Beverly Hills Market Update
2nd Half 2026

OVERVIEW

In Q3 2026, Beverly Hills* recorded a median house price of $1,680,000 and a median unit price of $765,000. This is an annual (Q3 2025 – Q3 2026) price growth of 1.2% for houses and 20.5% for units. Between Q3 2025 and Q3 2026, sales declined by -65.5% (to 29 in Q3 2026) for houses and by 16.7% (to 42 in Q3 2026) for units. From an annual perspective, there is an undersupply in the market, with Q3 2026 recording the lowest number of house sales in the past 24 months. That said, the median house price has softened in the past 6 months; due to higher interest rates in 2026 and the more expensive nature of houses (compared to units). This is an ideal opportunity for buyers, especially in a blue-chip suburb like Beverly Hills*.

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 Q3 2026

$1.7M (House) $765K (Unit)

AVERAGE DAYS ON MARKET Q3 2026

60 HOUSE 52 UNIT

RENTALS

MEDIAN PRICE Q3 2026

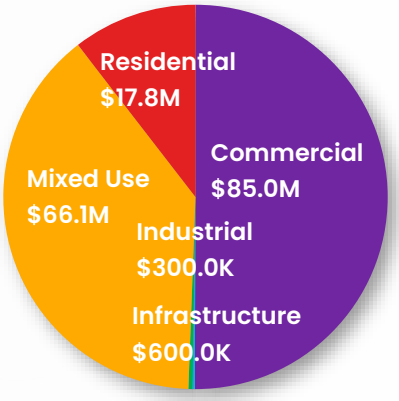
$900 (House) $630 (Unit)

AVERAGE DAYS ON MARKET Q3 2026

22 HOUSE 16 UNIT

FUTURE DEVELOPMENTS

Beverly Hills[£] will see approximately **$169.8M of new projects commencing construction between 2026-2027**.**



There are several residential projects to commence construction between 2026 and 2027, which include:

- 47-51 Chapel Street Townhouses (10 Townhouses)
- 153-159 Penhurst Road (33 Units)
- 35-37 Karne Street South & 71-83 Graham Road (46 Dwellings)
- 53 Mountview Avenue (4 Dwellings)

The incoming supply of ready-to-go stock in the Beverly Hills area will assist with demand in the future. However, due to construction challenges, this will take time to build. Thus, new housing stock and a more sustainable level of price growth is more likely to be a long-term benefit, as opposed to short term. In the meantime, an undersupply of housing stock more likely, which can stimulate a house price recovery.

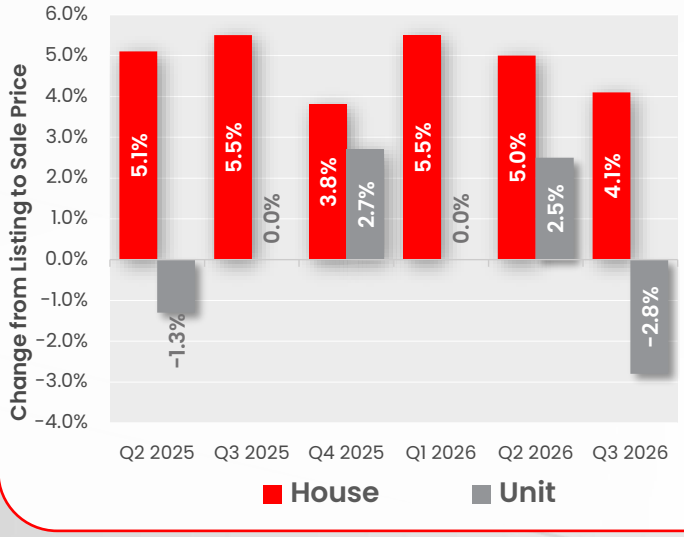
41 Units/ Apartments

16 Townhouses

50 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.

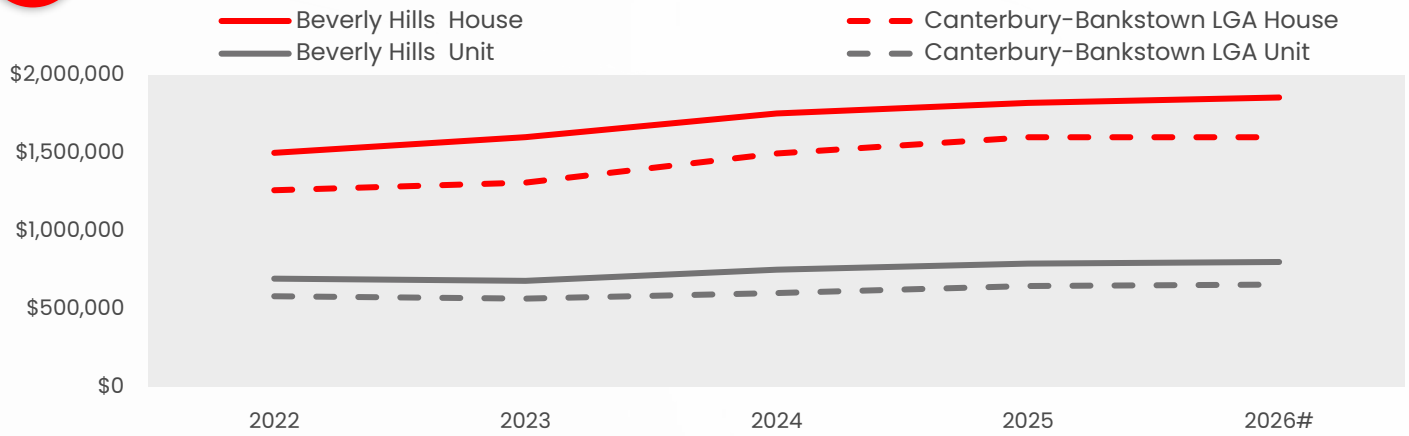


Average vendor discount for house remained at a premium of 4.1%, between Q3 2025 and Q3 2026, indicating continuing strong seller's market. That said, it is at a lower percentage than 12 months prior. Further, the unit market has swung to a discount of -2.8%, indicating a slight shift towards a buyer's market. Combined, this creates an opportunity for buyers.

The suburb of Beverly Hills* has outperformed the wider Beverly Hills Local Government Area (LGA) in median house and unit prices for the past 5 years; establishing the suburb as a blue-chip market. This continues to be the case, even with slower price growth in both LGA and suburb in 2026#.

Homes sold in Beverly Hills* in 2026# were in the middle price bracket, of $1,600,000 to $1,849,999 (26.8%). That said, 27.3% of homes were sold in the more affordable price bracket of $1,350,000 to $1,599,999. This is a unique opportunity for both owners and buyers. Further, the unit market is dominated by the most affordable market, with 47.8% of sales at less than $649,999. That said, sales in the premium price point of $800,000 and above remain strong (32.7%), which benefits current owners. With ample sales in each price point, there is a home for every budget in Beverly Hills*.

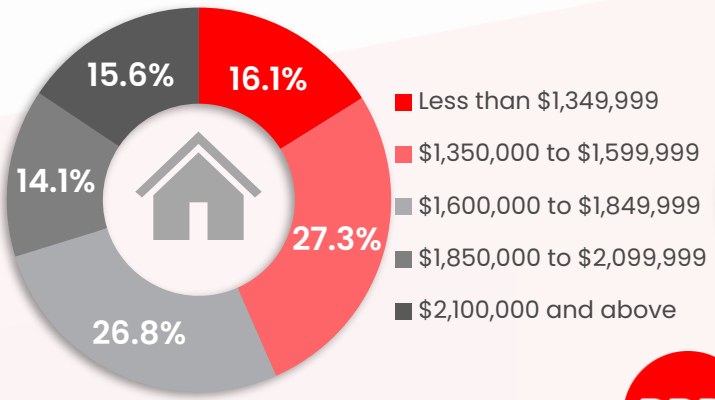
MARKET COMPARISON



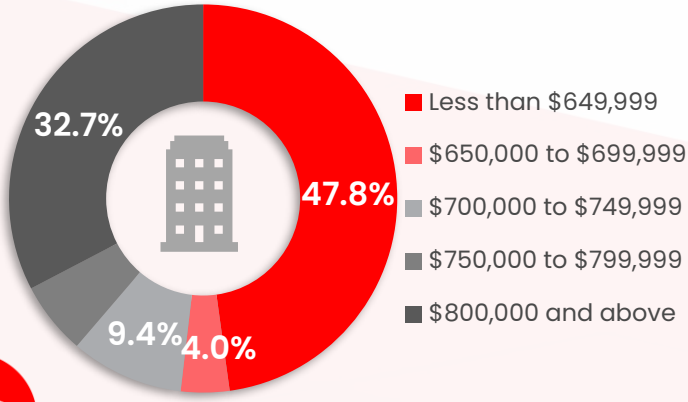
The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Beverly Hills.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



PRD.

RENTAL GROWTH 2026€

House rental yields in Beverly Hills¥ was 2.8% as of September 2026, on par with the Sydney Metro average (2.9%). Further, median house rental price in Beverly Hills¥ have remained stable in the past 12 months to Q3 2026, at $900 per week. At the same time the number of houses rented decreased -8.6%, to 32 houses in Q3 2026. For unit rental, there is a higher median unit rental price and a smaller number of units rented in the past 12 months. Overall, this suggests a resilient and undersupplied rental market in Beverly Hills¥, which is beneficial to investors.

4-bedroom houses have provided investors with +21.2% rental growth annually, achieving a median rent of $1,200 per week.

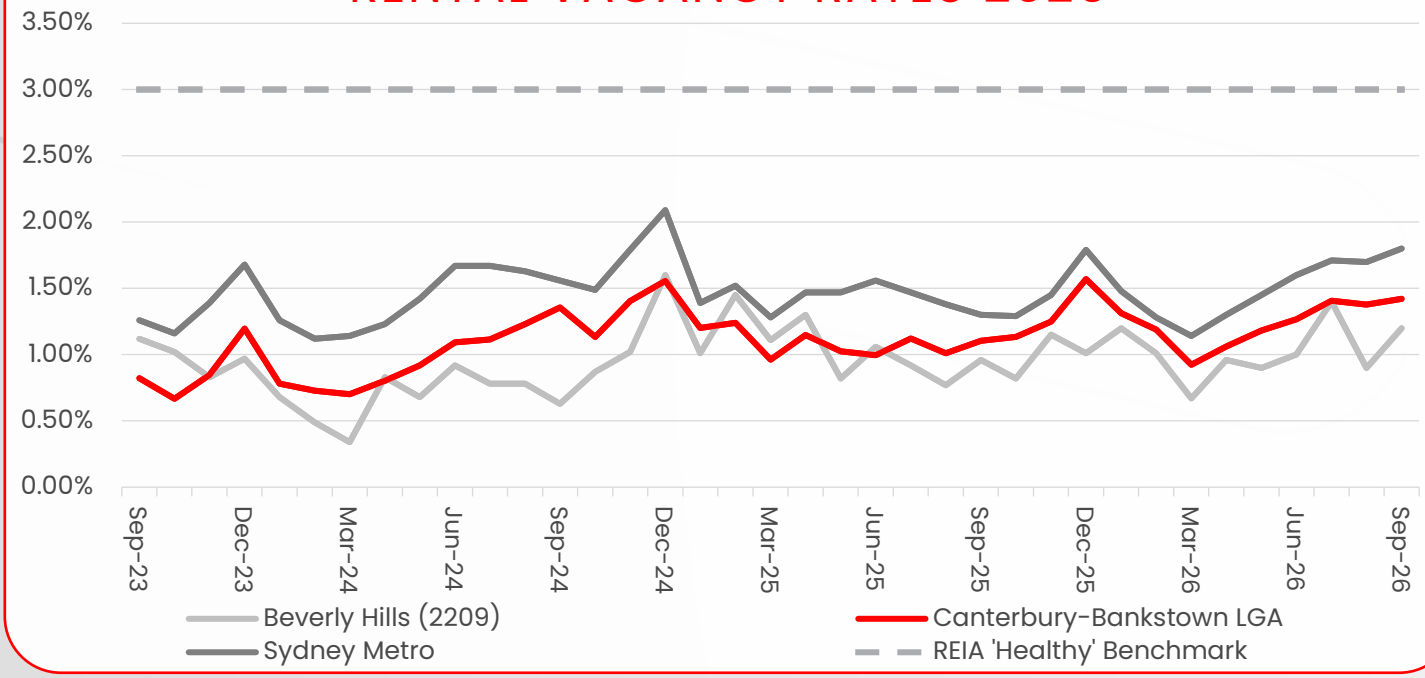
Beverly Hills¥ recorded a vacancy rate of 1.2% in September 2026, below Sydney Metro's 1.4%. Vacancy rates has decreased in the past 12 months, indicating a tighter rental market. Further, a 1.2% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Beverly Hills¥. This is an ideal investment environment, especially with a slightly more affordable house sales price in the past 6 months.

2 BEDROOMS
-4.4%

3 BEDROOMS
+4.9%

4 BEDROOMS
+21.2%

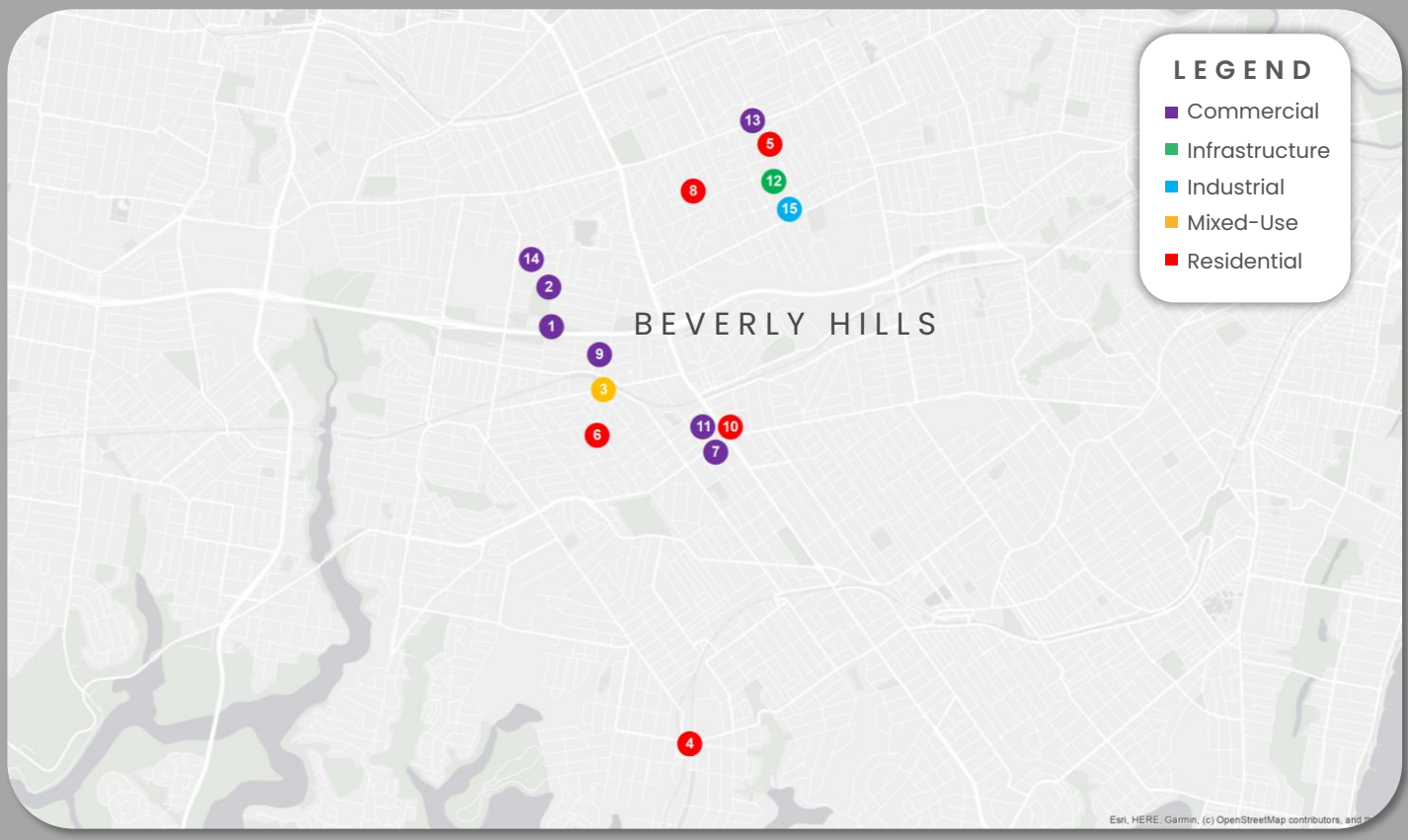
RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

2.8%	2.8%	2.9%	4.0%	4.1%	4.3%
Beverly Hills (2209)¥	Canterbury-Bankstown LGA	Sydney Metro	Beverly Hills (2209)¥	Canterbury-Bankstown LGA	Sydney Metro

PROJECT DEVELOPMENT MAP 2026 - 2027[A]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Narwee Parklands Seniors Housing	Commercial	$57,576,250	2/03/2026
2	2-8 Leigh Avenue Independent Living Units	Commercial	$21,031,000	16/08/2027
3	153-159 Penshurst Road Units & Retail (33 Units / 2 Retail)	Mixed - Use	$10,500,000	1/10/2027
4	35-37 Karne Street South & 71-83 Graham Road Dwellings (46 Dwellings)	Residential	$5,876,000	8/12/2027
5	47-51 Chapel Street Townhouses (10 Townhouses)	Residential	$4,000,000	9/03/2027
6	53 Mountview Avenue Dwellings (4 Dwellings)	Residential	$3,300,000	6/09/2027
7	Guzman Y Gomez Beverly Hills Restaurant	Commercial	$2,727,165	20/08/2027
8	58 & 60 Belemba Avenue Units (8 Units)	Residential	$2,612,338	4/10/2027
9	3 Graham Road Co-living Housing	Commercial	$2,000,000	29/10/2027
10	11 Beresford Avenue Townhouses (6 Townhouses)	Residential	$2,000,000	19/05/2027
11	Yummy Seafood Chinese Restaurant Beverly Hill Alterations & Additions	Commercial	$887,307	23/10/2026
12	Leslie Street Depot Fire Hydrant Upgrade (Local Government)	Infrastructure	$600,000	5/10/2026
13	Mcdonalds Roselands Restaurant Alterations & Additions	Commercial	$500,000	1/09/2027
14	98 Rogers Street Warehouse	Industrial	$300,000	27/03/2026
15	15 Martin Street Group Home	Commercial	300000	22/01/2027

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

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Frank Mazzotta

+61 804 804 041

frank@prdbn.com.au

GET IN TOUCH WITH US TODAY

PRD Beverly Hills

Your trusted local real estate agency

+61 2 9502 2111

frank@prdbn.com.au

PRD.com.au/bexleynorth/

526B King Georges Rd, Beverly Hills, NSW, 2209

REFERENCES

* Beverly Hills market data and key indicators encapsulates aggregate property market conditions within the suburbs of Beverly Hills, Roselands, and Narwee.

** 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 up to and inclusive of Q3 2026 (01/01/2026 – 30/09/2026) 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 Q3 2025 (01/07/2025 – 30/09/2025) and Q3 2026 (01/07/2026 – 30/09/2026) house median rent figures.

¥ Beverly Hills market data encapsulates aggregate property conditions within the postcode of 2209.

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

Ⱥ 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 Beverly Hills, Roselands, and Narwee.

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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