

REPORT

PRD

# Smart Moves: Sydney 1<sup>st</sup> Half, 2026.

Suburbs that deliver *affordability*,  
rental *resilience* & *supply* fundamentals.



PRD.  YEARS. of trusted, local guidance  
for life's biggest moves.



## Introduction.

Sydney's property market is entering a **new phase**, where **softening house prices, surging unit demand, and limited supply** are **reshaping** how and where **buyers** compete.

Yet within this evolving landscape, **opportunity** remains with **pockets of the metro area** continuing to **balance affordability** with **lifestyle appeal**.

This balance gives **buyers** and **investors** a chance to **secure value** before future development and demand push prices higher.

## Who this report is for.

**First Home Buyers:** Looking for **more affordable entry points** into Sydney's shifting property market.

**Investors:** Seeking suburbs with **solid rental yields, low vacancy rates** and **growth** potential.

**Upgraders/ Owner-Occupiers:** Those looking for locations with **strong amenities, infrastructure** and **long-term appeal**.

## What this report delivers.

Leveraging **PRD's proprietary research methodology**, this report delivers a sharp, data-led **snapshot of Sydney's current market**, pinpointing **affordable, high growth-potential suburbs** and giving buyers and investors a clear path to value in a competitive landscape.

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# Market Overview.

## What the *data* is telling us.

Sydney is a market in transition, with **house prices falling by 2.0% to \$2.35M** over the past 12 months, while **unit prices rose by 2.9% to \$880,000**, reflecting a clear shift toward more affordable housing.

Demand remains strong, particularly for units, with sales surging by 35.4% compared to a 6.4% decline in house sales, as **buyers adjust to higher price points**.

At the same time, tight rental conditions persist, with vacancy rates at just 1.1%. The data points to a growing supply imbalance, reinforcing that **affordability pressures are reshaping where and how people buy** across Sydney.

## The *supply gap* and *the opportunity*.

A clear **supply gap** is emerging in Sydney, creating notable **opportunity for buyers**. While **\$41.5B worth of developments are planned for 2026**, most of the new stock is concentrated in units (21,088) compared to just 748 standalone houses, reinforcing a **shortage of detached housing**.

At the same time, **demand remains high**, particularly as buyers shift toward more affordable options, placing **upward pressure on both prices and rents**.

This imbalance between limited house supply and rising demand **highlights a key window for buyers to act now**, before ongoing population growth and constrained stock push values higher in the future.

SYDNEY

# At a Glance.

ANNUAL CHANGE ^



SALES ↓  
 MEDIAN PRICE ↓  
 RENTAL PRICE ↑



SALES ↑  
 MEDIAN PRICE ↑  
 RENTAL PRICE ↑

HOUSES



UNITS



MEDIAN SALE PRICE

\$2.35M

\$880K

MEDIAN RENTAL PRICE

\$1,100

\$800

YIELDS

2.8%

4.3%



UNEMPLOYMENT RATE  
**4.6%**



AVERAGE HOME LOAN  
**\$860,397**

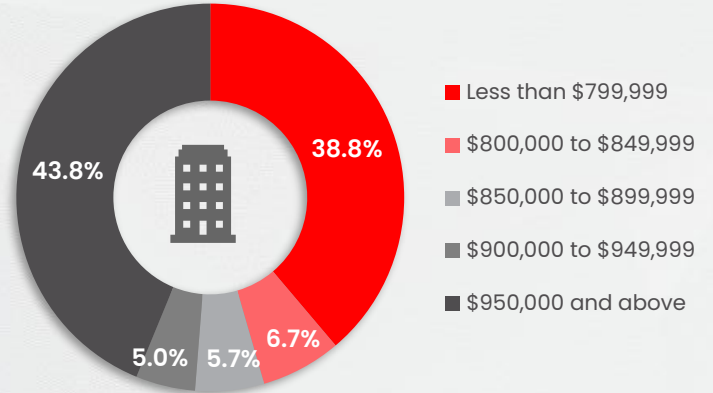
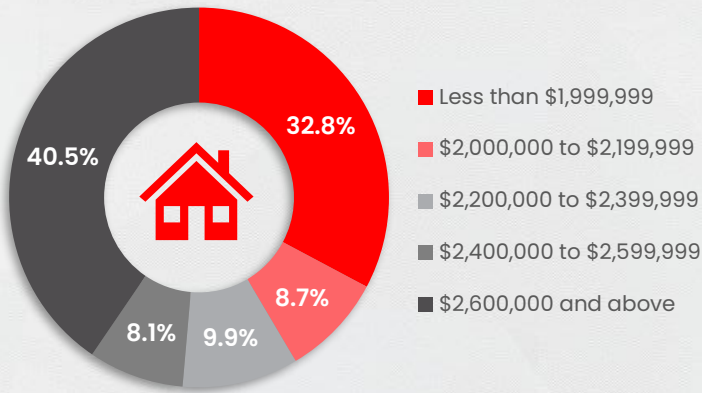


VACANCY RATE  
**1.1%**

# What Buyers Are Paying.

**House Sales** by Price Bracket.

**Unit Sales** by Price Bracket.



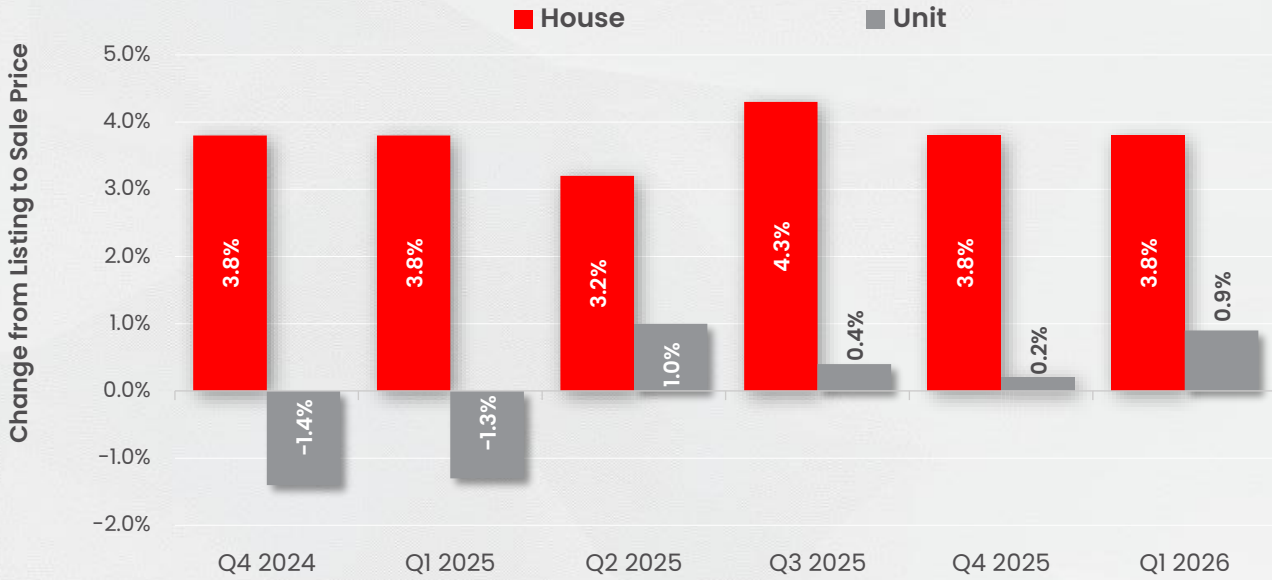
WITHIN 20KM FROM SYDNEY CBD.

## Top 10 Suburbs for Sale Price Performance.

Area	Suburb	Type	Median Price 2025	Median Price 2026*	Price Growth	Projects 2026***
Inner	Redfern	House	\$1,950,000	\$2,210,000	13.3%	\$246.5M
	Lavender Bay	Unit	\$831,000	\$1,160,000	39.6%	\$0.0M
North	Narraweena	House	\$2,200,000	\$2,488,000	12.6%	\$7.3M
	Dee Why	Unit	\$925,000	\$1,080,000	16.8%	\$10.7M
South	Taren Point	House	\$2,130,000	\$2,500,000	17.4%	\$20.2M
	Sans Souci	Unit	\$842,000	\$1,050,000	24.8%	\$4.7M
East	Bondi	House	\$4,213,000	\$4,300,000	2.1%	\$2.9M
	Edgecliff	Unit	\$1,105,000	\$1,440,000	30.3%	\$240.8M
West	Oatlands	House	\$2,004,000	\$2,550,000	27.2%	\$144.6M
	St Peters	Unit	\$611,000	\$900,000	47.3%	\$23.3M

\*The median price quoted captures sale transactions from 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2026 \*\*\*Project development is based on the aggregate of estimated construction value for residential, commercial, industrial, mixed-use and infrastructure projects scheduled to commence construction in 2026, as stated by the relevant data authority. The annual change is reflective of the median price change from (01/04/2024 – 31/03/2025) vs (01/04/2025 – 31/03/2026). Figures displayed in infographics are for the period Q1 2026. \*2026 encapsulates sales transactions for Q1 2026 (01/01/2026 – 31/03/2026) only. © Copyright PRD 2026. Source: REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2026.

# Average Vendor Discount.



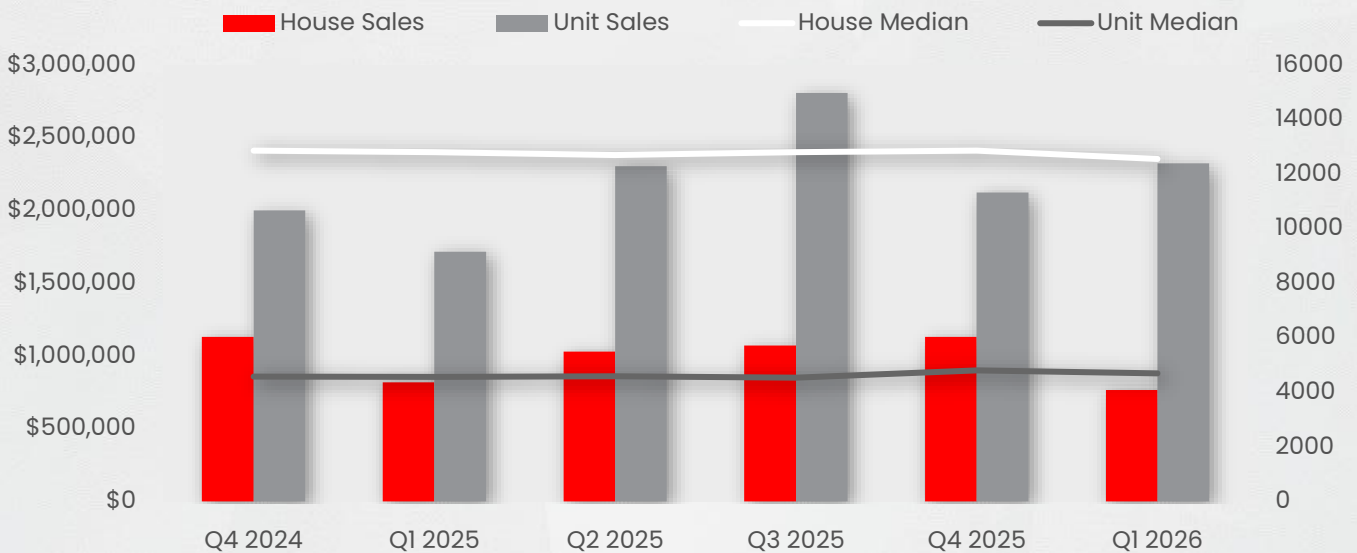
**Average house vendor discounts** between Q1 2025 and Q1 2026 **have remained at a premium, sitting at 3.8%. The average unit vendor discount has swung from a discount to a slight premium of 0.9%.** Sydney market conditions favour sellers, **as buyers must offer higher than the first listing price.** Thus, buyers must act fast to enter the unit market, before premiums rise further.

In good news for buyers, **32.8% of house sales were in the most affordable price point of less than \$1,999,999** and **38.8% of units sold were also in the most affordable price point of less than \$799,999.**

This suggests buyers and investors of **all budgets have a wide array of options** in the Sydney Metro<sup>®</sup> market. However, buyers must act fast to secure their ideal purchase or investment.

Most of the houses sold in Sydney Metro<sup>®</sup> across 2026<sup>#</sup> were in **the premium price point of \$2,600,000 and above (40.5%).** Most of the units sold were also in **the premium price point, of \$950,000 and above (43.8%).**

# Market Performance.



# Rental Growth 2026.

House rental yields in Sydney Metro were 2.8% as of March 2026, slightly lower than Melbourne Metro (3.1%) and Brisbane Metro (2.9%). That said, the median house rental price increased by 10.6% in the past 12 months to Q1 2026, at \$1,100 per week; along with a 11.2% decrease in the number of rentals obtained (to 5,073 rentals in Q1 2026).

Average days on the market decreased by 11.7% to 21 days, reinforcing a higher demand for house rentals. The unit rental market is undersupplied, as median unit rental price increased by 5.3% to \$800 per week, while the number of units rented decreased by 13.4% (to 25,351 units rented in Q1 2026). Overall, there is strong rental demand for both houses and units, presenting an attractive investment opportunity, especially whilst the Sydney Metro sales market is experiencing a slower pace of price growth.

3-bedroom houses and 3+ bedroom units provided investors with the highest annual rental growth of 8.9% and 20.2%, achieving \$980 and \$1,190 per week, respectively. All rental property types have increased in median rental prices.

In March 2026, Sydney Metro recorded a vacancy rate of 1.1%, below Melbourne Metro (1.4%) but higher than Brisbane Metro of 0.8%. Despite minor fluctuations over the past 12 months, Sydney Metro's vacancy rate has declined, indicating tighter rental demand. Furthermore, it remains well below the Real Estate Institute of Australia's benchmark of 3.0%. This indicates quicker occupancy of rental homes in Sydney Metro, creating a favourable environment for investors.



HOUSES

2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
+6.7%	+8.9%	+7.7%
\$800	\$980	\$1,400



UNITS

1 BEDROOM	2 BEDROOMS	3+ BEDROOMS
+7.7%	+5.7%	+20.2%
\$700	\$830	\$1,190

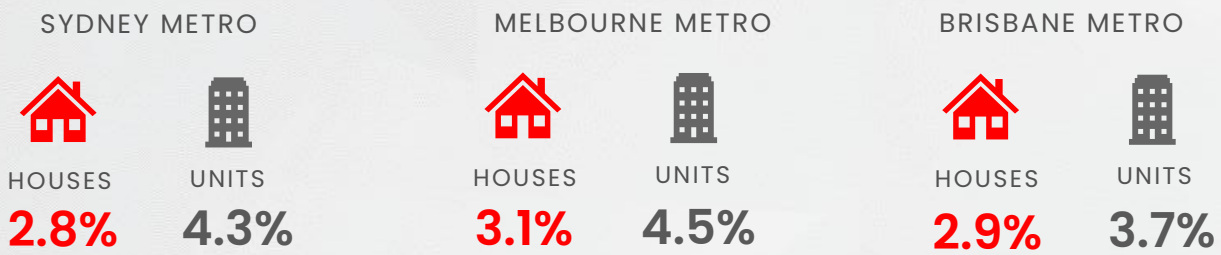


Bronte Beach and Baths  
Bondi, Sydney, NSW.

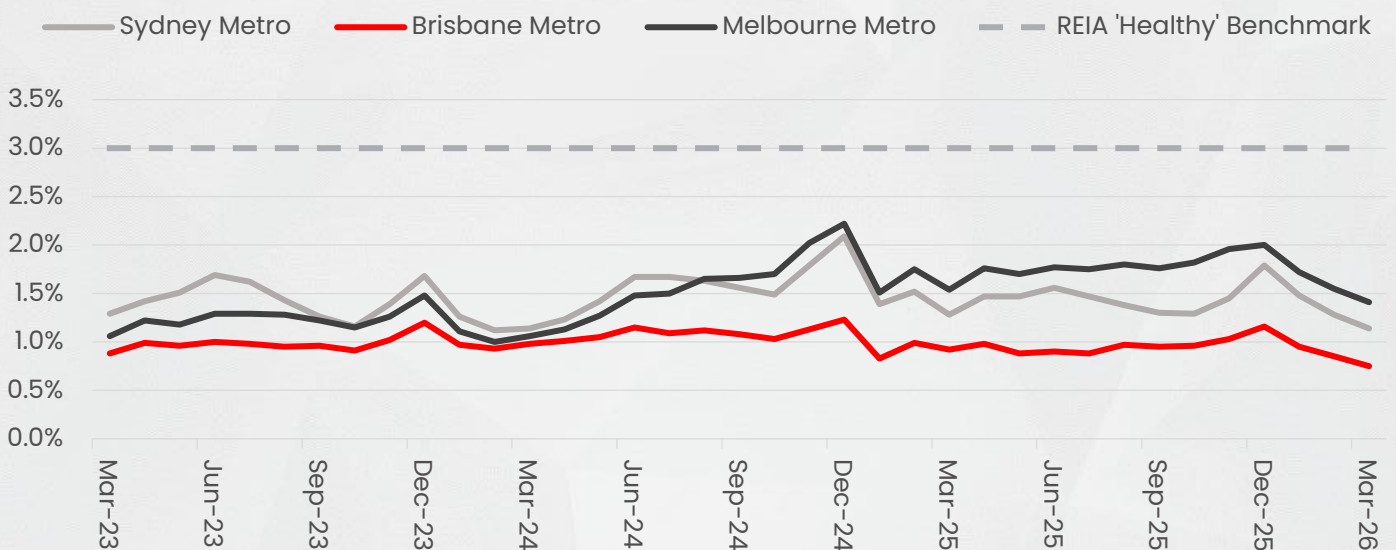


Hornby Lighthouse  
Watsons Bay, Sydney LGA, NSW.

## Rental Yield Comparison: 2026<sup>§</sup>.



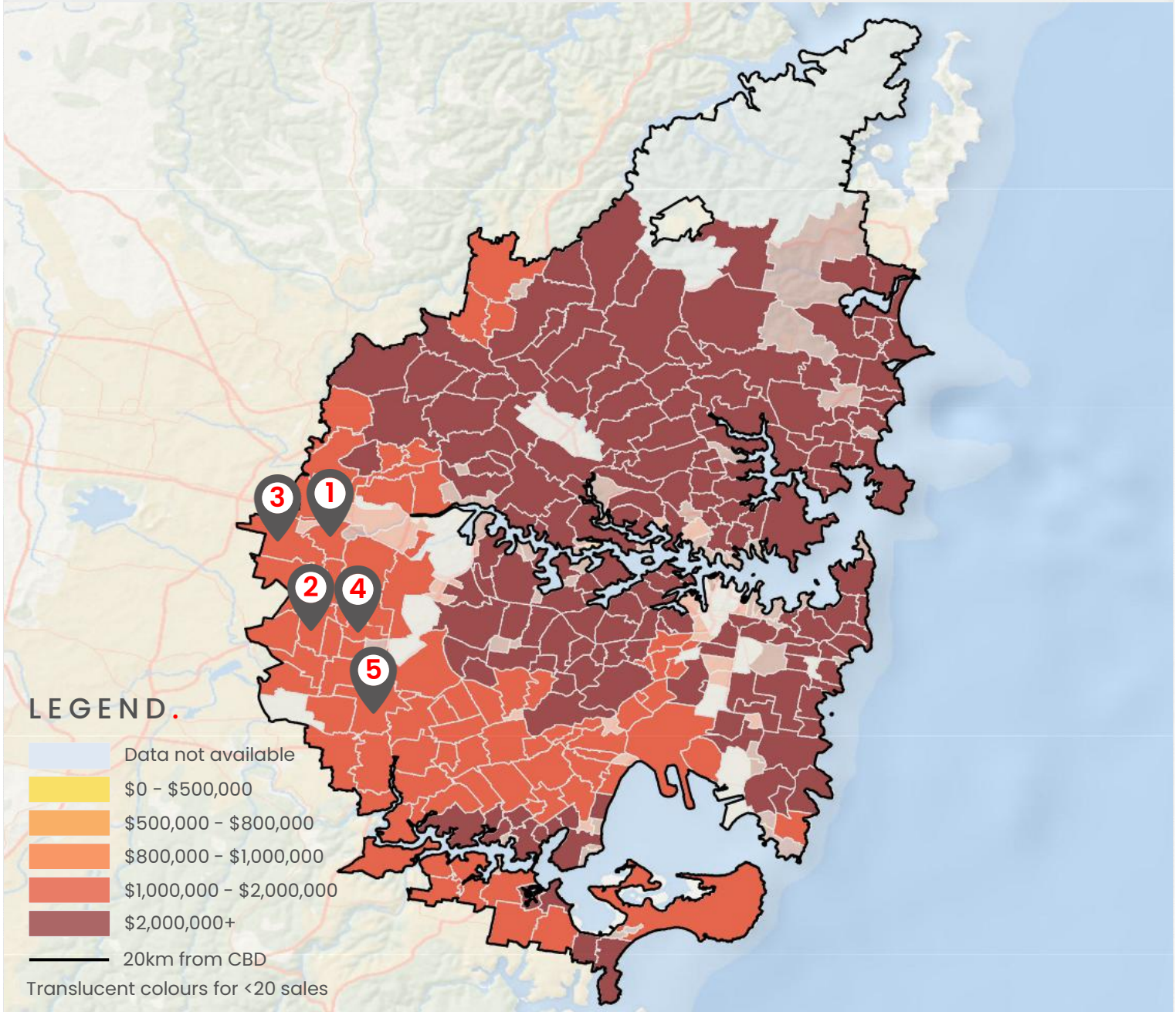
## Rental Vacancy Rates 2026.



# Median House Prices.

20KM FROM THE SYDNEY CBD | 2026\*

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## Sydney Smart Move Suburbs *Rental Yield.*



HOUSES

	Suburb	Rental Yield
1	Granville	2.5%
2	Chester Hill	2.9%
3	Merrylands	2.9%



UNITS

	Suburb	Rental Yield
1	Granville	6.4%
4	Regents Park	5.7%
5	Bankstown	5.2%

# Market Cycle Indicators.

Our easy-to-read clock format indicators show where Sydney's house and unit markets currently sit in the market cycle, from peak through to recovery. They highlight whether conditions are strengthening or softening, helping buyers and investors understand timing, momentum, and where opportunities may be emerging across the city.

The 4 key market indicators:

## Peak.

When prices are at or near their highest point, demand is strong, and growth starts to stabilise.

## Downswing.

When the market begins to cool, buyer demand eases, and prices may plateau or decline.

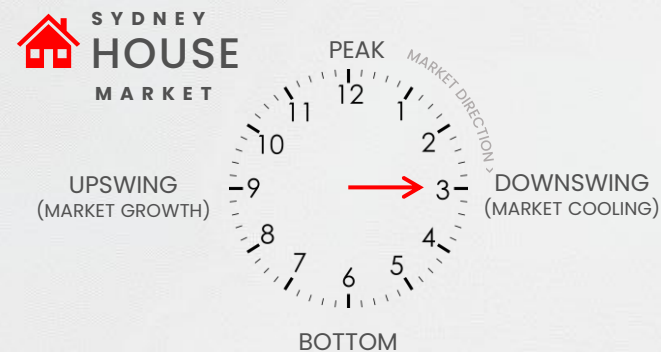
## Bottom.

When the market reaches its lowest point, conditions stabilise, and the groundwork is set for the next period of growth.

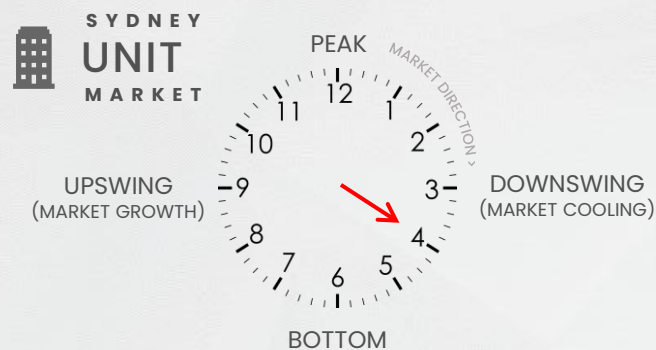
## Upswing.

When the market is gaining momentum, buyer confidence is rising, and property prices are beginning to increase.

The hands on the clocks indicate the current position of each property type in the market cycle.

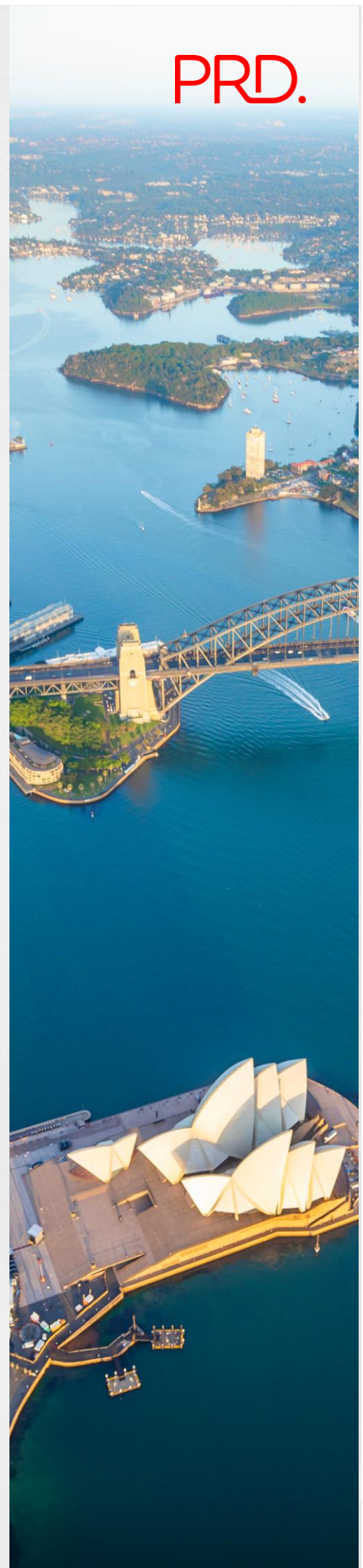


Sydney's house market is entering a downswing phase.



Sydney's unit market is further along in the downswing phase, compared to the house market.

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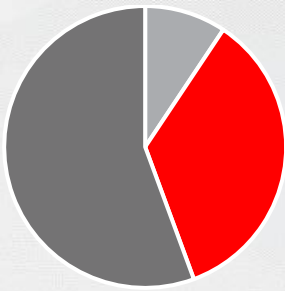


# Smart Suburb Moves Near Sydney for Houses.

## Merrylands.

2160

Located 19.8km from the Sydney CBD.



- 2 Bed
- 3 Bed
- 4+ Bed

Median House Price	<b>\$1,450,000</b>
2 Bed Median Price	<b>\$1,210,000</b>
3 Bed Median Price	<b>\$1,425,000</b>
4+ Bed Median Price	<b>\$1,550,000</b>

Annual Median Price Growth	2.7%**
Vacancy Rate (Mar-26)	1.2%
Rental Yield (Mar-26)	2.9%
Key Amenity (5km)	Stockland Merrylands
Total Projects (\$)	\$77.4M <sup>^</sup>
Residential Ready-To-Sell Planned 2026	20 Townhouses 7 Dwellings 147 Units
Unemployment Rate	11.3%



Spiral Hilltop  
Wentworth Point, Sydney LGA, NSW  
12 km west from Merrylands.



# Chester Hill.

2162

Located 19.7km from the Sydney CBD.

*Georges River National Park  
Picnic Point, Sydney LGA, NSW  
13 km south of Chester Hill*



■ 2 Bed  
■ 3 Bed  
■ 4+ Bed

Median House Price **\$1,410,000**  
2 Bed Median Price **\$1,350,000**  
3 Bed Median Price **\$1,384,000**  
4+ Bed Median Price **\$1,488,000**

Annual Median Price Growth	15.4%**
Vacancy Rate (Mar-26)	1.2%
Rental Yield (Mar-26)	2.9%
Key Amenity (5KM)	Chester Square Shopping Centre
Total Projects (\$)	\$53.6M <sup>^</sup>
Residential Ready-To-Sell Planned 2026	0 Townhouses 0 Dwellings 166 Units
Unemployment Rate	11.1%

# Granville.

2142

Located 18.3km from the Sydney CBD.

*Accor Stadium  
Sydney Olympic Park Sydney LGA, NSW.  
7 km east of Granville.*



■ 2 Bed  
■ 3 Bed  
■ 4+ Bed

Median House Price **\$1,275,000**  
2 Bed Median Price **\$1,100,000**  
3 Bed Median Price **\$1,231,000**  
4+ Bed Median Price **\$1,500,000**

Annual Median Price Growth	2.6%**
Vacancy Rate (Mar-26)	1.1%
Rental Yield (Mar-26)	2.5%
Key Amenity (5KM)	TAFE NSW Granville
Total Projects (\$)	\$159.0M <sup>^</sup>
Residential Ready-To-Sell Planned 2026	0 Townhouses 4 Dwellings 764 Units
Unemployment Rate	7.7%

# Smart Suburb Moves Near Sydney for Units.



## Bankstown.

2200

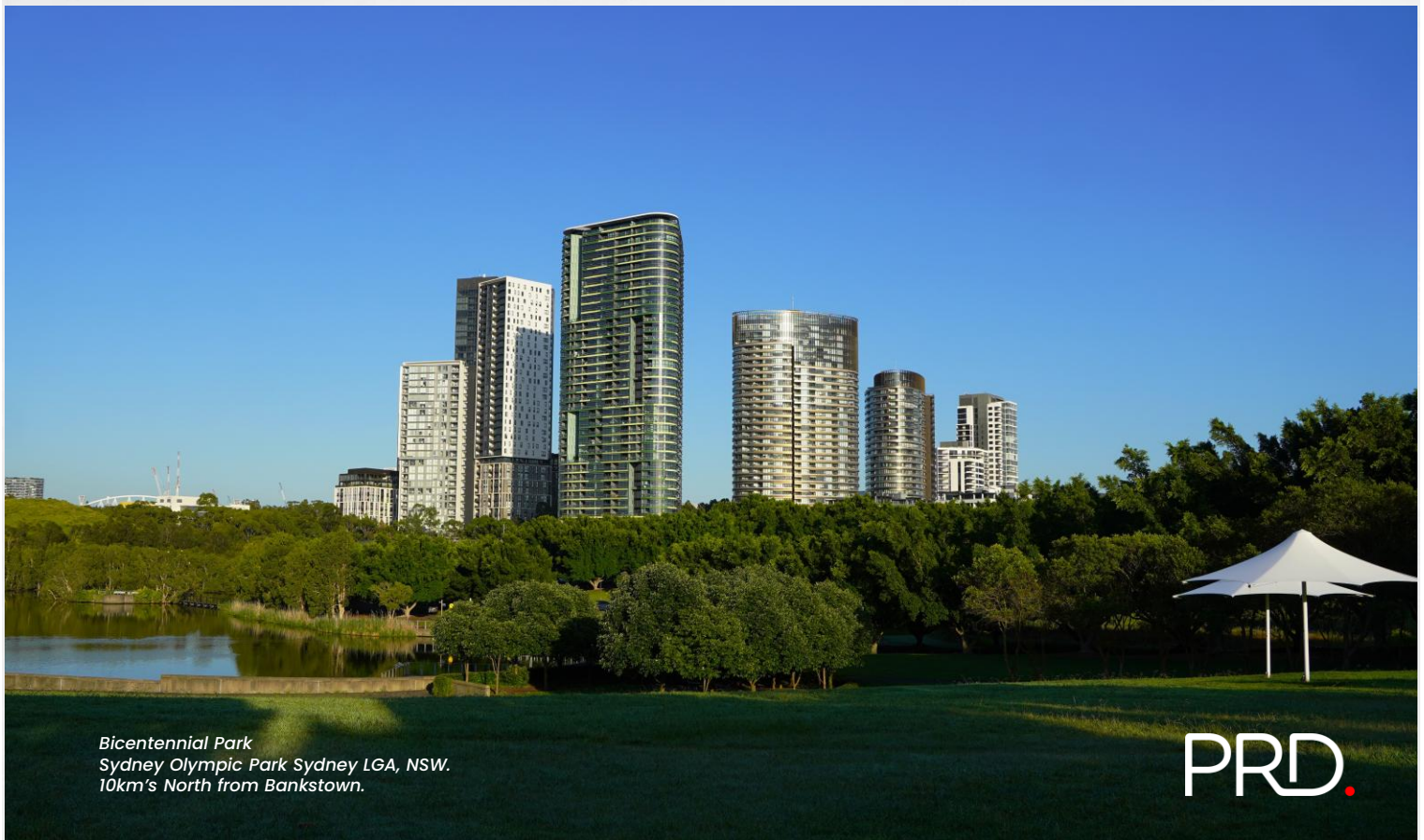
Located 18.9km from the Sydney CBD.



- 1 Bed
- 2 Bed
- 3+ Bed

Median Unit Price	\$620,000
1 Bed Median Price	\$489,000
2 Bed Median Price	\$615,000
3+ Bed Median Price	\$869,000

Annual Median Price Growth	8.1%**
Vacancy Rate (Mar-26)	0.8%
Rental Yield (Mar-26)	5.2%
Key Amenity (5km)	Bankstown
Total Projects (\$)	\$1.4B^
Residential Ready-To-Sell Planned 2026	0 Townhouses 430 Dwellings 44 Units
Unemployment Rate	10.0%



Bicentennial Park  
Sydney Olympic Park Sydney LGA, NSW.  
10km's North from Bankstown.

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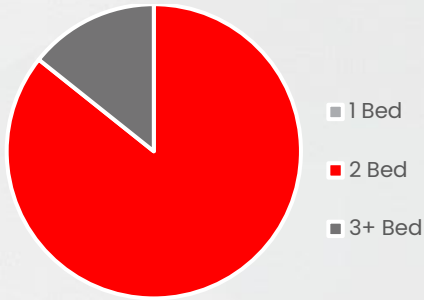


## Regents Park

2143

Located 17.55km from the Sydney CBD

Parramatta Park  
Parramatta, Sydney LGA, NSW.  
11.6 km north of Regents Park



Median Unit Price	\$536,000
1 Bed Median Price	N/A
2 Bed Median Price	\$529,000
3+ Bed Median Price	\$725,000

Annual Median Price Growth	-18.5%**
Vacancy Rate (Mar-26)	1.0%
Rental Yield (Mar-26)	5.7%
Key Amenity (5KM)	Chester Square Shopping Centre
Total Projects (\$)	\$258.5M <sup>^</sup>
Residential Ready-To-Sell Planned 2026	0 Town houses 0 Dwellings 632 Units
Unemployment Rate	6.6%

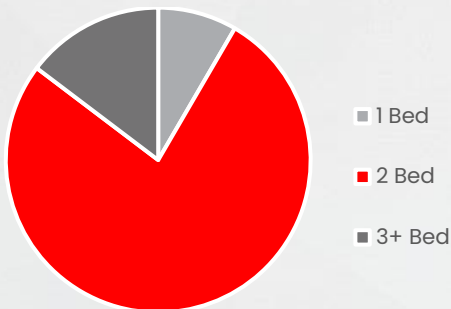


## Granville

2142

Located 18.3km from the Sydney CBD

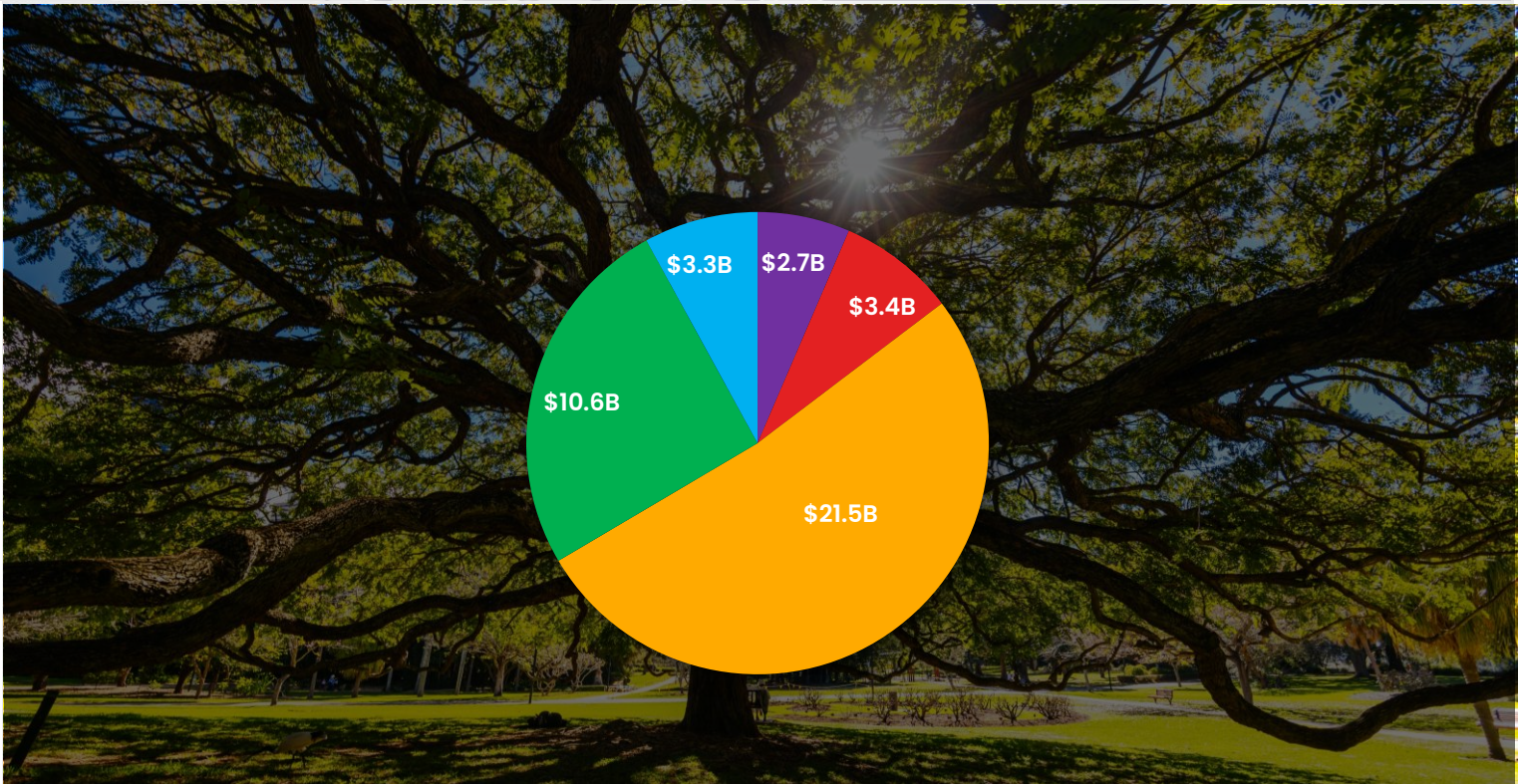
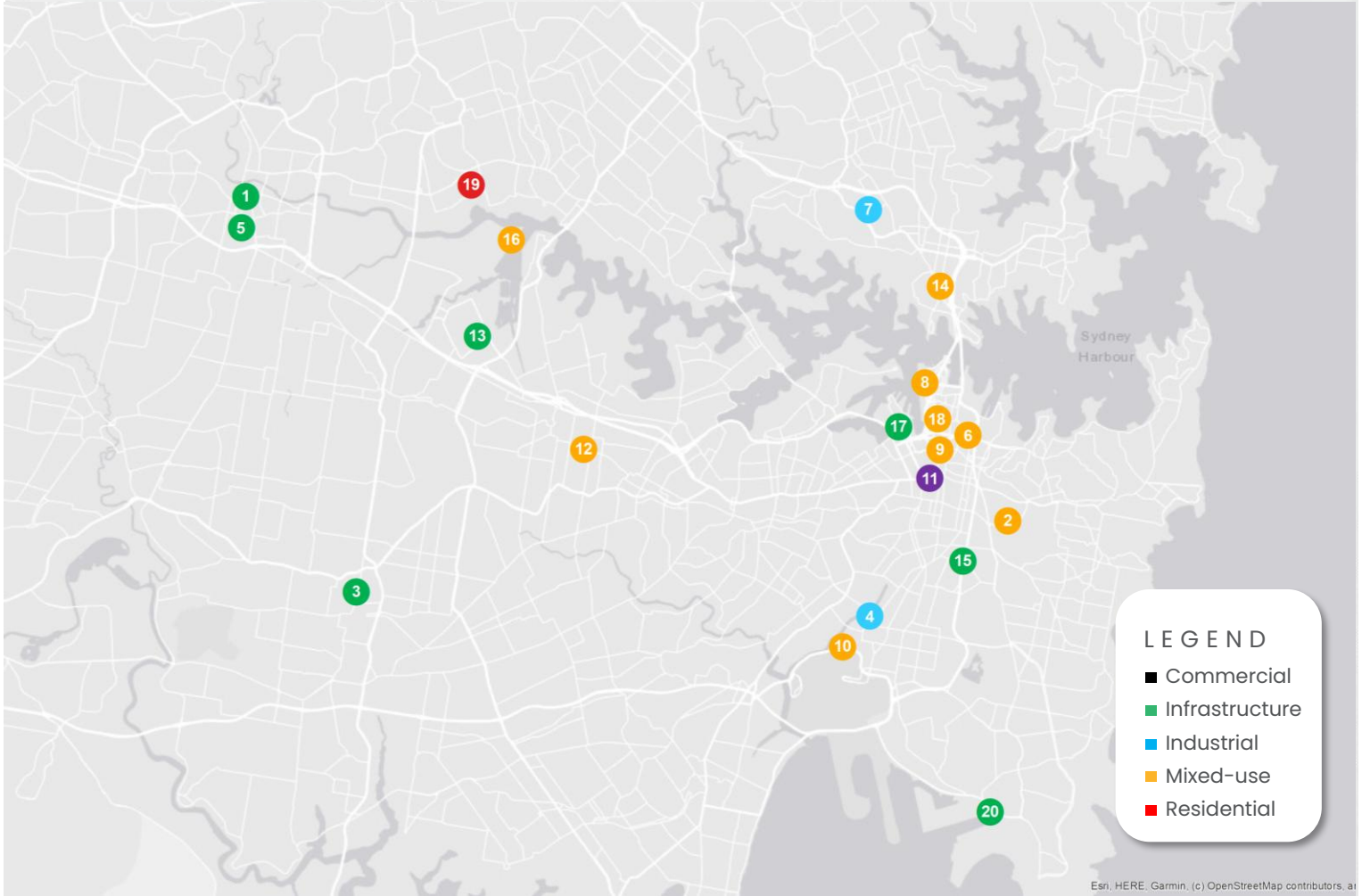
Badu Mangroves  
Liberty Grove, Sydney LGA, NSW.  
9km South from Granville.



Median Unit Price	\$543,250
1 Bed Median Price	\$440,000
2 Bed Median Price	\$500,000
3+ Bed Median Price	\$870,000

Annual Median Price Growth	-3.9%**
Vacancy Rate (Mar-26)	1.1%
Rental Yield (Mar-26)	6.4%
Key Amenity (5KM)	TAFE NSW Granville
Total Projects (\$)	\$159.6M <sup>^</sup>
Residential Ready-To-Sell Planned 2026	0 Town houses 4 Dwellings 764 Units
Unemployment Rate	7.7%

# Project Development Map 2026\*



\*Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

Map Location	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Suburb
1	Parramatta Light Rail Stage 2 (State Government)	Infrastructure	\$3,900,000,000	Parramatta
2	Entertainment Quarter Moore Park Mixed Use Development (Hotels/ Parks/ Restaurants/ Cafes/ Bars)	Mixed-Use	\$1,500,000,000	Moore Park
3	New Bankstown Hospital (State Government)	Infrastructure	\$1,300,000,000	Bankstown
4	2 & 10-22 Kent Road Project Duke Data Centre	Industrial	\$1,004,679,716	Mascot
5	Parramatta Light Rail Stage 2 (State Government)	Infrastructure	\$1,000,000,000	Parramatta
6	201 Elizabeth Street Mixed Use Development (264 Units/Retail)	Mixed-Use	\$924,927,531	Sydney
7	2-8 Lanceley Place Data Centre Artarmon	Industrial	\$845,852,021	Artarmon
8	Central Barangaroo Blocks 5,6 & 7 (150 Apartments/ Retail)	Mixed-Use	\$830,000,000	Barangaroo
9	505-523 George Street Mixed Use Development (507 Apartments/ Retail/ Community/ Child Care/ Cinema)	Mixed-Use	\$692,185,000	Sydney
10	QF1 & QF2 Multi-storey Mascot (2 Warehouses/ Office/ Café)	Mixed-Use	\$679,462,000	Mascot
11	Sydney Central Precinct	Commercial	\$659,000,000	Surry Hills
12	Burwood Place Development (1,041 Apartments/ Retail/ Office)	Mixed-Use	\$602,019,803	Burwood
13	Sydney Olympic Park Metro Station Over & Adjacent Station Development (State Government)	Infrastructure	\$584,990,745	Sydney Olympic Park
14	110-122 Walker Street Complex Mixed Use (Office/ Retail)	Mixed-Use	\$511,610,000	North Sydney
15	118-130 Epsom Road & South Dowling Street Roadworks & Public Open Space Stage 1 Concept (State Government)	Infrastructure	\$50,652,127	Zetland
16	16 Burroway Road Mixed Use Development (900 Apartments/ Restaurants/ Club/Park/ Indoor Recreation)	Mixed-Use	\$500,000,000	Wentworth Point
17	Sydney Metro West Rail Infrastructure Tunnel Metro Stations & Precincts Stage 3 (State Government)	Infrastructure	\$500,000,000	Pyrmont
18	71-73 York, King & Clarence Street (Office/ Hotel/ Wellness)	Mixed-Use	\$500,000,000	Sydney
19	Sekisui Melrose Park North (468 Apartments)	Residential	\$450,000,000	Melrose Park
20	Port Botany Rail Terminal Expansion (State Government)	Infrastructure	\$400,000,000	Port Botany

# Additional Smart Suburb Moves Near Sydney Metro.

To give buyers **more choice and uncover additional value-packed opportunities**, the tables below highlight a further seven suburbs beyond the top ten. These build on the house and unit locations featured earlier in the report.

Using **the same rigorous selection methodology**, these suburbs have been identified as strong alternatives, particularly for **buyers looking to enter the market below Sydney Metro's median house and/or unit prices**. While they may not meet the benchmark required to rank as 'key suburbs' they still present **compelling options for those seeking affordability, growth potential or a strategic entry point** into the market.

## Houses.

Suburbs	Median House Price 2025/26	1yr Price Growth	10yrs Price Growth	House Sales 2025/26	1yr Sales Growth	Price % to Metro	House Rental Yield	Vacancy Rates	Total \$\$ 2026 Project*	Total Stand-alone New Stock	Total New Land Lots
<b>Yagoona</b>	\$1,350,000	3.8%	64.2%	191	30.8%	-15.6%	2.6%	0.9%	\$32.4M	115	N/A
<b>Regents Park</b>	\$1,400,000	0.0%	68.6%	43	-10.4%	-12.5%	3.0%	1.0%	\$258.5M	632	N/A
<b>Lakemba</b>	\$1,510,000	-0.3%	63.3%	49	-7.5%	-5.6%	2.9%	1.2%	\$60.7M	155	N/A
<b>Auburn</b>	\$1,515,000	6.7%	74.1%	195	5.4%	-5.3%	2.2%	1.2%	\$114.5M	277	N/A
<b>Bankstown</b>	\$1,563,500	7.3%	68.1%	140	-7.9%	-2.3%	2.6%	0.8%	\$1.4B	474	N/A
<b>Padstow</b>	\$1,606,000	-0.2%	66.9%	208	-3.3%	-0.4%	2.9%	0.4%	\$189M	160	N/A
<b>Narwee</b>	\$1,629,000	2.8%	50.1%	39	-2.5%	1.8%	2.3%	0.7%	\$16.3M	79	N/A

## Units.

Suburbs	Median Unit Price 2025/26*	1yr Price Growth	10yrs Price Growth	Unit Sales 2025/26	1yr Sales Growth	Price % to Metro	Unit Rental Yield	Vacancy Rates	Total \$\$ 2026 Project*	Total Stand-alone New Stock	Total New Land Lots
<b>Parramatta</b>	\$620,000	1.6%	-6.1%	1,030	-0.8%	-31.7%	6.1%	1.1%	\$5.8B	792	N/A
<b>Sydney Olympic Park</b>	\$640,000	-4.1%	-22.0%	134	35.1%	-29.5%	5.5%	1.1%	\$785.0M	316	N/A
<b>Carlingford</b>	\$719,000	-2.8%	-3.2%	686	-48.8%	-20.8%	5.6%	1.1%	\$156.5M	304	N/A
<b>Wentworth Point</b>	\$740,000	0.0%	-0.2%	620	6.8%	-18.5%	5.5%	1.1%	\$871.4M	1580	N/A
<b>Strathfield</b>	\$745,000	-5.0%	5.8%	604	-44.4%	-17.9%	5.2%	1.2%	\$189.1M	356	N/A
<b>North Ryde</b>	\$760,000	-9.1%	-10.6%	157	12.9%	-16.2%	5.6%	1.0%	\$303.1M	508	N/A
<b>Arncliffe</b>	\$791,000	1.4%	11.8%	299	0.0%	-12.8%	5.8%	1.5%	\$170.6M	527	N/A

# How We Selected The Top 10.

**The Smart Moves: Capital Cities Edition for Sydney Metro** report takes a deep dive into every suburb within a 20km radius of the Sydney CBD, uncovering where opportunities lie for today's buyers. Each suburb was carefully assessed against a robust set of criteria to ensure it offers not just value, but long-term appeal.

## Property performance.

To ensure reliable insights suburbs must demonstrate reliable market activity, with a minimum of 20 sales transactions for statistical accuracy.

They are selected based on positive, or close to stable, price growth over the 12 months to Q1 2026\*, reflecting resilience in changing market conditions and helping buyers target locations with resilience and stability.

## Investment appeal.

For investors looking to maximise returns, shortlisted suburbs (as of March 2026) offer rental yields at or above metro averages, alongside vacancy rates at or below their respective capital city benchmarks, making the suburbs selected an attractive combination for investors seeking steady returns.

## Liveability factors.

Beyond numbers, lifestyle matters. Each suburb offers low crime rates, access to essential amenities within 5km (including schools, transport, green spaces, shopping and healthcare), and unemployment levels at or below the New South Wales average.

Together, these factors create vibrant, well-rounded communities that buyers can feel confident calling home.

## Affordability advantage.

Affordability remains front of mind. To ensure real value, selected suburbs have median prices below their capital city averages and within a defined affordability threshold.

This threshold is benchmarked against the average home loan per state\*\*, ensuring buyers require a smaller premium compared to purchasing in the broader metro area.

In short, these suburbs open the door for first home buyers and budget-conscious movers without compromising on lifestyle.

## Growth and development outlook.

Future growth is a key driver. All selected suburbs are seeing new developments commence in 2026, with strong pipelines of commercial and infrastructure projects supporting local economies. Importantly, there is also a healthy level of new housing supply planned, giving buyers more choice and confidence in the market.

## The result?

A curated selection of Sydney suburbs that strike the balance between affordability, growth potential, and everyday liveability, helping buyers make smarter, more confident property decisions.





## ABOUT

# PRD's Research Division.

PRD's property research division provides reliable and unbiased data, insights and consultancy to clients in both metropolitan and regional locations across Australia.

Our extensive research capabilities and specialised approach ensure our clients can make the most informed and financially sound decisions about residential and commercial properties.

### Knowledge.

Access to accurate and objective research is the foundation of all good property decisions. PRD shares on-the-ground experience and decades of knowledge to deliver innovative and effective solutions to our clients.

We take a holistic approach and focus on understanding new issues impacting the property industry, such as the environment and sustainability, the economy, demographic and psychographic shifts, and commercial and residential design, and forecast future implications around such issues based on historical data and facts.

### People.

Our in-house research team is skilled in deriving macro and micro quantitative information from multiple credible sources, so we can ensure we provide strategic advice and financially sound direction regarding property and market performance.

### Research Services.

Our research services span over every suburb, local government area, and state within Australia. We have the ability and systems to monitor market movements, demographic changes and property trends.

We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.

### Our services include:

- Advisory & consultancy
- Market analysis including profiling & trends
- Primary qualitative & quantitative research
- Demographic & target market analysis
- Geographic information mapping
- Project analysis including product & pricing recommendations
- Rental & investment return analysis



## Get in touch.

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