

Property Market Indicator Summary

All data to week ending 12 October 2025

Preliminary auction clearance rate rises across combined capitals

There were 2,613 homes taken to auction across the combined capitals last week, up 33.5% on the previous week when auction activity was impacted by a long weekend in four of the eight states and territories (1,958).

The combined capital city preliminary clearance rate rose to 73.0% last week – the highest in three weeks. The previous week's preliminary clearance rate came in at 71.9%, revising down to 67.4% on final numbers.

Melbourne was the busiest auction market with 1,254 homes taken to auction last week, up from 1,164 the previous week. The preliminary clearance rate, at 73.5%, was the highest in three weeks.

There were 1,003 auctions held in Sydney last week, up from 511 the week prior (Labour Day long weekend). 73.9% of auctions have returned a positive result so far, up from 72.4% the previous week (revised lower to 68.3% once finalised).

Across the smaller capitals, Brisbane hosted the most auctions, with 133 homes going under the hammer last week, compared to 148 a week earlier. A preliminary clearance rate of 68.5% was recorded, down from 69.3% the previous week (revised to 65.5% on final numbers).

There were 106 auctions held across the ACT last, up from 57 the previous week. So far, 61.5% of auctions have reported a successful result, down from 70.6% the week prior (68.4% once finalised).

In Adelaide, 96 homes went to auction last week, up from 65 the previous week. An early clearance rate of 80.6% was recorded, up from 78.8% a week earlier.

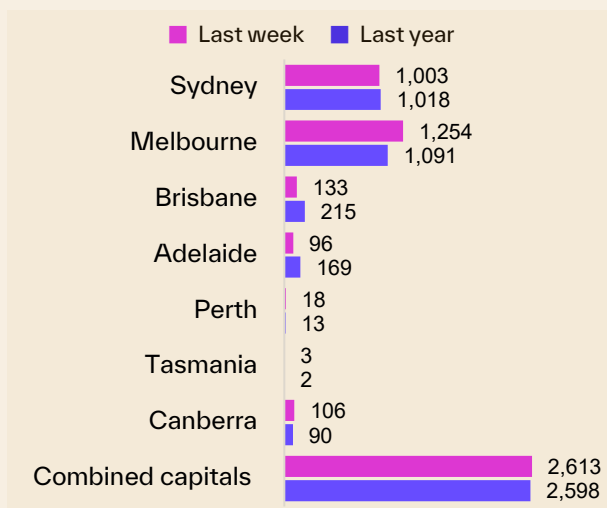
There were 18 auctions in Perth last week, up from 13 the previous week, while just three auctions were held in Tasmania, after two weeks of inactivity.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

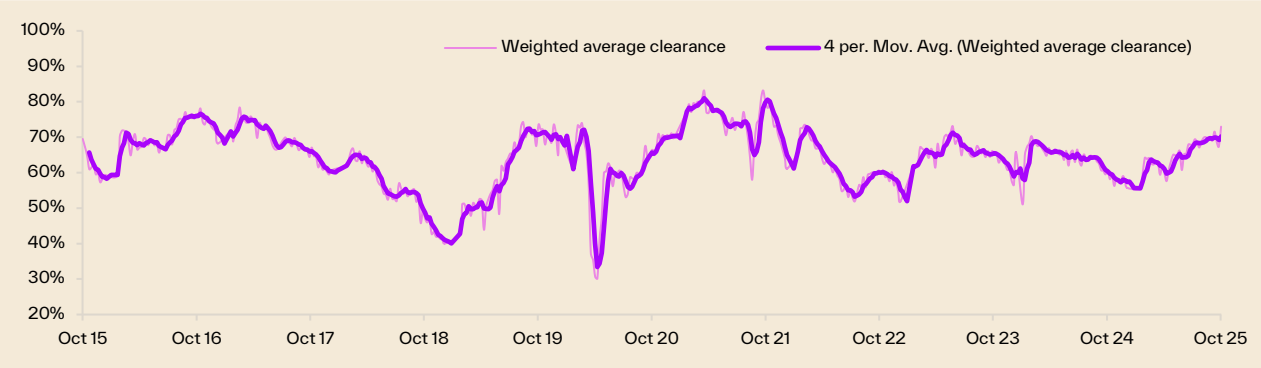
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Capital City Auction Statistics (Preliminary)

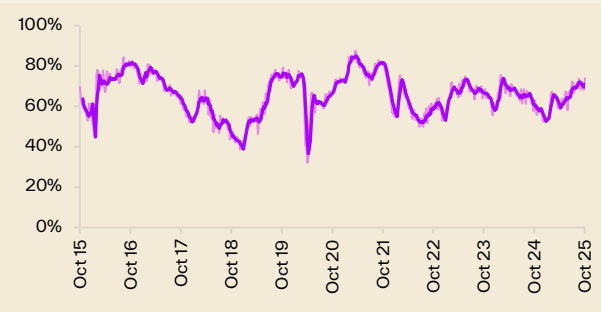
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	73.9%	1,003	762	563	199
Melbourne	73.5%	1,254	962	707	255
Brisbane	68.5%	133	92	63	29
Adelaide	80.6%	96	67	54	13
Perth	60.0%	18	15	9	6
Tasmania	n.a.	3	1	0	1
Canberra	61.5%	106	78	48	30
Combined capitals	73.0%	2,613	1,977	1,443	534

Weekly clearance rates

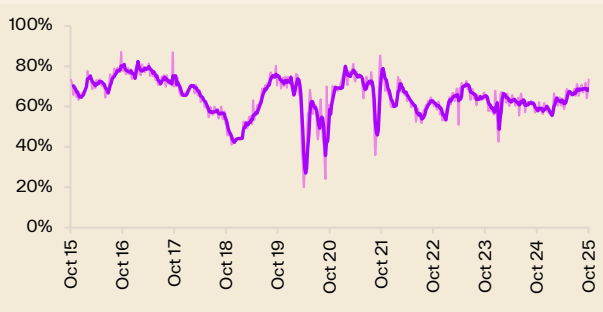
Combined capital cities



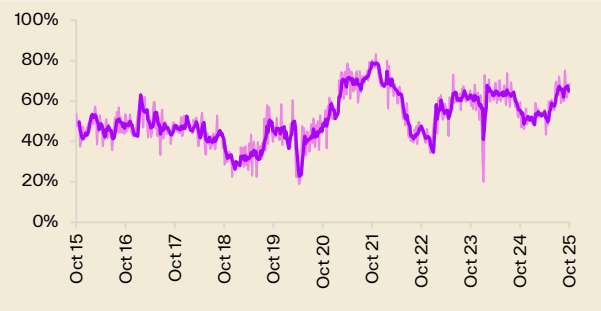
Sydney



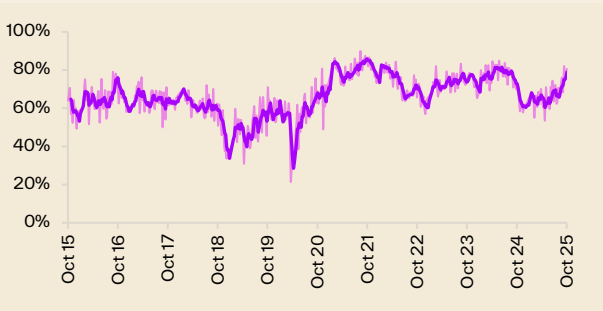
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

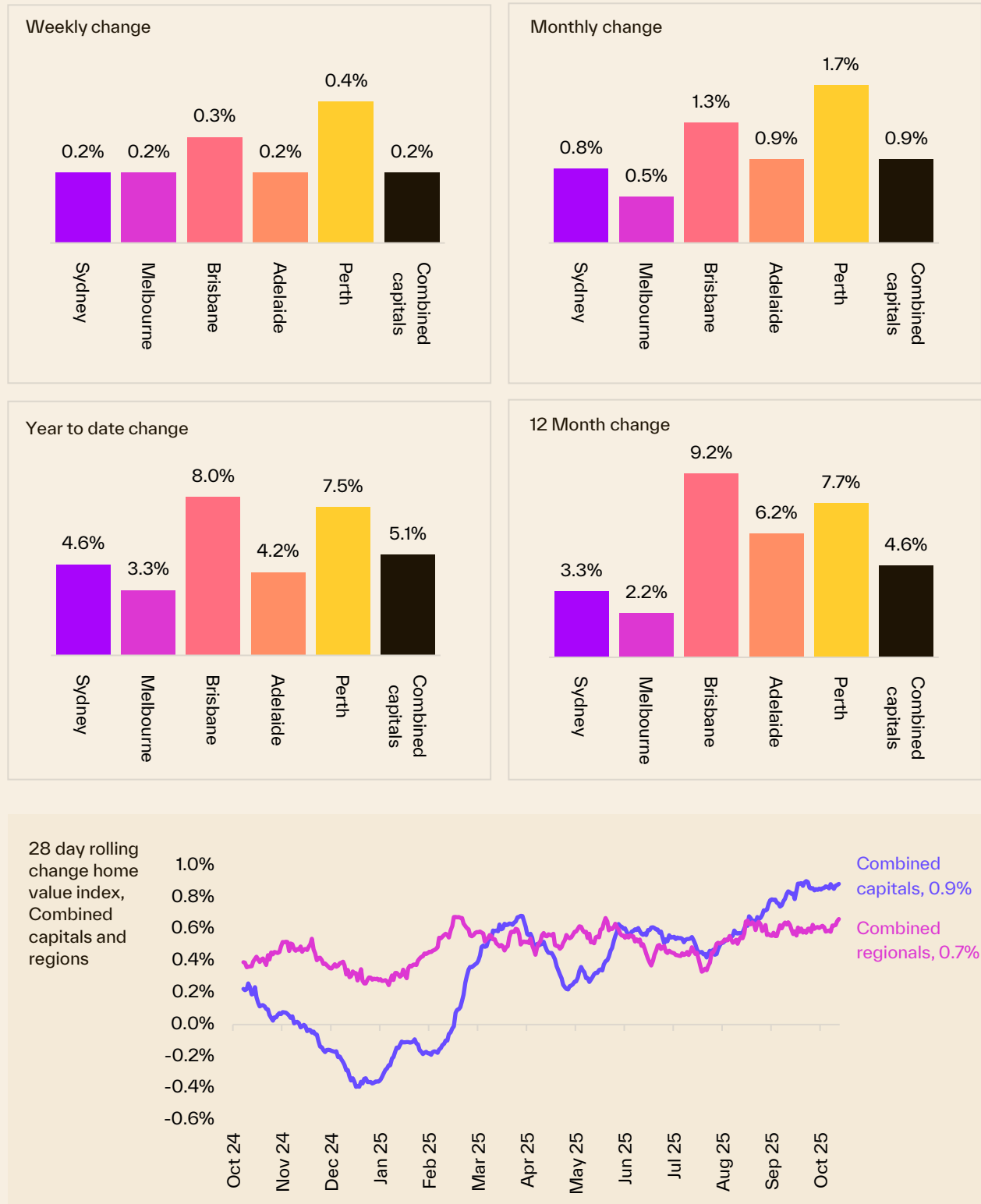
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	15	9	5	4
Baulkham Hills and Hawkesbury	88.2%	55	34	30	4
Blacktown	65.9%	76	44	29	15
City and Inner South	74.4%	105	90	67	23
Eastern Suburbs	66.7%	92	81	54	27
Inner South West	81.5%	110	81	66	15
Inner West	79.0%	85	76	60	16
North Sydney and Hornsby	75.0%	155	120	90	30
Northern Beaches	67.4%	54	43	29	14
Outer South West	n.a.	4	3	3	0
Outer West and Blue Mountains	n.a.	6	4	2	2
Parramatta	77.4%	75	53	41	12
Ryde	70.0%	58	40	28	12
South West	65.9%	64	44	29	15
Sutherland	75.0%	49	40	30	10
Melbourne sub-regions					
Inner	72.1%	206	154	111	43
Inner East	67.8%	164	118	80	38
Inner South	73.6%	147	110	81	29
North East	79.4%	160	131	104	27
North West	72.7%	149	121	88	33
Outer East	76.9%	102	78	60	18
South East	82.1%	150	112	92	20
West	67.5%	145	114	77	37
Mornington Peninsula	58.3%	31	24	14	10
Regional SA4					
Newcastle and Lake Macquarie	60.9%	29	23	14	9
Illawarra	53.9%	16	13	7	6
Gold Coast	50.8%	89	67	34	33
Sunshine Coast	56.1%	57	41	23	18
Geelong	42.9%	17	14	6	8

The above results are preliminary, with ‘final’ auction clearance rates published each Thursday. 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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Property Market Indicator Summary

Capital city home value changes

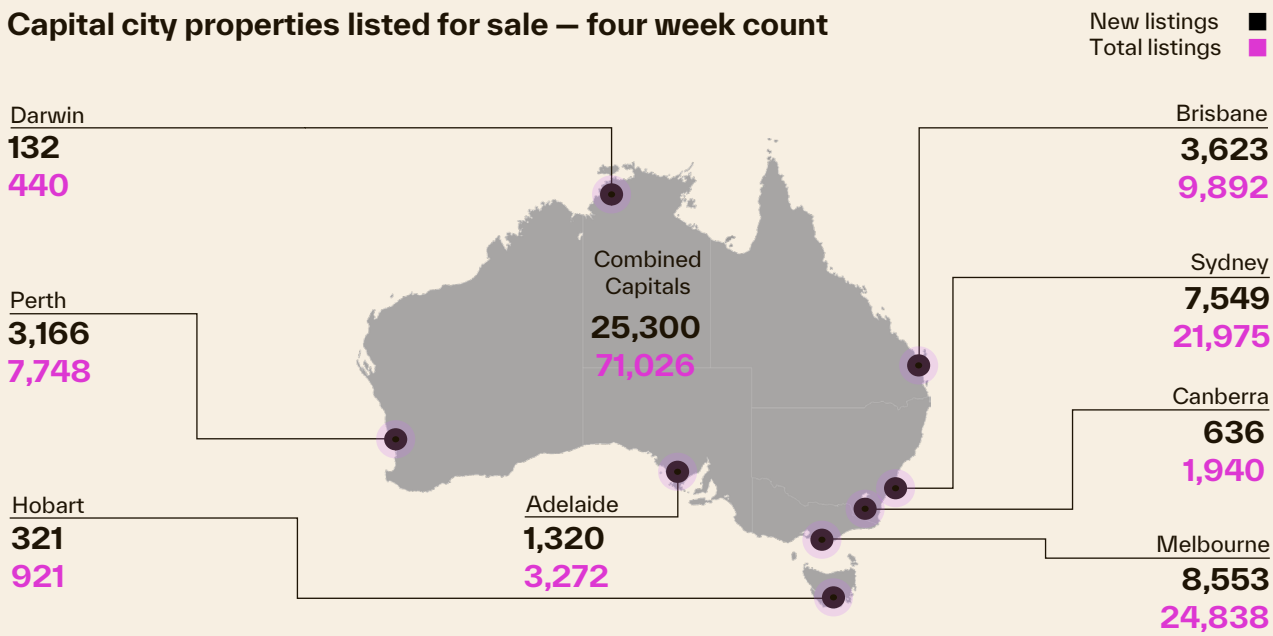


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

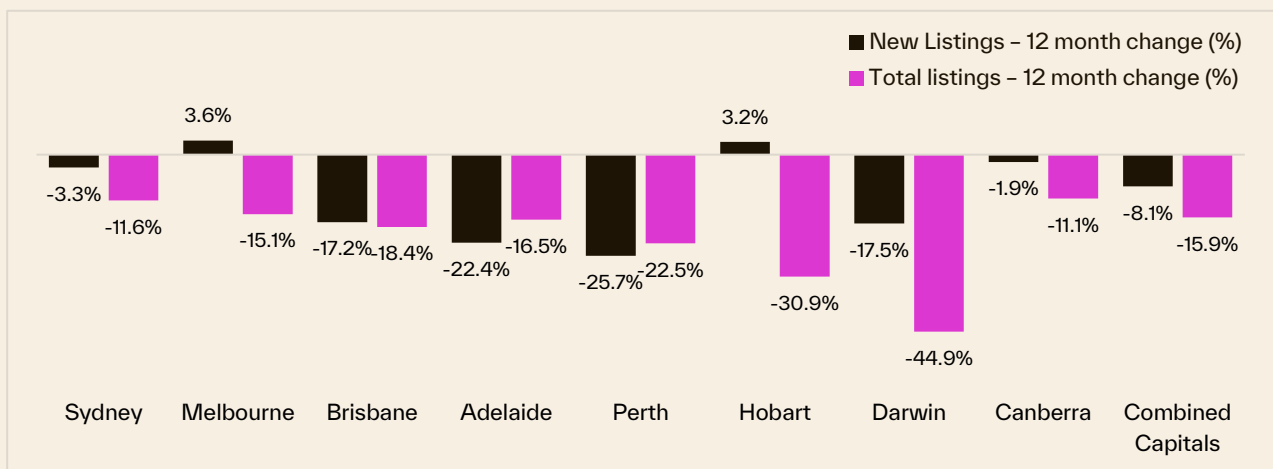
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Property Market Indicator Summary

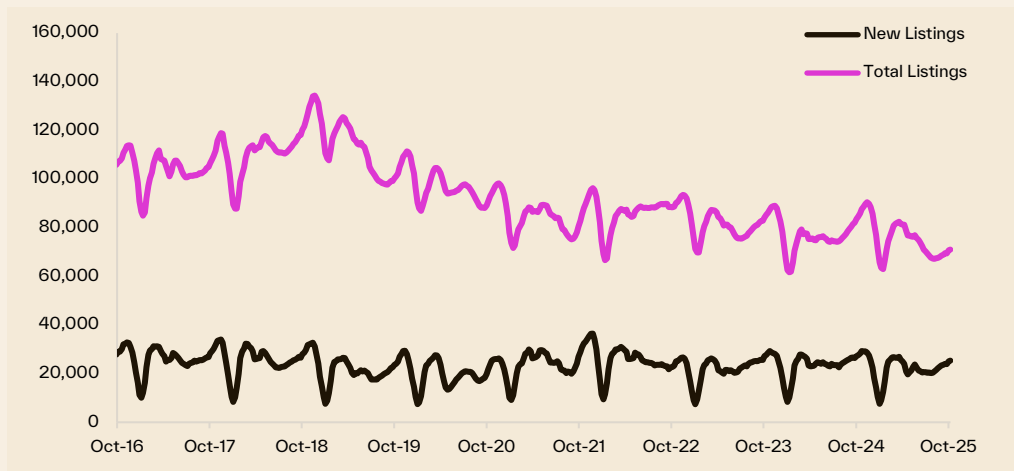
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



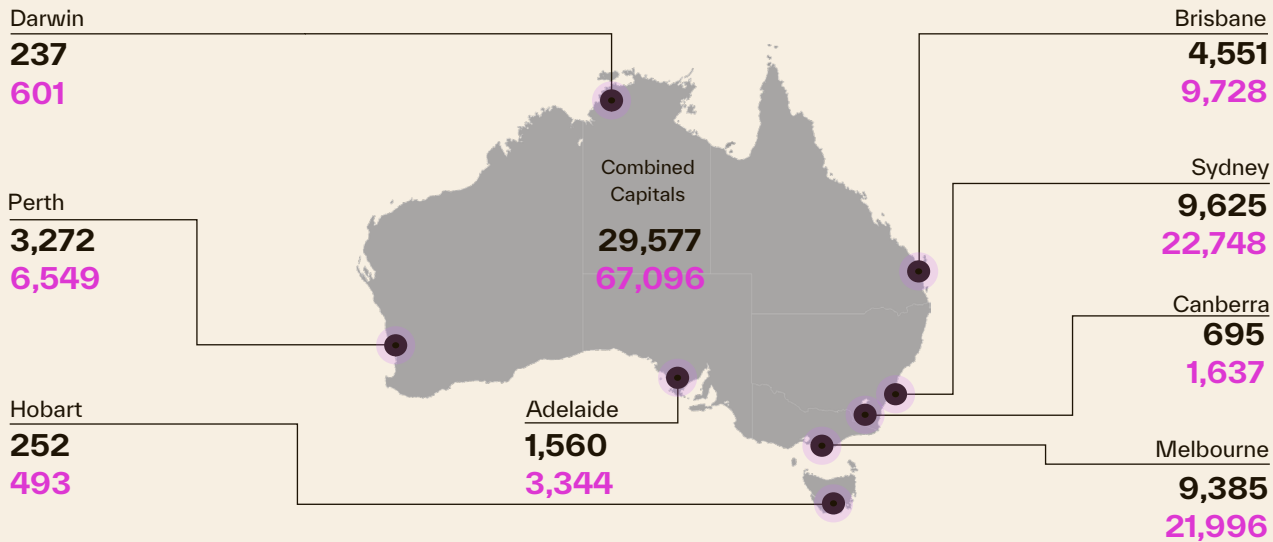
Number of homes for sale, combined capital cities



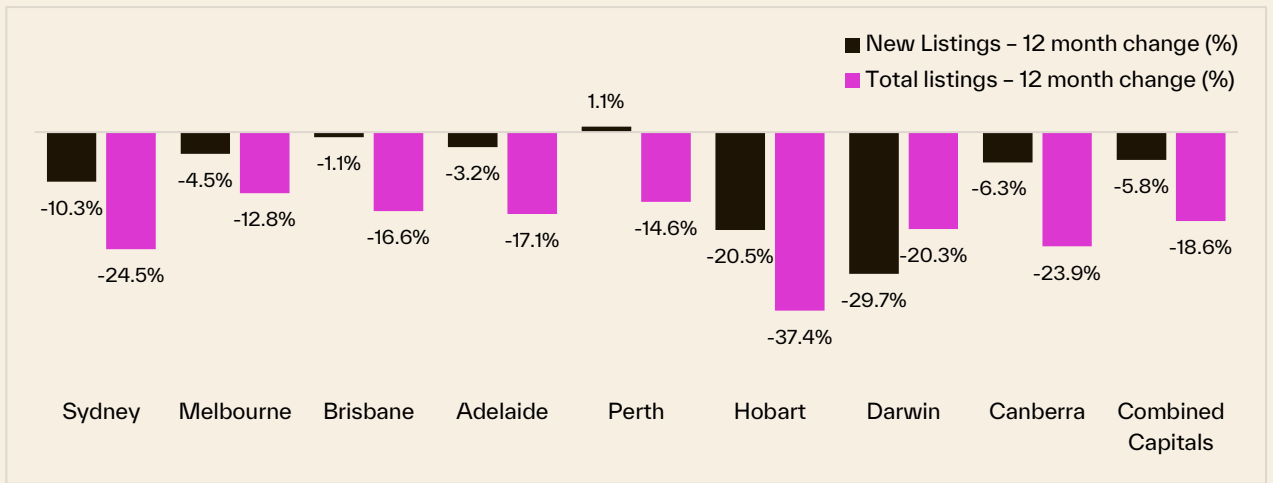
These results are calculated across properties that have been advertised for sale over the 28 days ending 12 October 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new

Property Market Indicator Summary

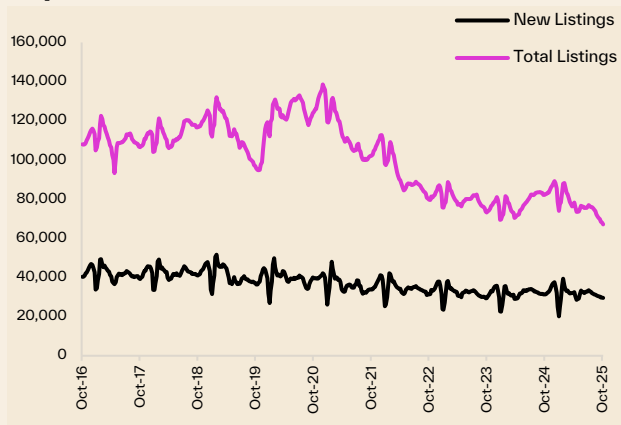
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to September 2025

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	Annual	Current	12 months ago	Current	12 months ago
Sydney	\$807	0.3%	0.8%	3.5%	3.0%	3.0%	1.6%	2.3%
Melbourne	\$615	0.1%	0.4%	1.4%	3.7%	3.6%	1.4%	1.7%
Brisbane	\$696	0.3%	1.2%	5.6%	3.6%	3.7%	1.7%	2.1%
Adelaide	\$633	-0.1%	0.0%	3.9%	3.6%	3.7%	0.9%	1.2%
Perth	\$729	0.4%	0.9%	5.6%	4.2%	4.2%	1.1%	1.4%
Hobart	\$584	0.4%	0.8%	6.2%	4.4%	4.3%	1.2%	2.4%
Darwin	\$687	1.7%	4.2%	7.6%	6.5%	6.8%	2.1%	2.1%
Canberra	\$680	0.0%	0.3%	2.8%	4.0%	4.0%	1.6%	2.4%
Combined capitals	\$702	0.3%	0.8%	3.7%	3.4%	3.4%	1.5%	1.9%
Combined regionals	\$591	0.4%	1.1%	5.9%	4.4%	4.4%	1.4%	2.0%
National	\$672	0.3%	0.8%	4.3%	3.7%	3.6%	1.5%	1.9%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



11A/21 Thornton Street
Darling Point

4 4 3

\$17,000,000

Ray White Double Bay



12 Elvina Street Dover
Heights

5 5 2

\$9,400,000

Ray White Double Bay

Victoria



6 Aylesbury Way
Warrandyte

5 2 3

\$3,140,000

Jellis Craig Doncaster



288 Fitzroy Street
Fitzroy

2 2 3

\$3,125,000

Jellis Craig Fitzroy

Queensland



51/3510 Main Beach Parade
Main Beach

4 5 2

\$11,000,000

Ray White Main Beach




4/142 Marine Parade
Miami

4 4 0

\$10,800,000

Kollosche

South Australia

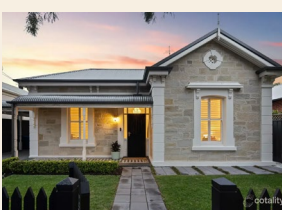


6A Joseph Avenue
Wattle Park

5 4 4

\$2,780,000

Harcourts Prohomes



6 Elizabeth Street
Goodwood

4 2 1

\$2,600,000

Noakes Nickolas

Western Australia



41 Kingsland Avenue
City Beach

4 2 2

\$4,280,000

Excellence Property Specialists



24/11 Leighton Beach Boulevard
North Fremantle

3 3 2

\$3,900,000

Mont Property

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



26 Shepherd Street
Sandy Bay

4 3 2

\$2,810,000

Petrusma Property



4/6 Venice Street
Howrah

3 2 2

\$1,300,000

Elders Tasmania

Northern Territory



14 Kurrajong Crescent
Nightcliff

5 3 6

\$1,297,000

Real Estate Central



15 Copeland Crescent
Nakara

4 2 0

\$800,000

Heron Property

Australian Capital Territory



12 Ferrier Place
Kambah

4 2 2

\$1,750,000

My Morris



35 Mackennal Street
Lyneham

4 2 1

\$1,745,000

Home By Holly

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