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Ingleburn Market Update
2nd Half 2026

OVERVIEW

In Q2 2026, Ingleburn* recorded a median house price of $1,110,250 and a median unit price of $707,000. This is an annual (Q2 2025 – Q2 2026) price growth of 5.7% for houses and 16.9% for units. Between Q2 2025 – Q2 2026 house sales decreased, -41.2% (to 243 for houses in Q2 2026), however unit sales has seen a 9.6% increase (to 149 sales in Q2 2026). Houses and units are in high demand in Ingleburn*, despite multiple cash rate hikes in 2026. This has supported price growth in 2026, creating an ideal environment for owners to capitalise on their investments. The significant incoming supply of ready-to-go residential developments will aid in meeting the demand, creating an opportunity for first home buyers to enter the market.

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

MEDIAN PRICE Q2 2026

$1.1M (house) $707K (unit)

AVERAGE DAYS ON MARKET Q2 2026

49 HOUSE 50 UNIT

RENTALS

MEDIAN PRICE Q2 2026

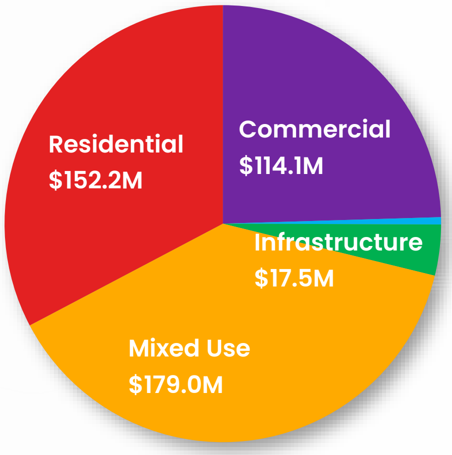
$750 (house) $562 (unit)

AVERAGE DAYS ON MARKET Q2 2026

23 HOUSE 24 UNIT

FUTURE DEVELOPMENTS**

Ingleburn will see approximately **$465.3M 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:

- 7-11 Norfolk Street (73 Apartments)
- 62 Central Avenue (64 Units)
- Lot 1417 Goldsmith Avenue (29 Dwellings & 28 Residential Lots)
- 15 Grassbird Avenue (106 Land Lots)

There is a high number of new houses planned in Ingleburn and surrounding areas. This will have a flow on effect in answering the current high demand in the property market. That said there are construction challenges that may delay delivery of these projects. Thus, the current property price growth will most likely continue to occur.

297 Units/ Apartments

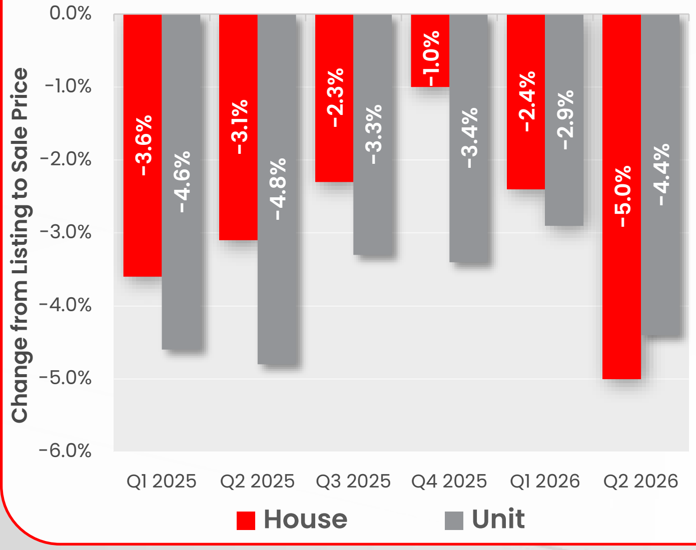
4 Townhouses

1,031 Dwellings

321 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.

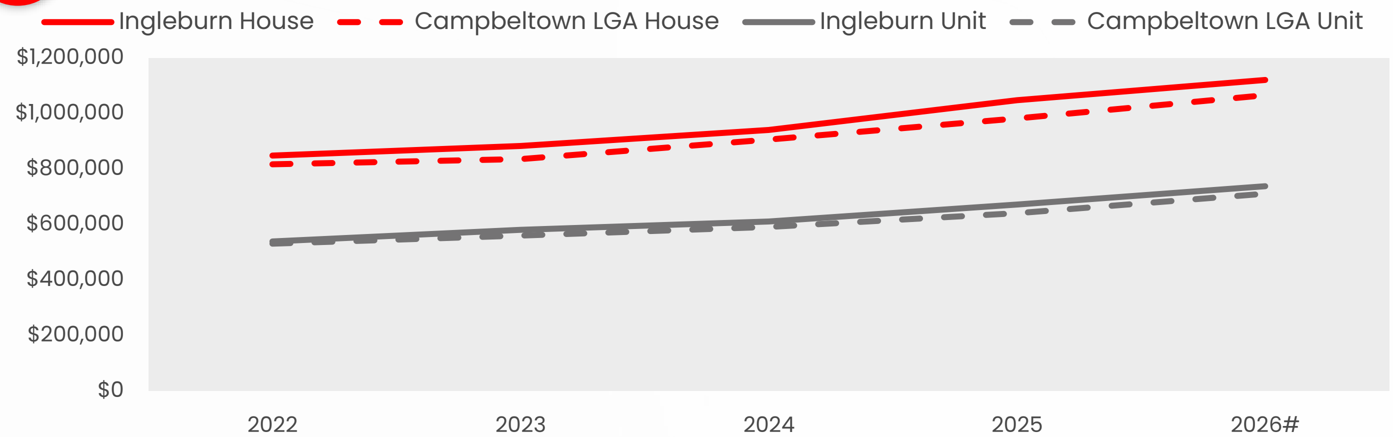


In the past 12 months to Q2 2026 average vendor discount for houses have widened to a greater discount of -5.0%. Units, however, have seen discounts tighten slightly to a lesser discount of -4.4% in Q2 2026. Market conditions in Ingleburn* continue to favours buyers for both houses and units, where vendors are willing to accept below the initial listing prices. This creates a unique opportunity for buyers, as median house and unit prices continue to increase even with higher interest rates. Thus, buyers must act fast.

The suburb of Ingleburn's has historically tracked slightly above the wider Campbelltown Local Government Area (LGA) for median house and unit prices for the past 5 years. These trend have continued throughout 2026#.

Most of the properties sold in Ingleburn* in 2026# were in the premium point of $1,250,000 and above (36.6%). That said affordable options are available, with 33.8% of houses sold under $1,049,999. For units, 28.3% of sales were in the middle price bracket of $650,000 to $749,999 and more affordable price bracket of $550,000 to $649,999 (22.2%). This suggest equal opportunities for buyers looking to enter the market and sellers looking to capitalise on their investment.

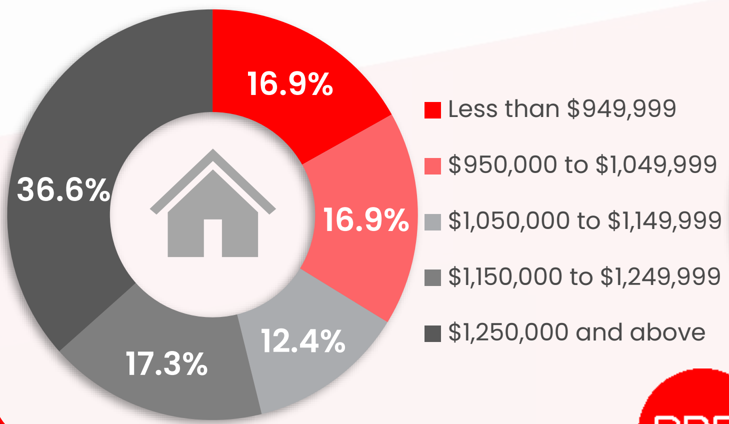
MARKET COMPARISON



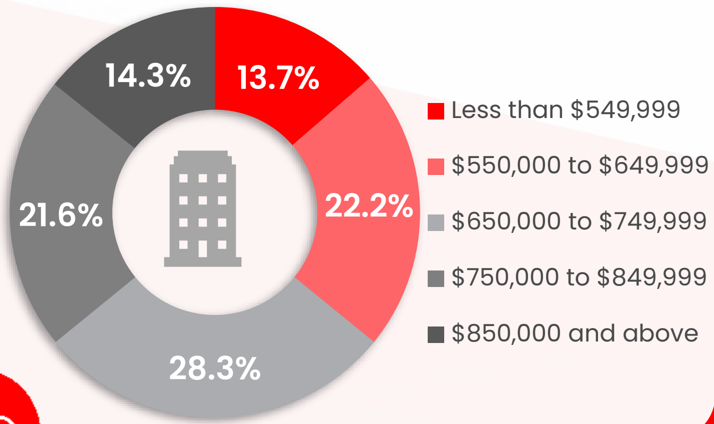
The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Ingleburn.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2026€

House rental yields in Ingleburn¥ was 3.7% in June 2026, higher than Campbelltown LGA (3.2%) and Sydney Metro (3.0%). This was paired with a 7.1% increase in median house rental price in the past 12 months to Q2 2026, at $750 per week. The number of houses rented decreased, by -2.7% in the past 12 months, to 549 rentals in Q2 2026. This suggests an undersupplied and highly demanded rental market in Ingleburn¥, which is beneficial to investors.

2-bedroom houses have provided investors with +9.6% rental growth annually, achieving a median rent of $548 per week.

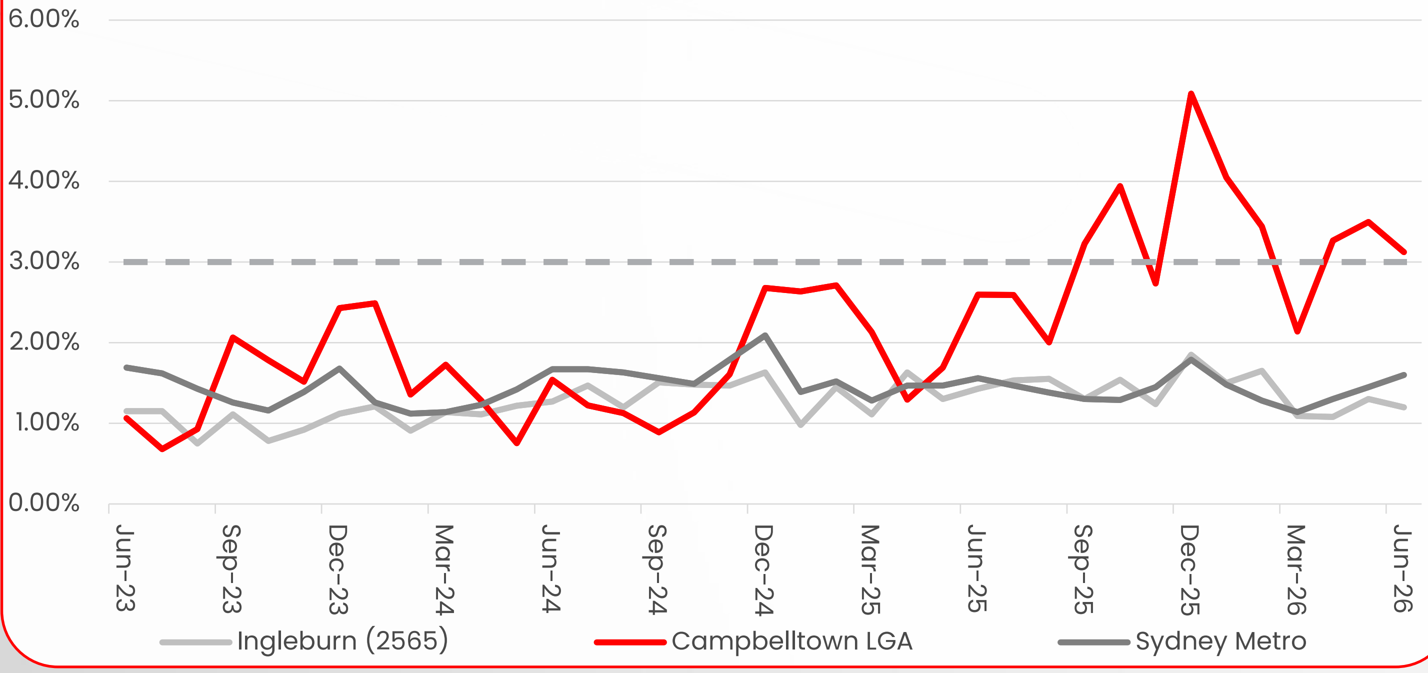
Ingleburn¥ recorded a vacancy rate of 1.2% in June 2026, lower than the Campbelltown LGA 3.1% and the Sydney Metro 1.6% average. Vacancy rates in Ingleburn¥ have fluctuated in the past 12 months, but overall remained steady, indicating a resilient rental market. Further, a 1.2% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes. This is a conducive environment for investors, even if the median house and unit sale prices (thus, entry price) has increased in the past 12 months.

2 BEDROOMS **+9.6%**

3 BEDROOMS **+3.2%**

4 BEDROOMS **+3.2%**

RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.7% Ingleburn (2565)¥

3.2% Campbelltown LGA

3.0% Sydney Metro

4.3% Ingleburn (2565)¥

3.2% Campbelltown LGA

4.2% Sydney Metro

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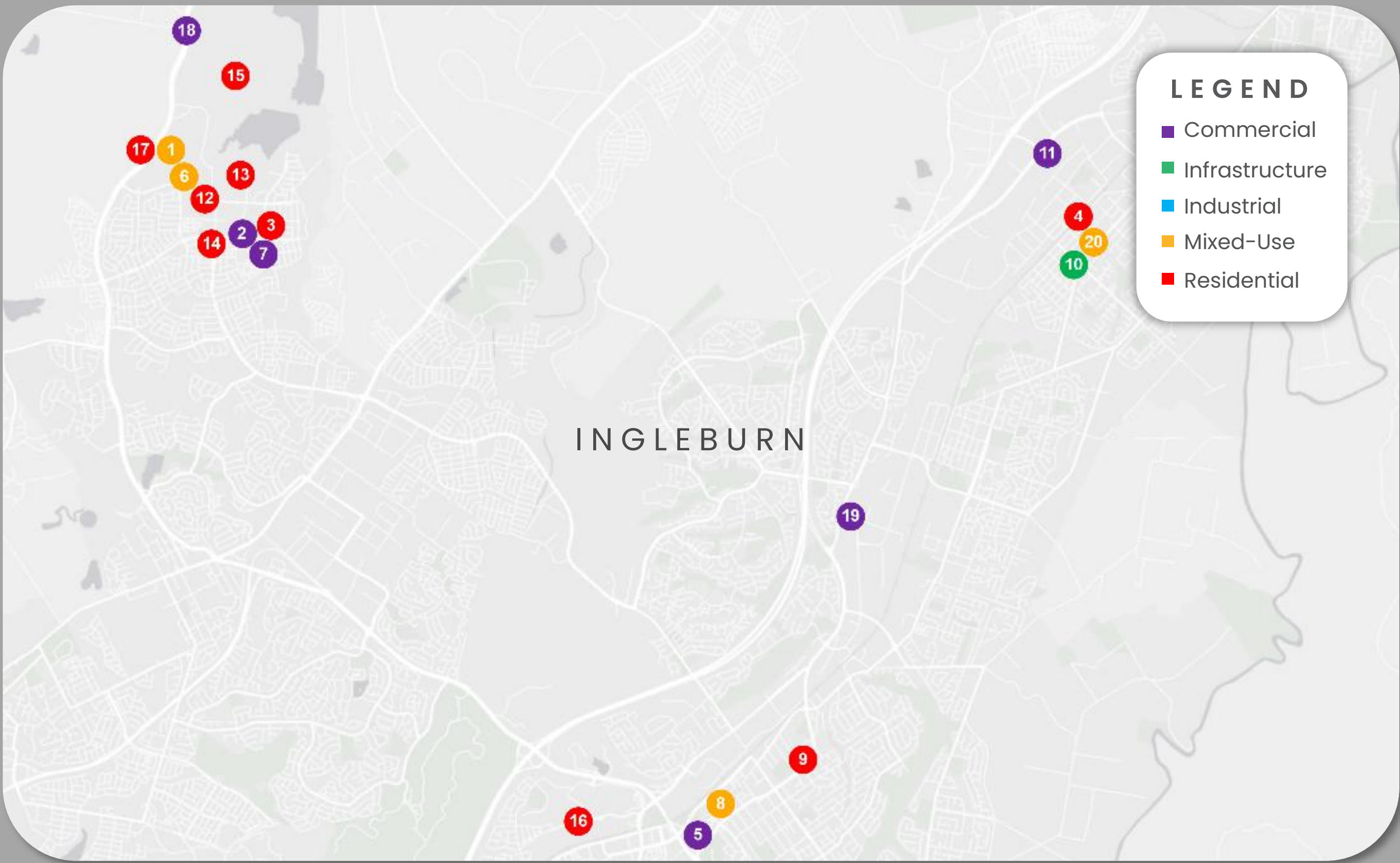
PROJECT DEVELOPMENT MAP 2026[A]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	15-39 Flood Street Mixed Use Development Stage 4 (Workshop/3 Office Buildings/Carparks/Recording Studios)	Mixed Use	$127,338,379	24/12/2026
2	62 Central Avenue Commercial Building	Commercial	$44,749,504	11/12/2026
3	Oran Park Residential 4 Units (64 Units)	Residential	$43,143,366	27/04/2026
4	7-11 Norfolk Street Apartments (73 Apartments)	Residential	$38,540,000	4/11/2026
5	Siquilla Retirement Residences Campbelltown Independent Living Units	Commercial	$28,000,000	4/05/2026
6	13 & 21 Brabham Drive Mixed Use Development (Bulky Goods Premises/Gymnasium/Medical Centre/Pharmacy/Vet Clinic)	Mixed Use	$27,727,282	12/01/2026
7	Anglicare Oran Park - Stages 4b, 4c & 5	Commercial	$17,500,000	10/12/2026
8	263 Queen Street Mixed Use Development (Commercial/Retail/End of Trip Facilities/Gymnasium)	Mixed Use	$15,000,000	8/12/2026
9	17-21 Tyler Street Units (49 Units)	Residential	$14,700,000	7/12/2026
10	Campbelltown City Council Town Centres Package D (Local Government)	Infrastructure	$10,930,000	4/12/2026
11	28a Williamson Road Self Storage Facility	Commercial	$8,518,948	22/11/2026
12	Oran Park Tranche 26 Residential Subdivision (113 Lots)	Residential	$6,000,000	10/12/2026
13	420 Oran Park Drive & Central Avenue Stage 2 (13 Dwellings)	Residential	$5,948,822	12/03/2026
14	75 Webber Loop Dwellings (11 Dwellings)	Residential	$5,926,751	11/12/2026
15	15 Grassbird Avenue Residential Subdivision Stage 2 (106 Lots)	Residential	$5,626,200	21/12/2026
16	Goldsmith Avenue Residential Subdivision & Terrace Dwellings (28 Dwellings/29 Residential Lots)	Residential	$5,600,000	9/12/2026
17	Oran Park Town Tranche 22 Residential Subdivision Stage 2 (26 Residential Lots)	Residential	$5,564,458	2/03/2026
18	Pondicherry Oran Park Bulk Earthworks Stage 1	Commercial	$5,446,476	22/11/2026
19	19 Swaffham Road Freight Transport Facility	Commercial	$5,275,191	23/12/2026
20	14-20 Palmer Street Apartment Building (104 Apartments/Child Care Centre)	Mixed Use	$5,000,000	19/11/2026

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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:

- Advisory and consultancy
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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.

2026 encapsulates sales transactions for the 2026 (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.

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

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

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