

Ingleburn Market Update

1st Half 2026



OVERVIEW

In Q4 2025, Ingleburn* recorded a median house price of \$1,150,000, and a median unit price of \$645,000. This is an annual (Q4 2024 – Q4 2025) price growth of 11.7% for houses and 10.7% for units. Between Q4 2024 – Q4 2025 total sales increased, by 5.5% (to 403 for houses in Q4 2025) and has seen a 65.7% increase for units (to 222 sales in Q4 2025). Houses and units are in high demand, which has stimulated price growth. This creates an opportunity for owners to capitalise on their investments. There is many units planned for construction in 2026; however, this will take to build. Thus, buyers are encouraged to act, before prices increase even further.

CHANGE FROM LAST YEAR HALF YEAR



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

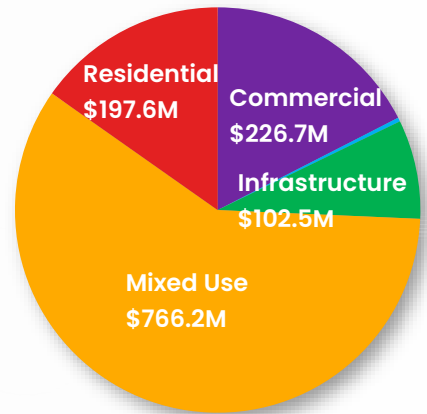


UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↔



FUTURE DEVELOPMENTS

Ingleburn will see approximately **\$1.3B of new developments due to commence construction in 2026.**



There are quite a few residential and mixed-use projects bringing new stock to Ingleburn. These include:

- 1 Bugden Place Mixed Use Buildings Stages 1 & 2 (761 Apartments)
- Dick Johnson Drive (56 Dwellings)
- 680-730 The Northern Road Residential Subdivision Tranche 45 Stage 2A & 2B (167 Residential Lots)
- 18 Durham Street (4 Townhouses)

The incoming supply of ready-to-sell stock are mostly units/apartments. 148 houses are planned, but compared to Q4 2025 sales of 403 houses this will not be enough. Further, new units will take time to build. Because of this property prices are expected to still increase in the short term, as house buyers turn their attention to available units.



MARKET CONDITIONS

MEDIAN PRICE
Q4 2025



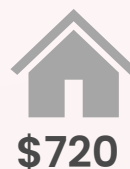
SALES



AVERAGE DAYS
ON MARKET Q4 2025



MEDIAN PRICE
Q4 2025



RENTALS



AVERAGE DAYS
ON MARKET Q4 2025



1,414 Units/
Apartments



4
Townhouses



148
Dwellings



743 Lots



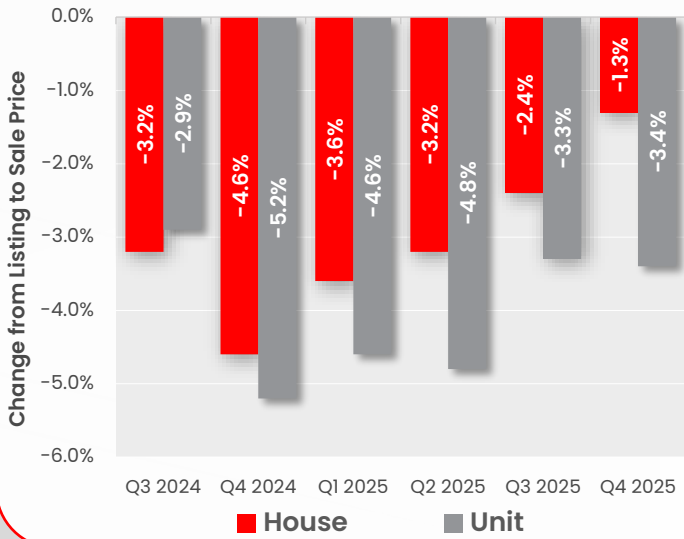
AVERAGE VENDOR DISCOUNT*

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.

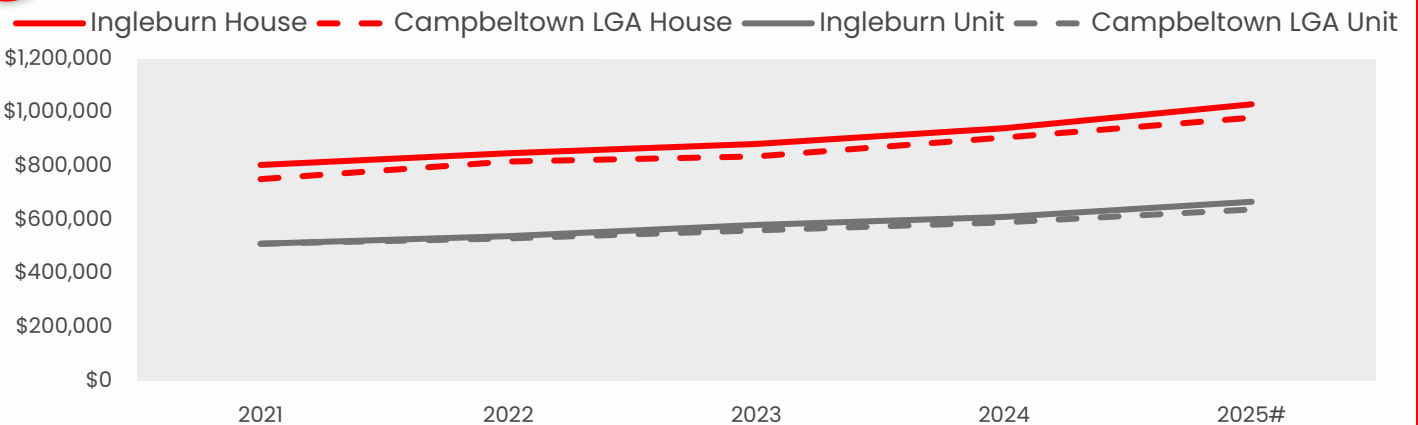
In the past 12 months to Q4 2025 average vendor discount for houses and units have tightened, to a lesser discount of -1.3% and -3.4% respectively. Market conditions in Ingleburn* continue to favour buyers for both houses and units, where vendors are willing to accept below the initial listing prices. However, Q4 2025 recorded the tightest average discount for houses, suggesting a shift towards a seller's market. This indicates house buyers should act fast.

The suburb of Ingleburn's has historically tracked slightly above the wider Campbelltown Local Government Area (LGA) for median house prices for the past 5 years. Conversely, Ingleburn unit market has been on par with the wider LGA. These trends has continued throughout 2025.

Most of the properties sold in Ingleburn* in 2025 were in the most affordable bracket of less than \$999,999 (36.5%) and the premium bracket of \$1,300,000 and above (18.9%) for houses. Conversely, 33.9% of unit sales are in the middle price bracket of \$600,000 to \$699,999 and the more affordable price bracket of \$500,000 to \$599,999 (22.5%). Overall, this suggests a balanced opportunity for both buyers and sellers in the Ingleburn* residential market.



MARKET COMPARISON

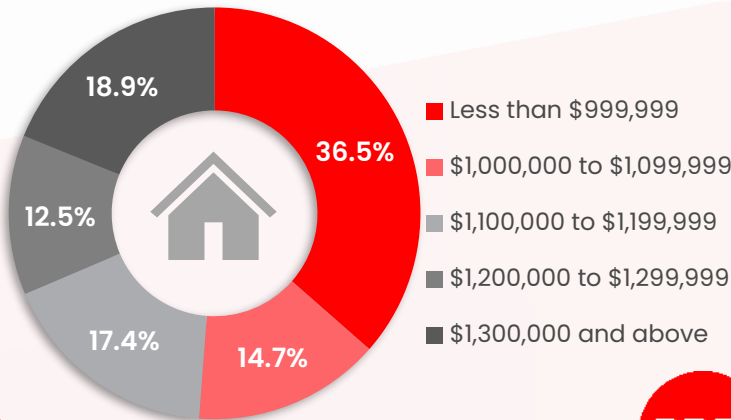


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Ingleburn.

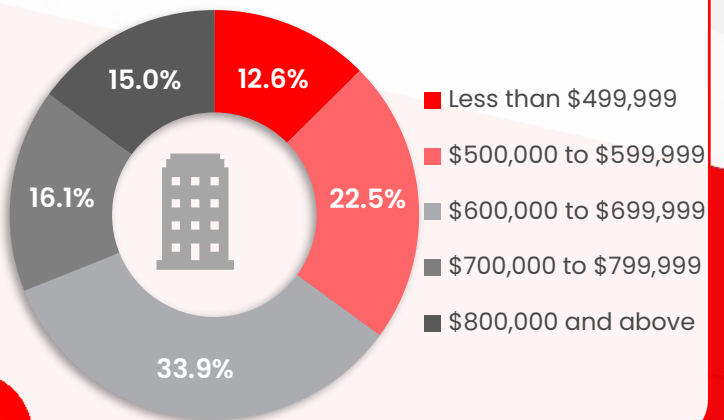


PRICE BREAKDOWN 2025#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yields in Ingleburn[‡] was 3.6% in December 2025, higher than Campbelltown LGA (3.3%) and Sydney Metro (2.7%). This was paired with a 2.9% increase in median house rental price in the past 12 months to Q4 2025, at \$720 per week. The number of houses rented have decreased, by -5.2% in the past 12 months, to 561 rentals in Q4 2025. There is an undersupplied and highly demanded 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 \$630 per week.

Ingleburn[‡] recorded a vacancy rate of 1.9% in December 2025, lower than the Campbelltown LGA 5.1% and on par with the Sydney Metro 1.8% average. Vacancy rates in Ingleburn[‡] have increased in the past 12 months, due to more investors in the market. However, a 1.9% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, which suggests quicker occupancy of rental homes. This is a conducive environment for investors, even if the median house and unit sales price (thus, entry price) have increased in Q4 2025.

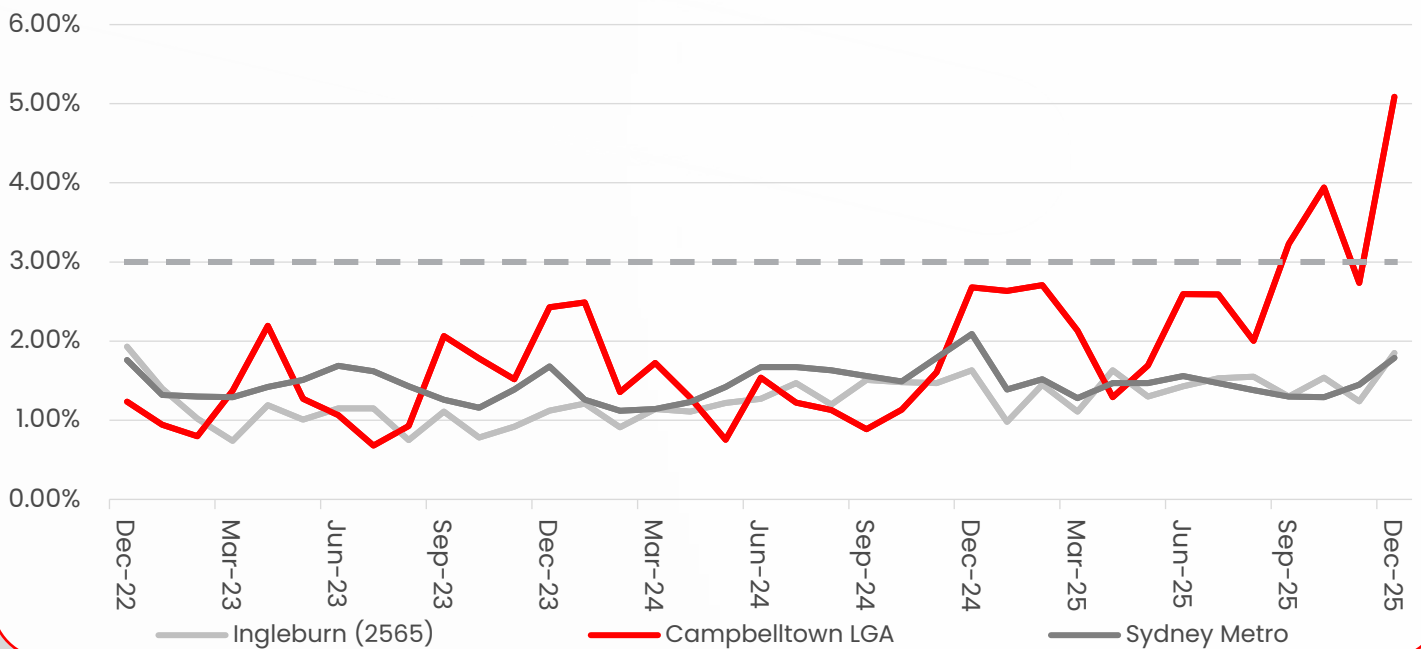
2 BEDROOMS
+3.7%

3 BEDROOMS
+5.0%

4 BEDROOMS
+4.0%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



3.6%

Ingleburn (2565)[‡]



3.3%

Campbelltown LGA



2.7%

Sydney Metro



3.6%

Ingleburn (2565)[‡]



4.4%

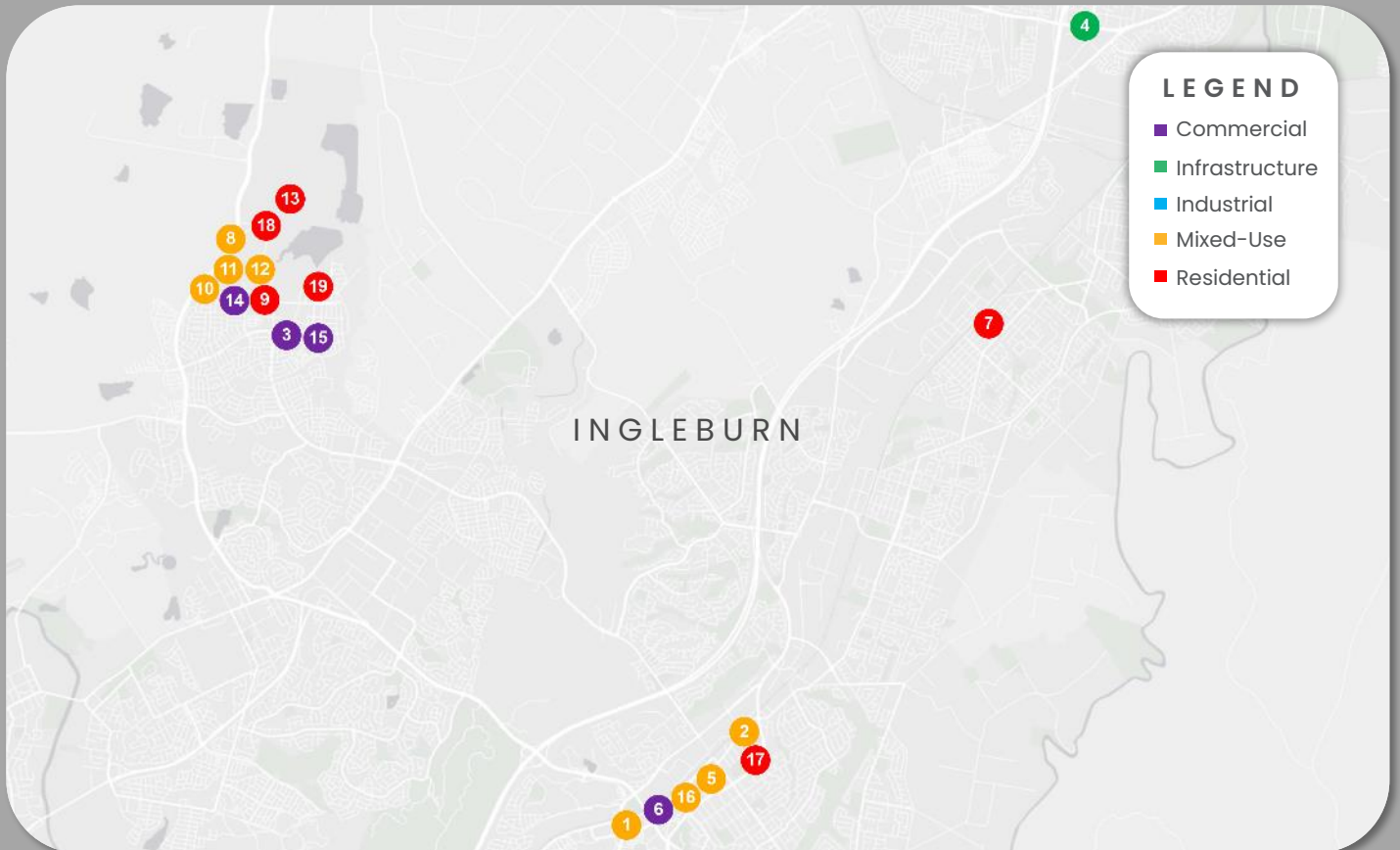
Campbelltown LGA



4.3%

Sydney Metro

PROJECT DEVELOPMENT MAP 2026 ^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	1 Bugden Place Mixed Use Buildings Stages 1 & 2 (761 Apartments/Neighbourhood Shops/Café)	Mixed Use	\$358,623,000	21/10/2026
2	34 Queen Street Mixed Use Development (395 Apartments/Retail)	Mixed Use	\$200,000,000	11/09/2026
3	62 Central Avenue Commercial Buildings Stages 1 & 2	Commercial	\$102,939,106	3/04/2026
4	Campbelltown Road Upgrade (State Government)	Infrastructure	\$70,000,000	3/12/2026
5	Campbelltown RSL & Hotel Redevelopment (Hotel/Club)	Mixed Use	\$50,057,000	8/10/2026
6	Macarthur Health Precinct Stage 2	Commercial	\$45,000,000	17/07/2026
7	7-11 Norfolk Street Apartments (73 Apartments)	Residential	\$38,540,000	4/11/2026
8	Oran Park Studios Recording & Production Studios Stage 1 (Recording & Production Studios/Offices)	Mixed Use	\$32,092,339	24/11/2026
9	Dick Johnson Drive Dwellings (56 Dwellings)	Residential	\$28,103,923	6/08/2026
10	111 Steward & Abram Drive Mixed Use Development (Commercial/Child Care Centre/Food & Drink Premises)	Mixed Use	\$27,449,815	16/01/2026
11	15-39 Flood Street Mixed Use Development Stage 4 (Workshop/Office Premises/Car Parks)	Mixed Use	\$25,531,913	24/09/2026
12	Oran Park Studios Workshops & Office Buildings Stage 2 (Workshops/Office Buildings)	Mixed Use	\$21,752,796	24/12/2026
13	680-730 The Northern Road Residential Subdivision Tranche 45 Stage 2a & 2b (167 Residential Lots)	Residential	\$19,732,427	3/12/2026
14	15-39 Flood Street Recording & Production Studios Stage 5	Commercial	\$18,247,164	24/09/2026
15	Anglicare Oran Park - Stages 4b, 4c & 5	Commercial	\$17,500,000	10/12/2026
16	263 Queen Street Mixed Use Development (Commercial/Retail/End of Trip Facilities/Gymnasium)	Mixed Use	\$15,000,000	8/12/2026
17	17-21 Tyler Street Units (49 Units)	Residential	\$14,700,000	7/12/2026
18	680-680a The Northern Road Dwellings Tranch 42 (17 Dwellings)	Residential	\$13,218,094	9/12/2026
19	1 Bowerbird Loop Dwellings & Residential Subdivision Stage 1 (31 Dwellings/30 Residential Lots)	Residential	\$11,904,976	8/08/2026
20	Campbelltown City Council Town Centres Package D (Local Government) (not mapped)	Infrastructure	\$10,930,000	5/05/2026



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

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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.

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.

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

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

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