REPORT

PRD.

Smart Moves: Sydney 2nd Half, 2026.

Suburbs that deliver ***affordability***, rental ***resilience*** & ***supply*** fundamentals.



PRD. 50 YEARS. of trusted, local guidance for life's biggest moves.



Introduction.

Sydney may still carry Australia's highest capital city price tag, but the market beneath the headline is changing.

Softer prices, greater negotiating power and more affordable pockets are creating opportunities for buyers, while remarkably tight rental conditions and limited new detached housing supply strengthen the case for investors looking beyond short-term market movements. The opportunity now lies in knowing where to look.

Who this report is for.

First Home Buyers: Looking for **more affordable entry points** into Sydney's shifting property market.

Rightsizers: Looking for suburbs that not only offer affordability but are better aligned with the lifestyle they want to live; whether that means moving to a smaller or bigger home.

Investors: Seeking suburbs with **solid rental yields**, **low vacancy rates** and **growth** potential.

What this report delivers.

Where does genuine value still exist near Sydney?

Using market performance, rental conditions, affordability, supply, liveability and future development, this report identifies suburbs that stand out for buyers and investors.

From emerging opportunities to the forces shaping future demand, it brings the numbers together to help make smarter, more informed property decisions.

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SYDNEY&

Market Overview.

What the ***data*** is telling us.

The Sydney market is changing; with **house prices falling by 10.8% to $1.43M** over the past 12 months, and **unit prices also falling by 5.6% to $857,872**, reflecting a clear shift toward more affordable housing.

Demand has declined heavily, particularly for houses, with sales down by 10.9% in the past 12 months (to 5,795 sales in Q3 of 2026). Unit sales also declined by 47.4% (to 6,149 sales in Q3 of 2026). Higher interest rates and the current challenging economic conditions **have led to more cautious buyers.**

At the same time, tight rental conditions persist, with vacancy rates at just 1.8% in September 2026. Rental prices remain high in Sydney, although the rate of increase has slowed. **This is a small window of opportunity for renters, as investors recalibrate capital gains tax (CGT) and negative gearing changes.**

The *supply gap* and ***the opportunity***.

A clear **supply gap** remains in Sydney, creating an **opportunity for buyers**. While **$104.3B worth of developments are planned for 2026–2027**, new ready-to-sell stock is mostly units (48,858), compared to just 3,237 planned stand-alone houses. Therefore, there are still **not enough stand-alone new houses to meet the current demand.**

Buyers are cautious, while simultaneously looking for a strategy that benefits their financial needs. **Buyers are shifting toward more affordable options**, placing upward pressure on prices in areas where not many new detached housing-stock is planned; as well as increasing pressure on the more resilient unit market.

Sydney remains Australia's most expensive capital city to date; however, it is currently more affordable than it has been in previous years. The imbalance between new housing supply and slowly rising demand **highlights a strong potential for a market recovery. Now is a key window for buyers.**

SYDNEY

At a Glance.

ANNUAL CHANGE^

	HOUSES	UNITS
SALES	↓	↓
MEDIAN PRICE	↓	↓
RENTAL PRICE	↑	↑

	HOUSES	UNITS
MEDIAN SALE PRICE	$1.43M	$857.8K
MEDIAN RENTAL PRICE	$1,185	$800
YIELDS	2.9%	4.4%

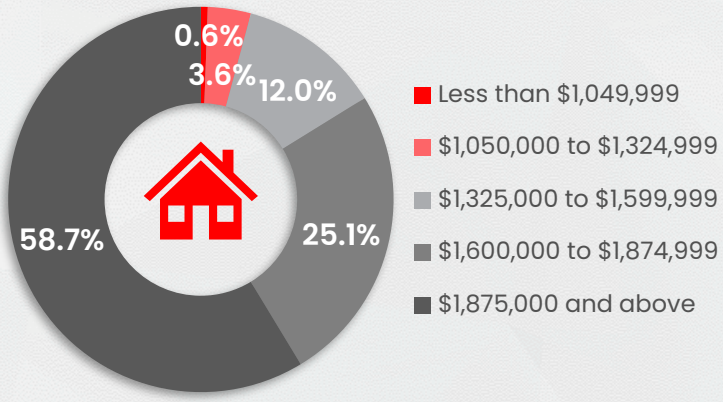
UNEMPLOYMENT RATE	4.7%
AVERAGE HOME LOAN	$842,000
VACANCY RATE	1.8%

& Sydney Metro refers to suburbs within a 20km radius of the Sydney CBD only. ^ The annual change is reflective of the median price change from (01/10/2024 – 30/09/2025) vs (01/10/2025 – 30/09/2026). Figures displayed in infographics are for the period Q3 2026. Source: Real Estate Institute of Australia, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2026.

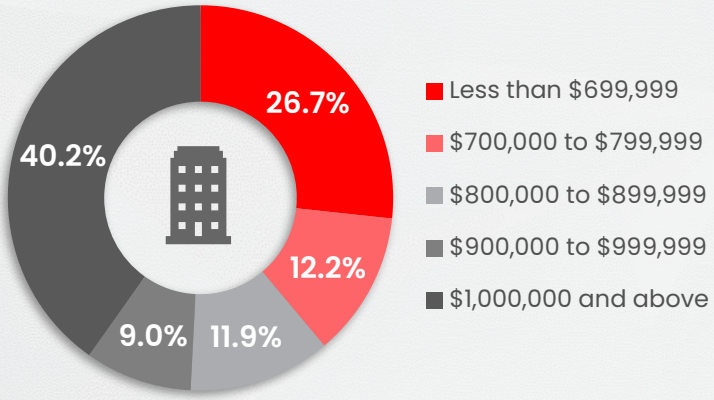
SYDNEY 2026#

What Buyers Are Paying.

House Sales by Price Bracket.



Unit Sales by Price Bracket.



WITHIN 20KM FROM SYDNEY CBD.

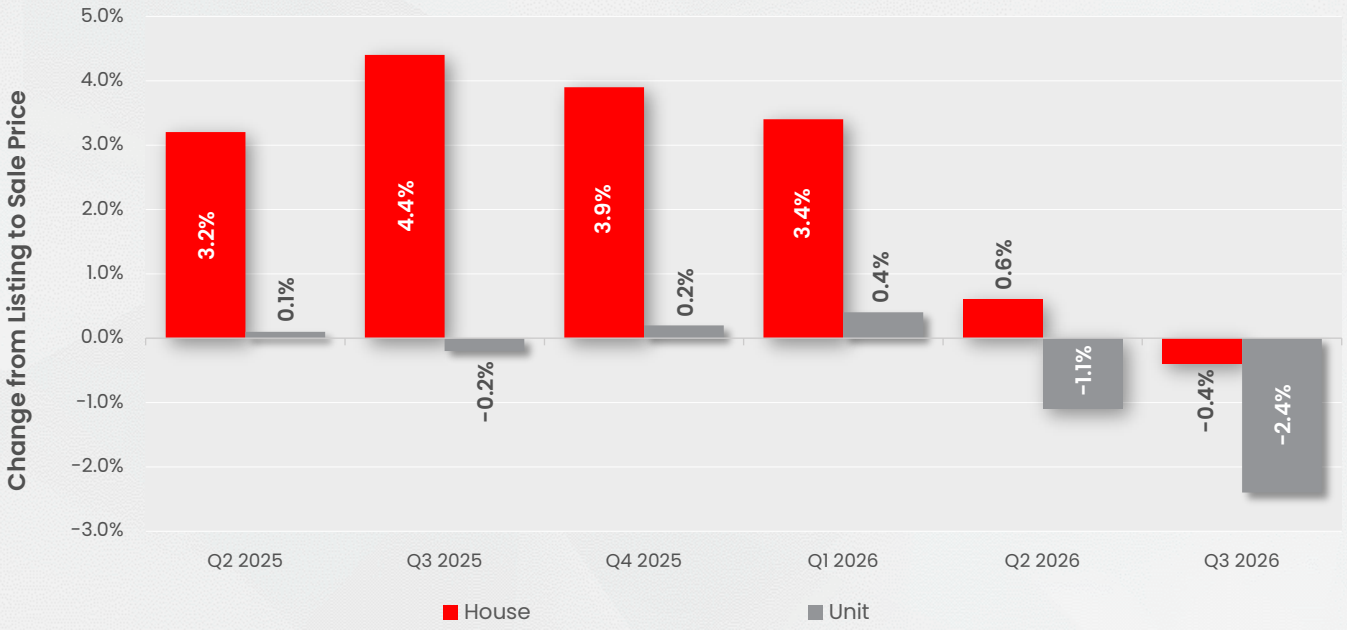
Top 10 Suburbs for Sale Price Performance.

Area	Suburb	Type	Median Price 2025	Median Price 2026*	Price Growth**	Projects 2026***
Inner	Redfern	House	$2,077,500	$2,210,000	6.4%	$264.1M
	Kirribilli	Unit	$1,300,000	$1,475,000	13.5%	$52.7M
North	Balgowlah	House	$3,500,000	$3,775,000	7.9%	$55.0M
	Manly	Unit	$1,767,500	$2,025,000	14.6%	$360.5M
South	Beverley Park	House	$1,990,000	$2,210,000	11.1%	$29.9M
	Rockdale	Unit	$690,000	$735,000	6.5%	$168.5M
East	Rose Bay	House	$5,125,000	$5,850,000	14.1%	$185.0M
	Double Bay	Unit	$1,880,000	$2,126,500	15.0%	$641.6M
West	Belmore	House	$1,700,000	$1,882,000	10.7%	$98.4M
	Revesby	Unit	$1,050,000	$1,182,000	12.6%	$188.0M

*The median price quoted captures sale transactions from 1st October 2025 to 30th September 2026 **The annual change is reflective of the median price change from (01/10/2024 – 30/09/2025) vs (01/10/2025 – 30/09/2026). Figures displayed in infographics are for the period Q3 2026. ***Project development is based on the aggregate of estimated construction value for residential, commercial, industrial, mixed-use and infrastructure projects scheduled to commence construction in 2026, as stated by the relevant data authority. #2026 encapsulates sales transactions for Q3 2026 (01/01/2026 – 30/09/2026) only. © Copyright PRD 2026. Source: REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2026.

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Average Vendor Discount.



The average house vendor discount between Q3 of 2025 and Q3 of 2026 **swung from a premium to a discount of -0.4%. The average unit vendor discount also swung to -2.4%.** Sydney market conditions currently favour buyers, as sellers are now accepting below the first listing price. **This is the first discount swing in the past two years for Sydney, indicating a unique opportunity for buyers to enter the market.**

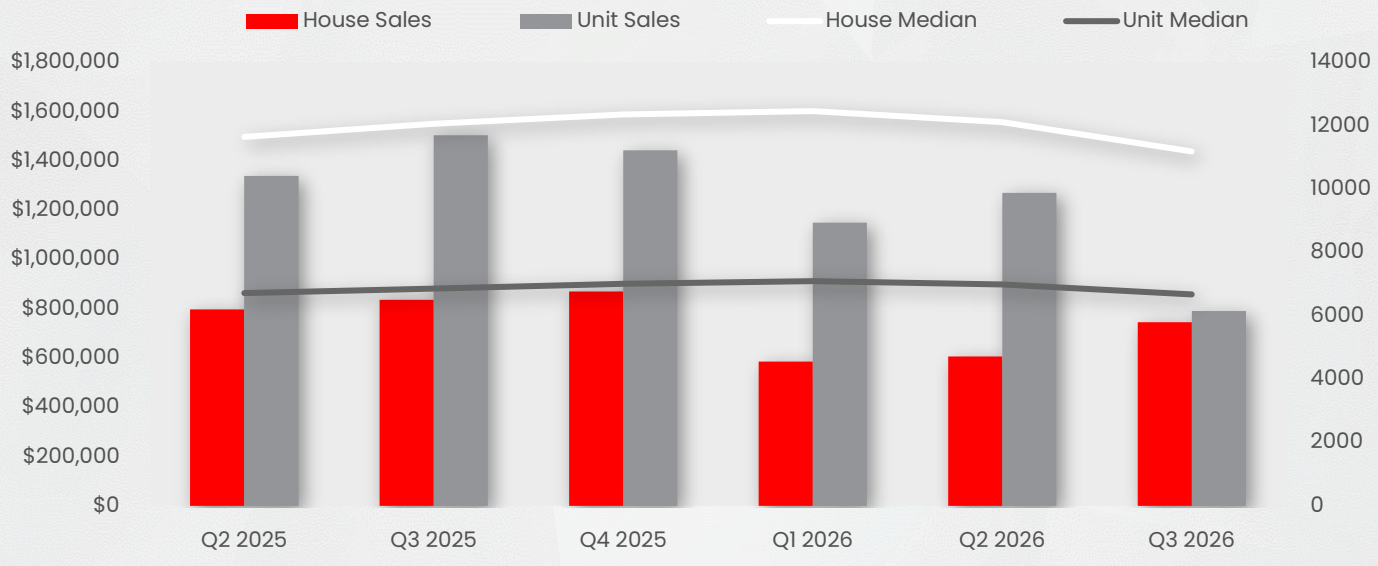
Most of the houses sold in Sydney Metro& in 2026# were in the **premium price bracket of $1,875,000 and above (58.7%).** Most of the units sold were also in **the premium price bracket of $1,000,000 and above (40.2%).** This creates confidence for owners, especially from a long-term capital growth view.

In good news for buyers, **12.0% of house sales were in the middle price range of $1,325,000 to $1,599,000,** and **26.7% of units sold were in the most affordable price range of less than $699,999.** This is the strongest level of sales in these price brackets in the past 24 months.

Overall, this suggests buyers and investors of **various budgets have a wide array of options** in the Sydney Metro& market. **Q3 of 2026 presents a unique opportunity in a higher interest rate environment.** However, **buyers must act fast to secure their ideal home or investment;** due to the changing nature of economic conditions and low future supply of new stand-alone houses in Sydney.

SYDNEY&

Market Performance.



& Sydney Metro refers to suburbs within a 20km radius of the Sydney CBD only. #2026 encapsulates sales transactions for Q3 2026 (01/10/2026 – 30/09/2026) only. © Copyright PRD 2026.

SYDNEY€

Rental Growth 2026.

House rental yields in **Sydney Metro** were **2.9%** as of September 2026, which was **slightly lower than Melbourne Metro (3.2%)** and **Brisbane Metro (3.3%).** That said, the median house rental price increased by **7.7% in the past 12 months** (to Q3 of 2026), at **$1,185 per week.** There was also an **8.9% decrease in the number of homes rented, with 3,776 rentals in Q3 2026.**

The average days on market decreased by 4.8% (to 20 days), reinforcing a higher demand for house rentals. The unit rental market is undersupplied, as **median unit rental price increased by 2.6% to $800 per week, while the number of units rented decreased by 23.9%** (to 19,306 units rented in Q3 of 2026).

Overall, there is strong rental demand for both houses and units. This presents **an attractive investment opportunity, especially while the Sydney Metro sales market is currently more affordable compared to 2025**.

3-bedroom houses and 3+ bedroom units provided investors with the **highest annual rental growth of 4.8% and 9.5%, at $1,100 and $1,150 per week**, respectively. All rental property types have increased in median rental prices. **This provides investors with higher confidence, even with investment property tax changes introduced in the Federal Budget 2026.**

In September 2026, **Sydney Metro** recorded **a vacancy rate of 1.8%,** which is slightly below Melbourne Metro at 1.9%, but higher than Brisbane Metro at 0.9%.

Despite minor fluctuations over the past 12 months, Sydney Metro's vacancy rate has declined, indicating tighter rental demand. Furthermore, it remains well below the Real Estate Institute of Australia's (REIA's) healthy benchmark of 3.0%. **This indicates quicker occupancy of rental homes in Sydney Metro, creating a favourable environment for investors.**

	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
HOUSES	+2.9%	+4.8%	0.0%
	$875	$1,100	$1,500

	1 BEDROOM	2 BEDROOMS	3+ BEDROOMS
UNITS	+6.1%	+5.1%	+9.5%
	$700	$820	$1,150



Maroubra Beach
Maroubra, Sydney LGA, NSW.

€ Annual rental growth is a comparison between Q3 2025 – Q3 2026 (01/10/2025 – 30/09/2025 vs 01/10/2026 – 30/09/2026) house median rent figures.

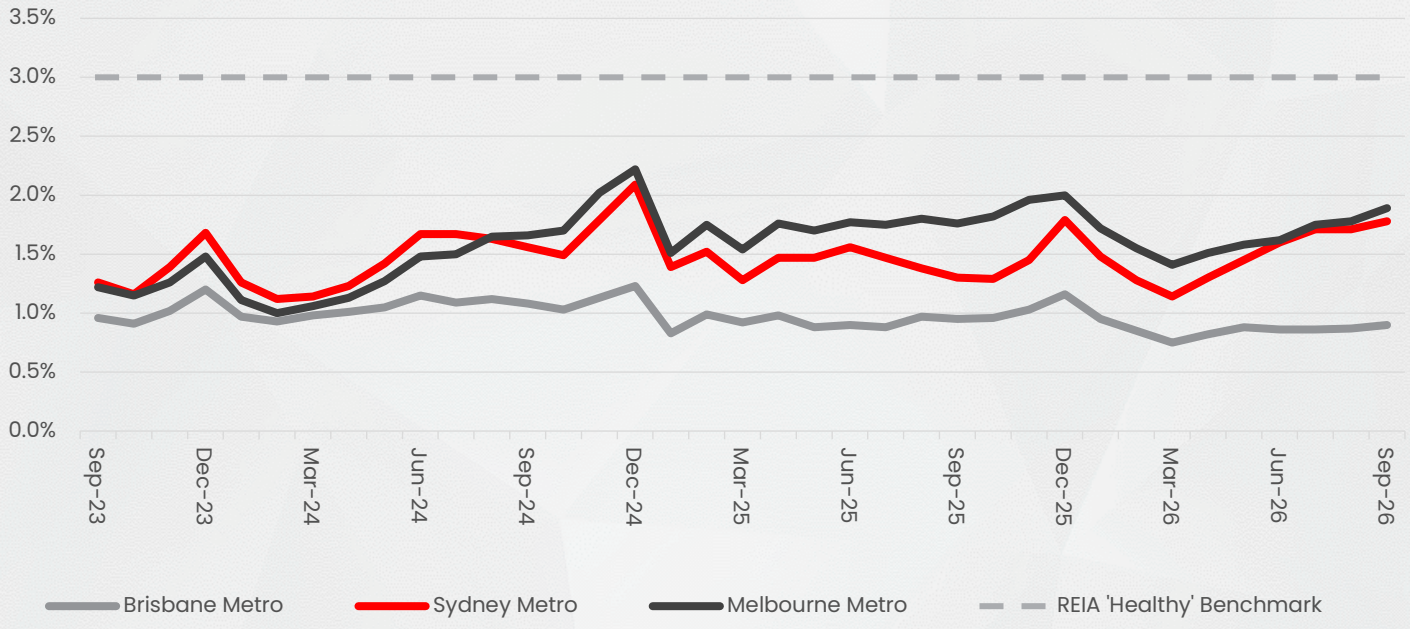


Sydney Opera House and Sydney Harbour Bridge
Sydney, Sydney LGA, NSW.

Rental Yield Comparison: 2026§.

SYDNEY METRO		MELBOURNE METRO		BRISBANE METRO	
HOUSES	UNITS	HOUSES	UNITS	HOUSES	UNITS
2.9%	4.4%	**3.2%**	4.6%	**3.3%**	4.1%

Rental Vacancy Rates 2026.

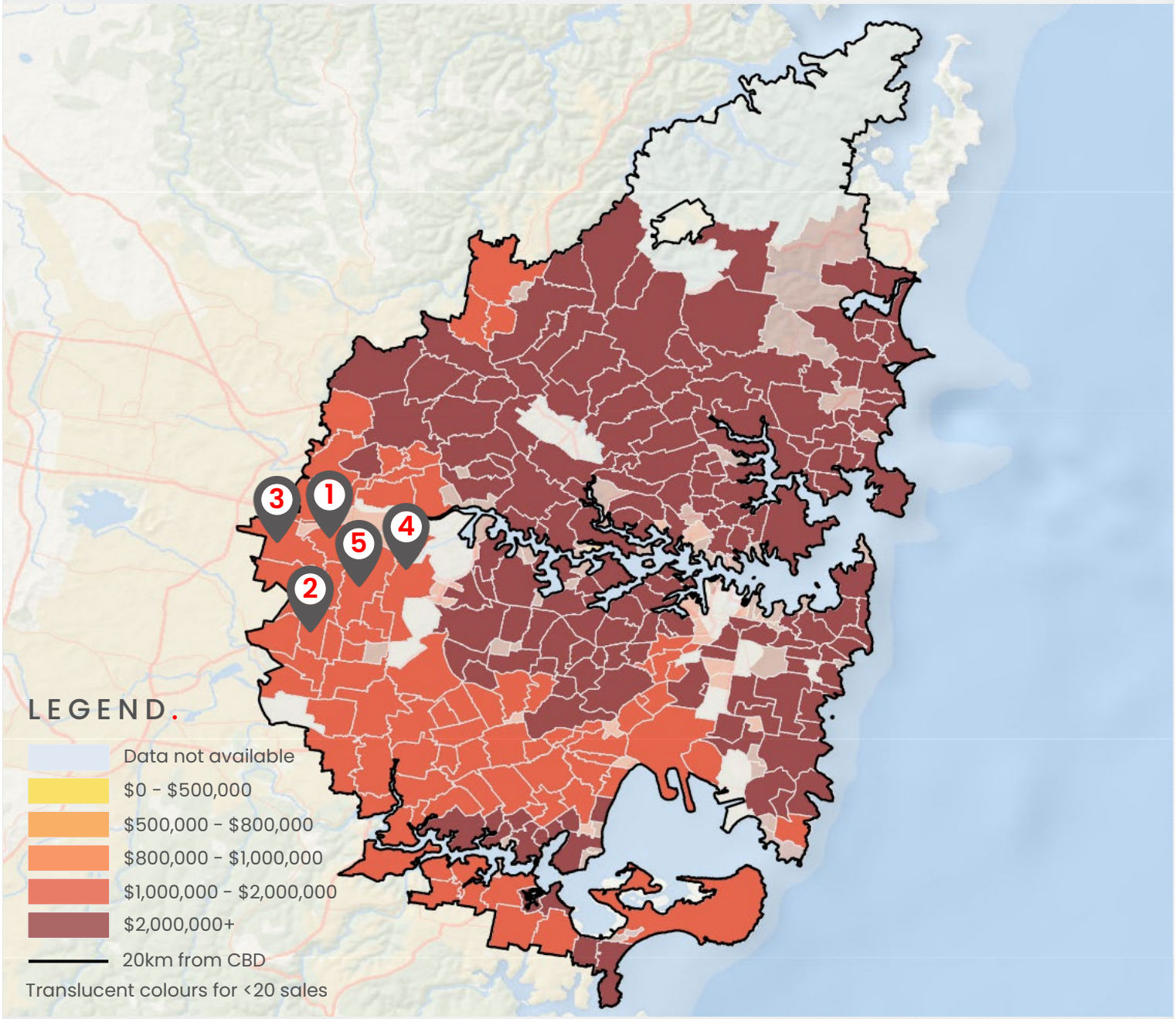


§ Rental yields shown are as reported in September 2026. Source: SQM Research. © Copyright PRD 2026.

Median House Prices.

20KM FROM THE SYDNEY CBD | 2026*

PRD.



Sydney Smart Move Suburbs ***Rental Yield.***

HOUSES

	Suburb	Rental Yield
1	Granville	3.3%
2	Chester Hill	3.2%
3	Regents Park	2.6%

UNITS

	Suburb	Rental Yield
4	Harris Park	6.3%
3	Regents Park	5.1%
5	Parramatta	6.3%

*House median price reflected in the heat-map captures sale transactions from 1st October 2025 to 30th September 2026. Source: ESRI ArcGIS, SQM Research.

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SYDNEY

Market Cycle Indicators.

Our easy-to-read clock format indicators show where Sydney's house and unit markets currently sit in the market cycle, from peak through to recovery. They highlight whether conditions are strengthening or softening, helping buyers and investors understand timing, momentum, and where opportunities may be emerging across the city.

The 4 key market indicators:

Peak.

When prices are at or near their highest point, demand is strong, and growth starts to stabilise.

Downswing.

When the market begins to cool, buyer demand eases, and prices may plateau or decline.

Bottom.

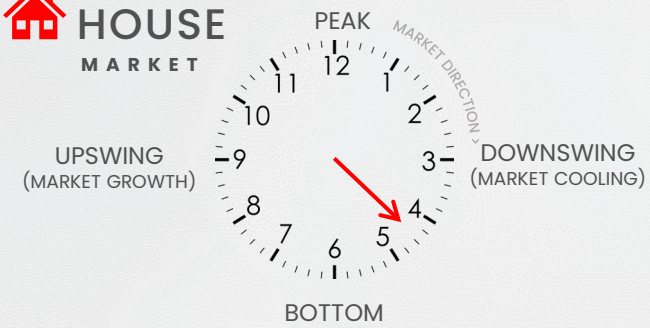
When the market reaches its lowest point, conditions stabilise, and the groundwork is set for the next period of growth.

Upswing.

When the market is gaining momentum, buyer confidence is rising, and property prices are beginning to increase.

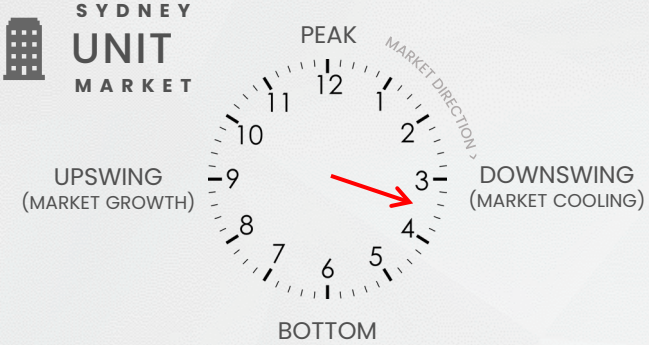
The hands on the clocks indicate the current position of each property type in the market cycle.

SYDNEY HOUSE MARKET

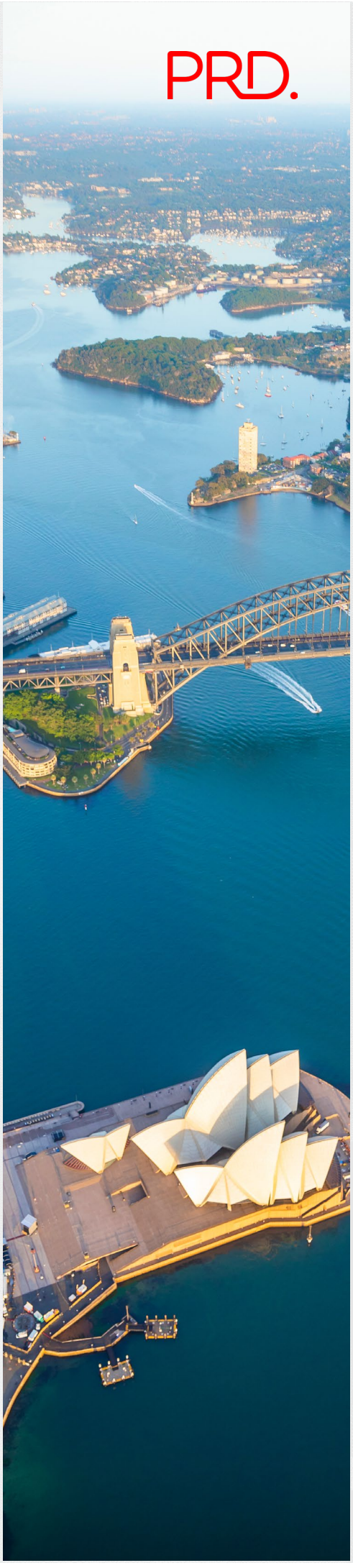


Sydney's house market is further along in the downswing phase, compared to the unit market.

SYDNEY UNIT MARKET



Sydney's unit market has not declined as much as the housing market due to its relative affordability in pricing.

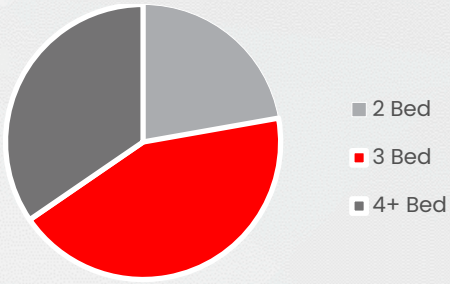


Smart Suburb Moves Near Sydney for *Houses*.

Regents Park.

2143

Located 21.9km from the Sydney CBD.



Median House Price	**$1,405,000**
2 Bed Median Price	**$1,046,889**
3 Bed Median Price	**$1,407,500**
4+ Bed Median Price	**$1,454,000**

Annual Median Price Growth	0.0%**
Vacancy Rate (September 2026)	1.7%
Rental Yield (September 2026)	2.6%
Key Amenity (5km)	Regents Park Train Station
Total Projects ($)	$456.7M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Townhouses 0 Dwellings 1,085 Units/Apartments
Unemployment Rate	2.6%



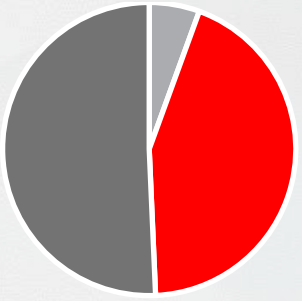
^Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. ** Median price growth quoted captures sale transactions between 01/10/2024-30/09/2025 vs 01/10/2025-30/09/2026. Source: SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2026.



Chester Hill.

2162
Located 19.7km from the Sydney CBD.

Georges River
Picnic Point, Sydney LGA, NSW
8 km West of Chester Hill



Median House Price	**$1,400,000**
2 Bed Median Price	**$1,342,500**
3 Bed Median Price	**$1,315,000**
4+ Bed Median Price	**$1,471,000**

Annual Median Price Growth	15.4%**
Vacancy Rate (September 2026)	1.7%
Rental Yield (September 2026)	3.2%
Key Amenity (5KM)	Chester Square Shopping Centre
Total Projects ($)	$139.6M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Townhouses 4 Dwellings 176 Units/Apartments
Unemployment Rate	11.1%



Granville.

2142
Located 18.3km from the Sydney CBD.

Wistaria Gardens
North Parramatta Sydney LGA, NSW.
5 km North of Granville.



Median House Price	**$1,217,000**
2 Bed Median Price	**$1,090,000**
3 Bed Median Price	**$1,175,000**
4+ Bed Median Price	**$1,408,000**

Annual Median Price Growth	0.3%**
Vacancy Rate (September 2026)	1.5%
Rental Yield (September 2026)	3.3%
Key Amenity (5KM)	TAFE NSW Granville
Total Projects ($)	$193.7M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Townhouses 4 Dwellings 768 Units/Apartments
Unemployment Rate	6.1%

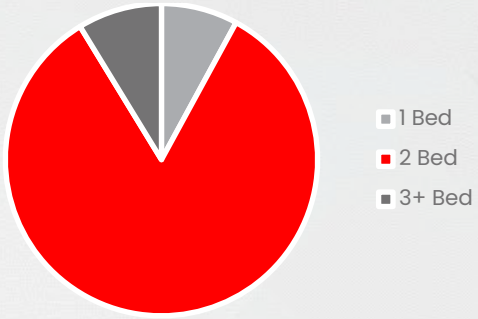
^Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. ** Median price growth quoted captures sale transactions between 01/10/2024-30/09/2025 vs 01/10/2025-30/09/2026. Source: SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2026.

Smart Suburb Moves Near Sydney for *Units*.

Parramatta.

2150

Located 18.9km from the Sydney CBD.



Median Unit Price	**$620,000**
1 Bed Median Price	**$530,000**
2 Bed Median Price	**$625,000**
3+ Bed Median Price	**$844,000**

Annual Median Price Growth	4.5%**
Vacancy Rate (September 2026)	0.9%
Rental Yield (September 2026)	6.3%
Key Amenity (5km)	Parramatta Square
Total Projects ($)	$8.56B^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Townhouses 0 Dwellings 2,153 Units/Apartments
Unemployment Rate	2.1%



Parramatta Lake
Parramatta, Sydney LGA, NSW.
3km North of Parramatta.

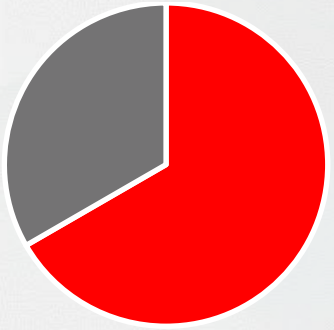
^Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. ** Median price growth quoted captures sale transactions between 01/10/2024-30/09/2025 vs 01/10/2025-30/09/2026. Source: SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2026.



Regents Park.

2143
Located 21.9km from the Sydney CBD.

Lake Belvedere
Sydney Olympic Park, Sydney LGA, NSW.
9 km North of Regents Park



Median Unit Price	**$579,000**
1 Bed Median Price	**N/A**
2 Bed Median Price	**$540,500**
3+ Bed Median Price	**$647,500**

Annual Median Price Growth	15.8%**
Vacancy Rate (September 2026)	1.7%
Rental Yield (September 2026)	5.1%
Key Amenity (5KM)	Princes Park
Total Projects ($)	$456.7M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Town houses 0 Dwellings 1,085 Units/Apartments
Unemployment Rate	2.6%



Harris Park

2150
Located 18.3km from the Sydney CBD.

Rozelle Park
Rozelle, Sydney LGA, NSW.
18km West from Harris Park.



Median Unit Price	**$505,000**
1 Bed Median Price	**$417,500**
2 Bed Median Price	**$505,000**
3+ Bed Median Price	**$625,000**

Annual Median Price Growth	2.8%**
Vacancy Rate (September 2026)	1.6%
Rental Yield (September 2026)	6.3%
Key Amenity (5KM)	Little India Precinct
Total Projects ($)	$154.7M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Town houses 0 Dwellings 483 Units/Apartments
Unemployment Rate	3.3%

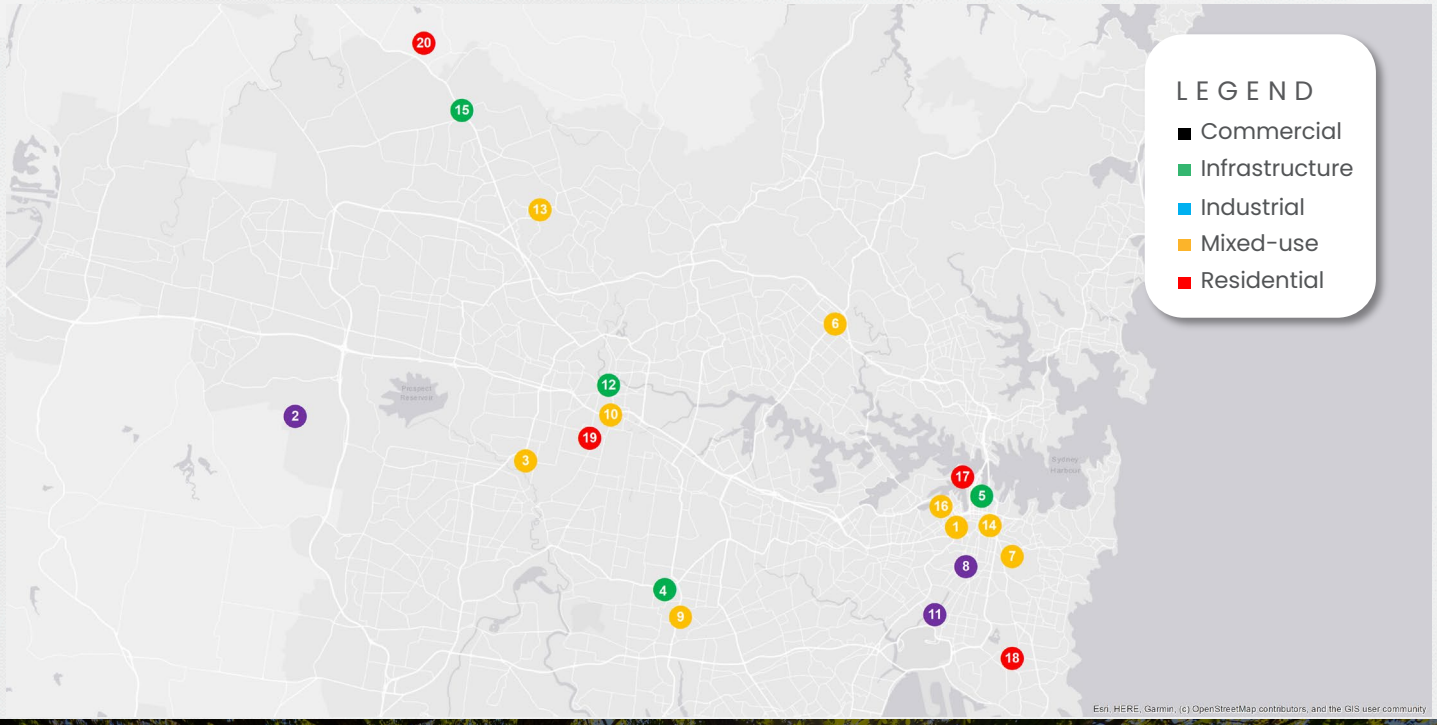
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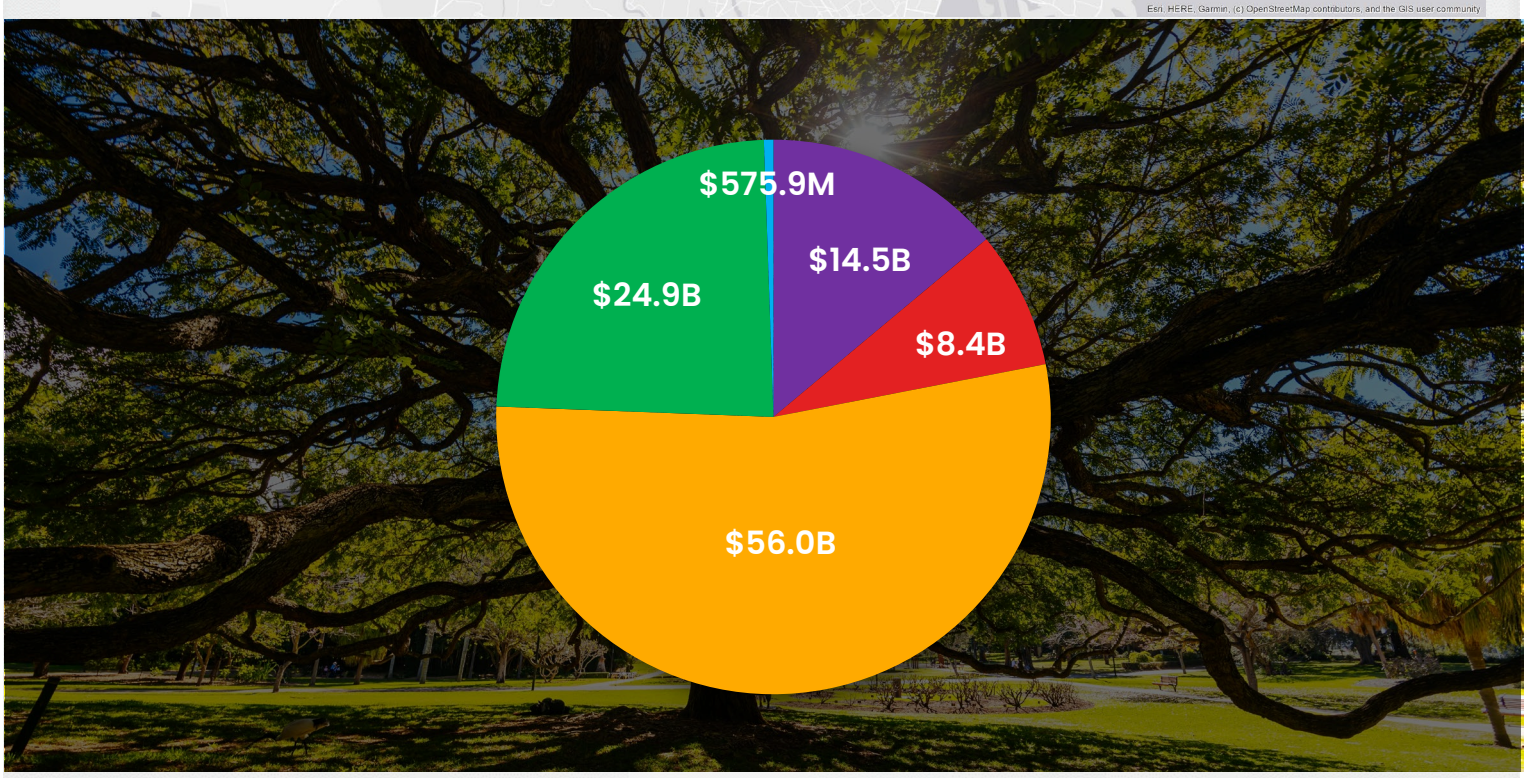
SYDNEY

Project Development Map 2026-2027*.

Most projects planned for construction in 2026-2027* are mixed-use. A key mixed-use project, **Castlereagh Place,** will add **607 apartments to current residential stock**. It will also build a hotel and retail locations, which will create jobs and provide more services to Sydneysiders. The **state government funded infrastructure** includes improvements to **travel amenities,** such as train and bus routes which **will create a "10-minute" city** and provide better connecting travel alternatives for those without vehicles.

The residential projects planned for construction will provide more housing stock for buyers. Key residential projects include: 173 – 179 Walker Street in North Sydney and 16 Studio Drive in Bayside; which will add 239 apartments and 228 units, respectively. Meanwhile, the 23 Terry Road project in Box Hill will add 32 townhouses and 5 & 7 Mcleod Road project in Cumberland will add 146 stand-alone houses (dwellings). Another key mixed-use (with residential component) project is Bankstown Central that is in Canterbury-Bankstown, which will add 1,255 units.





*Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

Map Location	Project£	Type	Estimated Value£	Suburb
1	Castlereagh Place Mixed Use Development (607 Apartments / 209 Hotel / Retail)	Mixed Use	$3,500,000,000	Sydney
2	Nextdc S4 Data Centre Horsley Park	Commercial	$3,100,000,000	Horsley Park
3	Project Pluto Data Centre Stages 1 & 2 (Data Centre / Office)	Mixed Use	$2,500,000,000	Guildford West
4	New Bankstown Hospital (State Government)	Infrastructure	$2,000,000,000	Bankstown
5	Metro West - Hunter Street Station & Precinct (State Government)	Infrastructure	$1,500,000,000	Sydney
6	269 Lane Cove Road Nextdc S5 Data Centre & Innovation Hub (2 Data Centers / Office / Innovation Hub / Café)	Mixed Use	$1,500,000,000	Macquarie Park
7	Entertainment Quarter Moore Park (Hotel / Parks / Restaurants / Café / Bars)	Mixed Use	$1,500,000,000	Moore Park
8	Waterloo South Estate	Commercial	$1,300,000,000	Waterloo
9	Bankstown Central Mixed Use Redevelopment Overall Project (1255 Units / Hotel / Retail / Food & Beverage / Offices / 90 Services Apartments)	Mixed Use	$1,300,000,000	Bankstown Square
10	1 Crescent Street - Crescent Parklands Stages 1-3 (1227 Apartments / Retail / Commercial / Park)	Mixed Use	$1,223,200,000	Holroyd
11	2 & 10-22 Kent Road Project Duke Data Centre	Commercial	$1,004,679,716	Mascot
12	Parramatta Light Rail Stage 2 (State Government)	Infrastructure	$1,000,000,000	Parramatta
13	Norwest Marketown Redevelopment (853 Apartments / Commercial / Retail/ Park / Community Facility)	Mixed Use	$1,000,000,000	Norwest Business Park
14	201-217 Elizabeth Street Mixed Use Development (Hotel / 264 Apartments / Retail)	Mixed Use	$924,927,531	Sydney
15	Rouse Hill Hospital (State Government)	Infrastructure	$910,000,000	Rouse Hill
16	Cockle Bay Wharf Mixed Use Development (Retail / Commercial / Public Domain)	Mixed Use	$891,533,000	Darling Harbour
17	173-179 Walker & 11-17 Hampden Streets Affordable Housing - East Walker Street (239 Apartments)	Residential	$256,142,673	North Sydney
18	16 Studio Drive Units - Bata Stage 2 Phase 2 - Lot F (228 Units)	Residential	$120,714,545	Eastgardens
19	5 & 7 Mcleod Road & 4 Terminal Place Dwellings Alterations & Additions (146 Dwellings)	Residential	$25,562,330	Merrylands
20	23 Terry Road Townhouses (32 Townhouses)	Residential	$16,159,247	Box Hill

£ Top Projects are based on LGA's located within a 20km radial distance of the Sydney CBD. µ Estimated value is the value of construction costs provided by relevant data authority it does not reflect the project's sale/commercial value. Source: Cordell Connect database, ESRI ArcGIS. © PRD 2026.

Additional Smart Suburb Moves Near Sydney Metro.

To give buyers **more choice and uncover additional value opportunities**, the tables below highlight a further seven suburbs that build on the house and unit locations featured earlier in the report.

Using **the same rigorous selection methodology**, the below suburbs have been identified as strong alternatives. This is particularly for **buyers looking to enter the market below Sydney Metro's median house and/or unit prices**. While they may not meet all the benchmarks required to identify as 'key suburbs' they still present **compelling options for those seeking affordability, growth potential or a strategic entry point** into the market.

Houses.

Suburbs	Median House Price 2025/26	1yr Price Growth	10yrs Price Growth	House Sales 2025/26	1yr Sales Growth	Price % to Metro	House Rental Yield	Vacancy Rates	Total $$ 2026-2027 Project*	Total Stand-alone New Stock	Total New Land Lots
Villawood	$1,100,000	-2.3%	78.3%	59	-19.2%	-45.0%	2.2%	1.5%	$103.7M	178	N/A
Sefton	$1,385,000	-1.6%	58.5%	60	-4.8%	-30.8%	3.2%	1.0%	$27.3M	52	N/A
Merrylands	$1,387,000	1.1%	67.7%	314	9.8%	-30.7%	3.5%	1.9%	$578.6M	1,735	N/A
Punchbowl	$1,400,000	-0.2%	69.3%	156	2.0%	-30.0%	3.1%	1.5%	$64.4M	77	N/A
Birrong	$1,410,000	-2.1%	64.1%	36	12.5%	-29.5%	2.8%	1.7%	$16.6M	50	N/A
Yagoona	$1,481,000	9.5%	77.9%	166	-13.5%	-26.0%	3.2%	1.6%	$35.6M	121	N/A
Georges Hall	$1,500,000	3.4%	66.7%	161	7.3%	-25.0%	3.1%	3.2%	$211.2M	28	N/A

Units.

Suburbs	Median Unit Price 2025/26*	1yr Price Growth	10yrs Price Growth	Unit Sales 2025/26	1yr Sales Growth	Price % to Metro	Unit Rental Yield	Vacancy Rates	Total $$ 2026-2027 Project*	Total Stand-alone New Stock	Total New Land Lots
Granville	$530,000	-0.9%	-2.3%	272	-7.8%	-37.3%	6.1%	3.4%	$193.7M	768	N/A
Merrylands	$540,000	-0.9%	-2.3%	358	-29.7%	-36.1%	6.2%	0.9%	$434.8M	1,042	N/A
Holroyd	$555,000	-10.2%	0.0%	21	-16.0%	-34.3%	6.1%	2.5%	$1.2B	1,227	N/A
Auburn	$595,000	-0.2%	7.9%	412	-19.4%	-29.6%	6.5%	1.2%	$557.7M	711	N/A
Kogarah	$740,000	4.2%	26.2%	333	-21.1%	-12.4%	5.0%	0.7%	$361.4M	468	N/A
Wentworth Point	$777,000	0.9%	5.4%	587	-15.3%	-8.0%	5.4%	1.7%	$994.6 M	1,880	N/A
North Ryde	$849,000	2.2%	-0.6%	126	-9.4%	0.5%	5.1%	5.6%	$368.9M	585	N/A

*Disclaimer: Estimated value is the value of construction costs as per provided by the relevant data authority, it does not reflect the project's sale/commercial value. It is current as of September 2026. Source: SQM Research, Cordell Database, Australian Bureau of Statistics, Australian Government Department of Jobs and Small Business. © PRD 2026..

METHODOLOGY

How We Selected The Top 10.

The *Smart Moves: Capital Cities Edition for Sydney Metro* report takes a deep dive into every suburb within a 20km radius of the Sydney CBD, uncovering where opportunities lie for today's buyers. Each suburb was carefully assessed against a robust set of criteria to ensure it offers not just value, but long-term appeal.

Property performance.

To ensure reliable insights suburbs must demonstrate reliable market activity, with a minimum of 20 sales transactions for statistical accuracy.

They are selected based on positive, or close to stable, price growth over the 12 months to Q3 2026*, reflecting resilience in changing market conditions and helping buyers target locations with resilience and stability.

Investment appeal.

For investors looking to maximise returns, shortlisted suburbs (as of September 2026) offer rental yields at or above metro averages, alongside vacancy rates at or below their respective capital city benchmarks, making the suburbs selected an attractive combination for investors seeking steady returns.

Liveability factors.

Beyond numbers, lifestyle matters. Each suburb offers low crime rates, access to essential amenities within 5km (including schools, transport, green spaces, shopping and healthcare), and unemployment levels at or below the New South Wales average.

Together, these factors create vibrant, well-rounded communities that buyers can feel confident calling home.

Affordability advantage.

Affordability remains front of mind. To ensure real value, selected suburbs have median prices below their capital city averages and within a defined affordability threshold.

This threshold is benchmarked against the average home loan per state**, ensuring buyers require a smaller premium compared to purchasing in the broader metro area.

In short, these suburbs open the door for first home buyers and budget-conscious movers without compromising on lifestyle.

Growth and development outlook.

Future growth is a key driver. All selected suburbs are seeing new developments commence in 2026, with strong pipelines of commercial and infrastructure projects supporting local economies. Importantly, there is also a healthy level of new housing supply planned, giving buyers more choice and confidence in the market.

The result?

A curated selection of Sydney suburbs that strike the balance between affordability, growth potential, and everyday liveability, helping buyers make smarter, more confident property decisions.



*The median price quoted captures sale transactions from 1st October 2025 to 30th September 2026. **The average home loan figure is derived from the September Quarter 2026 Housing Affordability Report by the Real Estate Institute of Australia (REIA) and Adelaide Bank.



ABOUT

PRD's Research Division.

PRD's property research division provides reliable and unbiased data, insights and consultancy to clients in both metropolitan and regional locations across Australia.

Our extensive research capabilities and specialised approach ensure our clients can make the most informed and financially sound decisions about residential and commercial properties.

Knowledge.

Access to accurate and objective research is the foundation of all good property decisions. PRD shares on-the-ground experience and decades of knowledge to deliver innovative and effective solutions to our clients.

We take a holistic approach and focus on understanding new issues impacting the property industry, such as the environment and sustainability, the economy, demographic and psychographic shifts, and commercial and residential design, and forecast future implications around such issues based on historical data and facts.

People.

Our in-house research team is skilled in deriving macro and micro quantitative information from multiple credible sources, so we can ensure we provide strategic advice and financially sound direction regarding property and market performance.

Research Services.

Our research services span over every suburb, local government area, and state within Australia. We have the ability and systems to monitor market movements, demographic changes and property trends.

We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.

Our services include:

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

Get in touch.

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