PRD. REAL ESTATE

Ramsgate Beach Market Update

2nd Half 2026

OVERVIEW

In Q3 2026, Ramsgate Beach* had a median house price of $1,899,500, and a median unit price of $810,000. This is an annual (Q3 2025 – Q3 2026) price softening of -6.7% for houses, but a growth of 3.8% for units. Between Q3 2025 – Q3 2026 house sales were stable (at 24 sales in Q3 2026), but unit sales fell, by -43.0% (to 85 sales in Q3 2026). The house market is in high demand; however higher interest rates have translated into the market. This is not uncommon for a blue-chip suburb such as Ramsgate Beach*. Median unit price has increased due to its relative affordability to house prices, and being an undersupplied market has created a buffer against cash rate hikes. Overall, this creates an ideal market for unit owners to transact, and house buyers to act fast.

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

$1.9M (House) $810K (Unit)

AVERAGE DAYS ON MARKET Q3 2026

54 HOUSE 32 UNIT

RENTALS

MEDIAN PRICE Q3 2026

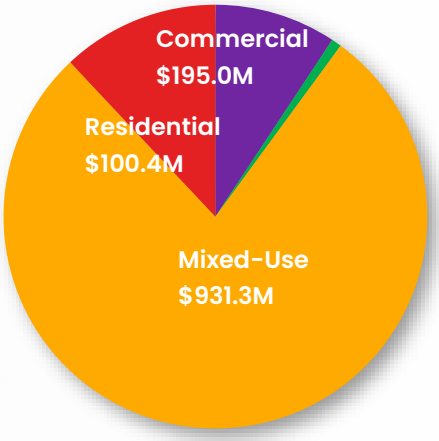
$730 (House) $900 (Unit)

AVERAGE DAYS ON MARKET Q3 2026

15 HOUSE 20 UNIT

FUTURE DEVELOPMENTS

Ramsgate Beach will see approximately **$657.0M of new projects commence construction in 2026-2027**.**



A key focus on mixed use projects will stimulate the local economy through job creation and improve livability for residents. This can attract more people to live in Ramsgate Beach, leading to more demand for housing stock.

There are quite a few residential and mixed-use projects bringing new stock to Ramsgate Beach; including:

- 1 – 7 Bowns Road (55 Apartments)
- 31-33 Gladstone Street (78 Units)
- 25 Robinson Street (6 Townhouses)

Most of the incoming supply of ready-to-go stock are units. There are no new stand-alone houses planned, which suggests houses will be undersupplied. This can stimulate a market recovery, if economic conditions improve.

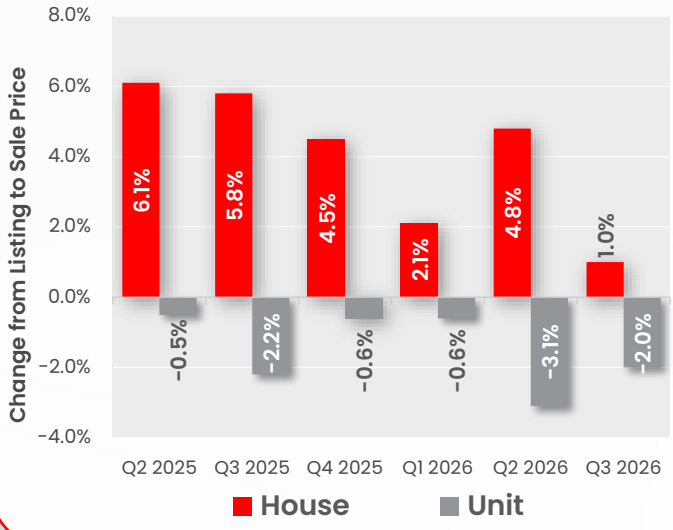
That said, there is a high number of units planned (710 units), which will absorb current demand, providing more options for buyers.

710 Units/ Apartments

6 Townhouses

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.

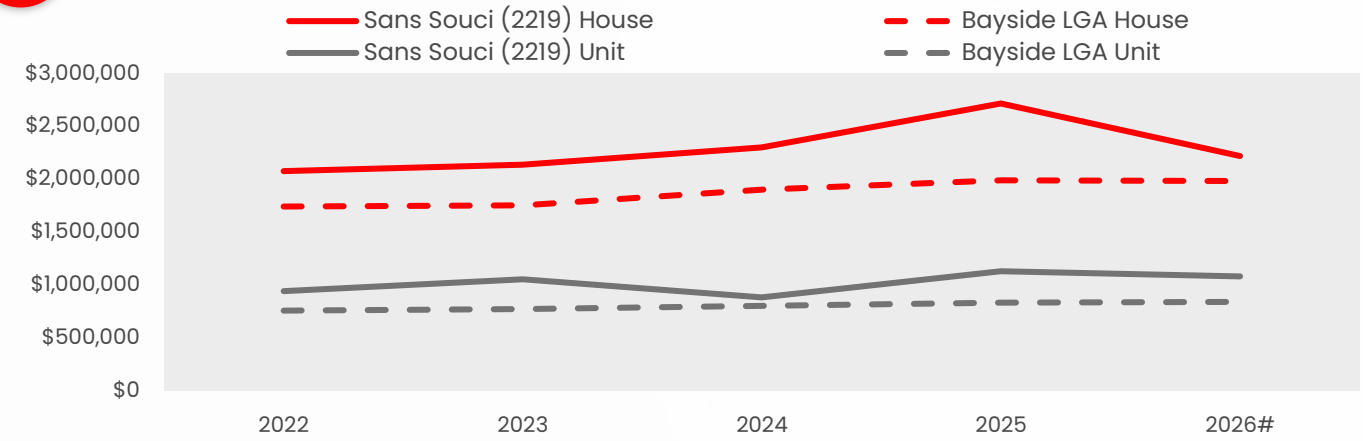


In the past 12 months to Q3 2026 average vendor discount for houses have remained at a premium, now at a much lower rate of 1.0%. Conversely, average discount for units have remained relatively stable, at -2.0%. Market conditions in Ramsgate Beach* continue to favours sellers for houses, where buyers must offer slightly above initial listing prices. This is the lowest premium recorded in the past 2 years, thus buyers must act fast; before there is a market recovery.

The suburb of Sans Souci has tracked at a premium price compared to the wider Bayside Local Government Area (LGA) for median house and unit prices for the past 5 years. This trend has continued for both houses and units in 2026#, even with a price softening in the suburb of Sans Souci.

Most of the houses sold in Ramsgate Beach* in 2026# were in the premium price point of $2,400,000 or more (37.2%) and the most affordable point of less than $1,799,999 (26.8%). This creates a unique opportunity for owners and buyers. On the other hand, most of the units sold were in affordable price point $649,999 or less (23.0%), and more affordable price bracket of $650,000 to $749,999 (21.8%). This suggest there are opportunities buyers; even in a blue-chip market.

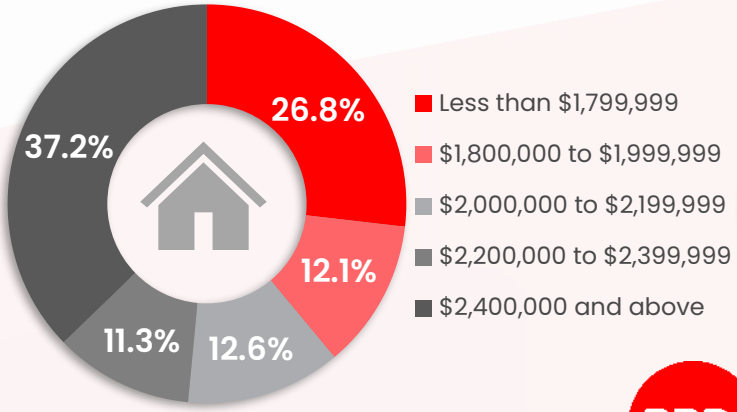
MARKET COMPARISON



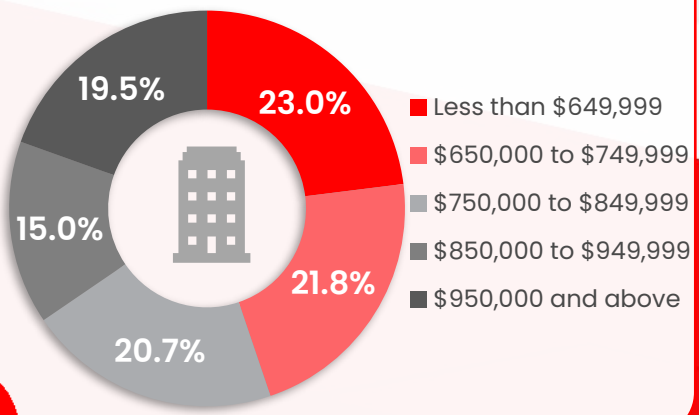
The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Sans Souci.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



PRD.

RENTAL GROWTH 2026€

House rental yields in Ramsgate Beach¥ were 2.6% in September 2026, lower than Bayside LGA (3.0%) and Sydney Metro (2.9%). That said, median house rental price have increased by 4.3% in the past 12 months to Q3 2026, at $730 per week. The number of houses rented did decline, by -2.9% in the past 12 months, to 33 rentals in Q3 2026. This suggests there is an undersupplied rental market in Ramsgate Beach¥, which continues to be beneficial for investors.

3-bedroom houses have provided investors with +11.1% rental growth annually, achieving a median rent of $1,000 per week.

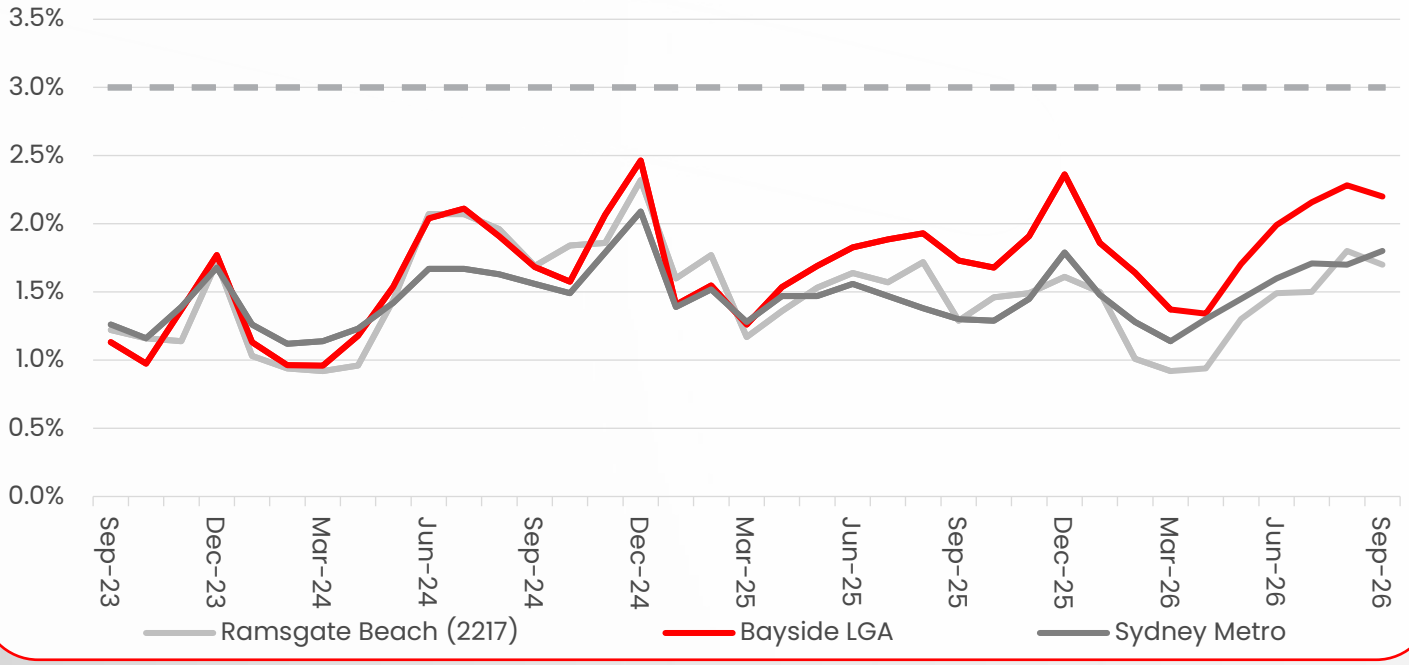
Ramsgate Beach¥ recorded a vacancy rate of 1.7% in September 2026, lower than Bayside LGA's 2.2% and Sydney Metro 1.8% average. Vacancy rates in Ramsgate Beach¥ increased in the past 12 months, due to more investors entering the market. That said, a 1.7% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%. Thus, there is quicker occupancy of rental homes in Ramsgate Beach¥ . This is a conducive environment for investors, especially with a lower median house sales price (thus, entry price) in Q3 2026.

2 BEDROOMS
+3.4%

3 BEDROOMS
+11.1%

4+ BEDROOMS
-2.1%

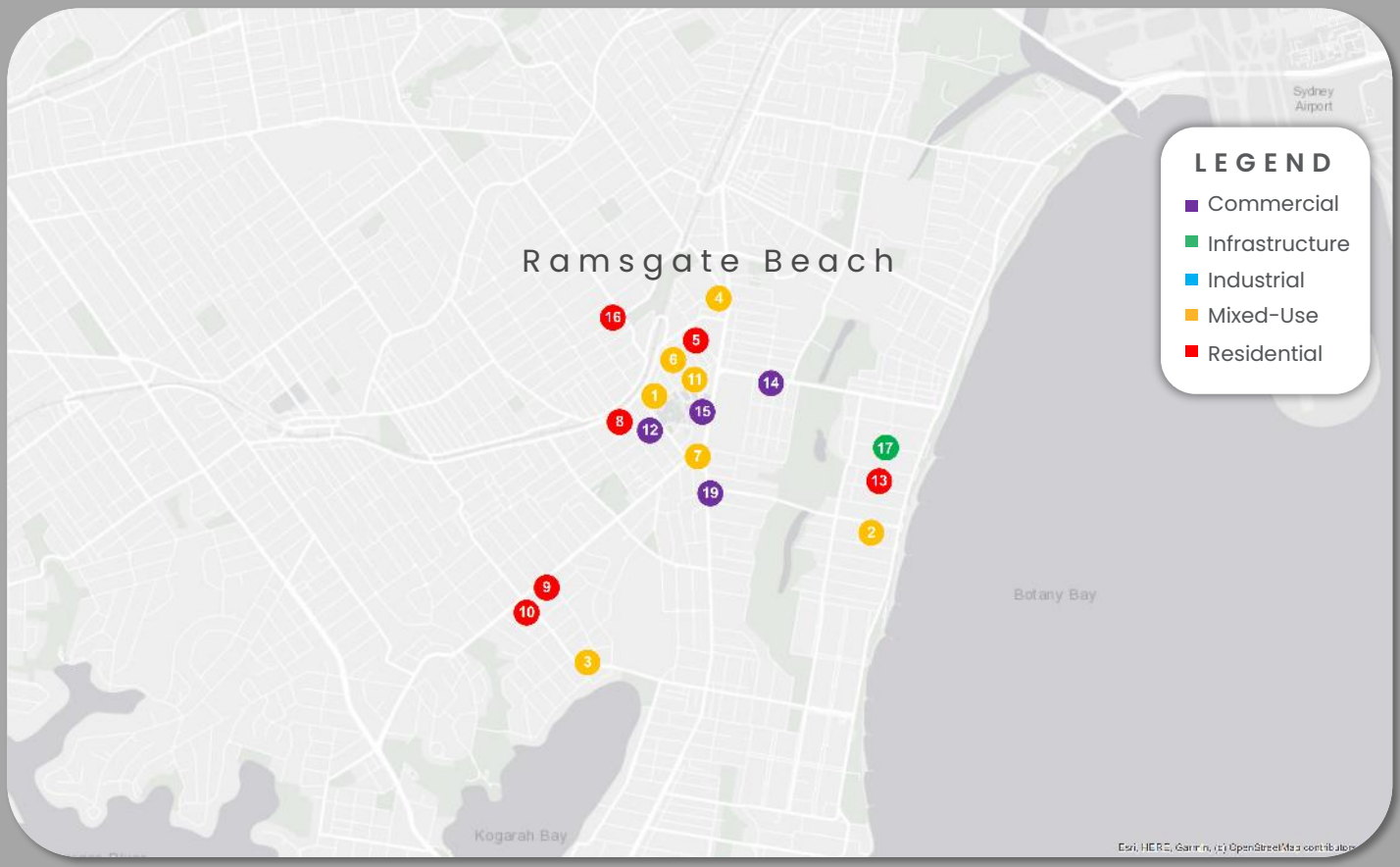
RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

2.6%	3.0%	2.9%	4.9%	4.6%	4.3%
Ramsgate Beach (2217)¥	Bayside LGA	Sydney Metro	Ramsgate Beach (2217)¥	Bayside LGA	Sydney Metro

PROJECT DEVELOPMENT MAP 2026-2027Â



#	Projectâ	Type	Estimated Valueâ	Commence Dateâ
1	7-11 Derby Street Apartments & Shops (54 Apartments / 2 Shops)	Mixed - Use	$202,470,115	23/12/2026
2	Summitcare Monterey Â€“ Main Works - Residential Aged Care Facility (Aged Care Facility / Offices / Café / Gymnasium)	Mixed - Use	$68,000,000	10/12/2026
3	277 The Grand Parade Mixed Use Development (44 Apartments / Supermarket / Retail Premises / Food & Drink Premises)	Mixed - Use	$49,706,049	3/12/2026
4	1-11 Princes Highway & Stanley Street Apartments & Commercial Tenancies (112 Apartments / 3 Commercial Tenancies)	Mixed - Use	$34,864,225	21/05/2027
5	31-33 Gladstone Street Units (78 Units)	Residential	$27,139,000	21/07/2027
6	18 Montgomery Street Units & Commercial (75 Units / Commercial)	Mixed - Use	$21,450,000	29/06/2027
7	8-10 Princes Highway Serviced Apartments & Commercial Development (55 Services Apartments / 2 Commercial)	Mixed - Use	$18,507,000	8/12/2027
8	1-7 Bowns Road Apartments (55 Apartments)	Residential	$15,808,000	15/10/2026
9	1-5 Lacey & John Streets Apartments (1 Apartments)	Residential	$15,280,000	8/12/2026
10	68-72 Park Road Residential Building	Residential	$14,576,000	26/07/2027
11	21 Hogben Street Apartments & Retail (46 Apartments / 2 Retail)	Mixed - Use	$14,069,000	17/08/2027
12	4 Queens Avenue Co Living Housing	Commercial	$4,656,177	22/10/2027
13	25-27 Robinson Street Townhouses (6 Townhouses)	Residential	$3,391,784	7/12/2027
14	Ampol Foodary Kogarah Service Station Alterations & Additions	Commercial	$3,263,851	27/07/2026
15	St George Private Hospital Kogarah Alterations & Additions	Commercial	$3,233,905	10/03/2027
16	70 Warialda Street Apartments (6 Apartments)	Residential	$2,002,161	6/08/2026
17	Lady Robinsons Foreshore Precinct 2 (Local Government)	Infrastructure	$2,000,000	26/01/2026
18	Sandringham Bath Seawall (Local Government) (Not Mapped)	Infrastructure	$1,000,000	10/03/2026
19	46-48 Rocky Point Road Veterinary Clinic Fitout	Commercial	$920,000	25/02/2026
20	76 Royal Avenue Electric Vehicle Chargers Replacement & Installation (Local Government) (Not Mapped)	Infrastructure	$800,000	12/01/2026

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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:

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- Geographic information mapping
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REFERENCES

* Ramsgate Beach market data and key indicators encapsulates aggregate property market conditions within the suburbs of Ramsgate Beach, Kyeemagh, Kogarah, Sandringham and Monterey.

** 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 Q3 (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.

¥ Ramsgate Beach market data encapsulates aggregate property conditions within the postcode of 2217.

§ Rental yields and vacancy rates 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 Ramsgate Beach, Kyeemagh, Kogarah, Sandringham and Monterey.

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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