

# Bexley North Market Update

## 1<sup>st</sup> Half 2026



### OVERVIEW

In Q1 2026, Bexley North\* recorded a median house price of \$1,856,000, and a median unit price of \$837,500. This represents annual (Q1 2025 – Q1 2026) median price softening of -2.8% for houses and -3.2% for units. Total sales decreased by -12.2% (to 36 for houses in Q1 2026) and increased by 3.3% for units (to 31 sales in Q1 2026). There is a unique opportunity in the residential market in Bexley North\* currently, with the median house price and unit price softening; most likely due to cash rate hikes in early 2026. That said, with very limited new housing stock in the pipeline, this will not last. Thus, buyers and investors looking to enter the market must act fast.

#### CHANGE FROM LAST YEAR HALF YEAR



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

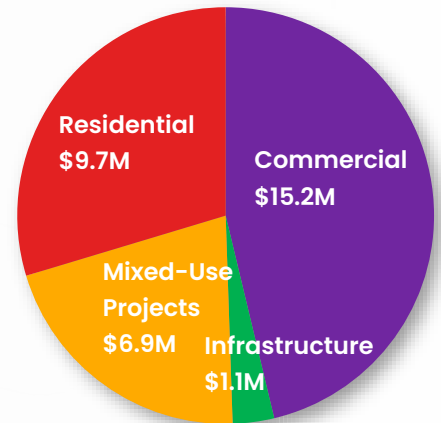


	YEAR	HALF YEAR
UNIT SALES	↑	↓
UNIT MEDIAN PRICE	↓	↓
UNIT RENTAL PRICE	↑	↑



### FUTURE DEVELOPMENTS

Bexley North will see approximately **\$32.8M of new projects commence construction between 2024 and 2026.**



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

A key commercial project is Earwood Bardwell Park RSL Club Refurbishment. This will improve local entertainment services for residents.

Between 2024-2026, Bexley North\* is set to create new supply, such as:

- Shaw Street (11 Apartments)
- 54 Caledonian Street (8 Dwellings)
- Gipps Street (4 Townhouses)

The incoming supply of ready-to-go will aid in answering demand. However, with 36 house sales in Q1 2026 this is not enough. Thus, a property price recovery is possible in 2026.

14 Units/  
Apartments

4  
Townhouses

11  
Dwellings



### MARKET CONDITIONS

MEDIAN PRICE  
Q1 2026

\$1.8M

SALES

\$837K

AVERAGE DAYS  
ON MARKET Q1 2026

48  
HOUSE

44  
UNIT

MEDIAN PRICE  
Q1 2026

\$980

RENTALS

\$670

AVERAGE DAYS  
ON MARKET Q1 2026

22  
HOUSE

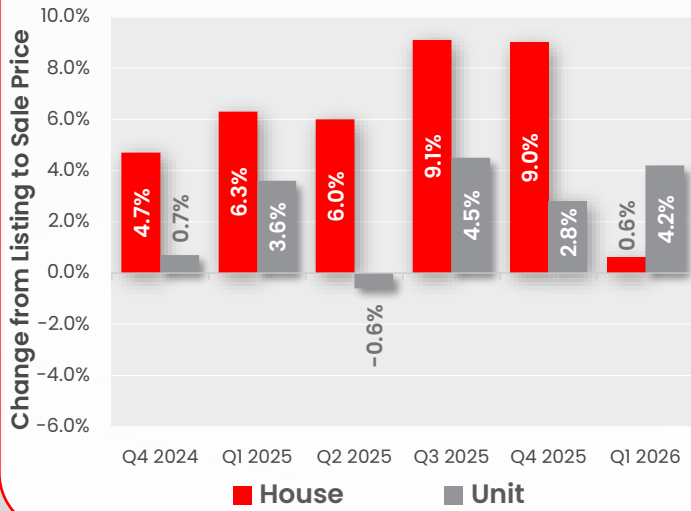
15  
UNIT



## 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 Q1 2026 average vendor discount for houses have remained at a premium, although lower at 0.6%. Average unit vendor discount is also still at a premium but is now at a higher premium, of 4.2%. Overall, the Bexley North market still favour sellers, as buyers must offer higher than the first list price. This is good news for sellers, especially given that median house and unit sales price have become slightly more affordable in Q1 2026.

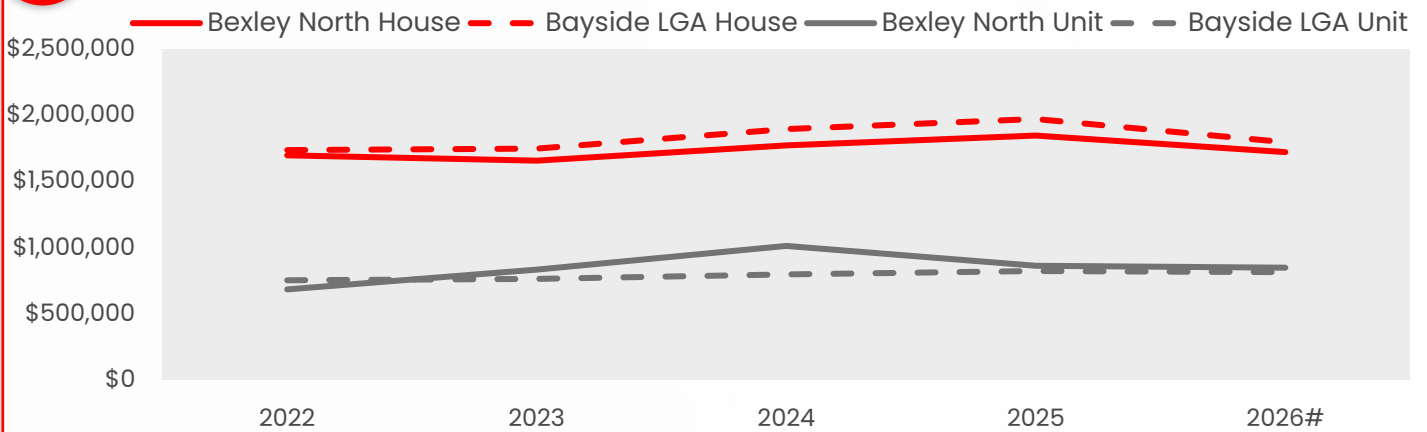


The suburb of Bexley North has historically tracked on par with the Bayside Local Government Area (LGA) in house and unit median prices. This continued to be the case for houses and units in 2026#. However, median house prices in Bexley North have become more affordable compared to the LGA, creating an opportunity for buyers.

The dominant proportion of homes sold in Bexley North\* in 2025-2026# were in the premium price point of \$2,150,000 and above (30.8%). Similarly, most unit sales (42.3%) were also in the premium price bracket of \$1,000,000 and above. That said affordable stock is still available, with 19.2% of houses sold at less than \$1,549,999 and 19.2% of units sold at less than \$699,999; in good news for buyers.



## MARKET COMPARISON

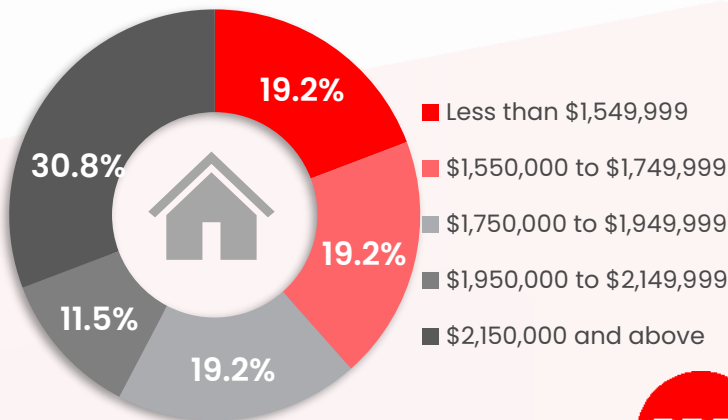


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Bexley North.

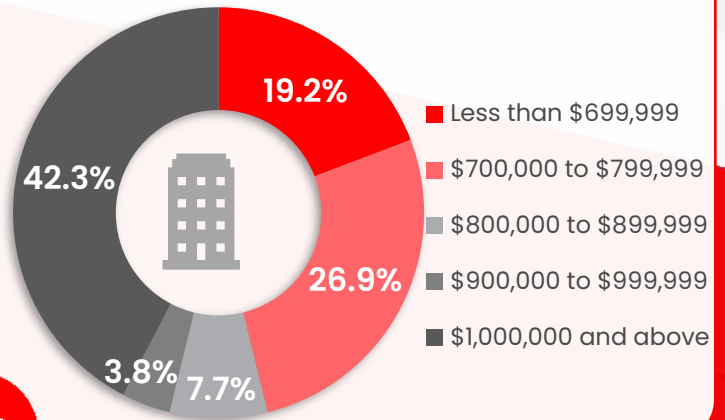


## PRICE BREAKDOWN 2025-2026#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2026€

House rental yields in Bexley North<sup>‡</sup> was 3.0% in March 2026, on par with the Bayside LGA (3.0%) and above Sydney Metro (2.8%). This was paired with a 10.4% increase in median house rental price in the past 12 months to Q1 2026, at \$980 per week. The number of houses rented also decreased, by -52.6% in the past 12 months, to 37 rentals in Q1 2026. This suggests a highly demanded and tight house rental market in Beverly Hills<sup>‡</sup>, which is beneficial to investors – especially with a more stable and/or affordable entry price in Q1 2026.

2-bedroom houses have provided investors with +13.8% rental growth annually, achieving a median rent of \$740 per week.

Bexley North<sup>‡</sup> recorded a vacancy rate of 1.3% in March 2026, lower than the Bayside LGA's 1.8% but slightly higher than Sydney Metro 1.1% average. Vacancy rates in Bexley North<sup>‡</sup> have fluctuated in the past 12 months, sharply declining since December 2025. Furthermore, a 1.3% vacancy rate is still below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quick occupancy of rental homes. This is a conducive environment for investors.

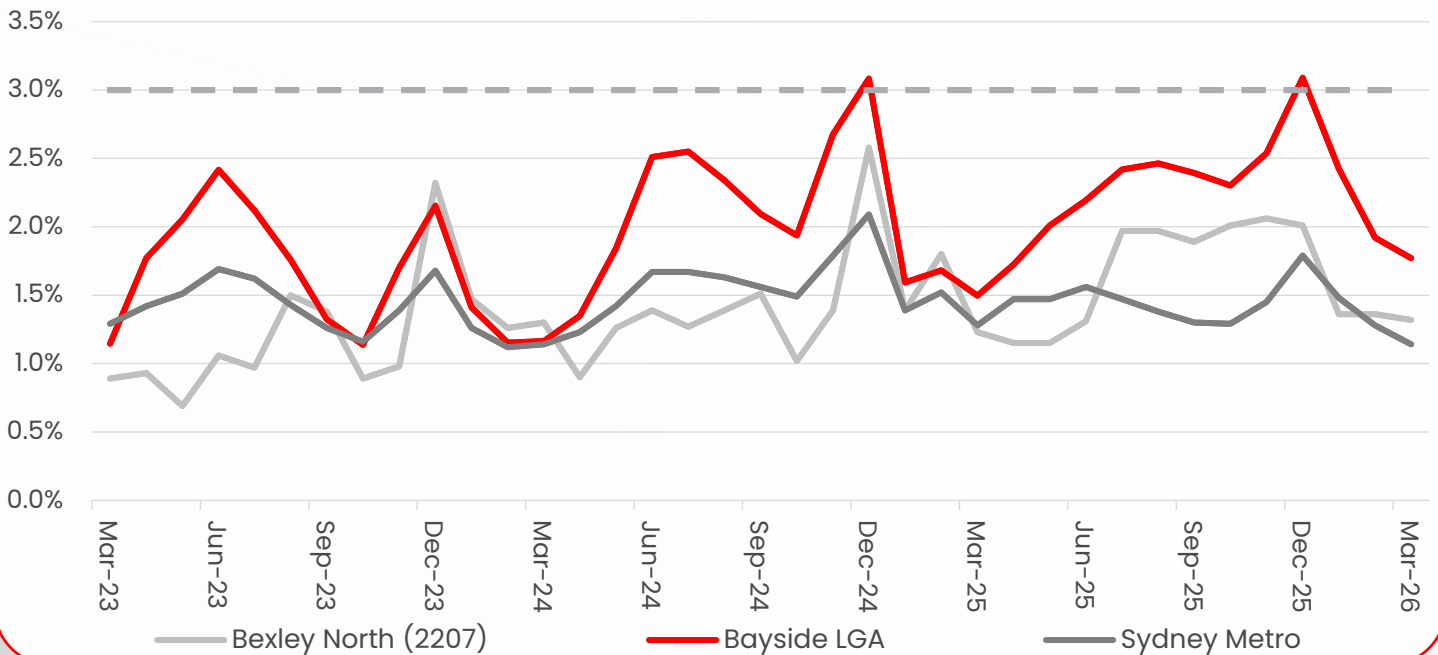
 2 BEDROOMS  
**+13.8%**

 3 BEDROOMS  
**+0.0%**

 4 BEDROOMS  
**+11.1%**



## RENTAL VACANCY RATES 2026



## RENTAL YIELD 2026§



**3.0%**

Bexley North<sup>‡</sup>



**3.0%**

Bayside LGA



**2.8%**

Sydney Metro



**4.7%**

Bexley North<sup>‡</sup>



**5.7%**

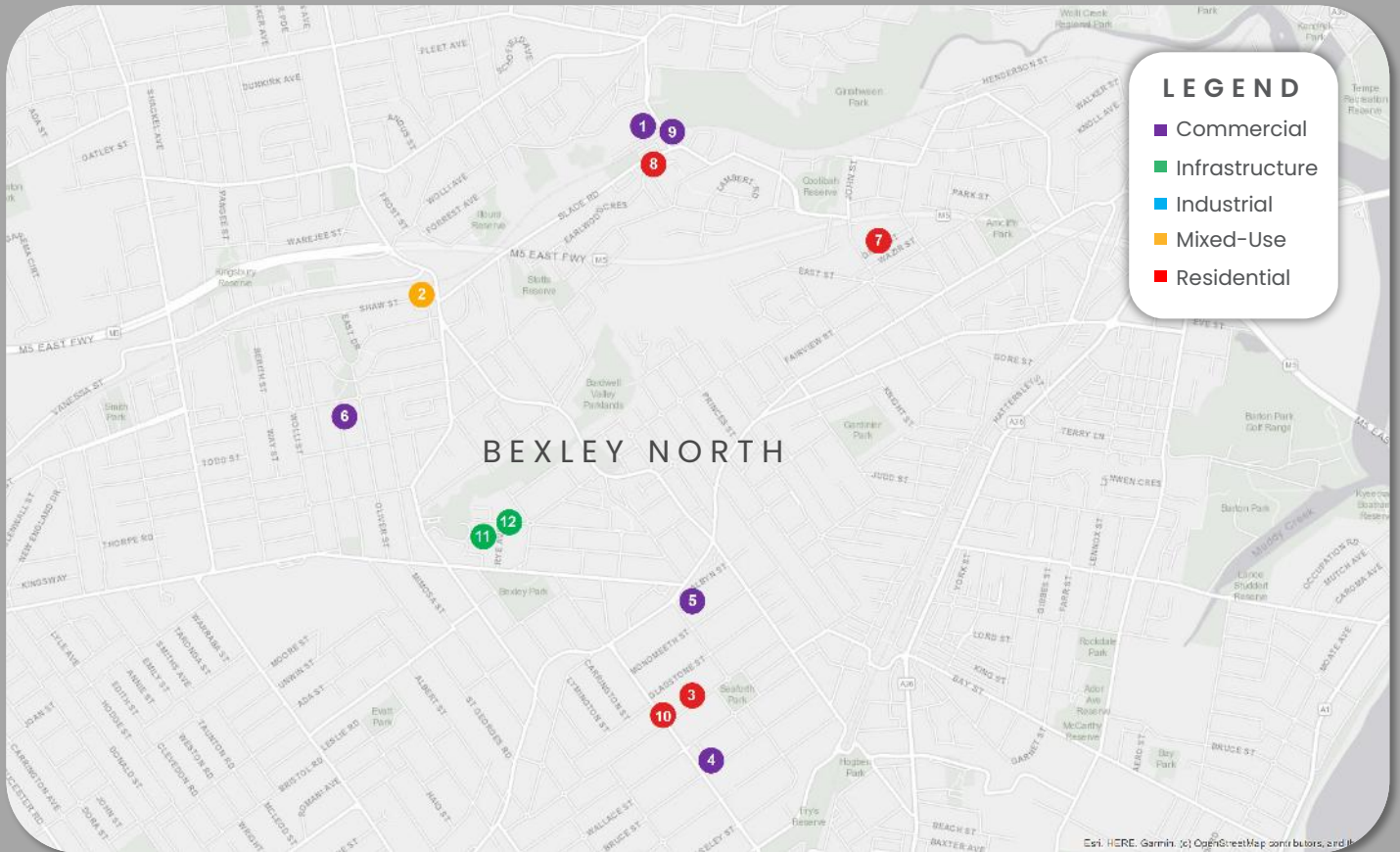
Bayside LGA



**4.3%**

Sydney Metro

# PROJECT DEVELOPMENT MAP 2024-2026<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	Earlwood Bardwell Park Rsl Club Refurbishment	Commercial	\$8,084,758	4/10/2024
2	Shaw Street Apartments & Shops Mixed Use Development (11 Apartments/ Shops)	Mixed-Use	\$6,856,000	10/05/2024
3	54 & 56 Caledonian Street Dwellings (8 Dwellings)	Residential	\$5,247,703	10/04/2026
4	56 Connemarra Street Co-living Housing	Commercial	\$2,045,904	9/10/2024
5	Casa Capace Group Homes	Commercial	\$1,991,836	16/12/2025
6	Boules Artistes Petanque Club Alterations & Additions	Commercial	\$1,732,500	27/02/2024
7	Gipps Street Townhouses (4 Townhouses)	Residential	\$1,671,000	2/04/2026
8	10 Devon Road Dwellings (3 Dwellings)	Residential	\$1,500,000	4/11/2026
9	Earlwood Bardwell Park Rsl Club Alterations & Additions	Commercial	\$1,334,785	20/02/2026
10	66a Caledonian Street Units (3 Units)	Residential	\$1,320,000	27/11/2025
11	Bayside Council Bexley Depot Fuel Tank Storage & Bowser Replacement (Local Government)	Infrastructure	\$800,000	16/02/2026
12	Bexley Depot Mechanical Services Hvac Upgrade (Local Government)	Infrastructure	\$254,670	17/08/2024

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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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## REFERENCES

\* Bexley North market data and key indicators encapsulates aggregate property market conditions within the suburbs of Bexley North, Bexley, Bardwell Park, and Bardwell Valley.

\*\* Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

# 2026 encapsulates sales transactions for Q1 (01/01/2026 – 31/03/2026) 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 Q1 2025 (01/01/2025 – 31/03/2025) and Q1 2026 (01/01/2026 – 31/03/2026) house median rent figures.

¥ Bexley North market data encapsulates aggregate property conditions within the postcode of 2207.

§ Rental yields shown are as reported as of March 2026.

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 suburbs of Bexley North, Bexley, Bardwell Park, and Bardwell Valley.

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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