

Hurstville Market Update

1st Half 2026



OVERVIEW

In Q4 2025, Hurstville* recorded a median house price of \$2,050,000, and a median unit price of \$779,000. The median house price has remained stable in the past 12 months (Q4 2024 – Q4 2025), whilst the median unit price have increased by 4.6%. Sales decreased between Q4 2024 – Q4 2025, by -15.2% for houses (to 28 sales in Q4 2025) and increased by 27.1% for units (to 164 sales in Q4 2025). There is a unique opportunity in the house market in Hurstville* currently, with a stable median price and in a higher interest rate environment. That said, without any new stand-alone houses planned in 2025-2027, this will not last. Thus, buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



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

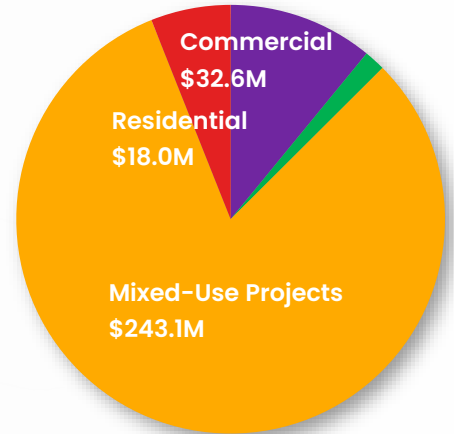


	YEAR	HALF YEAR
UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↔	↑



FUTURE DEVELOPMENTS

Hurstville will see approximately **\$298.5M of new projects commence construction between 2025 and 2027.**



Key mixed-use projects will stimulate economic growth and bring new jobs in Hurstville. This can have a spill-over impact on the real estate market, in terms of higher demand for housing.

A key commercial project is Westfield Hurstville Shopping Centre Alterations (\$17.3M). This will improve liveability and local entertainment services for residents, as well as create new jobs.

Between 2025-2027 Hurstville* area is set to experience supply injections of:

- 61 Forest Road (254 Apartments)
- 124 Forest Road (219 Apartments)
- 1A Pearl Street & 29 – 33 Gloucester Road Units (24 Units)

The incoming supply of ready-to-sell stock can aid in answering demand in the area. However, without any new houses the housing market will remain undersupplied. This will push up prices for all property types in the short term.



529 Units/
Apartments



MARKET CONDITIONS

MEDIAN PRICE
Q4 2025



SALES



AVERAGE DAYS
ON MARKET Q4 2025



MEDIAN PRICE
Q4 2025



RENTALS



AVERAGE DAYS
ON MARKET Q4 2025





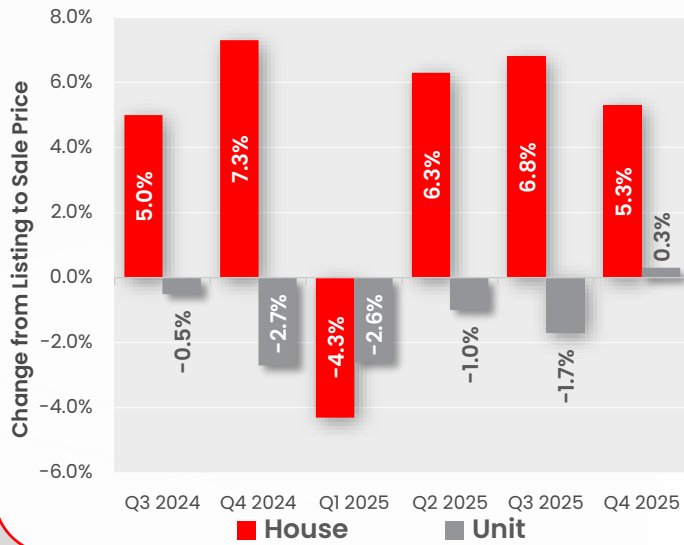
AVERAGE VENDOR DISCOUNT*

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.

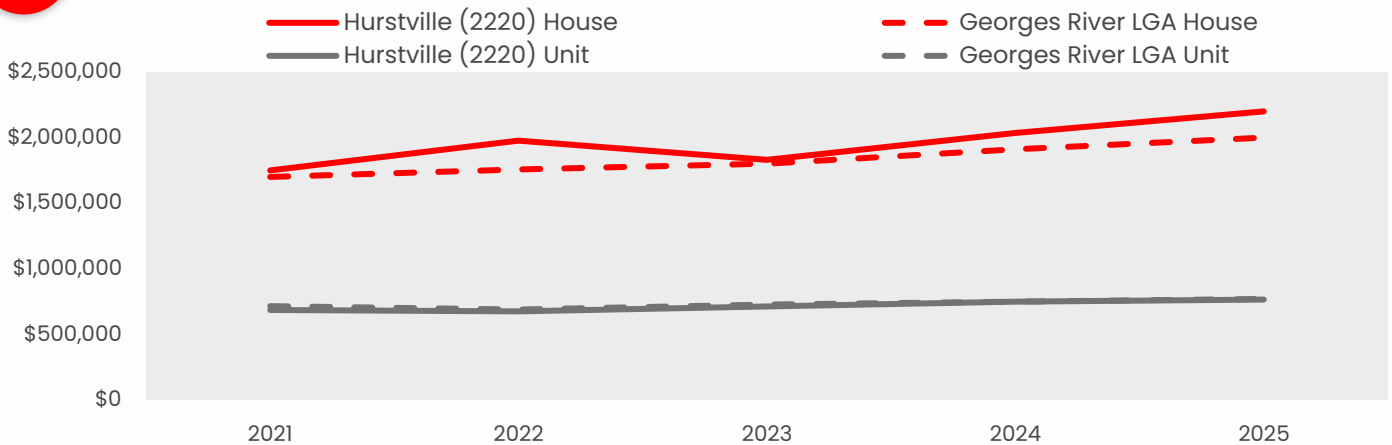
In the past 12 months to Q4 2025 average vendor discount for houses remains at a premium, however tightening to a lower level of 5.3%. Average unit vendor discount have swung to a slight premium of 0.3%. Overall, both the house and unit market now favours sellers, as buyers must offer higher than the initial list price. This creates an opportunity for owners, especially with a more stable median house price in the past 12 months to Q4 2025.

The suburb of Hurstville has historically tracked slightly above the Georges River Local Government Area (LGA) in house median prices. Conversely, units tracked on par in the suburb with the wider LGA. This continued to be the case for both houses and units in 2025.

The dominant proportion of homes sold in Hurstville* in 2025 were in the premium price bracket of \$2,400,000 and above (40.8%) and the affordable price bracket of less than \$1,799,999 (20.8%). Most unit sales (24.9%) were in the middle price bracket of \$700,000 to \$799,999 and the more premium bracket of \$800,000 to \$899,999 (24.3%). Overall, there are options across both the house and units' market for all budgets, in good news for buyers.



MARKET COMPARISON

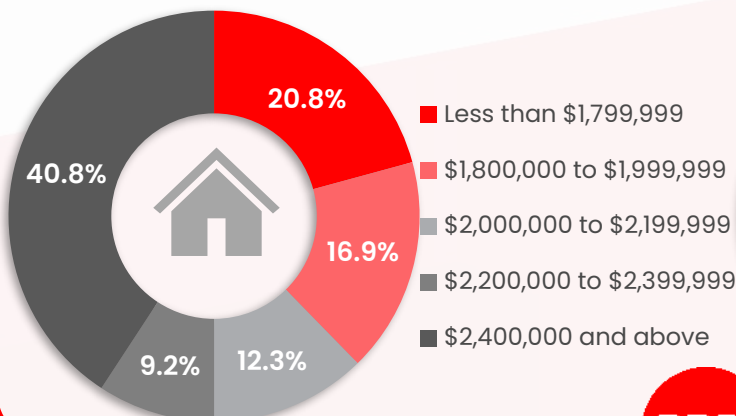


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Hurstville

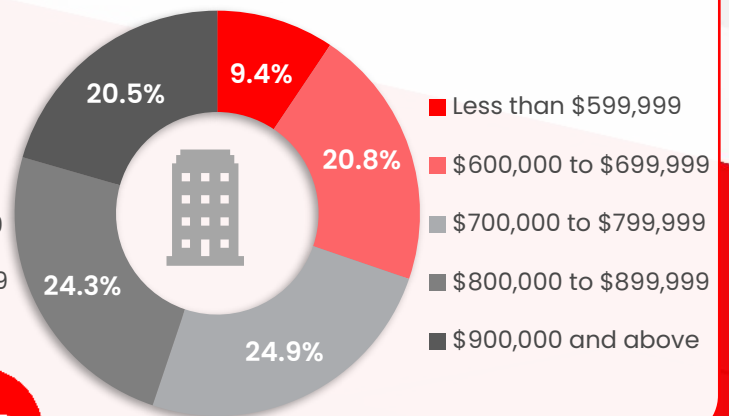


PRICE BREAKDOWN 2025

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yields in Hurstville[‡] was 2.3% in December 2025, slightly lower than the Georges River LGA (2.4%) and Sydney Metro (2.7%). Median house rental price have slightly declined in the past 12 months to Q4 2025, by -1.2%, at \$850 per week. The number of houses rented also decreased, by -31.3%, to 44 rentals in Q4 2025. This suggests a balanced rental market in Hurstville[‡], which creates an opportunity for investors and renters.

4+ bedroom houses have provided investors with +8.3% rental growth annually, achieving a median rent of \$1,300 per week.

Hurstville[‡] recorded a vacancy rate of 2.0% in December 2025, higher than the Georges River LGA's 1.6% and Sydney Metro 1.8% average. Vacancy rates in Hurstville[‡] decreased in the past 12 months, which suggests a tighter rental market. Further, a 2.0% vacancy rate is still below the Real Estate Institution of Australia's healthy benchmark of 3.0%, which suggests quicker occupancy of rental homes in Hurstville[‡]. This is a conducive environment for investors, as the median house price (thus, entry price) have remained stable in the past 12 months.

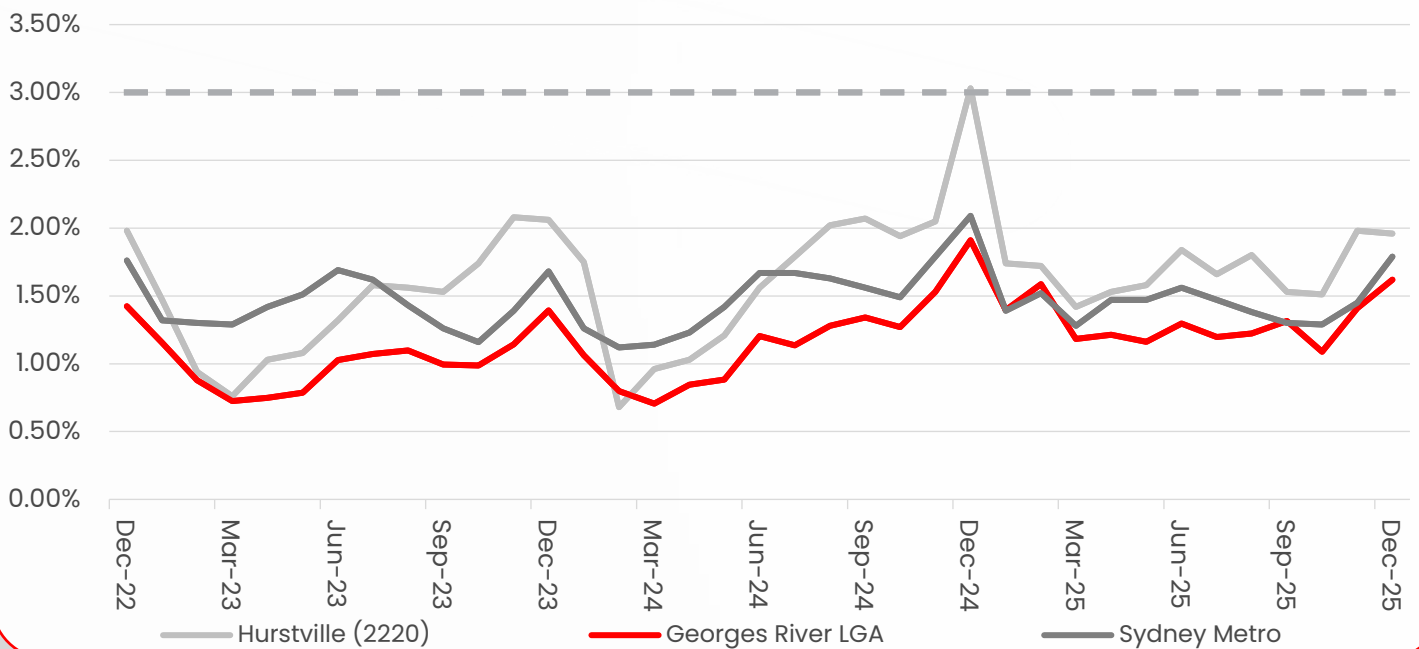
 2 BEDROOMS
+1.5%

 3 BEDROOMS
+0.0%

 4 BEDROOMS
+8.3%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



2.3%

Hurstville (2022)[‡]



2.4%

Georges River LGA



2.7%

Sydney Metro



5.6%

Hurstville (2022)[‡]



4.5%

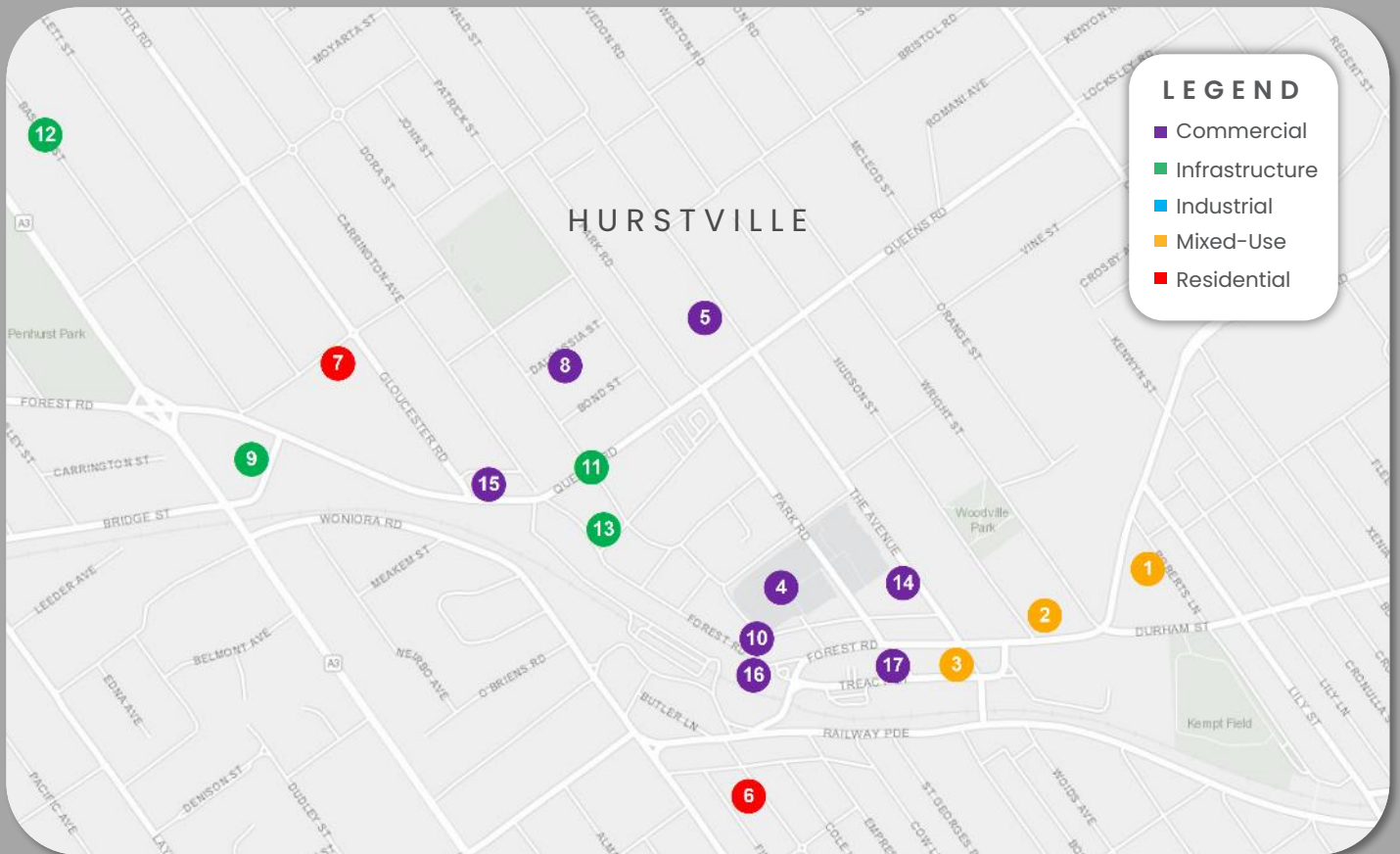
Georges River LGA



4.3%

Sydney Metro

PROJECT DEVELOPMENT MAP 2025-2027^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	61 Forest Road Mixed Use Development (254 Apartments/Hotel/Commercial/Retail)	Mixed Use	\$128,390,000	8/03/2027
2	124 Forest Road Apartments & Retail (219 Apartments/Retail)	Mixed Use	\$95,029,939	28/08/2026
3	117 Forest Road Mixed Use Development (32 Apartments/Retail)	Mixed Use	\$19,673,277	18/12/2026
4	Westfield Hurstville Shopping Centre Alterations	Commercial	\$17,300,978	6/11/2026
5	Danebank Anglican School For Girls Hurstville Science Building	Commercial	\$10,148,825	17/12/2026
6	15-17 West Street Residential Building	Residential	\$8,998,957	3/02/2027
7	1a Pearl Street & 29-33 Gloucester Road Units (24 Units)	Residential	\$8,984,672	12/08/2025
8	15 Dalcassia Street Boarding House	Commercial	\$2,530,000	12/06/2026
9	43 Bridge Street Government Agency Office Conversion (State Government)	Infrastructure	\$1,965,832	1/07/2026
10	NAB Hurstville Bank Fit Out	Commercial	\$1,350,000	24/06/2025
11	Bassett Street Roadworks Upgrade Works (State Government)	Infrastructure	\$1,000,000	10/11/2025
12	Land and Housing Corporation - Hurstville Senior Housing Development (State Government)	Infrastructure	\$1,000,000	8/08/2025
13	Hurstville House Mechanical Upgrade & Asbestos Removal Works (Local Government)	Infrastructure	\$800,000	1/05/2025
14	The Avenue Cafe Pavilion	Commercial	\$336,600	4/11/2025
15	Shell Hurstville Service Station Refurbishment	Commercial	\$323,433	23/10/2026
16	Commonwealth Bank Hurstville Branch 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

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

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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.

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

€ Annual rental growth is a comparison between Q4 2024 (01/09/2024 – 31/12/2024) and Q4 2025 (01/09/2025 – 31/12/2025) 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 December 2025.

A 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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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