

Property Market Indicator Summary

All data to week ending 18th October 2026

Fewer auctions, higher clearance rate and reserves go public in Victoria

Auction market activity remained subdued last week, with fewer auctions held and a higher preliminary clearance rate.

Across the combined capitals, 1,423 homes went to auction last week, 18.6% fewer than the 1,749 held the previous week and 45.8% lower than the 2,626 held in the same week last year (w/e 19 October 2025). Since mid-August, auction volumes have been more than 30% lower than the same week last year, and last week's fall was the largest in that period. Melbourne accounted for most of the weekly decline, with 203 fewer auctions than the previous week out of a combined capitals fall of 326. The drop coincided with the introduction of reserve price disclosure requirements in Victoria.

Based on 1,084 results collected, the combined capital weighted average preliminary clearance rate was 51.2%, a rise of 2.4 percentage points on the previous week's preliminary result of 48.8% and the highest preliminary clearance rate in four weeks. Through spring to date, the preliminary clearance rate has averaged 52.0%, slightly below the winter average of 52.3%.

Melbourne experienced a significant decline in auction volumes during the initial week of Victoria's reserve price disclosure requirements. The city hosted 500 auctions, compared with 703 in the previous week and 1,142 in the corresponding week last year. Melbourne's preliminary clearance rate reached 56.2%, based on 411 collected results, representing a 1.4 percentage point increase from the previous week's 54.8% and the highest rate observed in four weeks.

Sydney held the most auctions of any capital last week, with 574 homes taken to market, 9.2% fewer than the 632 of the

previous weeks and 46.8% lower than the 1,079 held in the same week last year. Its preliminary clearance rate rose 1.7 percentage points to 54.6% (from 52.9% the previous week) but remained below the spring-to-date average of 55.5%.

Brisbane had the lowest preliminary clearance rate of the capitals at 31.5%, with 35 of 111 reported results successful. Brisbane's result was 10.1 percentage points higher than the previous week's 21.4% but 36.3 percentage points lower than last year's 67.8% for the same week. Auction volumes were lower, with 164 homes taken to market compared with 197 the previous week and 200 in the same week last year.

Adelaide was the only mainland capital where auction volumes were higher than last year. The city hosted 119 auctions, 13.8% fewer than the 138 of the previous week's but 35.2% more than the 88 held in the same week last year. Its preliminary clearance rate fell 10.4 percentage points from 46.8% the previous week to 36.4%, below the spring-to-date average of 44.6%.

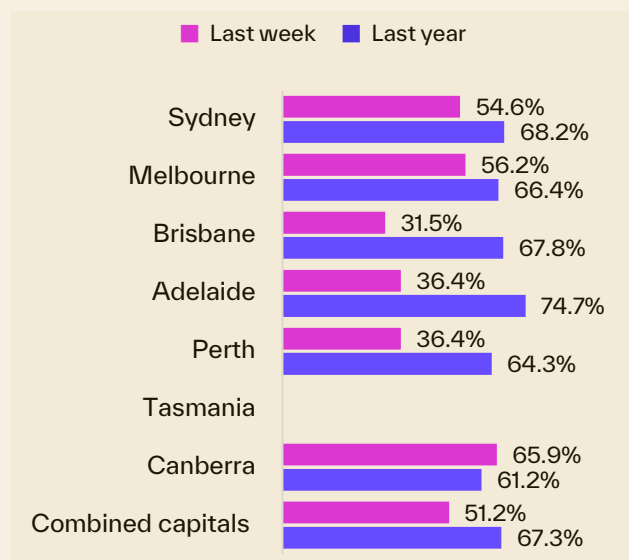
Fifty-two auctions were held in Canberra, 20.0% fewer than the 65 auctioned the previous weeks and 49.5% fewer than the 103 held in the same week last year. At 65.9%, Canberra's preliminary clearance rate was the highest of the capital cities, up 29.5 percentage points from the previous week's 36.4% and the city's strongest result since mid-April.

Of Perth's 13 auctions, 11 results were reported, and four were successful. Tasmania held one auction.

Approximately 1,240 auctions are scheduled across the combined capital cities for this week, representing a 12.9% decrease from the 1,423 held last week. In Melbourne, 489 auctions are scheduled, approximately 70% fewer than in the corresponding week last year.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

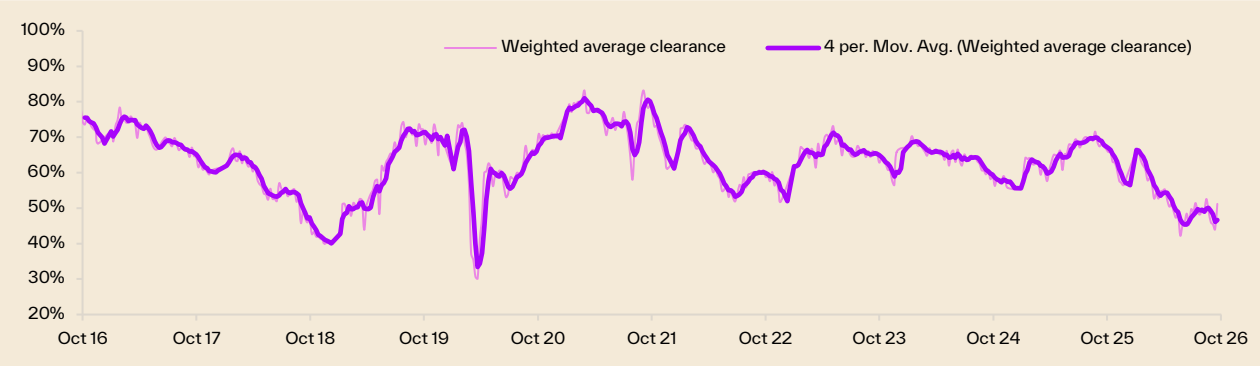
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Capital City Auction Statistics (Preliminary)

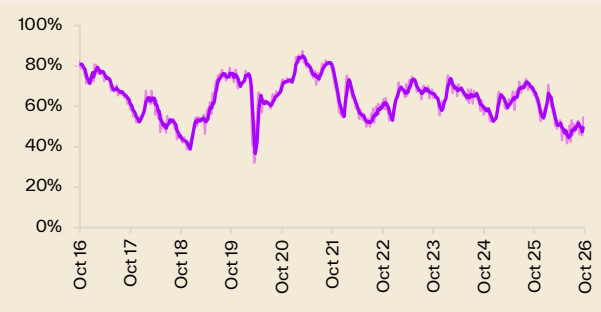
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	54.6%	574	443	242	201
Melbourne	56.2%	500	411	231	180
Brisbane	31.5%	164	111	35	76
Adelaide	36.4%	119	66	24	42
Perth	36.4%	13	11	4	7
Tasmania	n.a.	1	1	0	1
Canberra	65.9%	52	41	27	14
Combined capitals	51.2%	1,423	1,084	555	529

Weekly clearance rates

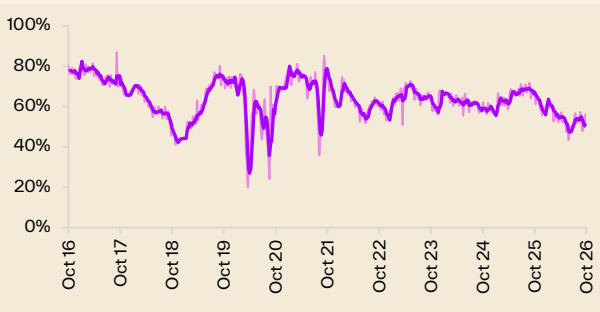
Combined capital cities



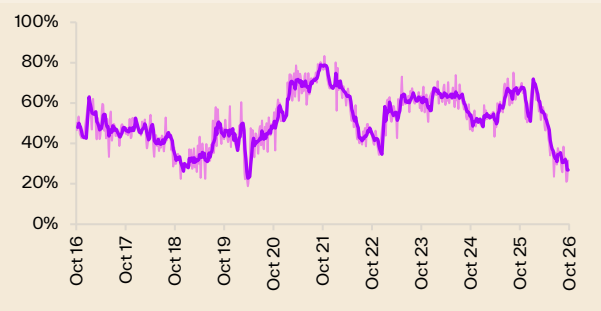
Sydney



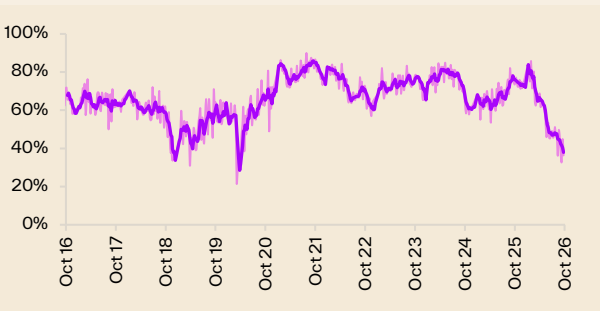
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

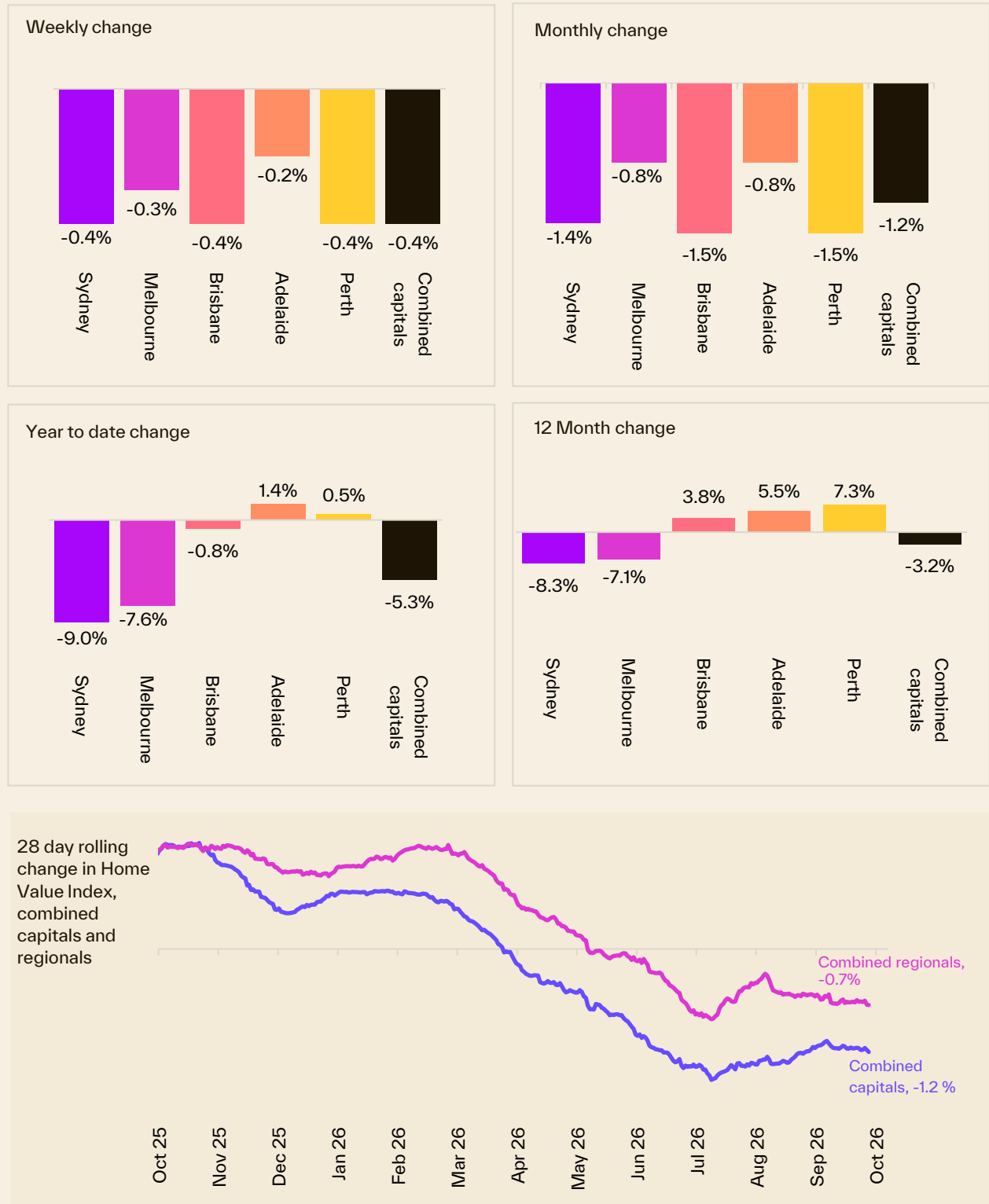
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	8	8	4	4
Baulkham Hills and Hawkesbury	35.7%	22	14	5	9
Blacktown	28.6%	29	14	4	10
City and Inner South	62.8%	58	51	32	19
Eastern Suburbs	58.0%	53	50	29	21
Inner South West	54.8%	66	42	23	19
Inner West	63.5%	74	63	40	23
North Sydney and Hornsby	52.8%	69	53	28	25
Northern Beaches	42.3%	29	26	11	15
Outer South West	n.a.	7	7	5	2
Outer West and Blue Mountains	n.a.	9	6	3	3
Parramatta	54.6%	50	33	18	15
Ryde	56.5%	35	23	13	10
South West	50.0%	32	26	13	13
Sutherland	51.9%	34	27	14	13
Melbourne sub-regions					
Inner	57.4%	63	54	31	23
Inner East	52.9%	81	70	37	33
Inner South	64.9%	68	57	37	20
North East	64.7%	65	51	33	18
North West	50.8%	71	63	32	31
Outer East	51.7%	37	29	15	14
South East	64.3%	57	42	27	15
West	44.2%	56	43	19	24
Mornington Peninsula	n.a.	2	2	0	2
Regional SA4					
Newcastle and Lake Macquarie	46.7%	16	15	7	8
Illawarra	n.a.	11	9	6	3
Gold Coast	32.1%	65	53	17	36
Sunshine Coast	37.5%	34	16	6	10
Geelong	n.a.	1	1	0	1

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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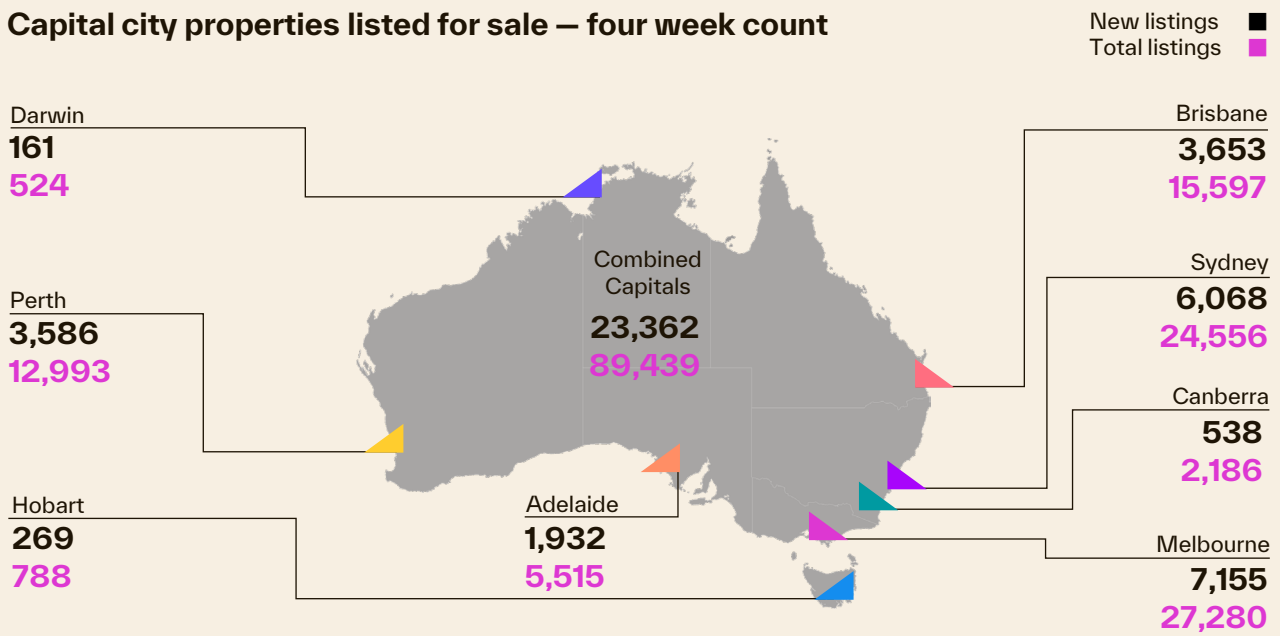
Property Market Indicator Summary

Capital city home value changes

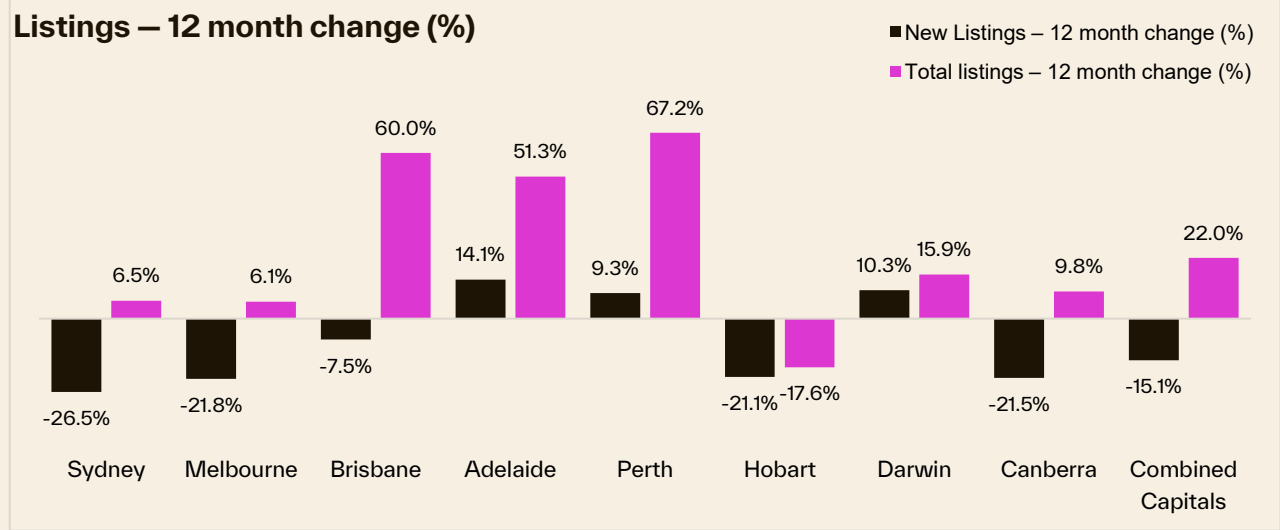


Property Market Indicator Summary

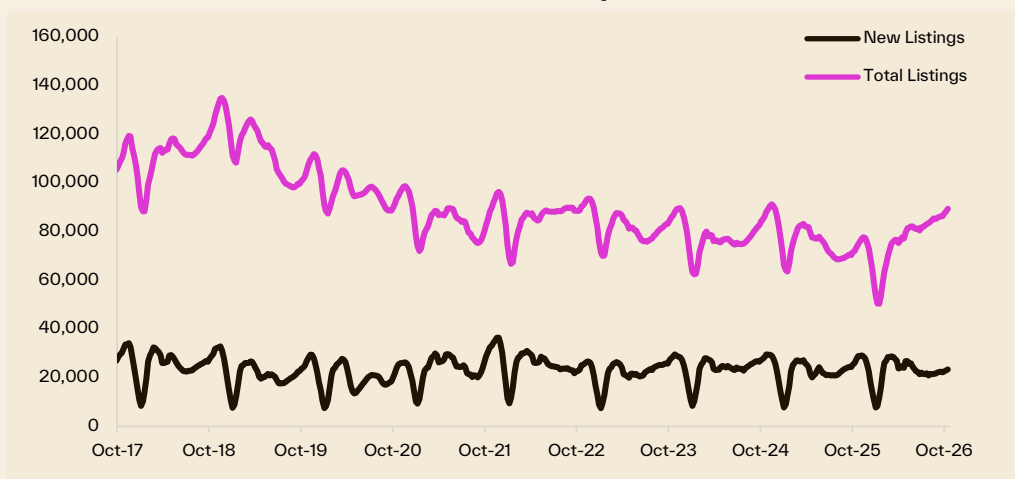
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



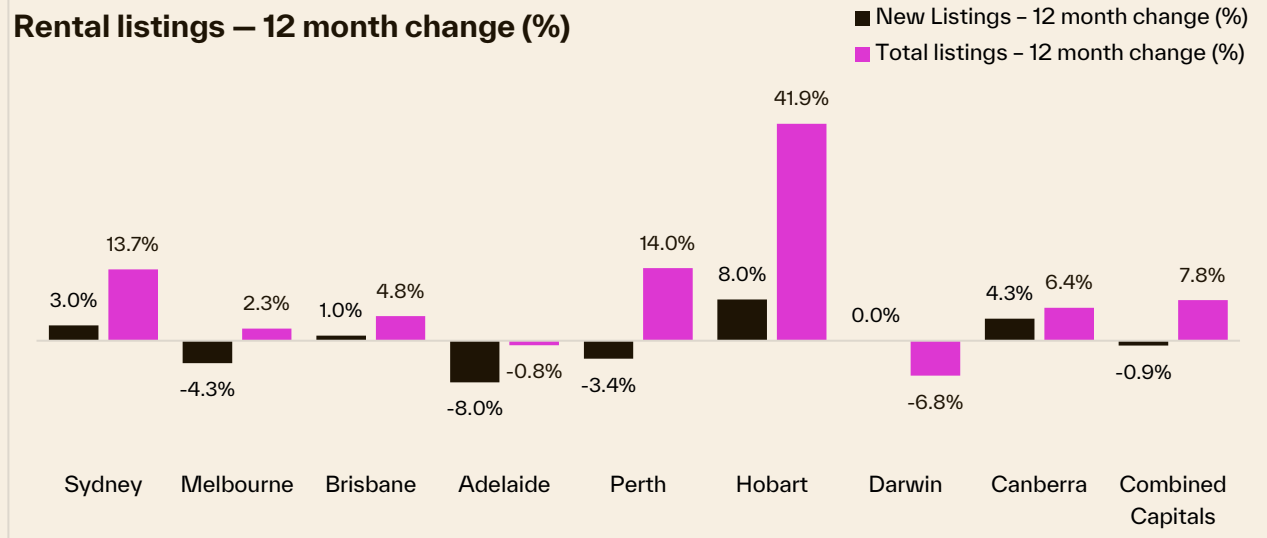
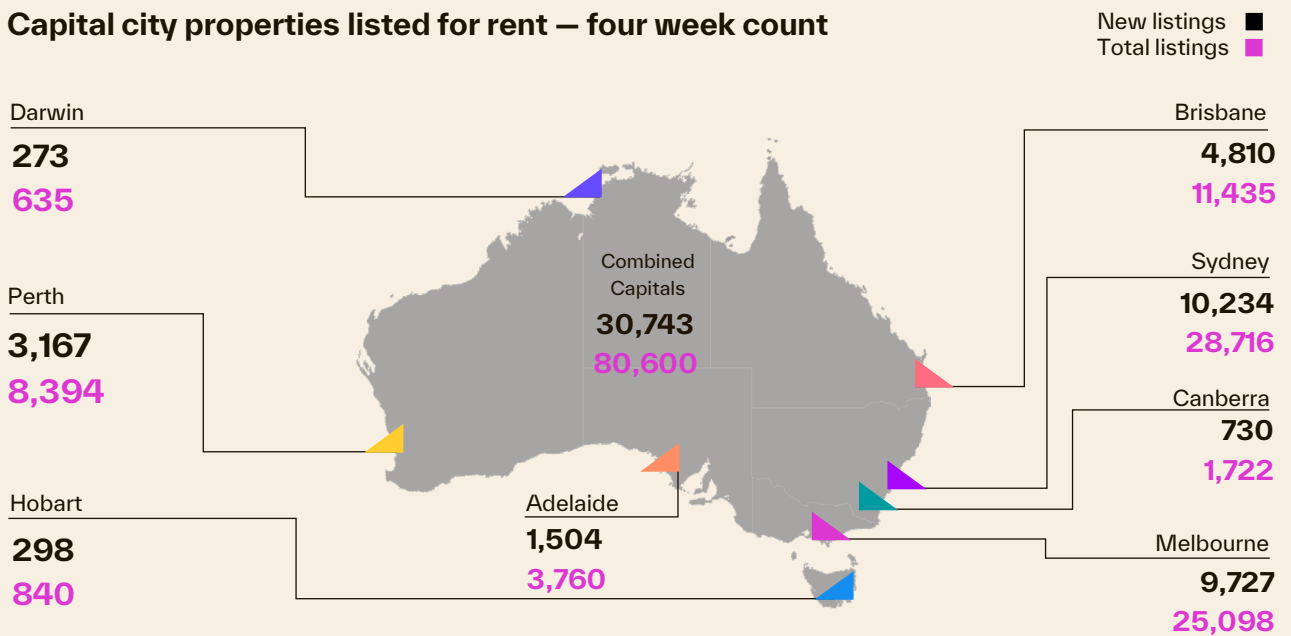
Number of homes for sale, combined capital cities



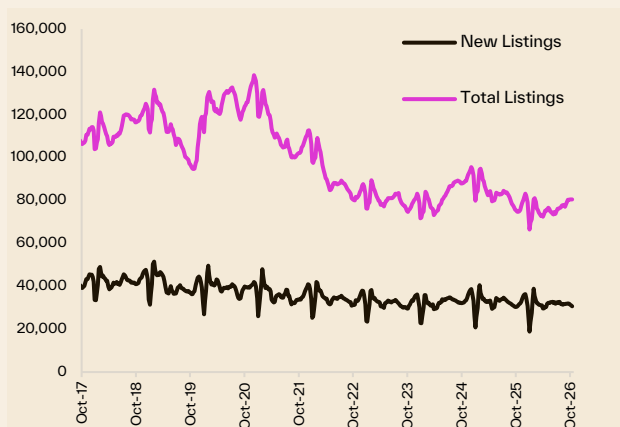
These results are calculated across properties that have been advertised for sale over the 28 days ending 18 October 2026. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

Capital city properties listed for rent – four week count



Number of homes for rent, combined capital cities



Rental snapshot – data to September 2026

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	\$843	-0.1%	-0.4%	4.4%	3.4%	3.0%	2.5%	1.8%
Melbourne	\$648	0.1%	0.4%	4.9%	4.1%	3.6%	1.8%	1.5%
Brisbane	\$746	0.4%	1.3%	6.4%	3.5%	3.5%	2.3%	1.8%
Adelaide	\$672	0.5%	1.7%	6.3%	3.6%	3.6%	1.4%	1.0%
Perth	\$798	0.3%	1.0%	8.0%	4.0%	4.1%	2.2%	1.2%
Hobart	\$637	0.0%	0.2%	8.0%	4.4%	4.4%	3.1%	1.3%
Darwin	\$774	1.8%	5.8%	11.6%	6.5%	6.6%	1.9%	2.1%
Canberra	\$708	-0.3%	0.1%	3.1%	4.4%	4.1%	1.8%	1.5%
Combined capitals	\$746	0.1%	0.4%	5.5%	3.7%	3.4%	2.1%	1.6%
Combined regionals	\$628	0.2%	0.8%	5.6%	4.3%	4.3%	2.2%	1.6%
National	\$713	0.2%	0.5%	5.5%	3.9%	3.6%	2.1%	1.6%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales



160D Macpherson Street
Bronte

5 3 2

\$12,120,000

Ray White Phillips & Co



79 Fletcher Street
Tamarama

4 3 2

\$8,600,000

Ray White Phillips & Co

Victoria



413-414 Esplanade
Mount Martha

5 5 3

\$8,250,000

Danckert Real Estate



15 Scheele Street
Surrey Hills

5 5 5

\$5,198,000

Ray White Balwyn

Queensland



17 Ocean Street
Mermaid Beach

4 3 4

\$4,450,000

Ray White Broadbeach



10 Coobowie Street
Broadbeach Waters

5 4 2

\$4,200,000

Kollosche

South Australia

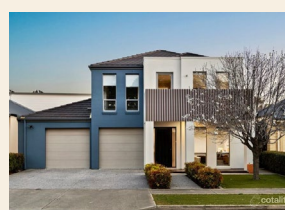


12 Lipson Reach Road
Gulfview Heights

5 2 2

\$1,700,000

LJ Hooker Property Specialists



5 Badenoch Street
Henley Beach

4 2 2

\$1,608,000

Belle Property Henley Beach

Western Australia



481 Doghill Road
Baldivis

4 2 3

\$2,900,000

Elders Real Estate - Rockingham &
Baldivis



26 Cambria Island
Retreat Halls Head

4 2 4

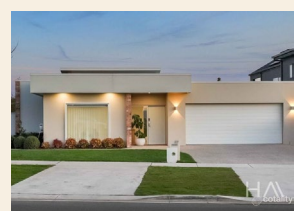
\$2,200,000

Harcourts Mandurah

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



87 Country Club Avenue
Prospect Vale

4 3 2

\$1,350,000

Harrison Agents Launceston



9 Bayview Drive
Blackstone Heights

4 3 2

\$1,248,000

Harcourts Launceston

Northern Territory



16 Bryden Street
Rosebery

4 2 2

\$790,000

Nick Mousellis Real Estate



22 Koojarra Court
Karama

4 2 2

\$670,000

Smart Real Estate - Casuarina

Australian Capital Territory

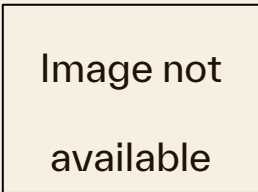


6 Heales Place
Curtin

4 2 2

\$2,010,000

Home by Holly



12/146 Shackleton Circuit
Mawson

4 2 2

\$1,450,000

Independent Property Group South

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Property Market Indicator Summary

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