

Property Market Indicator Summary

All data to week ending 17 August 2025

Auction market responds positively to August rate cut

The volume of auctions held last week leapt 24.3% relative to the week prior, with 1,972 capital city homes taken under the hammer, the highest volume of auctions in seven weeks.

The market has responded positively to the August rate cut, with the combined capital's preliminary auction clearance rate rising to 75.0%, 3.3 percentage points higher than the previous week, and the highest early clearance rate since the first week of April last year (75.9%). The lift in early success rates was broad-based, with every capital city recording a rise relative to the week prior.

There were 961 auctions held in Melbourne last week, the highest volume in seven weeks and a solid 29.5% jump on the volume of auctions held the previous week (742). 75.5% of auctions have been reported as successful so far, 4.6 percentage points higher than the week prior and the highest early result since the last week of July '25 when the preliminary clearance rate reached 76.3%.

Sydney hosted 720 auctions last week, a 29.5% jump relative to the week prior (556) and the highest weekly volume of auctions held since the last week of June (771). 75.0% of auctions were reported as sold based on the results collected so far, the highest preliminary

result since the week ending July 13 and the third highest early result through the year-to-date.

In Brisbane, 137 auctions were held last week, up 10.5% from the previous week. The preliminary clearance rate came in at 69.6%, up 2.6 percentage points on the week prior.

There were 90 homes auctioned in Adelaide last week with 78.0% so far reported as sold — the highest preliminary clearance rate since the last week of June (80.8%) and the third highest so far this year.

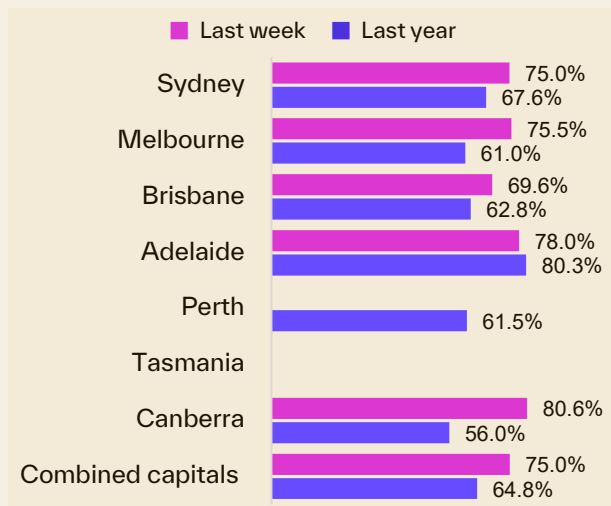
Canberra hosted 52 auctions last week, down slightly from the 57 held the previous week, with the preliminary clearance rate surging to the city's highest since the first week of June last year at 80.6%.

In Perth, six of 11 auction results have been collected so far, three of which were successful. There was one auction scheduled in Tasmania last week which was sold after auction.

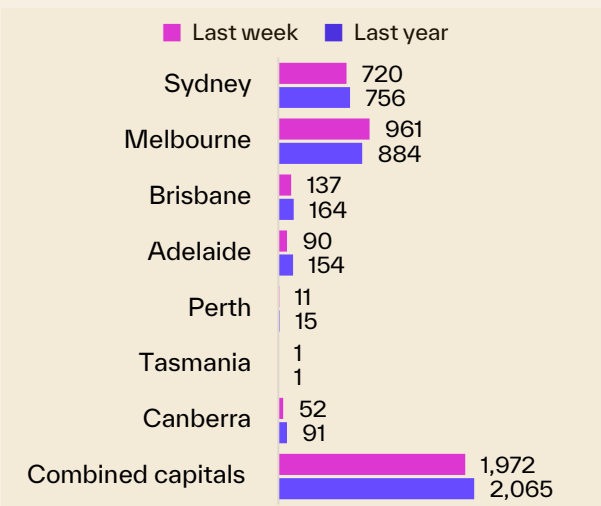
Auction activity is set to rise further this week, with approximately 2,100 homes currently scheduled for auction, marking the first time the volume of capital city auctions has breached the 2,000 mark since the last week of June (2,044).

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

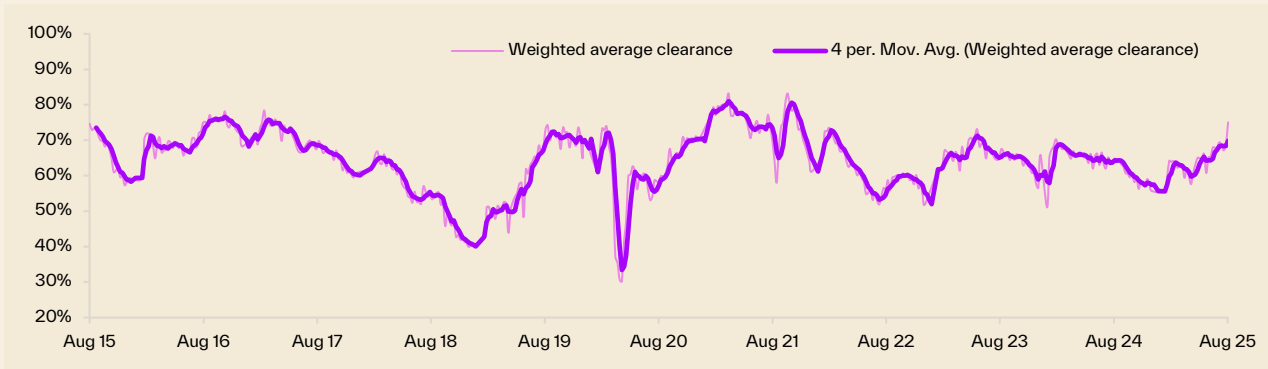
Property Market Indicator Summary

Capital City Auction Statistics (Preliminary)

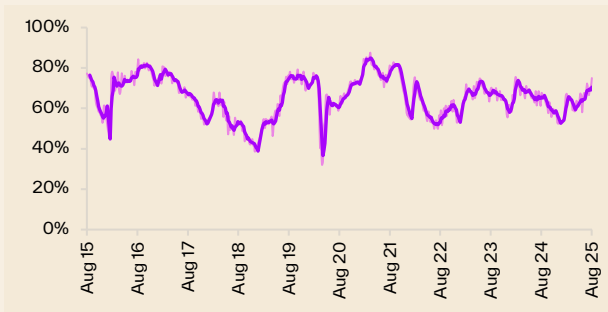
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	75.0%	720	548	411	137
Melbourne	75.5%	961	728	550	178
Brisbane	69.6%	137	92	64	28
Adelaide	78.0%	90	50	39	11
Perth	n.a.	11	6	3	3
Tasmania	n.a.	1	1	1	0
Canberra	80.6%	52	36	29	7
Combined capitals	75.0%	1,972	1,461	1,096	365

Weekly clearance rates

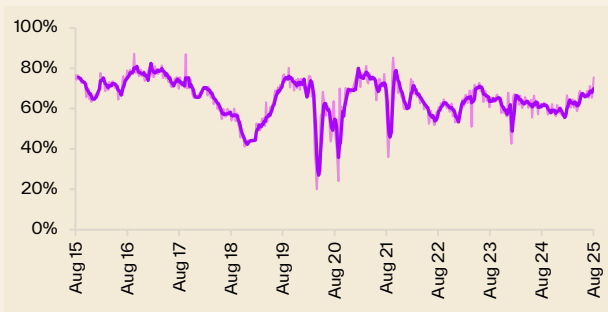
Combined capital cities



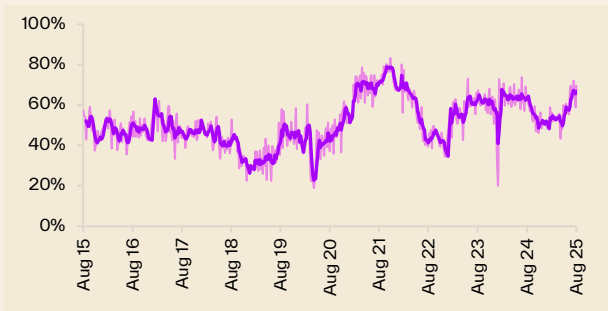
Sydney



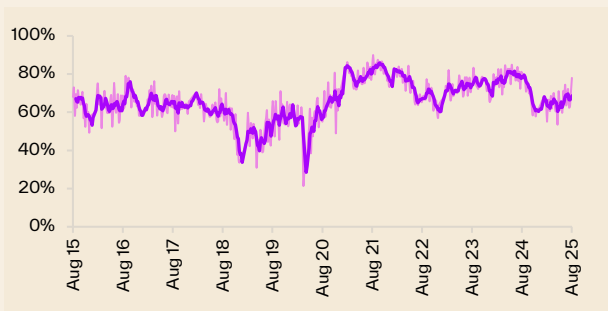
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

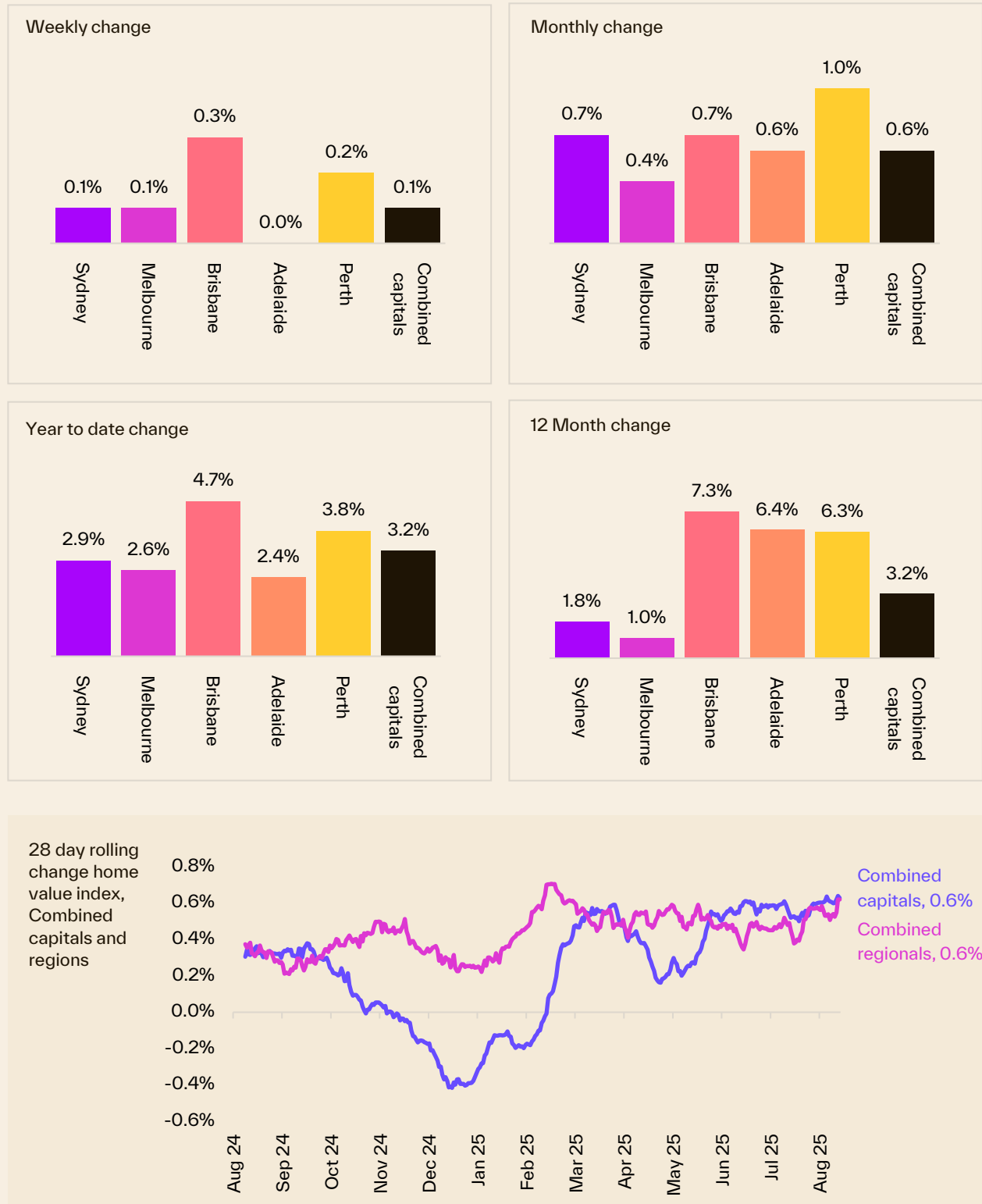
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	7	5	3	2
Baulkham Hills and Hawkesbury	85.2%	41	27	23	4
Blacktown	55.6%	68	27	15	12
City and Inner South	65.4%	63	52	34	18
Eastern Suburbs	80.0%	53	50	40	10
Inner South West	73.3%	89	75	55	20
Inner West	81.1%	63	53	43	10
North Sydney and Hornsby	75.4%	91	61	46	15
Northern Beaches	80.0%	28	25	20	5
Outer South West	n.a.	8	7	5	2
Outer West and Blue Mountains	n.a.	12	9	8	1
Parramatta	67.4%	60	49	33	16
Ryde	81.3%	44	32	26	6
South West	76.2%	53	42	32	10
Sutherland	82.4%	40	34	28	6
Melbourne sub-regions					
Inner	73.3%	146	116	85	31
Inner East	74.2%	160	120	89	31
Inner South	69.7%	152	109	76	33
North East	80.0%	111	85	68	17
North West	76.7%	89	73	56	17
Outer East	79.5%	51	39	31	8
South East	71.6%	118	81	58	23
West	83.7%	119	92	77	15
Mornington Peninsula	76.9%	15	13	10	3
Regional SA4					
Newcastle and Lake Macquarie	61.1%	21	18	11	7
Illawarra	n.a.	10	8	6	2
Gold Coast	71.1%	50	38	27	11
Sunshine Coast	50.0%	14	10	5	5
Geelong	n.a.	9	8	6	2

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.

Media enquiries: media@cotality.com

Property Market Indicator Summary

Capital city home value changes

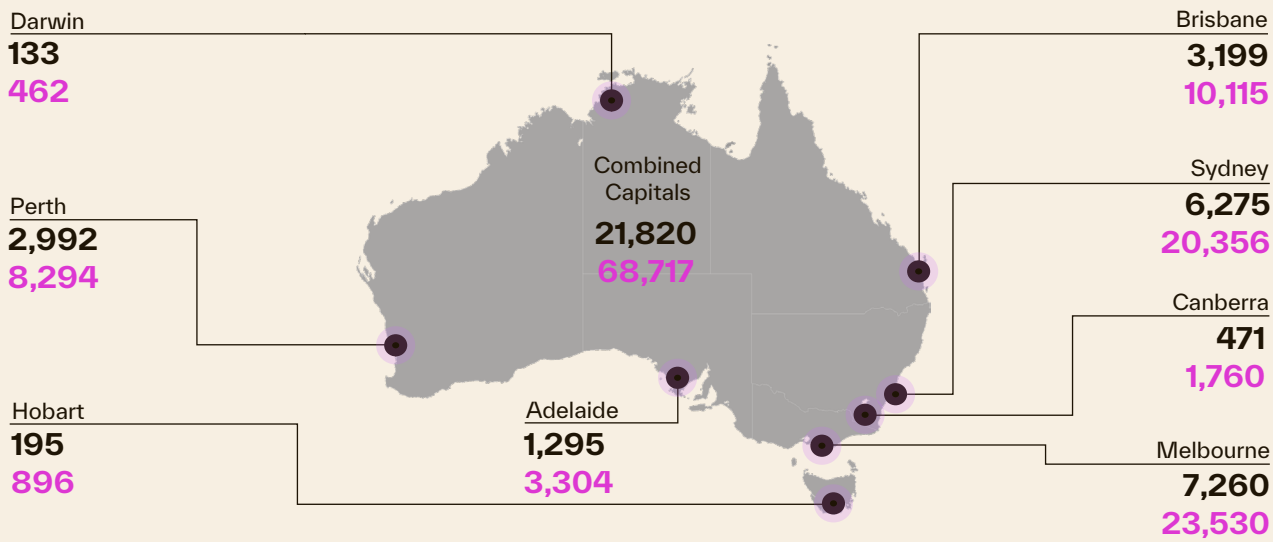


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

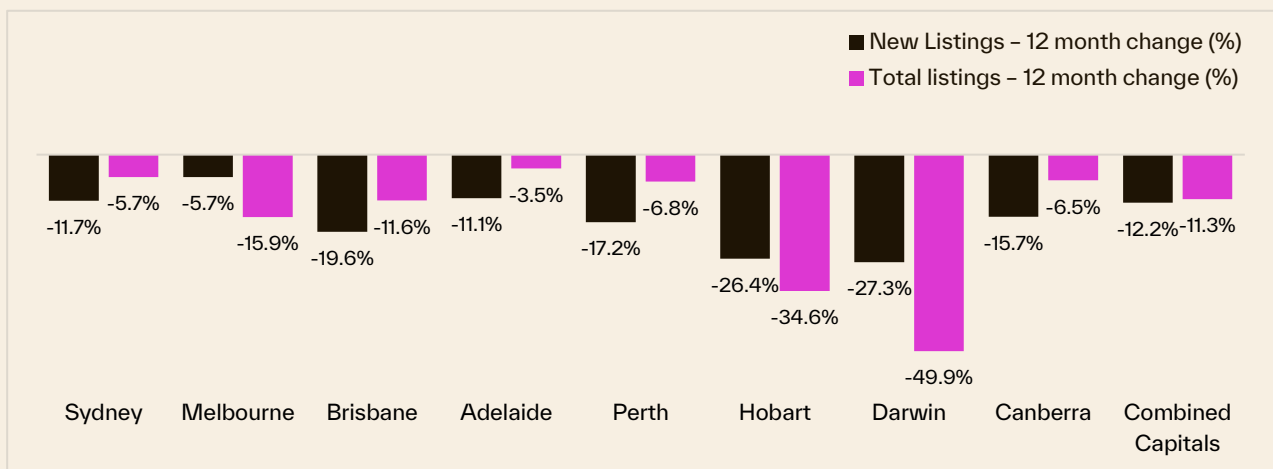
Media enquiries: media@cotality.com

Property Market Indicator Summary

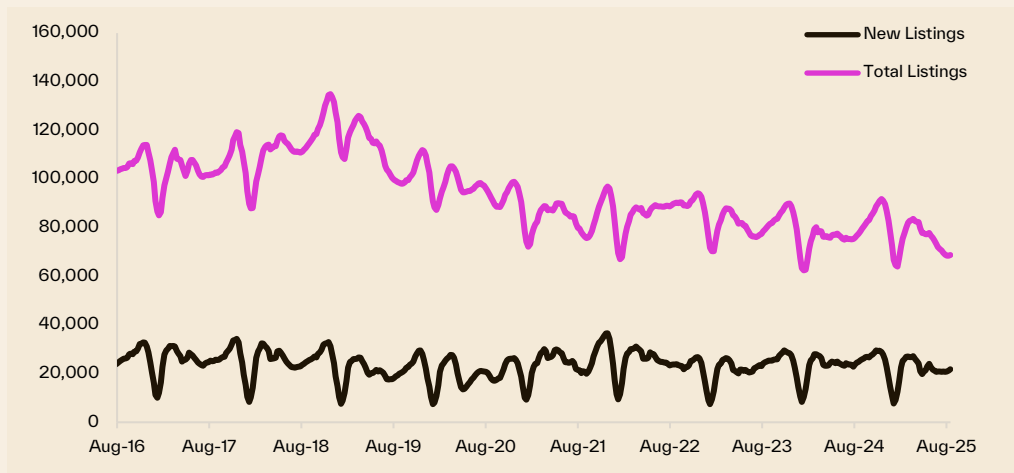
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



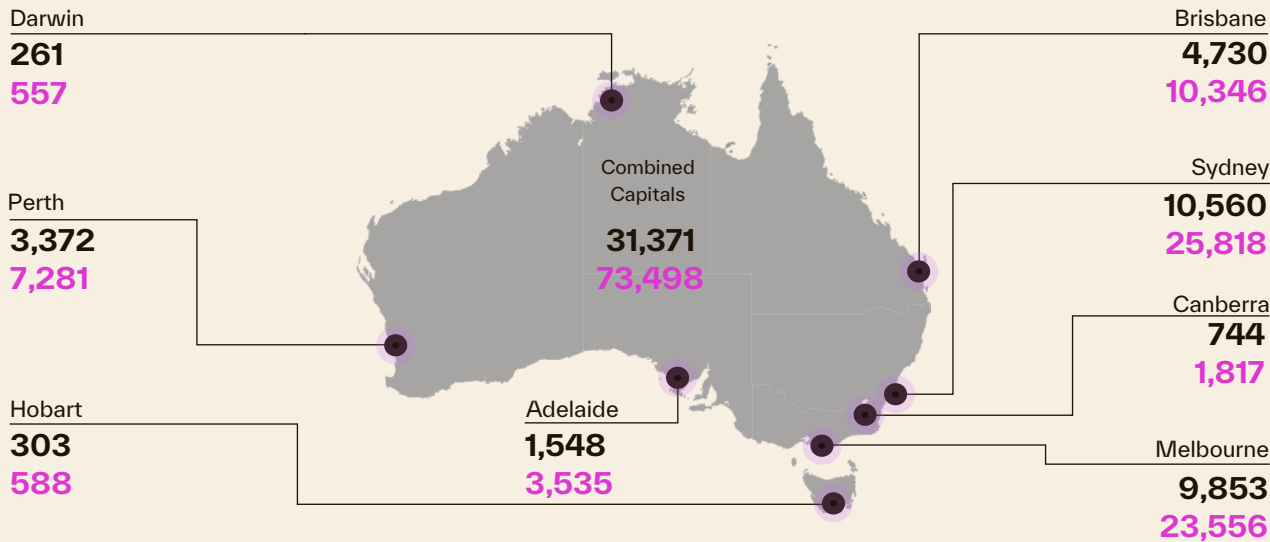
Number of homes for sale, combined capital cities



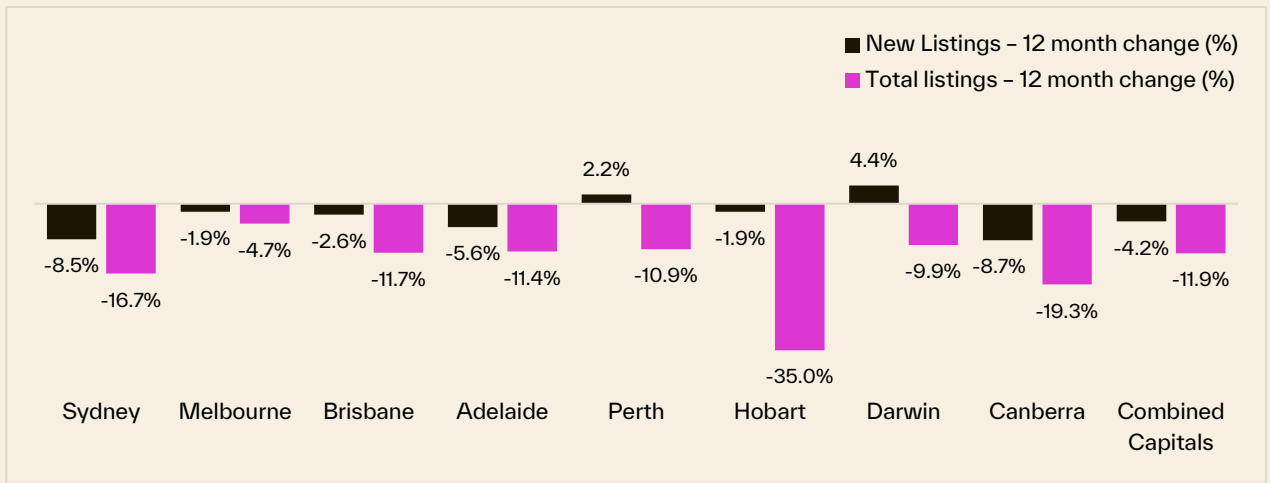
These results are calculated across properties that have been advertised for sale over the 28 days ending 17 August 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new

Property Market Indicator Summary

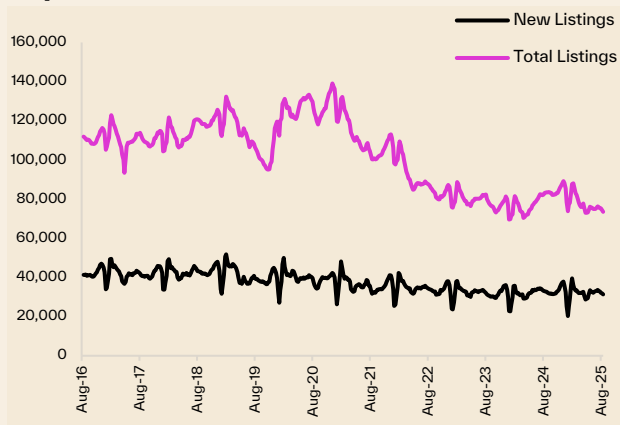
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



Rental snapshot – data to July 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	\$800	0.2%	1.0%	2.4%	3.0%	3.0%	2.0%	2.3%
Melbourne	\$616	0.2%	0.6%	1.1%	3.7%	3.6%	1.5%	1.5%
Brisbane	\$690	0.4%	1.5%	4.6%	3.6%	3.7%	1.9%	2.1%
Adelaide	\$630	0.0%	0.4%	4.4%	3.7%	3.8%	1.0%	1.1%
Perth	\$722	0.2%	0.7%	5.1%	4.2%	4.3%	1.4%	1.6%
Hobart	\$582	-0.2%	0.4%	5.6%	4.4%	4.2%	1.5%	3.1%
Darwin	\$666	1.0%	3.3%	7.3%	6.4%	6.5%	1.6%	1.9%
Canberra	\$680	0.1%	0.4%	2.0%	4.1%	4.0%	1.8%	2.4%
Combined capitals	\$699	0.2%	0.9%	3.0%	3.5%	3.5%	1.7%	1.9%
Combined regionals	\$586	0.3%	1.1%	5.6%	4.4%	4.4%	1.7%	2.1%
National	\$668	0.2%	1.0%	3.7%	3.7%	3.7%	1.7%	1.9%

Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales




**50 Shorebird Parade
Greenhills Beach**

6 4 4

\$15,000,000

Highland Cronulla



**68 Rednal Street
Mona Vale**

6 4 2

\$9,700,000

LJ Hooker Mona Vale

Victoria

Image not available

**33 Range Street
Camberwell**

4 2 2

\$3,386,000

Buxton Balwyn Canterbury



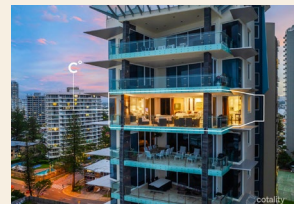
**4 Blenheim Avenue
Mont Albert**

4 2 2

\$3,200,000

Jellis Craig Hawthorn

Queensland




**11/1 Enderley Avenue
Surfers Paradise**

4 3 3

\$5,000,000

Coastal



**41 Abbott Street
New Farm**

3 2 2

\$5,000,000

Place New Farm

South Australia



**99 Ninth Avenue
Royston Park**

4 2 0

\$2,670,000

Belle Property Norwood



**2 Tenth Avenue
St Peters**

3 2 0

\$2,025,000

Alexander Real Estate

Western Australia



**36 Moray Avenue
Floreat**

4 2 2

\$3,100,000

Ray White Dalkeith/Claremont



**161A Jersey Street
Wembley**

3 2 2

\$2,025,000

DUET Property Group

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



**7 Balfour Place
Launceston**

 **4**  **3**  **2**

\$1,820,000

Harcourts Launceston



**143 Marlborough Street
Longford**

 **6**  **3**  **6**

\$1,175,000

Harcourts Northern Midlands

Northern Territory



**8 Karrinyup Place
Marrara**

 **4**  **2**  **2**

\$1,000,000

Laurence Real Estate



**28 Bermingham Crescent
Bayview**

 **5**  **2**  **0**

\$815,000

Nick Mousellis Real Estate Eview Group

Australian Capital Territory



**10 Eric Wright Street
Forde**

 **5**  **2**  **2**

\$1,950,000

Ray White Canberra



**15 Wittenoom Crescent
Stirling**

 **5**  **2**  **2**

\$1,840,000

Ray White Canberra

Media enquiries: media@cotality.com

Property Market Indicator Summary

Disclaimers

In compiling this publication, RP Data Pty Ltd trading as Cotality (ABN 67 087 759 171) (“**Cotality**”) has relied upon information supplied by a number of external sources. Cotality does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to Cotality for the supply of such information.

New South Wales Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as Cotality is authorised as a Property Sales Information provider by the Valuer General New South Wales.

Victorian Data

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. Any form of Territory Data that is reproduced, stored in a retrieval system or transmitted by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) must be in accordance with this agreement. Enquiries should be directed to: acepdcustomerservices@act.gov.au. Director, Customer Coordination, Access Canberra ACT Government. GPO Box 158 Canberra ACT 2601.

South Australian Data

© 2025 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for any purpose.

Western Australian Data

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2025) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania
<http://www.thelist.tas.gov.au>

Media enquiries: media@cotality.com

Get the latest property news and insights

cotality.com/au/newsroom

