

Property Market Indicator Summary

All data to week ending 21 September 2025

Capitals' highest preliminary clearance rate since October 2021

2,675 capital city homes were auctioned last week, the highest weekly volume since the first week of June (2,918) and a solid 11.4% rise from week prior (2,402).

The preliminary auction clearance rate also jumped higher, up 3.1 percentage points to 77.9% – the capital's highest early clearance rate since late October 2021 (78.9%).

Melbourne was home to 1,322 auctions last week, overtaking the week prior (1,240) as the city's busiest since the first week of June (1,516). At 78.6%, last week's preliminary clearance rate was Melbourne's highest since the week ending October 24th, 2021 (80.1%).

925 homes went to auction across Sydney last week, up 11.6% from the 829 held the week prior. After easing over the previous two weeks, the preliminary clearance rate rose 3.2 percentage points to 77.9% last week, making it Sydney's fourth highest early success rate so far this year.

Across the smaller capitals, Brisbane recorded the highest volume of auctions, with 174 homes taken under the hammer – the city's 5th highest weekly volume so far this year. Of the 125 results collected so far, 65.6% were successful, down from 74.0% the week prior.

135 auctions were held in Adelaide last week, a 37.8% rise relative to the week prior. 85.5% of auctions have reported a successful result so far, the city's second highest preliminary clearance rate recorded over the year to date.

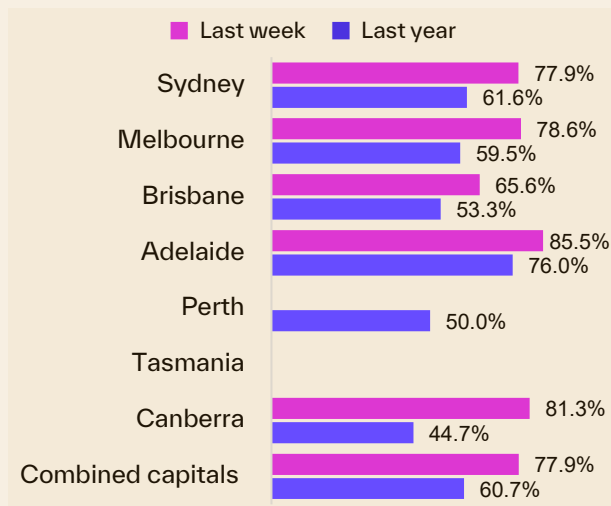
Canberra hosted its busiest week since mid-April, with 105 homes auctioned last week. This marked only the third time this year that the city held more than 100 auctions in a week.

Only 11 homes were auctioned across Perth last week with five reporting successful results so far, while just three auctions were held in Tasmania, all of which were successful.

Auction activity is set to drop back to around 1,875, this week, with Melbourne scheduled auction numbers set to ease to just under 200 amid the AFL grand final. Across Sydney however, around 1,300 auctions are scheduled, marking what is likely to be the city's highest weekly volume since the week prior to Easter earlier this year.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

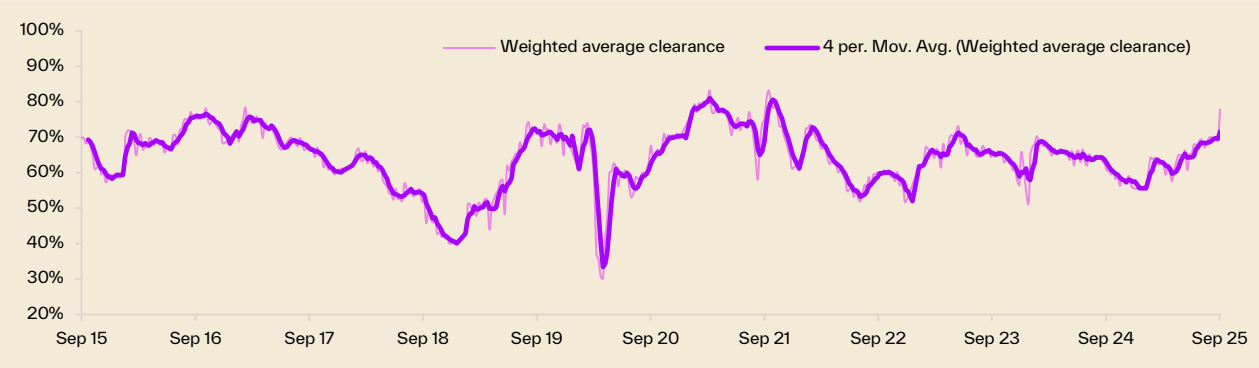
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Capital City Auction Statistics (Preliminary)

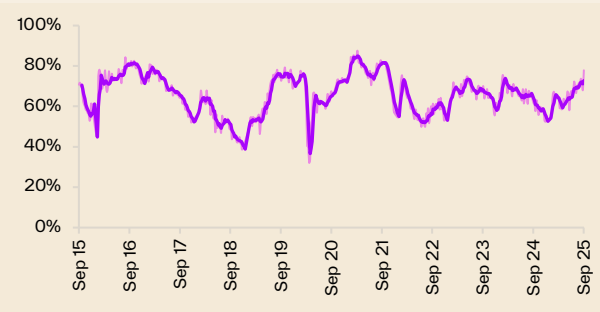
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	77.9%	925	718	559	159
Melbourne	78.6%	1,322	1,008	792	216
Brisbane	65.6%	174	125	82	43
Adelaide	85.5%	135	76	65	11
Perth	n.a.	11	6	5	1
Tasmania	n.a.	3	3	0	3
Canberra	81.3%	105	75	61	14
Combined capitals	77.9%	2,675	2,011	1,566	445

Weekly clearance rates

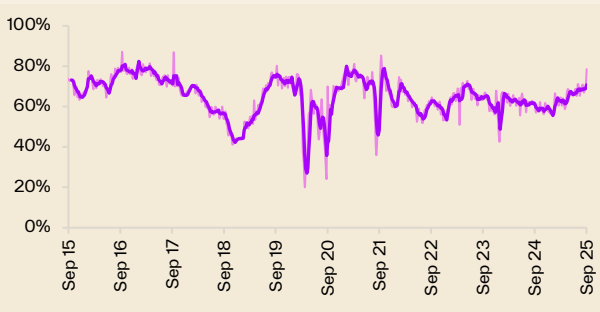
Combined capital cities



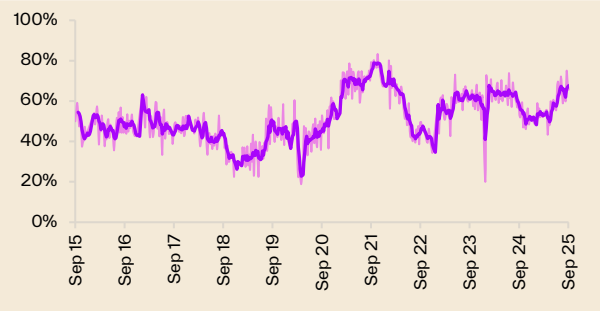
Sydney



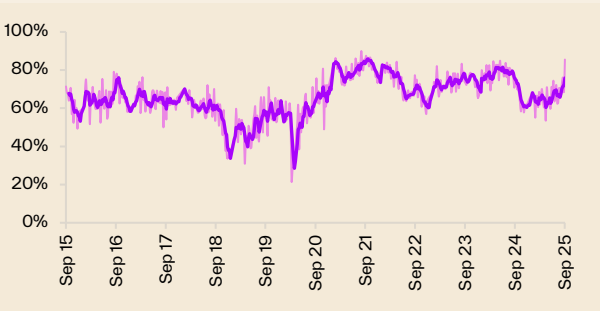
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

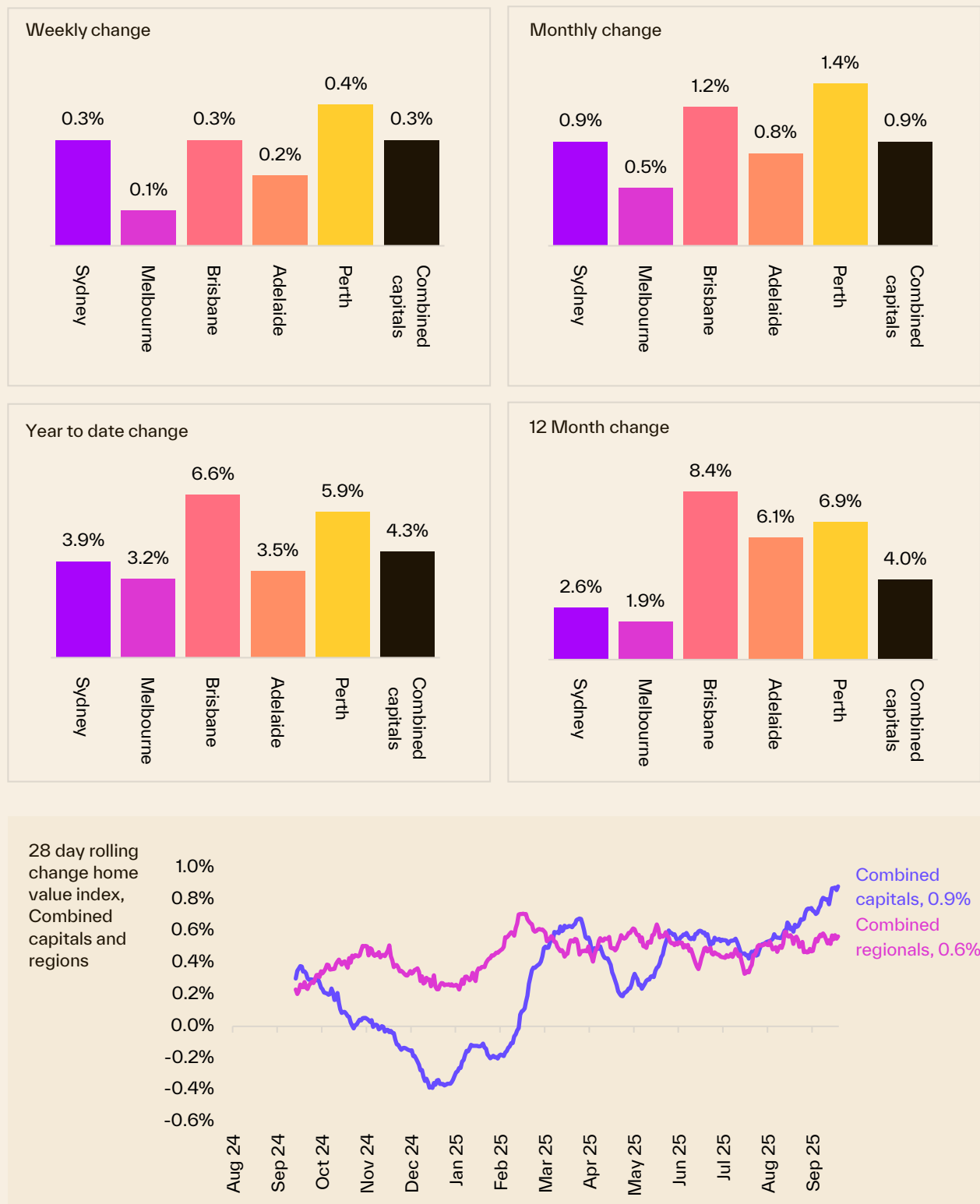
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	50.0%	26	18	9	9
Baulkham Hills and Hawkesbury	70.0%	41	30	21	9
Blacktown	90.0%	39	20	18	2
City and Inner South	78.6%	95	84	66	18
Eastern Suburbs	73.1%	88	78	57	21
Inner South West	82.6%	107	86	71	15
Inner West	78.1%	81	64	50	14
North Sydney and Hornsby	81.0%	158	121	98	23
Northern Beaches	79.0%	50	38	30	8
Outer South West	n.a.	6	5	3	2
Outer West and Blue Mountains	60.0%	11	10	6	4
Parramatta	81.2%	89	69	56	13
Ryde	80.6%	49	36	29	7
South West	82.1%	46	28	23	5
Sutherland	72.7%	41	33	24	9
Melbourne sub-regions					
Inner	79.1%	238	182	144	38
Inner East	73.8%	189	149	110	39
Inner South	79.3%	195	145	115	30
North East	79.3%	153	121	96	25
North West	82.8%	147	116	96	20
Outer East	87.9%	91	66	58	8
South East	77.2%	133	92	71	21
West	73.0%	144	111	81	30
Mornington Peninsula	80.8%	32	26	21	5
Regional SA4					
Newcastle and Lake Macquarie	78.6%	21	14	11	3
Illawarra	61.5%	18	13	8	5
Gold Coast	48.9%	73	47	23	24
Sunshine Coast	65.6%	102	32	21	11
Geelong	n.a.	18	8	5	3

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

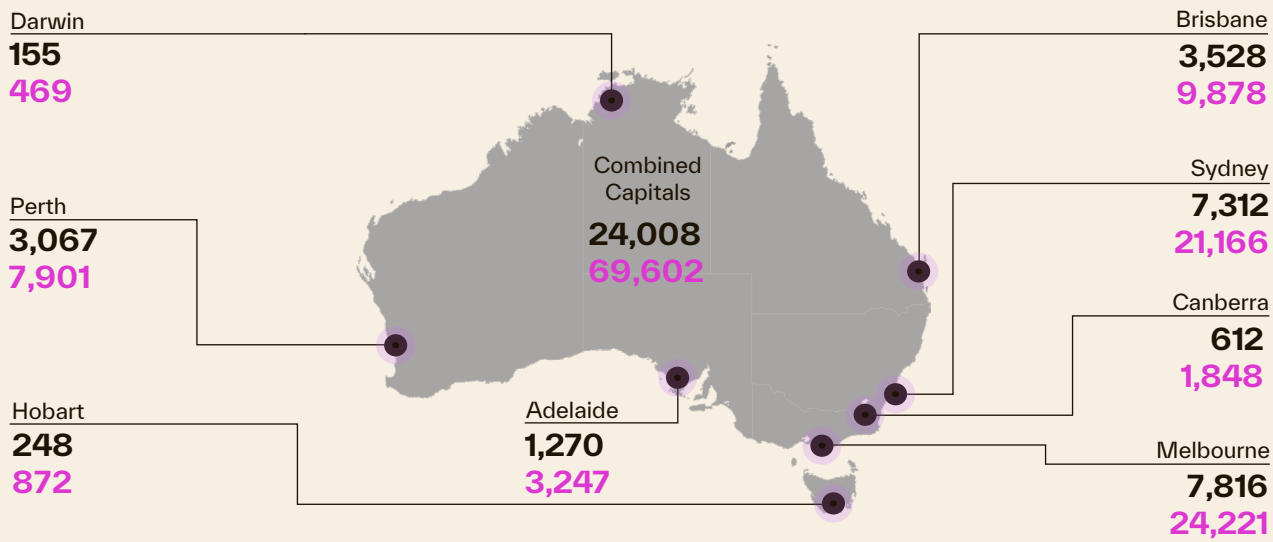


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

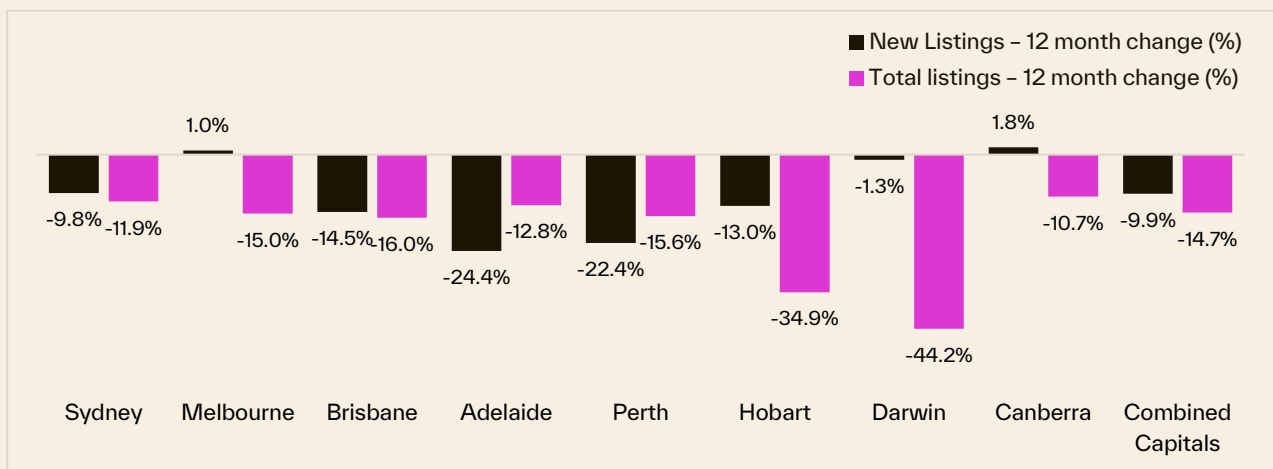
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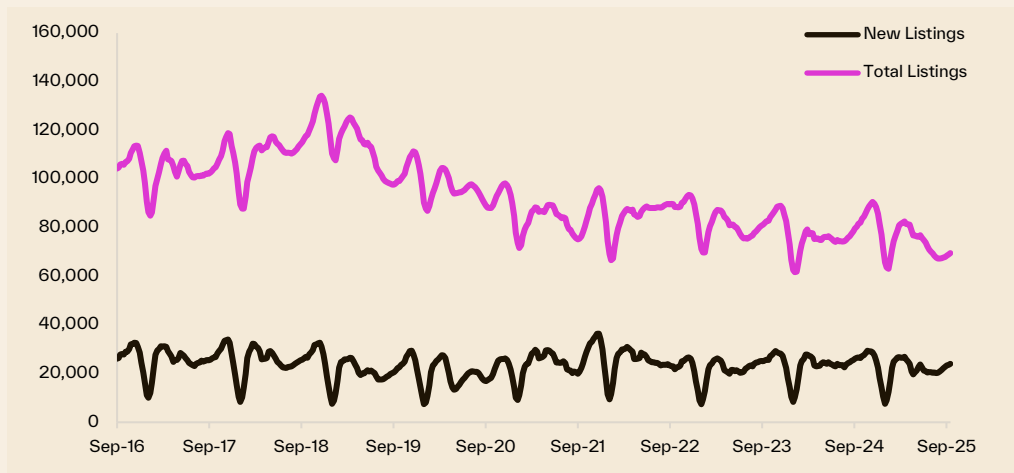
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



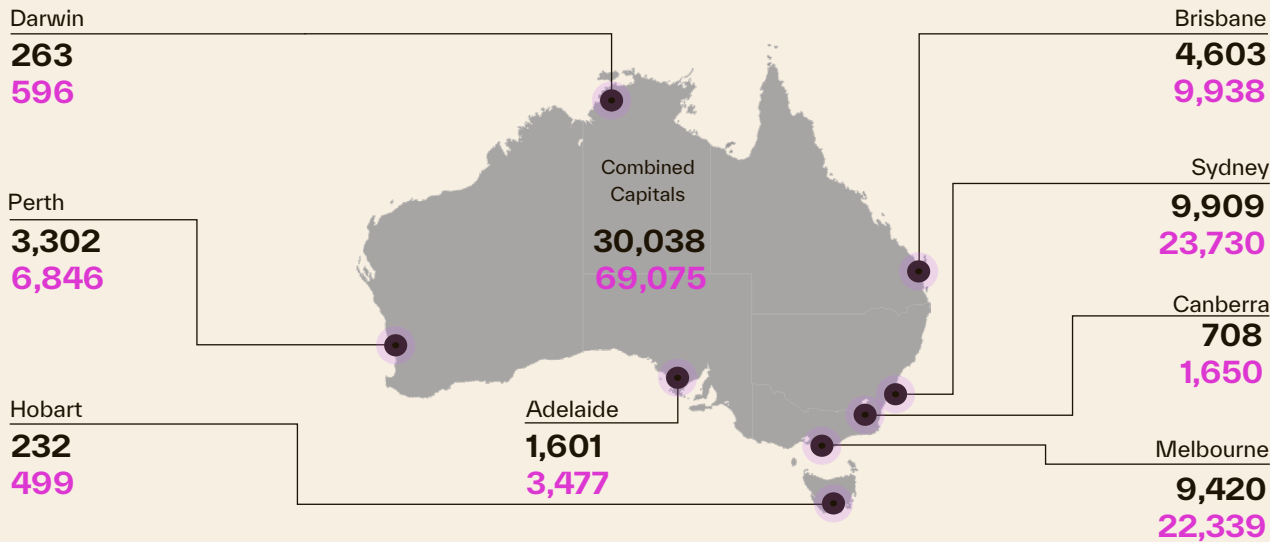
Number of homes for sale, combined capital cities



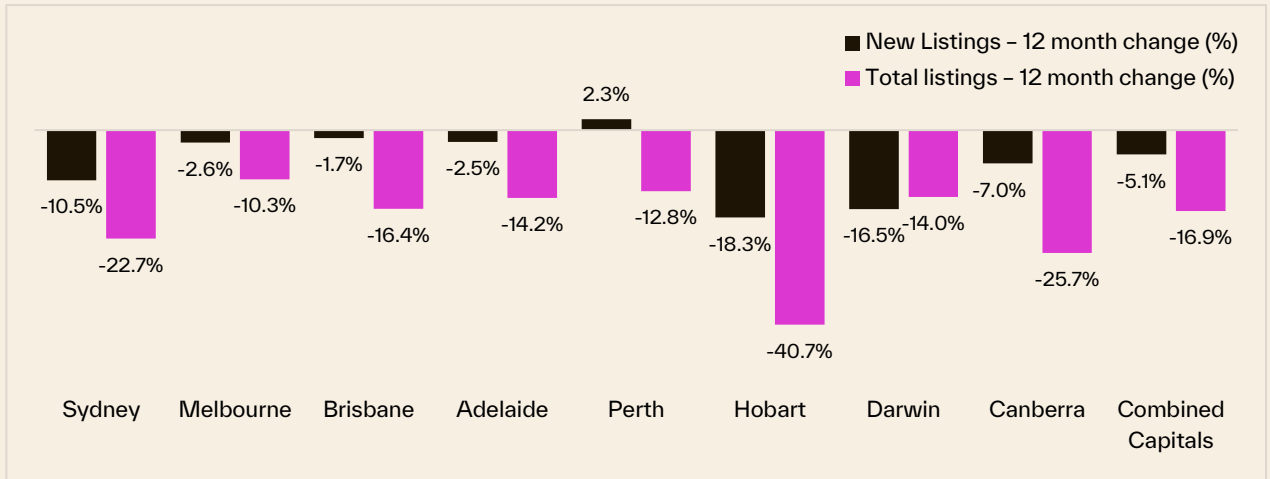
These results are calculated across properties that have been advertised for sale over the 28 days ending 21 September 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

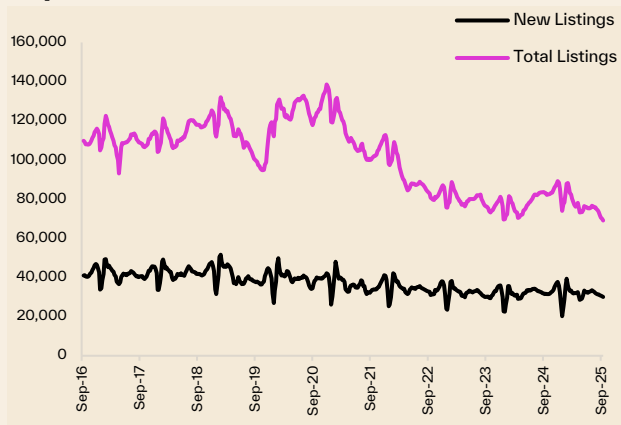
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to August 2025

Region	Change in rents (all dwellings)				Gross yields (all dwellings)		Vacancy rates (all dwellings)	
	Median rent	Month	Quarter	Annual	Current	12 months ago	Current	12 months ago
Sydney	\$801	0.3%	0.7%	3.1%	3.0%	3.0%	1.7%	2.4%
Melbourne	\$615	0.2%	0.5%	1.2%	3.7%	3.6%	1.4%	1.6%
Brisbane	\$693	0.6%	1.5%	5.3%	3.6%	3.7%	1.7%	2.1%
Adelaide	\$632	0.2%	0.4%	4.2%	3.7%	3.7%	0.9%	1.2%
Perth	\$725	0.4%	0.8%	5.4%	4.2%	4.2%	1.2%	1.6%
Hobart	\$583	0.5%	0.9%	6.2%	4.4%	4.3%	1.3%	3.0%
Darwin	\$672	1.0%	3.9%	7.6%	6.5%	6.6%	1.7%	2.0%
Canberra	\$681	0.3%	0.7%	2.6%	4.1%	4.0%	1.6%	2.7%
Combined capitals	\$700	0.3%	0.8%	3.4%	3.5%	3.5%	1.5%	2.0%
Combined regionals	\$587	0.3%	1.0%	5.8%	4.4%	4.4%	1.5%	2.1%
National	\$669	0.3%	0.9%	4.1%	3.7%	3.7%	1.5%	2.0%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



102 Hopetoun Avenue
Vaucluse

6 3 2

\$7,900,000

Ray White Double Bay



35 Wymston Parade
Wareemba

4 2 2

\$7,060,000

Belle Property Concord

Victoria

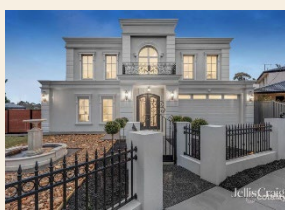


135 Smith Street
Lorne

5 4 0

\$4,200,000

Barnett Real Estate



7 Doubell Close
Glen Waverley

5 5 2

\$3,310,000

Jellis Craig Glen Waverley

Queensland



32 Rio Vista Boulevard
Broadbeach Waters

4 4 4

\$5,600,000

Kollosche



43/186 The Esplanade
Burleigh Heads

3 2 2

\$4,385,000

Lacey West

South Australia



28 Mcallan Avenue
Beaumont

4 2 3

\$2,650,000

Alexander Real Estate



11 Cottesloe Street
West Beach

4 3 2

\$2,640,000

Harcourts Property People

Western Australia



2 Tobago Rise
Hillarys

5 5 4

\$3,180,000

Boutique Realty Perth



38 York Street
South Perth

4 2 2

\$2,950,000

Mont Property

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



54 Mannata Street
Lauderdale

4 2 4

\$1,200,000

Petrusma Property



3 Nubeena Crescent
Taroona

3 1 1

\$925,000

Harcourts Hobart

Northern Territory



9 Sandalwood Street
Nightcliff

3 2 2

\$1,000,000

Smith Real Estate NT



38 Ruddick Circuit
Stuart Park

4 3 2

\$955,000

Nick Mousellis Real Estate - Eview Group

Australian Capital Territory



9 Bulwarra Close
O'Malley

5 2 0

\$2,300,000

Belle Property Canberra



14 Kleinig Street
Nicholls

5 3 0

\$1,850,000

Hive Property

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