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Macquarie Park Market Update
2nd Half 2026

OVERVIEW

In Q2 2026, Macquarie Park* recorded a median house price of $2,435,000, and a median unit price of $819,444. This is an annual (Q2 2025 – Q2 2026) price softening of -7.8% for houses and a 2.4% growth for units. Between Q2 2025 – Q2 2026 house sales declined, by -28.5% (to 148 for houses in Q2 2026), but unit sales increased, by 28.2% for unit sales (to 527 sales in Q2 2026). Houses is slightly more affordable, due to cash rate hikes in 2026. This is not uncommon for a blue-chip suburb and creates an opportunity for buyers. On the other hand, the unit market saw more sales and median price growth, as priced-out house buyers opt to purchase units.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↓	↓
HOUSE RENTAL PRICE	↑	↑
UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑

MARKET CONDITIONS

SALES

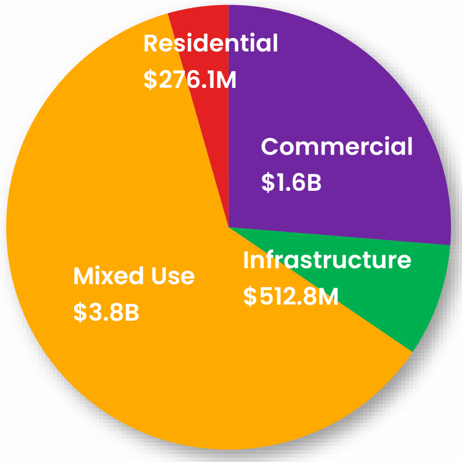
	House	Unit
MEDIAN PRICE Q2 2026	$2.4M	$819K
AVERAGE DAYS ON MARKET Q2 2026	55	57

RENTALS

	House	Unit
MEDIAN PRICE Q2 2026	$1K	$800
AVERAGE DAYS ON MARKET Q2 2026	21	20

FUTURE DEVELOPMENTS**

Macquarie Park will see approximately **$6.3B of new developments due to commence construction between 2026-2027.**



Residential and mixed-use projects to add new housing stock in 2026 include:

- 3 Halifax Street (234 Apartments)
- 152 Rowe Street (441 Apartments)
- 2-4 Giffnock Avenue (400 Units)
- 5-11 Lachlan Avenue (269 Units)

There is a significant number of new units set to commence construction in 2026 and 2027, which will assist with the current demand. However, this will take time to build. Further, there is only a small number of new townhouses and houses planned, which is not enough to answer current demand (148 houses sold in Q2 2026 alone). Thus, in the short term, more price growth is highly likely.

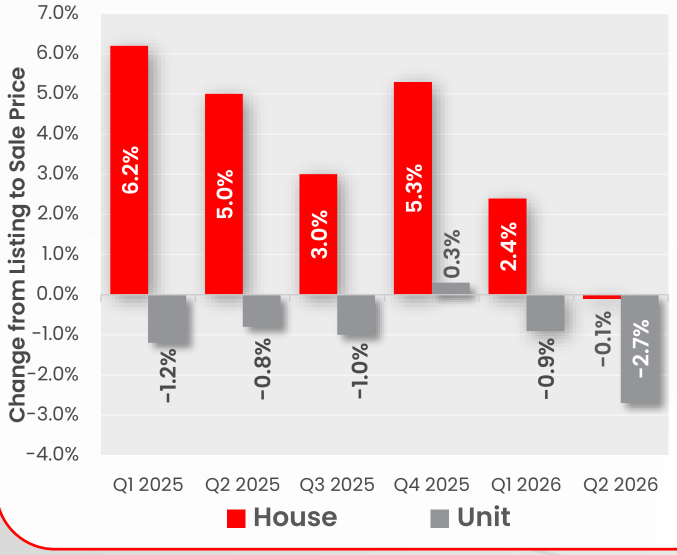
3,762 Units/ Apartments

8 Townhouses

8 Dwellings

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.

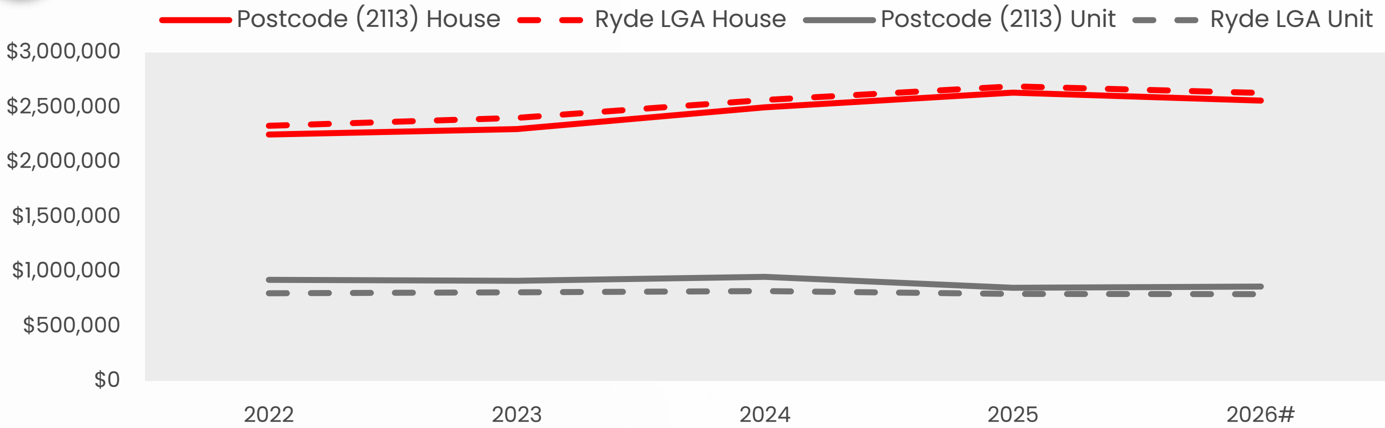


In the past 12 months to Q2 2026 average vendor discount for houses swung from a premium to a slight discount of -0.1%. Average vendor discount for units have widened to a greater discount of -2.7% in Q2 2026. Market conditions in Macquarie Park* now favours buyers for both houses and units, where vendors are willing to accept below the initial listing prices. This is rare opportunity in a blue-chip suburb like Macquarie Park*, therefore buyers need to act fast.

The suburb of Macquarie Park has historically tracked slightly below the wider Ryde Local Government Area (LGA) for median house prices for the past 5 years. Conversely, units have tracked slightly above the wider LGA. This trend has continued through the start of 2026#.

Most houses sold in Macquarie Park* in 2026# were in the premium bracket of $2,700,000 and above (38.9%) and the affordable bracket of less than $2,099,999 (19.7%). Similarly, most of the units sold were in the premium bracket of $1,000,000 and above (29.5%) and the affordable bracket, of less than $699,999 (26.0%). There are ample sales in all the other price brackets for both houses and units. Overall, there is a home for all budgets in Macquarie Park*.

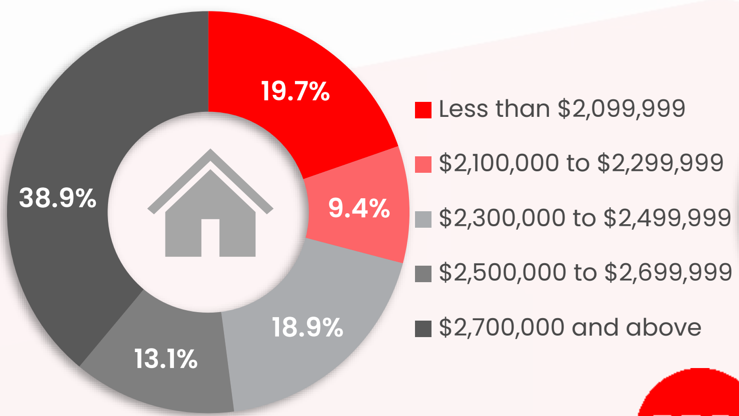
MARKET COMPARISON



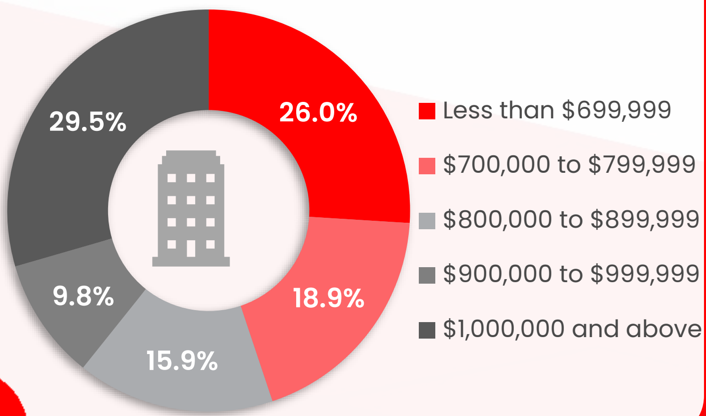
The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main postcode analysed, which is 2113.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2026€

House rental yields in Macquarie Park¥ was 3.5% in June 2026, higher than Ryde LGA (3.0%) and Sydney Metro (2.9%). This was paired with a 11.1% increase in median house rental price in the past 12 months to Q2 2026, at $1,000 per week. The number of houses rented also increased, by 9.2% in the past 12 months, to 142 rentals in Q2 2026. The rental market in Macquarie Park¥ is in high demand, which is beneficial for investors looking in a blue-chip suburb.

4+ bedroom houses have provided investors with +8.6% rental growth annually, achieving a median rent of $1,300 per week

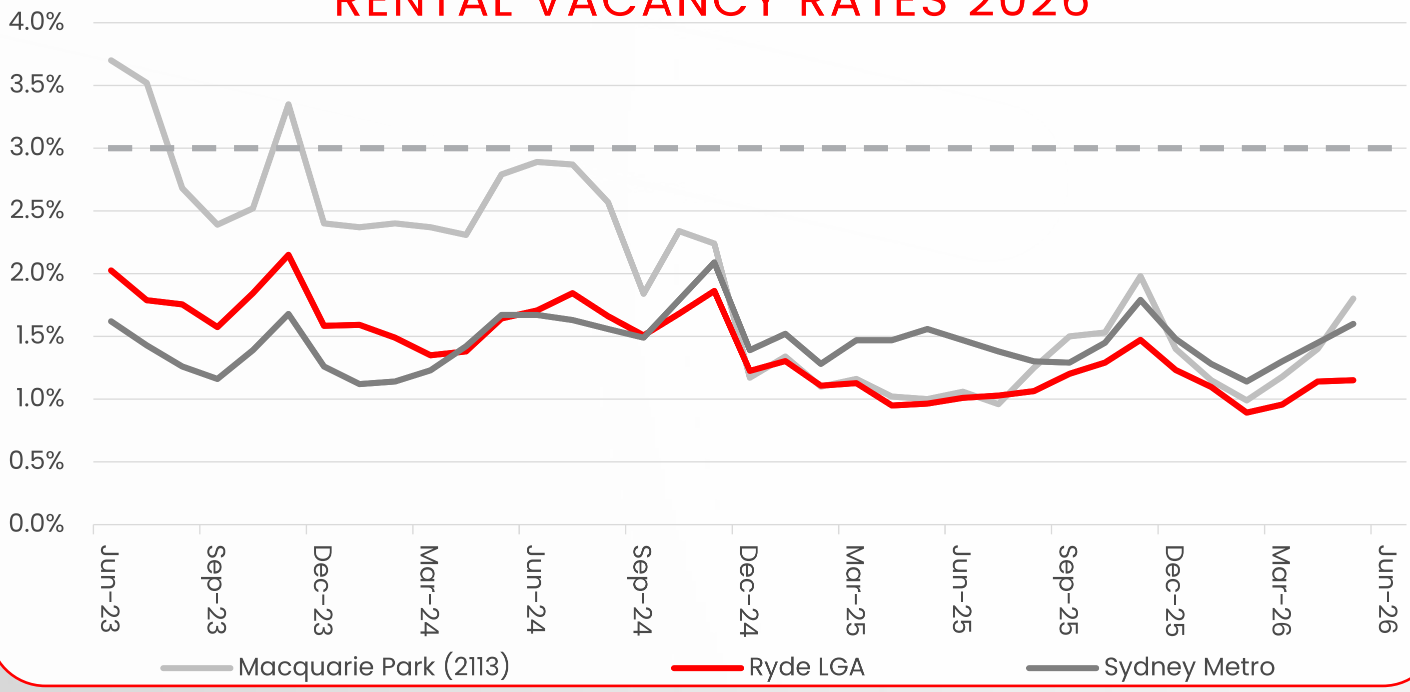
Macquarie Park¥ recorded a vacancy rate of 1.8% in June 2026, higher than Ryde LGA 1.2% and Sydney Metro 1.6% average. Vacancy rates in Macquarie Park¥ have increased in the past 12 months, due to more investors entering the market. That said, a 1.8% vacancy rate is still below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating there is quicker occupancy of rental homes in Macquarie Park¥. This is a conducive environment for investors, even with a higher median unit sales price (thus, entry price) in the past 12 months to Q2 2026.

2-BEDROOMS **-3.0%**

3-BEDROOMS **+8.1%**

4+ BEDROOMS **+8.6%**

RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

Houses			Units		
3.5%	**3.0%**	**3.0%**	**5.6%**	**5.3%**	**4.2%**
Macquarie Park (2113)¥	Ryde LGA	Sydney Metro	Macquarie Park (2113)¥	Ryde LGA	Sydney Metro

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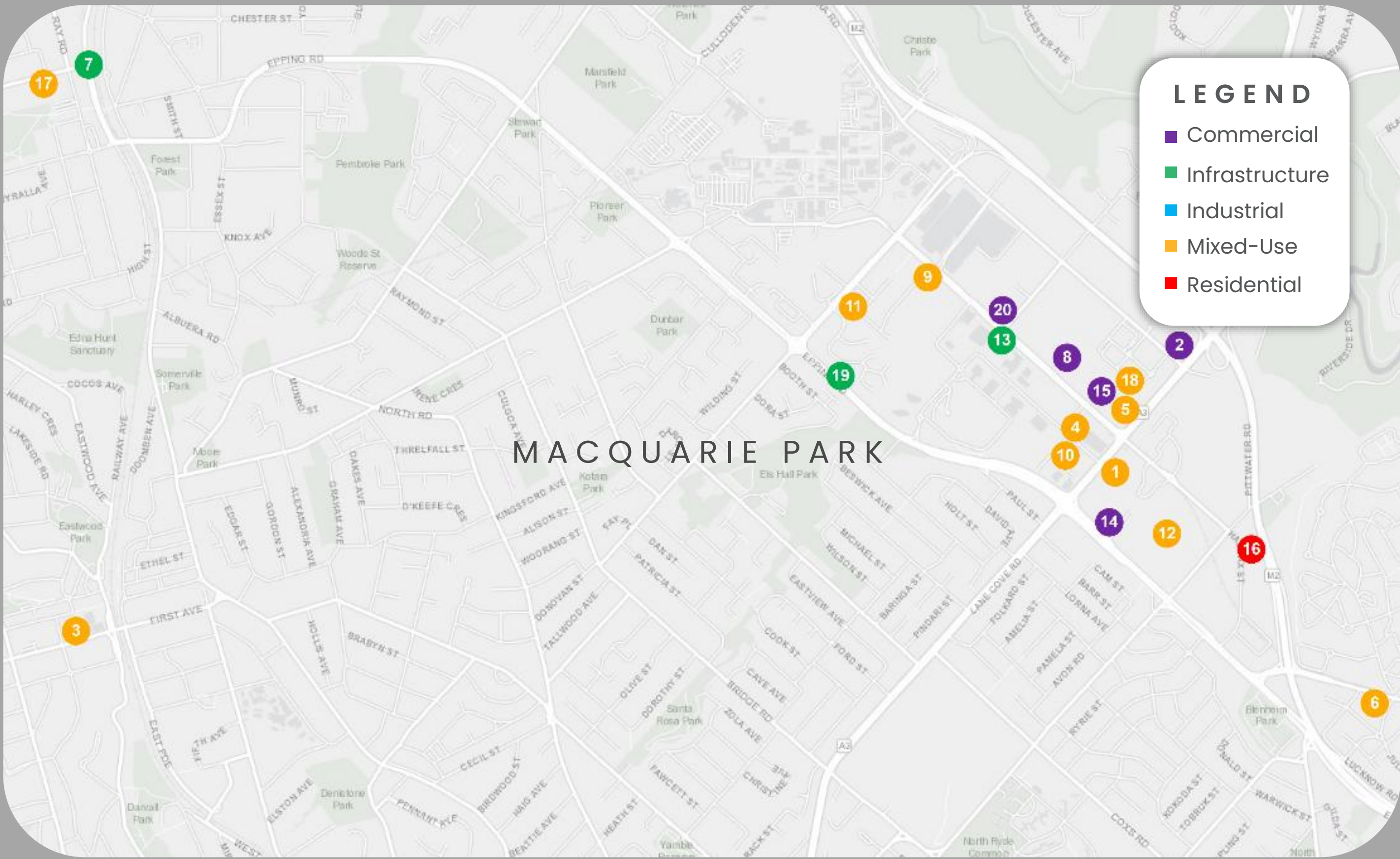
PROJECT DEVELOPMENT MAP 2026-2027₳



#	Project£	Type	Estimated Valueµ	Commence Dateψ
1	269 Lane Cove Road Nextdc S5 Data Centre & Innovation Hub (2 Data Centres/Office/Innovation Hub/Café)	Mixed Use	$1,500,000,000	6/10/2027
2	Project Apollo Data Centre Macquarie Park	Commercial	$1,000,000,000	25/01/2027
3	152 Rowe Street Mixed Use Development - Eastwood Shopping Centre (441 Apartments/22 Restaurants/2 Supermarket)	Mixed Use	$357,915,257	12/04/2027
4	Macquarie Exchange Mixed Use Development (n/a Apartments/Commercial/Retail)	Mixed Use	$334,840,000	28/09/2027
5	35 Waterloo Road, Macquarie Park - BTR (Build-to-rent) Mixed Use Project (513 Apartments/Retail/Medical Centre/Child Care)	Mixed Use	$305,293,776	11/05/2027
6	Triniti Lighthouse Build-to-rent North Ryde Stage 2 (508 Units/Supermarket/Commercial/11 Food & Beverage Premises)	Mixed Use	$303,145,000	5/07/2027
7	Epping Bridge Main Works (State Government)	Infrastructure	$220,000,000	10/05/2027
8	63-71 Waterloo Road Commercial Buildings	Commercial	$218,017,691	18/12/2026
9	15-21 Cottonwood Crescent & Waterloo Road Apartments & Retail (255 Apartments/Retail)	Mixed Use	$181,550,000	23/04/2027
10	2-4 Giffnock Avenue Mixed Use Development (400 Apartments/Retail/Supermarket)	Mixed Use	$180,000,000	1/02/2027
11	5-11 Lachlan Avenue & Herring Road Mixed Use Development (269 Units/35 Apartments/Commercial Premises)	Mixed Use	$171,633,937	5/02/2027
12	Woolworths Warehouse & Customer Fulfilment Centre Macquarie Park (Warehouse/Office)	Mixed Use	$132,630,000	23/06/2027
13	City Of Ryde Council Macquarie Park Precinct & Bus Interchange (State Government)	Infrastructure	$120,000,000	14/12/2026
14	City Views Business Park Offices	Commercial	$115,412,600	21/10/2027
15	45-61 Waterloo Road Commercial Building	Commercial	$113,769,528	6/04/2026
16	3 Halifax Street Apartment - Lachlans Line Lot 102 - Building A (234 Apartments)	Residential	$100,345,000	30/12/2026
17	Uniting Coombah Village Epping Independent Living Units & Aged Care Facility (116 Independent Living Units/Aged Care Facility)	Mixed Use	$93,118,000	20/07/2027
18	Central House (Building D) Macquarie Square Mixed-Use Development (Office/Restaurant/Retail)	Mixed Use	$92,417,292	6/04/2026
19	Ivanhoe Estate - Stage 3 (State Government)	Infrastructure	$92,000,000	19/10/2027
20	85-91 Waterloo Road Commercial Building	Commercial	$80,991,018	4/12/2026

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REFERENCES

* Macquarie Park sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Macquarie Park, North Ryde, Epping, West Ryde and Eastwood.

** 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 – 30/06/2026).

€ Annual rental growth is a comparison between Q2 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures.

¥ Macquarie Park rental market data encapsulates aggregate property conditions within the postcode of 2113.

§ Rental yields shown are as reported as of June 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 suburb of Macquarie Park, North Ryde, Epping, West Ryde and Eastwood.

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

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