Beverly Hills Market Update
2nd Half 2025

OVERVIEW

In Q3 2025, Beverly Hills* recorded a median house price of $1,725,000 and a median unit price of $640,000. This represents an annual (Q3 2024 – Q3 2025) growth of 7.1% for houses and 1.6% for units. Comparing Q3 2024 and Q3 2025, total sales surged by 4.5% (to 70 sales in Q3 2025) for houses and grew by 11.4% (to 49 sales in Q3 2025) for units. This confirms a highly demanded market, which created a buffer against higher interest rates - hence price growth. This suggests that now is an ideal time for owners to capitalise on their investments. That said, Q3 2025 median unit prices does signal a slight softening in the past 6 months (to Q3 2025), at -6.3%; which creates an opportunity for first home buyers to enter the market.

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

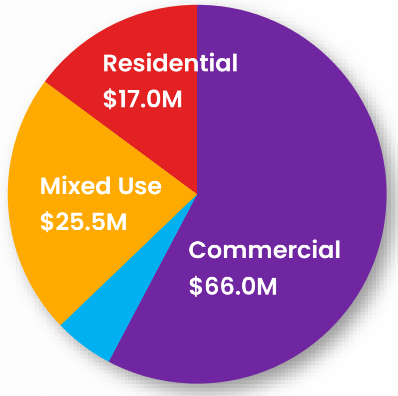
MEDIAN PRICE Q3 2025		AVERAGE DAYS ON MARKET Q3 2025	
House	Unit	HOUSE	UNIT
$1.3M	$765K	49	35

RENTALS

MEDIAN PRICE Q3 2025		AVERAGE DAYS ON MARKET Q3 2025	
House	Unit	HOUSE	UNIT
$730	$585	16	15

FUTURE DEVELOPMENTS

Beverly Hills£ will see approximately **$114.3M of new projects commencing construction between2024 and 2026.**



A focus on commercial projects will improve services for residents whilst creating local jobs, stimulating local economic growth. A key project is the Narwee Parklands Seniors Housing. This will attract a new demographic to the area, as well as specialised jobs.

Residential and mixed-use projects to commence in 2024 and 2026 includes:

- 892-906 Canterbury Road (50 Units)
- 35-37 Karne Street South & 71-83 Graham Road s (46 Dwellings)
- 47-51 Chapel Street (10 Townhouses)

The incoming supply of ready-to-go stock in the Beverly Hills area will aid in answering current demand, relatively like the number of sales in Q3 2025. The market is in a strong position, and a balanced housing stock mix will aid with a more sustainable property price growth in the long term.

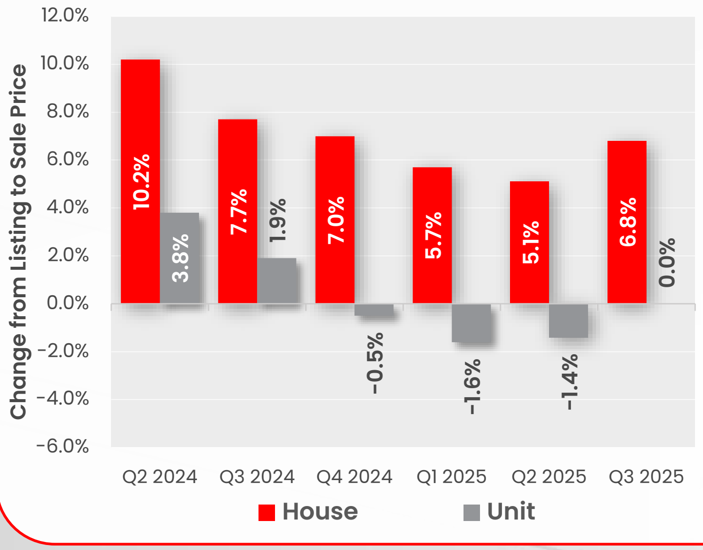
91 Units/ Apartments

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.

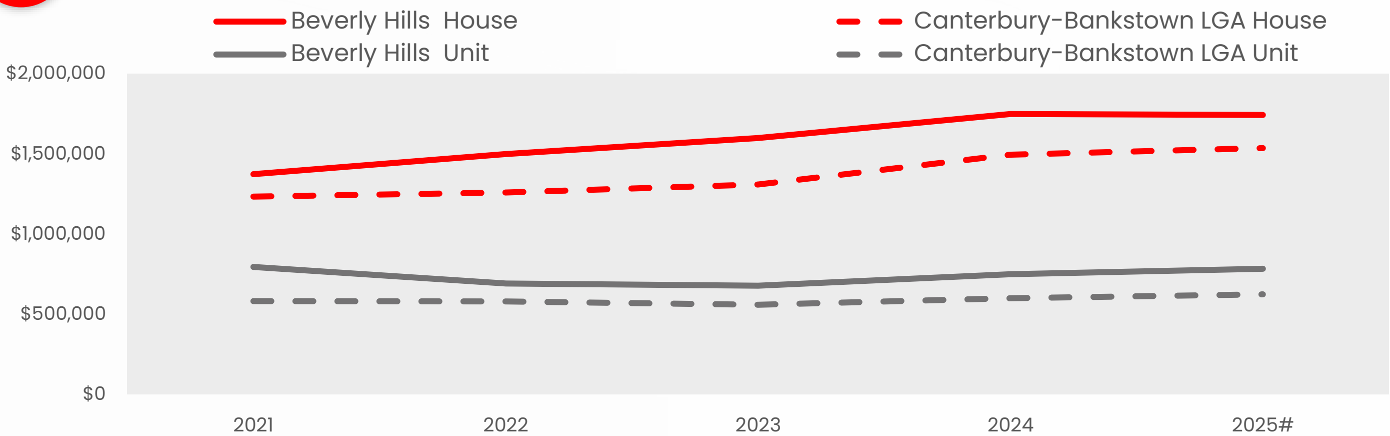


Average vendor discounts between Q3 2024 and Q3 2025 have remains a premium for houses, but at a slightly lower rate of 6.8% (compared to 7.7% in Q3 2023). This indicates that although the market is still favouring sellers, buyers can slightly benefit too. Average vendor discounts in the unit's market have swung from a premium of 1.9% to sit at 0.0%, meaning neither buyers or sellers are at a greater advantage (in terms of discounts). Combined this creates a unique opportunity for buyers to transact.

The suburb of Beverly Hills has outperformed the wider Canterbury-Bankstown Local Government Area (LGA) in both median house and unit prices for the past 5 years. This continued to be the case in 2025#.

Most of the homes sold in Beverly Hills* in 2025# were split evenly between the more affordable price bracket of $1.35M-$1.6M (31.5%) and the middle price point, of $1.6M-$1.85M (26.6%). In contrast, units had most sales (36.2%) in the premium price bracket of $800,000 and above; but had strong sales numbers in the affordable price bracket of $500,000-$599,999 (22.7%) as well. Overall, this indicates there is a home for every budget in Beverly Hills*.

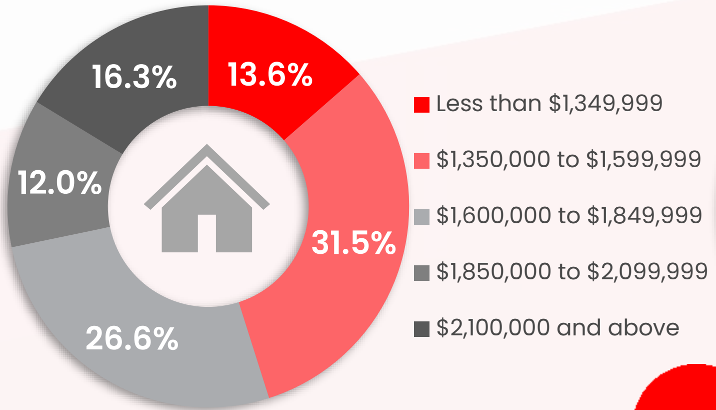
MARKET COMPARISON



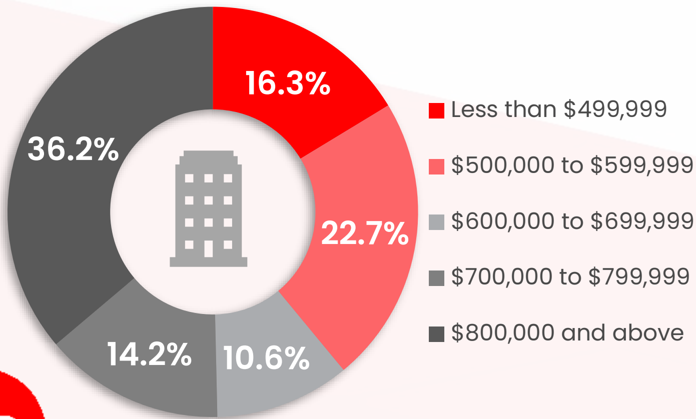
The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Beverly Hills.

PRICE BREAKDOWN 2025#

HOUSES SOLD



UNITS SOLD



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RENTAL GROWTH 2025€

House rental yields in Beverly Hills¥ was 3.0% as of September 2025, slightly above Canterbury-Bankstown LGA and the Sydney Metro averages (both at 2.7%). Further, median house rental price increased by 6.3% in the past 12 months to Q3 2025, at $850 per week. At the same time the number of houses rented decreased, by -20.3% (to 63 houses) in Q3 2025; suggesting an undersupply of rental homes. This indicates a highly demanded and competitive house rental market in Beverly Hills¥, which is beneficial to investors.

2-bedroom houses have provided investors with +6.3% rental growth annually, achieving a median rent of $670 per week.

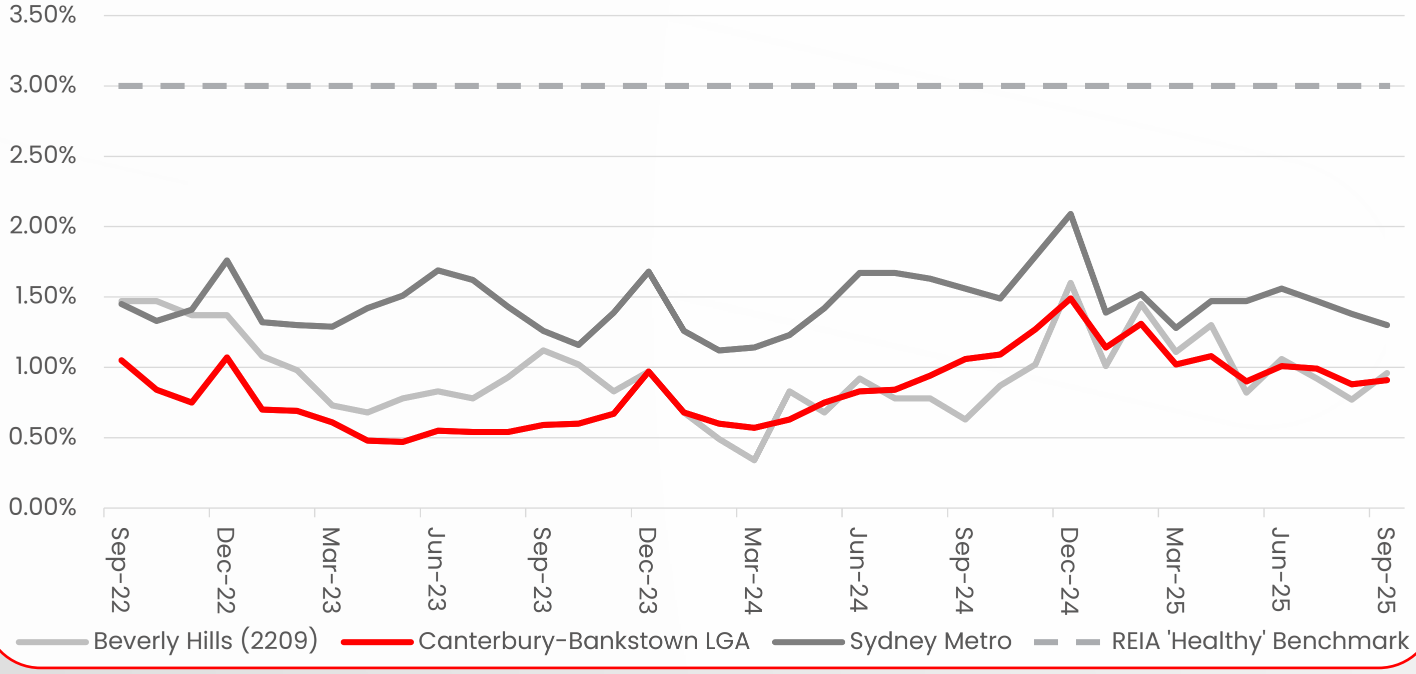
Beverly Hills¥ recorded a vacancy rate of 1.0% in September 2025, slightly above the Canterbury-Bankstown LGA average of 0.9% but below Sydney Metro's 1.3%. Vacancy rates have fluctuated in the past 12 months, but overall showed an increasing pattern, due to an increase in investor activity. However, a 1.0% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental properties in Beverly Hills¥.

2 BEDROOMS **+6.3%**

3 BEDROOMS **+1.9%**

4+ BEDROOMS **+5.3%**

RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

Beverly Hills (2209)¥	Canterbury-Bankstown LGA	Sydney Metro	Beverly Hills (2209)¥	Canterbury-Bankstown LGA	Sydney Metro
3.0%	2.7%	2.7%	3.9%	4.9%	4.3%

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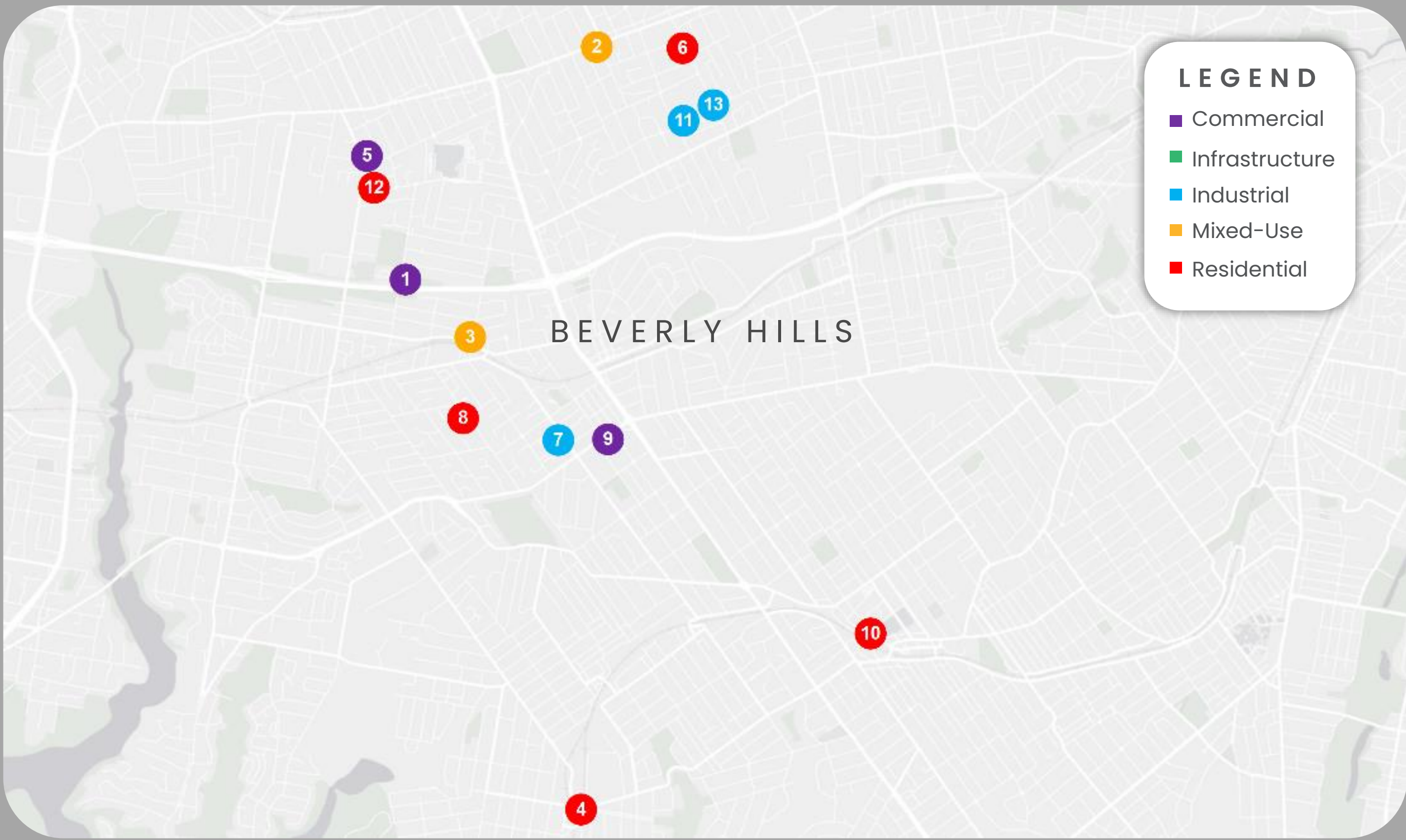
PROJECT DEVELOPMENT MAP 2024-2026[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Narwee Parklands Seniors Housing	Commercial	$57,576,250	22/06/2026
2	892-906 Canterbury Road Units & Shop (50 Units/Shop)	Mixed Use	$15,000,000	12/12/2025
3	153-159 Penshurst Road Units & Retail (33 Units/Retail)	Mixed Use	$10,500,000	1/10/2026
4	35-37 Karne Street South & 71-83 Graham Road Dwellings (46 Dwellings)	Residential	$5,876,000	8/12/2026
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	11/06/2026
8	53 Mountview Avenue Dwellings (4 Dwellings)	Residential	$3,300,000	11/09/2026
9	143 Stoney Creek Road Restaurant	Commercial	$2,727,165	14/08/2026
10	58 & 60 Belemba Avenue Units (8 Units)	Residential	$2,612,338	16/08/2026
11	Abril Roselands Industrial Units	Industrial	$1,700,000	11/07/2025
12	2-6 Martin Street Dwellings (4 Dwellings)	Residential	$1,200,000	12/09/2025
13	98 Rogers Street Warehouse	Industrial	$300,000	27/03/2026

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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 – Q3 2025 (01/01/2025 – 30/09/2025) 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 Q3 2024 (01/07/2024 – 30/09/2024) and Q3 2025 (01/07/2025 – 30/09/2025) 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 September 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 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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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