

The Quarterly

Q—3

Sydney's signature property publication,
By BresicWhitney.

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Q3

2025



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A New Playbook?

Spring was once the traditional selling season for Sydney property. However, expectation has not matched reality.

For those who closely observe the market, it's prompting reflections on wider shifts to how Sydney buys and sells. Is there a new playbook for Sydney property being written, right now?

Conditions to date have been shaped by momentum. After robust Winter activity with elevated demand, strong sales results, and healthy auction clearance rates, the combination of greater listing volumes and prolonged affordability challenges has kept a lid on market momentum.

While the rate cut cycle has delivered periods of 'sugar-hits' for buyers and sellers, meaningful long-term change is yet to ensue. It looks unlikely that there will be further movement on interest rates over 2025.

Some areas are exhibiting slower transactional activity, as buyers and sellers calibrate their positions, with more property available. BresicWhitney expects a peak of total property on the market in November, and there to be potential downwards pressure on auction clearance rates.

There are however pockets of Sydney continuing to achieve standout results. Luxury homes, family estates, or those with architectural or design merit are reflecting a continued appetite for rarity and quality.

Insights from Cotality, sponsor of The Quarterly, shows that Sydney dwelling values are at a record high of more than \$1,241,000. This is an increase of 2.1% for the quarter (Q3 2025) and 3% annually.

Prospects of further price growth, along with a late-year boost to market activity, remain viable - driven by the Federal Government's first-home buyer 5% deposit scheme. Meanwhile, increasing housing supply across Metropolitan Sydney will remain a focus for the NSW Government.

Activity across the quarter reflects the patchwork nature of Sydney property. A landscape now less influenced by seasons - and more so by the tension between lifestyle aspirations and pragmatic opportunity; by policy settings; and an economic climate driving national debate.

Talking

Data



Q3 2025, July — September

Listings (No.)

545

Sales (No.)

360

Total Sales Transactions (\$)

\$886M

Auction Clearance Rate (%)

81%

Sold Off Market (%)

20%

Properties Leased (No.)

435

Average Weekly Rent (\$)

\$898

Listings

+46%

+36%

Sales

+13%

+25%

Total Sales Transactions

+31%

+34%

Auction Clearance Rate

74%

75%

Sold Off Market

23%

26%

Properties Leased

+32%

+4%

Average Weekly Rent

-5%

0%

Sydney Market Update.

A curated update for BresicWhitney readers.
By Eliza Owen, Cotality Head of Research.

While not as strong as some expected, buyer demand across wider Metropolitan Sydney did warm up in time for the Spring selling season. It followed more buoyancy within the market due to improving economic conditions and a lower cash rate. A slightly more stable geopolitical outlook has supported this.

Sentiment around property purchases has lifted over 2025 too, albeit gradually. The Westpac-Melbourne Institute's measure of sentiment around 'time to buy a dwelling' has risen almost 18% nationally across the year to date. The underlying measure is 99 in NSW, suggesting there are almost as many 'optimists' as 'pessimists' around whether now is a good time to pursue a property purchase.

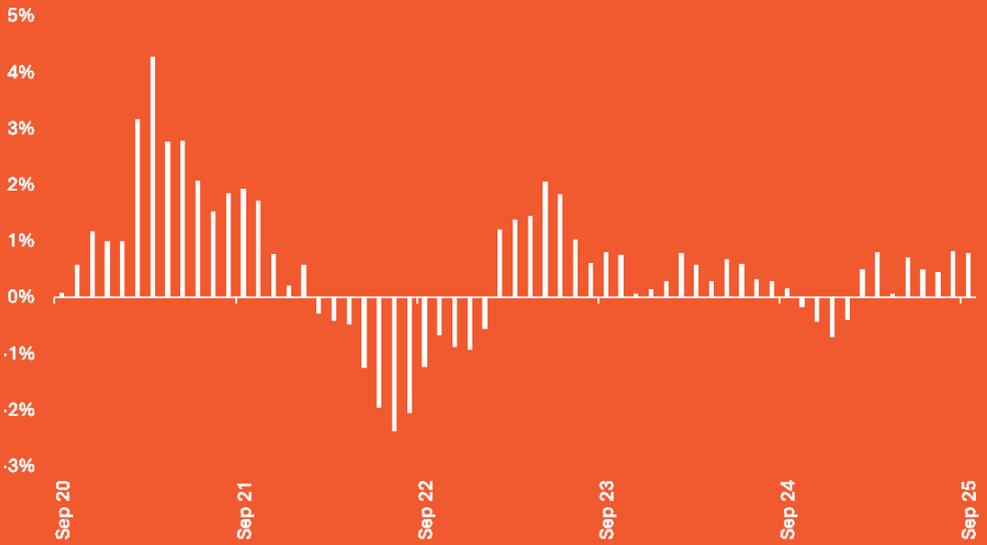
Across NSW, real wages growth is at 1.1% (the year to June) as easing inflation and ongoing tightness in the labour market

command a boost to household earnings. Alongside three interest rate reductions, this has ultimately meant more purchasing power in the housing market.

Meanwhile, tight levels of supply remain a reality for many buyers. In the four weeks to end September, there were <21,500 listings for sale across Greater Sydney, which is 12% lower than the volume of listings for sale this time last year. New listings volumes do appear to be building alongside price momentum.

In September, the pace of home value increases across Sydney picked up to 0.8%, up from an average 0.4% monthly growth rate in the preceding eight months of 2025. Weekly auction clearance rates have also been firming up, averaging 71% through August and September, up from 63% in the first eight weeks of the year.

Figure 1. Monthly change in Sydney home values



Source: Cotality

Key suburbs in proximity to the Sydney CBD, encompassing the Eastern Suburbs, Inner West and North Shore, continue to show objective momentum. While there is clear nuance to navigate within each region, the Eastern Suburbs housed the three suburbs with the

top capital growth in the September quarter: Waverley, Bellevue Hill, and Bondi Beach (houses). For unit markets, the top performers were largely within the city and Inner West.

Figure 2. Top 10 performing lifestyle markets – houses and units, September quarter 2025. Top performers by three-month capital growth rate.

Suburb	Local Government Area	Property Type	Median Value	3 Month Change in Value	Median Rent Value	12 Month Change in Rents
Waverley (NSW)	Waverley	Houses	\$4,424,519	10.8%	\$1,607	1.0%
Bellevue Hill	Woollahra	Houses	\$11,884,282	9.5%	\$1,856	-0.9%
Bondi Beach	Waverley	Houses	\$4,815,488	8.4%	\$1,609	-2.2%
Bronte	Waverley	Houses	\$6,583,805	7.7%	\$1,894	-0.4%
Queens Park (NSW)	Waverley	Houses	\$4,413,033	7.5%	\$1,740	-0.2%
Dover Heights	Waverley	Houses	\$7,009,878	6.9%	\$1,951	0.1%
Rose Bay (NSW)	Woollahra	Houses	\$7,286,094	6.4%	\$2,031	2.8%
Artarmon	Willoughby	Houses	\$4,029,832	6.2%	\$1,340	-0.8%
Clovelly	Randwick	Houses	\$5,098,689	6.0%	\$1,729	6.5%
Woollahra	Woollahra	Houses	\$5,300,801	5.9%	\$1,810	3.6%

Suburb	Local Government Area	Property Type	Median Value	3 Month Change in Value	Median Rent Value	12 Month Change in Rents
Barangaroo	Sydney	Units	\$2,061,843	5.6%	\$1,435	8.9%
Annandale (NSW)	Inner West	Units	\$1,199,762	5.5%	\$702	6.4%
Balmain	Inner West	Units	\$1,447,415	4.9%	\$938	7.1%
Redfern	Sydney	Units	\$1,311,134	4.9%	\$928	4.8%
Millers Point	Sydney	Units	\$2,241,421	4.9%	\$1,323	8.0%
Maroubra	Randwick	Units	\$1,153,722	4.8%	\$896	5.8%
The Rocks (Sydney NSW)	Sydney	Units	\$1,886,862	4.4%	\$1,160	7.8%
Lilyfield	Inner West	Units	\$1,440,442	4.3%	\$727	9.2%
Rozelle	Inner West	Units	\$1,496,260	4.3%	\$935	5.4%
Erskineville	Sydney	Units	\$1,147,567	3.9%	\$946	4.9%

Source: Cotality

Long-term change in the Sydney market will demand measured improvements in both supply and affordability, as this edition of *The Quarterly* speaks to.

The immediate focus of uncertainty lies with how broad-based momentum can continue amid persistent affordability pressures, combined with a shift in rate cut expectations. Recent monthly inflation numbers surprised slightly to the upside, leading to a more hawkish statement from the RBA following the September meeting, where the cash rate was held at 3.6%.

CBA has revised the forecast for the next cash rate cut from November this year to February 2026, while NAB is expecting another rate cut as late as May.

However, with monetary policy still in slightly restrictive territory, the broad consensus is a shift in the timing of the next rate cut, not whether it will occur.

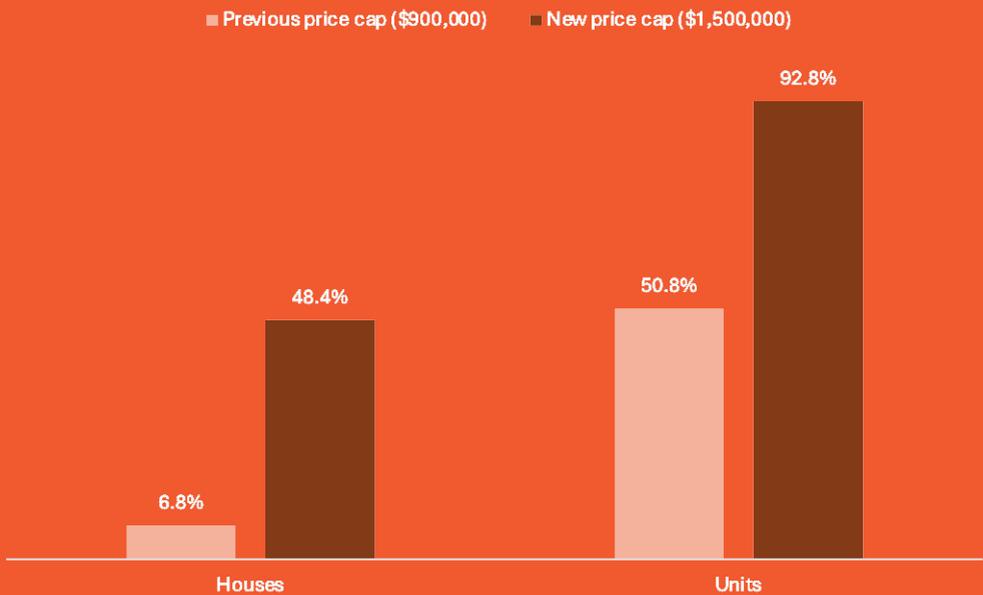
Another upside for market conditions is the expansion of the First Home Guarantee (FHG) which commenced on October 1.

The expansion sees unlimited places opened up to first home buyers of any income level, purchasing up to \$1.5 million in greater Sydney. The scheme allows eligible first home buyers to take on a home loan with as little as a 5% deposit, with the government guaranteeing up to 15% of the loan.

The result is not having to pay lender's mortgage insurance, and a meaningful measure of support in tackling the deposit hurdle.

For Sydney, the increase in the price cap on the scheme opens up access to almost 50% of Sydney house markets, and 93% of unit markets (figure 3).

Figure 3. Portion of suburbs where median is at or below the FHG threshold - Old versus new caps from October 1



Source: Cotality

While increases in activity are being reported by the market, it is not certain yet to what extent the expansion of the scheme will increase long-term demand and prices. This is because eligibility for the scheme does not guarantee eligibility for a home loan; borrowers still need to pass serviceability assessments – which if anything has become slightly more conservative in recent years; and it would take a relatively high income to service a 95% loan on a property meeting the \$1,500,000 threshold.

However, the scheme will likely provide at least a short-term boost to purchasing activity over the remainder of 2025 while aiding some first home buyers into the market that may not have been able to purchase a home as quickly.

Another major upside for some pockets in Sydney is the uplift in land value from new transport projects. This tends to come at the earlier stages of project development, particularly where land is upzoned for higher density development.

This has led to extraordinary sales in suburbs close to planned future metro stations, like St Marys and North Strathfield.

The decision to establish a heavy rail station in Woollahra, while somewhat controversial, could create some promising selling opportunities for owners of upzoned, developable land.

On balance, the Sydney market will present a mixed picture for the remainder of 2025. Across the lifestyle markets, BresicWhitney data points to a patchwork of conditions that do not strongly favour sellers or buyers: rather an evolving market, capable of measured results and opportunity for both parties.

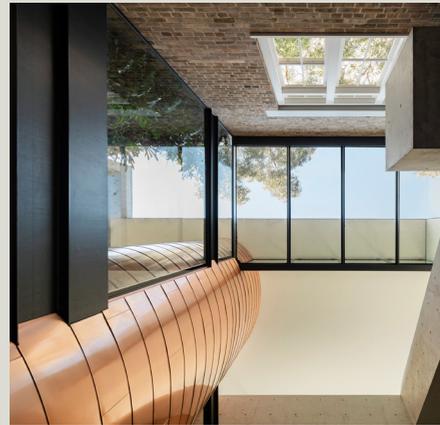
The wider Sydney market, much like the suburbs close to the CBD, will remain influenced by policy shifts, transport developments and government incentives.

However, this next immediate growth cycle will ultimately be tempered by the changed trajectory of rate cut expectations (2026) and affordability constraints.

Through Our Lens.

Sydney moments, spaces and places,
As captured by BresicWhitney.







Book

Marked.

The homes capturing Sydney's attention.
Explore these and more on bw.com.au.



30 Viret Street, Hunters Hill

42-44 Pine Street

Chippendale



4 Oswald Street

Mosman





38 Ferry Road





89 Elizabeth Street

Paddington



106 Fletcher Street

Woollahra





23 Upper Avenue Road





Headwinds

and



A Study In Paradox.

Tailwinds.

When a suburb sets a new record, it's more than a sale - it's validation of confidence and a shared sense of pride within the local community.

Hence the interest in the recent off-market sale of a harbourside home in Mosman. The sale, in which BresicWhitney introduced the buyer, marked the highest property price achieved north of the Harbour Bridge, at the time.

Broader results across Q3 reflect the resilient microclimate that high-end, historical and architectural homes continue to exist within.

Despite complex headwinds and tailwinds shaping the wider market - Sydneysiders continue to demonstrate that quality, location and rarity remain valuable currencies.

Key BresicWhitney Results, Q3 2025.

When Distinction Delivers.

Woollahra's Consular Belt, 7 Trelawney Street.

Set on over 1,000 sqm of privately secluded land, this original 1920s home embodied Spanish revival style. Sold for circa \$15 million prior to auction.

Peninsula Heritage, 30 Viret Street, Hunters Hill.

Known by locals as one of the most significant sandstone estates, Enderslea unfolded over 1,300 sqm with wide north-facing views. Sold for \$12.35 million at a competitive auction.

Alexandria's 'Golden Triangle', 55-57 Suttor Street.

On a double-width block with an architectural recast, the \$4.285 million auction result marked a new suburb record - and a new chapter for the home following 120 years of family ownership.

Sydney's property market reveals a tale of two speeds: strong activity at the top and for entry-level homes, but a more cautious middle market where second home buyers are facing competing pressures.

Interest rate relief has boosted borrowing capacity, yet cost of living pressures remain. Many planning or wishing to upsize are also navigating inconsistent results across the market from first homes, in addition to stamp duty costs. Combined with more property on the market, this continues to create an environment of more choice but also more caution - slowing the middle market's rhythm.

Data from the Australian Bureau of Statistics (ABS) shows that nationally, for the June 2025 Quarter, new owner occupier loan commitments for dwellings rose 0.9%. Conversely, the number of new investor loan commitments for dwellings rose 3.5% within the same period.

While the full picture is still emerging, including the velocity of investor demand across the lifestyle markets, it is clear that current forces will continue to shape the experience of all those who engage with the market - in varying ways.



“The paradox we may see is that it becomes easier to enter or invest in Sydney’s property market, than it is to move or upsize within it.”

BresicWhitney CEO, Thomas McGlynn.

Tomorrow. of Sydney

How Supply is Shaping the Story.

The NSW Government has set out its clearest mandate in decades to unlock housing supply and address Sydney's affordability challenge. NSW is striving to achieve its 350,000+ share of the 1.2 million national target over the next five years. The 2025-26 budget papers revealed that 240,000 homes are due to be completed by 2028-29.

The Planning System Reforms Bill 2025 promises faster approvals, streamlined pathways, and centralised oversight designed to cut through long-standing bottlenecks in the planning system. A new Housing Delivery Authority will provide a single front door for approvals, upending a current system that is not meeting the state's needs.

In The Spotlight - Sydney Housing Supply

Woollahra and Edgecliff

Up to 10,000 new homes alongside the delivery of the long-stalled Woollahra train station.

Parramatta Road (Inner West LGA)

Up to 8,000 new homes.

Burwood

Up to 15,000 new homes.

Chatswood CBD

Master planning of the former Sydney Metro construction site, delivering up to 1,500 new homes including 180 build-to-rent apartments for essential workers, alongside new shops and outdoor areas.

The reforms arrive against a backdrop of building approvals trending lower. After a solid upswing through the first half of 2025, new dwelling approvals fell 6% in August (ABS). Fewer approvals today mean fewer completions in coming years, prolonging affordability pressures.

Ultimately, the reforms extend beyond legislation. Sydney is at the beginning of an ongoing debate, encompassing state policy with suburb-level sentiment – highlighting the varied perspectives on housing supply, and the shape this should take.



“As a city, we must challenge assumptions about where housing density belongs. Debate and diverse voices are essential for balanced outcomes, but progress, not paralysis, is what Sydney needs now.”

Thomas

McGlynn

Ambition at Scale.

Accessibility, For The Ages.

From first-home buyer initiatives to new legislation and tax obligations for private investors, a suite of housing policy changes are shaping the Sydney property market and influencing all participants.

The most talked about is the Federal Government's expansion of the First Home Guarantee Scheme, enabling first-home buyers to use a 5% deposit on a property up to \$1.5 million without incurring Lender's Mortgage Insurance. Income caps were also removed, as were caps to available places.

First-home buyers across key suburbs are responding positively, with BresicWhitney reporting an initial increase in engagement since its introduction.

The group expects a modest and sustained increase in momentum over the coming months, shaping activity across the remainder of 2025 and into early 2026.

Slight price increases might eventuate in the market as a result of increased competition, however BresicWhitney expects this to remain tempered by total volume of property on the market. Delivery of more housing across Metropolitan Sydney will also support affordability over the long-term.



Continued wealth transfers between generations, often now including grandparents and grandchildren, will continue to shape the market ahead. It's possible a new shift may emerge with more layered, complex decision-making for buyers - accounting for the collective ambition of those involved in property purchases.

"With more family financial support for Sydney buyers, comes the potential for more layered family dynamics to play out alongside their property decisions," said Thomas McGlynn.

Over the same period, NSW has welcomed the most significant rental law reforms in a generation.

Changes in pursuit of greater security for tenants include limiting rent increases to once a year and not within the first 12 months of tenancy, ending no-grounds evictions, and requiring landlords to provide reasons for refusing pets.

Investor settings have also changed with land tax thresholds frozen, foreign purchaser surcharges increased, and ongoing discussion around national reforms to negative gearing and capital gains tax.

While ABS data shows that new investor loan commitments have continued to increase in the face of a changing national landscape, a robust return of investor activity across Sydney's lifestyle markets remains to be seen. Strong yields will remain key for local investor demand over the long term.

Rental

Intelligence.



A Balancing Act, For Long-Term Betterment.

As the national conversation on housing continues, the NSW Government has made it clear that rental reform will remain a priority. Much of the conversation and change to date has focused on stability and transparency for tenants – important steps forward that BresicWhitney supports.

The pace of legislative change has become almost as influential as market conditions themselves, in how both sides perceive the landscape. What is being watched closely now is how these settings influence investor appetite.

BresicWhitney believes that without new and sustained investment across diverse housing types, the supply challenge will persist – ultimately adding more pressure within the rental system.

Over 400 homes were leased across Q3 by BresicWhitney, with the group experiencing healthy demand across suburbs benefitting from transport and community improvements, including Surry Hills, Marrickville and North Sydney. Areas that remained in demand among families and professionals encompassed Mosman, Balmain and Woollahra.

“Better tenant protections are necessary, but they cannot come at the cost of rental supply. Investor confidence directly affects availability. Policy must account for both sides, now and over the long-term, or risk making conditions more challenging for all.”

Chantelle Collin, Head of Property Management.

Homes Leased by BresicWhitney:

8/304 Birrell Avenue, Bondi
\$1,100
1 Arthur Street, Balmain
\$2,200
109 Todman Avenue, Kensington
\$1,550
9/217 Chalmers Street, Redfern
\$920
4 Long Avenue, East Ryde
\$800

BresicWhitney’s average ‘days on market’ for rental properties (21 days) remained competitive, as did the vacancy rate (1.2%) across its portfolio of close to 5,000 homes across the Eastern Suburbs, Inner West, Inner City and Lower North Shore. A slight reprieve was observed across Winter – due to school terms, local holiday patterns and seasonal migration lulls – however, the pace of market activity accelerated come September.

The national vacancy rate mirrored a seasonal tightening, falling to a record low of 1.4% in September (Cotality), with the decline in available rental properties triggering a renewed uptick in rental growth. Sydney rents have risen 3.0% for houses and 4.4% for units over 2025 so far.

The fundamental role that property plays in health and wellness is also reshaping tenant expectations. Domain data revealed that ‘air-conditioning’ ranked as Sydney’s most-searched rental keyword for two years running. BresicWhitney expects this to continue framing the types of homes most coveted or well-received by the market.

Post

Coded.

Inside Sydney's most sought-after postcodes.



Parallel

Buyer migration patterns underscore a simple truth: Sydney's lifestyle markets serve shared values and aspirations – just in different forms.

Persistent movement among buyers and sellers in Q3 confirms this will remain a fundamental of the Sydney market. One where real estate decisions are not dictated by seasonal timeframes, but by preference, intention, and a hunt for value.

Diverse movement reflects the breadth and depth of current activity. Some has occurred within neighbouring postcodes: between Paddington, Potts Point and Darlinghurst, reflecting a desire for familiar connection. Others set out on new chapters across greater distances: from Marrickville to Rozelle, Redfern to Erskineville and beyond – embracing a change of pace, without compromise.

Off-market sales on bw.com.au, from Elizabeth Bay to Newtown, further reflected buyer depth and momentum.

Yet postcodes aren't the only face of change: market evolution is driving sharp decision-making. Activity in Q3 ranged from strategic apartment acquisitions to capitalise on local planning changes, to sight-unseen purchases, spurred by location and confidence in local fundamentals.

Shared Values, Local Expression.

Eastern Suburbs

The Eastern Suburbs and Inner West share a median age of 37 and household incomes above the NSW average, but their housing profiles diverge sharply.

In the East, more than half of dwellings are apartments, while almost 25% offer four bedrooms or more. The split between prestige family homes and denser living is pronounced.

Mortgage repayments are elevated at \$3,298 per month and rents at \$1,181 per week (SQM Research), justified by proximity to the harbour and leading schools.

High-net-worth buyers, both domestic and international, alongside families and professionals upsizing, continue to drive healthy local demand. Rental properties also drew strong enquiry, particularly those with water or city views, proximity to public transport, or private parking.

Inner West

The housing market is weighted to terraces, semi-detached homes and medium-density apartments. Almost 40% of dwellings are two-bedroom homes, and a further 32% are three-bedroom, reflecting the value proposition for young professionals and families.

The Inner West's population (304,000) exceeds the Eastern Suburbs' (261,000), yet both share the average number of children per family (1.7). The difference shows in scale: the Inner West has over 80,000 families, while the East has 65,000.

Weekly rents are marginally lower at \$824 per week for houses and units combined (SQM Research). Investor interest remains healthy, particularly for properties sub-\$1,000 per week, offering strong yields and tight vacancy rates.



Inner City and South

The Inner City and South is home to 330,000 people with a median age of 34. It has the largest population of the three regions, with 67% aged 20-54, and 77,000 families.

Housing is dominated by apartments (69%) with a portion of semi-detached dwellings (19%). It's also home to more renters (59%) compared to the East (45%) and the Inner West (42%), reflecting the importance of accessibility and connectivity, perhaps more so than permanence.

The homes drawing demand and piquing curiosity range from art deco apartments, to converted warehouses and family homes near evolving transport hubs.

While distinct differences amongst the precincts will remain, it's the shared ambition and similarities among residents, that will support cross-market movement - now and over the long-term.



Changing Tide.



The harbourside suburbs north of Sydney CBD are defined by long ownership cycles and modest turnover.

Yet change is in the air: off-market activity across the Lower North Shore and Hunters Hill regions has increased in recent months, reflecting a diversification in local buying and selling behaviour.

Family homes across Mosman, Northbridge, North Sydney, Hunters Hill, and Gladesville have sold without public 'on market' campaigns - changing hands quietly and exclusively on bw.com.au.

The shift speaks to established suburbs shaped by life stage and intent. Locals typically hold properties for extended periods, with children progressing through coveted schools and community

connections strengthening roots for families, couples, professionals, and downsizers alike.

Preferences that are supported by suburb fundamentals: both locales have a median resident age of 40+ with average household incomes among the highest in the state. Meanwhile, as for housing composition, more than half of the dwellings offer four bedrooms or more, reflecting the inherent suitability and local resonance of spacious living.

BresicWhitney sales activity across Q3 suggests that rising off-market transactions are just one aspect of a broader transformation across the area.

Tenure, Time, Transformation, By the Harbour.



Broad-based demand saw apartments in Wollstonecraft, North Sydney, Mosman and more change hands; with larger, character homes selling across Hunters Hill, Gladesville and Drummoyne.

This momentum will continue to shape a more diverse and energetic local landscape over the coming months.

Entry points, buyer depth and resident profiles are set to evolve further due to targeted Federal Government initiatives. Well-established lifestyle and commercial hubs such as North Sydney house the potential for greater impact.

Family homes, assets with long-term growth potential, low-maintenance investments, and new apartments are set to continue capturing current interest.

The rental market mirrors the underlying confidence, with families and couples seeking quality homes, and professionals drawn to the area's balance of lifestyle and connectivity.

With more change ahead, locals are likely to remain engaged and watchful, attuned to value and the particular shape of harbourside living that these postcodes are known for.

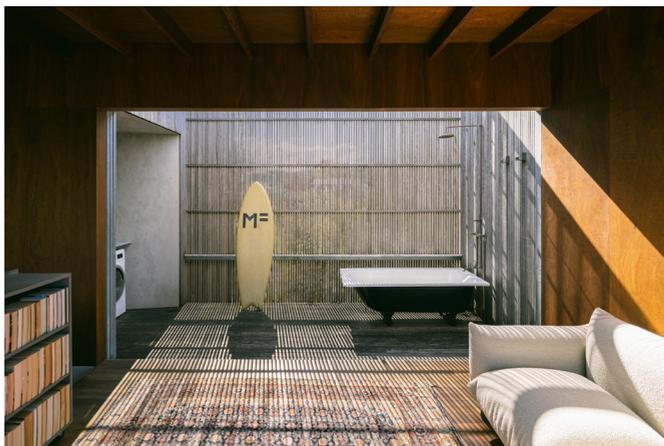
The

Journal.

The home of Sydney stories.
Here, and always at bw.com.au.







Honesty, overlap and everyday life: At home with Anthony Gill.

“We’ve come to really cherish this idea about having a strong connection with the street and with our neighbours and community.”

Bondi-born architect Anthony Gill speaks to a lifestyle inspired by uncomplicated design and coastal community connection.





Contemporary Frame of Mind: Kym Elphinstone, at home in Woollahra.

“Art should encourage new perspectives, bring joy, challenge you, and sometimes keep you up at night thinking about it.” The CEO and Founder of Articulate Advisory speaks to a life defined by collecting, curating and shaping culture.



Studio Feature: Pursuing clarity, with Mathieson Architects.

Phillip Mathieson on his Surry Hills creative hub inspiring openness, clarity and collaboration - with an enduring commitment to timeless design.



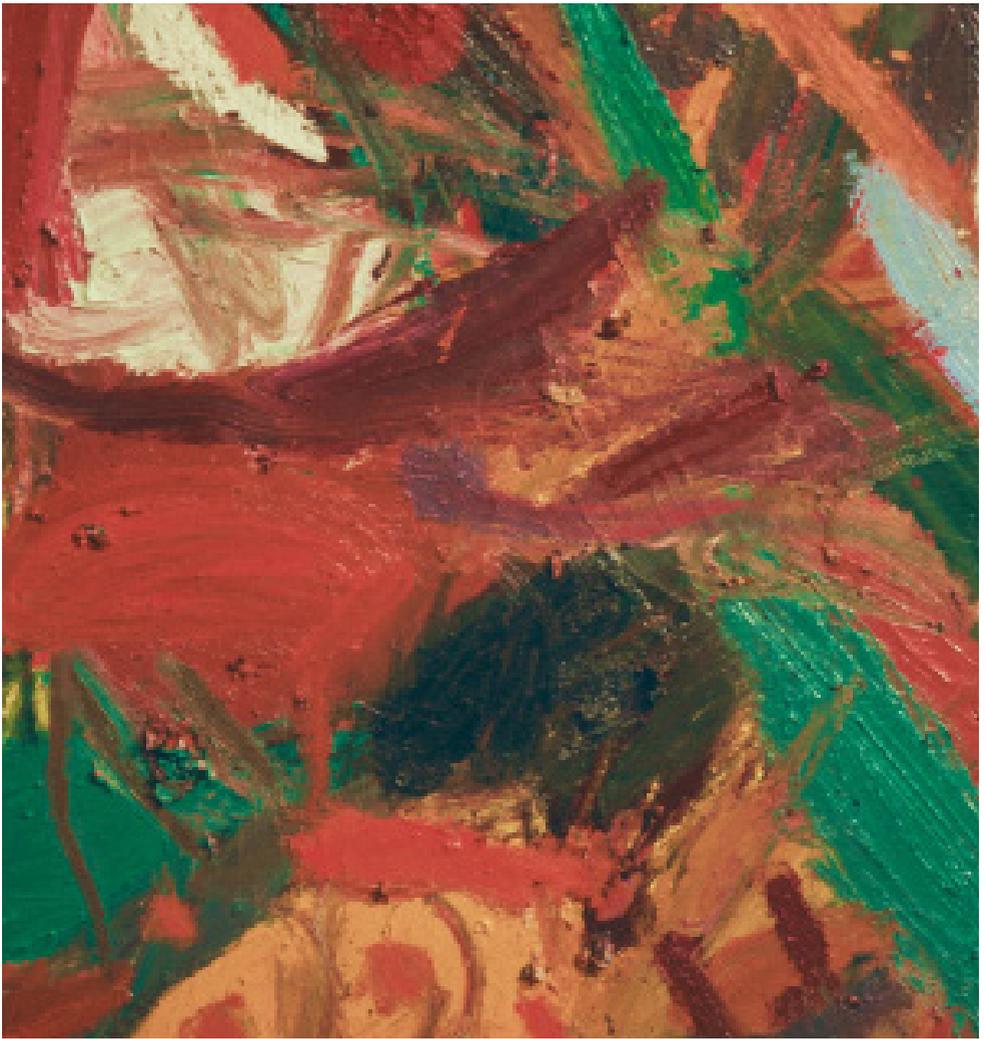
Objects with memory: Inside McMullin.

We sit down with Alice McMullin, Founder and Creative Director of McMullin, to unpack a design philosophy rooted in antiques, sustainability and feeling, in Marrickville.



Reddie:
Design with honesty, confidence and playfulness.

“Revisit what it means to be perfect.” A masterclass in sustainability, longevity and timeless design, with Sydney-based design studio, Reddie.



Mosman Art Prize: Narratives on canvas.

Celebrating the enduring significance of Australia's Premier Painting Prize, the Mosman Art Prize, with Gallery Director, Steven Alderton.

The Homefront - More to Explore:



From laundrette to landmark home.

"It was important that the building's heritage – and that of our neighbours – was respected." The transformation of 11 Roslyn Gardens, Elizabeth Bay.



A haven for life's golden hours.

A home as suited to calm mornings over coffee as it is to gatherings under a golden glow. An emotive exploration of 19 Beatrice Street, Clontarf.



A monument to light, heritage and adaptation.

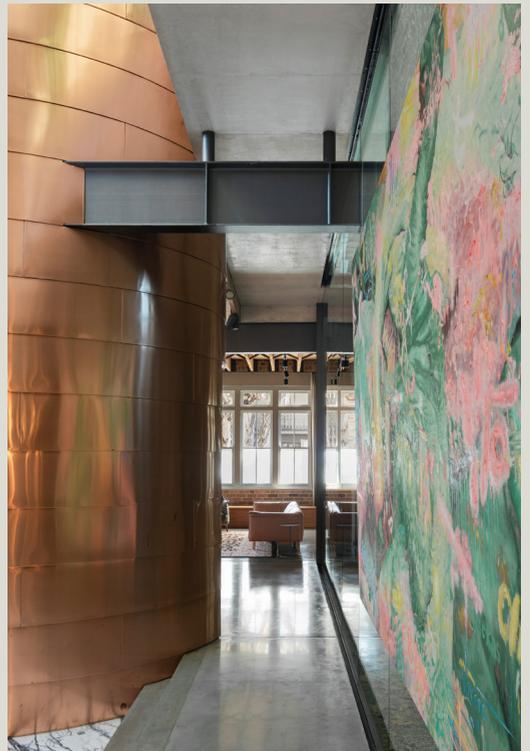
MCK Architects' Mark Cashman reflects on the creation of 'Pigeon Shed' – an evocative and monumental piece of adaptive reuse architecture, at home in Chippendale.



House of colour, for the people.

"Neighbours who look out for parcels on doorsteps and loan you that missing ingredient for your dinner. That's Annandale." A local design duo and their flexible family home. Inside 189 Young Street, Annandale.







Next

Moves.

Momentum across the lifestyle markets has not matched the velocity seen in previous years - and it's prompting deeper observations to the changes that are shaping when and how Sydney moves.

There's more change to come across the wider landscape, as total property on the market increases, and serves as a final calendar year test for buyer appetite and depth.

The potential for a late year boost in activity and increase in home values remains viable, stimulated by increased participation among first-home buyers.

National and local conditions will remain shaped by the Reserve Bank's outlook: which after three rate cuts over the year, is one of measured progress.

The outlook for the Sydney property market remains balanced between clarity and constraint. An evolving environment shaped by complex forces that are continuing to influence sentiment, supply and opportunity.

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