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Bexley North Market Update
2nd Half 2026

OVERVIEW

In Q3 2026, Bexley North* recorded a median house price of $1,765,834, and a median unit price of $907,500. This represents an annual (Q3 2025 – Q3 2026) median price softening of -1.9% for houses, but an 8.0% growth 8.0% for units. During this time total sales decreased by -50.0% (to 36 in Q3 2026) for houses and -57.7% (to 33 in Q3 2026) for units. Median house and unit price have also softened for the past 6 months, which confirms higher interest rates in 2026 and current economic conditions have translated into the market. This is a unique opportunity for buyers and investors, especially for houses, in a blue-chip suburb like Bexley North*.

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

$1.8M (House) $908K (Unit)

AVERAGE DAYS ON MARKET Q3 2026

49 HOUSE 52 UNIT

RENTALS

MEDIAN PRICE Q3 2026

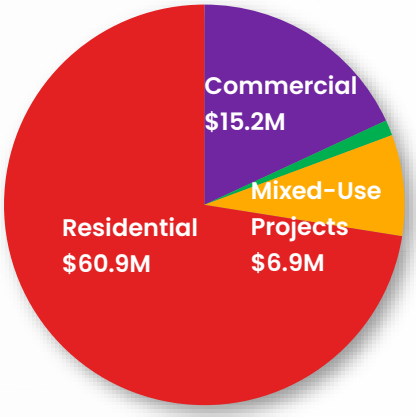
$900 (House) $690 (Unit)

AVERAGE DAYS ON MARKET Q3 2026

18 HOUSE 22 UNIT

FUTURE DEVELOPMENTS

Bexley North will see approximately **$84.0M of new projects commence construction between 2024 and 2027**.**



Commercial and mixed-use projects will stimulate economic growth and create new jobs in Bexley North. This can have a spill-over impact on the real estate market, in terms of higher demand for housing stock.

A key commercial project is Earlwood Bardwell Park RSL Club Refurbishment. This improves entertainment services for residents and create local jobs.

Between 2024-2027, Bexley North* will see new housing supply, such as:

- 10 Devon Road (3 Dwellings)
- 54 Caledonian Street (8 Dwellings)
- 66A Caledonian Street (3 Units)

The incoming supply of ready-to-go will aid in answering demand. However, with 135 house sales in 2026# this is not enough. This suggests a property price recovery is possible in Bexley North.

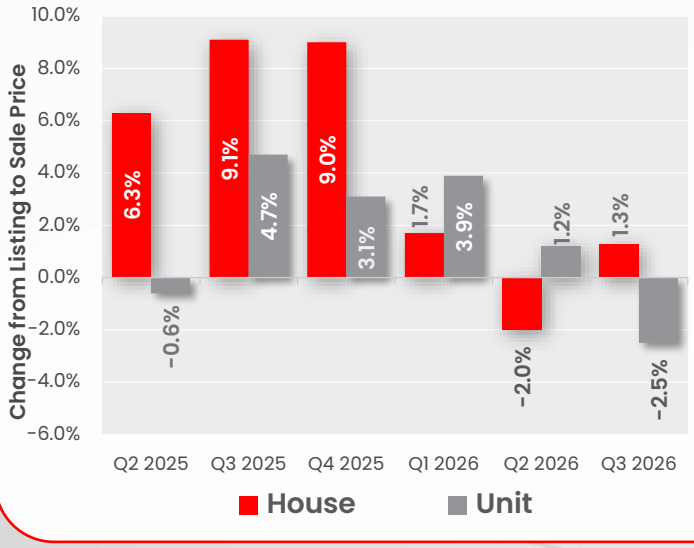
15 Units/ Apartments

40 Lots

40 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.

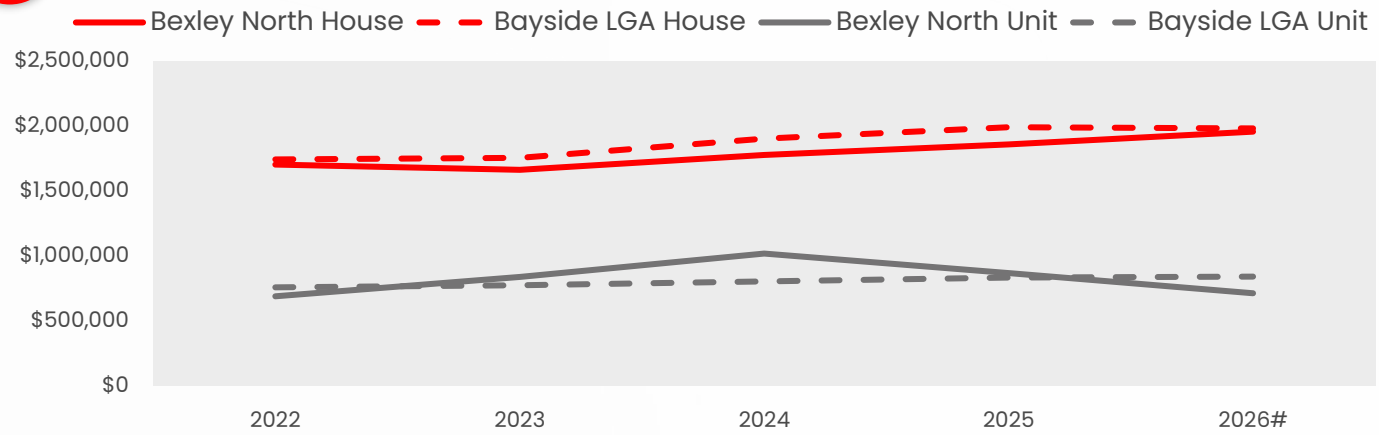


In the past 12 months to Q3 2026 average vendor discount for houses have remained at a premium, although lower at 1.3%. On the other hand, average unit vendor discount have swung to a discount, now at -2.5%. Overall, the Bexley North market have now shifted to favouring buyers, which creates a unique opportunity in a blue-chip market. That said, the shift is not too far from the asking first list price (and still at a premium for houses), which benefits owners.

The suburb of Bexley North* has historically tracked on par with the Bayside Local Government Area (LGA) in house and unit median prices. This continued to be the case for houses in 2026#. Median unit prices in Bexley North* have become more affordable compared to the LGA, creating an opportunity for buyers.

The dominant proportion of homes sold in Bexley North* in 2025-2026# were in the premium price point of $2,150,000 and above (27.2%). Similarly, most unit sales (36.7%) were in the premium price bracket of $1,000,000 and above. That said affordable stock is still available, with 20.8% of houses sold at less than $1,549,999 and 31.3% of units sold at less than $699,999; in good news for buyers.

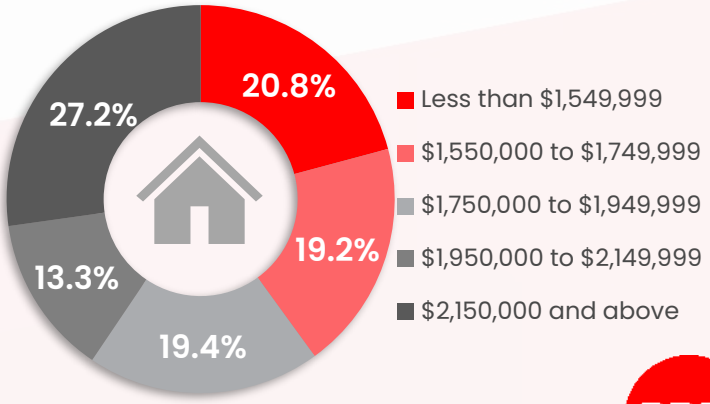
MARKET COMPARISON



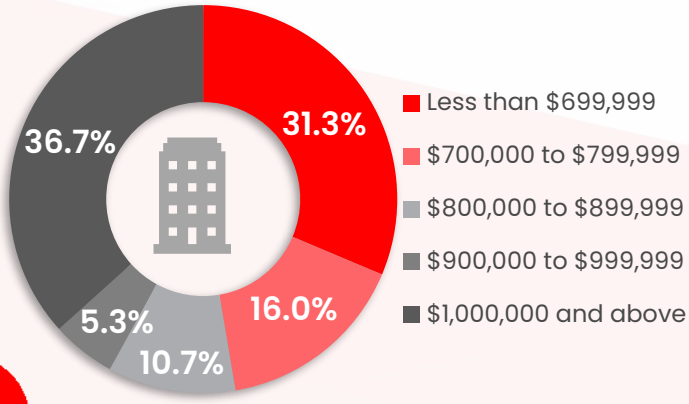
The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Bexley North.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



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RENTAL GROWTH 2026€

House rental yields in Bexley North¥ was 3.1% in September 2026, slightly below the Bayside LGA (4.0%), but above Sydney Metro (2.9%). This was paired with a stable median house rental price in the past 12 months to Q3 2026, at $900 per week. The number of houses rented have decreased, by -7.5% in the past 12 months, to 49 rentals in Q3 2026. This suggests a highly demanded and tight house rental market in Beverly Hills¥, which is beneficial to investors – especially with a more stable and/or affordable house sales price in Q3 2026.

3-bedroom houses have provided investors with +9.4% rental growth annually, achieving a median rent of $930 per week.

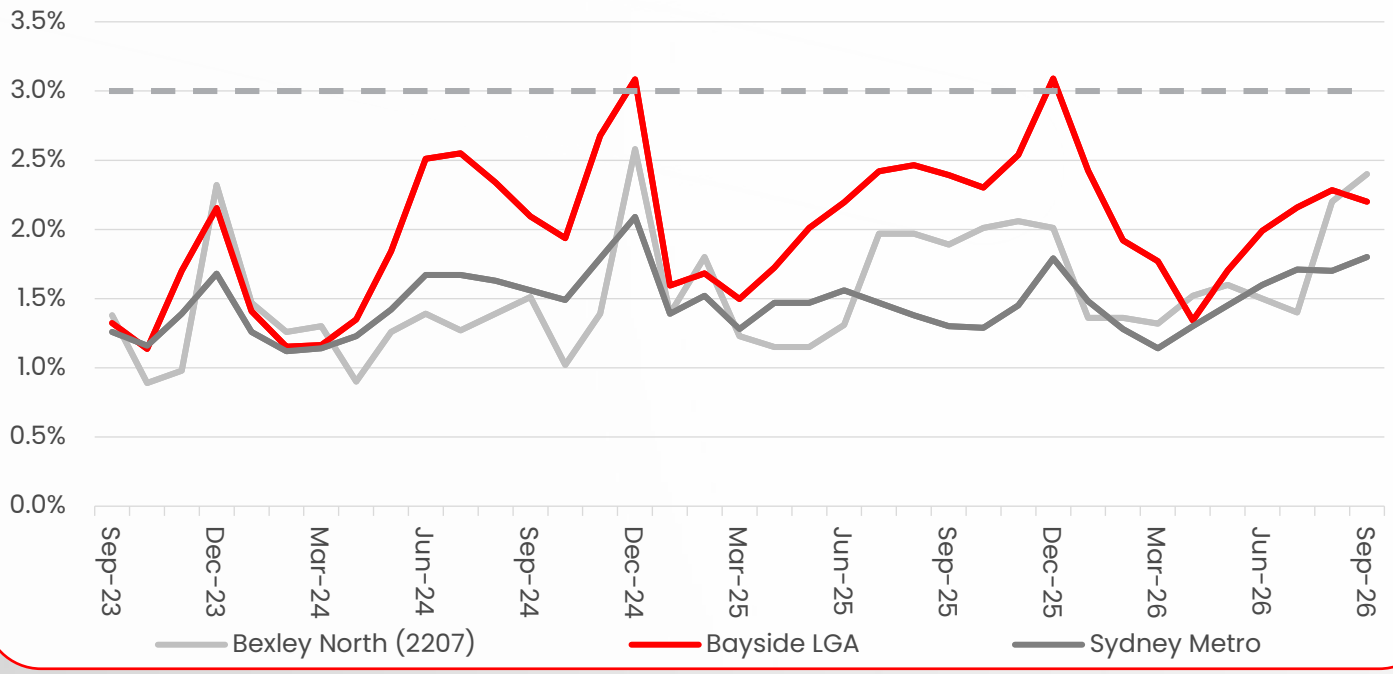
Bexley North¥ recorded a vacancy rate of 2.4% in September 2026, on par with Bayside LGA's 2.2% but slightly higher than Sydney Metro 1.8% average. Vacancy rates in Bexley North¥ have fluctuated in the past 12 months, sharply declining since December 2025. Furthermore, a 1.3% vacancy rate is still below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quick occupancy of rental homes. This is a conducive environment for investors.

2 BEDROOMS
+1.4%

3 BEDROOMS
+9.4%

4 BEDROOMS
+1.6%

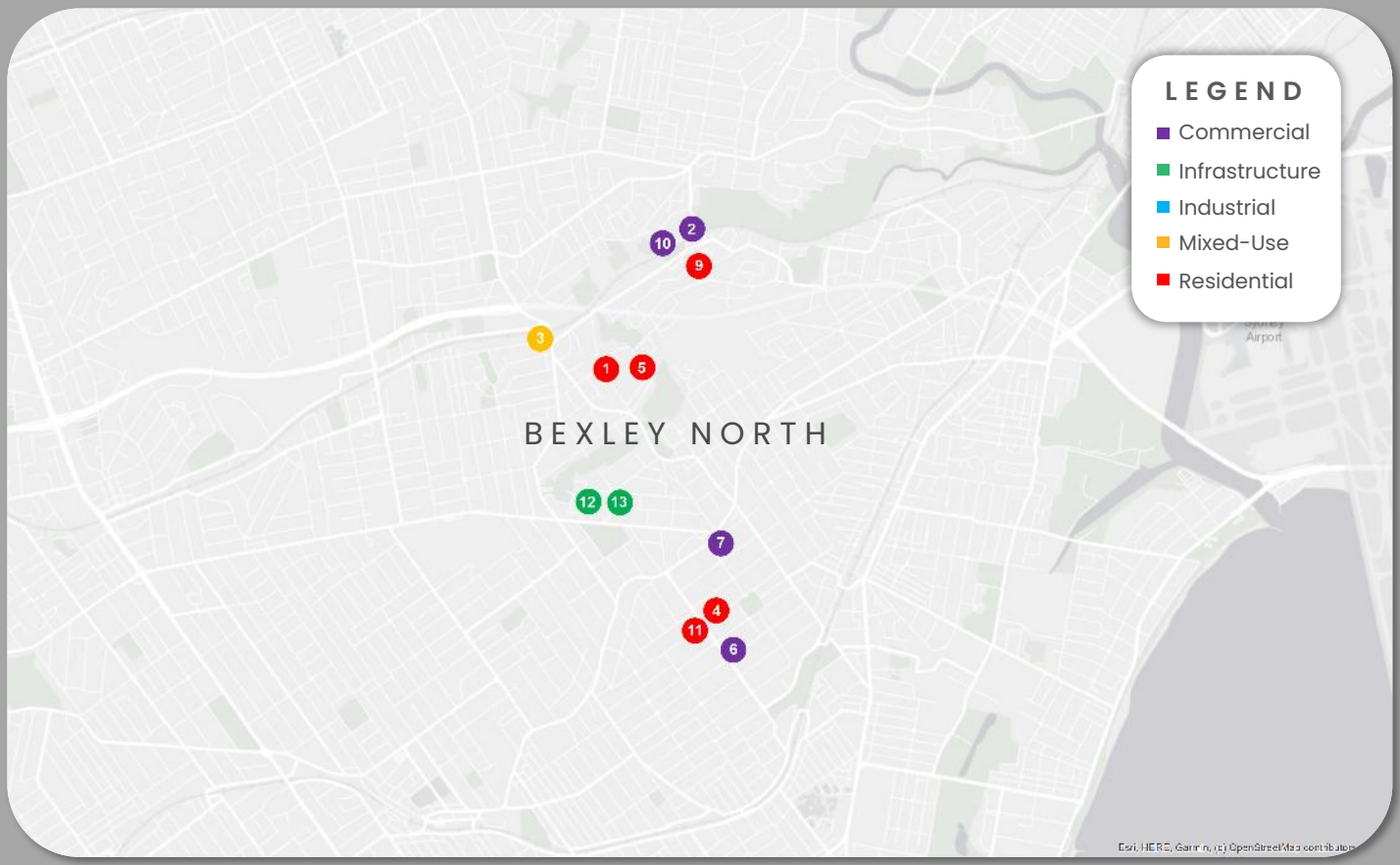
RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.1%	**3.0%**	**2.9%**	**5.0%**	**4.6%**	**4.3%**
Bexley North¥	Bayside LGA	Sydney Metro	Bexley North¥	Bayside LGA	Sydney Metro

PROJECT DEVELOPMENT MAP 2024-2027[A]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	120 Kingsland Road Dual Occupancies (11 Dwellings)	Residential	$49,027,465	26/05/2027
2	Earlwood Bardwell Park Rsl Club Refurbishment	Commercial	$8,084,758	4/10/2024
3	Shaw Street Apartments & Shops (11 Apartments / 2 Shops)	Mixed - Use	$6,856,000	10/05/2024
4	54 & 56 Caledonian Street Dwellings (8 Dwellings)	Residential	$5,247,703	9/04/2027
5	120 Kingsland Road North Residential Subdivision (40 Lots)	Residential	$3,795,000	30/06/2027
6	56 Connemarra Street Co-living Housing	Commercial	$2,045,904	9/10/2024
7	Casa Capace Group Homes	Commercial	$1,991,836	16/12/2025
8	Boules Artistes Petanque Club Alterations & Additions (Not Mapped)	Commercial	$1,732,500	27/02/2024
9	10 Devon Road Dwellings (3 Dwellings)	Residential	$1,500,000	4/11/2026
10	Earlwood Bardwell Park Rsl Club Alterations & Additions	Commercial	$1,334,785	20/02/2026
11	66a Caledonian Street Units (3 Units)	Residential	$1,320,000	27/11/2025
12	Bayside Council Bexley Depot Fuel Tank Storage & Bowser Replacement (Local Government)	Infrastructure	$800,000	16/02/2026
13	Bexley Depot Mechanical Services Hvac Upgrade (Local Government)	Infrastructure	$254,670	17/08/2024

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- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

* Bexley North market data and key indicators encapsulates aggregate property market conditions within the suburbs of Bexley North, Bexley, Bardwell Park, and Bardwell Valley.

** 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.

¥ Bexley North market data encapsulates aggregate property conditions within the postcode of 2207.

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

A 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 Bexley North, Bexley, Bardwell Park, and Bardwell Valley.

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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