

# Property Market Indicator Summary

All data to week ending 28 September 2025

## Sydney records second highest volume of auctions so far this year

The volume of capital city auctions stepped down to 1,760 last week, as Victorians enjoyed the AFL Grand Final long weekend. The 33.3% drop in auctions is on par with last year when the volume of auctions dropped 34.0%.

The combined capitals preliminary clearance rate also saw a sharp fall, from 77.9% the previous week (highest since Oct 2021) to 71.4% last week, which was the lowest preliminary clearance rate since the week ending June 15<sup>th</sup>.

Sydney recorded the most auctions last week, with 1,171 homes going under the hammer. This was a 28% lift on the week prior and the second highest volume of auctions so far this year, after the week prior to Easter when 1,282 homes went under the hammer. 73.5% of auctions have reported a successful result so far, down from 77.9% the week prior (revised to 71.7% once finalised).

Melbourne saw an 83% drop in auction numbers as the AFL Grand Final long weekend was underway. Only 230 homes went under the hammer, with the preliminary clearance rate falling to 64.6%, the lowest in 23 weeks.

In Brisbane, auction volume was down 12% week-on-week, with 151 homes taken to market. The preliminary clearance rate held reasonably firm at 66.1%, a slight rise from the previous week's 65.6%.

There were 84 homes taken to auction in Adelaide last week, a 32% decrease relative to the week prior, with the preliminary clearance rate falling to 76.6% from 85.5% a week earlier.

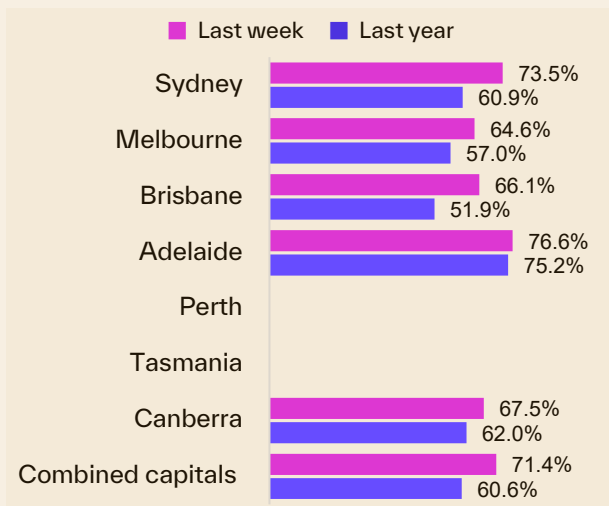
Canberra was one of the few cities to record a rise in auction activity last week, with 119 homes going under the hammer, a 14% increase on the previous week. Of the auctions held, 67.5% have reported a successful result so far, down from 81.3% the week prior (revised down to 76.0% on final numbers).

There were just five auctions held in Perth last week, three of which have been reported as successful so far, while there were no auctions in Tasmania last week.

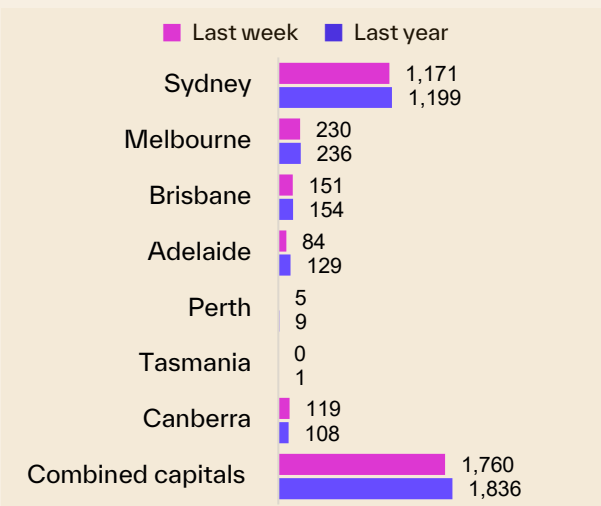
Auction numbers are set to partially bounce back this week, with around 1,975 homes scheduled to go under the hammer (although Sydney auctions are set to be impacted by the NRL Grand Final), rising to around 2,600 next week.

## Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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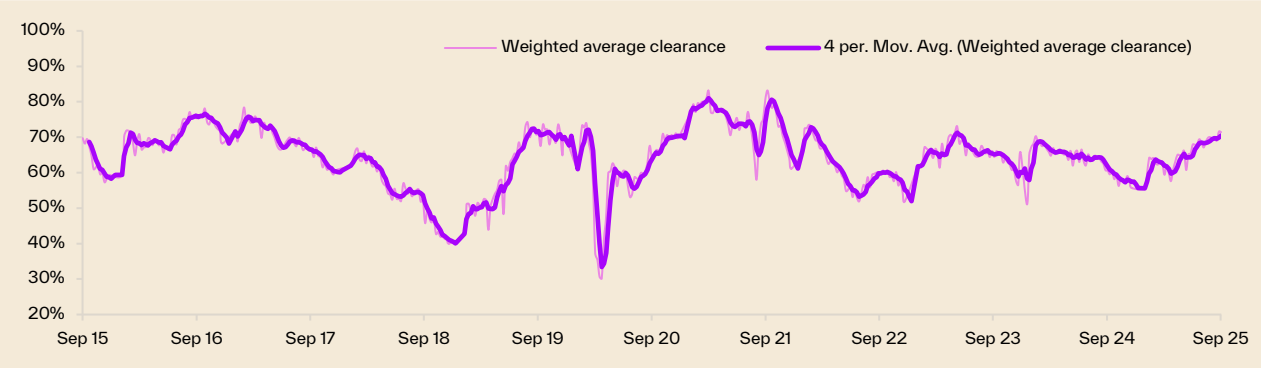
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## Capital City Auction Statistics (Preliminary)

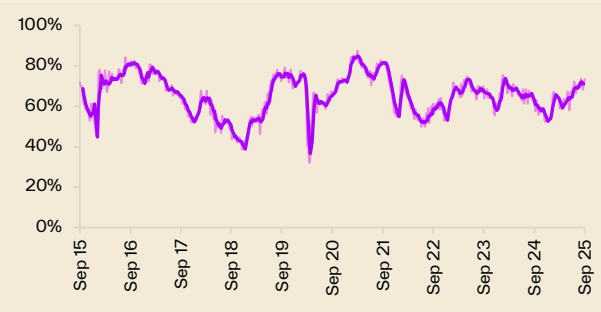
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	73.5%	1,171	927	681	246
Melbourne	64.6%	230	181	117	64
Brisbane	66.1%	151	118	78	40
Adelaide	76.6%	84	47	36	11
Perth	n.a.	5	4	3	1
Tasmania	n.a.	0	0	0	0
Canberra	67.5%	119	80	54	26
Combined capitals	71.4%	1,760	1,357	969	388

## Weekly clearance rates

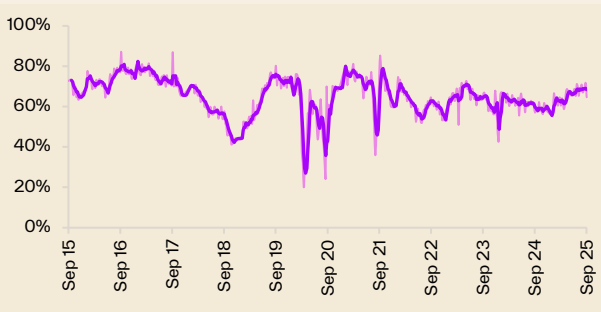
Combined capital cities



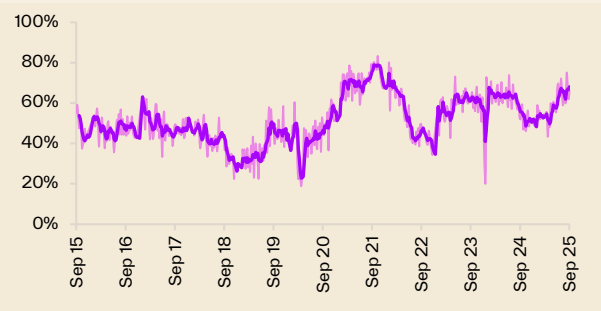
Sydney



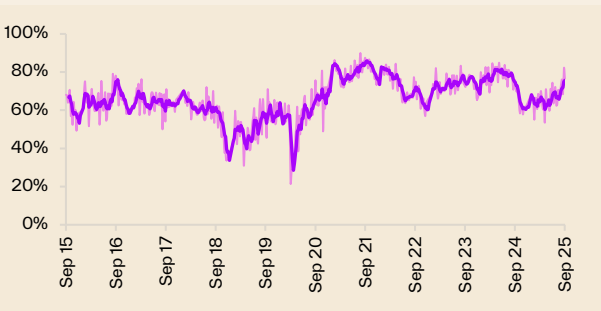
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

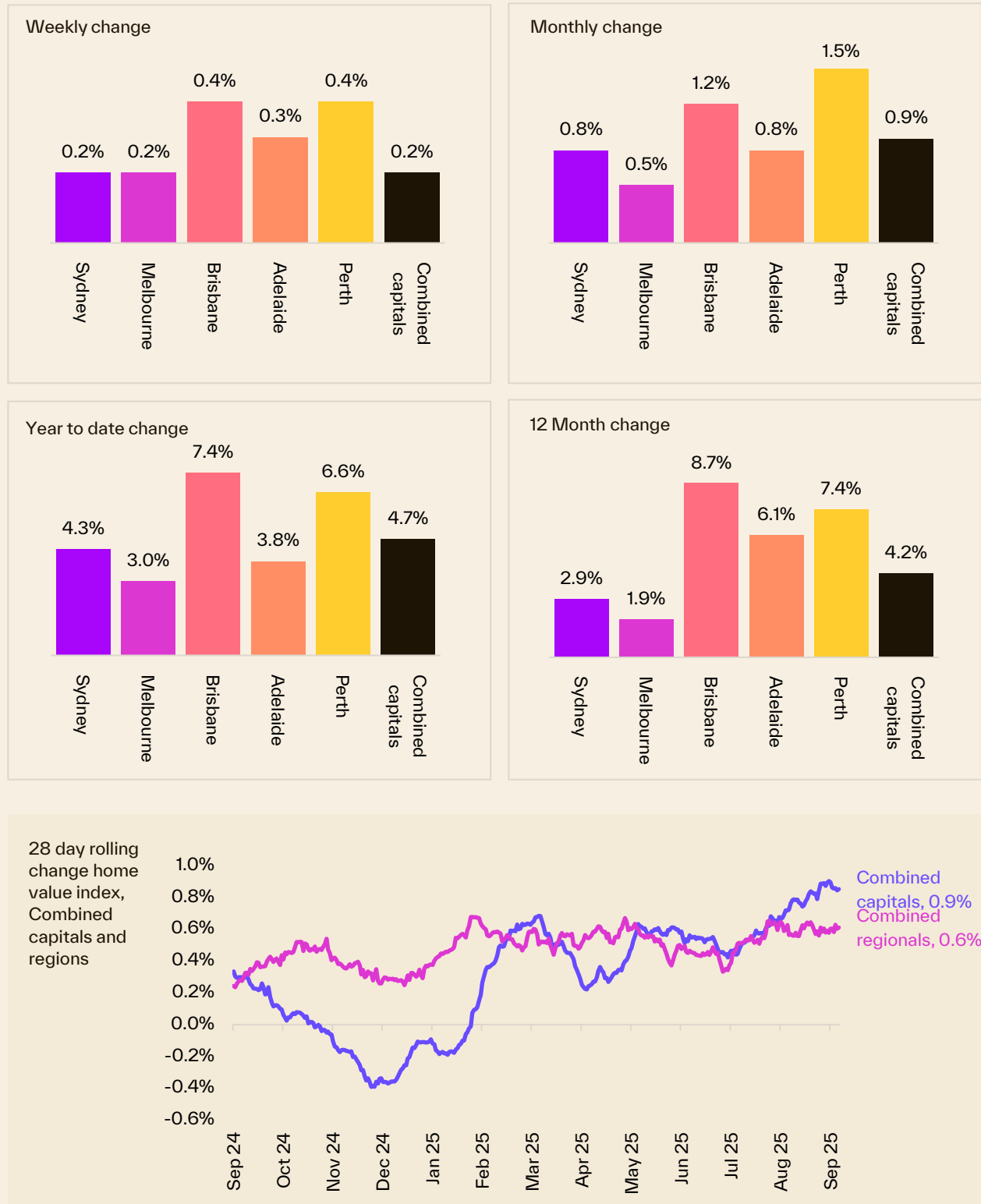
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	69.2%	21	13	9	4
Baulkham Hills and Hawkesbury	63.3%	57	30	19	11
Blacktown	73.9%	57	23	17	6
City and Inner South	70.8%	111	96	68	28
Eastern Suburbs	71.8%	125	117	84	33
Inner South West	74.4%	107	86	64	22
Inner West	88.4%	112	95	84	11
North Sydney and Hornsby	72.7%	186	150	109	41
Northern Beaches	70.2%	99	94	66	28
Outer South West	n.a.	13	7	1	6
Outer West and Blue Mountains	n.a.	12	9	6	3
Parramatta	76.3%	112	80	61	19
Ryde	64.2%	63	53	34	19
South West	73.2%	57	41	30	11
Sutherland	88.9%	42	36	32	4
Melbourne sub-regions					
Inner	61.5%	20	13	8	5
Inner East	n.a.	15	8	4	4
Inner South	66.7%	17	12	8	4
North East	30.0%	15	10	3	7
North West	82.1%	33	28	23	5
Outer East	78.3%	30	23	18	5
South East	59.1%	31	22	13	9
West	55.4%	58	56	31	25
Mornington Peninsula	n.a.	8	6	6	0
Regional SA4					
Newcastle and Lake Macquarie	65.2%	26	23	15	8
Illawarra	47.6%	22	21	10	11
Gold Coast	52.9%	62	51	27	24
Sunshine Coast	57.9%	27	19	11	8
Geelong	n.a.	1	0	0	0

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

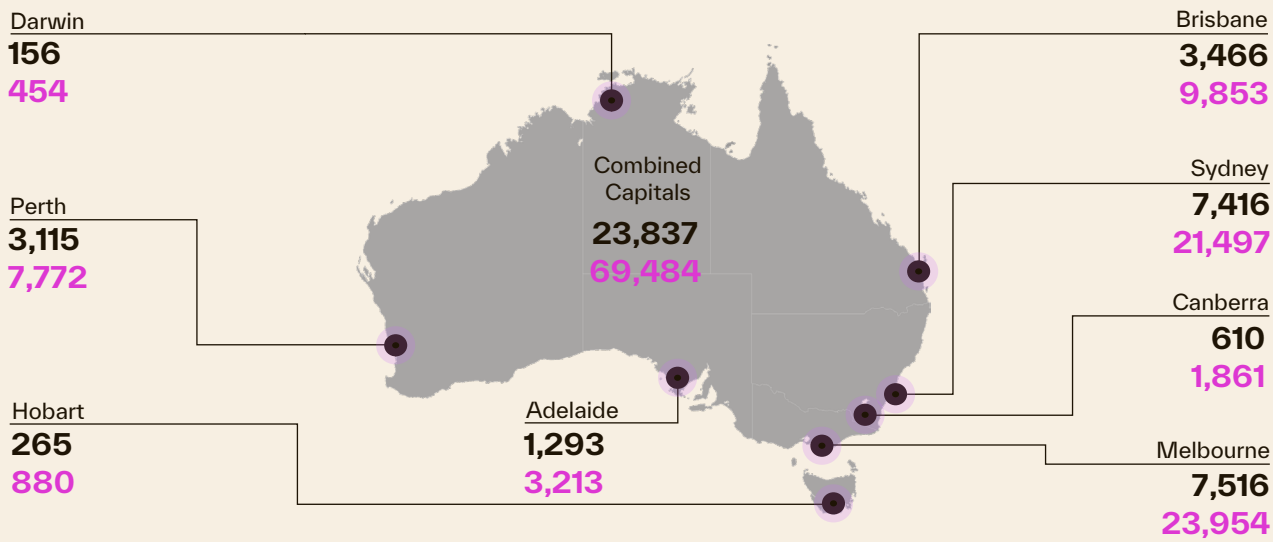


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

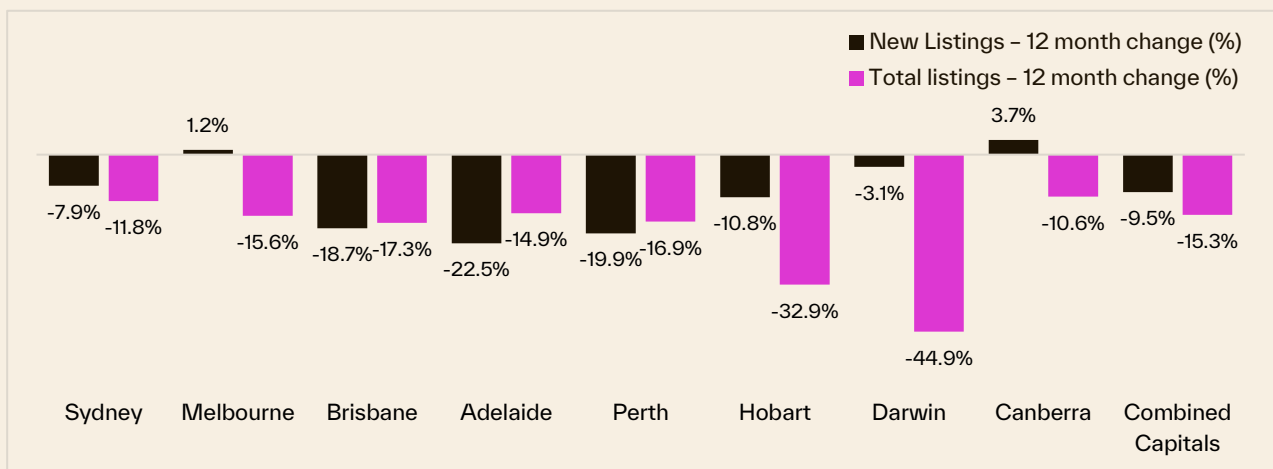
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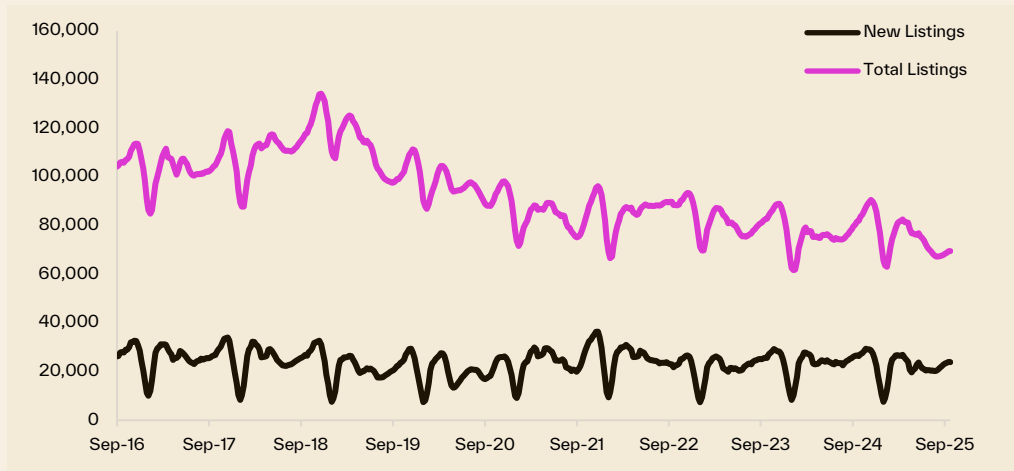
## Capital city properties listed for sale – four week count



## Listings – 12 month change (%)



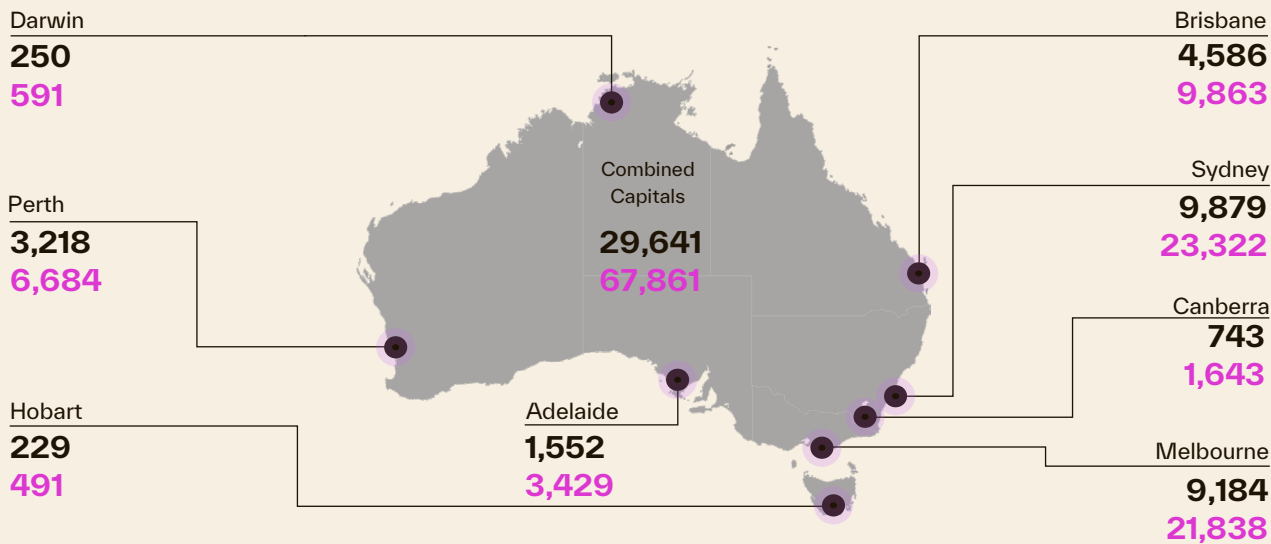
## Number of homes for sale, combined capital cities



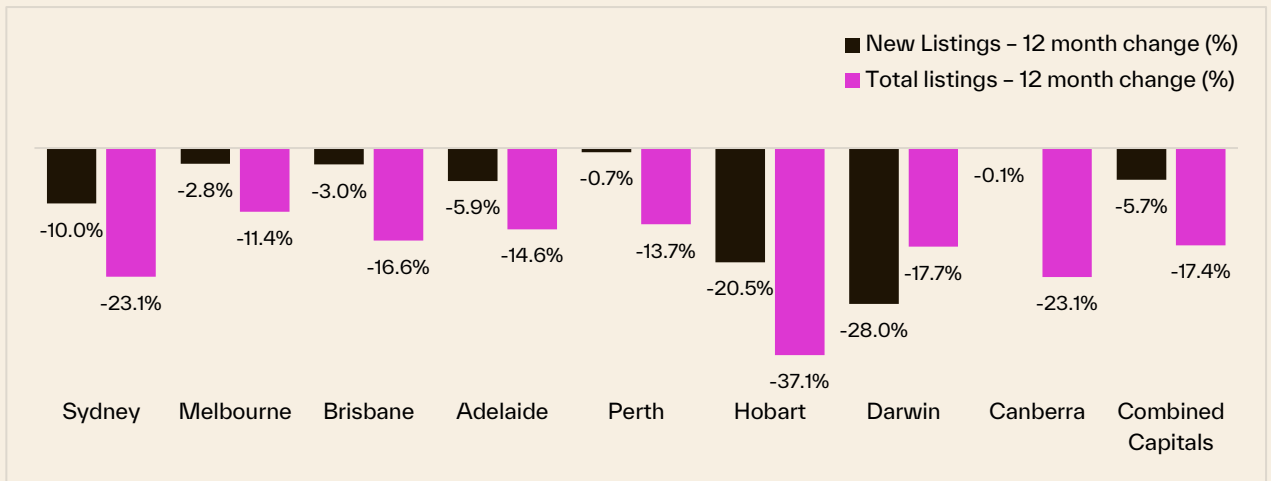
These results are calculated across properties that have been advertised for sale over the 28 days ending 28 September 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new

# Property Market Indicator Summary

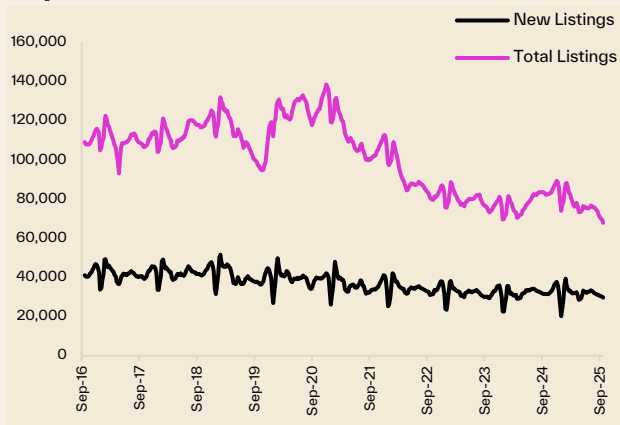
## Capital city properties listed for rent – four week count



## Rental listings – 12 month change (%)



## Number of homes for rent, combined capital cities



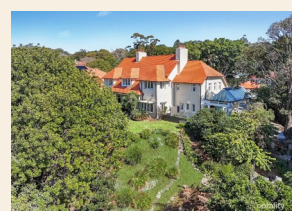
## Rental snapshot – data to August 2025

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	\$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




65 Cranbrook Road  
Bellevue Hill

5 4 1

**\$27,000,000**

Ray White Double Bay



28A Beaconsfield Road  
Mosman

5 5 2

**\$13,080,000**

Ray White Lower North Shore Group

### Victoria



62 The Strand  
Newport

3 2 0

**\$7,150,000**

The Agency Williamstown



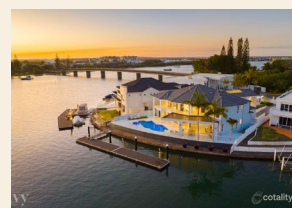
57 Canadian Bay Road  
Mount Eliza

5 3 0

**\$6,435,000**

Aqua Real Estate

### Queensland




9 Brittanic Crescent  
Paradise Point

6 6 0

**\$5,450,000**

Ivy Realty



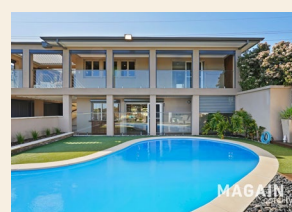
39 Cochrane Street  
Paddington

5 3 2

**\$4,630,000**

Place West

### South Australia




92 Davenport Terrace  
Seacliff Park

6 3 2

**\$1,866,000**

Magain Real Estate




1 Euston Avenue  
Highgate

5 2 2

**\$1,666,666**

Pilgrim Real Estate

### Western Australia

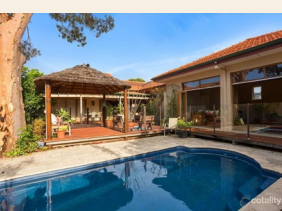


21 Branksome Gardens  
City Beach

4 3 2

**\$5,695,000**

Shore Property



9 Marita Road  
Nedlands

5 3 2

**\$3,200,000**


Edison McGrath






# Property Market Indicator Summary

## Top two sales over the past week, states and territories

### Tasmania

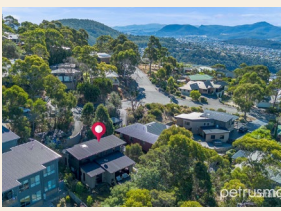


10 Churchill Road  
Taroona




 4  2  1

**\$1,055,000**

*Buymyplace*




55 Hillcrest Road  
Tolmans Hill

 4  2  3




**\$1,010,000**

*Petrusma Property Hobart/ Sandy Bay*

### Northern Territory




36 Nightcliff Road  
Rapid Creek




 4  2  4

**\$1,211,000**

*Real Estate Central*




20 Drysdale Street  
Parap

 3  2  2




**\$810,000**

*Colliers Darwin*

### Australian Capital Territory




34 Walker Crescent  
Griffith




 4  3  2

**\$2,300,000**

*Hive Property*



17 Anstey Street  
Pearce

 5  3  3

**\$2,250,000**

*Independent Property Group South*

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