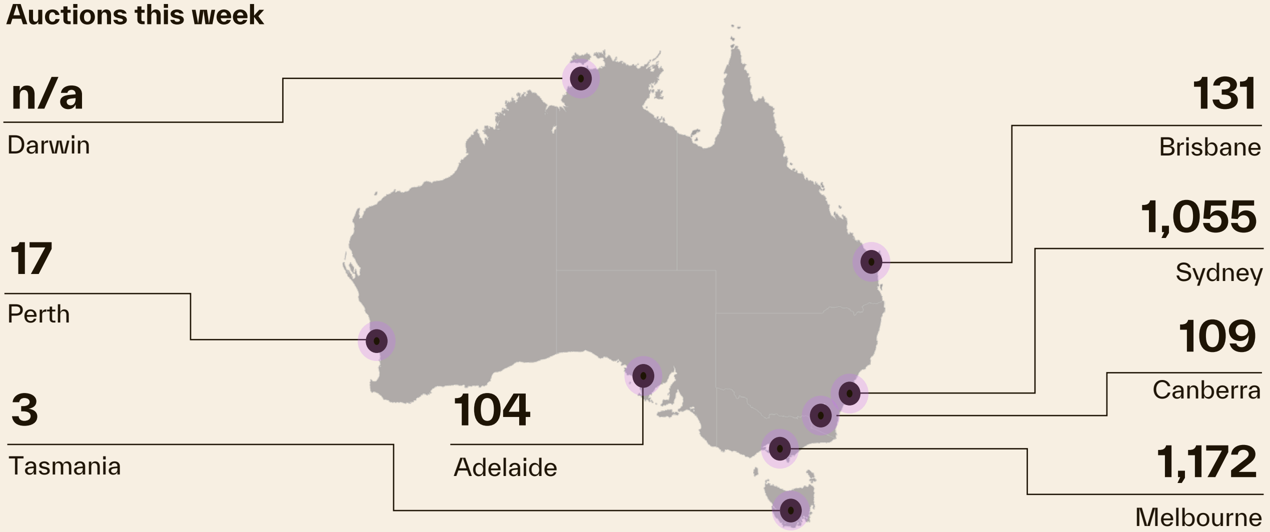
Auction market preview

Week ending 12 October 2025

Auctions this week



Just under 2,600 capital city auctions scheduled to go under the hammer

There are 2,591 homes currently scheduled for auction across the combined capitals this week, up 32.3% on last week when auction activity was impacted by public holidays in four of the eight states and territories.

Melbourne is set to see 1,172 homes go under the hammer this week, up just 0.7% week-on-week (1,164). Over the same week last year, 1,091 auctions were held across the city.

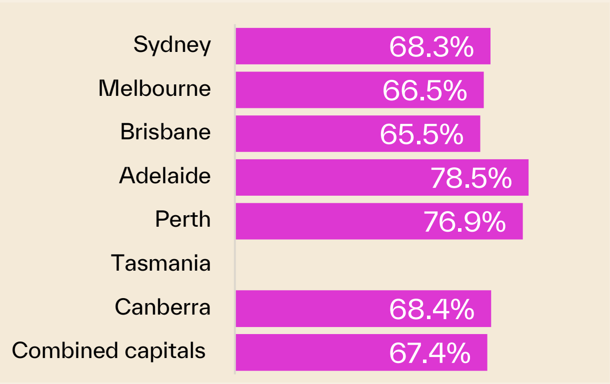
In Sydney, 1,055 auctions are scheduled this week, up from 511 last week (Labour Day long weekend), while this time last year, 1,018 auctions were held.

Across the smaller capitals, Brisbane is set to be the busiest auction market with 131 homes scheduled to go under the hammer this week, down from 148 last week. There are 109 auctions scheduled in Canberra this week, up from 57 last week, while 104 auctions are scheduled in Adelaide, up from 65 last week. Perth has 17 auctions on the radar this week, up from 13 last week, while there are three auctions scheduled in Tasmania this week after two weeks of inactivity.

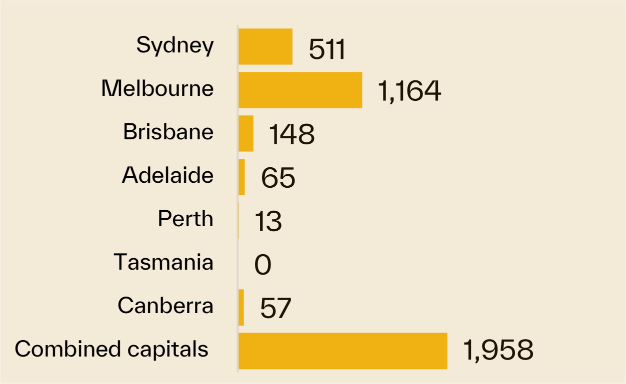
Auction activity is set to increase further next week, with around 2,670 homes currently scheduled to go under the hammer across the combined capitals.

Capital city auction statistics (Final) – w/e 5 October 2025

Clearance rate



Total auctions



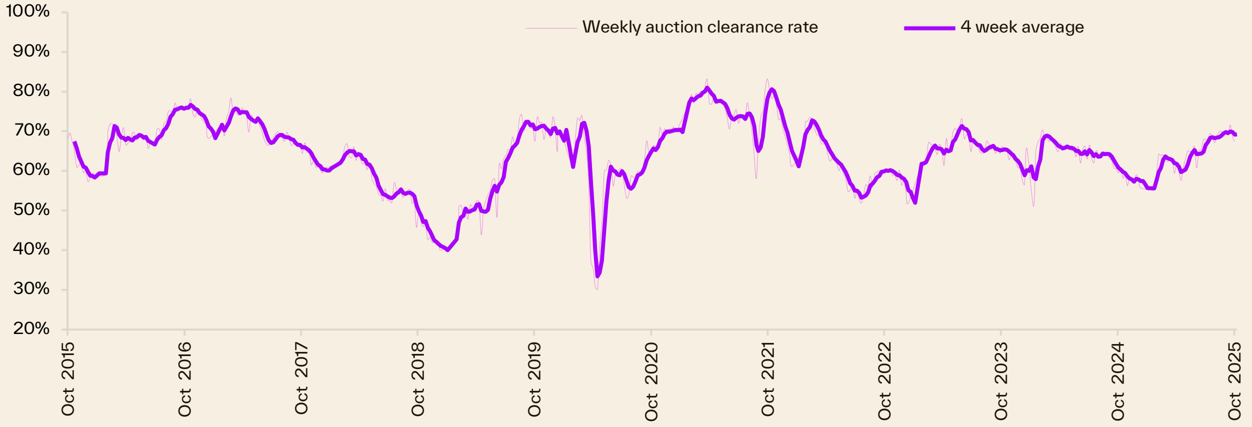
Auction Market Preview

Capital city auction statistics (Final) – w/e 5 October 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	68.3%	511	511	349	162
Melbourne	66.5%	1,164	1,164	774	390
Brisbane	65.5%	148	148	97	51
Adelaide	78.5%	65	65	51	14
Perth	76.9%	13	13	10	3
Tasmania	n.a.	0	0	0	0
Canberra	68.4%	57	57	39	18
Combined capitals	67.4%	1,958	1,958	1,320	638

Note: A minimum sample size of 10 results is required to report a clearance rate

Weekly clearance rate, combined capital cities



Summary of last week's results

Last week saw 1,958 homes taken to auction across the combined capitals, compared to 1,735 the previous week and 1,955 this time last year.

Last week's final clearance rate came in at 67.4% – the lowest clearance rate since the beginning of August (67.1%). The previous week recorded a clearance rate of 68.7%, while this time last year, 59.5% of auctions were successful across the combined capitals.

There were 1,164 auctions held in Melbourne last week, compared to 1,095 this time last year. Over the previous week, just 224 auctions were held due to the AFL Grand Final long weekend. Melbourne's clearance rate came in at 66.5% last week, up from 64.3% over the previous week and 59.4% this time last year.

In Sydney, 511 homes were taken to auction last week – the quietest auction week since the week after Easter (399). The lower volume last week can be attributed to the Labour Day long weekend. Over the previous week, 1,164 auctions were held across Sydney, while this time last year, 524 auctions were held. Sydney's final clearance rate came in at 68.3% last week, down from 70.2% the previous week. This time last year, 57.6% of reported auctions were successful.

Brisbane (148) was the busiest auction market across the smaller capitals last week, followed by Adelaide (65), Canberra (57) and Perth (13). Adelaide's clearance rate came in at 78.5% last week, up from 74.4% the previous week. Perth recorded a clearance rate of 76.9% last week, noting volume was low. In Canberra, 68.4% of auctions were successful last week, up from 64.7% the previous week, while Brisbane's clearance rate came in at 65.5%, up from 63.9% the week prior. There were no auctions in Tasmania for the second week in a row.

Auction Market Preview

Sub-region auction statistics (Final) – w/e 5 October 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	85.7%	21	21	18	3
Baulkham Hills and Hawkesbury	59.3%	27	27	16	11
Blacktown	63.0%	27	27	17	10
City and Inner South	61.4%	57	57	35	22
Eastern Suburbs	69.8%	53	53	37	16
Inner South West	71.4%	56	56	40	16
Inner West	69.8%	43	43	30	13
North Sydney and Hornsby	63.2%	68	68	43	25
Northern Beaches	75.6%	45	45	34	11
Outer South West	n.a.	2	2	2	0
Outer West and Blue Mountains	75.0%	12	12	9	3
Parramatta	53.6%	28	28	15	13
Ryde	62.5%	24	24	15	9
South West	80.8%	26	26	21	5
Sutherland	77.3%	22	22	17	5
Melbourne sub-regions					
Inner	62.1%	174	174	108	66
Inner East	71.1%	90	90	64	26
Inner South	66.2%	145	145	96	49
North East	74.0%	173	173	128	45
North West	65.0%	140	140	91	49
Outer East	67.8%	87	87	59	28
South East	67.4%	135	135	91	44
West	60.5%	195	195	118	77
Mornington Peninsula	76.0%	25	25	19	6
Regional SA4					
Newcastle and Lake Macquarie	90.0%	10	10	9	1
Illawarra	n.a.	6	6	3	3
Gold Coast	44.1%	68	68	30	38
Sunshine Coast	57.1%	21	21	12	9
Geelong	72.7%	11	11	8	3

Note: A minimum sample size of 10 results is required to report a clearance rate

Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

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