

# Property Market Indicator Summary

All data to week ending 16 November 2025

## Preliminary clearance rates dip amid busiest auction week of the year

There were 3,258 capital city homes taken to auction last week, the highest weekly volume since March 2024. The previous week saw 3,068 homes auctioned, while this time last year, 2,898 auctions were held across the combined capitals.

The combined capital city preliminary clearance rate has held below the 75.0% mark for the eighth consecutive week, coming in at 70.0%, down from 71.8% the previous week (which revised to 65.9% at final numbers).

Melbourne hosted its third-busiest auction week of the year, with 1,484 homes taken under the hammer last week, up from 1,388 the previous week. The city's early success rate slipped to 70.5%, down 2.3 percentage points from 72.8% the week prior (revised to 65.9% on final numbers).

There were 1,253 auctions held in Sydney last week, marking the city's second busiest auction week of the year so far. The previous week saw 1,186 homes taken to auction, while this time last year, 1,098 auctions were held across the city. Sydney's preliminary clearance rate came in at 70.8% last

week, its strongest early result in four weeks. The previous week's preliminary clearance rate came in at 70.0% before revising down to 64.5% at final numbers.

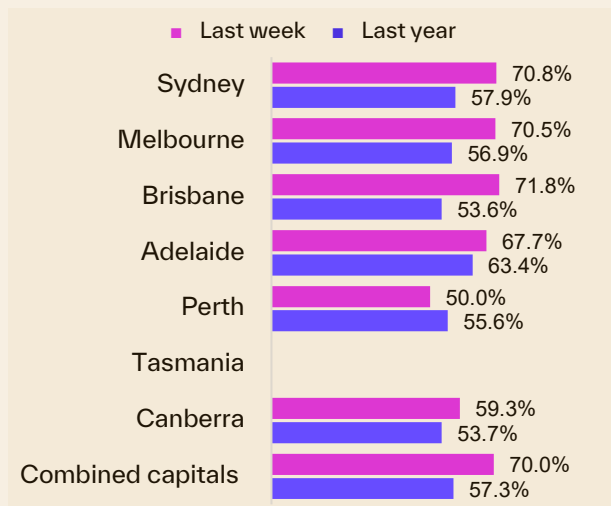
215 homes were auctioned in Brisbane last week, up from 209 the week prior. The preliminary clearance rate came in at 71.8%, Brisbane's lowest in four weeks. The previous week's early clearance rate came in at 77.8%, revising down to 69.9% at final numbers.

Adelaide hosted 154 auctions last week, its busiest auction week of the year so far. The preliminary clearance rate slipped to its lowest result in 15 weeks to 67.7%.

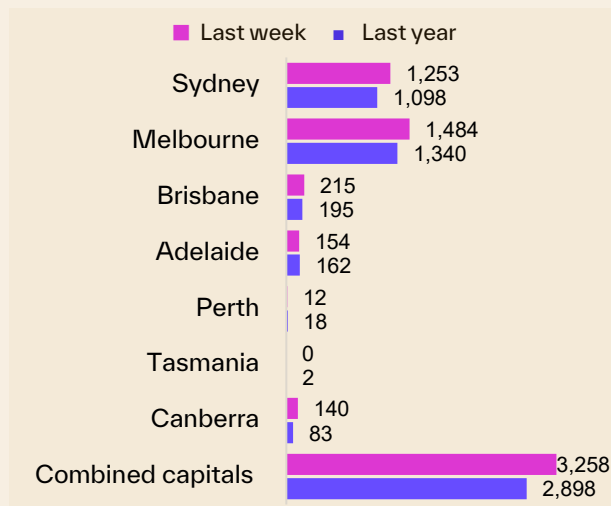
140 auctions were held across the ACT, overtaking the previous week as the highest weekly auction volume since December 2023. The preliminary clearance rate came in at 59.3%, down from 63.8% the week prior (revised to 61.8% at final numbers).

## Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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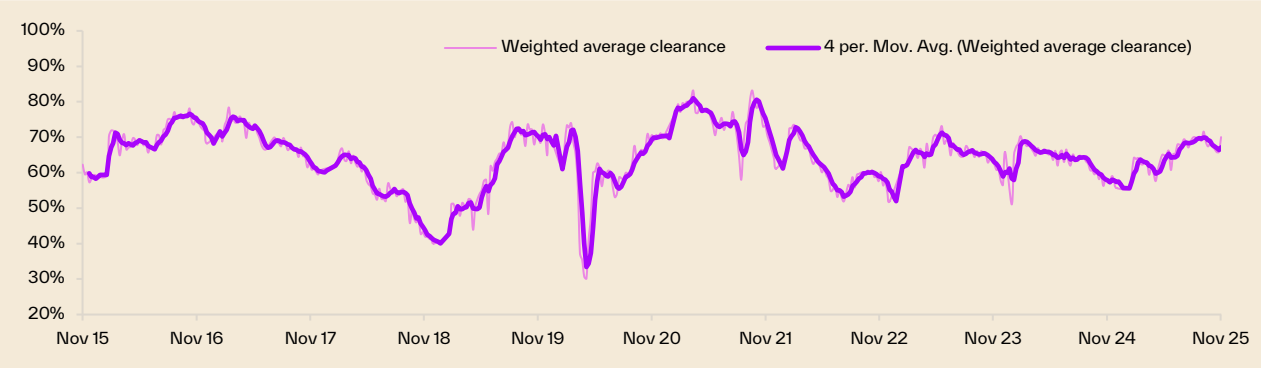
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## Capital City Auction Statistics (Preliminary)

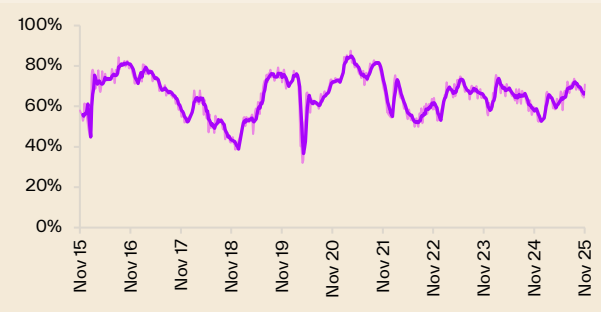
| City              | Clearance rate | Total auctions | Cotality auction results | Cleared auctions | Uncleared auctions |
|-------------------|----------------|----------------|--------------------------|------------------|--------------------|
| Sydney            | 70.8%          | 1,253          | 932                      | 660              | 272                |
| Melbourne         | 70.5%          | 1,484          | 1,110                    | 783              | 327                |
| Brisbane          | 71.8%          | 215            | 156                      | 112              | 44                 |
| Adelaide          | 67.7%          | 154            | 96                       | 65               | 31                 |
| Perth             | 50.0%          | 12             | 10                       | 5                | 5                  |
| Tasmania          | n.a.           | 0              | 0                        | 0                | 0                  |
| Canberra          | 59.3%          | 140            | 91                       | 54               | 37                 |
| Combined capitals | 70.0%          | 3,258          | 2,395                    | 1,677            | 718                |

## Weekly clearance rates

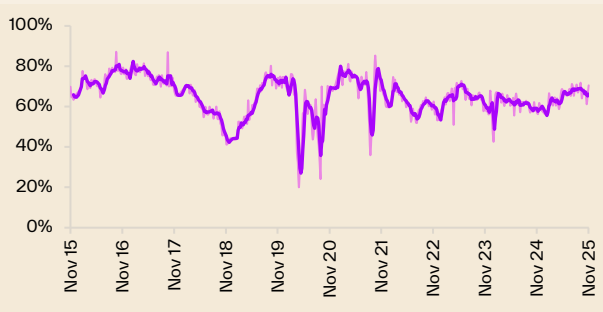
Combined capital cities



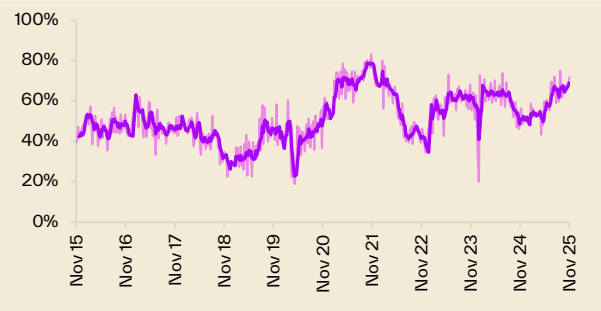
Sydney



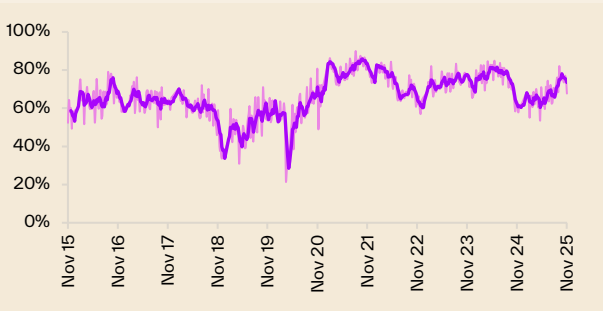
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

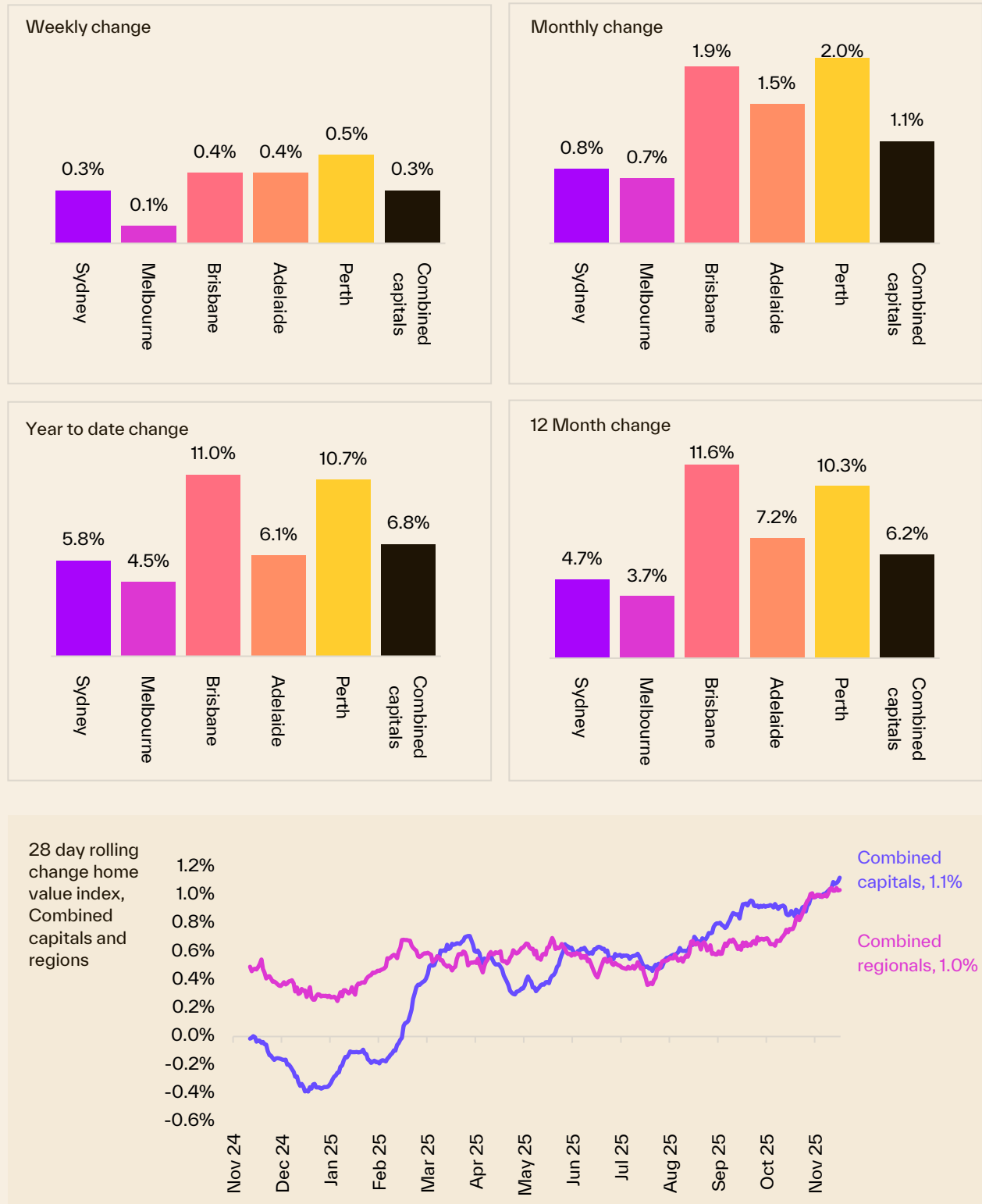
| Region                        | Clearance rate | Total auctions | Collected results | Cleared auctions | Uncleared auctions |
|-------------------------------|----------------|----------------|-------------------|------------------|--------------------|
| Sydney sub-regions            |                |                |                   |                  |                    |
| Central Coast                 | 68.8%          | 22             | 16                | 11               | 5                  |
| Baulkham Hills and Hawkesbury | 53.1%          | 77             | 49                | 26               | 23                 |
| Blacktown                     | 62.9%          | 72             | 35                | 22               | 13                 |
| City and Inner South          | 72.6%          | 118            | 95                | 69               | 26                 |
| Eastern Suburbs               | 72.8%          | 104            | 92                | 67               | 25                 |
| Inner South West              | 68.8%          | 149            | 112               | 77               | 35                 |
| Inner West                    | 76.8%          | 101            | 82                | 63               | 19                 |
| North Sydney and Hornsby      | 71.1%          | 216            | 166               | 118              | 48                 |
| Northern Beaches              | 69.1%          | 95             | 84                | 58               | 26                 |
| Outer South West              | n.a.           | 8              | 6                 | 4                | 2                  |
| Outer West and Blue Mountains | n.a.           | 13             | 9                 | 6                | 3                  |
| Parramatta                    | 73.4%          | 92             | 64                | 47               | 17                 |
| Ryde                          | 77.8%          | 57             | 36                | 28               | 8                  |
| South West                    | 66.7%          | 69             | 42                | 28               | 14                 |
| Sutherland                    | 82.2%          | 61             | 45                | 37               | 8                  |
| Melbourne sub-regions         |                |                |                   |                  |                    |
| Inner                         | 69.5%          | 214            | 164               | 114              | 50                 |
| Inner East                    | 67.5%          | 231            | 163               | 110              | 53                 |
| Inner South                   | 70.1%          | 213            | 147               | 103              | 44                 |
| North East                    | 75.9%          | 172            | 133               | 101              | 32                 |
| North West                    | 70.7%          | 166            | 133               | 94               | 39                 |
| Outer East                    | 76.0%          | 103            | 79                | 60               | 19                 |
| South East                    | 72.2%          | 168            | 115               | 83               | 32                 |
| West                          | 67.6%          | 178            | 148               | 100              | 48                 |
| Mornington Peninsula          | 64.3%          | 39             | 28                | 18               | 10                 |
| Regional SA4                  |                |                |                   |                  |                    |
| Newcastle and Lake Macquarie  | 84.9%          | 40             | 33                | 28               | 5                  |
| Illawarra                     | 78.6%          | 17             | 14                | 11               | 3                  |
| Gold Coast                    | 51.9%          | 68             | 54                | 28               | 26                 |
| Sunshine Coast                | 75.9%          | 46             | 29                | 22               | 7                  |
| Geelong                       | 78.6%          | 20             | 14                | 11               | 3                  |

The above results are preliminary, with ‘final’ auction clearance rates published each Thursday. Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

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# Property Market Indicator Summary

## Capital city home value changes

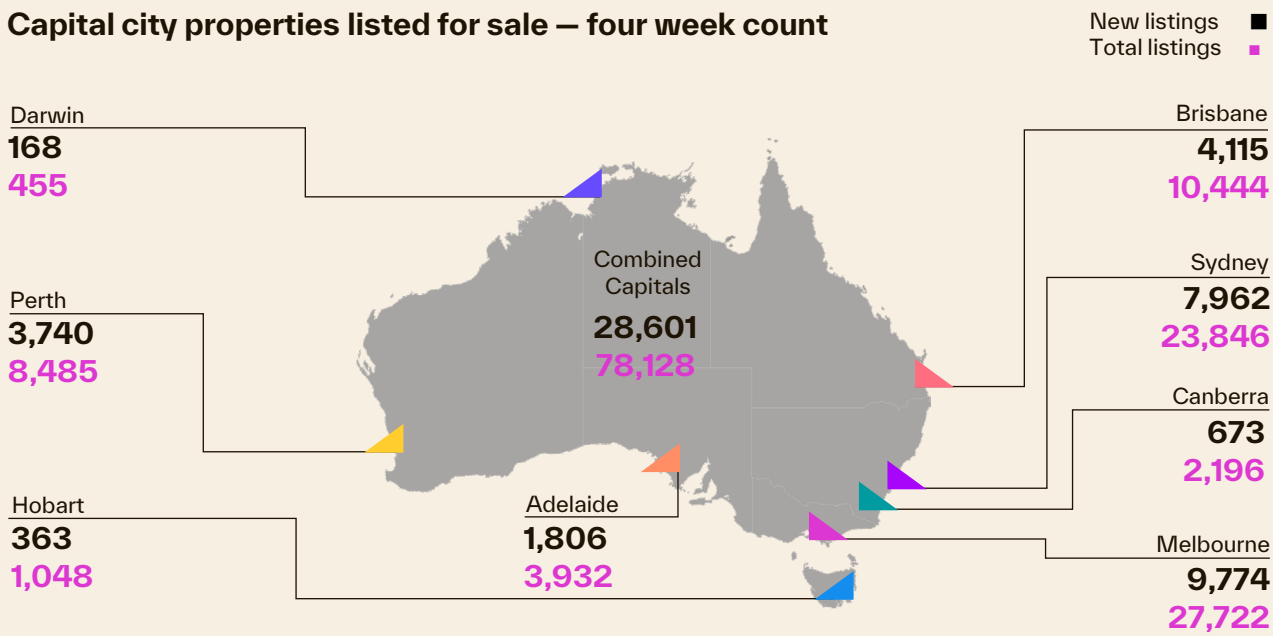


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

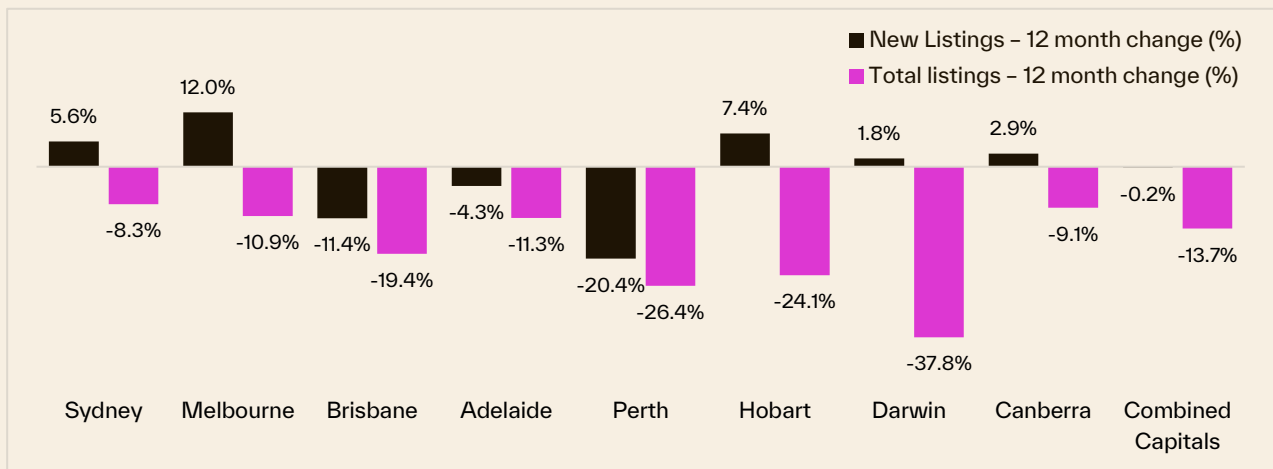
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# Property Market Indicator Summary

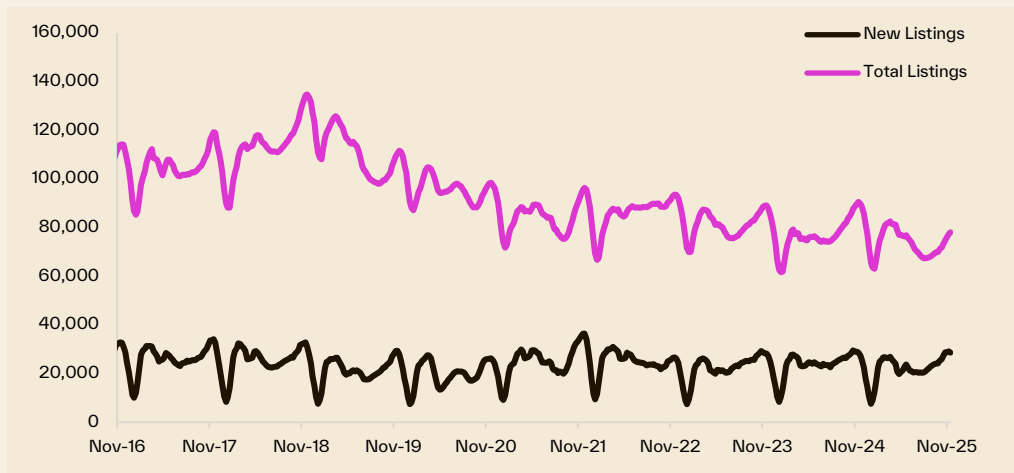
## Capital city properties listed for sale – four week count



## Listings – 12 month change (%)



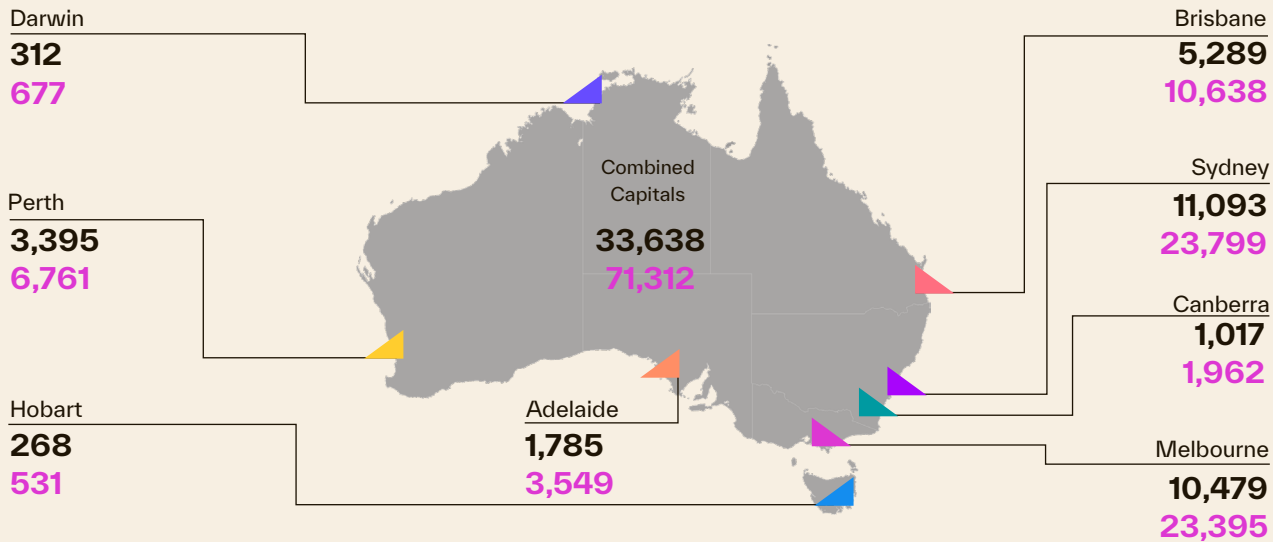
## Number of homes for sale, combined capital cities



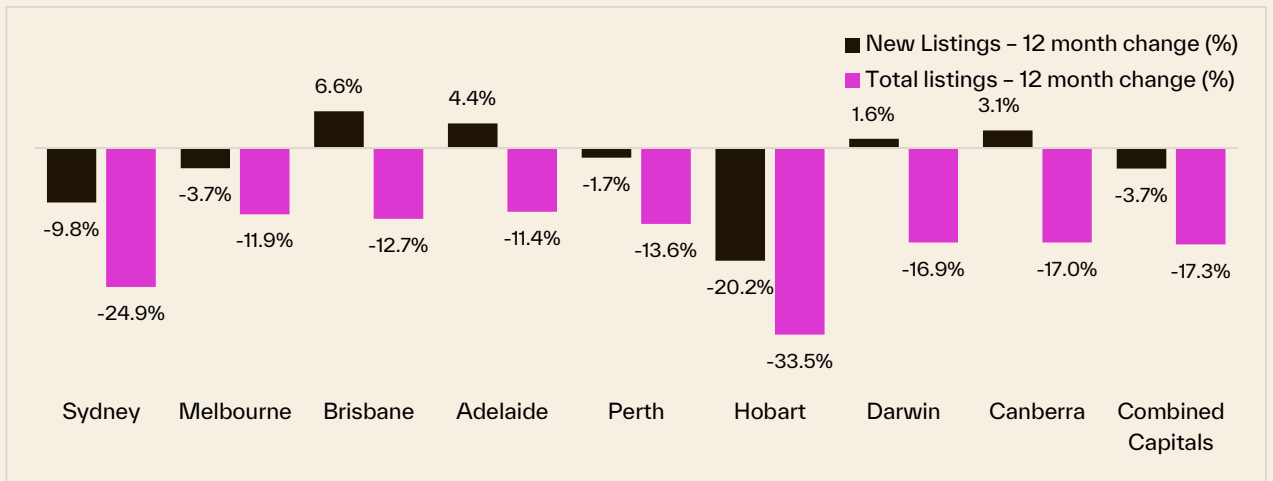
These results are calculated across properties that have been advertised for sale over the 28 days ending 16 November 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new

# Property Market Indicator Summary

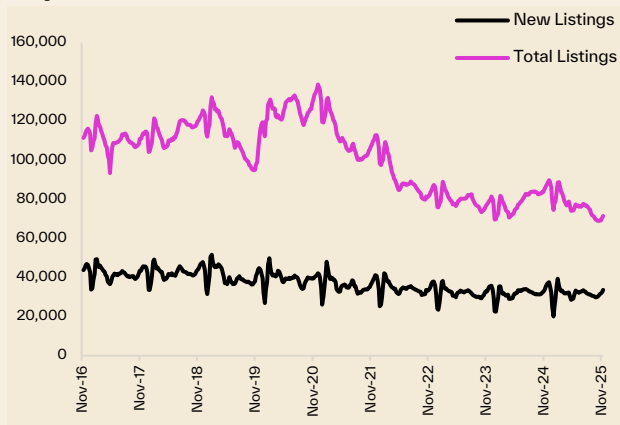
## Capital city properties listed for rent – four week count



## Rental listings – 12 month change (%)



## Number of homes for rent, combined capital cities



## Rental snapshot – data to October 2025

| Region             | Median rent | Change in rents (all dwellings) |         |        | Gross yields (all dwellings) |               | Vacancy rates (all dwellings) |               |
|--------------------|-------------|---------------------------------|---------|--------|------------------------------|---------------|-------------------------------|---------------|
|                    |             | Month                           | Quarter | Annual | Current                      | 12 months ago | Current                       | 12 months ago |
| Sydney             | \$811       | 0.6%                            | 1.2%    | 4.0%   | 3.0%                         | 3.0%          | 1.6%                          | 2.4%          |
| Melbourne          | \$619       | 0.3%                            | 0.6%    | 1.8%   | 3.6%                         | 3.6%          | 1.4%                          | 1.7%          |
| Brisbane           | \$700       | 0.4%                            | 1.3%    | 5.8%   | 3.5%                         | 3.7%          | 1.8%                          | 2.2%          |
| Adelaide           | \$632       | 0.1%                            | 0.2%    | 3.6%   | 3.6%                         | 3.7%          | 0.9%                          | 1.2%          |
| Perth              | \$736       | 0.6%                            | 1.3%    | 5.8%   | 4.0%                         | 4.2%          | 1.1%                          | 1.4%          |
| Hobart             | \$590       | 0.6%                            | 1.4%    | 6.9%   | 4.4%                         | 4.2%          | 1.2%                          | 2.1%          |
| Darwin             | \$691       | 0.5%                            | 3.4%    | 8.5%   | 6.4%                         | 6.8%          | 2.2%                          | 2.7%          |
| Canberra           | \$678       | 0.0%                            | 0.2%    | 2.9%   | 4.0%                         | 4.0%          | 1.7%                          | 2.5%          |
| Combined capitals  | \$705       | 0.4%                            | 1.0%    | 4.0%   | 3.4%                         | 3.4%          | 1.5%                          | 2.0%          |
| Combined regionals | \$593       | 0.5%                            | 1.2%    | 6.1%   | 4.3%                         | 4.4%          | 1.5%                          | 2.1%          |
| National           | \$675       | 0.5%                            | 1.1%    | 4.6%   | 3.6%                         | 3.6%          | 1.5%                          | 2.0%          |

# Property Market Indicator Summary

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

### New South Wales

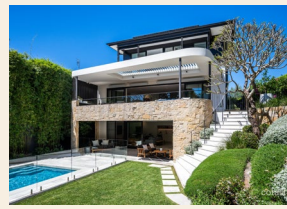


87-89 Darley Road  
Randwick

 7  4  4

**\$16,800,000**

*Ray White Double Bay*



20 Esther Road  
Mosman

 5  3  2

**\$14,100,000**

*Ray White Lower North Shore*

### Victoria



389 Lysterfield Road  
Lysterfield

 4  3  0

**\$3,601,750**

*Barry Plant Rowville*



28 Chivers Road  
Templestowe

 5  5  5

**\$3,310,000**

*Jellis Craig Doncaster*

### Queensland



4/142 Marine Parade  
Miami

 4  4  0

**\$10,800,000**

*Kollosche*



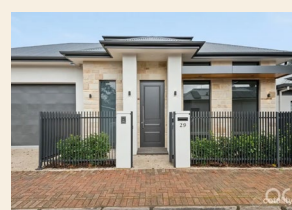
65 Grove Crescent  
Toowong

 9  4  0

**\$8,250,000**

*Place New Farm*

### South Australia



29 Church Avenue  
Norwood

 3  2  2

**\$2,970,000**

*OC*



110 Mills Terrace  
North Adelaide

 3  2  2

**\$2,875,000**

*Ray White Norwood*

### Western Australia



202 Broome Street  
Cottesloe

 5  4  4

**\$6,750,000**

*Acton | Belle Property Cottesloe*



5 Rene Road  
Dalkeith

 4  2  2

**\$3,850,000**

*William Porteous Properties International*



# Property Market Indicator Summary

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

### Tasmania



48 King Street  
Bellerive

 5  3  3

**\$4,025,000**

*Harcourts Signature Rosny Park*



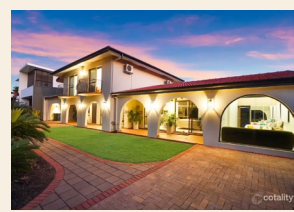
2 Audley Street  
North Hobart

 6  2  2

**\$1,600,000**

*Petrusma Property*

### Northern Territory



8 Coolibah Street  
Nightcliff

 4  3  2

**\$1,685,000**

*Ray White Darwin*



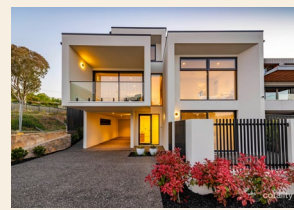
55 Krichauff Road  
Humpty Doo

 4  2  4

**\$1,000,000**

*Laurence Real Estate*

### Australian Capital Territory



11 Walter Hood Lane  
Red Hill

 5  4  0

**\$3,315,000**

*Belle Property Canberra*



13 Bamford Street  
Hughes

 4  4  2

**\$1,920,000**

*Hive Property*

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