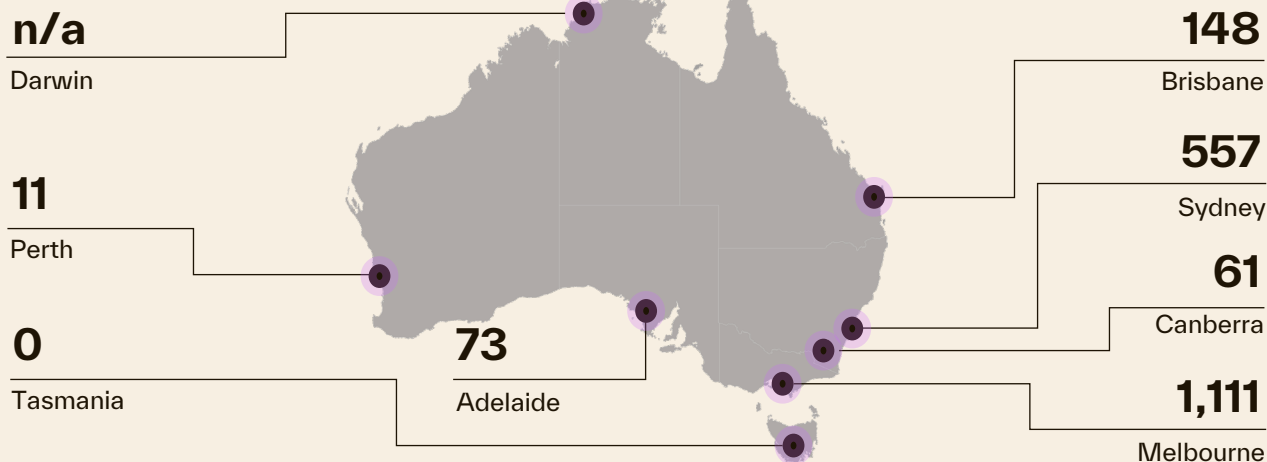


Auction market preview

Week ending 5 October 2025

Auctions this week



Combined capital city auction activity holds below 2,000 again this week

There are 1,961 homes currently scheduled for auction across the combined capitals this week, up from 1,735 last week. The Labour Day/King's birthday long weekends in NSW, ACT, QLD and SA will be impacting on auction volume this week.

In Melbourne, 1,111 homes are set to go under the hammer this week, up from just 224 last week. The lower volume last week can be attributed to the AFL Grand Final long weekend. This time last year, 1,095 homes were taken to auction across the city.

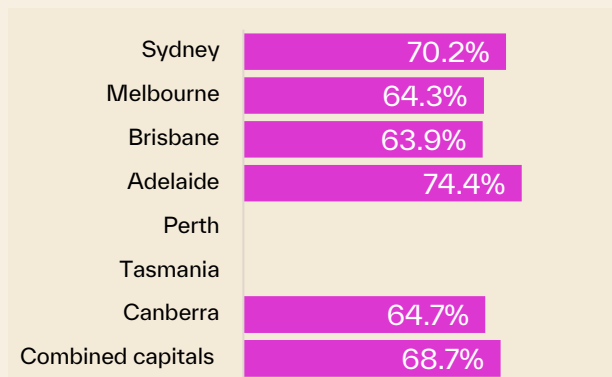
There are 557 auctions scheduled across Sydney this week, down from 1,164 last week. Over the same week last year, 524 auctions were held in Sydney.

Across the smaller capitals, Brisbane is set to be the busiest auction market with 148 homes set to go under the hammer this week, in line with last week. There are 73 auctions scheduled in Adelaide this week, down from 78 last week, while 61 auctions are scheduled in Canberra, down from 116 last week. Perth has 11 auctions on the radar this week, up from just five last week, while there are no auctions scheduled in Tasmania.

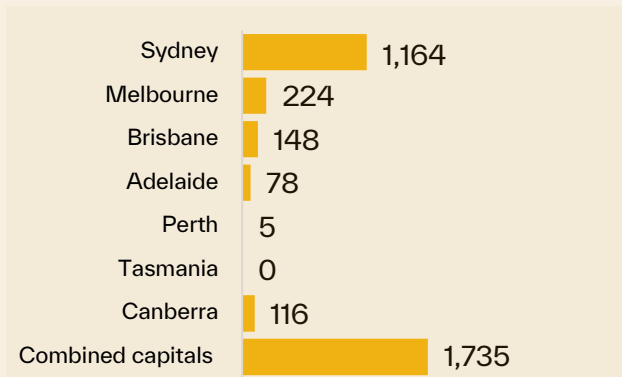
Auction activity is set to increase next week, with 2,586 homes currently scheduled to go under the hammer across the combined capitals.

Capital city auction statistics (Final) – w/e 28 September 2025

Clearance rate



Total auctions



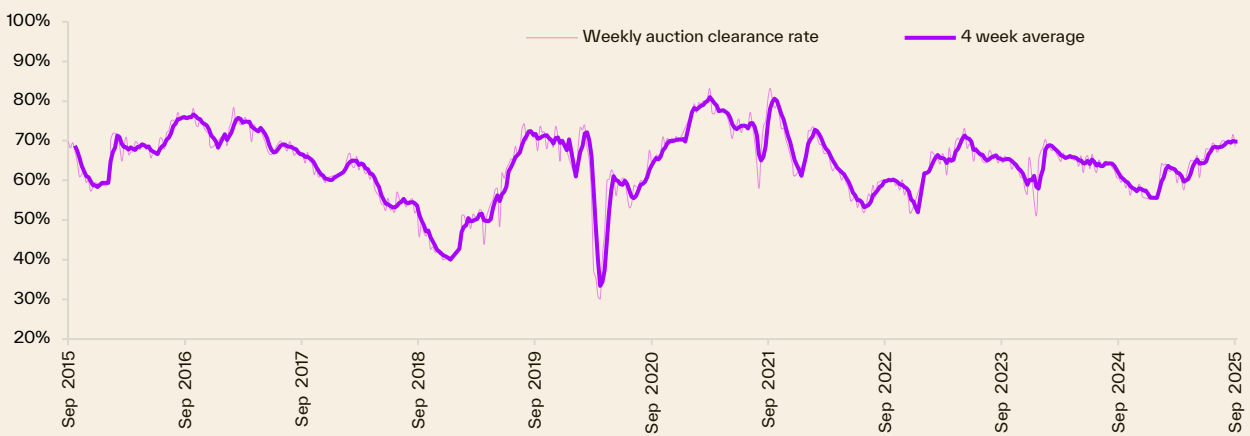
Auction Market Preview

Capital city auction statistics (Final) – w/e 28 September 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	70.2%	1,164	1,164	817	347
Melbourne	64.3%	224	224	144	80
Brisbane	63.9%	148	147	94	53
Adelaide	74.4%	78	78	58	20
Perth	n.a.	5	5	3	2
Tasmania	n.a.	0	0	0	0
Canberra	64.7%	116	116	75	41
Combined capitals	68.7%	1,735	1,734	1,191	543

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 1,735 homes taken to auction across the combined capitals, compared to 2,638 the previous week and 1,836 this time last year. The lower volume can be attributed to the AFL Grand Final long weekend in Melbourne.

Last week's final clearance rate (68.7%) was the lowest in seven weeks, dropping from 71.6% the previous week. Over the same week last year, 60.6% of auctions were successful.

There were just 224 auctions held in Melbourne last week, compared to 1,311 over the previous week and 236 this time last year. Melbourne's clearance rate came in at 64.3% last week – the lowest clearance rate the city has seen since late-April (60.5%). Last week's result is down from 71.6% the previous week, while this time last year, 57.0% of reported auctions were successful.

In Sydney, 1,164 homes were taken to auction last week – the busiest auction week since the lead up to Easter (1,282). The previous week saw 915 auctions held across Sydney, while this time last year, 1,199 auctions were held. Sydney's final clearance rate came in at 70.2% last week, down from 71.7% the previous week. This time last year, 60.9% of reported auctions were successful.

Brisbane (148) was the busiest auction market across the smaller capitals last week, followed by Canberra (116) and Adelaide (78). Adelaide's clearance rate came in at 74.4% last week, down from 82.1% the previous week. In Canberra, 64.7% of auctions were successful last week, down from 76.0% the previous week. Brisbane's clearance rate came in at 63.9%, up from 61.9% the week prior. Just five auctions were held in Perth last week, three of which were successful. There were no auctions in Tasmania last week.

Auction Market Preview

Sub-region auction statistics (Final) - w/e 28 September 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	54.6%	22	22	12	10
Baulkham Hills and Hawkesbury	62.3%	53	53	33	20
Blacktown	72.7%	55	55	40	15
City and Inner South	70.3%	111	111	78	33
Eastern Suburbs	71.9%	128	128	92	36
Inner South West	68.2%	107	107	73	34
Inner West	84.8%	112	112	95	17
North Sydney and Hornsby	67.0%	185	185	124	61
Northern Beaches	70.7%	99	99	70	29
Outer South West	25.0%	12	12	3	9
Outer West and Blue Mountains	71.4%	14	14	10	4
Parramatta	71.8%	110	110	79	31
Ryde	56.5%	62	62	35	27
South West	76.8%	56	56	43	13
Sutherland	80.5%	41	41	33	8
Melbourne sub-regions					
Inner	60.0%	20	20	12	8
Inner East	57.1%	14	14	8	6
Inner South	76.5%	17	17	13	4
North East	40.0%	15	15	6	9
North West	77.4%	31	31	24	7
Outer East	75.0%	28	28	21	7
South East	56.3%	32	32	18	14
West	57.9%	57	57	33	24
Mornington Peninsula	n.a.	7	7	6	1
Regional SA4					
Newcastle and Lake Macquarie	69.2%	26	26	18	8
Illawarra	54.2%	24	24	13	11
Gold Coast	52.4%	63	63	33	30
Sunshine Coast	46.2%	27	26	12	14
Geelong	n.a.	1	1	0	1

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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