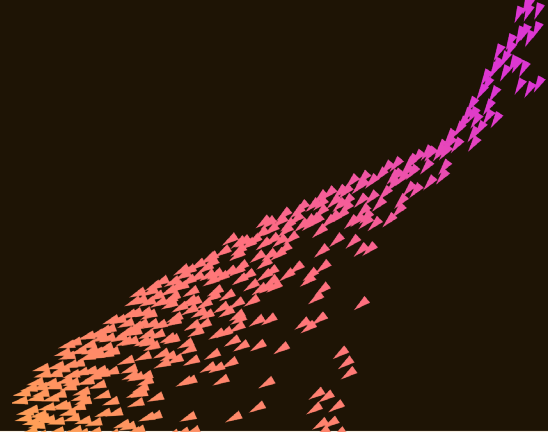


Home Value Index



Home value growth eases nationwide, led by declines in Sydney and Melbourne

Cotality's national home value index rose 0.3% in April, the slowest pace of growth since January 2025, just ahead of last year's rate-cutting cycle. The national result was dragged lower by Sydney and Melbourne, where values fell 0.6% over the month.

Sydney home values are now 1.0% below their November peak, while Melbourne values are 1.9% below their November 2025 cyclical high and 2.3% below the March 2022 peak.

Every capital city recorded a slower pace of growth in April, but conditions remain highly diverse.

Perth's growth is clearly losing steam, but the market remains strong; values rose 2.1% in April, adding more than \$21,000 to the median dwelling value.

Brisbane, Adelaide and Darwin also saw growth slow, but from a high base, with values still rising by more than 1% month-on-month in each city.

Cotality's research director, Tim Lawless, said the easing in market conditions has been building since late last year.

"The housing market was losing momentum from late last year as affordability and serviceability constraints weighed on demand."

"Now we have the additional downside pressure of higher interest rates, sentiment has fallen off a cliff, and rising inflation is set to drive the cost of debt even higher."

Softer housing conditions have been accompanied by a slowdown in buyer demand. Estimates of capital city home sales over the past three months were 5.4% lower than a year ago and 7.4% below the previous five-year average. Advertised stock levels have also lifted in the weakest markets, sitting 9.4% above the five-year average

in Sydney and 2.2% above average in Melbourne.

While inventory remains tight across the mid-sized capitals, advertised listings are also rising in these markets—albeit from a low base and still well below typical levels for this time of year.

This imbalance between demand and supply is also showing up in auction clearance rates, which have held below 55% since the last week of March.

Growth is increasingly concentrated in lower-priced segments, a trend that is becoming more evident—and more widespread geographically. Every capital city is recording stronger growth in the lower quartile, as demand concentrates where credit availability and first home buyer incentives have the greatest influence.

"The largest difference between upper and lower quartile value growth is in Sydney, where lower-tier house values are up 2.9% year-to-date compared with a 3.3% fall across the most expensive quarter of the market," Mr Lawless said.

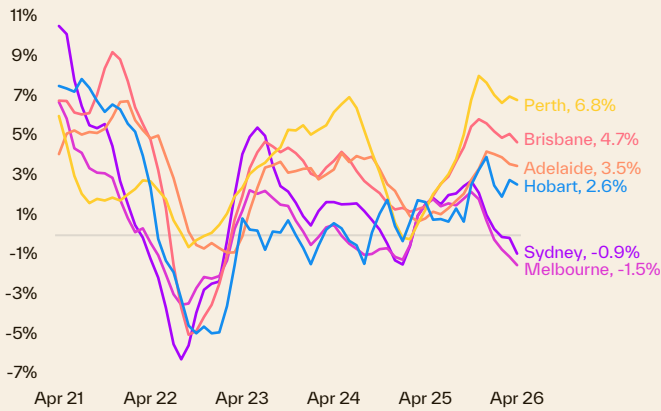
Regional markets have been more resilient amid the broader slowdown, supported by relatively lower values and above-average internal migration. Over the first four months of the year, the combined regionals index rose 4.2% versus a 1.8% lift across the combined capitals. Even so, momentum is easing, with the 0.9% monthly rise in April being the smallest increase in nine months.

Focusing on SA4 sub-markets over the first four months of the year, the strongest growth conditions have been in WA's Bunbury (+9.8%), Queensland's Darling Downs-Maranoa (+7.9%) and the Far West & Orana of NSW (+7.5%). No regional sub-markets have recorded a decline in values over the first four months of the year.

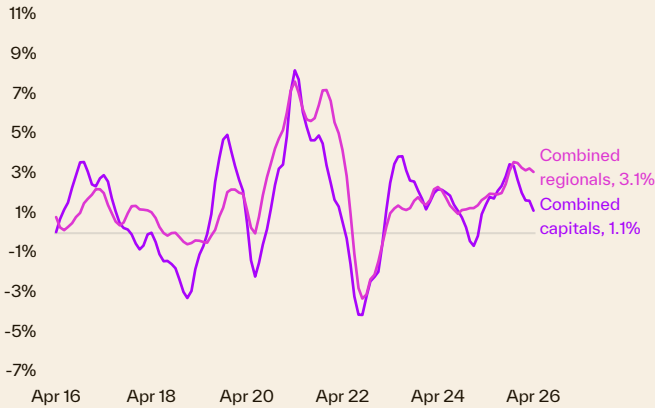
Index results as at 30 th April 2026	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	-0.6%	-0.9%	4.2%	7.3%	\$1,292,157
Melbourne	-0.6%	-1.5%	2.0%	5.5%	\$822,969
Brisbane	1.2%	4.7%	19.7%	23.7%	\$1,116,180
Adelaide	1.1%	3.5%	12.2%	16.3%	\$944,673
Perth	2.1%	6.8%	26.0%	31.0%	\$1,039,949
Hobart	0.2%	2.6%	8.5%	13.2%	\$744,296
Darwin	1.3%	3.0%	19.6%	27.2%	\$619,351
Canberra	0.0%	0.4%	5.6%	9.9%	\$898,242
Combined capitals	0.2%	1.1%	9.1%	12.6%	\$1,031,838
Combined regional	0.9%	3.1%	12.0%	16.9%	\$765,769
National	0.3%	1.6%	9.8%	13.6%	\$940,048

Home Value Index

Rolling three-month change in dwelling values State capitals



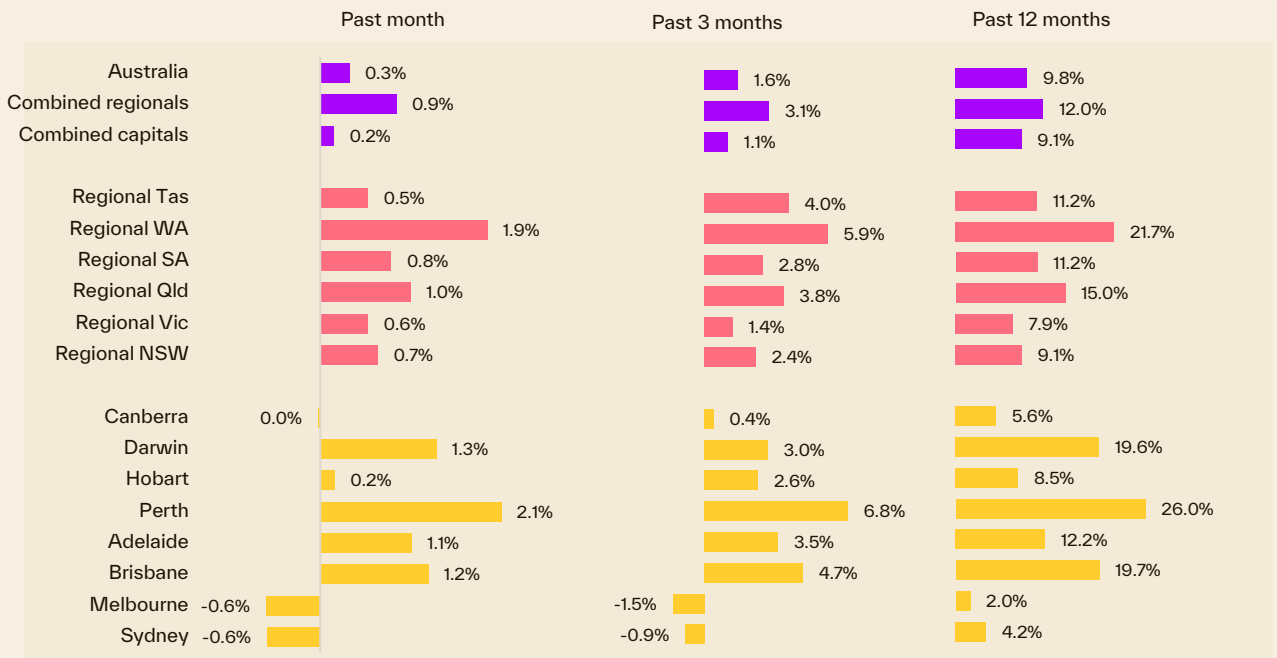
Rolling three-month change in dwelling values Combined capitals v Combined regionals



Change in dwelling values over key time periods

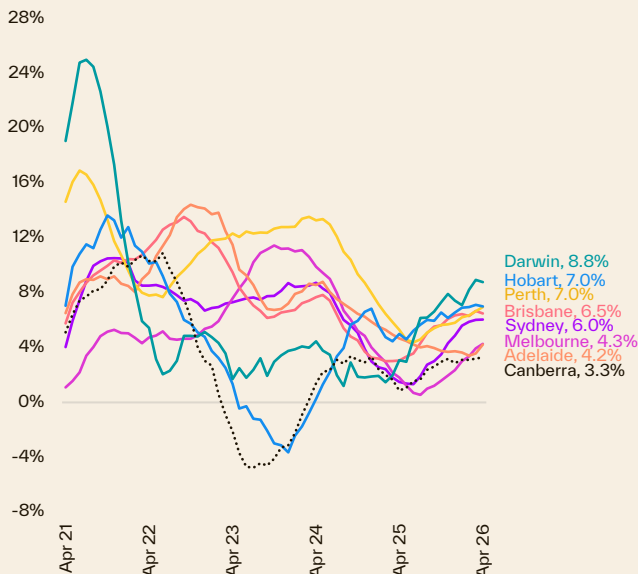
Geography	From peak	Peak date	Past 5 years	Past 10 years
Sydney	-1.0%	Nov-25	21.4%	59.8%
Melbourne	-2.3%	Mar-22	5.8%	36.9%
Brisbane	0.0%	Apr-26	84.0%	119.5%
Adelaide	0.0%	Apr-26	77.4%	111.4%
Perth	0.0%	Apr-26	92.1%	107.5%
Hobart	-2.1%	Mar-22	21.7%	96.4%
Darwin	0.0%	Apr-26	33.3%	27.2%
Canberra	-1.4%	May-22	19.5%	65.6%
Regional NSW	0.0%	Apr-26	38.4%	100.1%
Regional Vic	0.0%	Apr-26	22.5%	81.3%
Regional Qld	0.0%	Apr-26	72.1%	115.8%
Regional SA	0.0%	Apr-26	77.2%	93.7%
Regional WA	0.0%	Apr-26	91.7%	101.0%
Regional Tas	0.0%	Apr-26	39.9%	113.5%
Combined capitals	0.0%	Apr-26	33.7%	69.3%
Combined regionals	0.0%	Apr-26	51.1%	102.6%
National	0.0%	Apr-26	37.6%	76.4%

Change in dwelling values to end of April 2026

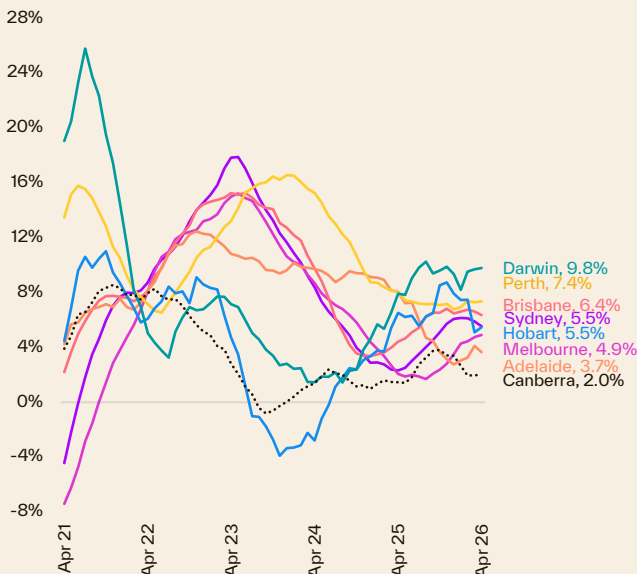


Home Value Index

Annual change in rents, Houses



Annual change in rents, Units



There is no evidence that the rental market is starting to loosen, with the rental vacancy rate holding at **1.6% across Australia in April**, lower in the unit sector (1.5%) and higher for houses (1.7%). Every capital city recorded a vacancy rate of 1.8% or lower, well below the national average of 2.5% over the decade. Over the ten years before 2020, the national rental vacancy rate averaged 3.3%.

With vacancy rates remaining low, rents continue to rise, up a further 0.6% in April. Rents were 5.7% higher over the year, the fastest annual pace of growth since October 2024, adding approximately \$38 per week to the national median rent.

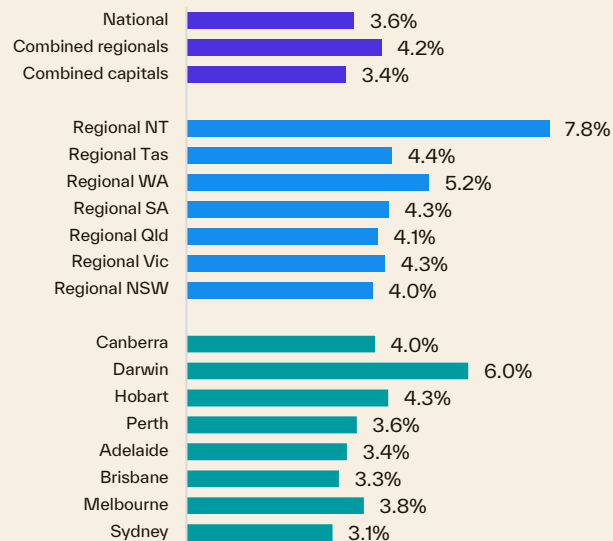
Sydney remains the most expensive market for renters, with house rents at a median of \$869 per week, up \$49.50 per week over the past 12 months. Unit rents have a median of \$775 per week, up \$40.70 per week over the year.

Darwin is recording the highest annual rental appreciation, with house rents up 8.8% over the year and unit rents 9.8% higher. At the softer end of the rental spectrum, Canberra, Adelaide and Melbourne have seen rents rise by less than 5% per annum for both houses and units.

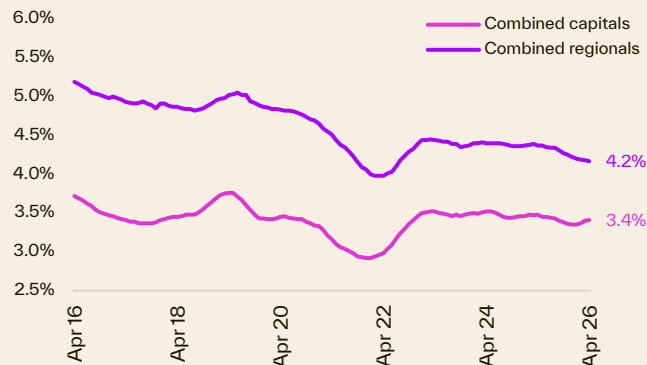
In Sydney and Melbourne, as well as Canberra's unit market, annual rental growth is now outpacing value growth, placing some upward pressure on gross rental yields, albeit from very low levels. For example, Sydney houses are now attracting an average gross yield of 2.71%, still extremely low, but the highest since May 2020. The average gross yield on a Melbourne house is now 3.25%, the highest since March 2015.

Despite the rise, yields remain well below the cost of debt in most capitals (even before holding costs are considered), implying new or recent investors are likely to be running at a cash-flow loss unless they contributed a large deposit.

Gross rental yields, dwellings



Gross rental yields, dwellings



Home Value Index

Housing demand is facing a formidable and worsening set of headwinds, driven by a mix of cyclical and external factors that are weighing on value growth and purchasing activity.

Importantly, the housing slowdown was already underway before interest rates rose in February and March, and well ahead of the conflict in Iran.

Housing affordability is at record lows across most capitals. Mortgage serviceability has deteriorated as inflation runs ahead of wages, and higher interest rates have reduced borrowing capacity.

Population growth has also eased back toward more normal levels after the post-pandemic surge, removing a key demand tailwind that supported housing activity in recent years.

More recently, geopolitical uncertainty and a global oil crisis have added to downside risks. While the inflationary impacts of the Iran conflict are yet to flow through to the official data, the effect on household confidence and balance sheets has been swift.

Consumer sentiment has fallen sharply, prompting a more cautious approach to high-commitment financial decisions such as property purchases. Historically, sentiment has been closely linked to home sales.

With oil prices 30–50% above pre-war levels, inflation risks are skewed to the upside and interest rates are expected to rise further. This adds to existing affordability and serviceability pressures. Financial markets are currently pricing in at least two more 25bp rate hikes in 2026.

These dynamics are increasingly evident in housing market indicators. Beyond the easing in value growth, auction clearance rates are holding well below average, signalling more challenging selling conditions. At the same time, advertised listings are beginning to lift in most markets. More choice and longer selling times are reducing urgency among buyers, pointing to a gradual shift toward more balanced conditions. In markets where stock levels are elevated, conditions are already moving in buyers' favour.

At the same time, demand remains highly price-sensitive, with lower-value segments facing the greatest competition. First home buyer stimulus and serviceability barriers are concentrating demand below the median value.

Housing supply constraints remain a key offset, providing some support for home values, but not enough to stave off declines in markets where listings have risen above average levels.

New dwelling construction continues to undershoot underlying demand, and this gap could widen through the year as higher oil and fuel prices add to construction costs.

Labour market conditions also remain tight, supporting income security and limiting the risk of forced selling.

Together, these factors should help buffer housing values against a sharp downturn. Overall, the outlook points to a further loss of momentum rather than a material correction.

As a result, housing market outcomes are likely to remain highly diverse, with conditions varying markedly by price point and region as 2026 progresses.

Cotality Home Value Index tables

Region	Capitals								Rest of state regions							Aggregate indices		
	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	-0.6%	-0.6%	1.2%	1.1%	2.1%	0.2%	1.3%	0.0%	0.7%	0.6%	1.0%	0.8%	1.9%	0.5%	na	0.2%	0.9%	0.3%
Quarter	-0.9%	-1.5%	4.7%	3.5%	6.8%	2.6%	3.0%	0.4%	2.4%	1.4%	3.8%	2.8%	5.9%	4.0%	na	1.1%	3.1%	1.6%
YTD	-0.7%	-1.7%	6.4%	4.7%	9.2%	3.0%	4.6%	0.6%	3.2%	2.0%	5.0%	5.1%	8.2%	5.3%	na	1.8%	4.2%	2.4%
Annual	4.2%	2.0%	19.7%	12.2%	26.0%	8.5%	19.6%	5.6%	9.1%	7.9%	15.0%	11.2%	21.7%	11.2%	na	9.1%	12.0%	9.8%
Total return	7.3%	5.5%	23.7%	16.3%	31.0%	13.2%	27.2%	9.9%	13.6%	12.6%	20.0%	17.6%	28.6%	16.3%	na	12.6%	16.9%	13.6%
Gross yield	3.1%	3.8%	3.3%	3.4%	3.6%	4.3%	6.0%	4.0%	4.0%	4.3%	4.1%	4.3%	5.2%	4.4%	na	3.4%	4.2%	3.6%
Median value	\$1,292,157	\$822,969	\$1,116,180	\$944,673	\$1,039,949	\$744,296	\$619,351	\$898,242	\$844,554	\$633,237	\$848,317	\$549,134	\$704,598	\$610,621	na	\$1,031,838	\$765,769	\$940,048
Houses																		
Month	-0.7%	-0.8%	1.2%	1.0%	2.1%	0.1%	1.1%	-0.1%	0.7%	0.5%	1.1%	0.9%	2.0%	0.5%	1.4%	0.2%	0.9%	0.4%
Quarter	-1.4%	-2.1%	4.5%	3.5%	6.7%	3.2%	2.0%	0.3%	2.5%	1.4%	3.8%	2.8%	5.8%	3.8%	3.0%	1.1%	3.1%	1.6%
YTD	-1.2%	-2.2%	6.2%	4.8%	9.1%	3.4%	3.3%	0.6%	3.3%	2.1%	5.1%	5.3%	8.1%	4.9%	3.0%	1.8%	4.2%	2.4%
Annual	4.4%	2.5%	19.1%	12.1%	25.7%	9.1%	19.1%	7.0%	9.5%	7.9%	15.4%	11.1%	21.7%	11.1%	3.4%	9.9%	12.2%	10.5%
Total return	7.2%	5.5%	22.7%	15.9%	30.6%	13.8%	26.1%	11.1%	14.0%	12.6%	20.4%	17.5%	28.5%	16.1%	11.0%	13.1%	17.0%	14.0%
Gross yield	2.7%	3.3%	3.1%	3.3%	3.5%	4.2%	5.4%	3.6%	3.9%	4.2%	4.0%	4.3%	5.1%	4.4%	7.7%	3.1%	4.1%	3.3%
Median value	\$1,600,301	\$972,734	\$1,222,906	\$1,006,099	\$1,087,507	\$796,682	\$732,769	\$1,049,789	\$877,456	\$664,458	\$854,677	\$561,958	\$724,667	\$635,587	\$447,012	\$1,178,996	\$781,962	\$1,028,876
Units																		
Month	-0.4%	-0.1%	1.4%	1.3%	2.2%	0.5%	1.7%	0.1%	0.4%	0.7%	1.0%	-1.2%	1.0%	1.3%	na	0.1%	0.8%	0.3%
Quarter	0.3%	-0.2%	5.5%	3.5%	7.7%	-0.2%	5.0%	0.8%	2.0%	1.2%	3.6%	1.5%	7.0%	7.9%	na	1.3%	3.0%	1.6%
YTD	0.4%	-0.6%	7.5%	4.2%	10.7%	0.8%	7.1%	0.7%	2.3%	1.4%	4.8%	2.9%	10.2%	9.0%	na	1.7%	3.9%	2.1%
Annual	3.4%	0.9%	22.6%	13.4%	27.9%	5.8%	20.6%	0.9%	6.4%	7.7%	13.8%	12.6%	21.6%	12.2%	na	6.4%	11.1%	7.2%
Total return	7.7%	5.6%	27.7%	18.3%	34.9%	10.8%	29.4%	6.2%	11.3%	13.0%	18.8%	18.2%	30.3%	18.1%	na	11.1%	16.1%	12.0%
Gross yield	4.2%	4.9%	3.9%	4.3%	4.7%	4.9%	7.2%	5.3%	4.4%	4.9%	4.4%	4.6%	8.1%	4.7%	na	4.4%	4.5%	4.5%
Median value	\$907,431	\$641,690	\$876,474	\$692,676	\$759,687	\$574,548	\$462,633	\$593,303	\$689,060	\$457,806	\$831,714	\$417,426	\$444,382	\$479,049	na	\$767,901	\$676,861	\$753,088

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					Greater Perth				
1	Richmond - Windsor	Outer West and Blue Mountains	\$1,050,130	15.1%	1	Serpentine - Jarrahdale	South East	\$952,461	32.4%
2	St Marys	Outer West and Blue Mountains	\$1,168,327	14.3%	2	Armadale	South East	\$923,563	31.8%
3	Penrith	Outer West and Blue Mountains	\$1,113,614	13.1%	3	Belmont - Victoria Park	South East	\$1,026,197	30.0%
4	Blue Mountains	Outer West and Blue Mountains	\$1,046,312	13.0%	4	Wanneroo	North West	\$1,005,581	29.2%
5	Merrylands - Guildford	Parramatta	\$1,330,126	12.5%	5	Swan	North East	\$963,897	29.1%
6	Campbelltown (NSW)	Outer South West	\$1,031,952	12.3%	6	Canning	South East	\$1,128,793	28.7%
7	Mount Druitt	Blacktown	\$1,014,079	12.1%	7	Rockingham	South West	\$929,286	28.3%
8	Wyong	Central Coast	\$970,439	11.6%	8	Stirling	North West	\$1,158,139	28.2%
9	Bringelly - Green Valley	South West	\$1,271,308	11.5%	9	Gosnells	South East	\$922,865	27.9%
10	Sutherland - Menai - Heathcote	Sutherland	\$1,643,260	10.9%	10	Kwinana	South West	\$804,785	27.1%
Greater Melbourne					Greater Hobart				
1	Frankston	Mornington Peninsula	\$844,559	9.0%	1	Hobart - North West	Hobart	\$647,111	13.9%
2	Sunbury	North West	\$743,222	8.9%	2	Hobart - South and West	Hobart	\$832,624	10.5%
3	Brimbank	West	\$731,253	8.0%	3	Sorell - Dodges Ferry	Hobart	\$702,896	10.3%
4	Keilor	North West	\$1,064,368	7.1%	4	Brighton	Hobart	\$643,485	9.7%
5	Casey - South	South East	\$814,309	6.3%	5	Hobart - North East	Hobart	\$786,339	7.1%
6	Tullamarine - Broadmeadows	North West	\$739,725	6.2%	6	Hobart Inner	Hobart	\$899,819	4.0%
7	Whittlesea - Wallan	North East	\$783,013	5.9%	Greater Darwin				
8	Cardinia	South East	\$786,549	5.8%	1	Palmerston	Darwin	\$658,030	23.0%
9	Dandenong	South East	\$782,483	5.5%	2	Darwin Suburbs	Darwin	\$624,891	18.9%
10	Wyndham	West	\$712,277	5.2%	3	Darwin City	Darwin	\$536,199	17.5%
Greater Brisbane					ACT				
1	Beaudesert	Logan - Beaudesert	\$959,256	25.4%	1	Weston Creek	ACT	\$997,128	10.1%
2	Springwood - Kingston	Logan - Beaudesert	\$956,216	24.8%	2	Tuggeranong	ACT	\$909,137	7.5%
3	Loganlea - Carbrook	Logan - Beaudesert	\$1,022,343	24.3%	3	Belconnen	ACT	\$875,394	6.4%
4	Beenleigh	Logan - Beaudesert	\$938,601	23.8%	4	Woden Valley	ACT	\$1,019,294	4.5%
5	Forest Lake - Oxley	Ipswich	\$1,000,555	23.6%	5	Gungahlin	ACT	\$912,964	4.3%
6	Sunnybank	South	\$1,392,626	23.3%	6	South Canberra	ACT	\$969,272	4.1%
7	Nundah	North	\$1,157,775	22.8%	7	Molonglo	ACT	\$750,132	3.9%
8	Ipswich Inner	Ipswich	\$896,551	22.4%	8	North Canberra	ACT	\$697,131	3.4%
9	Chermside	North	\$1,350,126	22.4%					
10	North Lakes	Moreton Bay - South	\$1,052,220	22.3%					
Greater Adelaide									
1	Salisbury	North	\$828,467	17.1%					
2	Campbelltown (SA)	Central and Hills	\$1,176,472	16.1%					
3	Tea Tree Gully	North	\$940,461	14.9%					
4	Gawler - Two Wells	North	\$824,949	14.7%					
5	Port Adelaide - East	North	\$967,556	14.3%					
6	Unley	Central and Hills	\$1,577,893	13.5%					
7	Onkaparinga	South	\$897,914	13.1%					
8	Adelaide City	Central and Hills	\$725,449	13.0%					
9	Playford	North	\$708,874	12.5%					
10	Marion	South	\$1,044,092	12.2%					

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 April 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
Regional NSW				
1	Dubbo	Far West and Orana	\$563,506	19.8%
2	Inverell - Tenterfield	New England and North West	\$436,133	18.4%
3	Armidale	New England and North West	\$583,863	18.1%
4	Wagga Wagga	Riverina	\$642,125	18.0%
5	Tamworth - Gunnedah	New England and North West	\$583,289	15.9%
6	Maitland	Hunter Valley exc Newcastle	\$891,095	15.9%
7	Lower Hunter	Hunter Valley exc Newcastle	\$781,333	15.4%
8	Lower Murray	Murray	\$372,003	13.3%
9	Port Stephens	Hunter Valley exc Newcastle	\$935,918	12.2%
10	Griffith - Murrumbidgee (West)	Riverina	\$509,442	12.2%
Regional VIC				
1	Grampians	North West	\$388,742	16.5%
2	Latrobe Valley	Latrobe - Gippsland	\$503,137	15.7%
3	Mildura	North West	\$547,359	15.4%
4	Glenelg - Southern Grampians	Warrnambool and South West	\$444,207	12.8%
5	Ballarat	Ballarat	\$632,095	12.6%
6	Wodonga - Alpine	Hume	\$679,974	12.1%
7	Wellington	Latrobe - Gippsland	\$490,423	11.7%
8	Bendigo	Bendigo	\$653,751	11.4%
9	Maryborough - Pyrenees	Ballarat	\$407,413	11.3%
10	Shepparton	Shepparton	\$550,841	10.9%
Regional QLD				
1	Darling Downs - East	Darling Downs - Maranoa	\$583,775	22.7%
2	Toowoomba	Toowoomba	\$838,877	20.5%
3	Central Highlands (Qld)	Central Queensland	\$373,108	19.9%
4	Gold Coast Hinterland	Gold Coast	\$1,319,267	19.7%
5	Maryborough	Wide Bay	\$654,996	19.1%
6	Darling Downs (West) - Maranoa	Darling Downs - Maranoa	\$415,223	19.1%
7	Granite Belt	Darling Downs - Maranoa	\$619,651	18.8%
8	Burnett	Wide Bay	\$525,514	18.3%
9	Southport	Gold Coast	\$1,099,016	18.0%
10	Charters Towers - Ayr - Ingham	Townsville	\$385,740	17.7%
Regional SA				
1	Limestone Coast	South East	\$535,856	15.1%
2	Eyre Peninsula and South West	Outback	\$441,310	15.0%
3	Murray and Mallee	South East	\$520,666	12.7%
4	Fleurieu - Kangaroo Island	South East	\$827,234	8.5%
5	Barossa	Barossa - Yorke - Mid North	\$764,820	8.5%
6	Yorke Peninsula	Barossa - Yorke - Mid North	\$531,566	7.5%

Rank	SA3 Name	SA4 Name	Median Value	Annual change
Regional WA				
1	Gascoyne	Outback (South)	\$501,385	25.5%
2	West Pilbara	Outback (North)	\$732,650	25.2%
3	Goldfields	Outback (South)	\$427,579	23.5%
4	Bunbury	Bunbury	\$798,339	23.2%
5	Manjimup	Bunbury	\$665,700	23.0%
6	Augusta - Margaret River - Busselton	Bunbury	\$1,175,319	22.5%
7	Albany	Wheat Belt	\$772,769	21.2%
8	Mid West	Outback (South)	\$578,353	20.4%
9	Wheat Belt - North	Wheat Belt	\$540,417	19.2%
10	East Pilbara	Outback (North)	\$497,751	17.7%
Regional TAS				
1	Devonport	West and North West	\$611,270	14.5%
2	Launceston	Launceston and North East	\$663,565	14.4%
3	Central Highlands (Tas.)	South East	\$500,052	11.9%
4	Burnie - Ulverstone	West and North West	\$561,595	11.0%
5	North East	Launceston and North East	\$574,738	9.5%
6	Meander Valley - West Tamar	Launceston and North East	\$635,506	9.1%
7	Huon - Bruny Island	South East	\$718,351	5.6%
8	South East Coast	South East	\$614,904	-2.4%

Data source: Cotality

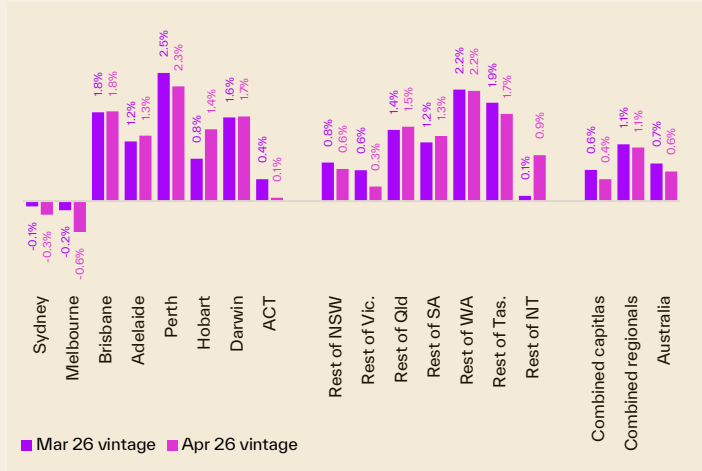
About the data

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 April 2026.

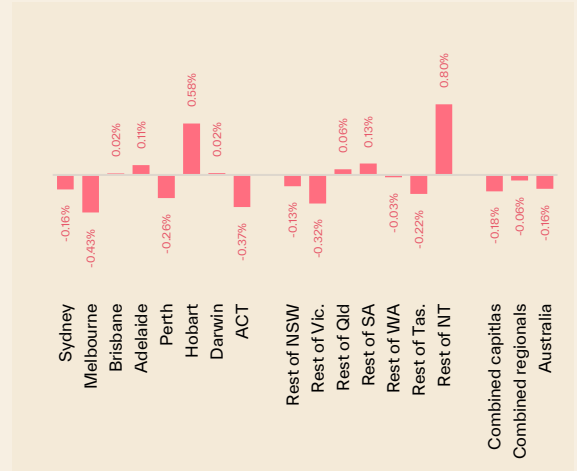
Home Value Index

Prior month level of revision

Monthly change in March 2026



Revision in monthly change for March 2026:
March 26 v April 2026 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.



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