retail)	Mixed Use	$7,904,463	20/11/2025
9	15 Dalcassia Street Boarding House	Commercial	$2,530,000	12/03/2026
10	43 Bridge Street Government Agency Office Conversion (State Government)	Infrastructure	$1,965,832	1/07/2026
11	NAB Hurstville Bank Fit Out	Commercial	$1,350,000	24/06/2025
12	Land And Housing Corporation - Hurstville Senior Housing Development – 29 Apartments (State Government)	Infrastructure	$1,000,000	8/08/2025
13	Bassett Street Roadworks And Upgrade (State Government)	Infrastructure	$1,000,000	10/11/2025
14	Hurstville House Mechanical Upgrade (Local Government)	Infrastructure	$800,000	1/05/2025
15	The Avenue Cafe Pavilion	Commercial	$336,600	4/11/2025
16	Commonwealth Bank Hurstville Alterations & Additions	Commercial	$322,751	5/07/2025
17	The Wash Hub Laundromat Hurstville Conversion	Commercial	$320,100	22/08/2025

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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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- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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Mele Gong

+61 411 506 608

mele.gong@prd.com.au

GET IN TOUCH WITH US TODAY

PRD Hurstville

Your trusted local real estate agency

+61 2 9570 3084

mele.going@prd.com.au

PRD.com.au/hurstville/

10 Ormonde Parade Hurstville, NSW, 2220

REFERENCES

* Hurstville sales market data and key indicators encapsulates aggregate property market conditions within the suburb of Hurstville.

** 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 1H 2024 (01/01/2024 – 30/06/2024) and 1H 2025 (01/01/2025 – 30/06/2025) house median rent figures.

§ Hurstville rental market data encapsulates aggregate property conditions within the postcode of 2220.

¥ 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 Hurstville.

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.

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