

# NSW

Sydney’s property market is shifting to favour buyers, with increased supply and anticipated interest rate cuts creating new investment opportunities.

**THE NSW PROPERTY MARKET IS SEEING SIGNIFICANT SHIFTS, PARTICULARLY IN SYDNEY, WHERE SUPPLY IS INCREASING, LEADING SOME AREAS TO BECOME BUYER’S MARKETS.** While interest rates have remained stable this year, cuts are expected to come in 2025 which could boost buyer sentiment but are not expected to trigger a major price boom, according to principal buyers agent and founder of The Property Curator, Brendan Clark.

“Affordability constraints will still weigh heavily on many parts of Sydney, which should keep a lid on price growth in 2025,” he tells *Your Investment Property Magazine*.

Migration trends are also influencing the market, with the potential reduction in international student numbers likely to hit inner-city apartment markets. Meanwhile, as both government agencies and companies begin to scale back their more flexible work-from-home policies, Mr Clark says new opportunities are set to emerge for investors.

“Properties with easy access to major employment markets such as the Sydney CBD, Parramatta, Liverpool and Newcastle are well placed to benefit from this trend,” Mr Clark says.

Concerns regarding building issues in high-density complexes have driven buyers toward a preference for older, established units and townhouses.

“The negative publicity surrounding building issues in many medium and high density strata complexes has continued, and many buyers are rightfully wary of purchasing units for fear of substantial building rectification costs,” Mr Clark says.

“Given the cost of building remains elevated, we continue to see value in established, boutique, blocks close to transport and lifestyle amenities, which are often selling below replacement cost.”

Key areas for investors include regions benefiting from major infrastructure projects like the Sydney Metro extension. Mr Clark says investors should focus on family homes in middle-ring suburbs or larger two-bedroom units in older boutique blocks.

Director of Metropole Property Strategists Brett Warren says family homes in premium suburbs, townhouses in middle-ring suburbs,



and boutique apartments in lifestyle hubs offer the best value for investors.

“I would avoid high-density apartment developments, but boutique “family friendly” apartments in lifestyle hubs have proven resilient over the last few years and are likely to continue to outperform in the future as currently investors can buy established apartments considerably below replacement cost,” he tells *Your Investment Property Magazine*.

“Investors should also consider apartments in the inner suburbs of Surry Hills, Darlinghurst, and Redfern. These lifestyle-focused suburbs are popular with young professionals and couples seeking a vibrant, urban lifestyle close to work, dining, and entertainment.

“Apartments in well-designed, low-rise developments here continue to offer strong rental yields and capital growth.”

As Sydney’s ‘second CBD’, Parramatta also offers excellent growth potential.

“Its thriving economy, infrastructure upgrades, and position as a major employment hub make it an ideal location for boutique apartment investments.”

## NSW PRICE PERFORMANCE

AREA	TYPE	MEDIAN VALUE	QUARTERLY GROWTH	12 MONTH GROWTH	WEEKLY MEDIAN ADVERTISED RENT	GROSS RENTAL YIELD
Sydney	H	\$1,415,000	1.00%	8.80%	\$750	2.80%
Sydney	U	\$782,500	0.00%	3.30%	\$680	4.50%
NSW Country	H	\$730,000	0.70%	4.30%	\$550	3.90%
NSW Country	U	\$617,250	0.70%	4.00%	\$460	3.90%

CoreLogic. Data reported to the period ending July 2024. Median values account for sales transactions over three months.

## NSW’S HIGHEST YIELD SUBURBS

SUBURB	TYPE	MEDIAN PRICE	QUARTERLY GROWTH	12 MONTH GROWTH	WEEKLY MEDIAN ADVERTISED RENT	GROSS RENTAL YIELD
Broken Hill	H	\$185,000	-3%	1%	\$350	10%
Girards Hill	H	\$322,500	-8%	-45%	\$550	9%
Peak Hill	H	\$180,000	-8%	-36%	\$295	9%
South Lismore	H	\$277,500	7%	19%	\$450	8%
Moree	U	\$190,500	9%	NA	\$290	8%
Cobar	H	\$215,000	0%	6%	\$320	8%
Boggabri	H	\$315,000	0%	18%	\$420	7%
Lismore	H	\$400,000	9%	11%	\$520	7%
Scone	U	\$328,000	5%	NA	\$423	7%
Moama	U	\$340,000	-1%	-12%	\$430	7%

Source: CoreLogic. Data reported to the period ending July 2024. Median values account for sales transactions over 12 months.

“[Parramatta’s] thriving economy, infrastructure upgrades, and position as a major employment hub make it an ideal location for boutique apartment investments.”



**Brett Warren**  
Director of Metropole Property Strategists

### SUBURB SPOTLIGHT

## Berkeley

Steady growth hotspot

**BERKELEY IS A COASTAL SUBURB LOCATED IN WOLLONGONG, NEW SOUTH WALES,** offering a mix of suburban living with scenic lake views. Positioned along the western shores of Lake Illawarra, the area is known for its relaxed, family-friendly atmosphere and access to outdoor activities, including fishing and boating.

The suburb has a blend of residential homes, local shops, schools, and green spaces, making it a convenient choice for families. Berkeley has a strong community feel, with local amenities like sports clubs and parks contributing to its vibrant local culture. Its proximity to Wollongong’s city centre allows residents easy access to larger shopping centres and employment hubs while enjoying a quieter, suburban lifestyle.



#### Transport

Berkeley is serviced by buses connecting to Wollongong and other nearby suburbs, with easy access to the Princes Motorway.



#### Location

Berkeley is a suburb located in the Wollongong region, about 10 km south-west of the Wollongong CBD.



source: realestate.com.au

### BERKELEY HOUSES

MEDIAN PRICE	12 MONTH GROWTH	3 YEAR GROWTH	5 YEAR GROWTH	INDICATIVE GROSS RENTAL YIELD
\$756,500	7%	19%	54%	4%

Source: CoreLogic. Data reported to the period ending July 2024. Median values account for sales transactions over 12 months.

### BERKELEY UNITS

MEDIAN PRICE	12 MONTH GROWTH	3 YEAR GROWTH	5 YEAR GROWTH	INDICATIVE GROSS RENTAL YIELD
\$746,250	NA	30%	NA	4%

Source: CoreLogic. Data reported to the period ending July 2024. Median values account for sales transactions over 12 months.