



Property Market: Keeping You Updated

Rented:

B03/3-5 Porter St Ryde
37/42 Toongabbie Rd Toongabbie

For rent:

9/15-17 Pearce Ave Peakhurst
32/2-6 Junction St Ryde
1/2-4 Montgomery St Miranda

For sale:

105/57-59 Trafalgar St Peakhurst
5/26-28 Gover St Peakhurst

Featured Property



2 bed / 2 bath / 1 car

Contact: Olive Li
Phone: 0424 873 428

5/26-28 Gover St Peakhurst.

Offers Invited

- 147m² northeast-facing ground full-brick unit on ground floor
- Sunny combined tiled living/dining area and AC opens onto an undercover Alfresco area overlooking a private courtyard
- 2 large bedrooms both have BIRs, master room has ensuite
- Open plan kitchen with stone bench tops, gas cooking, ducted rangehood and dishwasher
- 2 modern bathrooms, internal laundry
- Security car park plus storage, lift access to all levels
- Close to public transport, shops and Peakhurst Public School
- Quarterly outgoings: Strata approx. \$1,323, Council \$442, separate water meter

Sydney rental squeeze intensifies in 2026, vacancy tightens

Sydney's rental market is entering another phase of pressure in 2026, with tightening vacancy rates, faster leasing campaigns and rising enquiry volumes reshaping competition across the city. Recent national data suggests vacancy rates have fallen close to 1.2%, highlighting a renewed tightening cycle after a brief period of stabilisation in late 2025.

2 bedroom apartments remain one of the most contested segments, driven by affordability constraints and shared living arrangements among couples and friends seeking to balance lifestyle access with housing costs. Townhouses and low maintenance family homes are also performing strongly, particularly in suburbs with established school catchments and access to major road networks. This rent change velocity has increased across multiple Sydney



regions, with owners seeking to balance strong returns against the risk of extended vacancy.

While median rents remain elevated compared to historical averages, competition is now driven less by aggressive bidding and more by tenant preparedness and property suitability. Strategic pricing remains critical, particularly as renters become more selective and financially cautious in response to broader cost of living pressures.

For property investors, the current rental landscape presents both opportunity and responsibility. Strong demand supports occupancy and rental income stability, however presentation, pricing and management remain essential. Landlords should ensure properties meet tenant expectations and invest in improvements that enhance liveability. Features such as air conditioning, secure parking and functional layouts continue to influence leasing speed and tenant retention. With vacancy tightening, strategic positioning rather than aggressive pricing is proving to be the most effective long term approach.



Accelerating the transition to energy-efficient homes

With climate conditions worsening and cost-of-living pressures increasing, transitioning to predominantly-electric and energy efficient homes has become more important than ever. To unlock a more sustainable future for Australia, further coordinated action has to be taken at all levels. With input from around 3000 respondents from the realestate.com.au Residential Audience Pulse Survey in April 2026, the report indicates that adoption is high, however, it tends to correspond with financial capacity, homeowner status, age and degree of understanding of energy-related terms.

Upfront costs, gaps in knowledge and lack of control are key barriers to household action and are especially prevalent in younger households and renters. Energy efficiency is front of mind for Australians with four in five respondents indicating that they have at least one energy efficiency feature.

Insulation (41%), efficient lighting (33%) and solar power (33%) were most common while disconnection from gas mains and home battery adoption saw the largest increase in prevalence, up 6% and 5% respectively over the past year.

Adoption of energy efficient features was higher among older respondents (65+) compared to younger respondents (under 35s) and was more common among homeowners and sellers compared to renters.

Among the most common energy efficient features, respondents selected solar panels and insulation to be the most important feature when buying or renting a home.

Double/triple glazed windows and home battery storage were also ranked among the most important.

Currently, just under two in five (39%) respondents would consider switching to an all-electric home in the future, outweighing those who are uncertain or unwilling (31%).

Although sentiments remain largely unchanged over the past three years, which could point to a broader challenge around the awareness of it's benefits, it may reflect more homes electrifying over time and the reduction in the pool of households yet to remove barriers and coordinate the switch to a predominantly-electric future.