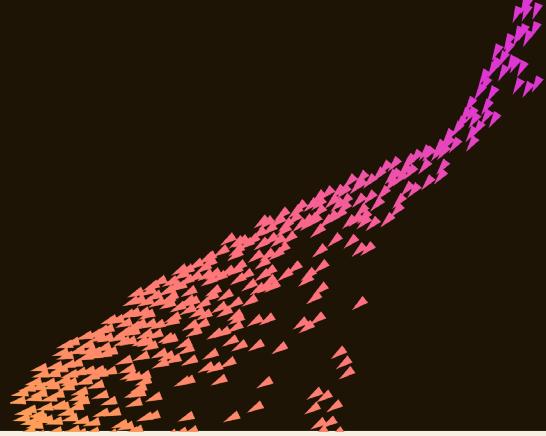


Home Value Index

EMBARGOED: 0:01am, Monday 2ND February 2026



Housing values continued to rise in January despite affordability squeeze and renewed cost of living pressures

Australian home values rose by 0.8% in January according to Cotality's Home Value Index, a subtle acceleration from the 0.6% increase recorded in December. While every capital city and broad rest of state region recorded an increase in home values through the month, the start of the year returned a mixed result.

Sydney and Melbourne are weighing on the headline numbers, recording a 0.2% and 0.1% increase respectively in January; a marginal pickup following the slight falls recorded in December. Both markets have values slightly down on their peak levels, with Sydney -0.1% below the November 2025 peak and Melbourne values remaining 0.7% lower than record highs recorded in March 2022.

The mid-sized capitals have continued their solid growth run, however some momentum has left the upswing in these cities as well. Perth values were 2.0% higher in January, the strongest gain across the capitals, but well below the cyclical high of 2.9% MoM growth recorded in November last year. Similarly, Brisbane's monthly gain has slowed from 2.0% in October last year to 1.6% in January, and Adelaide's monthly increase dropped back to 1.2% from a 1.8% rise in December.

Tim Lawless, Cotality's research director, noted the market's resilience, but suggests further momentum is likely to leave the market. "Despite the most unaffordable conditions on record in many cities, along with a rebound in cost of living pressures and prospect of a rate hike as early as this Tuesday, we are still seeing a broad-based rise in housing values," he said.

"The ongoing capital gains reflect persistently low inventory in the face of above average housing demand, however we are likely to see demand side pressures gradually ease in 2026."

"Affordability and serviceability constraints are likely to naturally dampen demand, but also renewed cost of living pressures and a strong chance that interest rates will rise. There is also slowing population growth to consider."

Cotality estimates the number of homes advertised for sale was 19% below levels at the same time last year, and 25% below the five-year average for this time of year. At the same time, the rolling quarterly number of home sales was estimated to be 1% higher than a year ago and only 3% below the five-year average.

Digging a little deeper, most cities are continuing to see homes at the lower end of the value spectrum supporting growth, especially for houses. Across the combined capitals, lower quartile house values were up 1.3% in January compared with a 0.3% rise across the upper quartile.

"This trend of stronger growth conditions at lower price points is supported by intense competition for more affordable houses," said Mr Lawless. "This is where first home buyers, investors and, progressively, mainstream demand is most concentrated."

Regional markets have delivered a stronger growth outcome, with the combined regionals index up 1.0% in January compared with a 0.7% rise across the combined capitals.

Index results as at 31 st January 2026	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	0.2%	0.2%	6.4%	9.5%	\$1,290,537
Melbourne	0.1%	0.1%	5.4%	9.0%	\$830,371
Brisbane	1.6%	5.1%	15.7%	19.5%	\$1,054,555
Adelaide	1.2%	4.7%	9.7%	13.6%	\$914,203
Perth	2.0%	7.0%	18.5%	23.5%	\$961,898
Hobart	0.5%	2.6%	7.0%	11.5%	\$722,339
Darwin	1.5%	5.4%	19.7%	27.6%	\$602,870
Canberra	0.3%	1.3%	5.5%	9.8%	\$884,844
Combined capitals	0.7%	2.1%	9.2%	12.7%	\$1,002,520
Combined regional	1.0%	3.2%	10.3%	15.2%	\$743,672
National	0.8%	2.4%	9.4%	13.3%	\$912,465

Home Value Index

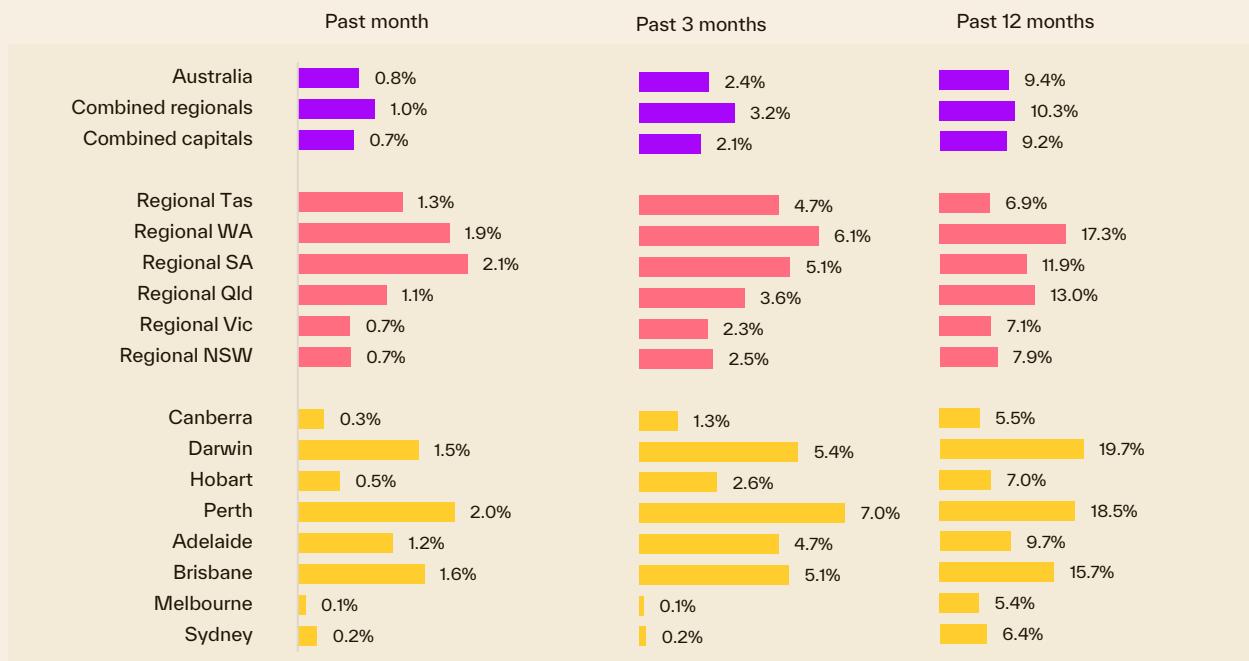
Rolling three-month change in dwelling values State capitals



Rolling three-month change in dwelling values Combined capitals v Combined regionals

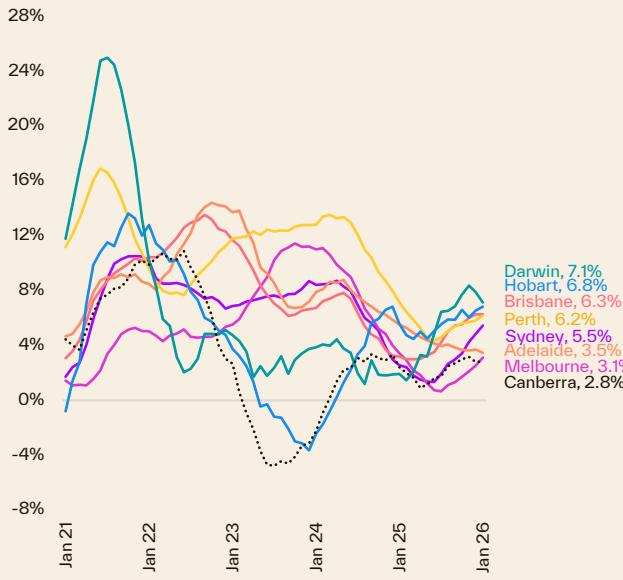


Change in dwelling values to end of January 2026

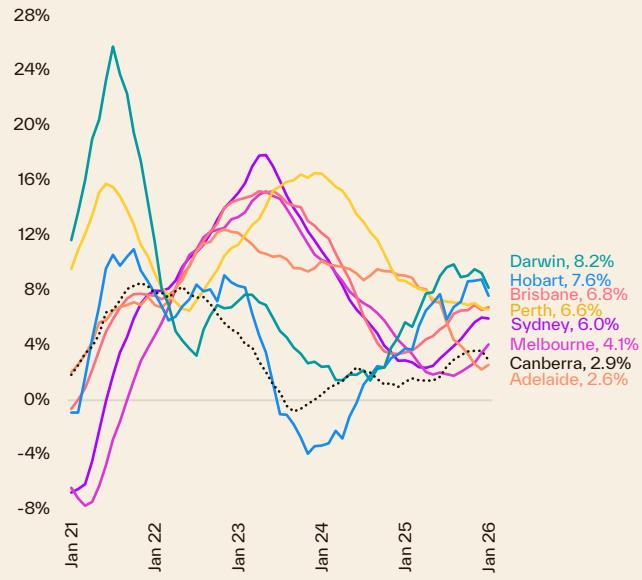


Home Value Index

Annual change in rents, Houses



Annual change in rents, Units



The rental vacancy rate came in at 1.7% nationally in January, up from a recent record low of 1.5% in September, but still well below the long run average of 2.5%, or even a year ago, when the vacancy rate was 2.1%.

Every capital city except Canberra has recorded a vacancy rate below the 10-year average. Adelaide posted the tightest rental vacancy conditions, with only 1.0% of rental stock available to rent in January.

With such low vacancy rates, Cotality's national Rental Index was up 0.6% in January, the strongest monthly change in rents since April last year. Similarly, the annual pace of rental growth picked up, recorded at 5.4% over the 12 months to January, adding approximately \$35.20/week to the median rent.

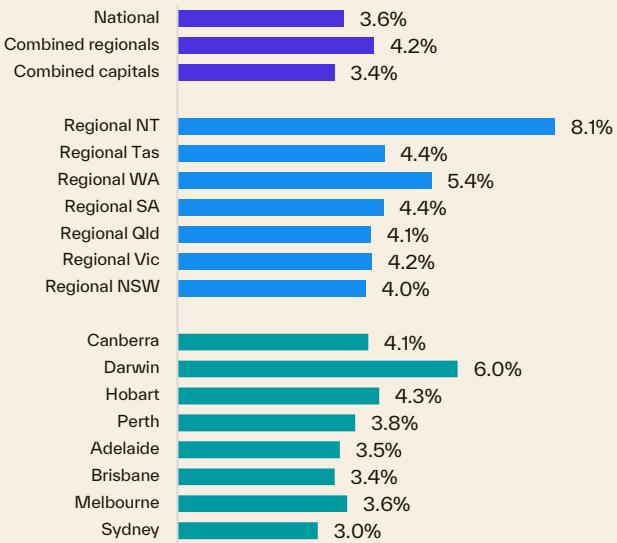
The past five years has seen a 42.4% jump in weekly rents nationally, adding approximately \$204/week to the median rent. For context, the previous five-year period (ending January 2021) saw rents rise by just 8.2%.

The smallest capitals, Darwin and Hobart, have recorded the strongest rental growth conditions, with Darwin rents up 7.1% and 8.2% over the past year for houses and units respectively. Hobart house and unit rents were 6.8% and 7.6% higher through the year.

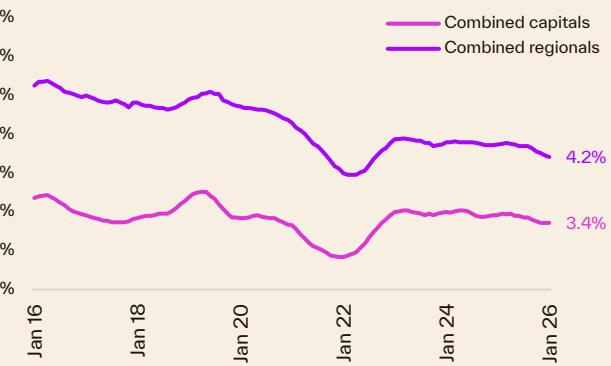
Although rents have risen, home values have increased at a faster rate, placing some gradual downwards pressure on gross rental yields. At 3.56%, the national gross rental yield hasn't been this low since September 2022.

"Low yields haven't been a deterrent to investors, with mortgage activity from this segment comprising 41% of demand based on ABS data to September," Mr Lawless said. "Investors have their eye on opportunities for capital gain, so it will be interesting to see if investor demand tapers if value growth continues to ease."

Gross rental yields, dwellings



Gross rental yields, dwellings



Home Value Index

Australia's housing market is set to navigate an increasingly complex mix of headwinds and tailwinds over the coming year. While supply side constraints and a resilient labour market continue to support values, housing demand is likely to be tempered by a range of headwinds. On balance, its likely housing conditions will remain diverse around the country but lose some momentum. That said, a material downturn seems unlikely unless economic conditions weaken more than expected or more rigorous credit controls arise.

Demand side headwinds are becoming more evident

Higher inflation and the potential for further rate hikes. With inflation above the RBA's target range, and ticking higher in December, the chance of at least one rate hike is high. Even without a lift in the cash rate, the expectation of higher rates is likely to erode confidence, while any actual increase will flow through quickly to borrowing costs and less purchasing power.

Affordability and serviceability constraints remain acute. Home values have risen significantly relative to incomes, and interest rates are a full percentage point above the pre-COVID decade average. As a result, both the deposit hurdle and ongoing serviceability assessments continue to present substantial barriers for prospective buyers.

Normalising population growth. After several years of exceptionally strong net overseas migration, the 'catch up' phase of population growth has moderated back toward longer-run averages. While still positive for underlying housing demand, the step-down removes some of the extreme pressure on housing demand.

A more cautious credit environment. Credit conditions are tightening at the margin. APRA's introduction of limits on high debt-to-income (DTI) lending from February 1 set the tone for a more cautious lending environment in 2026 but aren't likely to have an influence on the headline trends. With investor credit growth tracking close to record highs, speculative activity could be another area of focus if credit growth across this segment doesn't moderate. Additionally, the three-percentage point serviceability buffer remains a formidable barrier for borrowers, especially if rates move higher.

Consumer sentiment remains fragile. Household confidence has been subdued for an extended period, with a renewed downturn in December and January reflecting cost-of-living pressures and

uncertainty around the economic outlook. Weaker sentiment typically correlates with softer housing demand as buyers defer major financial commitments.

Tailwinds likely to support prices despite softer demand

Persistently low supply levels. Both advertised stock and new housing completions are expected to remain well below average. Construction costs are elevated and rising, making it hard for residential projects to stack up from a feasibility perspective. Established supply is also constrained, with listings in January almost 25% below the five-year average for this time of the year. Even if listings rise, particularly if selling times extend, supply is still likely to sit below underlying demand.

Attractive incentives for first-home buyers. State and federal schemes remain supportive for eligible buyers, helping offset some of the affordability challenges and channeling demand into the lower quartile of the market. These incentives, along with broader affordability and serviceability constraints, tend to amplify demand around mid-range to entry-level segments, even when broader demand is softening.

Ultra-tight rental markets nudging renters toward ownership.

Vacancy rates remain historically low, and rental growth has outpaced wage growth for several years. For some households, the additional cost of paying down a mortgage relative to paying a landlord is likely to be increasingly attractive, especially if they can take advantage of government schemes aimed at supporting first time buyers.

Labour market resilience and steady economic growth.

Unemployment is expected to remain low by long-run standards, and the economy is forecast to grow around 1.9% in 2026. While not strong, this level of economic activity is generally supportive of housing, providing a buffer against distressed selling and broader market weakness.

Overall, the year ahead is shaping up to be one of softer, more uneven growth. Demand is likely to be dampened by affordability and credit headwinds, while supply constraints and a still-resilient labour market will act as important stabilisers. In this environment, a slowdown in value growth, rather than a sharp reversal, appears the more probable path, unless economic or credit conditions deteriorate more than expected.

Cotality Home Value Index tables

Capitals		Rest of state regions								Aggregate indices								
Region	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Regional NSW	Regional Vic	Regional Qld	Regional SA	Regional WA	Regional Tas	Regional NT	Combined capitals	Combined regional	National
Dwellings																		
Month	0.2%	0.1%	1.6%	1.2%	2.0%	0.5%	1.5%	0.3%	0.7%	0.7%	1.1%	2.1%	1.9%	1.3%	na	0.7%	1.0%	0.8%
Quarter	0.2%	0.1%	5.1%	4.7%	7.0%	2.6%	5.4%	1.3%	2.5%	2.3%	3.6%	5.1%	6.1%	4.7%	na	2.1%	3.2%	2.4%
YTD	0.2%	0.1%	1.6%	1.2%	2.0%	0.5%	1.5%	0.3%	0.7%	0.7%	1.1%	2.1%	1.9%	1.3%	na	0.7%	1.0%	0.8%
Annual	6.4%	5.4%	15.7%	9.7%	18.5%	7.0%	19.7%	5.5%	7.9%	7.1%	13.0%	11.9%	17.3%	6.9%	na	9.2%	10.3%	9.4%
Total return	9.5%	9.0%	19.5%	13.6%	23.5%	11.5%	27.6%	9.8%	12.5%	11.9%	18.1%	18.1%	24.1%	11.8%	na	12.7%	15.2%	13.3%
Gross yield	3.0%	3.6%	3.4%	3.5%	3.8%	4.3%	6.0%	4.1%	4.0%	4.2%	4.1%	4.4%	5.4%	4.4%	na	3.4%	4.2%	3.6%
Median value	\$1,290,537	\$830,371	\$1,054,555	\$914,203	\$961,898	\$722,339	\$602,870	\$884,844	\$821,563	\$623,467	\$817,657	\$523,690	\$664,926	\$578,577	na	\$1,002,520	\$743,672	\$912,465
Houses																		
Month	0.3%	0.2%	1.5%	1.3%	1.9%	0.4%	1.6%	0.5%	0.7%	0.7%	1.1%	2.1%	1.9%	1.3%	-1.6%	0.8%	1.0%	0.8%
Quarter	0.2%	0.3%	4.9%	4.8%	7.0%	2.5%	6.1%	1.9%	2.6%	2.4%	3.7%	4.9%	6.2%	4.8%	-0.7%	2.3%	3.3%	2.6%
YTD	0.3%	0.2%	1.5%	1.3%	1.9%	0.4%	1.6%	0.5%	0.7%	0.7%	1.1%	2.1%	1.9%	1.3%	-1.6%	0.8%	1.0%	0.8%
Annual	7.6%	6.5%	15.1%	9.7%	18.4%	7.2%	20.8%	7.1%	8.2%	7.2%	13.3%	11.8%	17.6%	7.3%	-0.3%	10.2%	10.5%	10.2%
Total return	10.3%	9.6%	18.6%	13.5%	23.1%	11.5%	28.1%	11.3%	12.7%	11.9%	18.5%	18.3%	24.3%	12.1%	6.8%	13.4%	15.4%	13.9%
Gross yield	2.6%	3.1%	3.2%	3.3%	3.7%	4.2%	5.4%	3.7%	4.0%	4.1%	4.1%	4.4%	5.3%	4.4%	8.1%	3.1%	4.2%	3.3%
Median value	\$1,598,819	\$989,356	\$1,149,589	\$972,435	\$1,003,804	\$766,602	\$715,084	\$1,033,761	\$852,309	\$654,340	\$827,066	\$534,921	\$685,227	\$602,485	\$421,883	\$1,140,454	\$759,883	\$993,817
Units																		
Month	0.2%	-0.2%	2.0%	0.8%	2.3%	1.0%	1.4%	-0.1%	0.3%	0.6%	1.2%	2.9%	2.5%	2.0%	na	0.5%	0.9%	0.5%
Quarter	0.4%	-0.2%	6.1%	4.4%	7.2%	3.4%	3.9%	-0.7%	1.9%	1.8%	3.0%	8.6%	4.1%	3.9%	na	1.4%	2.6%	1.6%
YTD	0.2%	-0.2%	2.0%	0.8%	2.3%	1.0%	1.4%	-0.1%	0.3%	0.6%	1.2%	2.9%	2.5%	2.0%	na	0.5%	0.9%	0.5%
Annual	3.3%	2.7%	18.3%	9.8%	20.1%	6.3%	17.5%	0.4%	6.2%	6.5%	12.1%	12.0%	11.0%	3.0%	na	5.8%	9.5%	6.5%
Total return	7.5%	7.4%	23.5%	14.5%	26.9%	11.3%	26.6%	5.6%	10.9%	11.8%	17.1%	15.3%	20.0%	9.6%	na	10.5%	14.6%	11.2%
Gross yield	4.1%	4.8%	4.0%	4.3%	4.9%	4.8%	7.3%	5.3%	4.4%	4.8%	4.4%	4.9%	8.3%	5.1%	na	4.4%	4.5%	4.4%
Median value	\$903,210	\$639,145	\$824,764	\$666,744	\$699,814	\$576,832	\$440,758	\$592,009	\$670,779	\$449,961	\$791,640	\$410,222	\$386,265	\$434,722	na	\$749,446	\$655,427	\$733,491

Home Value Index

Top 10 Capital city SA3's with highest 12-month value growth - Dwellings

Rank	SA3 Name	SA4 Name	Median Value	Annual change	Rank	SA3 Name	SA4 Name	Median Value	Annual change					
Greater Sydney														
1	Merrylands - Guildford	Parramatta	\$1,329,141	14.9%	1	Serpentine - Jarrahdale	South East	\$894,908	24.3%					
2	St Marys	Outer West and Blue Mountains	\$1,142,938	14.2%	2	Armadale	South East	\$853,006	23.7%					
3	Canterbury	Inner South West	\$1,324,994	12.7%	3	Belmont - Victoria Park	South East	\$956,963	22.2%					
4	Mount Druitt	Blacktown	\$991,838	12.5%	4	Kwinana	South West	\$771,683	21.7%					
5	Campbelltown (NSW)	Outer South West	\$1,002,419	12.1%	5	Canning	South East	\$1,068,508	20.9%					
6	Penrith	Outer West and Blue Mountains	\$1,096,304	11.8%	6	Gosnells	South East	\$860,467	20.0%					
7	Richmond - Windsor	Outer West and Blue Mountains	\$993,246	11.7%	7	Swan	North East	\$888,475	19.5%					
8	Blue Mountains	Outer West and Blue Mountains	\$1,034,337	11.5%	8	Wanneroo	North West	\$913,509	19.2%					
9	Blacktown	Blacktown	\$1,201,381	11.2%	9	Cockburn	South West	\$1,038,086	18.7%					
10	Bankstown	Inner South West	\$1,485,368	10.9%	10	Joondalup	North West	\$1,208,333	18.7%					
Greater Melbourne														
1	Frankston	Mornington Peninsula	\$856,746	14.3%	1	Hobart - North West	Hobart	\$618,219	11.0%					
2	Brimbank	West	\$730,805	10.0%	2	Hobart - North East	Hobart	\$763,856	7.7%					
3	Kingston	Inner South	\$1,085,527	8.8%	3	Hobart - South and West	Hobart	\$827,332	7.1%					
4	Whitehorse - East	Outer East	\$1,239,067	8.6%	4	Brighton	Hobart	\$594,435	5.8%					
5	Sunbury	North West	\$730,922	8.5%	5	Hobart Inner	Hobart	\$880,192	4.8%					
6	Dandenong	South East	\$794,550	8.5%	6	Sorell - Dodges Ferry	Hobart	\$652,350	3.8%					
7	Tullamarine - Broadmeadows	North West	\$740,035	8.4%	Greater Darwin									
8	Keilor	North West	\$1,065,200	8.2%	1	Palmerston	Darwin	\$634,104	27.5%					
9	Whittlesea - Wallan	North East	\$781,708	7.7%	2	Darwin Suburbs	Darwin	\$602,689	18.7%					
10	Knox	Outer East	\$965,300	7.6%	3	Darwin City	Darwin	\$515,442	14.4%					
Greater Brisbane														
1	Springwood - Kingston	Logan - Beaudesert	\$922,327	22.4%	ACT									
2	Sunnybank	South	\$1,325,649	20.1%	1	Tuggeranong	ACT	\$897,924	7.0%					
3	Ipswich Inner	Ipswich	\$848,367	19.1%	2	Belconnen	ACT	\$875,821	6.8%					
4	Forest Lake - Oxley	Ipswich	\$938,200	19.0%	3	Molonglo	ACT	\$744,135	6.8%					
5	Rocklea - Acacia Ridge	South	\$1,173,611	18.6%	4	Gungahlin	ACT	\$919,082	6.1%					
6	Springfield - Redbank	Ipswich	\$903,021	18.4%	5	Weston Creek	ACT	\$976,415	6.0%					
7	North Lakes	Moreton Bay - South	\$1,006,709	18.0%	6	Woden Valley	ACT	\$806,780	4.5%					
8	Loganlea - Carbrook	Logan - Beaudesert	\$947,795	17.9%	7	South Canberra	ACT	\$840,090	3.3%					
9	Strathpine	Moreton Bay - South	\$930,225	17.8%	8	North Canberra	ACT	\$718,916	2.1%					
10	Chermside	North	\$1,272,406	17.7%										
Greater Adelaide														
1	Salisbury	North	\$796,100	13.1%										
2	Gawler - Two Wells	North	\$794,222	12.9%										
3	Adelaide Hills	Central and Hills	\$1,004,594	12.8%										
4	Tea Tree Gully	North	\$914,420	12.2%										
5	Norwood - Payneham - St Peters	Central and Hills	\$1,266,485	11.7%										
6	Unley	Central and Hills	\$1,565,777	10.4%										
7	Port Adelaide - East	North	\$941,039	9.9%										
8	West Torrens	West	\$1,083,311	9.9%										
9	Campbelltown (SA)	Central and Hills	\$1,116,516	9.8%										
10	Playford	North	\$679,649	9.8%										

Data source: Cotality

About the data

Median values refers to the middle of valuations observed in the region. Growth rates are based on changes in the Cotality Home Value index, which take into account value changes across the market.

Only metrics with a minimum of 20 sales observations and a low standard error on the median valuation have been included. Data is at January 2026.

Home Value Index

Top 10 regional SA3's with highest 12-month value growth - Dwellings

Rank	SA3 Name	SA4 Name	Median Value	Annual change	Rank	SA3 Name	SA4 Name	Median Value	Annual change
Regional NSW									
1	Lower Murray	Murray	\$388,573	16.2%	1	Albany	Wheat Belt	\$756,920	22.8%
2	Tamworth - Gunnedah	New England and North West	\$559,328	15.9%	2	Goldfields	Outback (South)	\$395,690	19.2%
3	Maitland	Hunter Valley exc Newcastle	\$877,672	15.6%	3	West Pilbara	Outback (North)	\$667,360	18.2%
4	Armidale	New England and North West	\$564,515	14.8%	4	Manjimup	Bunbury	\$660,599	17.7%
5	Wagga Wagga	Riverina	\$607,993	14.1%	5	Wheat Belt - North	Wheat Belt	\$544,838	17.5%
6	Dubbo	Far West and Orana	\$539,049	14.0%	6	Mid West	Outback (South)	\$548,397	17.3%
7	Inverell - Tenterfield	New England and North West	\$411,957	13.6%	7	Augusta - Margaret River - Busselton	Bunbury	\$1,058,744	16.9%
8	Albury	Murray	\$659,693	13.4%	8	Esperance	Outback (South)	\$555,126	16.9%
9	Lower Hunter	Hunter Valley exc Newcastle	\$742,560	12.3%	9	Gascoyne	Outback (South)	\$475,909	16.3%
10	Lake Macquarie - East	Newcastle and Lake Macquarie	\$1,042,995	11.4%	10	Bunbury	Bunbury	\$751,924	15.6%
Regional VIC									
1	Mildura	North West	\$549,192	19.7%	1	Devonport	West and North West	\$591,768	12.2%
2	Ballarat	Ballarat	\$631,682	14.3%	2	Launceston	Launceston and North East	\$618,270	8.9%
3	Grampians	North West	\$375,941	13.5%	3	Burnie - Ulverstone	West and North West	\$538,496	8.7%
4	Loddon - Elmore	Bendigo	\$404,972	13.0%	4	Meander Valley - West Tamar	Launceston and North East	\$590,213	4.6%
5	Bendigo	Bendigo	\$633,025	12.1%	5	North East	Launceston and North East	\$533,184	3.9%
6	Latrobe Valley	Latrobe - Gippsland	\$472,272	11.7%	6	Central Highlands (Tas.)	South East	\$472,143	3.8%
7	Maryborough - Pyrenees	Ballarat	\$413,020	11.2%	7	South East Coast	South East	\$596,112	-4.1%
8	Shepparton	Shepparton	\$537,896	10.4%					
9	Wodonga - Alpine	Hume	\$684,972	10.3%					
10	Creswick - Daylesford - Ballan	Ballarat	\$701,480	9.3%					
Regional QLD									
1	Toowoomba	Toowoomba	\$815,354	19.1%					
2	Granite Belt	Darling Downs - Maranoa	\$605,934	18.5%					
3	Biloela	Central Queensland	\$350,773	17.3%					
4	Cairns - South	Cairns	\$675,205	16.8%					
5	Maryborough	Wide Bay	\$630,203	16.8%					
6	Central Highlands (Qld)	Central Queensland	\$394,303	16.2%					
7	Ormeau - Oxenford	Gold Coast	\$1,133,052	16.0%					
8	Nerang	Gold Coast	\$1,162,140	15.9%					
9	Bundaberg	Wide Bay	\$677,124	15.6%					
10	Cairns - North	Cairns	\$833,226	15.4%					
Regional SA									
1	Eyre Peninsula and South West	Outback	\$389,051	15.0%					
2	Limestone Coast	South East	\$515,550	13.2%					
3	Fleurieu - Kangaroo Island	South East	\$808,374	11.8%					
4	Yorke Peninsula	Barossa - Yorke - Mid North	\$525,256	11.2%					
5	Murray and Mallee	South East	\$490,338	10.0%					
6	Barossa	Barossa - Yorke - Mid North	\$755,011	9.1%					

Data source: Cotality

About the data

Median values refers to the middle of valuations observed in the region. Growth rates are based on changes in the Cotality Home Value Index, which take into account value changes across the market.

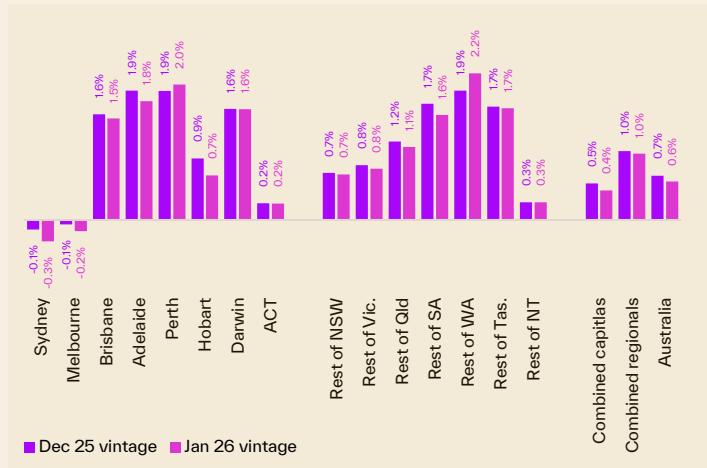
Only metrics with a minimum of 20 sales observations and a low standard error on the median valuation have been included.

Data is at January 2026

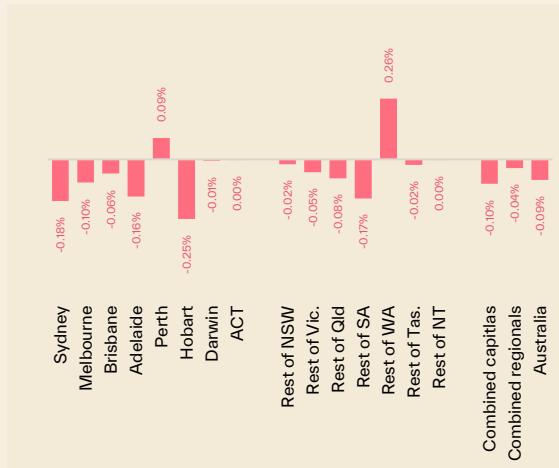
Home Value Index

Prior month level of revision

Monthly change in December 2025



Revision in monthly change for December 2025:
December 25 v January 26 vintage HVI



Home Value Index

Cotality is the largest independent provider of property information, analytics and property-related risk management services in Australia and New Zealand.

Methodology

The Cotality Hedonic Home Value Index (HVI) is calculated using a hedonic regression methodology that addresses the issue of compositional bias associated with median price and other measures. In simple terms, the index is calculated using recent sales data combined with information about the attributes of individual properties such as the number of bedrooms and bathrooms, land area and geographical context of the dwelling. By separating each property into its various formational and locational attributes, observed sales values for each property can be distinguished between those attributed to the property's attributes and those resulting from changes in the underlying residential property market. Additionally, by understanding the value associated with each attribute of a given property, this methodology can be used to estimate the value of dwellings with known characteristics for which there is no recent sales price by observing the characteristics and sales prices of other dwellings which have recently transacted. It then follows that changes in the market value of the entire residential property stock can be accurately tracked through time. The detailed methodological information can be found at:

cotality.com/au/our-data/indices

The median value is the middle estimated value of all residential properties derived through the hedonic regression methodology that underlies the Cotality Hedonic Home Value Index.

Cotality is able to produce a consistently accurate and robust Hedonic Index due to its extensive property related database, which includes transaction data for every home sale within every state and territory. Cotality augments this data with recent sales advice from real estate industry professionals, listings information and attribute data collected from a variety of sources.



Home Value Index

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