

Home Value Index

Housing values bloom ahead of what is likely to be a very active spring selling season

Cotality's national Home Value Index (HVI) rose 0.7% in August, the strongest month on month gain since May last year. The result pushed the annual change higher for the second month in a row, to 4.1%.

The growth cycle has been gradually building momentum since the February rate cut, with buyer demand spurred by a lift in borrowing capacity, real wages growth, rising confidence and what is likely to be a growing sense of urgency as advertised stock levels remain tight.

"Once again we are seeing a clear mismatch between available supply and demonstrated demand placing upwards pressure on housing values", **said Cotality Australia's research director, Tim Lawless.**

"The annual trend in estimated home sales is up two percent on last year and tracking almost 4% above the previous five-year average. At the same time, advertised supply levels remain about -20% below average for this time of the year."

Vendors are in a strong position as we head into spring.

Auction clearance rates rose to 70% in late August, the highest since February last year, and competition amongst sellers is relatively mild amid such low advertised stock levels.

"We are starting to see the usual start of spring upswing in new listings coming to market, but from a low base," Mr. Lawless said. "A pick up in the flow of stock coming to market through spring will be good news for buyers who generally have limited choice at the moment," Mr. Lawless said.

While housing values are rising across most regions, the pace of growth remains modest relative to recent upswings. During the pandemic, the monthly change in the national

index peaked at 3.1% in March 2021, and the upswing commencing in early 2023 climbed quite rapidly, reaching a 1.3% high in May 2023.

"I would be surprised if we saw the monthly rate of change in the national HVI getting anywhere near these earlier cyclical peaks, given how stretched housing affordability has become," Mr. Lawless added.

"What is more likely is that home values will rise at a more sustainable pace, with demand dampened by affordability constraints, more normal rates of population growth and cautious lending policy.

While interest rates are falling, the cash rate is still 350 basis points higher than the 0.1% low that underpinned growth in the pandemic."

The growth trend remains geographically broad-based with almost every region recording a rise in values over the month. Tasmania remains the exception, with Hobart values down -0.2% over the month.

The mid-sized capitals are once again leading the growth trend, with Brisbane (+1.2%) and Perth (+1.1%) recording the highest monthly gains. Adelaide wasn't far behind with a 0.9% lift in values.

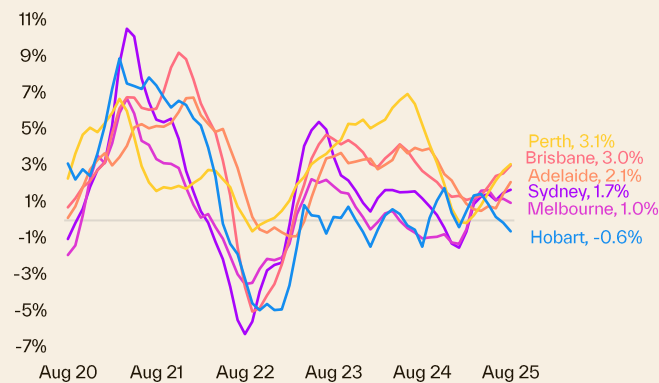
Darwin has also recorded a solid gain, with a 1.0% rise in August, taking values 10.8% higher through the first eight months of the year, by far the highest year-to-date gain across the capital cities.

"It seems that investors are willing to look through the volatile history of Darwin housing trends, with investors attracted to the low price points and high yields. Lending to this segment has more than doubled over the past year," Mr. Lawless said. "Additionally, listings are extraordinarily low, down about 50% on the five-year average."

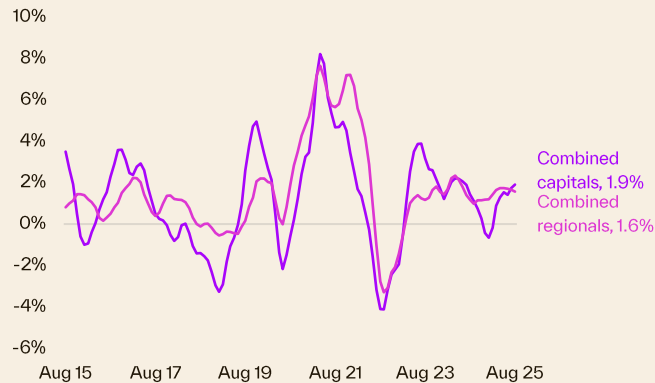
Index results as at 31 st August 2025	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	0.8%	1.7%	2.1%	5.1%	\$1,224,341
Melbourne	0.3%	1.0%	1.4%	5.1%	\$803,194
Brisbane	1.2%	3.0%	7.9%	11.6%	\$949,583
Adelaide	0.9%	2.1%	6.5%	10.2%	\$851,125
Perth	1.1%	3.1%	6.6%	11.2%	\$841,928
Hobart	-0.2%	-0.6%	2.6%	7.0%	\$680,315
Darwin	1.0%	5.0%	10.2%	17.6%	\$553,131
Canberra	0.4%	1.5%	1.6%	5.6%	\$872,957
Combined capitals	0.8%	1.9%	3.6%	7.0%	\$932,038
Combined regional	0.5%	1.6%	6.0%	10.7%	\$693,859
National	0.7%	1.8%	4.1%	7.9%	\$848,858

Home Value Index

Rolling three-month change in dwelling values State capitals



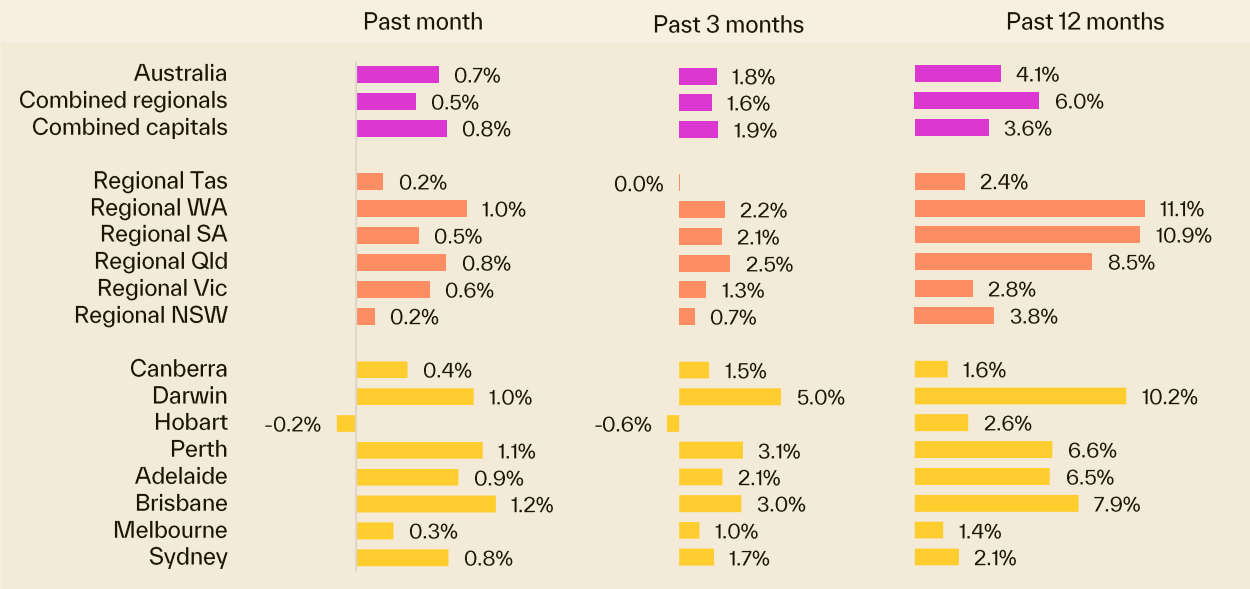
Rolling three-month change in dwelling values Combined capitals v Combined regionals



Change in dwelling values over key time periods

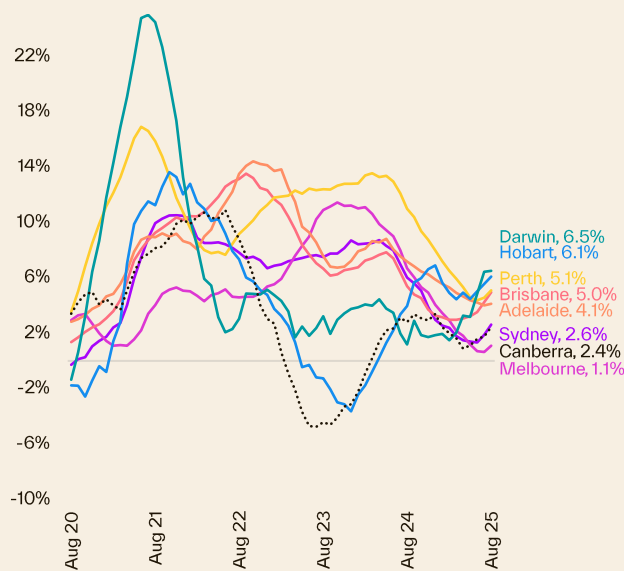
Geography	From peak	Peak date	Past 5 years	Since Feb (1 st rate cut)
Sydney	<at peak>		36.7%	3.2%
Melbourne	-3.0%	Mar 22	16.8%	2.7%
Brisbane	<at peak>		78.3%	5.0%
Adelaide	<at peak>		76.7%	2.9%
Perth	<at peak>		81.9%	4.7%
Hobart	-10.4%	Mar 22	28.1%	0.3%
Darwin	<at peak>		36.8%	9.5%
Canberra	-4.6%	May 22	30.5%	2.4%
Regional NSW	<at peak>		50.7%	2.1%
Regional Vic	-4.8%	May 22	35.6%	2.5%
Regional Qld	<at peak>		76.7%	4.8%
Regional SA	<at peak>		79.4%	5.1%
Regional WA	<at peak>		86.9%	4.5%
Regional Tas	-1.7%	May 22	47.3%	-0.3%
Regional NT	-8.5%	Apr 16	6.0%	1.0%
Combined capitals	<at peak>		42.1%	3.5%
Combined regionals	<at peak>		59.8%	3.3%
National	<at peak>		46.0%	3.4%

Change in dwelling values to end of August 2025



Home Value Index

Annual change in rents, Houses



National rental growth picked up to 0.5% in seasonally adjusted terms through August, the largest month on month rise since May last year. The re-acceleration in rental growth has been apparent through most of 2025, with the annual change now rising over two consecutive months, reaching 4.1% in August.

Rental markets remain extremely tight across most regions, with the national vacancy rate at 1.5% in August which is around record lows. The five years prior to 2020 recorded an average vacancy rate of 3.3%, more than double the current level.

Like value growth, Darwin is leading the capital city rental growth trends with house rents up 6.5% over the past year and unit rents up 9.4%. Such strong rental growth is supporting a very high gross rental yield of 6.5% across all dwellings.

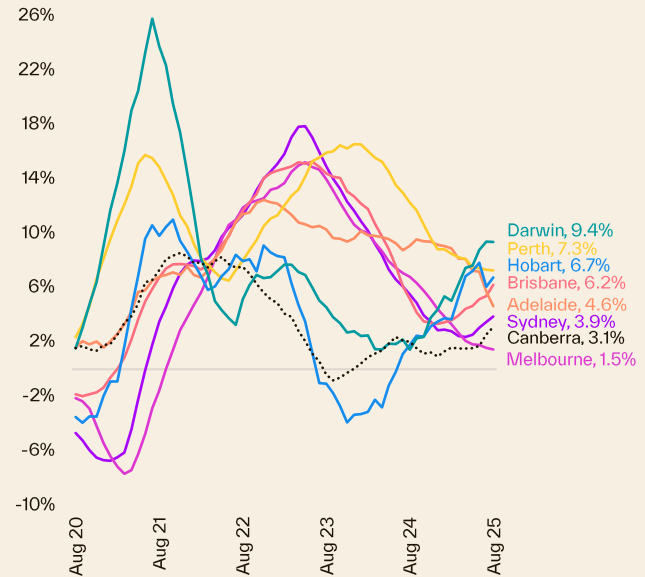
Melbourne, the ACT and Sydney are recording the softest rental conditions, with annual rents rising by the least amount of any capital city over the past 12 months; however, the trend looks to be picking up in these cities also.

“The reacceleration in market rents is one to watch considering the large weight allocated to rental prices in the CPI,” said Mr Lawless. “There is more than a year of lag between rental value estimates and CPI rents paid, but if this uptick in rental growth continues it could gradually place some upwards pressure on inflation.”

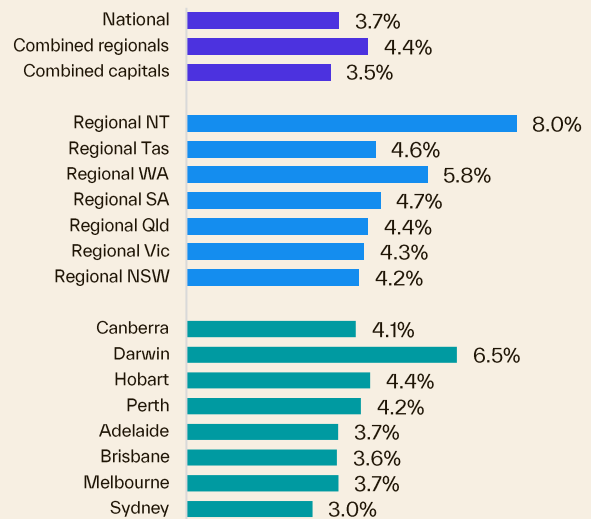
Despite the ongoing rise in rental values, gross rental yields have held reasonably firm since the beginning of 2023, following the drop in yields when value growth substantially outpaced rental growth through the pandemic.

Looking at affordability, Sydney remains home to the highest rental rates, with a median house rent of \$833/pw in August, while units had a median rent of \$749/pw. The lowest capital city rents can be found in Hobart where the typical house rents for \$603/pw and units \$506/pw.

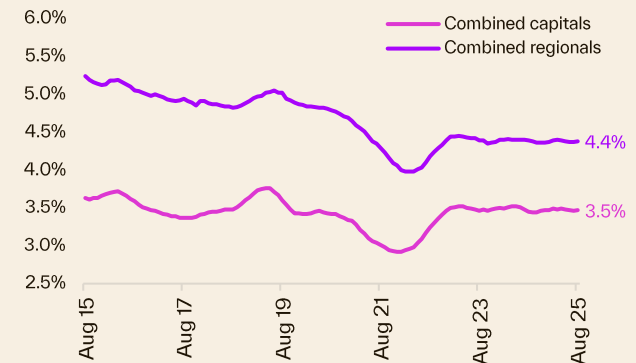
Annual change in rents, Units



Gross rental yields, dwellings



Gross rental yields, dwellings



Home Value Index

The broad-based rise in housing values is set to continue into spring, a period where we usually see a seasonal uplift in listings. While a rise in advertised stock levels will test the depth of housing demand, there is a good chance purchasing activity will continue to outpace available supply.

Buyer demand is supported by an increasingly healthy household sector:

- Consumer sentiment reached a 3 ½ year high in August, supported by lower interest rates and easing cost of living pressures. Historically, consumer sentiment and housing activity have shown a close relationship.
- After drawing down on savings accumulated through the pandemic, households are once again managing to accrue savings, with the household saving ratio trending towards pre-pandemic averages in March. While higher savings also imply less consumption, a return to an accrual of savings should help prospective buyers access the credit necessary for a home purchase.
- Real wages growth, at 1.3% per annum, is at its highest level since June 2020 and about 2 ½ times the pre-COVID decade average of just 0.5%. Stronger wages growth, alongside lower debt servicing costs, should help to support purchasing activity and sentiment.
- The jobs market remains tight, with the unemployment rate holding around the low 4% mark or less since the end of 2021, while the underemployment rate, at 5.9% in July, is well below the decade average of 7.9%. Such strong labour market conditions are supporting confidence and the ability to prove up loan

Cotality Home Value Index tables

Capitals									Rest of state regions							Aggregate indices		
Region	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
All Dwellings																		
Month	0.8%	0.3%	1.2%	0.9%	1.1%	-0.2%	1.0%	0.4%	0.2%	0.6%	0.8%	0.5%	1.0%	0.2%	na	0.8%	0.5%	0.7%
Quarter	1.7%	1.0%	3.0%	2.1%	3.1%	-0.6%	5.0%	1.5%	0.7%	1.3%	2.5%	2.1%	2.2%	0.0%	na	1.9%	1.6%	1.8%
YTD	3.3%	2.8%	5.8%	3.0%	4.7%	1.3%	10.8%	2.1%	2.9%	3.0%	6.3%	7.2%	6.4%	0.6%	na	3.7%	4.5%	3.9%
Annual	2.1%	1.4%	7.9%	6.5%	6.6%	2.6%	10.2%	1.6%	3.8%	2.8%	8.5%	10.9%	11.1%	2.4%	na	3.6%	6.0%	4.1%
Total return	5.1%	5.1%	11.6%	10.2%	11.2%	7.0%	17.6%	5.6%	8.2%	7.3%	13.6%	16.5%	17.7%	7.1%	na	7.0%	10.7%	7.9%
Gross yield	3.0%	3.7%	3.6%	3.7%	4.2%	4.4%	6.5%	4.1%	4.2%	4.3%	4.4%	4.7%	5.8%	4.6%	na	3.5%	4.4%	3.7%
Median value	\$1,224,341	\$803,194	\$949,583	\$851,125	\$841,928	\$680,315	\$553,131	\$872,957	\$774,168	\$595,399	\$752,533	\$494,357	\$595,356	\$532,167	na	\$932,038	\$693,859	\$648,858
Houses																		
Month	0.9%	0.4%	1.2%	0.9%	1.1%	-0.2%	1.1%	0.6%	0.2%	0.7%	0.8%	0.4%	1.1%	0.4%	-1.1%	0.9%	0.5%	0.8%
Quarter	2.0%	1.3%	2.9%	2.1%	3.1%	-0.7%	6.1%	1.9%	0.8%	1.4%	2.4%	2.1%	2.3%	0.2%	0.6%	2.1%	1.6%	2.0%
YTD	4.2%	3.5%	5.5%	3.0%	4.5%	1.1%	11.9%	2.6%	3.1%	3.1%	6.4%	7.4%	6.6%	0.7%	0.6%	4.1%	4.5%	4.2%
Annual	2.9%	2.1%	7.3%	6.4%	6.3%	2.8%	10.9%	2.1%	4.0%	2.9%	8.7%	10.9%	11.2%	2.5%	-1.7%	4.1%	6.1%	4.6%
Total return	5.5%	5.4%	10.6%	9.9%	10.6%	7.2%	17.8%	5.8%	8.3%	7.3%	13.8%	16.6%	17.7%	6.9%	5.6%	7.2%	10.7%	8.1%
Gross yield	2.6%	3.1%	3.4%	3.5%	4.0%	4.3%	5.9%	3.7%	4.1%	4.2%	4.3%	4.7%	5.7%	4.5%	7.8%	3.2%	4.3%	3.4%
Median value	\$1,521,611	\$956,305	\$1,040,651	\$906,620	\$881,867	\$724,097	\$654,490	\$1,008,291	\$801,844	\$625,687	\$757,293	\$507,039	\$615,356	\$552,651	\$418,179	\$1,056,440	\$708,956	\$920,003
Units																		
Month	0.6%	0.2%	1.3%	1.1%	1.0%	-0.1%	0.8%	-0.2%	0.2%	0.5%	0.8%	2.5%	-1.1%	-1.1%	na	0.6%	0.5%	0.6%
Quarter	0.9%	0.2%	3.9%	2.0%	3.0%	0.1%	2.5%	0.1%	0.5%	0.6%	2.5%	1.3%	1.2%	-2.1%	na	1.2%	1.6%	1.3%
YTD	0.8%	1.2%	7.5%	3.2%	6.4%	2.2%	8.2%	0.5%	1.8%	2.8%	6.3%	4.8%	2.4%	0.7%	na	2.0%	4.4%	2.4%
Annual	0.0%	-0.4%	11.1%	7.7%	10.0%	1.5%	8.8%	-0.1%	2.9%	2.1%	7.8%	9.7%	8.7%	1.8%	na	1.8%	5.7%	2.5%
Total return	4.0%	4.4%	16.1%	12.6%	16.0%	6.2%	17.0%	4.9%	7.5%	7.0%	12.9%	14.9%	17.6%	8.6%	na	6.3%	10.7%	7.1%
Gross yield	4.1%	4.8%	4.4%	4.5%	5.5%	4.8%	7.9%	5.3%	4.5%	4.9%	4.5%	5.0%	8.4%	5.0%	na	4.5%	4.6%	4.5%
Median value	\$873,838	\$622,939	\$740,992	\$620,421	\$624,821	\$551,149	\$393,254	\$594,813	\$638,163	\$426,029	\$738,579	\$354,042	\$373,728	\$419,554	na	\$711,370	\$613,240	\$695,440

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	Bankstown	Inner South West	\$1,419,824	7.4%	1	Belmont - Victoria Park	South East	\$831,148	10.5%
2	Strathfield - Burwood - Ashfield	Inner West	\$985,604	7.1%	2	Mundaring	North East	\$845,375	8.6%
3	Richmond - Windsor	Outer West and Blue Mountains	\$954,564	6.9%	3	Mandurah	Mandurah	\$727,650	8.5%
4	Mount Druitt	Blacktown	\$925,511	6.6%	4	Kwinana	South West	\$671,360	8.2%
5	St Marys	Outer West and Blue Mountains	\$1,026,608	6.6%	5	South Perth	South East	\$1,176,187	7.8%
6	Fairfield	South West	\$1,209,652	6.2%	6	Armadale	South East	\$740,012	7.6%
7	Marrickville - Sydenham - Petersham	City and Inner South	\$1,752,898	6.0%	7	Swan	North East	\$773,374	7.6%
8	Liverpool	South West	\$1,130,984	5.8%	8	Fremantle	South West	\$1,234,056	7.4%
9	Wollondilly	Outer South West	\$1,120,375	5.3%	9	Melville	South West	\$1,331,077	7.3%
10	Penrith	Outer West and Blue Mountains	\$999,155	5.3%	10	Kalamunda	South East	\$863,024	7.3%
Greater Melbourne					Greater Hobart				
1	Frankston	Mornington Peninsula	\$798,884	8.3%	1	Hobart - North East	Hobart	\$725,466	6.4%
2	Tullamarine - Broadmeadows	North West	\$713,310	6.7%	2	Hobart - North West	Hobart	\$554,916	5.3%
3	Sunbury	North West	\$708,708	5.0%	3	Brighton	Hobart	\$554,311	4.2%
4	Dandenong	South East	\$768,231	5.0%	4	Hobart - South and West	Hobart	\$790,722	3.9%
5	Knox	Outer East	\$958,355	4.9%	5	Sorell - Dodges Ferry	Hobart	\$623,550	1.3%
6	Keilor	North West	\$1,060,134	4.9%	6	Hobart Inner	Hobart	\$832,284	-3.1%
7	Brimbank	West	\$699,152	4.8%	Greater Darwin				
8	Macedon Ranges	North West	\$934,447	3.7%	1	Palmerston	Darwin	\$566,064	16.3%
9	Whittlesea - Wallan	North East	\$756,107	3.6%	2	Darwin Suburbs	Darwin	\$555,499	12.0%
10	Melton - Bacchus Marsh	West	\$648,813	3.5%	3	Darwin City	Darwin	\$479,345	4.2%
Greater Brisbane					ACT				
1	Nathan	South	\$1,228,356	11.5%	1	Molonglo	ACT	\$736,739	7.1%
2	Strathpine	Moreton Bay - South	\$826,777	11.0%	2	South Canberra	ACT	\$1,095,081	3.7%
3	Capalaba	East	\$1,078,051	11.0%	3	Tuggeranong	ACT	\$858,913	2.8%
4	Redcliffe	Moreton Bay - North	\$910,066	10.3%	4	Belconnen	ACT	\$843,817	2.4%
5	Ipswich Inner	Ipswich	\$745,264	10.1%	5	Weston Creek	ACT	\$952,715	1.1%
6	Chermside	North	\$1,157,370	10.0%	6	Woden Valley	ACT	\$1,025,153	0.7%
7	Cleveland - Stradbroke	East	\$1,041,593	9.9%	7	Gungahlin	ACT	\$892,102	0.3%
8	Nundah	North	\$1,010,961	9.9%	8	North Canberra	ACT	\$783,445	-1.4%
9	The Gap - Enoggera	West	\$1,265,745	9.6%					
10	Jimboomba	Logan - Beaudesert	\$994,246	9.6%					
Greater Adelaide									
1	Playford	North	\$635,656	9.6%					
2	Adelaide Hills	Central and Hills	\$937,191	9.5%					
3	Port Adelaide - West	West	\$827,569	8.9%					
4	Gawler - Two Wells	North	\$731,937	8.8%					
5	Prospect - Walkerville	Central and Hills	\$1,326,465	8.0%					
6	Mitcham	South	\$1,197,229	8.0%					
7	Salisbury	North	\$714,759	7.8%					
8	Marion	South	\$950,724	7.6%					
9	Onkaparinga	South	\$806,104	7.5%					
10	Tea Tree Gully	North	\$826,222	6.1%					

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 August 2025

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	Lower Murray	Murray	\$355,012	16.6%
2	Tamworth - Gunnedah	New England and North West	\$510,957	11.6%
3	Albury	Murray	\$599,217	10.5%
4	Upper Hunter	Hunter Valley exc Newcastle	\$527,818	9.2%
5	Orange	Central West	\$663,454	9.0%
6	Inverell - Tenterfield	New England and North West	\$377,538	8.2%
7	Maitland	Hunter Valley exc Newcastle	\$797,945	7.8%
8	Griffith - Murrumbidgee (West)	Riverina	\$464,541	7.2%
9	Taree - Gloucester	Mid North Coast	\$612,817	7.2%
10	Armidale	New England and North West	\$493,712	7.1%
Regional VIC				
1	Mildura	North West	\$488,302	15.5%
2	Bendigo	Bendigo	\$600,323	7.8%
3	Wodonga - Alpine	Hume	\$644,038	6.1%
4	Grampians	North West	\$335,939	5.8%
5	Colac - Corangamite	Warrnambool and South West	\$540,236	5.6%
6	Ballarat	Ballarat	\$571,784	5.1%
7	Moira	Shepparton	\$490,378	4.1%
8	Wangaratta - Benalla	Hume	\$510,617	3.8%
9	Loddon - Elmore	Bendigo	\$442,239	3.6%
10	Geelong	Geelong	\$702,137	3.6%
Regional QLD				
1	Biloela	Central Queensland	\$345,616	19.1%
2	Central Highlands	Central Queensland	\$371,090	16.8%
3	Darling Downs (West) - Maranoa	Darling Downs - Maranoa	\$356,637	16.7%
4	Darling Downs - East	Darling Downs - Maranoa	\$502,316	15.8%
5	Charters Towers - Ayr - Ingham	Townsville	\$303,817	15.3%
6	Townsville	Townsville	\$601,143	15.2%
7	Mackay	Mackay - Isaac - Whitsunday	\$627,297	15.2%
8	Bowen Basin - North	Mackay - Isaac - Whitsunday	\$361,607	14.8%
9	Granite Belt	Darling Downs - Maranoa	\$544,857	13.0%
10	Toowoomba	Toowoomba	\$725,100	12.8%
Regional SA				
1	Murray and Mallee	South East	\$472,466	14.2%
2	Yorke Peninsula	Barossa - Yorke - Mid North	\$504,729	12.3%
3	Barossa	Barossa - Yorke - Mid North	\$713,082	11.3%
4	Fleurieu - Kangaroo Island	South East	\$760,192	10.7%
5	Eyre Peninsula and South West	Outback	\$364,374	8.8%
6	Limestone Coast	South East	\$481,240	8.1%

Rank	SA3 Name	SA4 Name	Median Value	Annual change
Regional WA				
1	Mid West	Outback (South)	\$501,515	18.7%
2	Albany	Wheat Belt	\$650,379	18.4%
3	Esperance	Outback (South)	\$506,503	13.0%
4	Wheat Belt - North	Wheat Belt	\$462,270	11.0%
5	Augusta - Margaret River - Busselton	Bunbury	\$986,323	10.1%
6	Manjimup	Bunbury	\$584,464	9.2%
7	Bunbury	Bunbury	\$676,536	9.2%
8	West Pilbara	Outback (North)	\$596,180	7.9%
9	Gascoyne	Outback (South)	\$434,795	6.1%
10	Kimberley	Outback (North)	\$518,616	5.9%
Regional TAS				
1	Burnie - Ulverstone	West and North West	\$491,502	4.9%
2	Devonport	West and North West	\$527,472	3.9%
3	Huon - Bruny Island	South East	\$689,074	3.0%
4	North East	Launceston and North East	\$516,580	2.3%
5	Central Highlands	South East	\$444,104	2.2%
6	Meander Valley - West Tamar	Launceston and North East	\$565,888	1.8%
7	Launceston	Launceston and North East	\$555,529	1.0%
8	South East Coast	South East	\$625,973	-0.6%

Data source: Cotality

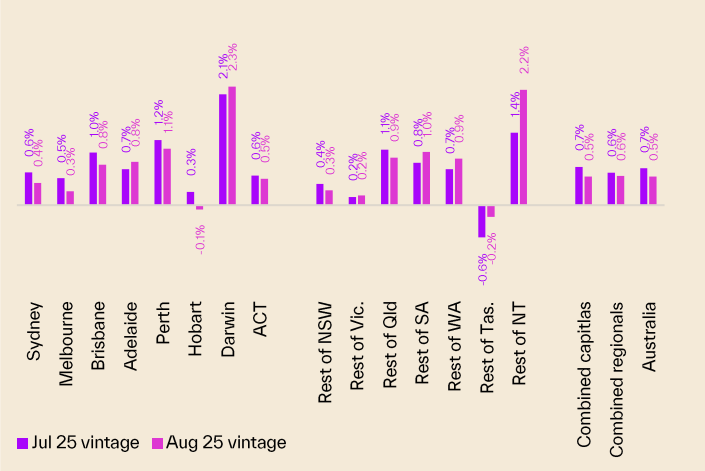
About the data

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 August 2025

Home Value Index

Prior month level of revision

Monthly change in July 2025



Revision in monthly change for July 2025: July 25 v August 25 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:

<https://www.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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