

Oatley & Surrounds Market Update

1st Half 2026



OVERVIEW

Postcode 2223* and surrounds (which for this report includes Oatley, Mortdale, Hurstville Grove, Penhurst, Lugarno and Peakhurst Heights) had a median house price of \$2,185,000 and a median unit price of \$800,000 in Q1 2026. This is an annual (Q1 2025 – Q1 2026) price growth of 18.4% for houses and by 19.9% for units. Between Q1 2025 – Q1 2026 house sales have decreased, by -26.5% (to 72 for houses in Q1 2026), but increased by 2.4% for unit sales (to 87 sales in Q1 2026). The house market is undersupplied, and the unit market is highly demanded, creating a buffer against higher cash rates in 2026. Thus, now is still an ideal opportunity for owners to sell.

CHANGE FROM LAST YEAR HALF YEAR



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

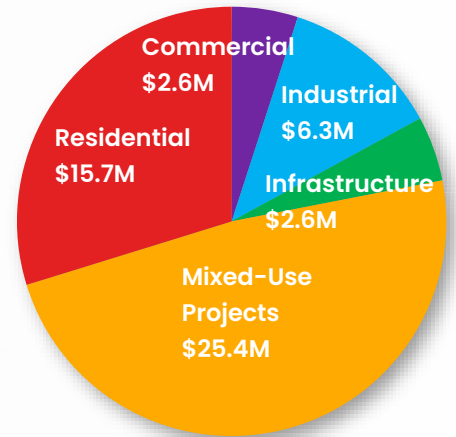


UNIT SALES	↑	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

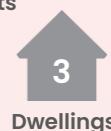
Postcode 2223 – Oatley and Surrounds[£] will see approximately **\$52.6M of new developments due to commence construction between 2023-2027.**



There are residential and mixed-use projects bringing new stock to Oatley and Surrounds[£]; including:

- 95-99 Railway Parade Units & Commercial Tenancies (28 Units)
- 50 Rosa Street (5 Townhouses)
- Mortdale Apartments (10 Apartments)
- 5 Denman Street (7 Townhouses)
- 26 Martin Place (5 Units)

The incoming supply of ready-to-go stock will aid in answering demand. But, when compared to 72 houses and 87 units sold in Q1 2026 this will not be enough. Therefore, an undersupply is expected (especially houses). This will push up prices for all property types.



MARKET CONDITIONS

MEDIAN PRICE
Q1 2026



SALES



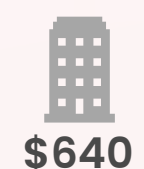
AVERAGE DAYS
ON MARKET Q1 2026



MEDIAN PRICE
Q1 2026



RENTALS



AVERAGE DAYS
ON MARKET Q1 2026





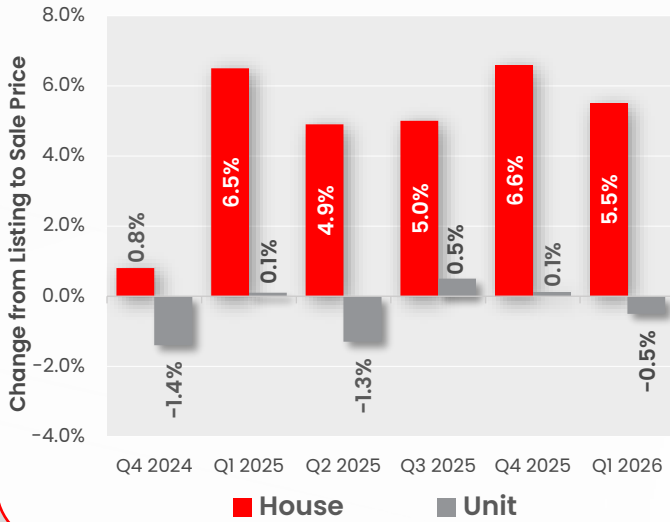
AVERAGE VENDOR DISCOUNT*

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 still tracks as a premium, however at a lesser percentage of 5.5%. Conversely, units have seen a swing from a slight premium to a slight discount of -0.5% in Q1 2026. Market conditions in Postcode of 2223* continue to favour sellers for houses, where buyers must offer above the initial listing prices. There is a slight discount for units, however with it being highly demanded, it is highly likely this will not last.

Median house price within the Postcode of 2223* have mostly become more expensive between Q1 2025 – Q1 2026, except for Penhurst. Units have mostly recorded positive price growth also, as buyers start to shift their preferences due to less house stock being available.

Most of the houses sold in Postcode of 2223* in 2025/2026# were in the premium price point of \$2,500,000 and above (34.7%) and the most affordable price bracket of less than \$1,899,999 (24.5%). Similarly, most of the units sold were in the premium price bracket, of \$950,000 and above (21.6%) and the more affordable price bracket of \$650,000 to \$749,999 (24.3%). Postcode of 2223* has a home for all budgets, thus an attractive market for all types of buyers.



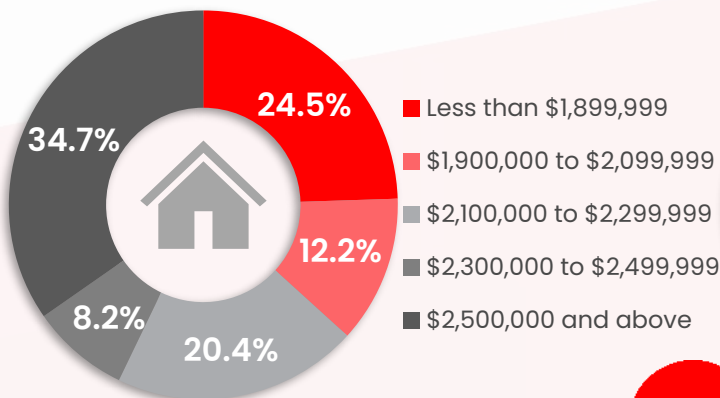
MARKET COMPARISON

	House Median Price Q1 2026	House Price Growth Q1 2025 – Q1 2026	Unit Median Price Q1 2026	Unit Price Growth Q1 2025 – Q1 2026
Oatley	\$2,680,000	13.8%	\$1,260,000	7.0%
Mortdale	\$1,970,000	15.7%	\$800,000	4.4%
Hurstville Grove	\$2,404,500	6.4%	\$1,325,000	40.9%
Penshurst	\$1,780,000	-6.8%	\$727,000	13.2%
Lugarno	\$1,970,000	19.4%	N/A	N/A
Peakhurst Heights	\$1,785,000	9.7%	N/A	N/A
Peakhurst	\$1,808,000	21.8%	\$795,000	-0.6%

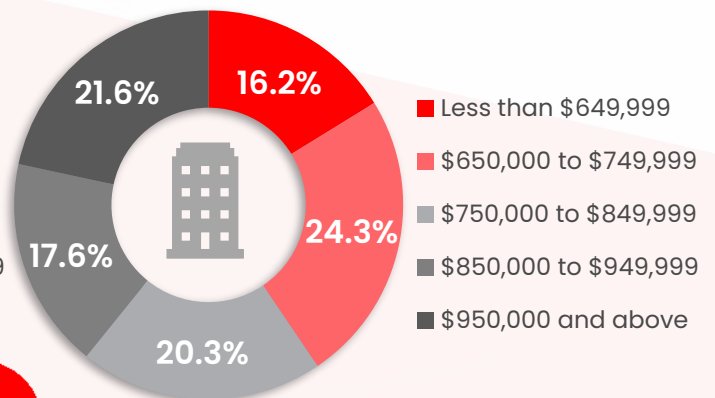


PRICE BREAKDOWN 2025/2026#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2026€

House rental yields in Postcode 2223[‡] was 2.2% in March 2026, lower than Georges River LGA (2.4%) and Sydney Metro (2.8%). That said, the area saw a 6.1% increase in median house rental price in the past 12 months to Q1 2026, at \$950 per week. The number of houses rented did decline, by -8.9% in the past 12 months, to 82 rentals in Q1 2026. This suggests there is an undersupplied rental market in Postcode 2223[‡], which is beneficial to investors.

4+ bedroom houses have provided investors with +9.1% rental growth annually, achieving a median rent of \$1,200 per week.

Postcode 2223[‡] recorded a vacancy rate of 1.1% in March 2026, higher than Georges River LGA 0.9% but on par with Sydney Metro 1.1% average. That said, vacancy rates in Postcode 2223[‡] declined slightly in the past 12 months, which suggests a tighter rental market. Moreover, a 1.1% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes. This suggests a conducive environment for investors, even with a higher house and unit sales price (thus, entry price) in Q1 2026.

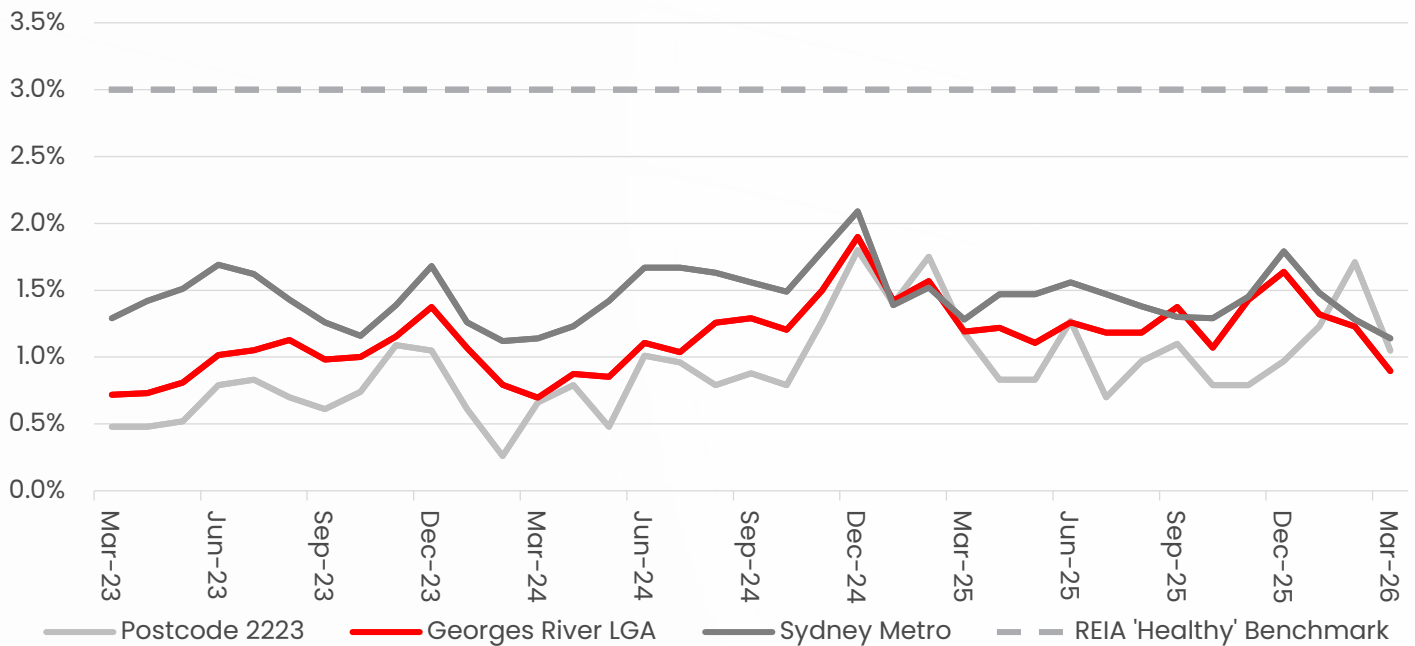
2 BEDROOMS
+7.4%

3 BEDROOMS
+6.9%

4+ BEDROOMS
+9.1%



RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§



2.2%

Postcode 2223[‡]



2.4%

Georges River LGA



2.8%

Sydney Metro



3.7%

Postcode 2223[‡]



5.0%

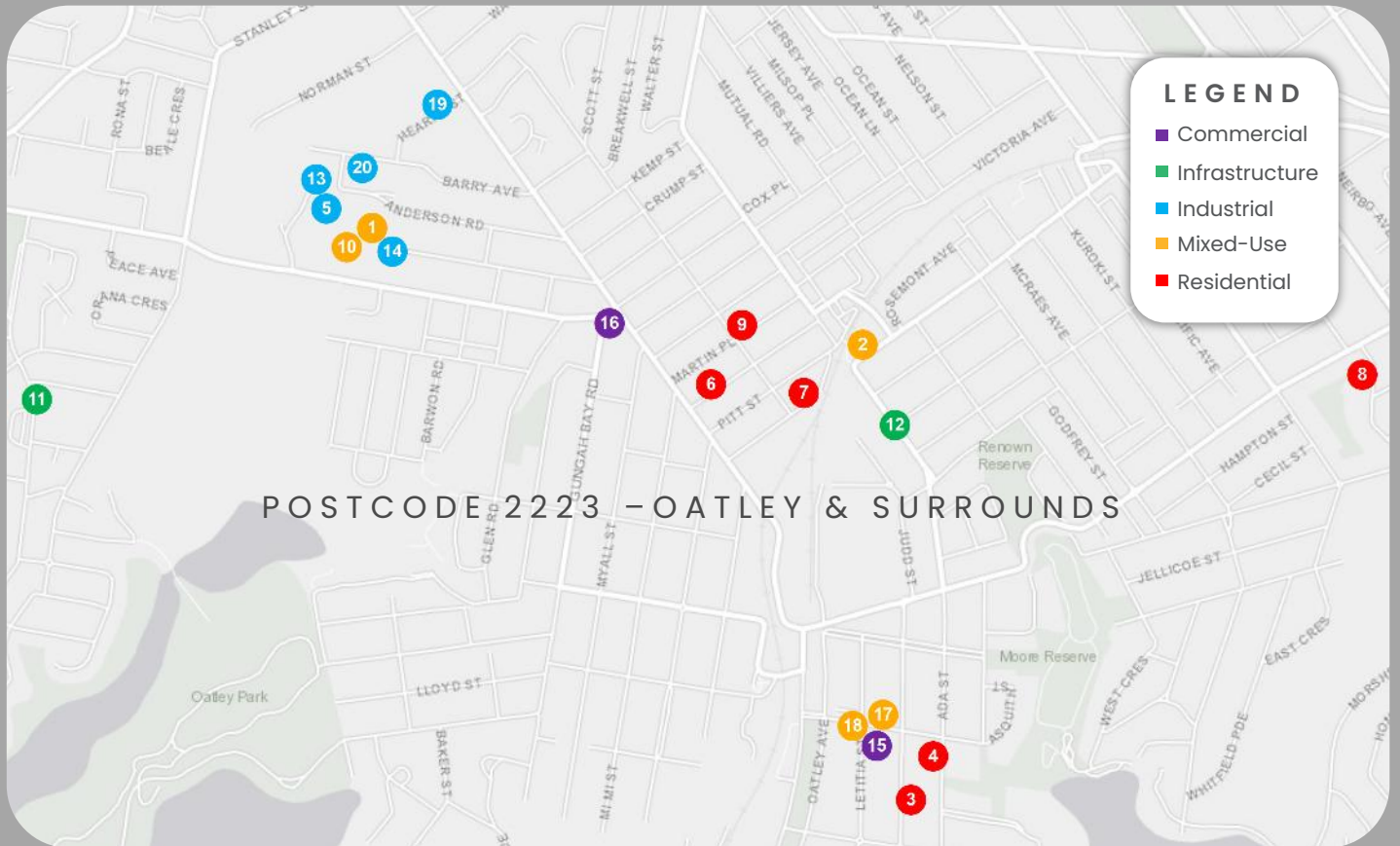
Georges River LGA



4.2%

Sydney Metro

PROJECT DEVELOPMENT MAP 2023-2027^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	62 Blackshaw Avenue Warehouse & Self Storage Units (Warehouse/Self Storage/Office)	Mixed Use	\$12,373,037	10/06/2024
2	95-99 Railway Parade Units & Commercial Tenancies (28 Units/2 Commercial Tenancies)	Mixed Use	\$10,125,544	8/02/2027
3	50 Rosa Street Townhouses (5 Townhouses)	Residential	\$3,668,439	26/08/2027
4	29 Ada Street Townhouses (5 Townhouses)	Residential	\$3,539,540	19/11/2026
5	67 Anderson Road Warehouse Units	Industrial	\$3,151,778	11/12/2026
6	Mortdale Apartments (10 Apartments)	Residential	\$2,524,000	25/08/2023
7	14-16 George Street - Mortdale - Apartments (8 Apartments)	Residential	\$2,434,000	17/07/2023
8	5 Denman Street Townhouses (7 Townhouses)	Residential	\$1,800,000	15/05/2023
9	26 Martin Place Units (5 Units)	Residential	\$1,684,787	16/10/2025
10	84d Roberts Avenue Warehouse (Warehouse/Office)	Mixed Use	\$1,419,000	10/09/2027
11	Peakhurst South Public-School Groundworks (State Government)	Infrastructure	\$1,097,000	23/01/2023
12	Mortdale Public School Paving (State Government)	Infrastructure	\$1,074,000	23/01/2023
13	69 Anderson Road Factory	Industrial	\$965,000	11/11/2024
14	60 Blackshaw Avenue Industrial Building	Industrial	\$950,000	26/09/2026
15	Oatley Masonic Centre Alterations & Additions	Commercial	\$804,032	30/10/2023
16	Bp Australia Service Station	Commercial	\$780,000	24/12/2025
17	Greg Walsh & Co Lawyers (Dwelling/Offices/Café)	Mixed Use	\$730,000	16/07/2024
18	18a Letitia Street Shop Top Housing (2 Dwellings/Bottle Shop)	Mixed Use	\$730,000	5/07/2024
19	Hearne Street Industrial Warehouse	Industrial	\$720,000	21/09/2023
20	57 Barry Avenue Factory Alterations & Additions	Industrial	\$550,000	21/10/2025

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Dean Sperotto

+61 477 222 111


dean.sperotto@prdoatley.com.au


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PRD Oatley

Your trusted local real estate agency

 +61 2 9579 6522

 reception.oatley@prdoatley.com.au

 PRD.com.au/oatley/

 24 Oatley Avenue
Oatley, NSW, 2223

REFERENCES

* Postcode 2223 sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Mortdale, Oatley, Hurstville Grove, and Penhurst, Lugarno, Peakhurst Heights.

** 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 2026 only (01/01/2026 – 31/03/2026).

€ 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.

¥ Rental market data encapsulates aggregate property conditions within the postcode of 2223.

§ Rental yields and vacancy rates shown are as reported as of March 2026.

Ⓐ 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 Mortdale, Oatley, Hurstville Grove, and Penhurst, Lugarno, Peakhurst Heights.

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 Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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