



RayWhite.

Bella Vista

Market Review | Second Quarter 2026

April 2026 – June 2026

Ray White Castle Hill



We bring the *whole* team
The People Behind the Results

Second Quarter 2026

As we navigate the middle of 2026, the Sydney property landscape continues to demonstrate remarkable resilience. While broader economic headwinds - including sustained interest rate stability following earlier monetary policy adjustments - have created a more considered buyer environment, quality family housing across the Hills District remains in extraordinarily high demand.

The Hills District continues to outperform many broader metropolitan pockets. Buyers are remaining active, drawn to our region's world-class school catchments, premier transport connectivity via the Sydney Metro, and lifestyle appeal. However, in today's price-sensitive climate, strategy and execution are the single greatest differentiators between an average result and a premium outcome.

Why Method of Sale Matters

A key trend defining the local market is the strong outperformance of auction campaigns over private treaty sales. Across 45-day, 60-day, and 90-day campaign metrics, auction campaigns have consistently delivered higher completion rates, shorter days on market, and superior competitive tension among qualified buyers.

Our structured auction process creates transparency and urgency that private treaties simply cannot replicate in the current market environment. The proof is in our results. Over the 12 months to June 2026, our agency achieved an outstanding 81.4% Auction Clearance Rate, significantly outperforming the wider Sydney metropolitan average of 63.5% over the same period.

Committed to Our Community

While delivering exceptional property outcomes for our clients remains our core operational focus, supporting our local community is equally vital to who we are. We are immensely proud of our ongoing partnerships with vital organisations such as Ronald McDonald House Greater Western Sydney, Vinnies North Parramatta, the Cancer Council, and local sporting and neighbourhood groups. Every transaction we complete allows us to continue giving back to the community that supports us.

Looking Ahead

Whether you are considering buying, selling, downsizing, or managing an investment portfolio in the Hills, having clear, data-driven insight is essential.

We invite you to explore the detailed suburb breakdowns and insights within this quarterly review. If you would like to discuss what these market conditions mean for your specific property goals, our team is always here to assist.

Warm regards,



Philip Kelly
Director



David Dowling
Director



RECENT SALES

Bella Vista



20 Ravenswood Rise, Bella Vista

5 Beds / 4 Baths / 4 Cars

\$4,000,000



31 Gardenview Court, Bella Vista

4 Beds / 4 Baths / 2 Cars

\$3,350,000



3 Northridge Avenue, Bella Vista

4 Beds / 3 Baths / 3 Cars

\$3,700,000



6 Ibis Place, Bella Vista

4 Beds / 2 Baths / 2 Cars

\$1,750,000



17 New Holland Drive, Bella Vista

5 Beds / 4 Baths / 2 Cars

\$4,030,000



11 Linden Way, Bella Vista

4 Beds / 2 Baths / 2 Cars

\$1,775,000

RECENT SALES

Bella Vista

No.	Address	Property type	Features	Sale Price	Sale Date
1	20 Ravenswood Rise, Bella Vista	House	5 Beds / 4 Baths / 4 Cars	\$4,000,000	11 May 2026
2	31 Gardenview Court, Bella Vista	House	4 Beds / 4 Baths / 2 Cars	\$3,350,000	01 May 2026
3	3 Northridge Avenue, Bella Vista	House	4 Beds / 3 Baths / 3 Cars	\$3,700,000	30 Jun 2026
4	6 Ibis Place, Bella Vista	House	4 Beds / 2 Baths / 2 Cars	\$1,750,000	18 Jun 2026
5	17 New Holland Drive, Bella Vista	House	5 Beds / 4 Baths / 2 Cars	\$4,030,000	20 Apr 2026
6	11 Linden Way, Bella Vista	House	4 Beds / 2 Baths / 2 Cars	\$1,775,000	20 Jun 2026
7	1/13 Barina Downs Road, Bella Vista	House	4 Beds / 2 Baths / 1 Car	\$1,500,000	02 Apr 2026
8	6 Patrine Place, Bella Vista	House	5 Beds / 2 Baths / 2 Cars	\$2,050,000	29 Jun 2026
9	5 Sharleen Court, Bella Vista	House	5 Beds / 3 Baths / 2 Cars	\$2,330,000	23 May 2026
10	23 Cedar Cutters Way, Bella Vista	House	5 Beds / 3 Baths / 3 Cars	\$4,050,000	15 May 2026



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MARKET SNAPSHOT BELLA VISTA

PROVIDED BY RAY WHITE CASTLE HILL

TOTAL SALES BY QUARTER

	2026	2025	2024
JAN-MAR	16	18	22
APR-JUN	20	28	21
JUL-SEP	—	31	25
OCT-DEC	—	26	26

MEDIAN HOUSE PRICE

\$2,850,000

▲ 11.7% changes vs. last year

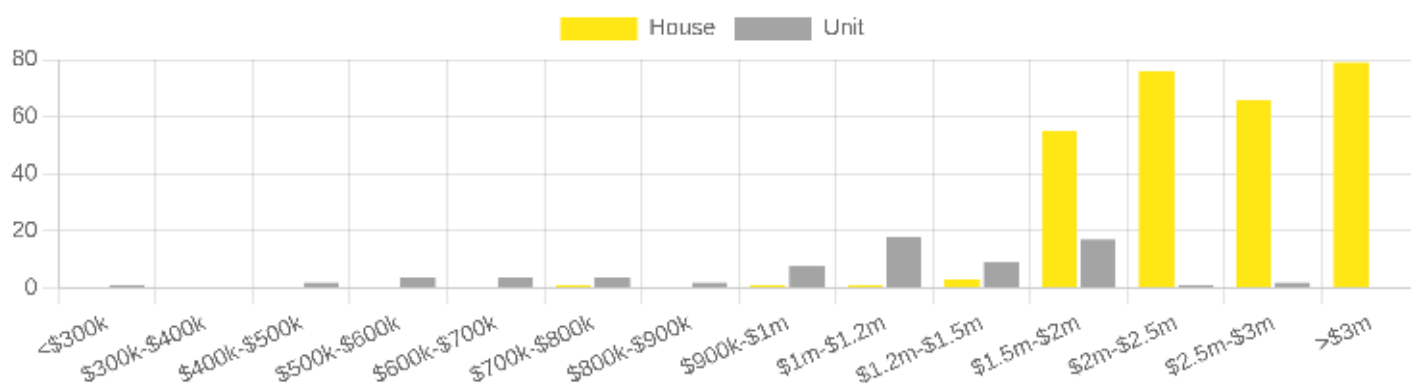
MEDIAN UNIT SALE PRICE

\$1,012,250

▼ -8.0% changes vs. last year

SALES BY PRICE RANGE

JANUARY 2024 - JULY 2026





Moving Into a New Home?

*Here's What to Do First
(and Why You'll Thank Yourself Later)*

There's nothing quite like the feeling of turning the key and stepping into a new place that's officially yours. The excitement, the possibilities... and yes, the slightly overwhelming list of things to organise. To make the transition smoother, here are a few essential steps to tick off as you settle in

1. Do a 'Fresh Start' Clean

Even if the property looks spotless, giving it your own once-over makes it feel truly new. Wipe down surfaces, check inside cupboards, and do a quick vacuum. It's also the perfect time to tackle corners and spaces that will soon be hidden behind furniture

2. Take Meter Readings Immediately

Before you get too comfortable, snap photos of your electricity, gas, and water meters. This protects you from being charged for usage before you moved in and makes setting up accounts with providers a breeze.

3. Walk Through and Inspect

Look at your new home with fresh eyes. Check all lights, taps, appliances, locks, and windows. If you're renting, note anything that was already damaged or worn. If you've purchased the property, this is the time to plan small repairs before life gets busy.

4. Change the Locks (If You Own the Property)

You never know who might still have a spare key—from previous owners to old tradespeople. A quick lock change gives you instant peace of mind.

5. Find the Important Stuff

Fuse box, water shut-off, smoke alarms—future you will be grateful.

6. Unpack the Essentials First

Bedding, toiletries, coffee supplies. Priorities.

7. Say a Quick Hello to the Neighbours

You never know who'll become your parcel-collecting hero.

SPOILERS FOR NEXT PAGE

BILLS WELCOME

CLEAN BOXES HOME KEYS METER LOCK NEIGHBOUR PACKING STORAGE FURNITURE
APPLIANCE ADDRESS UTILITIES CONTRACT INSPECT HANDYMAN PARKING GARDEN

CHALLENGE TIME

1. LANCE (5)
2. XEOSB (5)
3. OEHM (4)
4. EKYS (4)
5. TEEMR (5)
6. CKOL (4)
7. UBRIHOGEN (9)
8. PNCGIKA (7)
9. OGRTASE (7)
10. NUFRRUTIE (9)
11. LAEAPCINP (9)
12. EASSDRD (7)
13. ELUIISTIT (9)
14. ATNCOTCR (8)
15. PTIECSN (7)
16. HNYNADMA (8)
17. NGIAPRK (7)
18. DEANRG (6)
19. ILSBL (5)
20. COWLEEM (7)

WHO ARE WE

Local experts, working for you.



Philip Kelly
Director



Daniel Llamas
Sales Executive



Peter Iann
Sales Executive



Kael Sharp
Sales Executive



Joel Simpson
Sales Executive



Matthew Langdon
Sales Executive



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Jaidyn Brown
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General Manager



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Business Manager



Elaine Keenan
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WHO ARE WE

Local experts, working for you.



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Performance Manager



Thep Sylapranay
Loan Market Director



Hannah Dowling
Finance & Operations Officer



Stephanie Trojko
Systems & Operations Officer



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Business Support Manager to
Team Simpson



Sam Anic
Business Support Manager to
Kael Sharp



Michelle Hartmann
Senior Property Manager
Team Leader



Louise Starr
Senior Property Manager



Chanelle Siegmund
Property Manager



Jack Khamu
Sales Assistant



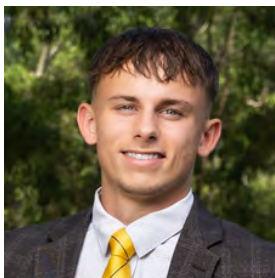
Debbie Cox
Sales Assistant



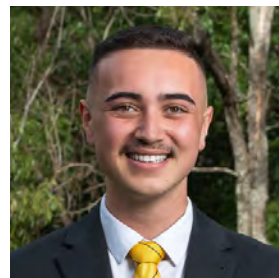
Joshua Gordon
Sales Assistant



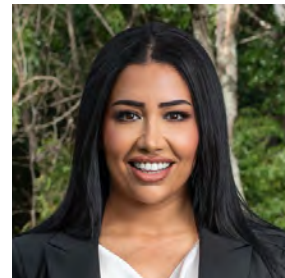
Rohan Singh
Sales Assistant



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Sales Assistant



Mahanga Stewart- Wirangi
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The Ray White logo is displayed in a bold, italicized, black sans-serif font. It is centered within a solid yellow rectangular background.

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