



RayWhite

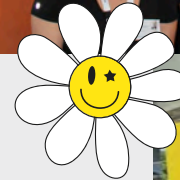
Bella Vista

Market Report | Third Quarter 2025

Ray White Castle Hill



RAY WHITE
Castle Hill
KNOWS HAPPINESS



Third Quarter 2025

As spring transitions into summer, the Hills District and Sydney property markets are moving with renewed energy. The recent interest rate cut has boosted buyer confidence, encouraging more activity across open homes and auctions. While affordability challenges remain, we're seeing increased listings and stronger engagement from both buyers and sellers.

Locally, the Hills District continues to perform with resilience. Well-presented homes are attracting healthy competition, and seasonal momentum is giving many families the confidence to make their next move before year's end. Our results reflect this strength, with our 12-month Auction Clearance Rate at 88.5% and our 3-month rate soaring to 95.1% - both well above Sydney market averages*.

We're also proud to share that Ray White Castle Hill has been ranked Number 1 for most sales in Castle Hill over the past twelve months* (realestate.com.au) - a reflection of the trust our community places in us, and our tried and tested recipe for success.

Equally important is our commitment beyond property. We continue to support organisations including Ronald McDonald House Charities, Vinnies North Parramatta, the Cancer Council and other local community groups, ensuring our success is shared with those who need it most.

Thank you for allowing us to be part of your property journey. Whether you're looking to buy, sell, manage an investment property, or simply gain a clearer picture of the market, we're here to help you achieve the best outcome.

Our Castle Hill office is open Monday to Saturday, 9:00 am to 5:00 pm, and we can be reached on 02 9680 2255.



Philip Kelly
Director



David Dowling
Director



* As at 30th September 2025

RECENT SALES

Bella Vista

No.	Address	Property type	Features	Sale Price	Sale Date
1	62 Edgewater Drive, Bella Vista	Land	702.8m ²	\$2,935,000	30 Aug 2025
2	33 Brighton Drive, Bella Vista	House	5 Beds / 4 Baths / 3 Cars	\$4,025,000	30 Aug 2025
3	43A Brighton Drive, Bella Vista	Land	843m ²	\$2,700,000	29 Aug 2025
4	13 Bingara Crescent, Bella Vista	House	4 Beds / 2 Baths / 2 Cars	\$2,193,000	27 Sep 2025
5	45 Bingara Crescent, Bella Vista	House	4 Beds / 2 Baths / 2 Cars	\$2,360,888	26 Sep 2025
6	6 Salvestro Place, Bella Vista	House	5 Beds / 3 Baths / 2 Cars	\$2,850,000	19 Sep 2025
7	8 De Villiers Rise, Bella Vista	House	5 Beds / 3 Baths / 3 Cars	\$3,850,000	27 Aug 2025
8	13 Bella Vista Drive, Bella Vista	House	4 Beds / 4 Baths / 4 Cars	\$2,211,800	17 Aug 2025
9	6 Springfield Crescent, Bella Vista	House	5 Beds / 2 Baths / 2 Cars	\$2,570,000	08 Aug 2025
10	13 Bella Vista Drive, Bella Vista	House	4 Beds / 4 Baths / 4 Cars	\$2,211,800	17 Aug 2025



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RECENT SALES

Bella Vista



62 Edgewater Drive, Bella Vista

702.8m²

\$2,935,000



33 Brighton Drive, Bella Vista

5 Beds / 4 Baths / 3 Cars

\$4,025,000



43A Brighton Drive, Bella Vista

843m²

\$2,700,000



6 Salvestro Place, Bella Vista

5 Beds / 3 Baths / 2 Cars

\$2,850,000



13 Bingara Crescent, Bella Vista

4 Beds / 2 Baths / 2 Cars

\$2,193,000



45 Bingara Crescent, Bella Vista

4 Beds / 2 Baths / 2 Cars

\$2,360,888

MARKET SNAPSHOT

BELLA VISTA

PROVIDED BY RAY WHITE CASTLE HILL

TOTAL SALES BY QUARTER

	2025	2024	2023
JAN-MAR	18	22	22
APR-JUN	24	21	40
JUL-SEP	21	25	36
OCT-DEC	—	26	31

MEDIAN HOUSE PRICE

\$2,570,000

▲ 3.7% changes vs. last year

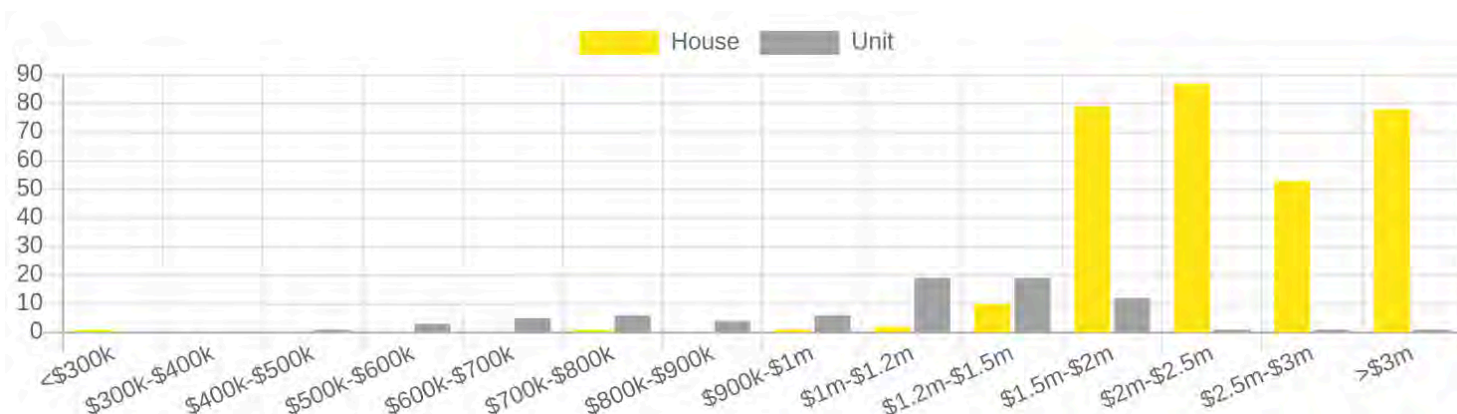
MEDIAN UNIT SALE PRICE

\$1,330,000

▲ 20.9% changes vs. last year

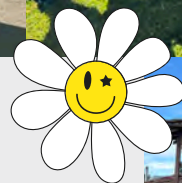
SALES BY PRICE RANGE

JANUARY 2023 - OCTOBER 2025





RAY WHITE *Castle Hill* KNOWS HAPPINESS



SALMON PASTA WITH LEMON CREAM SAUCE



4 Serves



15 Minutes Prep



15 Minutes Cook

Ingredients



300g dried linguine pasta
1 bunch asparagus, trimmed, cut into 4cm lengths
1/2 cup frozen broad beans, thawed, podded
100g sugar snap peas, trimmed, halved lengthways
100g snow peas, trimmed, halved lengthways
1 tbsp extra virgin olive oil
4 x 200g boneless salmon fillets without skin

40g butter
4 garlic cloves, crushed
2 tsp grated lemon rind
1/2 cup dry white wine
300ml light cream for cooking
2 tbsp chopped fresh dill
2 tbsp lemon juice
Lemon zest, to serve

Method

Step 1

Cook pasta in a large saucepan of boiling salted water following packer instructions until al dente, adding asparagus, broad beans, sugar snaps and snow peas for the last 2 minutes of cooking. Drain.

Step 2

Meanwhile, heat oil in a large deep frying pan over medium-high heat. Add salmon. Cook for 4 minutes each side or until cooked as desired. Transfer to a plate. Stand 2 minutes. Coarsely flake.

Step 3

Melt butter in same frying pan over medium heat. Add garlic. Cook, stirring, for 30 seconds or until fragrant. Add lemon rind and wine. Simmer, uncovered, for 2 minutes or until wine has reduced by half. Add cream. Bring to a simmer. Add pasta, vegetables and dill. Cook until heated through. Stir in salmon and lemon juice. Serve sprinkled with lemon zest.





Spring Word Search

Find the hidden Spring words.

r	e	d	y	c	n	e	b	u	n	d	b
a	p	a	a	s	e	i	l	m	p	u	u
I	k	i	t	e	s	s	a	b	i	a	t
n	j	s	c	p	t	i	d	r	c	p	t
c	a	y	w	g	a	r	d	e	n	a	e
o	n	n	l	p	n	n	f	l	i	r	r
a	u	g	s	e	e	b	t	l	c	t	f
t	u	l	i	p	a	b	a	a	n	y	l
i	o	s	u	h	o	l	d	a	i	s	y
r	a	i	n	b	o	o	t	s	h	i	h
g	f	i	c	h	a	o	i	t	y	a	u
b	l	o	s	s	o	m	y	b	u	g	g

kite

nest

daisy

tulip

garden

raincoat

bloom

picnic

umbrella

rainboots

blossom

butterfly

WHO ARE WE

Local experts, working for you.



Philip Kelly
Director



Daniel Llamas
Sales Executive



Peter Iann
Sales Executive



Paul Conti
Sales Executive



Kael Sharp
Sales Executive



Joel Simpson
Sales Executive



Jason Keen
Sales Executive



Matthew Langdon
Sales Executive



Angela Xu
Sales Executive



Saby Arora
Sales Executive



Leah Li
Sales Executive



Craig Robinson
Sales Executive



Harry Chhina
Sales Executive



Sonal Kabra
Sales Executive



Benjamin Chen
Sales Executive



Christian Fogarty
Sales Executive

WHO ARE WE

Local experts, working for you.



Odette Roach
Business Manager



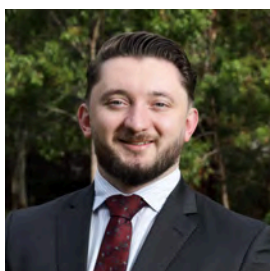
Elaine Keenan
Operations Manager



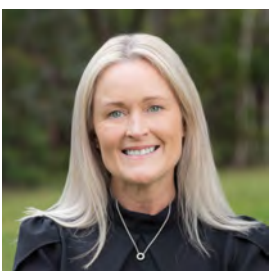
Elisa Khamo
Business Support Manager



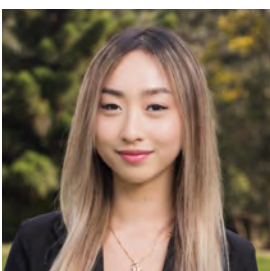
Sam Anic
Business Support Manager
to Kael Sharp



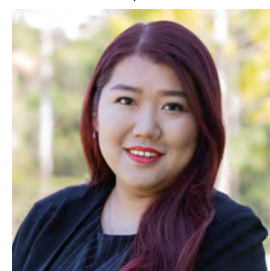
Paul Dowling
Performance Manager



Michelle Hartmann
Senior Property Manager
Team Leader



Chelsea Hong
Leasing Officer



Lisa Jia
Senior Sales Support
Administrator



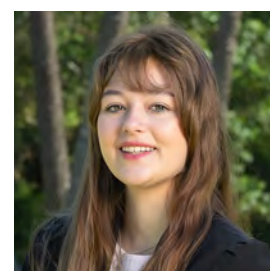
Jack Khamu
Sales Assistant



Jaidyn Brown
Sales Assistant



Mustafa Hidari
Sales Assistant



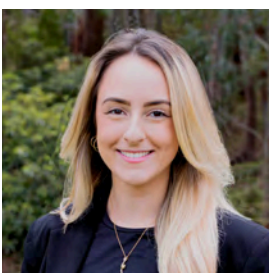
Miriam Staudinger
Sales Assistant



Debbie Cox
Sales Assistant



Joshua Gordon
Sales Assistant



Stephanie Trojko
Sales Support Administrator



Mareyah Maroof
Sales Support Administrator



Anna Baker
Administration



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