Research

Regional Market Update

AUSTRALIA | RELEASED AUGUST 2025

Contents

This report analyses dwelling value and rental performance across Australia's largest 50 non-capital city Significant Urban Areas (SUAs). Significant Urban Areas (SUA's) are geographical boundaries that represent an individual Urban Centre or cluster of related Urban Centres with a core urban population of at least 10,000 people. These boundaries are part of the Australian Statistical Geography Standard, maintained by the Australian Bureau of Statistics.

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Regional Market Performance

Values

BEST PERFORMERS	
Highest quarterly growth:	4.5% Lismore (NSW)
Highest annual growth:	23.1% Albany (WA)
Shortest days on market:	12 days Albany (WA)
Lowest vendor discounts:	-1.7% Mount Gambier (SA) & Albany (WA)
Highest change in annual sales vols:	32.7% Shepparton - Mooroopna (VIC)

WORST PERFORMERS	
Lowest quarterly growth:	-1.5% Forster - Tuncurry (NSW)
Lowest annual growth:	-2.1% Bowral - Mittagong (NSW)
Longest days on market:	79 days Bowral – Mittagong (NSW)
Highest vendor discounts:	-5.3% Bowral – Mittagong (NSW)
Lowest change in annual sales vols:	-34.4% Lismore (NSW)

After underperforming for the past nine months, the combined capitals are now recording a stronger quarterly increase in values relative to the combined regions. This changing of the guard comes thanks to the capital city's stronger positive response to recent rate cuts, with the quarterly trend accelerating from a -0.7% quarterly decline in January, to a 1.8% lift over the three months to July. Regional value growth also reacted favourably to the start of the rate-cutting cycle, albeit more mildly, with the quarterly rate of growth increasing from 1.2% to 1.7% between February and April and holding relatively steady (around 1.7%) since.

The relative stability seen in regional growth has not been universal, however. Compared to the three months to April, 29 of the country's 50 largest non-capital city markets recorded a moderation in the quarterly rate of growth. Orange, in NSW's central tablelands, saw the strongest slowdown, with the quarterly trend easing from 4.8% in April to 0.1% in July. This was followed by NSW's Forster – Tuncurry region, down -3.7 percentage points to -1.5% — the weakest three-month value change among the regions.

Lismore in NSW's Northern Rivers was at the other end of the scale, with the 7.0 percentage point increase in the quarterly growth rate taking the region to the top of the three-month leader board (4.5%). Bendigo (VIC) and Mount Gambier (SA) tied for second place, with values in both markets rising 3.8% over the rolling quarter. Bunbury in Western Australia, and Albury-Wodonga on the NSW/VIC border rounded out the top five, up 3.5% and 3.4% respectively.

While no longer the top performers for quarterly growth, Albany and Geraldton in WA, and Mackay and Townsville in QLD continued to dominate annual growth rankings, with values up 23.1%, 20.8%, 18.2% and 16.7% respectively over the 12 months to July. The skew towards mining markets was also present in selling conditions, with Albany (12 days), Mackay (13 days) and Rockhampton (13 days) recording the shortest median time on markets, and Albany, tying with Mount Gambier (SA) for the smallest median vendor discounting rate (-1.7%).

The Bowral – Mittagong region in NSW's Southern Highlands was at the other end of the scale, recording not only the largest annual decline in values (-2.1%) but also the weakest selling conditions. Over the year to July, properties across the region took approximately 79 days to sell, while vendors offered a median discount of 5.3% in order to secure a sale. Just two other markets, the Warragul – Drouin (-1.5%) region in Victoria, and the Forster – Tuncurry (-1.4%) region in NSW, saw values fall over the year, while Geelong (0.9%) in Victoria and Launceston (0.9%) in Tasmania saw the mildest increases.

Sales activity across Australia's 50 largest regional SUAs continued to pick up over the 12 months to May, with 36 markets recording a rise in annual sales counts relative to the previous 12-month period. Victorian regions saw the largest increases, with sales across the Shepparton – Mooroopna, Ballarat and Bendigo regions up 32.7%, 29.8% and 26.4% respectively, while NSW's Lismore (-34.4%), Taree (-13.7%) and Nelson Bay (-9.5%) recorded the strongest declines.

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Regional Market Performance

Rents

BEST PERFORMERS

Highest quarterly rental growth:	4.2% Albany (WA)
Highest yearly rental growth:	15.3% Albany (WA)
Highest gross rental yield:	9.3% Kalgoorlie – Boulder (WA)
Lowest vacancy rate:	0.5% Mount Gambier (SA)

WORST PERFORMERS

Lowest quarterly rental growth:	-0.7% Busselton (WA)
Lowest yearly rental growth:	0.4% Shepparton - Mooroopna (VIC)
Lowest gross rental yield:	3.4% Bowral – Mittagong (NSW)
Highest vacancy rate:	3.3% Gladstone (QLD)

While falling behind in value growth, the regions continue to outperform the capitals in rental growth, with Cotality's regional rental index up 1.1% over the three months to July, and 5.6% over the year. By comparison, rents across the combined capitals were up 0.9% over the quarter and 3.0% annually.

Despite the region's stronger performance, just one market across Australia's largest 50 non-capital city regions saw rental values rise by more than 4% over the quarter. Albany (WA) recorded the highest quarterly increase in rents, up 4.2% and equivalent to a $25 per week increase. This was followed by Goulburn (NSW) and Victor Harbor – Goolwa (SA) with rents rising 3.3% and 2.8% respectively, and Mount Gambier (SA) and Devonport (TAS), both up 2.6%.

Albany also recorded the strongest annual rent rise across the top 50 regional SUAs and is now the only market recording 10% plus increases, up 15.3% or $82 per week. This is compared to June last year, when 10 of the top 50 markets recorded double-digit rental growth. Five other markets saw rents rise by 8% or more, including one in South Australia (Victor Harbor – Goolwa), one in Western Australia (Busselton) and three in Queensland (Maryborough, Mackay, and Bundaberg).

Despite recording a relatively strong annual result, Busselton in WA was one of only three markets to record a quarterly decline in rents, with rental values falling -0.7% over the rolling quarter. Launceston in Tasmania, and Ballarat in Victoria were the other two markets, with rents down -0.6% and -0.4% over the three months to July.

Rental values across Orange (NSW) held steady over the quarter, while rents in the Shepparton – Mooroopna (VIC), Nowra – Bomaderry (NSW) and Warrnambool (VIC) regions recorded the smallest rise, up just 0.1%. The Shepparton – Mooroopna region also recorded the weakest annual increase in rents, up just 0.4%, equivalent to $2 extra rent per week.

Compared to this time last year, 15 markets (five in WA, four in VIC, four in WA, and two in NSW) have seen vacancy rates expand, while 35 saw rates tighten. Mount Gambier (SA) and Port Macquarie (NSW) are now the only two regional SUAs with a vacancy rate under the 1% mark, coming in at 0.5% and 0.7%. Meanwhile, just two markets have a current vacancy rate above their pre-COVID 10-year average: Nowra – Bomaderry (3.1%) and Mildura - Buronga (1.9%).

The Kalgoorlie – Boulder region in WA continues to record the highest yields among the regional SUAs, with a gross rental yield of 9.3% in July, while the Bowral – Mittagong region (NSW) remains at the other end of the scale, with a yield of 3.4%.

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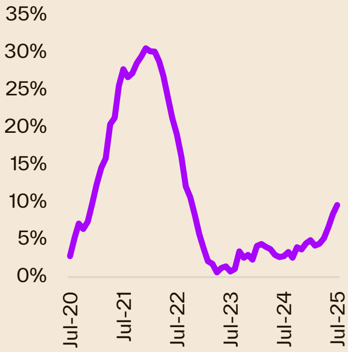
Albury - Wodonga | NSW & VIC

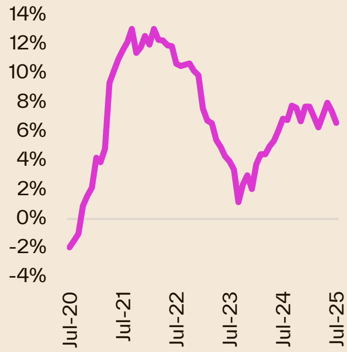
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$608,837	$549 pw
Quarterly change	3.4%	1.4%
Annual change	9.6%	6.6%
5 year change	72.7%	46.3%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.5%	36 days
Last year	-3.1%	46 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.4%	4.7%
Last year	1.2%	4.7%

TOTAL FOR SALE LISTINGS

340 -34.5% lower than one year ago, and -30.5% below the previous five year average.

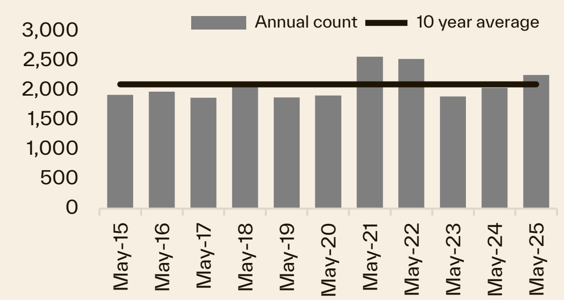
TOTAL FOR RENT LISTINGS

501 8.0% higher than one year ago, and 11.1% above the previous five year average.

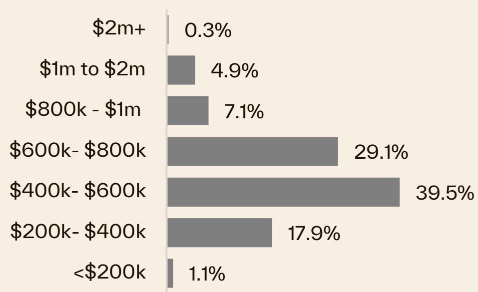
Annual Dwellings Sales — May 2025

2,258 10.6% higher than one year ago, and 3.1% above the five year average for the region.

\# sales by year



% of sales by bracket



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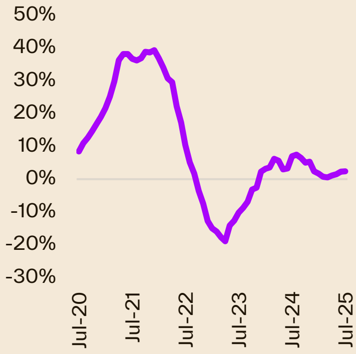
Ballina | NSW

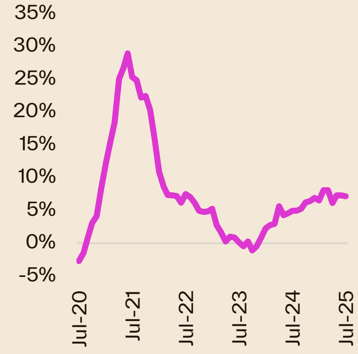
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$1,023,636	$793 pw
Quarterly change	2.6%	0.5%
Annual change	2.3%	7.2%
5 year change	48.3%	51.8%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.8%	51 days
Last year	-4.0%	62 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.1%	4.0%
Last year	1.2%	3.7%

TOTAL FOR SALE LISTINGS

263

-19.1% lower than one year ago, and -4.2% below the previous five year average.

TOTAL FOR RENT LISTINGS

101

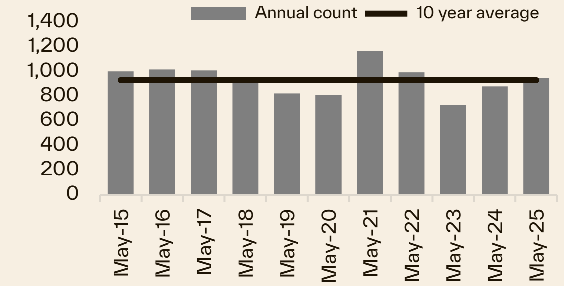
-6.5% lower than one year ago, and -40.4% below the previous five year average.

Annual Dwellings Sales — May 2025

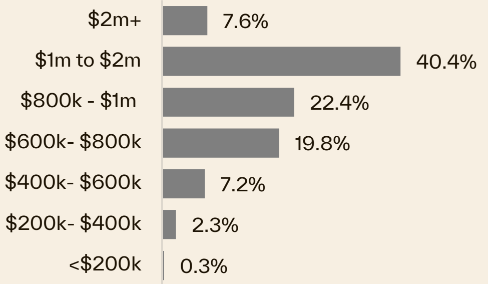
947

7.7% higher than one year ago, and 3.5% above the five year average for the region.

sales by year



% of sales by bracket



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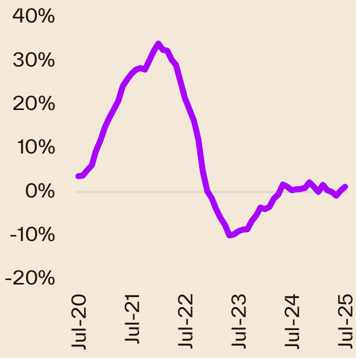
Batemans Bay | NSW

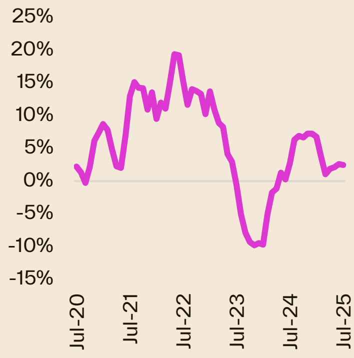
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$773,711	$581 pw
Quarterly change	0.6%	1.6%
Annual change	1.2%	2.4%
5 year change	43.0%	36.4%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-4.4%	72 days
Last year	-5.4%	68 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.9%	4.0%
Last year	4.7%	4.0%

TOTAL FOR SALE LISTINGS

266

-10.4% lower than one year ago, and 5.9% above the previous five year average.

TOTAL FOR RENT LISTINGS

102

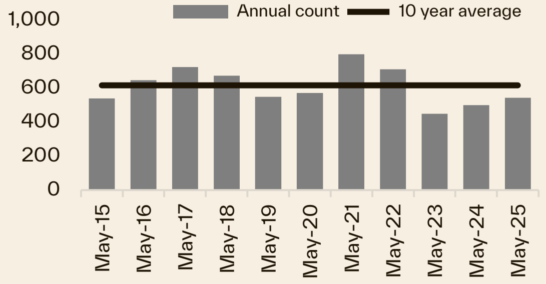
-32.5% lower than one year ago, and -41.2% below the previous five year average.

Annual Dwellings Sales — May 2025

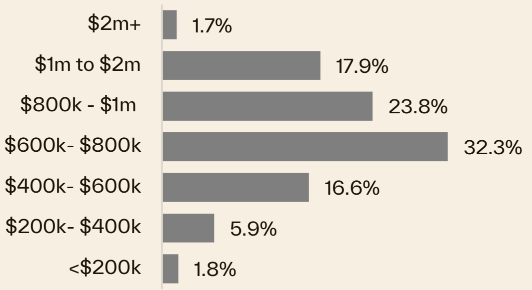
543

8.8% higher than one year ago, and -10.3% below the five year average for the region.

sales by year



% of sales by bracket



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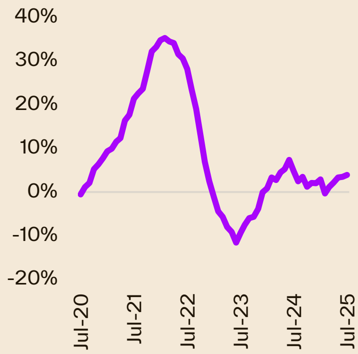
Bathurst | NSW

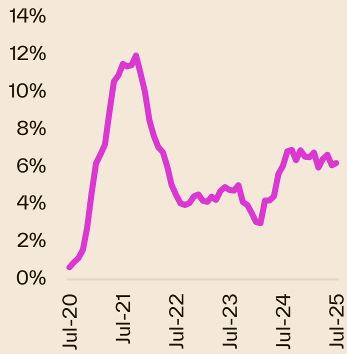
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$658,751	$544 pw
Quarterly change	1.1%	2.1%
Annual change	3.9%	6.2%
5 year change	53.6%	37.6%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.7%	56 days
Last year	-3.0%	59 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.2%	4.4%
Last year	3.4%	4.3%

TOTAL FOR SALE LISTINGS

273 -10.5% lower than one year ago, and -3.0% below the previous five year average.

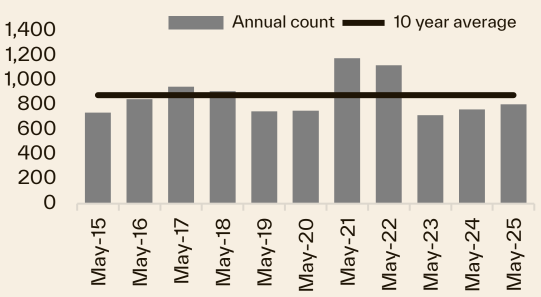
TOTAL FOR RENT LISTINGS

202 -28.6% lower than one year ago, and -25.7% below the previous five year average.

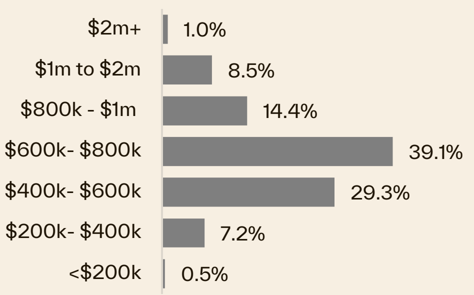
Annual Dwellings Sales — May 2025

805 5.4% higher than one year ago, and -11.3% below the five year average for the region.

sales by year



% of sales by bracket



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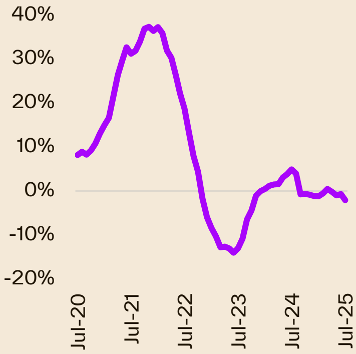
Bowral - Mittagong | NSW

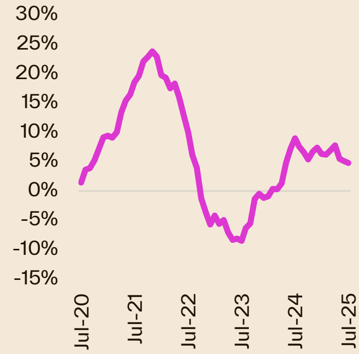
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$1,148,492	$792 pw
Quarterly change	-0.5%	0.9%
Annual change	-2.1%	4.8%
5 year change	39.2%	36.3%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-5.3%	79 days
Last year	-5.0%	71 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	3.4%
Last year	2.7%	3.3%

TOTAL FOR SALE LISTINGS

361 -12.2% lower than one year ago, and 0.1% above the previous five year average.

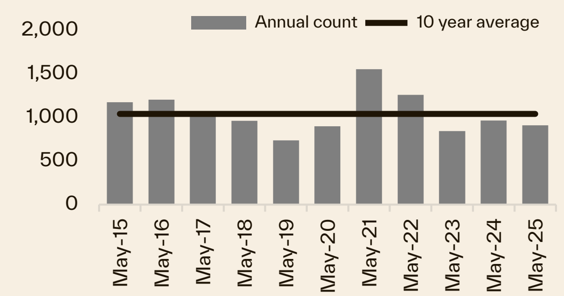
TOTAL FOR RENT LISTINGS

117 -33.5% lower than one year ago, and -36.2% below the previous five year average.

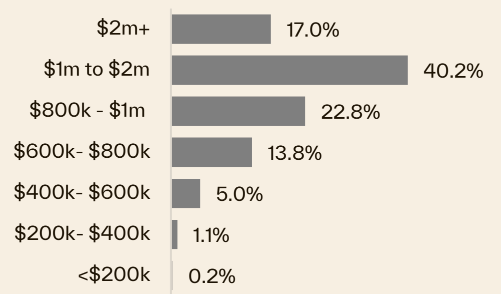
Annual Dwellings Sales — May 2025

912 -5.6% lower than one year ago, and -17.5% below the five year average for the region.

sales by year



% of sales by bracket



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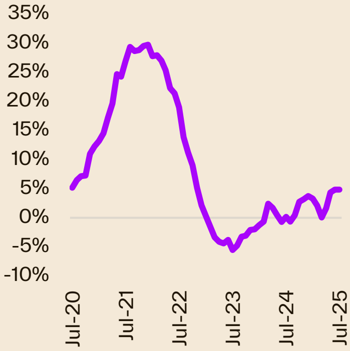
Coffs Harbour | NSW

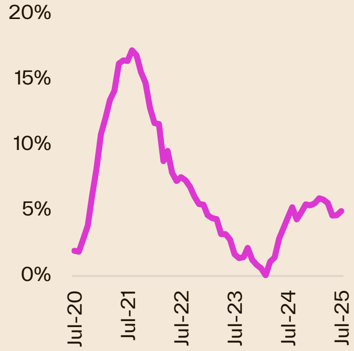
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$812,225	$685 pw
Quarterly change	0.4%	0.6%
Annual change	4.8%	5.0%
5 year change	49.7%	39.5%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	64 days
Last year	-4.0%	62 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.7%	4.3%
Last year	4.6%	4.3%

TOTAL FOR SALE LISTINGS

446 -24.1% lower than one year ago, and -10.6% below the previous five year average.

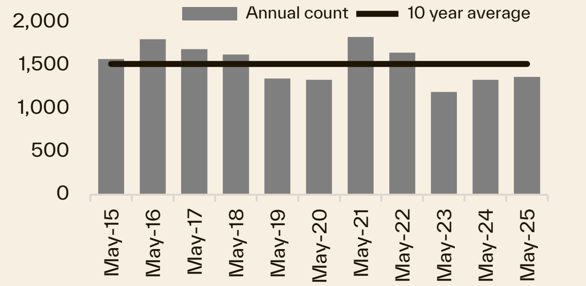
TOTAL FOR RENT LISTINGS

321 -51.5% lower than one year ago, and -51.5% below the previous five year average.

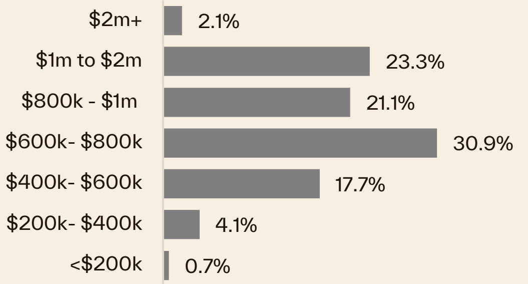
Annual Dwellings Sales — May 2025

1,366 2.6% higher than one year ago, and -6.8% below the five year average for the region.

sales by year



% of sales by bracket



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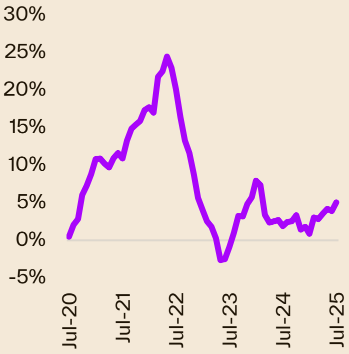
Dubbo | NSW

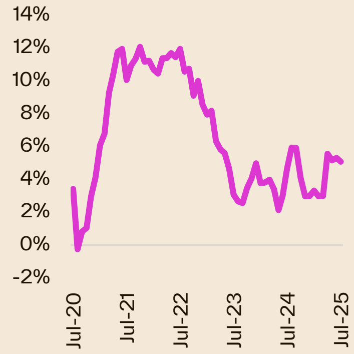
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$537,779	$526 pw
Quarterly change	0.1%	0.2%
Annual change	5.1%	5.1%
5 year change	41.4%	39.7%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.2%	36 days
Last year	-3.5%	42 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.1%	5.2%
Last year	3.2%	5.2%

TOTAL FOR SALE LISTINGS

181 -18.1% lower than one year ago, and -1.1% below the previous five year average.

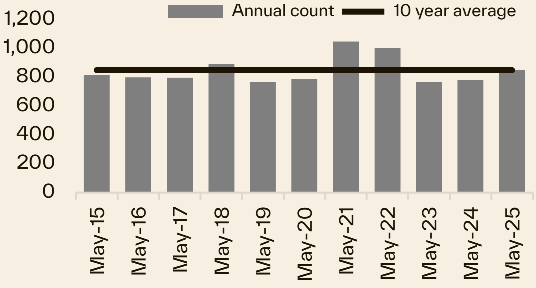
TOTAL FOR RENT LISTINGS

212 -28.1% lower than one year ago, and -16.8% below the previous five year average.

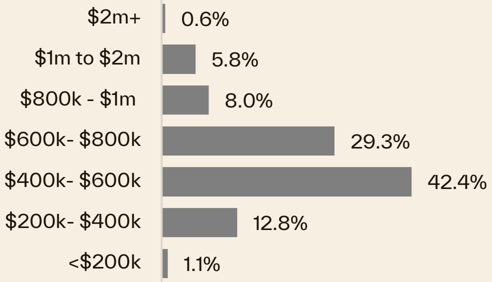
Annual Dwellings Sales — May 2025

849 8.7% higher than one year ago, and -3.1% below the five year average for the region.

sales by year



% of sales by bracket



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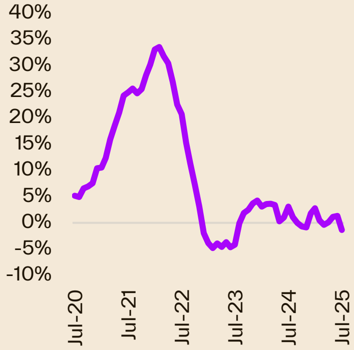
Forster - Tuncurry | NSW

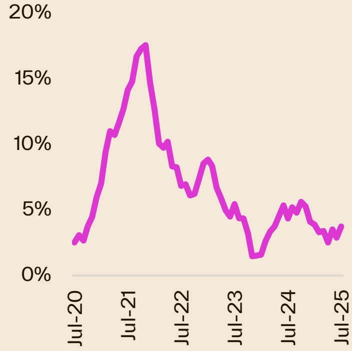
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$755,474	$575 pw
Quarterly change	-1.5%	0.7%
Annual change	-1.4%	3.8%
5 year change	46.9%	39.2%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.8%	62 days
Last year	-3.9%	65 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.1%	4.1%
Last year	2.3%	3.8%

TOTAL FOR SALE LISTINGS

201

-15.5% lower than one year ago, and 10.6% above the previous five year average.

TOTAL FOR RENT LISTINGS

75

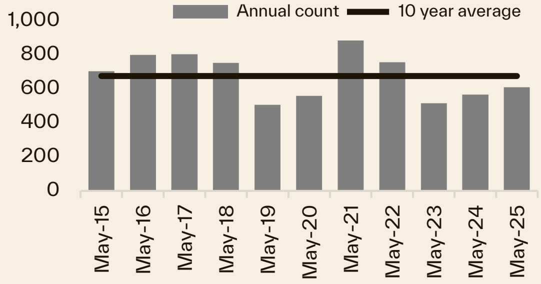
-27.9% lower than one year ago, and -27.2% below the previous five year average.

Annual Dwellings Sales — May 2025

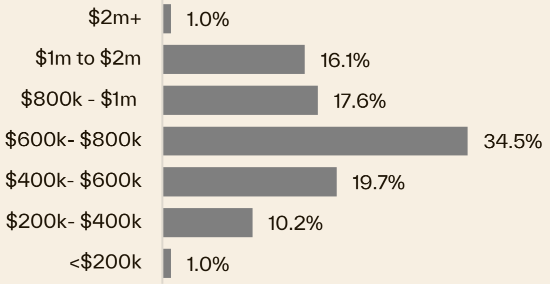
609

7.4% higher than one year ago, and -7.2% below the five year average for the region.

sales by year



% of sales by bracket



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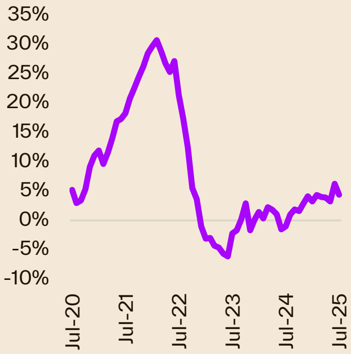
Goulburn | NSW

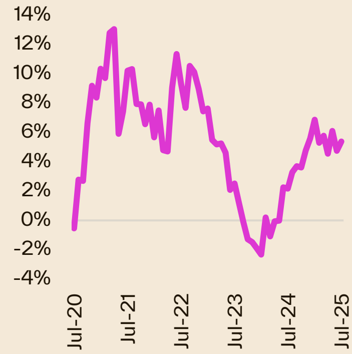
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$594,667	$509 pw
Quarterly change	-0.3%	3.3%
Annual change	4.4%	5.4%
5 year change	44.8%	33.0%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.0%	53 days
Last year	-4.1%	61 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.6%	4.4%
Last year	3.5%	4.3%

TOTAL FOR SALE LISTINGS

148 -32.4% lower than one year ago, and -22.5% below the previous five year average.

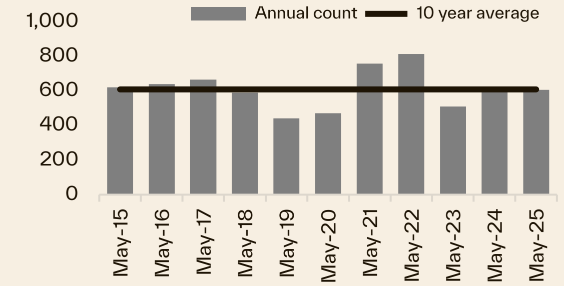
TOTAL FOR RENT LISTINGS

128 -22.0% lower than one year ago, and -3.2% below the previous five year average.

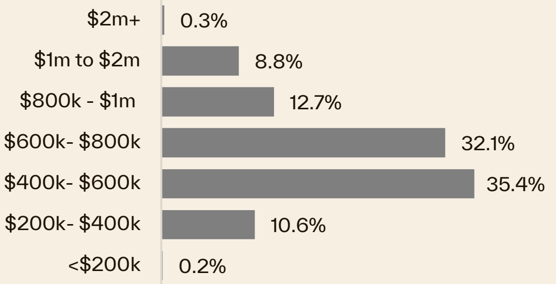
Annual Dwellings Sales — May 2025

606 1.8% higher than one year ago, and -3.6% below the five year average for the region.

sales by year



% of sales by bracket



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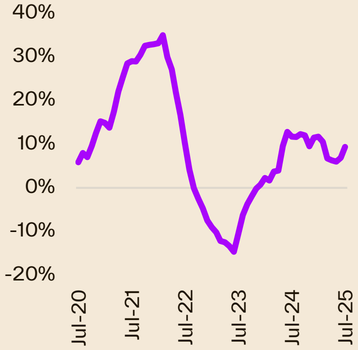
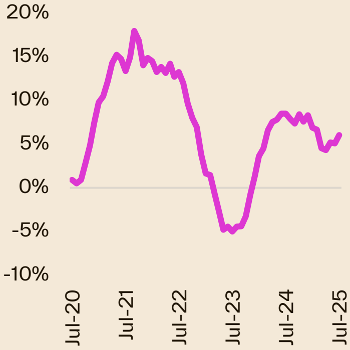
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$548,434	$597 pw
Quarterly change	4.5%	1.3%
Annual change	9.4%	6.1%
5 year change	55.4%	40.3%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-4.2%	55 days
Last year	-4.2%	58 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.1%	5.2%
Last year	1.0%	5.4%

TOTAL FOR SALE LISTINGS

207 4.5% higher than one year ago, and 4.9% above the previous five year average.

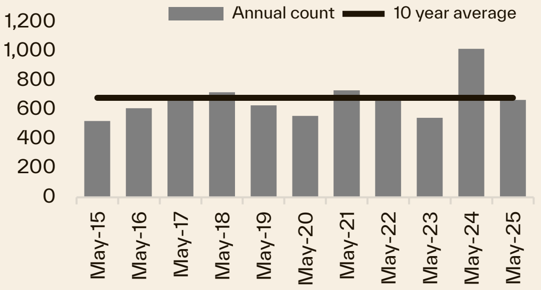
TOTAL FOR RENT LISTINGS

71 -17.4% lower than one year ago, and -48.3% below the previous five year average.

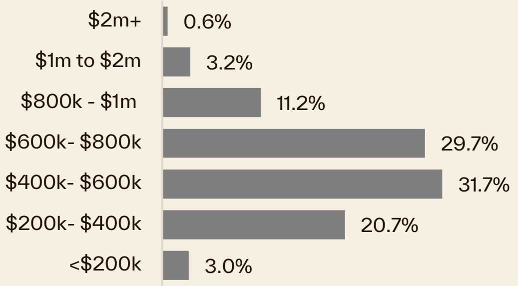
Annual Dwellings Sales — May 2025

667 -34.4% lower than one year ago, and -5.3% below the five year average for the region.

\# sales by year



% of sales by bracket



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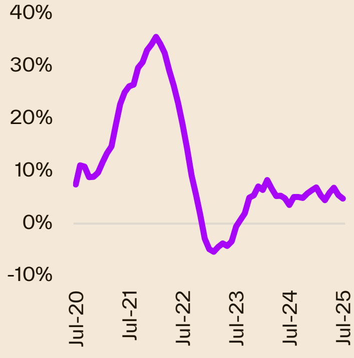
Morisset - Cooranbong | NSW

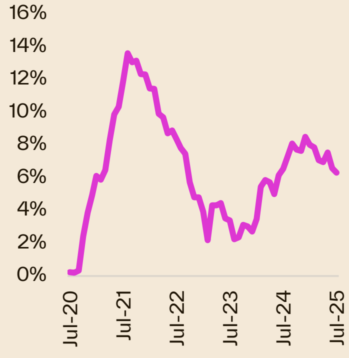
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$904,192	$662 pw
Quarterly change	-0.9%	1.0%
Annual change	4.8%	6.3%
5 year change	61.9%	42.0%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	48 days
Last year	-3.2%	41 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.4%	4.0%
Last year	2.6%	3.8%

TOTAL FOR SALE LISTINGS

179 -7.7% lower than one year ago, and 6.3% above the previous five year average.

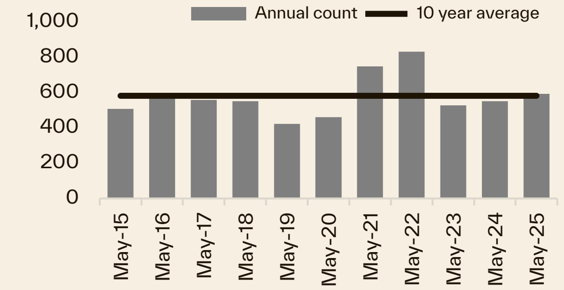
TOTAL FOR RENT LISTINGS

97 -29.2% lower than one year ago, and -21.8% below the previous five year average.

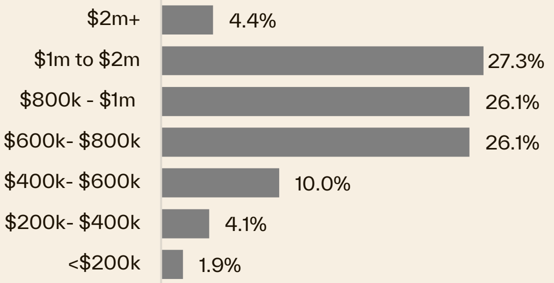
Annual Dwellings Sales — May 2025

591 7.5% higher than one year ago, and -5.1% below the five year average for the region.

sales by year



% of sales by bracket



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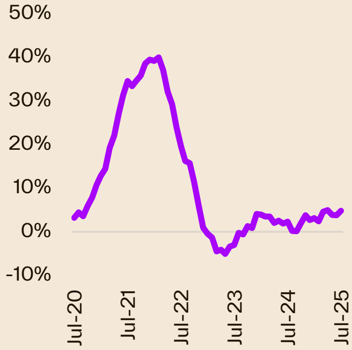
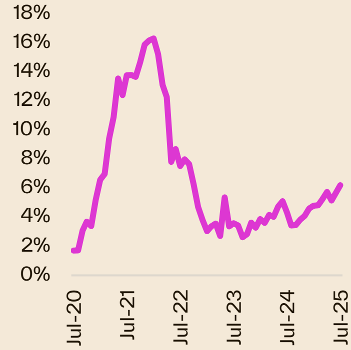
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$976,827	$643 pw
Quarterly change	0.0%	0.8%
Annual change	4.8%	6.2%
5 year change	67.1%	40.4%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	72 days
Last year	-3.0%	60 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.1%	3.6%
Last year	3.3%	3.5%

TOTAL FOR SALE LISTINGS

248

2.9% higher than one year ago, and 5.4% above the previous five year average.

TOTAL FOR RENT LISTINGS

134

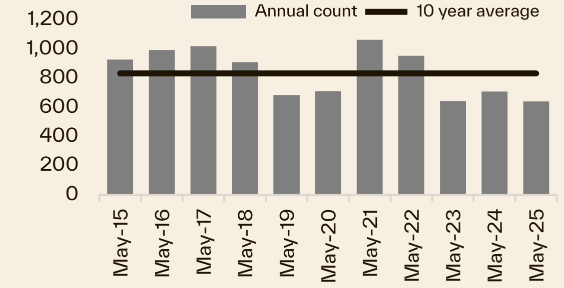
-22.1% lower than one year ago, and -36.7% below the previous five year average.

Annual Dwellings Sales — May 2025

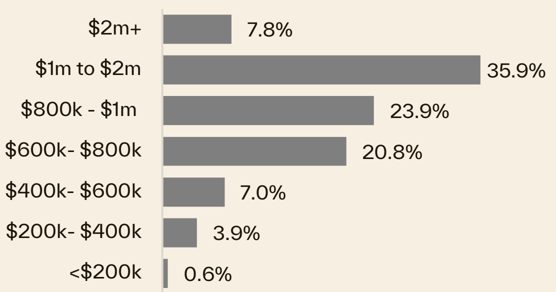
641

-9.5% lower than one year ago, and -21.4% below the five year average for the region.

sales by year



% of sales by bracket



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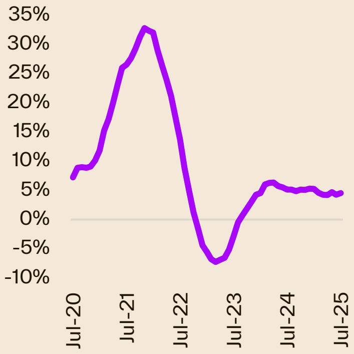
Newcastle – Maitland | NSW

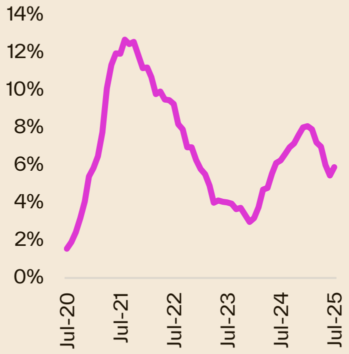
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$885,533	$683 pw
Quarterly change	1.2%	1.2%
Annual change	4.5%	5.9%
5 year change	53.5%	43.2%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	31 days
Last year	-2.9%	35 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	4.0%
Last year	2.2%	3.9%

TOTAL FOR SALE LISTINGS

2,049

-8.6% lower than one year ago, and -13.0% below the previous five year average.

TOTAL FOR RENT LISTINGS

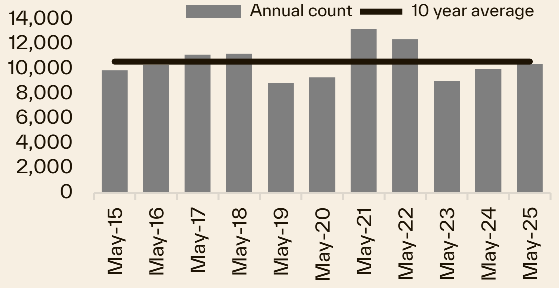
1,957

-20.4% lower than one year ago, and -18.2% below the previous five year average.

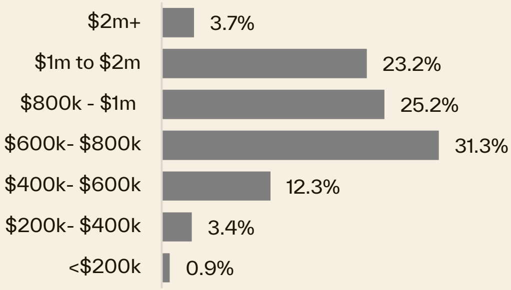
Annual Dwellings Sales — May 2025

10,413 4.0% higher than one year ago, and -3.6% below the five year average for the region.

sales by year



% of sales by bracket



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Nowra - Bomaderry | NSW

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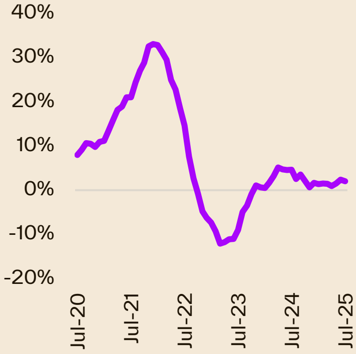
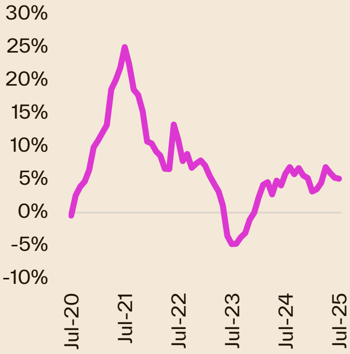
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$705,421	$596 pw
Quarterly change	0.7%	0.1%
Annual change	2.0%	5.2%
5 year change	34.7%	47.1%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	55 days
Last year	-3.6%	59 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	3.1%	4.4%
Last year	5.0%	4.3%

TOTAL FOR SALE LISTINGS

281 -0.4% lower than one year ago, and 12.9% above the previous five year average.

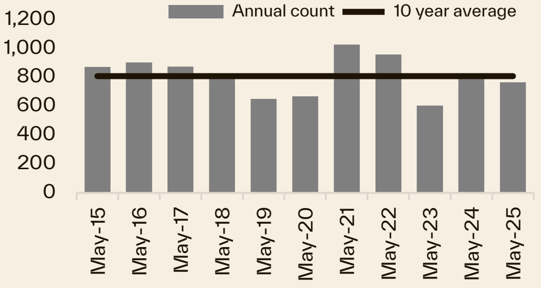
TOTAL FOR RENT LISTINGS

228 -18.9% lower than one year ago, and 10.1% above the previous five year average.

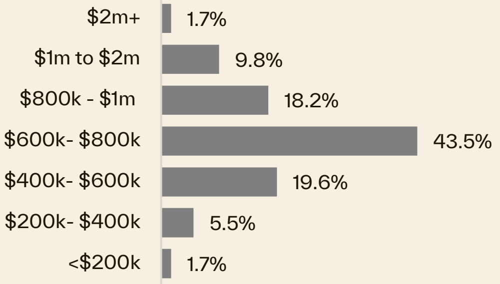
Annual Dwellings Sales — May 2025

767 -6.9% lower than one year ago, and -6.1% below the five year average for the region.

sales by year



% of sales by bracket



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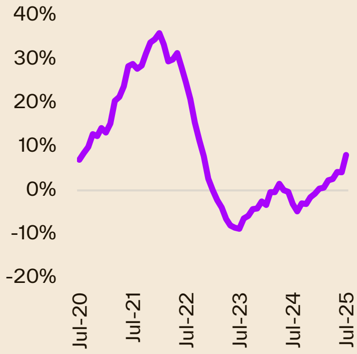
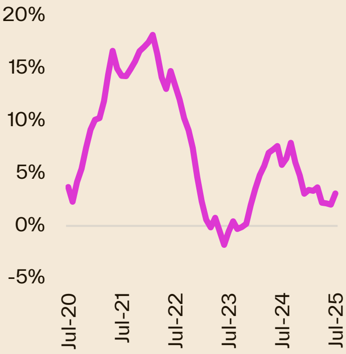
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$662,709	$560 pw
Quarterly change	0.1%	0.0%
Annual change	8.1%	3.1%
5 year change	53.6%	40.6%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	56 days
Last year	-3.9%	63 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.7%	4.5%
Last year	2.2%	4.7%

TOTAL FOR SALE LISTINGS

214

-29.1% lower than one year ago, and -16.3% below the previous five year average.

TOTAL FOR RENT LISTINGS

189

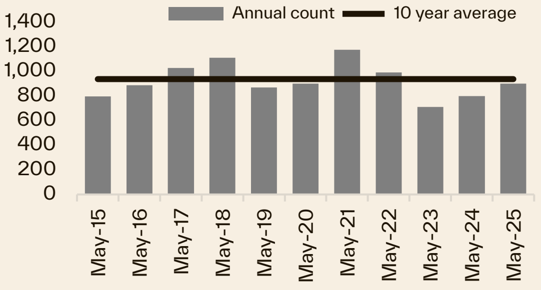
-25.6% lower than one year ago, and -37.7% below the previous five year average.

Annual Dwellings Sales — May 2025

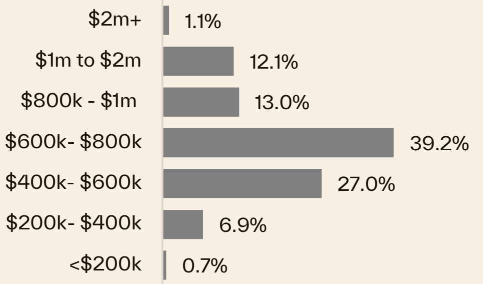
900

12.6% higher than one year ago, and -1.6% below the five year average for the region.

sales by year



% of sales by bracket



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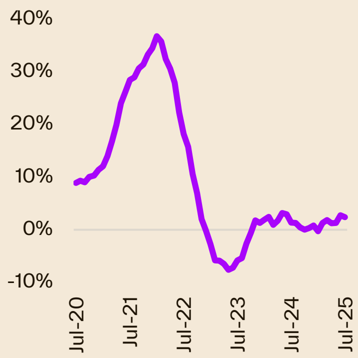
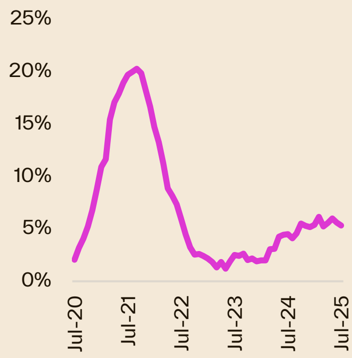
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$857,632	$642 pw
Quarterly change	0.6%	0.8%
Annual change	2.4%	5.3%
5 year change	48.4%	43.1%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	40 days
Last year	-3.1%	42 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.7%	4.1%
Last year	1.3%	4.0%

TOTAL FOR SALE LISTINGS

359 -4.5% lower than one year ago, and 18.7% above the previous five year average.

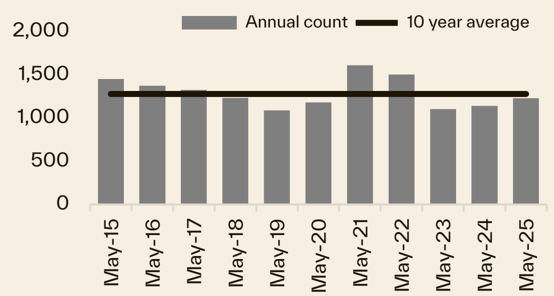
TOTAL FOR RENT LISTINGS

154 -25.2% lower than one year ago, and -44.7% below the previous five year average.

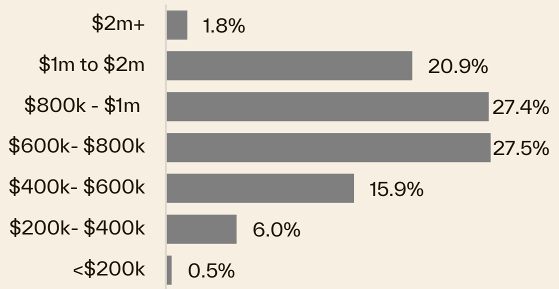
Annual Dwellings Sales — May 2025

1,225 7.7% higher than one year ago, and -6.1% below the five year average for the region.

\# sales by year



% of sales by bracket



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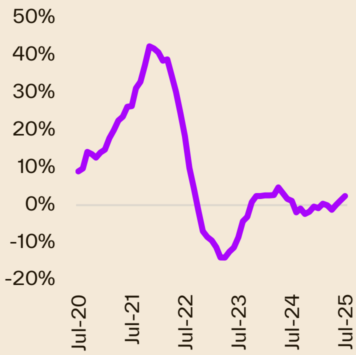
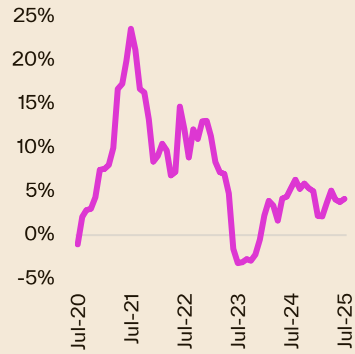
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$776,257	$585 pw
Quarterly change	1.3%	0.4%
Annual change	2.4%	4.1%
5 year change	41.9%	47.4%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-4.2%	70 days
Last year	-5.3%	67 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	3.2%	3.6%
Last year	6.9%	3.5%

TOTAL FOR SALE LISTINGS

229

-6.1% lower than one year ago, and 31.3% above the previous five year average.

TOTAL FOR RENT LISTINGS

111

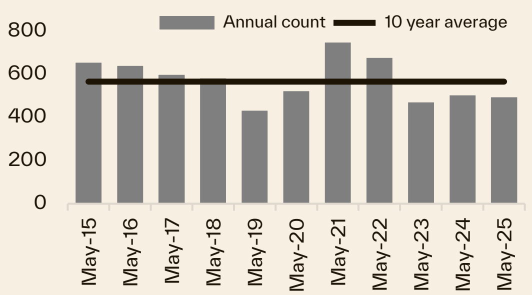
-40.3% lower than one year ago, and 8.2% above the previous five year average.

Annual Dwellings Sales — May 2025

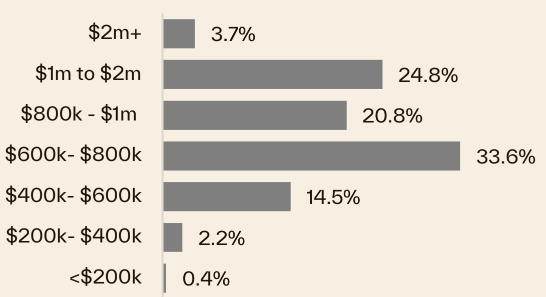
493

-1.8% lower than one year ago, and -15.5% below the five year average for the region.

sales by year



% of sales by bracket



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Tamworth | NSW

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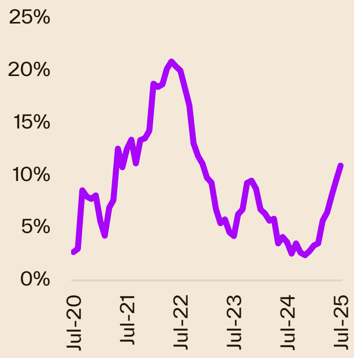
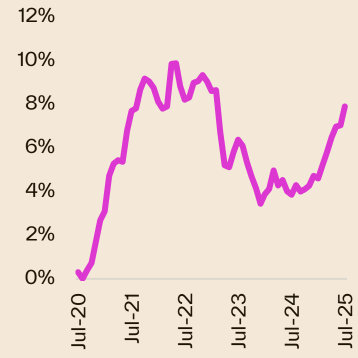
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$540,837	$495 pw
Quarterly change	3.3%	2.4%
Annual change	11.0%	7.9%
5 year change	61.9%	38.9%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.5%	52 days
Last year	-3.7%	49 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	4.8%
Last year	2.0%	4.9%

TOTAL FOR SALE LISTINGS

222 -22.1% lower than one year ago, and -28.5% below the previous five year average.

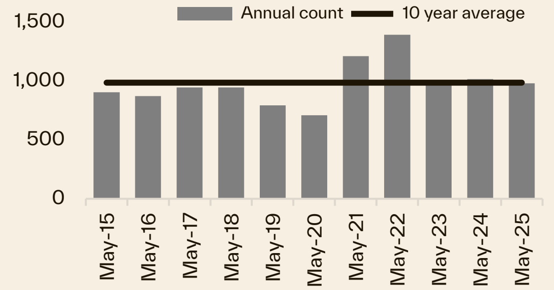
TOTAL FOR RENT LISTINGS

246 -12.1% lower than one year ago, and -26.8% below the previous five year average.

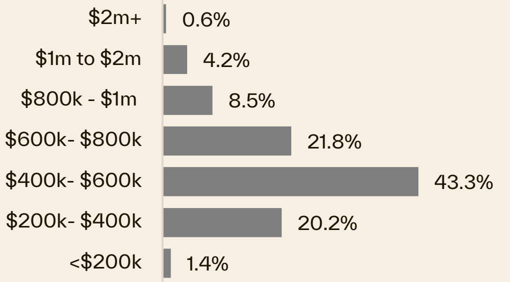
Annual Dwellings Sales — May 2025

981 -3.4% lower than one year ago, and -7.8% below the five year average for the region.

sales by year



% of sales by bracket



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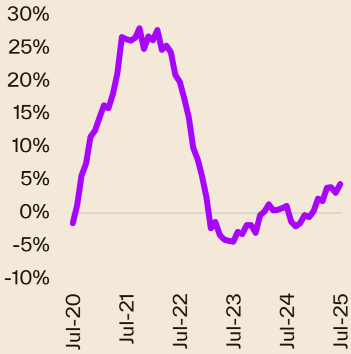
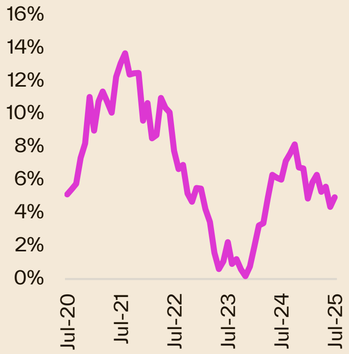
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$492,112	$500 pw
Quarterly change	1.8%	0.7%
Annual change	4.4%	5.0%
5 year change	52.9%	38.7%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.6%	51 days
Last year	-3.6%	49 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	5.3%
Last year	2.4%	5.2%

TOTAL FOR SALE LISTINGS

126

-24.1% lower than one year ago, and -17.5% below the previous five year average.

TOTAL FOR RENT LISTINGS

86

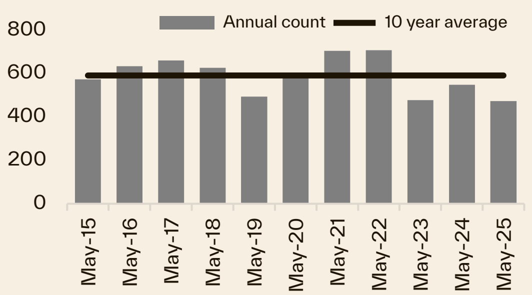
-35.8% lower than one year ago, and -40.7% below the previous five year average.

Annual Dwellings Sales — May 2025

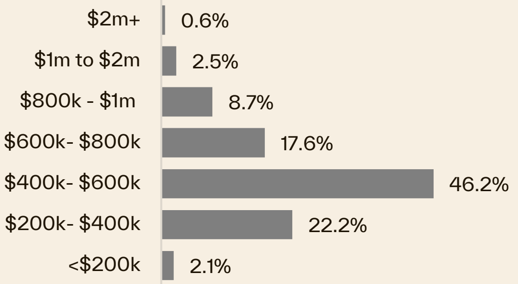
473

-13.7% lower than one year ago, and -21.8% below the five year average for the region.

sales by year



% of sales by bracket



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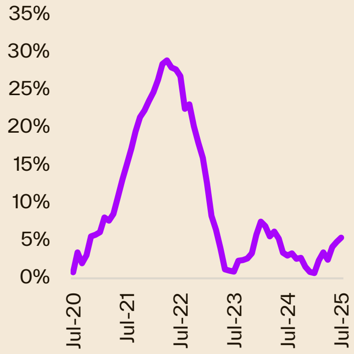
Wagga Wagga | NSW

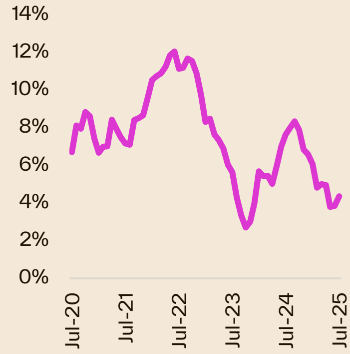
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$563,985	$522 pw
Quarterly change	0.6%	1.2%
Annual change	5.4%	4.4%
5 year change	60.0%	41.3%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.7%	51 days
Last year	-3.0%	51 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	4.7%
Last year	1.5%	4.8%

TOTAL FOR SALE LISTINGS

288

-22.4% lower than one year ago, and -18.8% below the previous five year average.

TOTAL FOR RENT LISTINGS

317

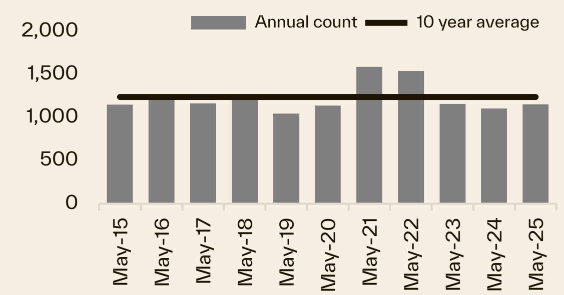
13.6% higher than one year ago, and -8.4% below the previous five year average.

Annual Dwellings Sales — May 2025

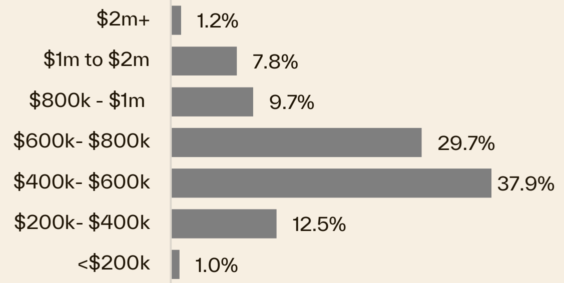
1,152

4.4% higher than one year ago, and -11.6% below the five year average for the region.

sales by year



% of sales by bracket



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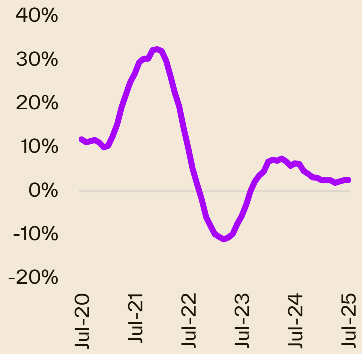
Wollongong | NSW

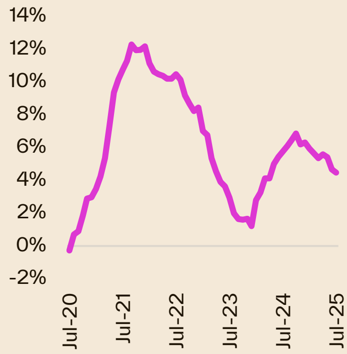
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$998,434	$728 pw
Quarterly change	1.6%	0.9%
Annual change	2.6%	4.5%
5 year change	43.7%	39.2%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	36 days
Last year	-3.1%	34 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.6%	3.7%
Last year	2.1%	3.6%

TOTAL FOR SALE LISTINGS

1,290 -4.4% lower than one year ago, and 8.4% above the previous five year average.

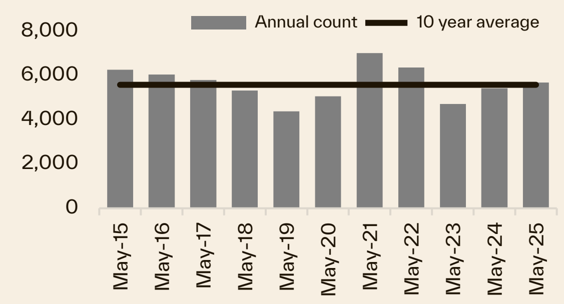
TOTAL FOR RENT LISTINGS

1,205 -13.1% lower than one year ago, and -10.1% below the previous five year average.

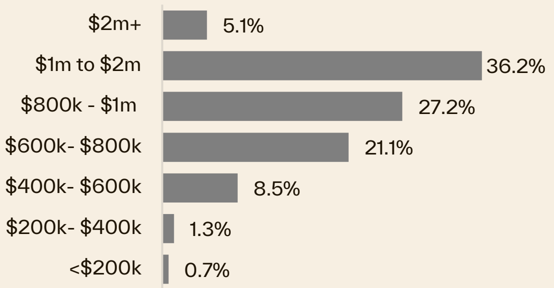
Annual Dwellings Sales — May 2025

5,688 4.8% higher than one year ago, and -0.5% below the five year average for the region.

sales by year



% of sales by bracket



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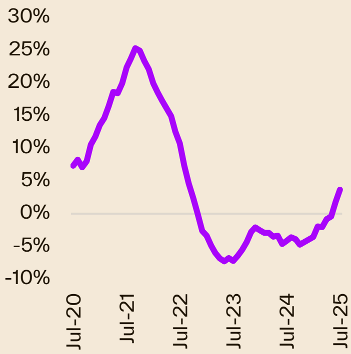
Ballarat | VIC

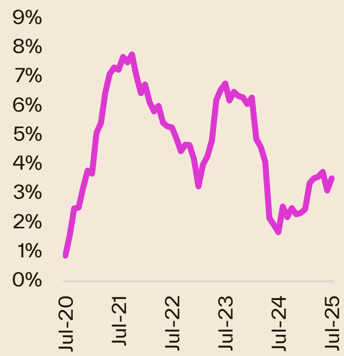
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$565,699	$441 pw
Quarterly change	2.6%	-0.4%
Annual change	3.7%	3.5%
5 year change	25.0%	26.9%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.8%	49 days
Last year	-4.0%	52 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.6%	4.1%
Last year	2.4%	4.0%

TOTAL FOR SALE LISTINGS

997 -33.8% lower than one year ago, and -0.6% below the previous five year average.

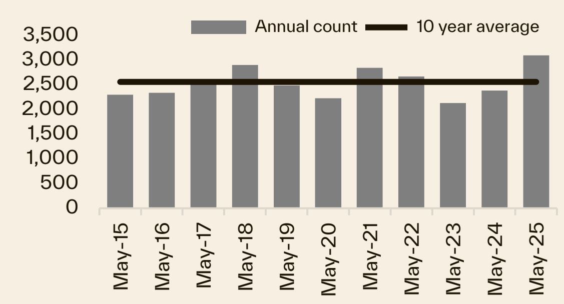
TOTAL FOR RENT LISTINGS

600 -27.2% lower than one year ago, and -17.7% below the previous five year average.

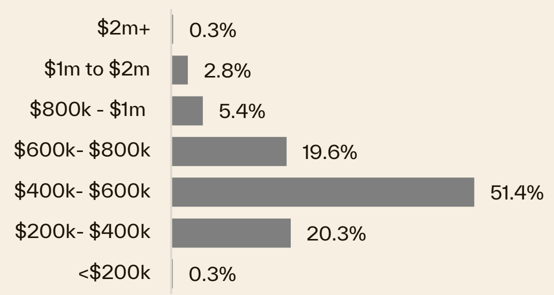
Annual Dwellings Sales — May 2025

3,099 29.8% higher than one year ago, and 26.3% above the five year average for the region.

sales by year



% of sales by bracket



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Bendigo | VIC

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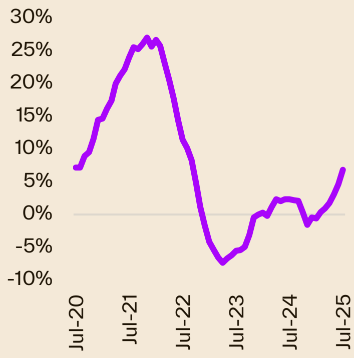
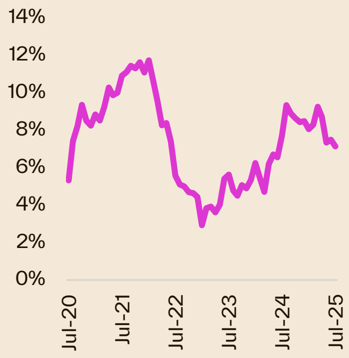
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$598,862	$514 pw
Quarterly change	3.8%	1.4%
Annual change	6.8%	7.1%
5 year change	42.6%	42.7%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.2%	35 days
Last year	-3.6%	41 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.3%	4.4%
Last year	2.0%	4.4%

TOTAL FOR SALE LISTINGS

501 -35.8% lower than one year ago, and -22.7% below the previous five year average.

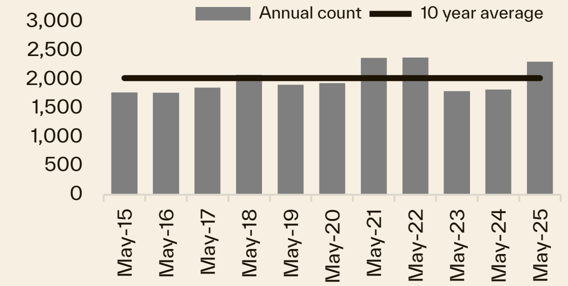
TOTAL FOR RENT LISTINGS

400 -27.1% lower than one year ago, and -33.7% below the previous five year average.

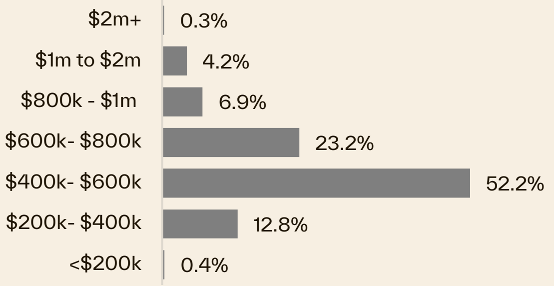
Annual Dwellings Sales — May 2025

2,309 26.4% higher than one year ago, and 11.8% above the five year average for the region.

sales by year



% of sales by bracket



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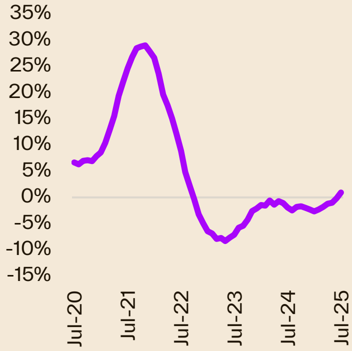
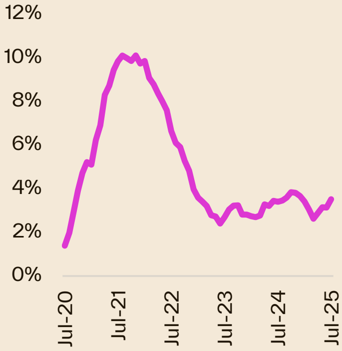
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$729,215	$542 pw
Quarterly change	0.7%	0.7%
Annual change	0.9%	3.5%
5 year change	24.7%	28.7%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.9%	45 days
Last year	-4.1%	45 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.2%	3.7%
Last year	1.8%	3.6%

TOTAL FOR SALE LISTINGS

1,778 -12.4% lower than one year ago, and -0.7% below the previous five year average.

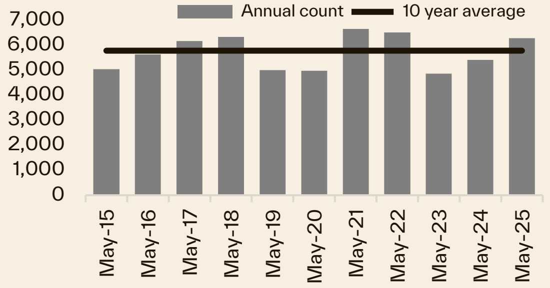
TOTAL FOR RENT LISTINGS

1,283 -17.9% lower than one year ago, and -9.9% below the previous five year average.

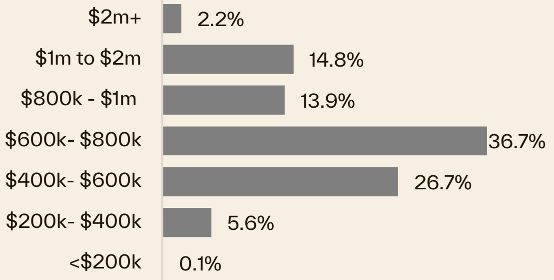
Annual Dwellings Sales — May 2025

6,283 16.2% higher than one year ago, and 10.6% above the five year average for the region.

sales by year



% of sales by bracket



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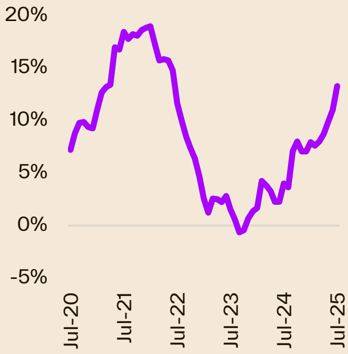
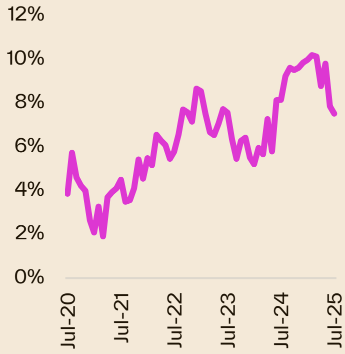
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$495,297	$495 pw
Quarterly change	2.9%	1.8%
Annual change	13.3%	7.5%
5 year change	58.2%	38.2%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	26 days
Last year	-3.7%	32 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	5.1%
Last year	1.1%	5.4%

TOTAL FOR SALE LISTINGS

351

-2.2% lower than one year ago, and 14.9% above the previous five year average.

TOTAL FOR RENT LISTINGS

261

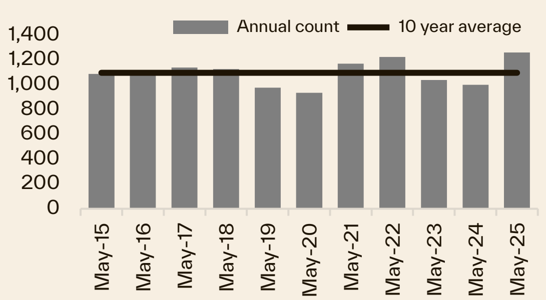
34.5% higher than one year ago, and 42.9% above the previous five year average.

Annual Dwellings Sales — May 2025

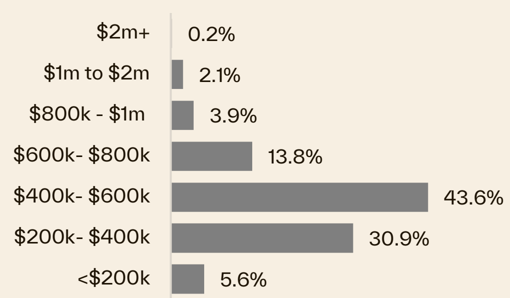
1,260

26.1% higher than one year ago, and 17.4% above the five year average for the region.

sales by year



% of sales by bracket



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Shepparton - Mooroopna | VIC

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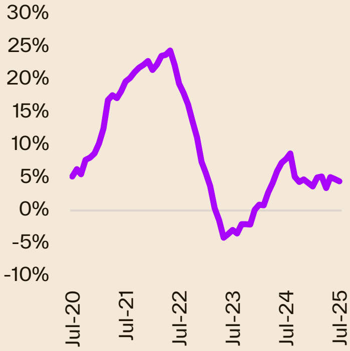
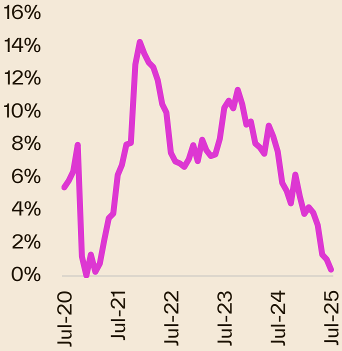
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$499,294	$491 pw
Quarterly change	2.5%	0.1%
Annual change	4.5%	0.4%
5 year change	56.2%	36.0%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.0%	51 days
Last year	-3.5%	53 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	5.1%
Last year	1.2%	5.1%

TOTAL FOR SALE LISTINGS

220

-41.8% lower than one year ago, and -28.3% below the previous five year average.

TOTAL FOR RENT LISTINGS

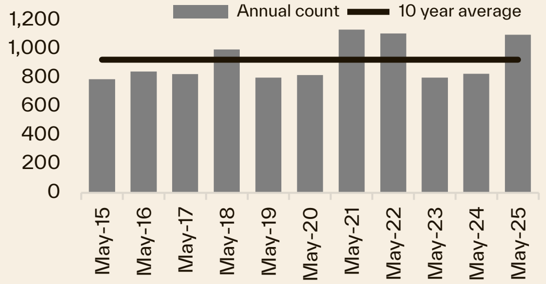
214

20.2% higher than one year ago, and 9.1% above the previous five year average.

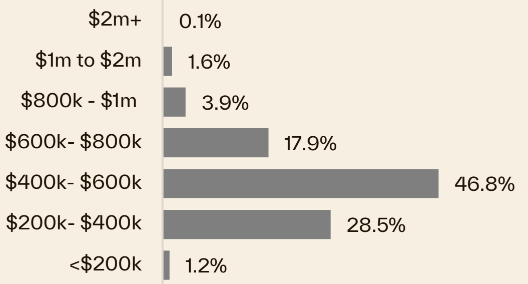
Annual Dwellings Sales — May 2025

1,099 32.7% higher than one year ago, and 17.2% above the five year average for the region.

sales by year



% of sales by bracket



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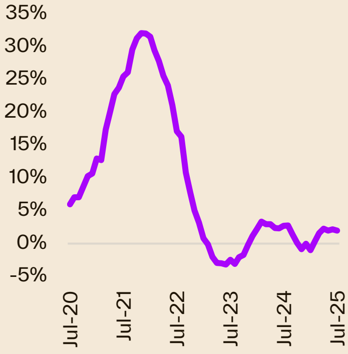
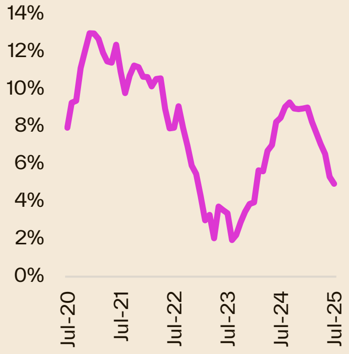
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$437,118	$459 pw
Quarterly change	0.7%	1.3%
Annual change	2.0%	5.0%
5 year change	50.2%	40.9%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-4.3%	70 days
Last year	-4.7%	64 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.1%	5.2%
Last year	1.0%	5.2%

TOTAL FOR SALE LISTINGS

388 -33.9% lower than one year ago, and -8.6% below the previous five year average.

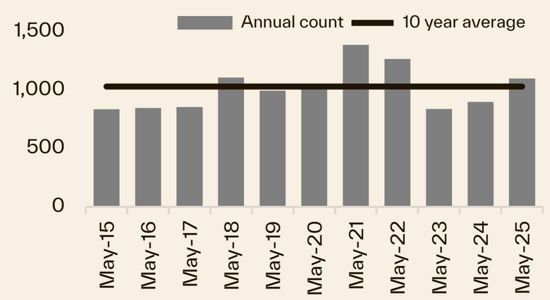
TOTAL FOR RENT LISTINGS

163 6.5% higher than one year ago, and -13.0% below the previous five year average.

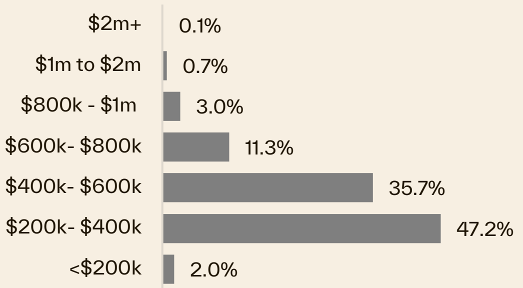
Annual Dwellings Sales — May 2025

1,096 22.5% higher than one year ago, and 1.8% above the five year average for the region.

sales by year



% of sales by bracket



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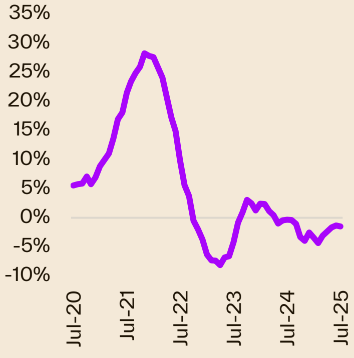
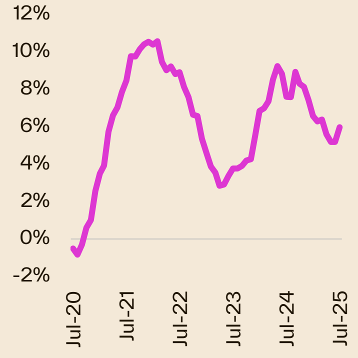
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$661,713	$558 pw
Quarterly change	1.4%	1.5%
Annual change	-1.5%	6.0%
5 year change	25.6%	39.8%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.5%	51 days
Last year	-3.8%	52 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.7%	4.3%
Last year	1.0%	3.9%

TOTAL FOR SALE LISTINGS

463 2.4% higher than one year ago, and 7.7% above the previous five year average.

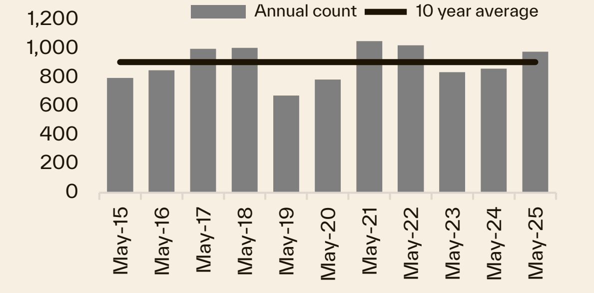
TOTAL FOR RENT LISTINGS

138 10.4% higher than one year ago, and -8.2% below the previous five year average.

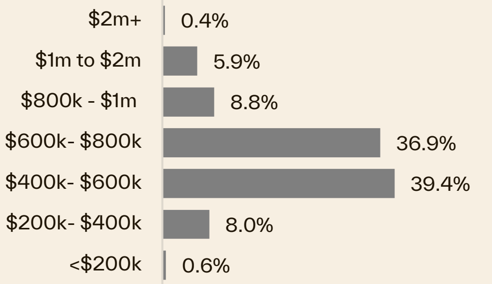
Annual Dwellings Sales — May 2025

981 13.8% higher than one year ago, and 7.5% above the five year average for the region.

sales by year



% of sales by bracket



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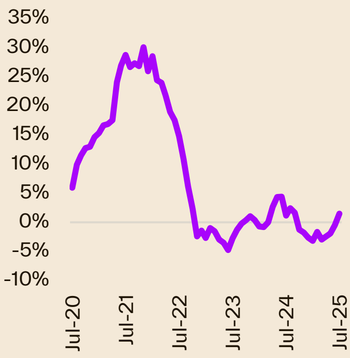
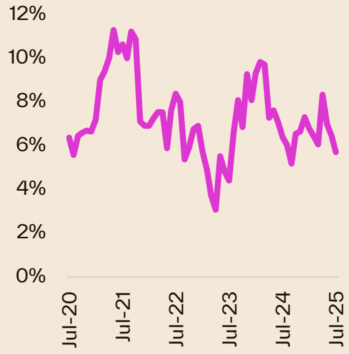
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$605,544	$571 pw
Quarterly change	2.5%	0.1%
Annual change	1.5%	5.7%
5 year change	47.4%	40.8%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.1%	37 days
Last year	-3.3%	36 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.0%	4.9%
Last year	1.6%	4.7%

TOTAL FOR SALE LISTINGS

190

-12.4% lower than one year ago, and -2.7% below the previous five year average.

TOTAL FOR RENT LISTINGS

119

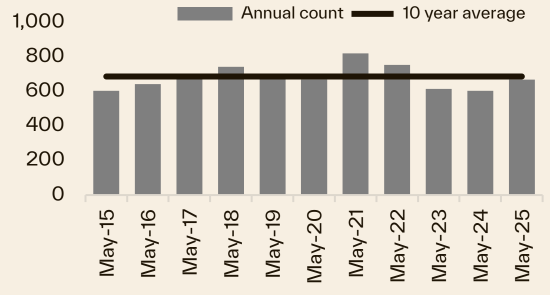
-13.8% lower than one year ago, and -4.0% below the previous five year average.

Annual Dwellings Sales — May 2025

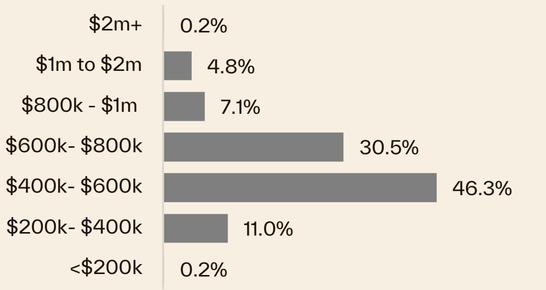
668

10.6% higher than one year ago, and -3.5% below the five year average for the region.

sales by year



% of sales by bracket



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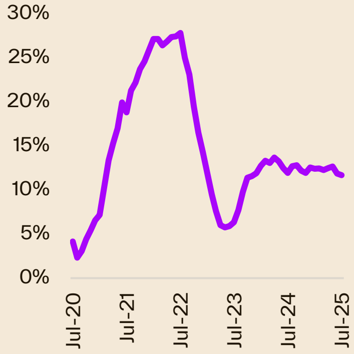
Bundaberg | QLD

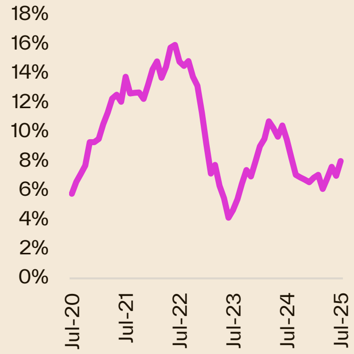
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$590,276	$595 pw
Quarterly change	2.5%	1.9%
Annual change	11.7%	8.0%
5 year change	101.9%	61.7%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	18 days
Last year	-3.2%	20 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	5.0%
Last year	2.0%	5.2%

TOTAL FOR SALE LISTINGS

366 -10.3% lower than one year ago, and -37.5% below the previous five year average.

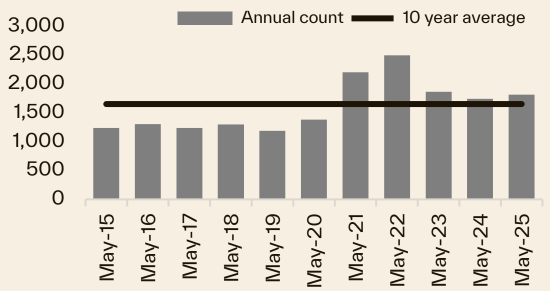
TOTAL FOR RENT LISTINGS

261 3.2% higher than one year ago, and 34.5% above the previous five year average.

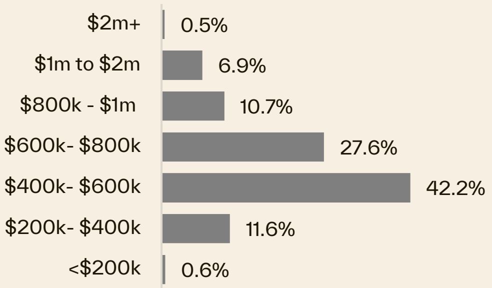
Annual Dwellings Sales — May 2025

1,812 4.2% higher than one year ago, and -6.3% below the five year average for the region.

sales by year



% of sales by bracket



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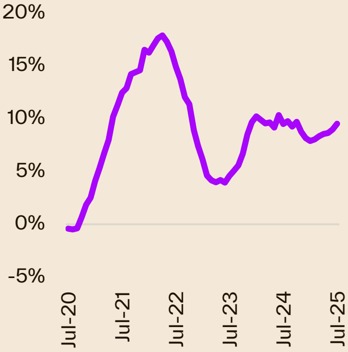
Cairns | QLD

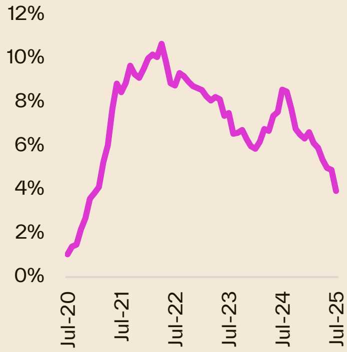
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$647,731	$636 pw
Quarterly change	2.7%	1.1%
Annual change	9.5%	3.9%
5 year change	62.1%	43.1%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	19 days
Last year	-2.9%	18 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.4%	5.2%
Last year	1.3%	5.5%

TOTAL FOR SALE LISTINGS

869

-3.2% lower than one year ago, and -31.8% below the previous five year average.

TOTAL FOR RENT LISTINGS

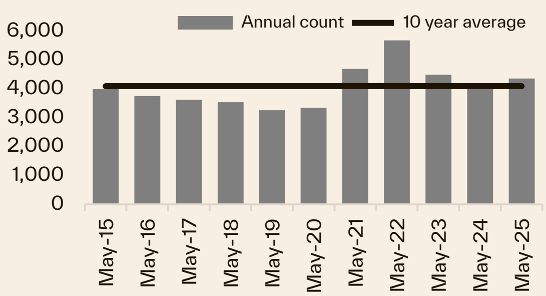
538

0.4% higher than one year ago, and -27.9% below the previous five year average.

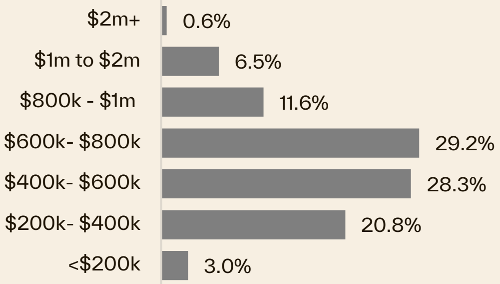
Annual Dwellings Sales — May 2025

4,363 4.1% higher than one year ago, and -2.7% below the five year average for the region.

sales by year



% of sales by bracket



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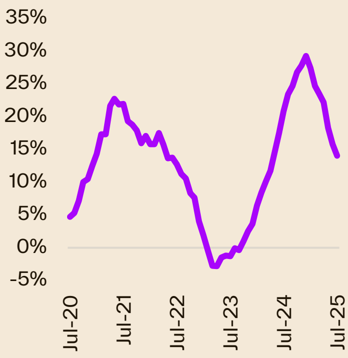
Gladstone | QLD

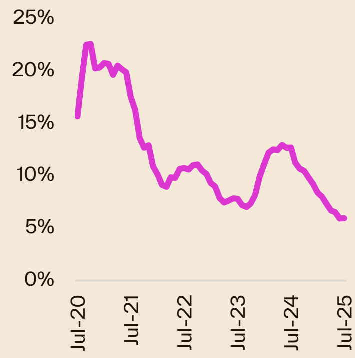
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$539,081	$546 pw
Quarterly change	2.6%	1.5%
Annual change	14.0%	5.9%
5 year change	87.1%	67.5%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	15 days
Last year	-2.7%	18 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	3.3%	5.3%
Last year	1.8%	5.8%

TOTAL FOR SALE LISTINGS

379

-6.2% lower than one year ago, and -36.6% below the previous five year average.

TOTAL FOR RENT LISTINGS

351

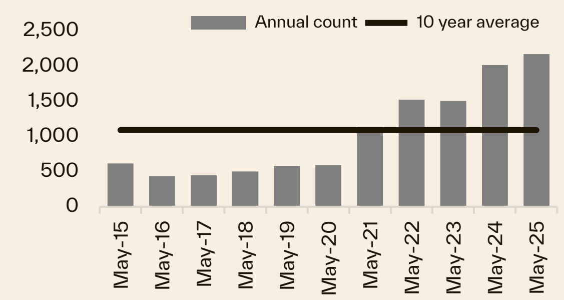
21.5% higher than one year ago, and -19.9% below the previous five year average.

Annual Dwellings Sales — May 2025

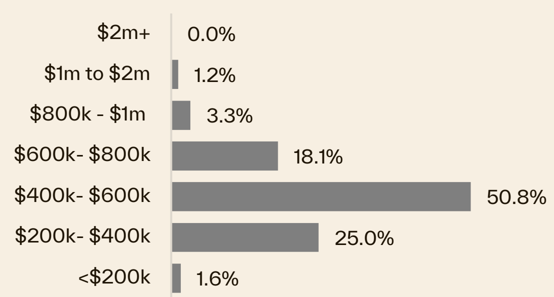
2,171

7.7% higher than one year ago, and 60.2% above the five year average for the region.

sales by year



% of sales by bracket



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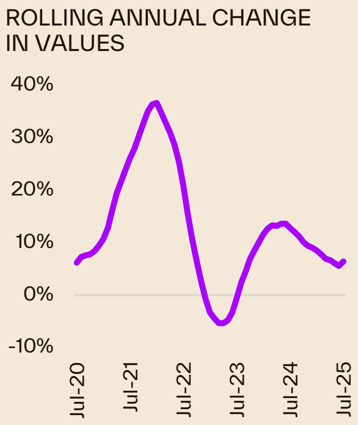
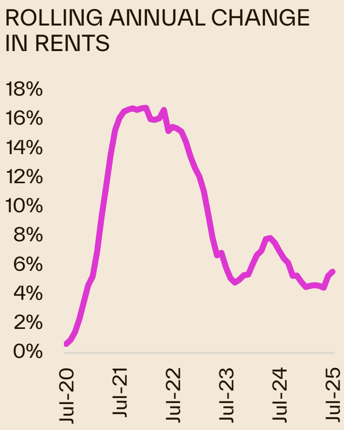
Gold Coast - Tweed Heads | QLD & NSW

Home Value Index and Rental Value Index — July 2025



	VALUES	RENTS
Median value	$1,102,390	$887 pw
Quarterly change	2.8%	1.2%
Annual change	6.4%	5.6%
5 year change	81.9%	60.5%



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.5%	28 days
Last year	-3.1%	23 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.3%	4.1%
Last year	2.7%	4.2%

TOTAL FOR SALE LISTINGS

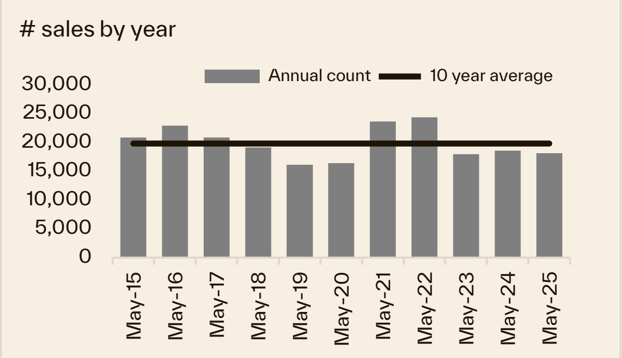
4,141 -9.7% lower than one year ago, and -22.5% below the previous five year average.

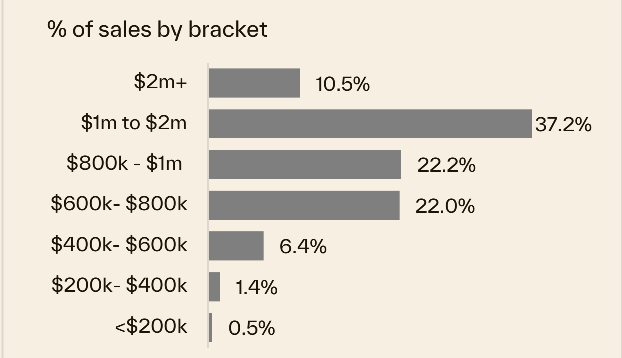
TOTAL FOR RENT LISTINGS

3,305 -12.0% lower than one year ago, and -5.4% below the previous five year average.

Annual Dwellings Sales — May 2025

18,115 -2.4% lower than one year ago, and -10.2% below the five year average for the region.





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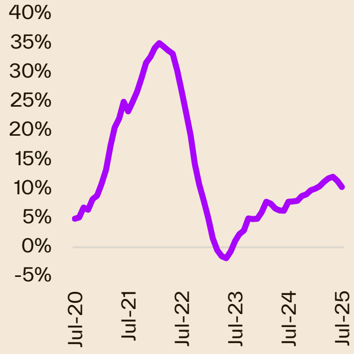
Hervey Bay | QLD

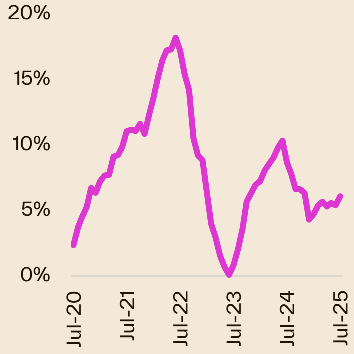
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$738,524	$620 pw
Quarterly change	2.2%	1.7%
Annual change	10.3%	6.1%
5 year change	88.0%	51.4%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.7%	27 days
Last year	-2.9%	36 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	4.5%
Last year	1.9%	4.6%

TOTAL FOR SALE LISTINGS

488 -9.1% lower than one year ago, and -25.9% below the previous five year average.

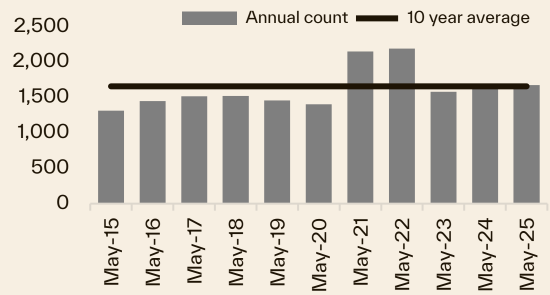
TOTAL FOR RENT LISTINGS

220 -9.5% lower than one year ago, and -20.0% below the previous five year average.

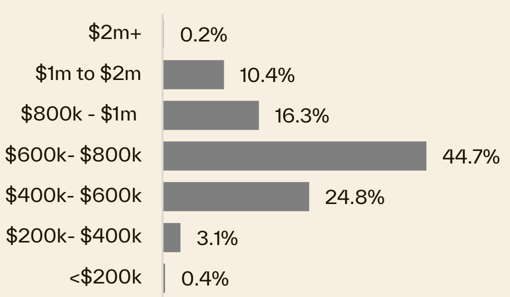
Annual Dwellings Sales — May 2025

1,674 3.0% higher than one year ago, and -6.4% below the five year average for the region.

sales by year



% of sales by bracket



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Mackay | QLD

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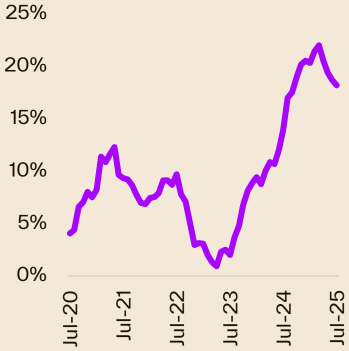
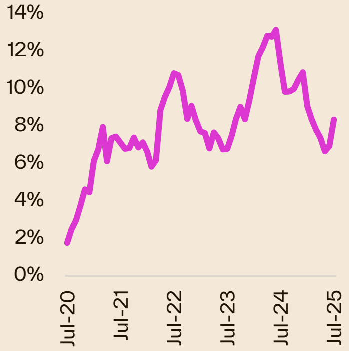
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$618,706	$685 pw
Quarterly change	2.7%	2.1%
Annual change	18.2%	8.3%
5 year change	64.8%	53.0%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.0%	13 days
Last year	-2.9%	16 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	5.7%
Last year	1.5%	6.3%

TOTAL FOR SALE LISTINGS

395 -6.6% lower than one year ago, and -52.5% below the previous five year average.

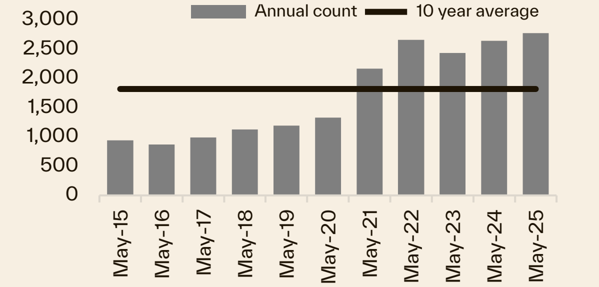
TOTAL FOR RENT LISTINGS

371 -0.5% lower than one year ago, and -18.6% below the previous five year average.

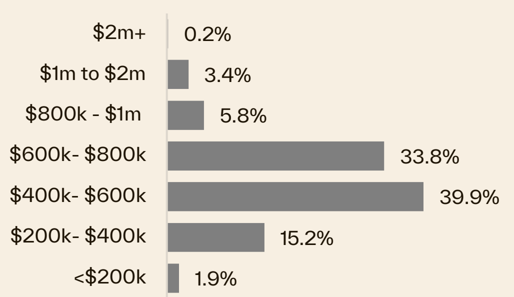
Annual Dwellings Sales — May 2025

2,774 4.8% higher than one year ago, and 23.4% above the five year average for the region.

sales by year



% of sales by bracket



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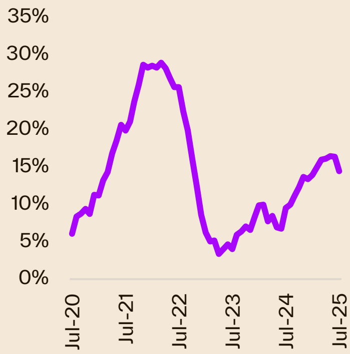
Maryborough | QLD

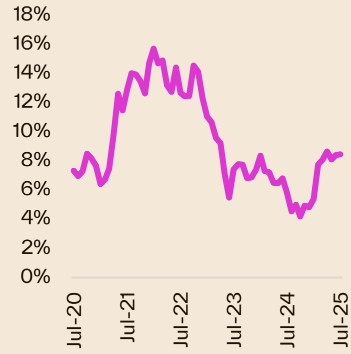
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$504,243	$527 pw
Quarterly change	3.0%	0.6%
Annual change	14.4%	8.4%
5 year change	96.4%	56.8%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	24 days
Last year	-3.8%	29 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	5.4%
Last year	0.9%	5.6%

TOTAL FOR SALE LISTINGS

170 -5.0% lower than one year ago, and -36.8% below the previous five year average.

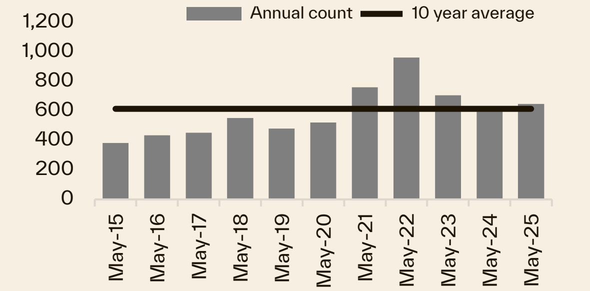
TOTAL FOR RENT LISTINGS

74 29.8% higher than one year ago, and 25.0% above the previous five year average.

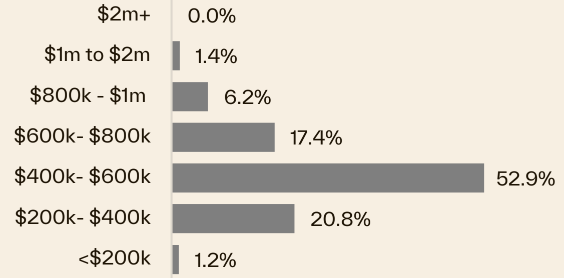
Annual Dwellings Sales — May 2025

648 3.7% higher than one year ago, and -9.3% below the five year average for the region.

sales by year



% of sales by bracket



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Rockhampton | QLD

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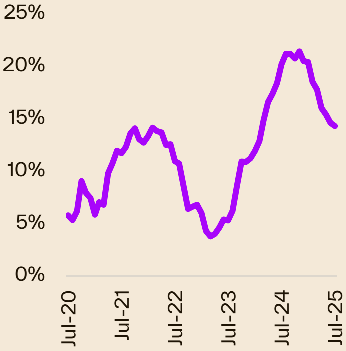
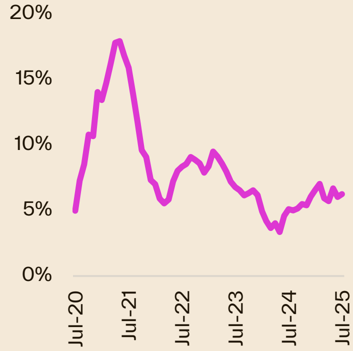
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$554,405	$549 pw
Quarterly change	3.3%	2.1%
Annual change	14.3%	6.2%
5 year change	79.1%	49.7%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.1%	13 days
Last year	-3.7%	13 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	5.1%
Last year	1.6%	5.5%

TOTAL FOR SALE LISTINGS

367 7.0% higher than one year ago, and -47.4% below the previous five year average.

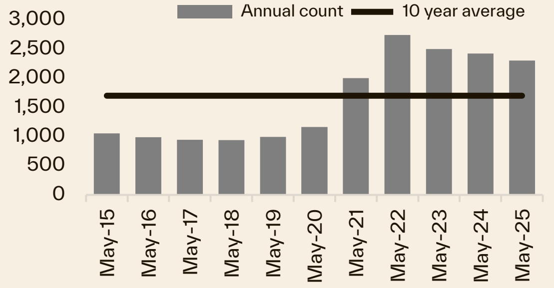
TOTAL FOR RENT LISTINGS

288 -20.4% lower than one year ago, and -13.9% below the previous five year average.

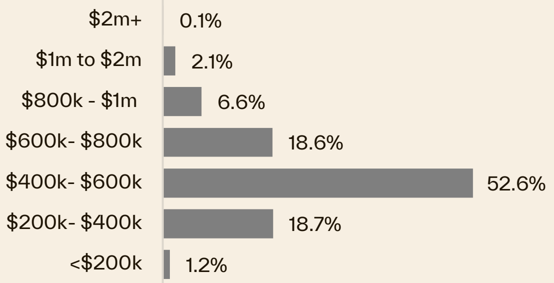
Annual Dwellings Sales — May 2025

2,303 -4.9% lower than one year ago, and 6.3% above the five year average for the region.

sales by year



% of sales by bracket



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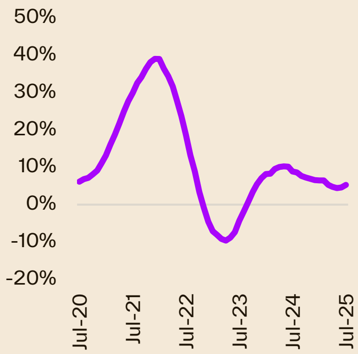
Sunshine Coast | QLD

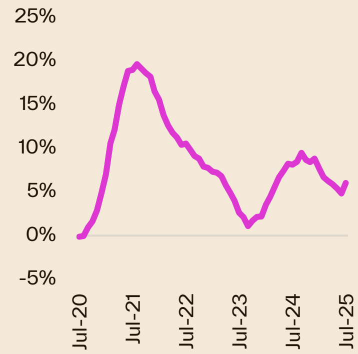
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$1,094,305	$809 pw
Quarterly change	1.8%	0.3%
Annual change	5.3%	6.0%
5 year change	69.1%	54.7%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.6%	31 days
Last year	-3.2%	30 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	3.7%
Last year	2.2%	3.7%

TOTAL FOR SALE LISTINGS

2,505 -9.3% lower than one year ago, and -15.5% below the previous five year average.

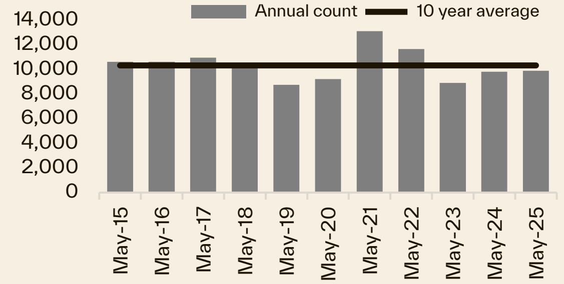
TOTAL FOR RENT LISTINGS

1,394 -23.5% lower than one year ago, and -16.4% below the previous five year average.

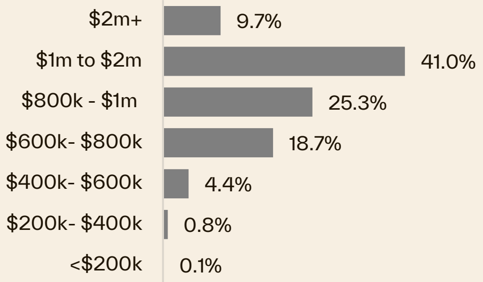
Annual Dwellings Sales — May 2025

9,890 0.9% higher than one year ago, and -6.2% below the five year average for the region.

sales by year



% of sales by bracket



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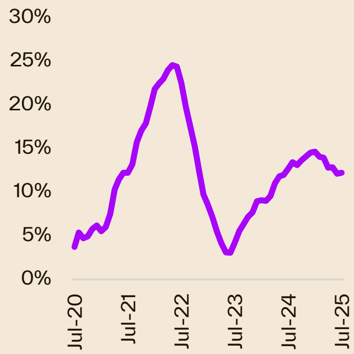
Toowoomba | QLD

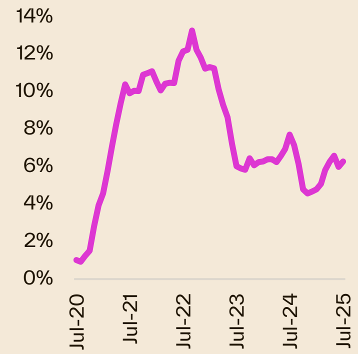
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$722,474	$565 pw
Quarterly change	3.0%	1.5%
Annual change	12.2%	6.3%
5 year change	81.3%	49.7%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.0%	15 days
Last year	-2.7%	15 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	4.1%
Last year	1.5%	4.3%

TOTAL FOR SALE LISTINGS

505

-29.1% lower than one year ago, and -44.9% below the previous five year average.

TOTAL FOR RENT LISTINGS

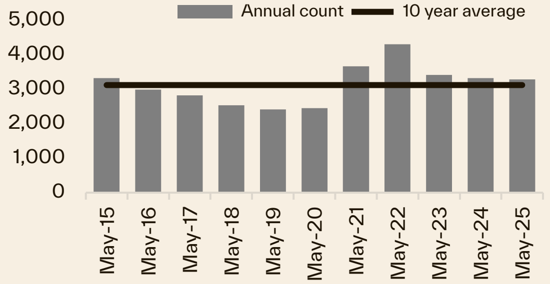
542

-3.6% lower than one year ago, and -14.3% below the previous five year average.

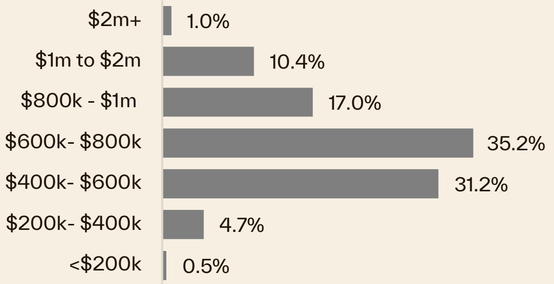
Annual Dwellings Sales — May 2025

3,288 -1.1% lower than one year ago, and -4.2% below the five year average for the region.

sales by year



% of sales by bracket



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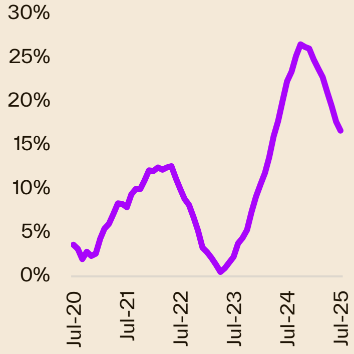
Townsville | QLD

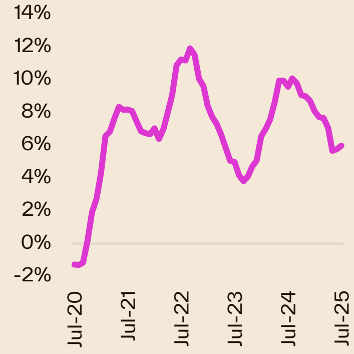
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$585,548	$556 pw
Quarterly change	2.7%	1.5%
Annual change	16.7%	6.0%
5 year change	73.1%	46.7%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	15 days
Last year	-3.2%	15 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	5.0%
Last year	2.0%	5.5%

TOTAL FOR SALE LISTINGS

785 5.9% higher than one year ago, and -46.1% below the previous five year average.

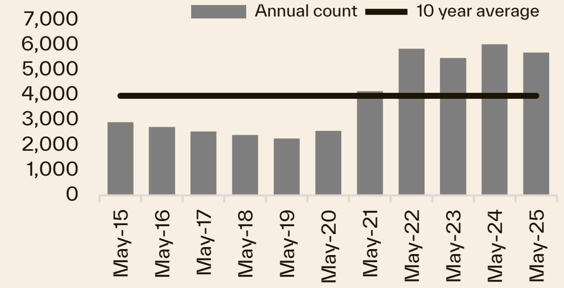
TOTAL FOR RENT LISTINGS

849 -9.1% lower than one year ago, and -9.4% below the previous five year average.

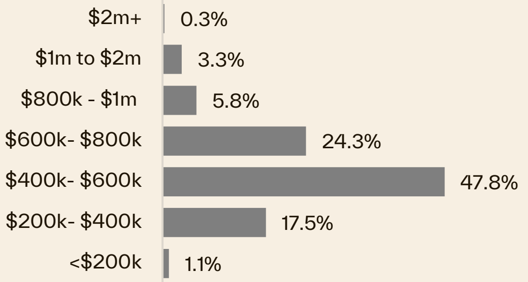
Annual Dwellings Sales — May 2025

5,716 -5.5% lower than one year ago, and 18.5% above the five year average for the region.

sales by year



% of sales by bracket



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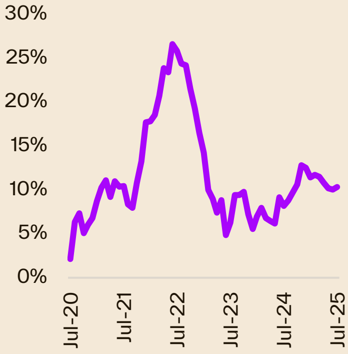
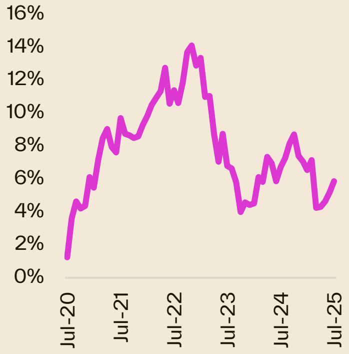
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$497,538	$469 pw
Quarterly change	3.8%	2.6%
Annual change	10.3%	5.9%
5 year change	76.3%	47.4%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-1.7%	37 days
Last year	-3.2%	41 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.5%	4.6%
Last year	0.9%	4.9%

TOTAL FOR SALE LISTINGS

124

-3.1% lower than one year ago, and -25.8% below the previous five year average.

TOTAL FOR RENT LISTINGS

74

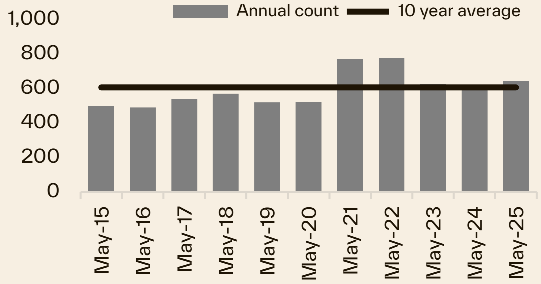
-20.4% lower than one year ago, and -19.7% below the previous five year average.

Annual Dwellings Sales — May 2025

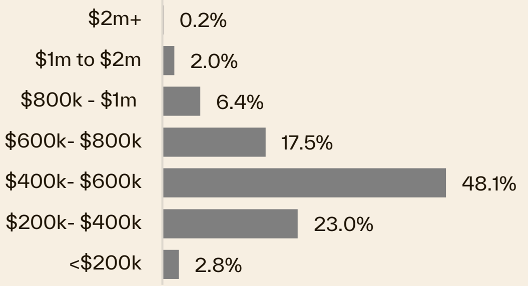
643

6.6% higher than one year ago, and -2.5% below the five year average for the region.

sales by year



% of sales by bracket



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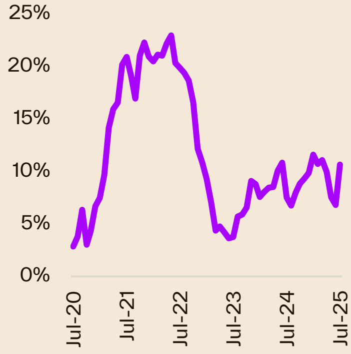
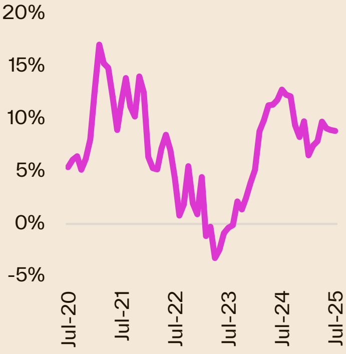
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$755,084	$565 pw
Quarterly change	1.3%	2.8%
Annual change	10.7%	8.9%
5 year change	78.9%	42.4%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.1%	43 days
Last year	-3.4%	45 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.1%	3.9%
Last year	1.3%	4.0%

TOTAL FOR SALE LISTINGS

165

-9.8% lower than one year ago, and -23.5% below the previous five year average.

TOTAL FOR RENT LISTINGS

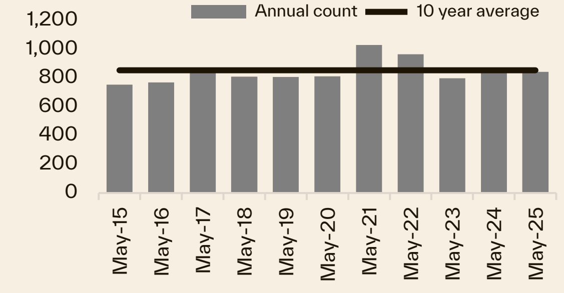
59

-24.4% lower than one year ago, and -65.0% below the previous five year average.

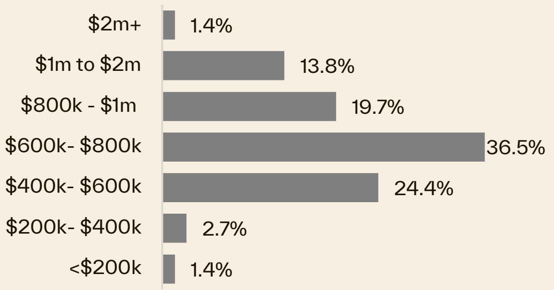
Annual Dwellings Sales — May 2025

843 -0.7% lower than one year ago, and -5.3% below the five year average for the region.

sales by year



% of sales by bracket



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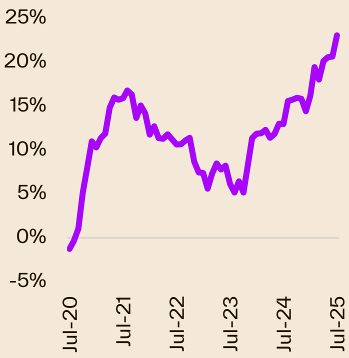
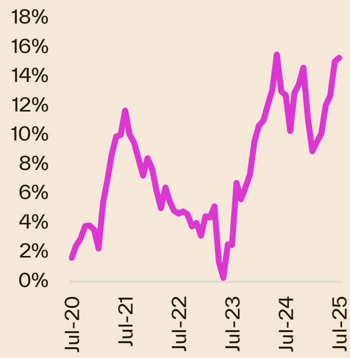
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$680,765	$620 pw
Quarterly change	2.4%	4.2%
Annual change	23.1%	15.3%
5 year change	89.2%	55.8%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-1.7%	12 days
Last year	-2.8%	15 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	4.7%
Last year	1.0%	4.9%

TOTAL FOR SALE LISTINGS

155

-17.6% lower than one year ago, and -56.4% below the previous five year average.

TOTAL FOR RENT LISTINGS

64

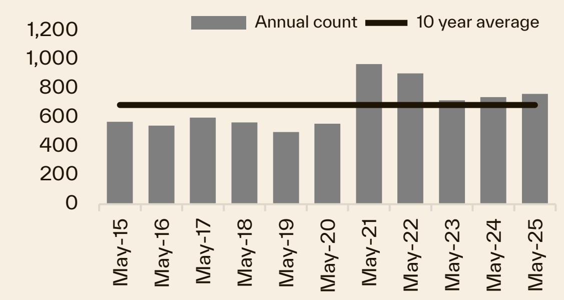
8.5% higher than one year ago, and -13.5% below the previous five year average.

Annual Dwellings Sales — May 2025

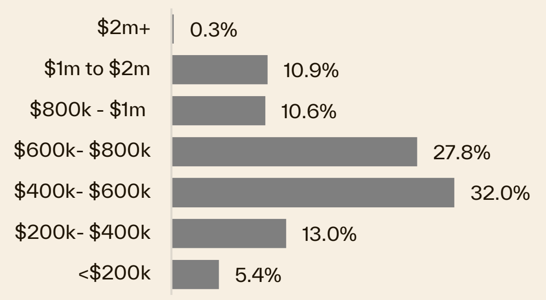
762

3.0% higher than one year ago, and -2.0% below the five year average for the region.

sales by year



% of sales by bracket



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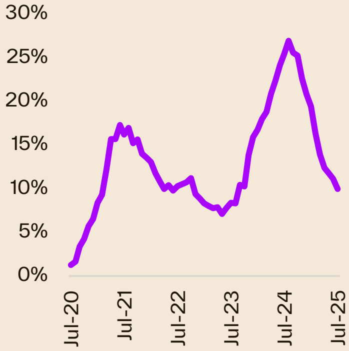
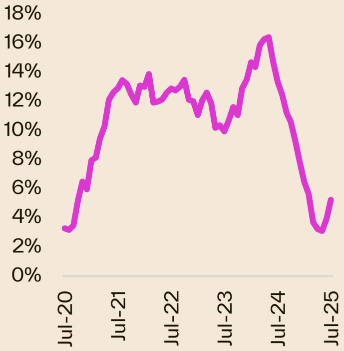
Home Value Index and Rental Value Index — July 2025

ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$684,952	$661 pw
Quarterly change	3.5%	1.5%
Annual change	10.0%	5.3%
5 year change	91.7%	67.2%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.2%	17 days
Last year	-2.8%	13 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	5.1%
Last year	1.9%	5.4%

TOTAL FOR SALE LISTINGS

414

-4.2% lower than one year ago, and -49.5% below the previous five year average.

TOTAL FOR RENT LISTINGS

249

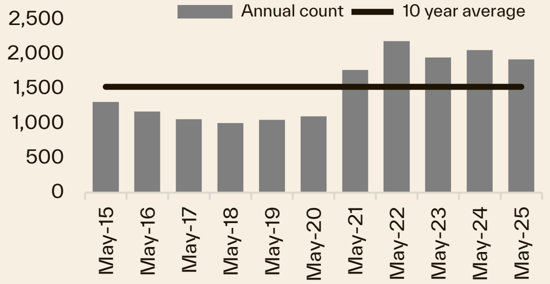
-5.3% lower than one year ago, and -1.9% below the previous five year average.

Annual Dwellings Sales — May 2025

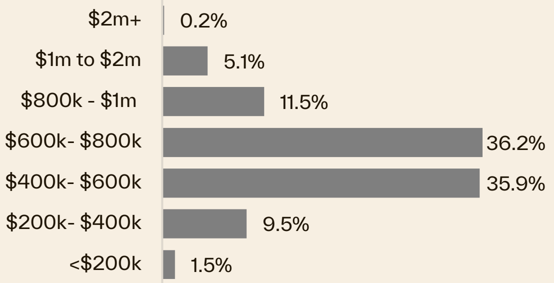
1,930

-6.4% lower than one year ago, and 6.1% above the five year average for the region.

sales by year



% of sales by bracket



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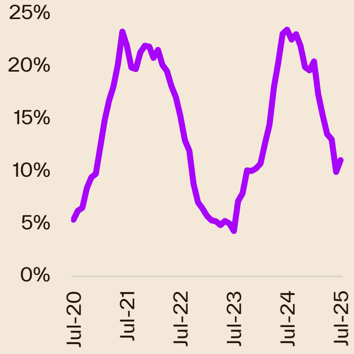
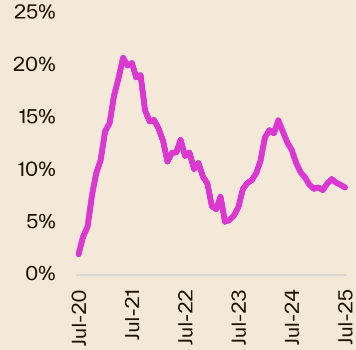
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$980,594	$793 pw
Quarterly change	2.9%	-0.7%
Annual change	11.1%	8.4%
5 year change	101.2%	73.1%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.6%	14 days
Last year	-3.0%	14 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	4.0%
Last year	1.3%	4.0%

TOTAL FOR SALE LISTINGS

214 -1.4% lower than one year ago, and -48.7% below the previous five year average.

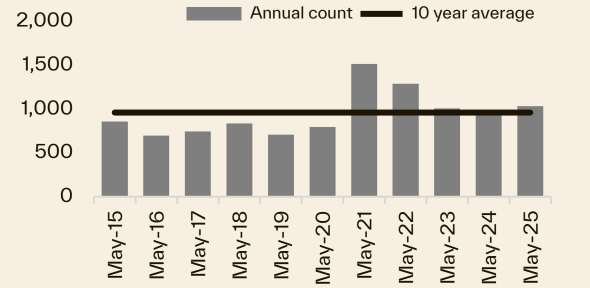
TOTAL FOR RENT LISTINGS

103 6.2% higher than one year ago, and 6.0% above the previous five year average.

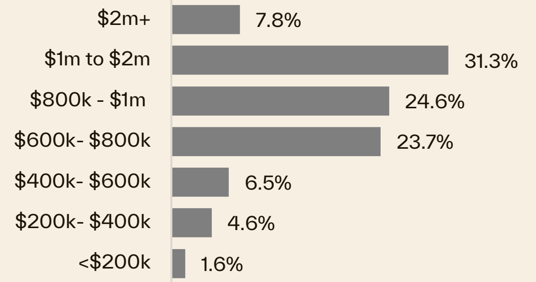
Annual Dwellings Sales — May 2025

1,033 5.5% higher than one year ago, and -7.5% below the five year average for the region.

sales by year



% of sales by bracket



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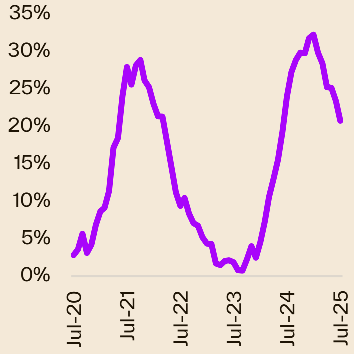
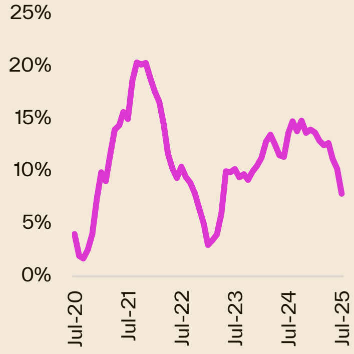
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$516,850	$551 pw
Quarterly change	3.3%	1.6%
Annual change	20.8%	7.9%
5 year change	113.6%	71.5%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	22 days
Last year	-3.8%	33 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.7%	5.6%
Last year	1.0%	6.1%

TOTAL FOR SALE LISTINGS

344

-12.9% lower than one year ago, and -44.5% below the previous five year average.

TOTAL FOR RENT LISTINGS

134

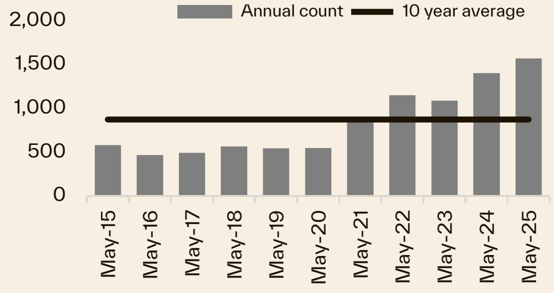
16.5% higher than one year ago, and 13.0% above the previous five year average.

Annual Dwellings Sales — May 2025

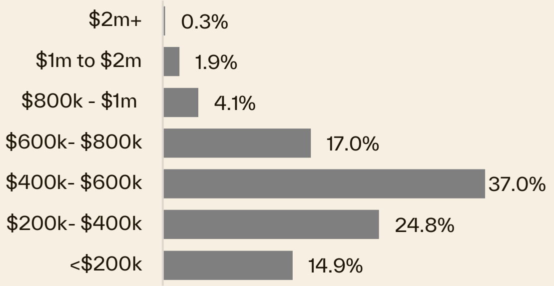
1,570

12.0% higher than one year ago, and 54.3% above the five year average for the region.

sales by year



% of sales by bracket



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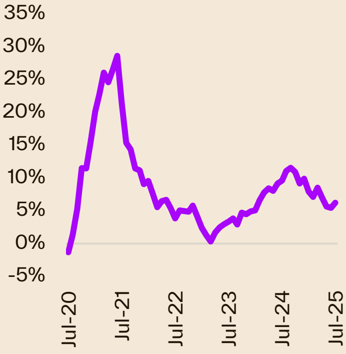
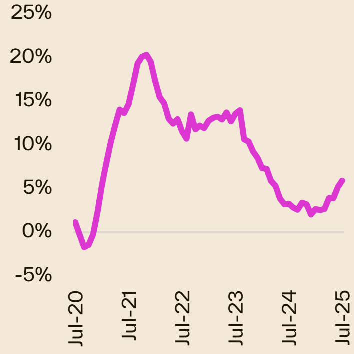


	VALUES	RENTS
Median value	$375,488	$658 pw
Quarterly change	1.3%	1.1%
Annual change	6.2%	5.9%
5 year change	51.7%	58.8%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.0%	24 days
Last year	-3.8%	32 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.2%	9.3%
Last year	1.5%	9.1%

TOTAL FOR SALE LISTINGS

201 -23.0% lower than one year ago, and -44.7% below the previous five year average.

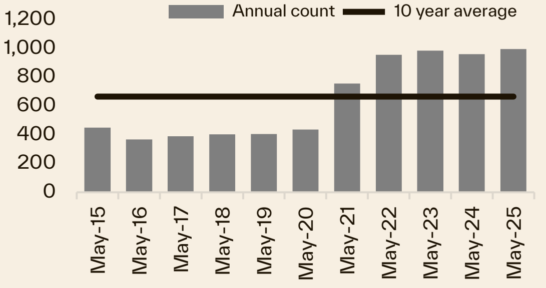
TOTAL FOR RENT LISTINGS

124 -20.0% lower than one year ago, and -38.4% below the previous five year average.

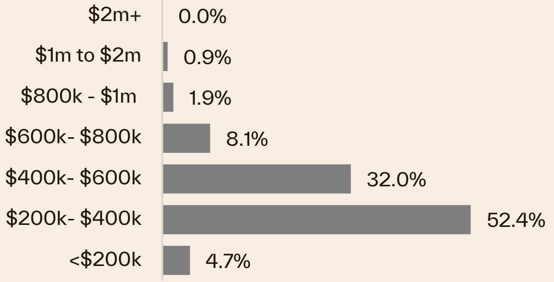
Annual Dwellings Sales — May 2025

998 3.9% higher than one year ago, and 21.8% above the five year average for the region.

\# sales by year



% of sales by bracket



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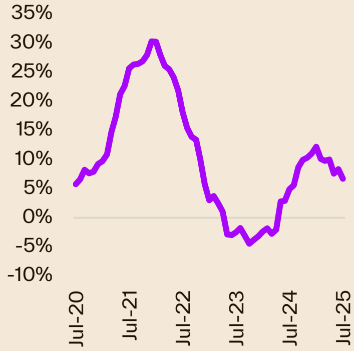
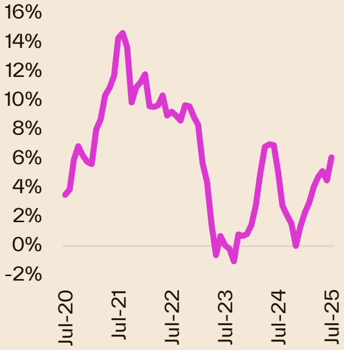
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$455,862	$443 pw
Quarterly change	0.9%	1.4%
Annual change	6.7%	6.1%
5 year change	62.1%	39.2%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.6%	39 days
Last year	-3.1%	46 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.7%	5.0%
Last year	2.8%	5.0%

TOTAL FOR SALE LISTINGS

144

-44.2% lower than one year ago, and -31.6% below the previous five year average.

TOTAL FOR RENT LISTINGS

57

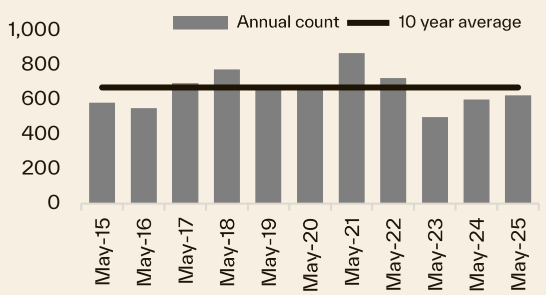
-40.0% lower than one year ago, and -43.7% below the previous five year average.

Annual Dwellings Sales — May 2025

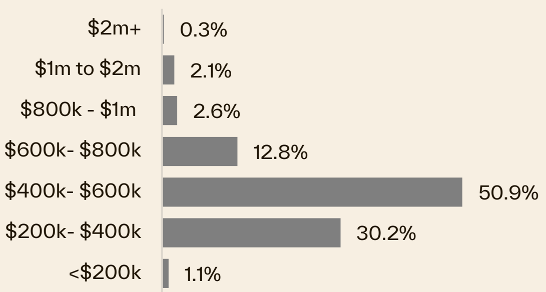
627

4.0% higher than one year ago, and -7.5% below the five year average for the region.

sales by year



% of sales by bracket



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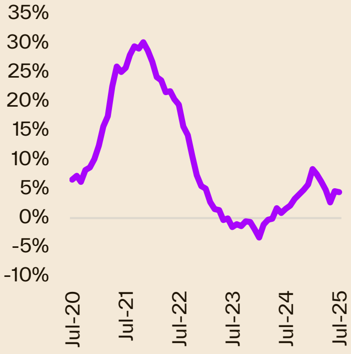
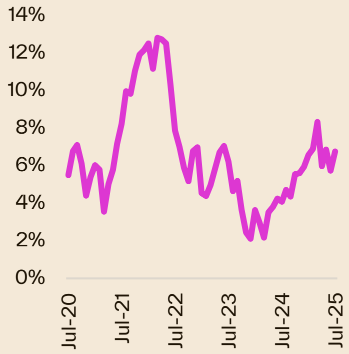
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$490,884	$484 pw
Quarterly change	0.6%	2.6%
Annual change	4.4%	6.8%
5 year change	57.0%	37.9%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.1%	41 days
Last year	-3.2%	40 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.3%	5.0%
Last year	1.7%	4.8%

TOTAL FOR SALE LISTINGS

157 -23.0% lower than one year ago, and -25.7% below the previous five year average.

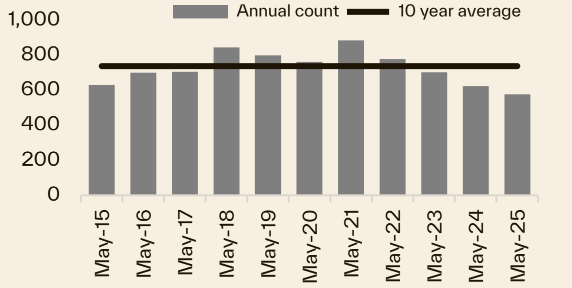
TOTAL FOR RENT LISTINGS

63 -17.1% lower than one year ago, and -22.6% below the previous five year average.

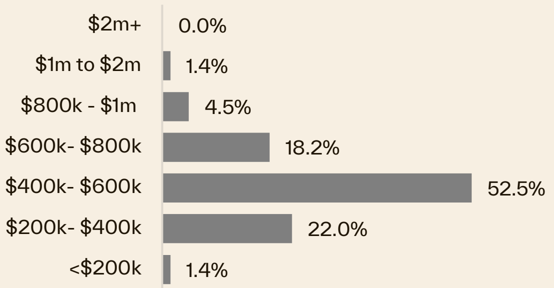
Annual Dwellings Sales — May 2025

577 -7.5% lower than one year ago, and -23.1% below the five year average for the region.

sales by year



% of sales by bracket



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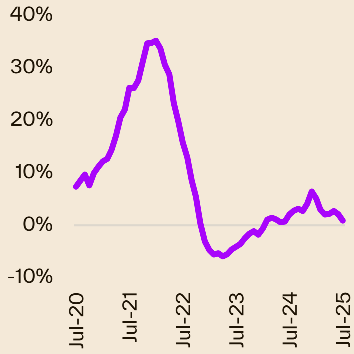
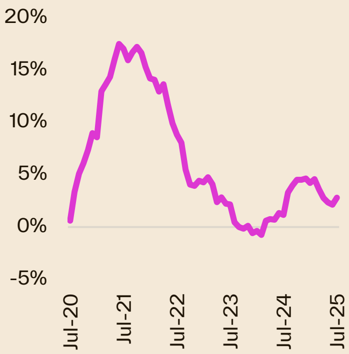
ROLLING ANNUAL CHANGE IN VALUES



	VALUES	RENTS
Median value	$548,793	$506 pw
Quarterly change	-0.8%	-0.6%
Annual change	0.9%	2.8%
5 year change	44.3%	35.3%

ROLLING ANNUAL CHANGE IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.5%	29 days
Last year	-4.3%	35 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	4.6%
Last year	2.5%	4.5%

TOTAL FOR SALE LISTINGS

429

-25.5% lower than one year ago, and -5.3% below the previous five year average.

TOTAL FOR RENT LISTINGS

275

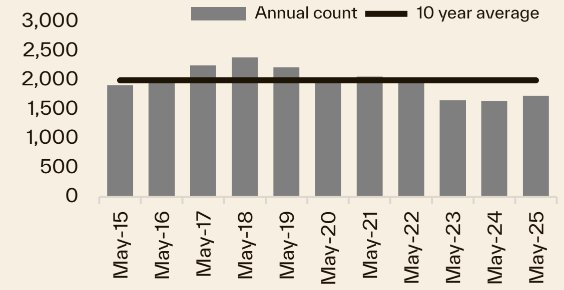
-29.5% lower than one year ago, and -40.8% below the previous five year average.

Annual Dwellings Sales — May 2025

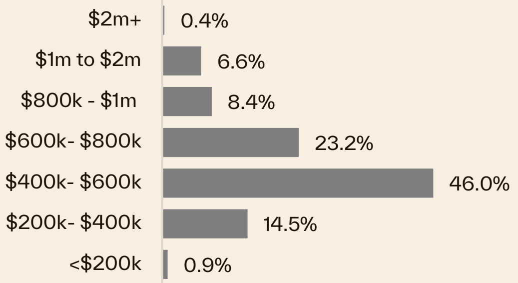
1,736

5.3% higher than one year ago, and -7.5% below the five year average for the region.

\# sales by year



% of sales by bracket



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Summary of all SUAs dwellings - Values

Data to July 2025 (*data to May 2025)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
Albury - Wodonga	NSW	2,258	10.6%	$608,837	3.4%	9.6%	36	-2.5%
Armidale	NSW	556	-2.1%	$502,604	3.2%	5.6%	57	-4.0%
Ballina	NSW	947	7.7%	$1,023,636	2.6%	2.3%	51	-3.8%
Batemans Bay	NSW	543	8.8%	$773,711	0.6%	1.2%	72	-4.4%
Bathurst	NSW	805	5.4%	$658,751	1.1%	3.9%	56	-2.7%
Bowral - Mittagong	NSW	912	-5.6%	$1,148,492	-0.5%	-2.1%	79	-5.3%
Byron Bay	NSW	262	5.2%	$1,821,579	-1.7%	-4.9%	68	-5.8%
Camden Haven	NSW	415	10.1%	$872,004	1.3%	4.3%	65	-3.8%
Central Coast	NSW	6,932	1.5%	$976,109	1.2%	2.0%	37	-3.5%
Coffs Harbour	NSW	1,366	2.6%	$812,225	0.4%	4.8%	64	-3.4%
Dubbo	NSW	849	8.7%	$537,779	0.1%	5.1%	36	-3.2%
Forster - Tuncurry	NSW	609	7.4%	$755,474	-1.5%	-1.4%	62	-3.8%
Goulburn	NSW	606	1.8%	$594,667	-0.3%	4.4%	53	-3.0%
Grafton	NSW	469	26.1%	$450,069	0.1%	3.4%	43	-3.8%
Griffith	NSW	304	1.0%	$542,265	1.4%	5.9%	41	-4.1%
Kempsey	NSW	273	17.7%	$458,931	0.8%	6.2%	86	-4.3%
Lismore	NSW	667	-34.4%	$548,434	4.5%	9.4%	55	-4.2%
Lithgow	NSW	268	3.5%	$513,687	0.9%	4.9%	57	-3.3%
Medowie	NSW	296	2.8%	$873,640	1.4%	6.3%	41	-3.7%
Morisset - Cooranbong	NSW	591	7.5%	$904,192	-0.9%	4.8%	48	-2.9%
Mudgee	NSW	356	6.9%	$710,213	1.0%	7.2%	72	-2.2%
Muswellbrook	NSW	350	-4.6%	$508,250	1.8%	8.4%	40	-2.0%
Nelson Bay	NSW	641	-9.5%	$976,827	0.0%	4.8%	72	-3.4%
Newcastle - Maitland	NSW	10,413	4.0%	$885,533	1.2%	4.5%	31	-2.9%
Nowra - Bomaderry	NSW	767	-6.9%	$705,421	0.7%	2.0%	55	-3.4%
Orange	NSW	900	12.6%	$662,709	0.1%	8.1%	56	-3.4%
Port Macquarie	NSW	1,225	7.7%	$857,632	0.6%	2.4%	40	-2.9%
Singleton	NSW	290	-7.6%	$671,627	1.8%	5.3%	43	-2.3%
St Georges Basin - Sanctuary Point	NSW	493	-1.8%	$776,257	1.3%	2.4%	70	-4.2%
Sydney	NSW	85,414	-6.4%	$1,263,616	1.8%	1.6%	35	-3.3%
Tamworth	NSW	981	-3.4%	$540,837	3.3%	11.0%	52	-3.5%
Taree	NSW	473	-13.7%	$492,112	1.8%	4.4%	51	-3.6%
Ulladulla	NSW	454	18.2%	$956,193	-1.8%	-3.6%	91	-5.6%
Wagga Wagga	NSW	1,152	4.4%	$563,985	0.6%	5.4%	51	-2.7%
Wollongong	NSW	5,688	4.8%	$998,434	1.6%	2.6%	36	-3.4%
Bacchus Marsh	VIC	505	8.4%	$652,431	1.1%	0.0%	59	-3.6%
Bairnsdale	VIC	322	32.0%	$498,720	1.7%	-0.7%	76	-3.3%
Ballarat	VIC	3,099	29.8%	$565,699	2.6%	3.7%	49	-3.8%

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Summary of all SUAs dwellings - Values

Data to July 2025 (*data to May 2025)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
Bendigo	VIC	2,309	26.4%	$598,862	3.8%	6.8%	35	-3.2%
Castlemaine	VIC	197	2.1%	$732,176	1.0%	3.0%	77	-4.6%
Colac	VIC	236	9.3%	$499,824	0.2%	8.1%	47	-3.1%
Echuca - Moama	VIC	436	8.5%	$627,770	0.7%	0.5%	57	-3.0%
Geelong	VIC	6,283	16.2%	$729,215	0.7%	0.9%	45	-3.9%
Gisborne	VIC	293	16.3%	$954,109	1.4%	1.4%	92	-5.2%
Horsham	VIC	380	10.8%	$384,985	-2.4%	2.9%	38	-3.3%
Melbourne	VIC	93,279	10.2%	$803,646	1.2%	0.5%	36	-3.4%
Mildura - Buronga	VIC	1,260	26.1%	$495,297	2.9%	13.3%	26	-2.9%
Moe - Newborough	VIC	473	13.7%	$406,363	0.9%	0.6%	58	-4.3%
Portland	VIC	238	26.6%	$401,911	-0.4%	5.0%	76	-4.3%
Sale	VIC	306	11.7%	$416,880	-0.1%	-1.2%	75	-4.2%
Shepparton - Mooroopna	VIC	1,099	32.7%	$499,294	2.5%	4.5%	51	-3.0%
Swan Hill	VIC	205	-2.4%	$447,679	-1.7%	1.1%	39	-3.8%
Traralgon - Morwell	VIC	1,096	22.5%	$437,118	0.7%	2.0%	70	-4.3%
Wangaratta	VIC	443	20.1%	$507,728	1.5%	5.6%	49	-4.0%
Warragul - Drouin	VIC	981	13.8%	$661,713	1.4%	-1.5%	51	-3.5%
Warrnambool	VIC	668	10.6%	$605,544	2.5%	1.5%	37	-3.1%
Airlie Beach - Cannonvale	QLD	586	-2.3%	$702,498	2.6%	10.6%	27	-3.6%
Brisbane	QLD	53,597	-1.5%	$942,734	2.3%	7.3%	20	-3.0%
Bundaberg	QLD	1,812	4.2%	$590,276	2.5%	11.7%	18	-2.9%
Cairns	QLD	4,363	4.1%	$647,731	2.7%	9.5%	19	-2.9%
Emerald	QLD	602	8.5%	$443,878	3.2%	16.9%	21	-3.2%
Gladstone	QLD	2,171	7.7%	$539,081	2.6%	14.0%	15	-2.9%
Gold Coast - Tweed Heads	QLD	18,115	-2.4%	$1,102,390	2.8%	6.4%	28	-3.5%
Gympie	QLD	652	-1.4%	$647,180	1.4%	12.0%	21	-2.7%
Hervey Bay	QLD	1,674	3.0%	$738,524	2.2%	10.3%	27	-2.7%
Kingaroy	QLD	246	-13.4%	$483,890	4.8%	13.8%	20	-2.0%
Mackay	QLD	2,774	4.8%	$618,706	2.7%	18.2%	13	-3.0%
Maryborough	QLD	648	3.7%	$504,243	3.0%	14.4%	24	-2.9%
Rockhampton	QLD	2,303	-4.9%	$554,405	3.3%	14.3%	13	-3.1%
Sunshine Coast	QLD	9,890	0.9%	$1,094,305	1.8%	5.3%	31	-3.6%
Toowoomba	QLD	3,288	-1.1%	$722,474	3.0%	12.2%	15	-3.0%
Townsville	QLD	5,716	-5.5%	$585,548	2.7%	16.7%	15	-3.4%
Warwick	QLD	395	-5.0%	$527,549	4.2%	14.8%	30	-3.3%
Yeppoon	QLD	673	9.1%	$800,812	2.7%	8.9%	26	-2.8%
Adelaide	SA	25,753	3.2%	$841,954	1.5%	6.9%	31	-3.4%
Mount Gambier	SA	643	6.6%	$497,538	3.8%	10.3%	37	-1.7%

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Summary of all SUAs dwellings - Values

Data to July 2025 (*data to May 2025)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
Murray Bridge	SA	355	-13.4%	$533,702	4.3%	16.0%	35	-1.8%
Port Augusta	SA	335	20.9%	$282,053	1.6%	23.5%	44	-3.2%
Port Lincoln	SA	292	-6.7%	$486,601	-1.3%	13.9%	42	-3.5%
Port Pirie	SA	346	5.8%	$289,493	-1.5%	14.9%	37	-3.6%
Victor Harbor - Goolwa	SA	843	-0.7%	$755,084	1.3%	10.7%	43	-3.1%
Whyalla	SA	553	-0.7%	$279,511	-2.2%	9.9%	44	-4.3%
Albany	WA	762	3.0%	$680,765	2.4%	23.1%	12	-1.7%
Broome	WA	483	-0.8%	$581,656	-1.4%	2.7%	28	-2.4%
Bunbury	WA	1,930	-6.4%	$684,952	3.5%	10.0%	17	-3.2%
Busselton	WA	1,033	5.5%	$980,594	2.9%	11.1%	14	-2.6%
Esperance	WA	298	12.0%	$539,856	5.6%	17.4%	33	-3.7%
Geraldton	WA	1,570	12.0%	$516,850	3.3%	20.8%	22	-3.4%
Kalgoorlie - Boulder	WA	998	3.9%	$375,488	1.3%	6.2%	24	-3.0%
Karratha	WA	523	16.5%	$597,319	1.0%	8.8%	22	-1.8%
Perth	WA	50,374	-2.7%	$830,537	2.6%	6.5%	13	-3.0%
Port Hedland	WA	393	-10.1%	$444,771	2.7%	0.2%	49	-2.4%
Burnie - Somerset	TAS	627	4.0%	$455,862	0.9%	6.7%	39	-2.6%
Devonport	TAS	577	-7.5%	$490,884	0.6%	4.4%	41	-3.1%
Hobart	TAS	3,576	0.1%	$682,204	0.1%	1.8%	31	-3.5%
Launceston	TAS	1,736	5.3%	$548,793	-0.8%	0.9%	29	-3.5%
Ulverstone	TAS	250	-11.0%	$529,921	0.3%	4.7%	43	-3.2%
Alice Springs	NT	443	13.6%	$414,722	4.5%	0.3%	91	-4.6%
Darwin	NT	3,456	35.8%	$541,512	5.6%	8.8%	54	-3.8%
Canberra - Queanbeyan	ACT	9,979	6.3%	$851,632	1.3%	0.5%	50	-3.3%

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Summary of all SUAs dwellings - Rents

Data to July 2025

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (July 25)	Current gross rental yield (July 25)
Albury - Wodonga	NSW	$549	1.4%	6.6%	4.7%	1.2%
Armidale	NSW	$489	3.4%	6.6%	5.1%	1.6%
Ballina	NSW	$793	0.5%	7.2%	3.7%	1.2%
Batemans Bay	NSW	$581	1.6%	2.4%	4.0%	4.7%
Bathurst	NSW	$544	2.1%	6.2%	4.3%	3.4%
Bowral - Mittagong	NSW	$792	0.9%	4.8%	3.3%	2.7%
Byron Bay	NSW	$1,126	0.7%	5.0%	3.1%	2.4%
Camden Haven	NSW	$629	1.1%	6.4%	3.9%	1.0%
Central Coast	NSW	$693	1.5%	5.6%	3.5%	2.5%
Coffs Harbour	NSW	$685	0.6%	5.0%	4.3%	4.6%
Dubbo	NSW	$526	0.2%	5.1%	5.2%	3.2%
Forster - Tuncurry	NSW	$575	0.7%	3.8%	3.8%	2.3%
Goulburn	NSW	$509	3.3%	5.4%	4.3%	3.5%
Grafton	NSW	$533	1.1%	4.2%	5.7%	1.4%
Griffith	NSW	$514	3.7%	4.7%	4.9%	1.7%
Kempsey	NSW	$495	0.6%	4.8%	5.6%	0.6%
Lismore	NSW	$597	1.3%	6.1%	5.4%	1.0%
Lithgow	NSW	$469	3.6%	0.0%	4.9%	2.3%
Medowie	NSW	$670	-0.1%	4.9%	4.1%	1.4%
Morisset - Cooranbong	NSW	$662	1.0%	6.3%	3.8%	2.6%
Mudgee	NSW	$597	2.2%	-5.2%	5.2%	3.7%
Muswellbrook	NSW	$526	2.7%	6.4%	5.3%	3.7%
Nelson Bay	NSW	$643	0.8%	6.2%	3.5%	3.3%
Newcastle - Maitland	NSW	$683	1.2%	5.9%	3.9%	2.2%
Nowra - Bomaderry	NSW	$596	0.1%	5.2%	4.3%	5.0%
Orange	NSW	$560	0.0%	3.1%	4.7%	2.2%
Port Macquarie	NSW	$642	0.8%	5.3%	4.0%	1.3%
Singleton	NSW	$619	0.5%	3.9%	4.9%	0.6%
St Georges Basin - Sanctuary Point	NSW	$585	0.4%	4.1%	3.5%	6.9%
Sydney	NSW	$811	1.0%	2.3%	3.0%	2.3%
Tamworth	NSW	$495	2.4%	7.9%	4.9%	2.0%
Taree	NSW	$500	0.7%	5.0%	5.2%	2.4%
Ulladulla	NSW	$621	1.4%	5.6%	3.1%	3.5%
Wagga Wagga	NSW	$522	1.2%	4.4%	4.8%	1.5%
Wollongong	NSW	$728	0.9%	4.5%	3.6%	2.1%
Bacchus Marsh	VIC	$495	0.7%	0.5%	4.0%	1.6%
Bairnsdale	VIC	$474	-0.6%	4.3%	4.7%	1.2%
Ballarat	VIC	$441	-0.4%	3.5%	4.0%	2.4%

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Summary of all SUAs dwellings - Rents

Data to July 2025

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (July 25)	Current gross rental yield (July 25)
Bendigo	VIC	**$514**	1.4%	7.1%	4.4%	2.0%
Castlemaine	VIC	**$512**	1.0%	5.5%	3.4%	1.2%
Colac	VIC	**$481**	0.6%	4.1%	4.9%	1.0%
Echuca - Moama	VIC	**$851**	-3.7%	3.7%	5.9%	0.7%
Geelong	VIC	**$542**	0.7%	3.5%	3.6%	1.8%
Gisborne	VIC	**$639**	-0.1%	0.8%	3.4%	3.5%
Horsham	VIC	**$412**	2.2%	3.3%	5.2%	1.1%
Melbourne	VIC	**$616**	0.6%	1.1%	3.6%	1.5%
Mildura - Buronga	VIC	**$495**	1.8%	7.5%	5.4%	1.1%
Moe - Newborough	VIC	**$435**	1.1%	5.3%	5.1%	1.2%
Portland	VIC	**$488**	-2.3%	3.5%	5.8%	1.8%
Sale	VIC	**$467**	-0.6%	3.6%	5.3%	0.9%
Shepparton - Mooroopna	VIC	**$491**	0.1%	0.4%	5.1%	1.2%
Swan Hill	VIC	**$466**	2.7%	8.6%	4.9%	0.6%
Traralgon - Morwell	VIC	**$459**	1.3%	5.0%	5.2%	1.0%
Wangaratta	VIC	**$488**	2.6%	7.8%	4.8%	0.3%
Warragul - Drouin	VIC	**$558**	1.5%	6.0%	3.9%	1.0%
Warrnambool	VIC	**$571**	0.1%	5.7%	4.7%	1.6%
Airlie Beach - Cannonvale	QLD	**$701**	-0.6%	6.3%	5.6%	3.0%
Brisbane	QLD	**$693**	1.5%	4.6%	3.7%	2.1%
Bundaberg	QLD	**$595**	1.9%	8.0%	5.2%	2.0%
Cairns	QLD	**$636**	1.1%	3.9%	5.5%	1.3%
Emerald	QLD	**$553**	0.6%	5.4%	7.6%	0.6%
Gladstone	QLD	**$546**	1.5%	5.9%	5.8%	1.8%
Gold Coast - Tweed Heads	QLD	**$887**	1.2%	5.6%	4.2%	2.7%
Gympie	QLD	**$570**	3.5%	7.6%	4.8%	1.8%
Hervey Bay	QLD	**$620**	1.7%	6.1%	4.6%	1.9%
Kingaroy	QLD	**$530**	2.8%	7.5%	6.0%	4.3%
Mackay	QLD	**$685**	2.1%	8.3%	6.3%	1.5%
Maryborough	QLD	**$527**	0.6%	8.4%	5.6%	0.9%
Rockhampton	QLD	**$549**	2.1%	6.2%	5.5%	1.6%
Sunshine Coast	QLD	**$809**	0.3%	6.0%	3.7%	2.2%
Toowoomba	QLD	**$565**	1.5%	6.3%	4.3%	1.5%
Townsville	QLD	**$556**	1.5%	6.0%	5.5%	2.0%
Warwick	QLD	**$517**	2.9%	8.9%	5.2%	1.6%
Yeppoon	QLD	**$690**	1.9%	3.9%	4.8%	3.7%
Adelaide	SA	**$631**	0.4%	4.4%	3.8%	1.1%
Mount Gambier	SA	**$469**	2.6%	5.9%	4.9%	0.9%

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Summary of all SUAs dwellings - Rents

Data to July 2025

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (July 25)	Current gross rental yield (July 25)
Murray Bridge	SA	**$495**	1.2%	9.9%	5.0%	0.8%
Port Augusta	SA	**$359**	0.0%	4.1%	7.7%	1.6%
Port Lincoln	SA	**$470**	1.5%	4.7%	5.4%	2.3%
Port Pirie	SA	**$397**	2.3%	1.5%	7.5%	0.2%
Victor Harbor - Goolwa	SA	**$565**	2.8%	8.9%	4.0%	1.3%
Whyalla	SA	**$342**	0.4%	-1.8%	6.9%	2.5%
Albany	WA	**$620**	4.2%	15.3%	4.9%	1.0%
Broome	WA	**$1,022**	5.0%	21.7%	8.4%	1.7%
Bunbury	WA	**$661**	1.5%	5.3%	5.4%	1.9%
Busselton	WA	**$793**	-0.7%	8.4%	4.0%	1.3%
Esperance	WA	**$523**	-2.5%	4.4%	5.4%	0.7%
Geraldton	WA	**$551**	1.6%	7.9%	6.1%	1.0%
Kalgoorlie - Boulder	WA	**$658**	1.1%	5.9%	9.1%	1.5%
Karratha	WA	**$1,256**	7.9%	22.1%	10.5%	2.7%
Perth	WA	**$721**	0.7%	5.1%	4.3%	1.6%
Port Hedland	WA	**$984**	1.1%	7.1%	11.3%	3.3%
Burnie - Somerset	TAS	**$443**	1.4%	6.1%	5.0%	2.8%
Devonport	TAS	**$484**	2.6%	6.8%	4.8%	1.7%
Hobart	TAS	**$586**	0.5%	5.6%	4.2%	3.1%
Launceston	TAS	**$506**	-0.6%	2.8%	4.5%	2.5%
Ulverstone	TAS	**$469**	2.2%	7.5%	4.4%	1.2%
Alice Springs	NT	**$577**	-1.0%	5.9%	6.9%	2.6%
Darwin	NT	**$663**	3.3%	7.5%	6.6%	1.9%
Canberra - Queanbeyan	ACT	**$677**	0.4%	2.0%	4.0%	2.4%

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