

# Property Market Indicator Summary

All data to week ending 3 August 2025

## Preliminary clearance rate holds above 70% for eighth consecutive week

There were 1,581 homes taken to auction across the capital cities last week, down 7.5% from the week prior and 11.1% lower than the same week a year ago. The lower number of auctions follows a similar trend as new listings more broadly, which have held at below average levels through most of the year.

The combined capitals preliminary clearance rate slipped a little last week, coming in at 72.3%, down from 74.7% the week prior which was the highest preliminary clearance rate since July 2024. Despite the slip, this was the eighth consecutive week where the preliminary clearance rate has held above the 70% mark.

In Melbourne, 739 auctions were held last week, down 6.0% from the week prior. The preliminary clearance rate, at 71.8%, was the lowest in three weeks but has held above the 70% mark since the first week of May.

Sydney hosted 568 auctions last week, 4.9% lower than the previous week. Based on results received so far, 74.9% of Sydney auctions were successful, the third highest preliminary clearance rate through the year-to-date and the eighth consecutive week where the early clearance rate has held above the 70% mark.

There were 128 homes taken to auction in Brisbane last week, down from 187 a week earlier and the preliminary clearance rate held above 70% (71.1%) for the second week running.

In Adelaide, 83 homes went to auction last week, up from 80 the previous week. The preliminary clearance rate was 65.1%, the lowest since the week ending June 8<sup>th</sup> (60.3%).

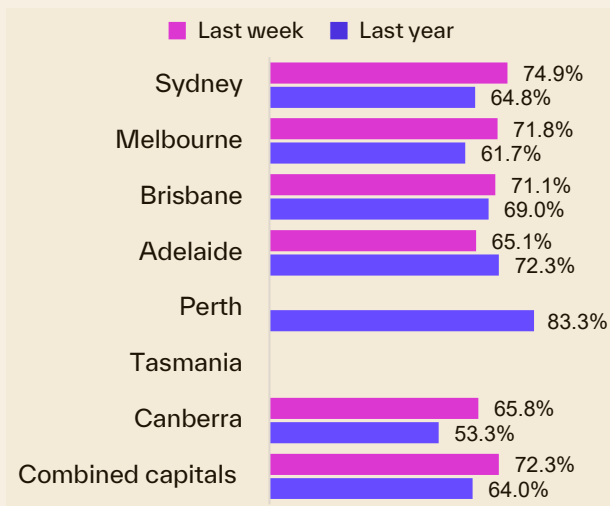
There were 55 auctions held across the ACT last week, a 12.2% rise on the previous week when 49 homes went under the hammer. The preliminary clearance rate slipped to 65.8%, down from 73.7% the week prior.

Just eight auctions were held in Perth last week, with two of the three results collected so far reporting a successful result. There have been no auctions in Tasmania for the past two weeks.

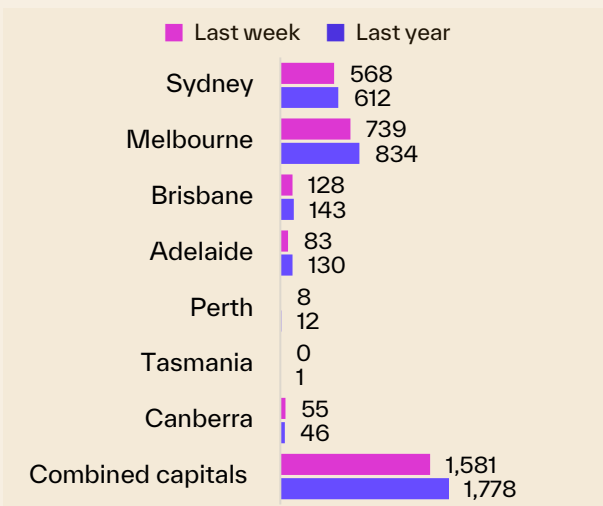
Auction numbers are set to hold relatively firm this week, with approximately 1,570 homes currently scheduled to go under the hammer, rising to around 1,900 next week.

## Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: [media@cotality.com](mailto:media@cotality.com)

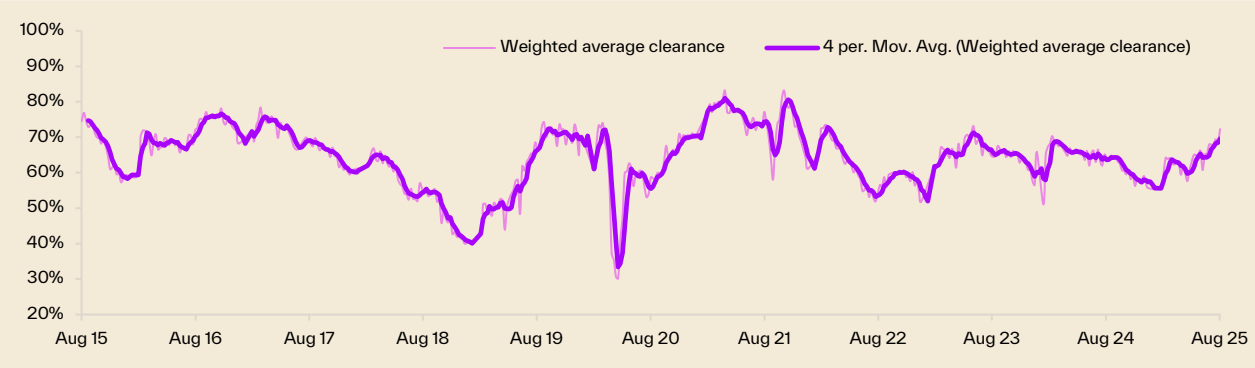
# Property Market Indicator Summary

## Capital City Auction Statistics (Preliminary)

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	74.9%	568	439	329	110
Melbourne	71.8%	739	582	418	164
Brisbane	71.1%	128	97	69	28
Adelaide	65.1%	83	43	28	15
Perth	n.a.	8	3	2	1
Tasmania	n.a.	0	0	0	0
Canberra	65.8%	55	38	25	13
Combined capitals	72.3%	1,581	1,202	869	333

## Weekly clearance rates

Combined capital cities



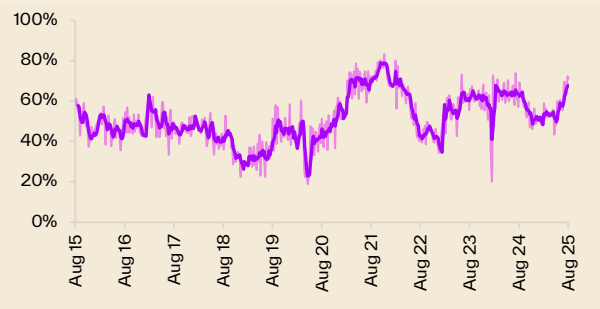
Sydney



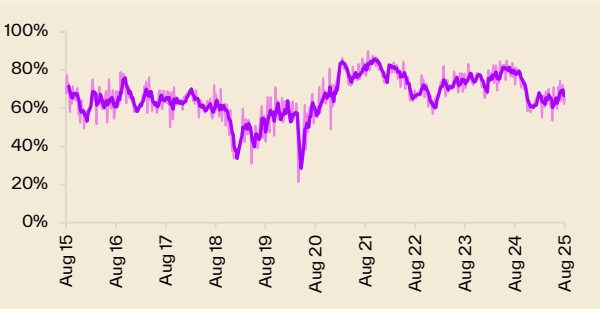
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

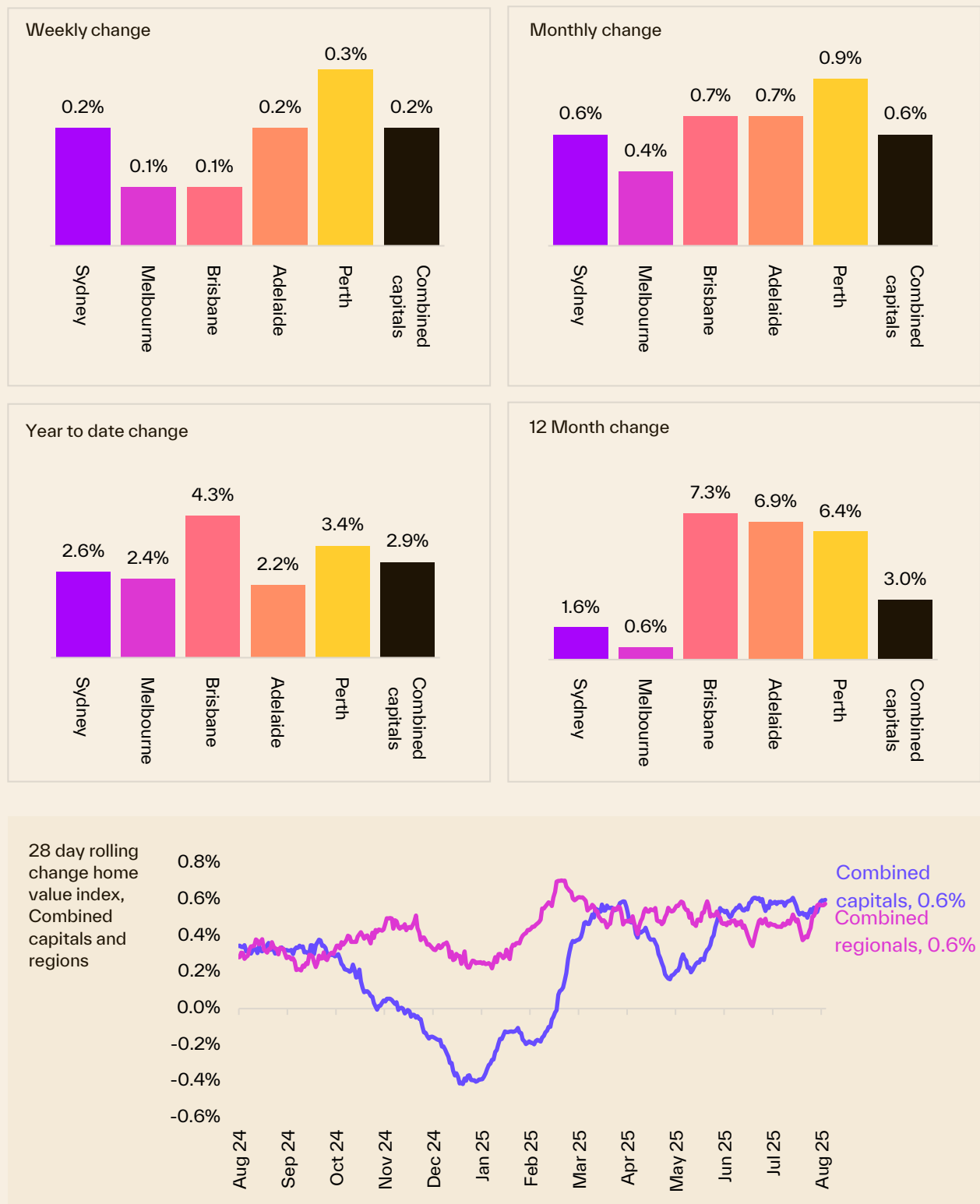
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	10	9	4	5
Baulkham Hills and Hawkesbury	81.3%	33	16	13	3
Blacktown	81.3%	45	16	13	3
City and Inner South	80.0%	61	50	40	10
Eastern Suburbs	78.6%	30	28	22	6
Inner South West	81.4%	68	59	48	11
Inner West	84.8%	55	46	39	7
North Sydney and Hornsby	63.8%	74	58	37	21
Northern Beaches	65.0%	20	20	13	7
Outer South West	n.a.	8	7	6	1
Outer West and Blue Mountains	n.a.	5	3	2	1
Parramatta	67.5%	53	40	27	13
Ryde	76.5%	40	34	26	8
South West	64.0%	37	25	16	9
Sutherland	82.1%	29	28	23	5
Melbourne sub-regions					
Inner	80.6%	98	72	58	14
Inner East	72.7%	80	66	48	18
Inner South	75.4%	75	61	46	15
North East	76.5%	84	68	52	16
North West	75.3%	85	73	55	18
Outer East	78.6%	54	42	33	9
South East	74.0%	100	73	54	19
West	57.4%	144	115	66	49
Mornington Peninsula	50.0%	19	12	6	6
Regional SA4					
Newcastle and Lake Macquarie	72.2%	23	18	13	5
Illawarra	n.a.	8	7	4	3
Gold Coast	67.9%	61	56	38	18
Sunshine Coast	70.0%	27	20	14	6
Geelong	n.a.	9	6	6	0

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](mailto:media@cotality.com)

# Property Market Indicator Summary

## Capital city home value changes

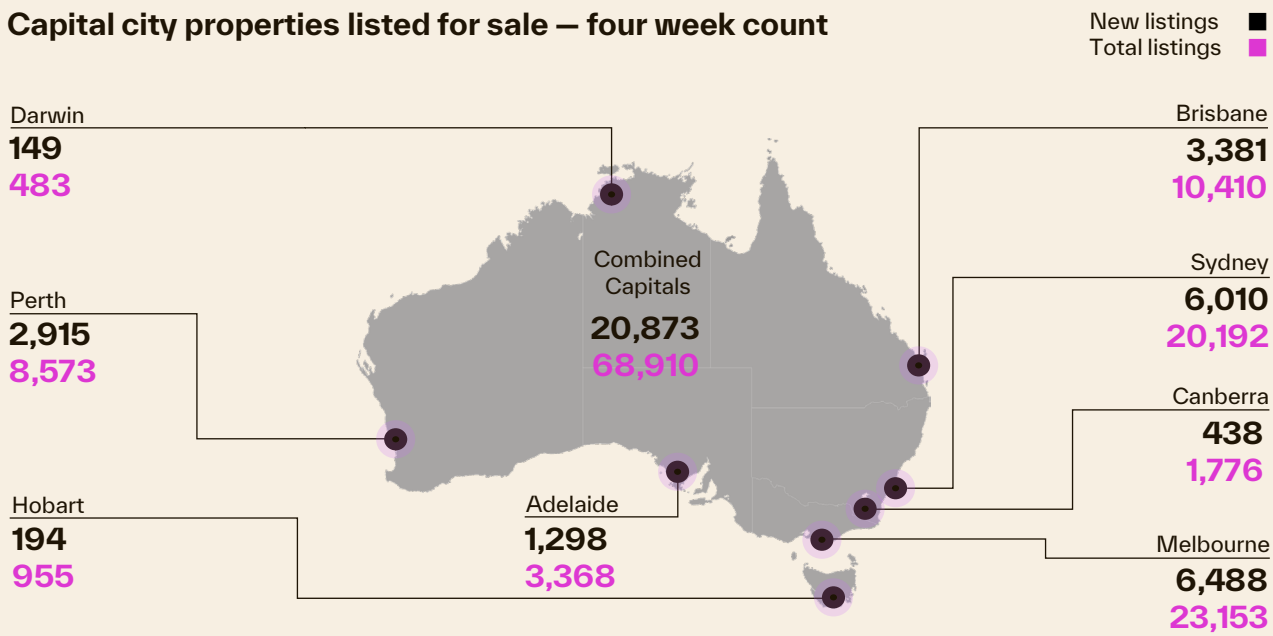


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

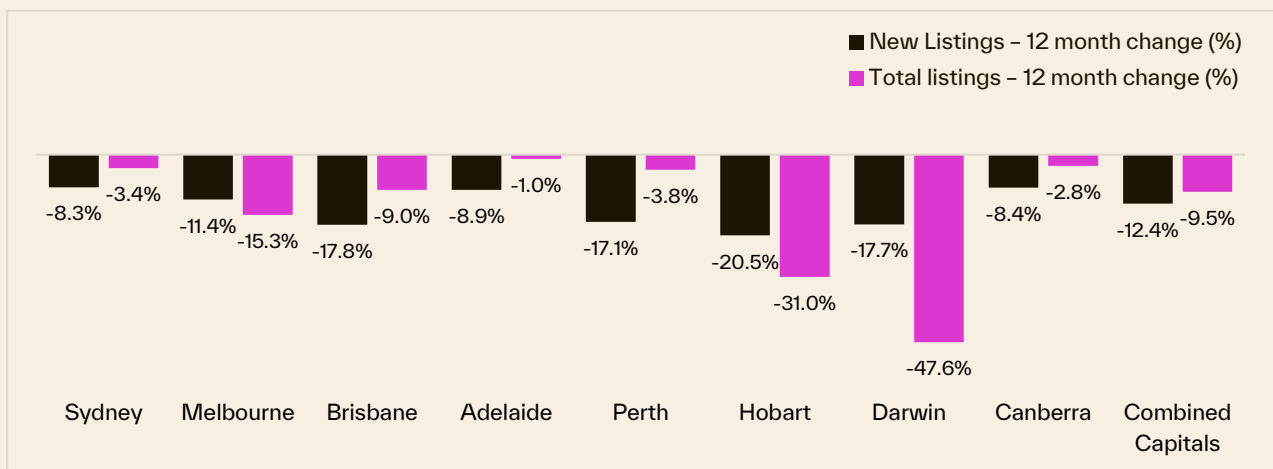
Media enquiries: [media@cotality.com](mailto:media@cotality.com)

# Property Market Indicator Summary

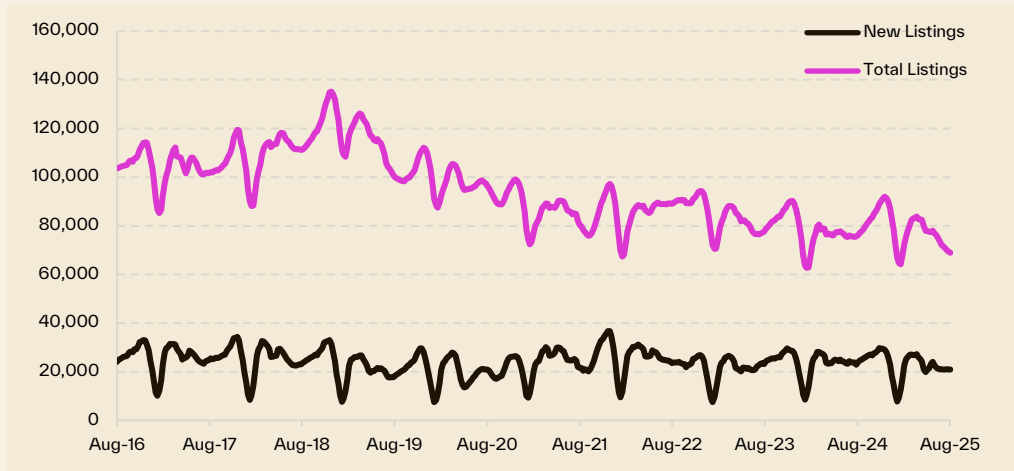
## Capital city properties listed for sale – four week count



## Listings – 12 month change (%)



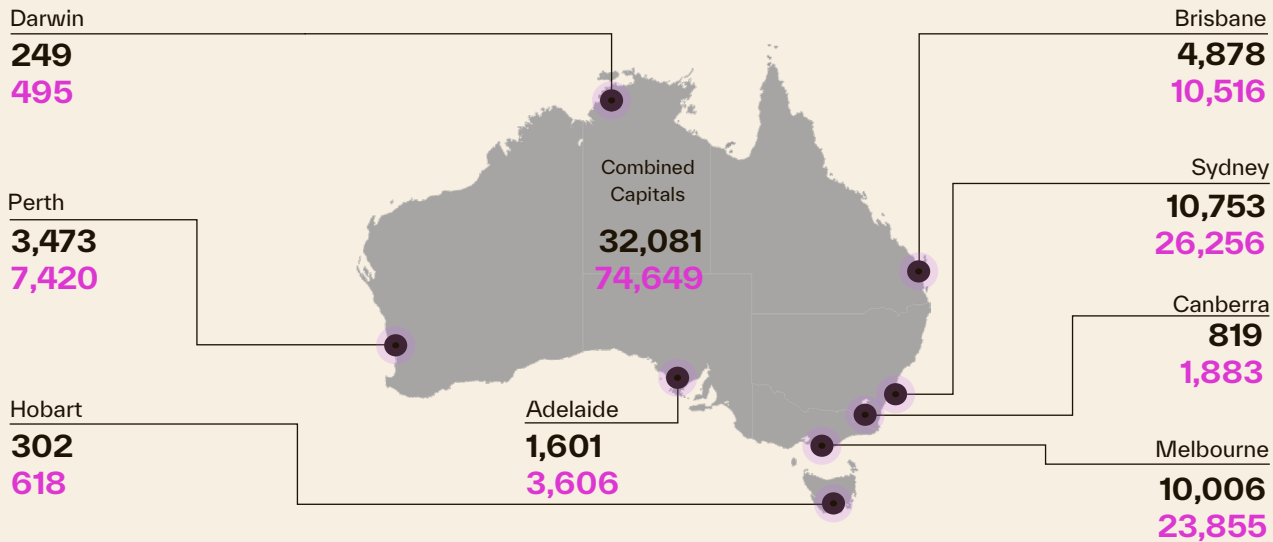
## Number of homes for sale, combined capital cities



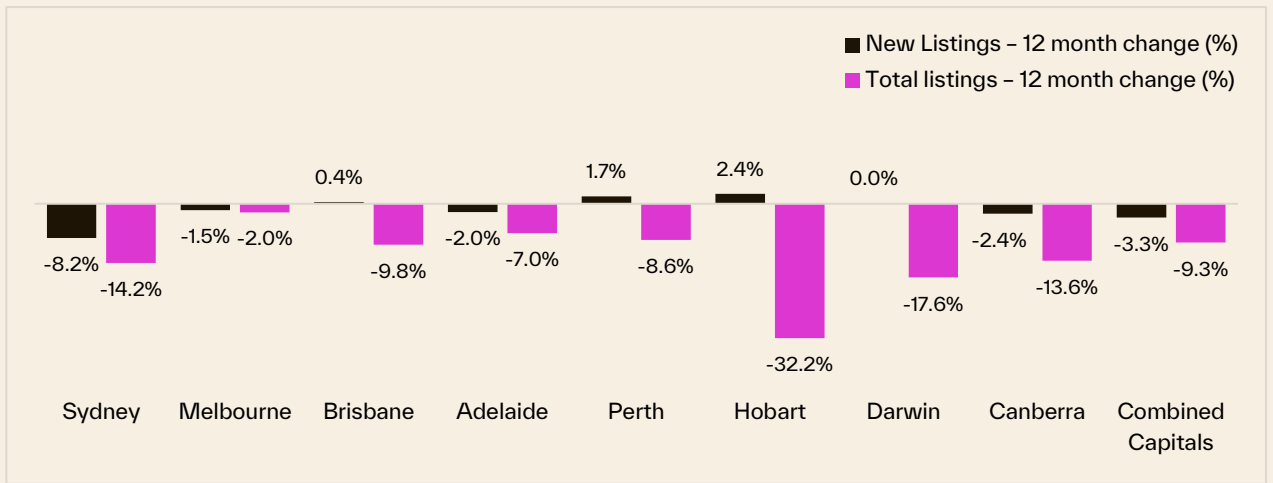
These results are calculated across properties that have been advertised for sale over the 28 days ending 03 August 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

# Property Market Indicator Summary

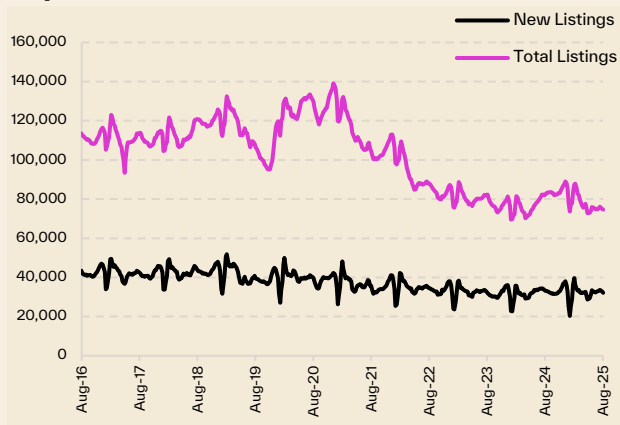
## Capital city properties listed for rent – four week count



## Rental listings – 12 month change (%)



## Number of homes for rent, combined capital cities



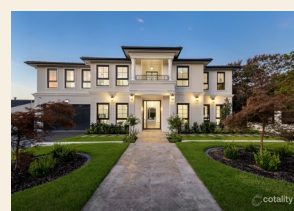
## Rental snapshot – data to July 2025

		Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
Region	Median rent	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

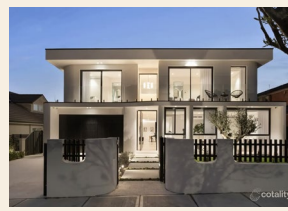


**9 Monterey Street  
St Ives**

5 5 2

**\$6,200,000**

*Ray White Upper North Shore/St Ives*



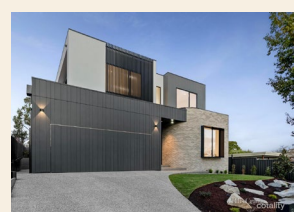
**9 Amaroo Avenue  
Strathfield**

6 5 0

**\$5,550,000**

*McGrath*

### Victoria



**12 Cabena Street  
Donvale**

4 3 3

**\$2,850,000**

*Jellis Craig Doncaster*



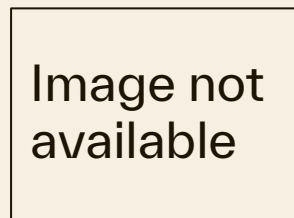
**9 Parer Street  
Mount Martha**

4 3 1

**\$2,800,000**

*Danckert Realestate*

### Queensland

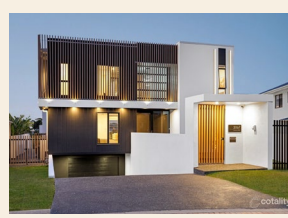


**302/156 Oxlade Drive  
New Farm**

3 3 3

**\$6,500,000**

*Place Estate Agents Kangaroo Point*



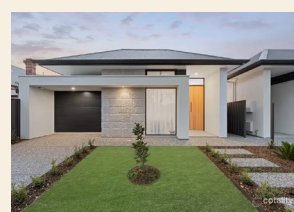
**3067 Forest Hills Drive  
Sanctuary Cove**

5 5 14

**\$5,500,000**

*Kollosche*

### South Australia



**24 Janet Street  
Evandale**

4 3 2

**\$2,025,000**

*Eclipse Real Estate*



**9 Methuen Street  
Fitzroy**

4 2 5

**\$1,825,000**

*Pilgrim RE*

### Western Australia

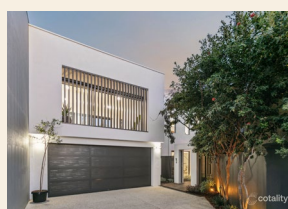


**49 Pearse Street  
Cottesloe**

2 1 1

**\$2,650,000**

*Action | Belle Property Cottesloe*



**10 Euphrasie Court  
Fremantle**

4 4 2

**\$2,350,000**

*Ray White Dethridge Groves*

# Property Market Indicator Summary

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

### Tasmania



**34 Balook Street  
Lauderdale**

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

**\$2,320,000**

*The Agency Hobart*



**37 Huon View Road  
Lower Longley**

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

**\$1,150,000**

*Homelands Property Huonville*

### Northern Territory



**23 Bridge Street  
Muirhead**

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

**\$1,060,000**

*Ray White Darwin*



**24 May Street  
Parap**

**3** **2** **2**

**\$900,000**

*Ray White Bayside*

### Australian Capital Territory



**81 Morgan Crescent  
Curtin**

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

**\$1,915,000**

*Home.ByHolly*



**12 Norman Street  
Deakin**

**4** **1** **2**

**\$1,810,000**

*Belle Property Canberra*

Media enquiries: [media@cotality.com](mailto: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](http://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](mailto: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](mailto:media@cotality.com)

---

# Get the latest property news and insights

[cotality.com/au/newsroom](https://cotality.com/au/newsroom)

