

Macquarie Park Market Update

1st Half 2026



OVERVIEW

In Q4 2025, Macquarie Park* had a median house price of \$2,600,000, and a median unit price of \$790,000. This is an annual (Q4 2024 – Q4 2025) price growth of 2.0% for houses and a slight softening of -1.3% for units. Between Q4 2024 – Q4 2025 house sales decreased, by -7.2% (to 205 for houses in Q4 2025) and but unit sales have increased, by 103.2% (to 770 sales in Q4 2025). The house market is undersupplied, which creates an opportunity for owners to capitalise on their investments. Conversely, the unit market has become more affordable in Q4 2025. Combined with a high number of new units in the pipeline, this is good news for buyers.

CHANGE FROM LAST YEAR HALF YEAR



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

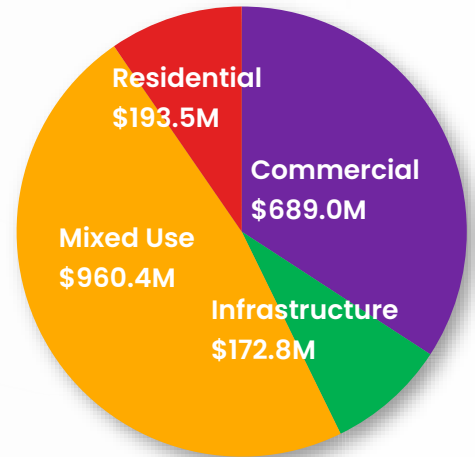


UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↓	↔
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Macquarie Park will see approximately **\$2.0B of new developments due to commence construction in 2026.**



A key focus on commercial and mixed projects will stimulate the economy through job creation and improve livability for residents. This can attract more people to live in Macquarie Park, thus higher demand for stock.

There are quite a few residential and mixed-use projects bringing new stock to Macquarie Park; including:

- Triniti Lighthouse Build-to-Rent North Ryde Stage 2 (508 Units)
- 3 Halifax Street – Lachlan's Line Lot 102 – Building A (234 Apartments)
- 21 Derby Street (8 Townhouses)

Most of the incoming supply of ready-to-go stock are predominantly units and apartments. There are no new houses in the pipeline, which suggests that houses will remain undersupplied and the potential for higher prices is likely. Units can absorb some of this demand, providing options for buyers.



1,478 Units/
Apartments



8
Townhouses



MARKET CONDITIONS

MEDIAN PRICE
Q4 2025



\$2.6M



\$790K

SALES

AVERAGE DAYS
ON MARKET Q4 2025



HOUSE



UNIT

RENTALS

MEDIAN PRICE
Q4 2025



\$998



\$780

AVERAGE DAYS
ON MARKET Q4 2025



HOUSE



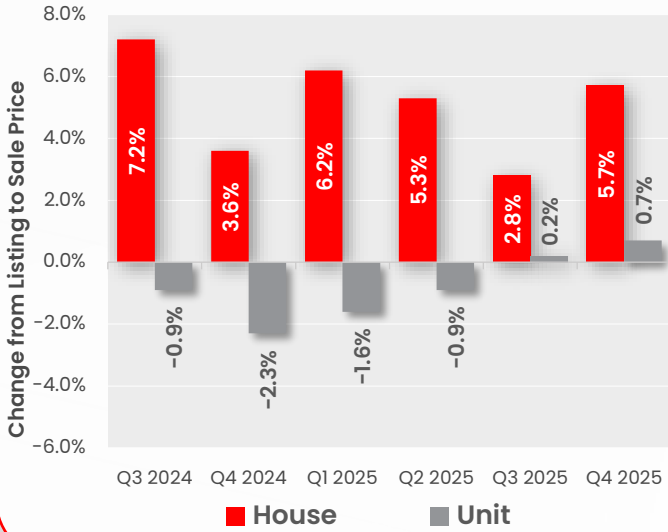
UNIT



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.

In the past 12 months to Q4 2025 average vendor discount for houses have remained at a premium, but at a higher rate of 5.7%. Conversely, units have seen a swing from a discount to a slight premium of 0.7%. Market conditions in Macquarie Park* now favours sellers for both houses and units, where buyers must offer above initial listing prices. With more price growth expected, buyers should act fast.

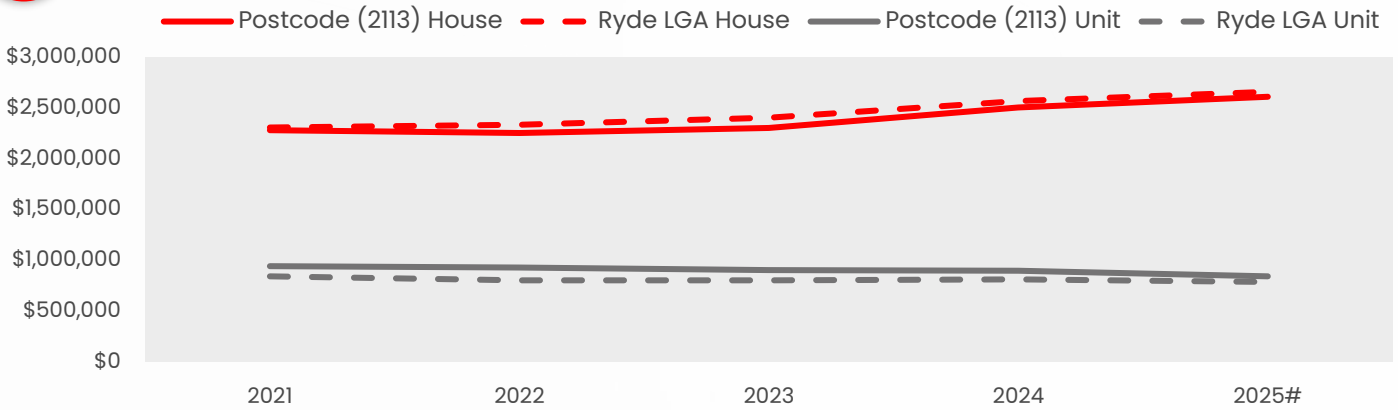


The postcode of 2113 has historically tracked slightly above the wider Ryde Local Government Area (LGA) for median unit prices for the past 5 years. Conversely, the postcode of 2113 has been a slightly more affordable house market than the wider LGA. These trend has continued throughout 2025.

Most of the houses sold in Macquarie Park* in 2025 were in the premium bracket of \$2,900,000 and above (35.4%) and affordable bracket of less than \$2,299,999 (23.5%). Most of the units sold were also in the premium price bracket, of \$950,000 and above. The middle price bracket of \$750,000 to \$849,999 saw 19.3% of unit sales; and the most affordable price point of less than \$649,999 saw 18.8% of unit sales. This suggest opportunities for current owners and first home buyers; even in a premium market like Macquarie Park*.



MARKET COMPARISON

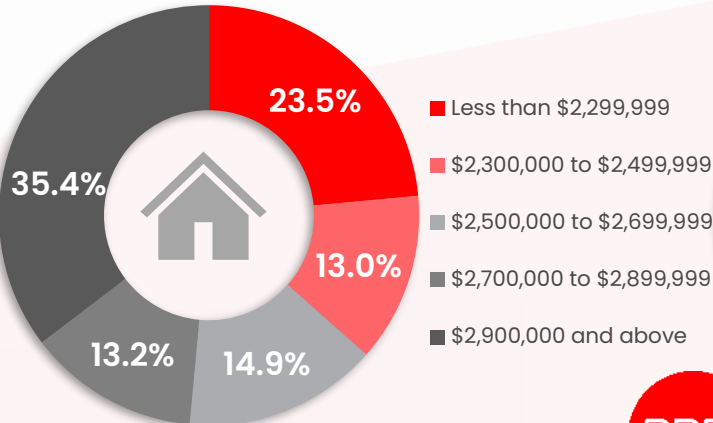


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main postcode analysed, which is 2113.

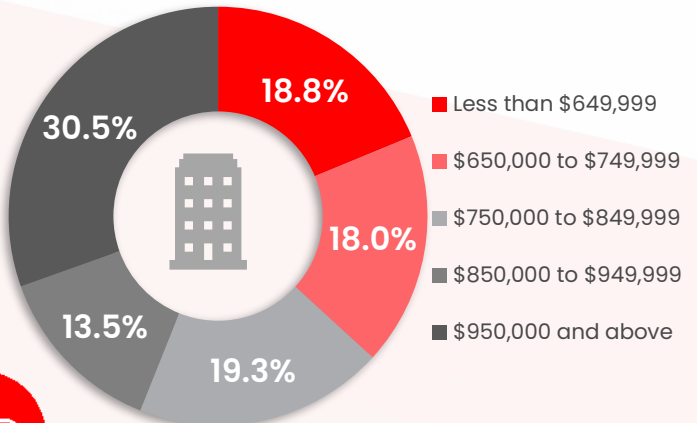


PRICE BREAKDOWN 2025

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yields in Macquarie Park[‡] was 4.4% in December 2025, higher than Ryde LGA (2.8%) and Sydney Metro (2.7%). This was paired with a 17.4% increase in median house rental price in the past 12 months to Q4 2025, at \$998 per week. The number of houses rented did decline, by -10.1% in the past 12 months, to 142 rentals in Q4 2025. This suggests there is an undersupplied rental market in Macquarie Park[‡], which is beneficial to investors.

3-bedroom houses have provided investors with +3.7% rental growth annually, achieving a median rent of \$850 per week.

Macquarie Park[‡] recorded a vacancy rate of 2.0% in December 2025, higher than Sydney Metro 1.8% average. That said, vacancy rates in Macquarie Park[‡] declined in the past 12 months. This suggests a tighter rental market. Moreover, a 2.0% vacancy rate is still below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus, quicker occupancy of rental homes. This is a conducive environment for investors, even with a higher median house price in Q4 2025. Unit sale prices is slightly more affordable in Q4 2025, thus, an opportunity for investors.

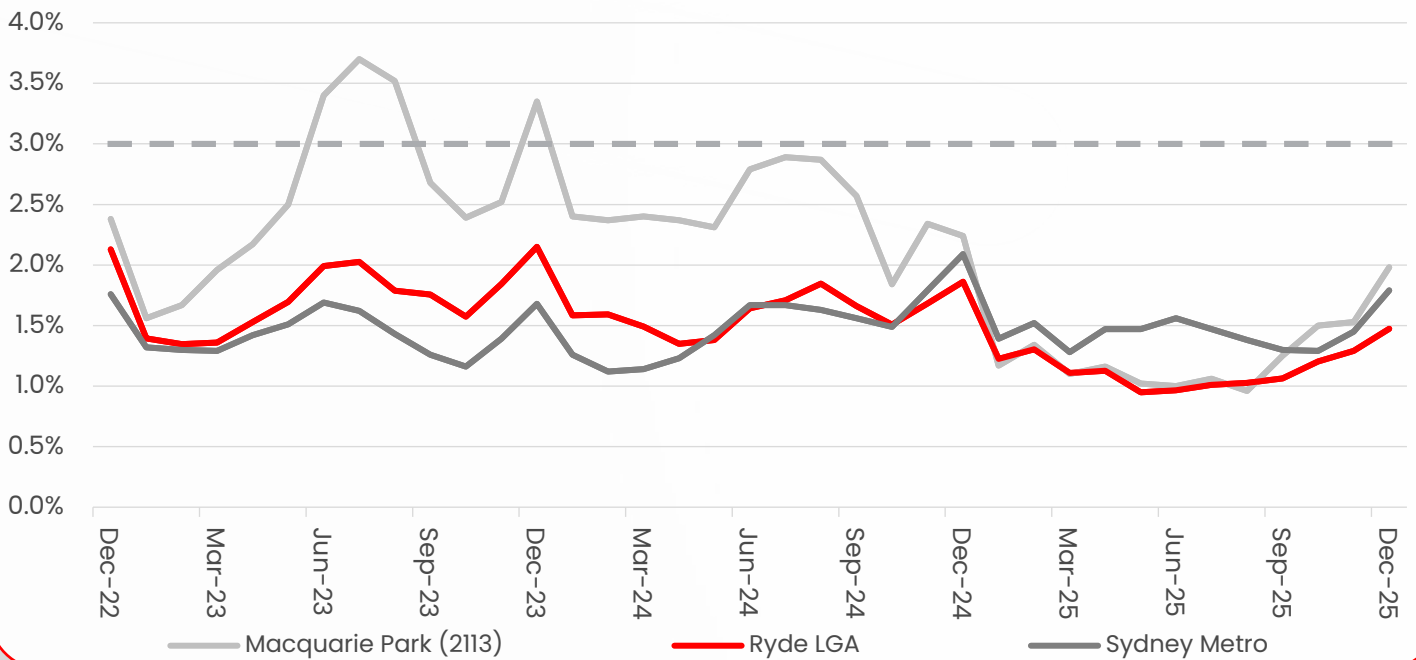
 2 BEDROOMS
+3.1%

 3 BEDROOMS
+3.7%

 4 BEDROOMS
+2.1%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



4.4%

Macquarie Park (2113)[‡]



2.8%

Ryde LGA



2.7%

Sydney Metro



5.2%

Macquarie Park (2113)[‡]



5.4%

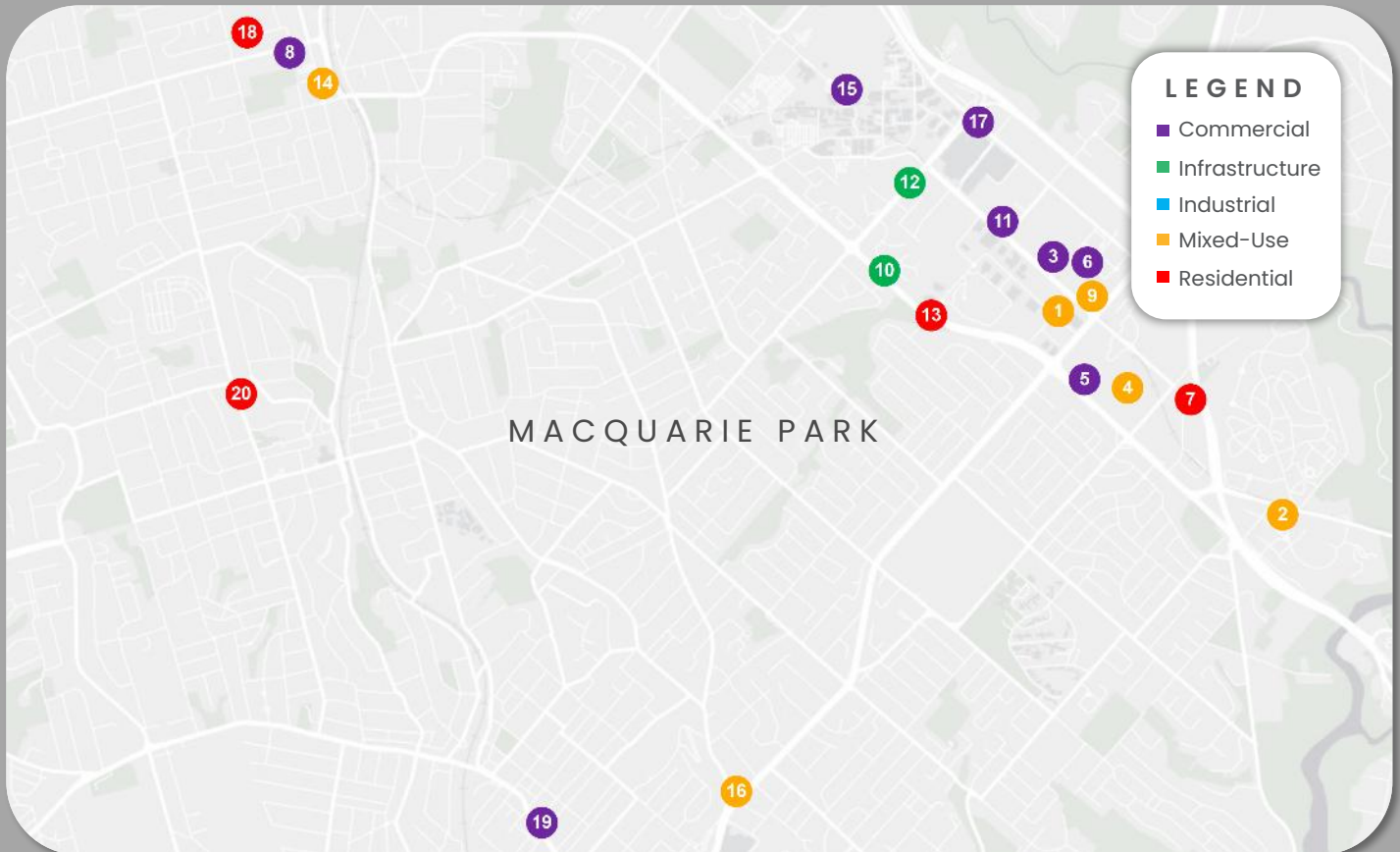
Ryde LGA



4.3%

Sydney Metro

PROJECT DEVELOPMENT MAP 2026 ^A



LEGEND

- Commercial
- Infrastructure
- Industrial
- Mixed-Use
- Residential

#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Macquarie Exchange Mixed Use Development (Apartments/Commercial/Retail)	Mixed Use	\$334,840,000	28/09/2026
2	Trinity Lighthouse Build-to-rent North Ryde Stage 2 (508 Units/Supermarket/Commercial/11 Food & Beverage Premises)	Mixed Use	\$303,145,000	10/07/2026
3	63-71 Waterloo Road Commercial Buildings	Commercial	\$218,017,691	18/12/2026
4	Woolworths Warehouse & Customer Fulfilment Centre Macquarie Park (Warehouse/Office)	Mixed Use	\$132,630,000	23/06/2026
5	City Views Business Park Offices	Commercial	\$115,412,600	21/10/2026
6	45-61 Waterloo Road Commercial Building	Commercial	\$113,769,528	4/09/2026
7	3 Halifax Street Apartment - Lachlans Line Lot 102 - Building A (234 Apartments)	Residential	\$100,345,000	30/06/2026
8	Uniting Coombah Village Epping Independent Living Units & Aged Care Facility (116 Independent Living Units)	Commercial	\$93,118,000	20/07/2026
9	Central House (Building D) Macquarie Square Mixed Use Development (Office/Restaurant/Retail)	Mixed Use	\$92,417,292	7/09/2026
10	Ivanhoe Estate - Stage 3 (232 Apartments) (State Government)	Infrastructure	\$92,000,000	19/10/2026
11	85-91 Waterloo Road Commercial Building	Commercial	\$80,991,018	4/12/2026
12	Herring Road - Macquarie University Station Bus Interchange Upgrade (State Government)	Infrastructure	\$80,000,000	25/12/2026
13	Midtown Macpark - Stage 3 (234 Apartments)	Residential	\$70,200,000	6/10/2026
14	48-54 & 49-53 Beecroft Road & Rawson Street Mixed Use Development (131 Apartments/Commercial/Child Care Centre)	Mixed Use	\$64,713,000	18/09/2026
15	Macquarie University Central Animal Facility	Commercial	\$40,703,131	3/11/2026
16	124a-126 Epping Road, Lane Cove Road & Paul Street Mixed Use Development (77 Units/Shops/Medical Centre/Food & Drink)	Mixed Use	\$32,632,146	17/04/2026
17	Macquarie Park Bus Depot	Commercial	\$20,000,000	16/03/2026
18	1 Hazlewood Place & Cliff Road Apartments (52 Apartments)	Residential	\$15,600,000	10/06/2026
19	Kia & Subaru Showroom West Ryde	Commercial	\$5,406,119	16/09/2026
20	197 Shaftsbury Road Units (5 Units)	Residential	\$3,444,958	6/11/2026

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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.

2025 encapsulates sales transactions for the 2025 full year (01/01/2025-31/12/2025).

€ Annual rental growth is a comparison between Q4 2024 (01/10/2024 – 31/12/2024) and Q4 2025 (01/10/2025 – 31/12/2025) house median rent figures.

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

§ Rental yields and vacancy rates shown are as reported as of December 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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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