

Property Market Indicator Summary

All data to week ending 7 September 2025

Auction activity set to increase across combined capitals

Last week saw 2,157 properties taken to auction across the combined capitals, a 1.5% dip on the previous week, but the third week in a row where more than 2,000 auctions were held. The number of auctions will rise to around 2,440 this week, climbing to approximately 2,600 next week.

The preliminary auction clearance rate has also shown a slight fade, coming in at 75.0% last week, down 1.3 percentage points from the week prior. This was the fourth straight week where the combined capitals preliminary clearance rate has held at the 75.0% mark or higher.

Melbourne saw 1,110 homes taken to auction last week, up 2.6% on the previous week to be the highest volume since the first week of June earlier this year. There are currently around 1,170 auctions scheduled for Melbourne this week, rising to around 1,200 next week. The preliminary clearance rate slipped to 73.2% last week, the lowest in four weeks, but also the 19th consecutive week where the preliminary clearance rate has held at 70% or higher.

Sydney hosted 731 auction events last week, down 9.8% from the week prior. The volume is set to rise this

week, with around 930 homes scheduled for auction, and is likely to rise over the 1,000 mark the following week. The preliminary clearance rate came in strong at 78.0% last week, which was the highest among the capitals but a slight dip on the previous week (80.3%).

There were 143 auctions held in Brisbane last week, up from 123 the previous week. The preliminary clearance rate reached 76.5% which was the highest since July 2024.

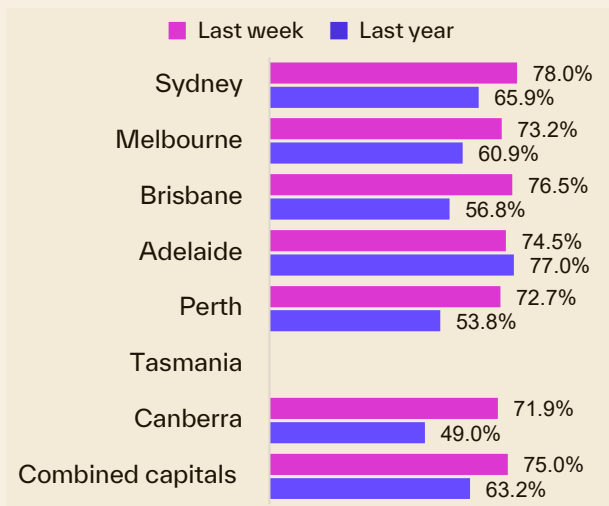
Adelaide hosted 91 auctions last week, a near 12% drop from the week prior. 74.5% of auctions have recorded a successful result on the collection to-date, down from 75.0% the week prior and the fifth straight week where the preliminary clearance rate has held above 70%.

In Canberra, 69 homes were auctioned last week, returning a 71.9% preliminary clearance rate, the lowest in five weeks.

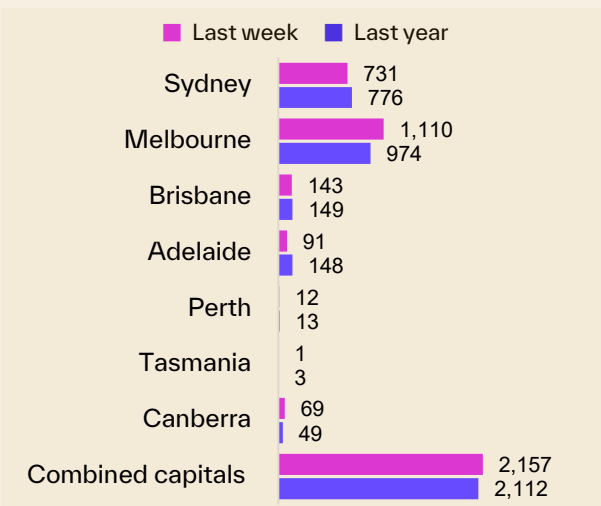
There were 12 homes auctioned across Perth last week, with 72.7% reporting a successful result so far. Just one home was taken to auction in Tasmania last week, and it sold under the hammer.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

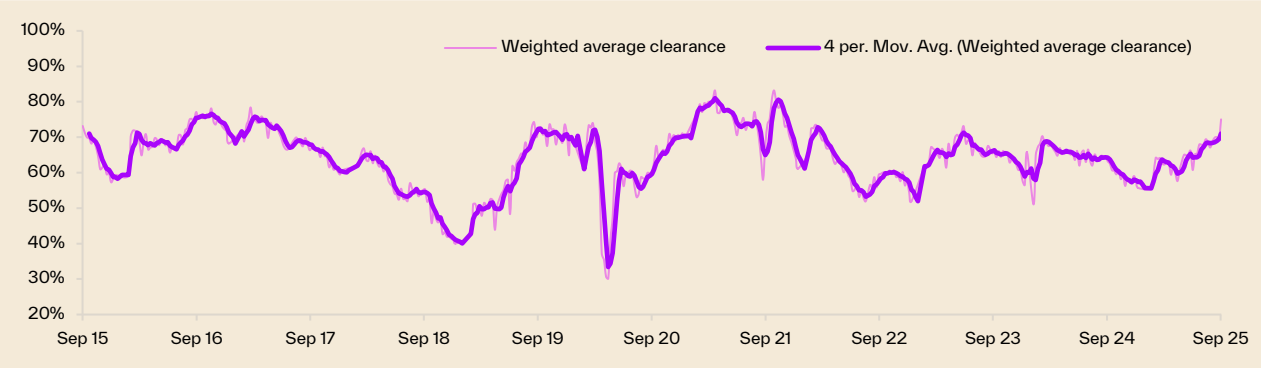
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Capital City Auction Statistics (Preliminary)

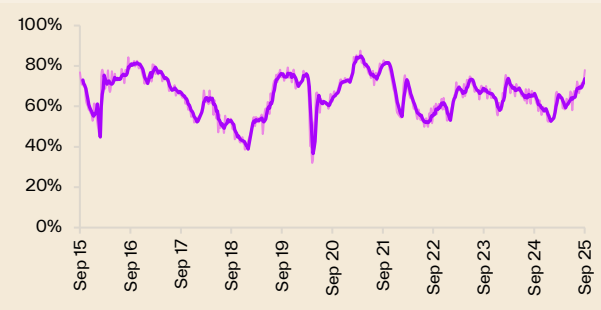
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	78.0%	731	563	439	124
Melbourne	73.2%	1,110	883	646	237
Brisbane	76.5%	143	115	88	27
Adelaide	74.5%	91	51	38	13
Perth	72.7%	12	11	8	3
Tasmania	n.a.	1	1	1	0
Canberra	71.9%	69	57	41	16
Combined capitals	75.0%	2,157	1,681	1,261	420

Weekly clearance rates

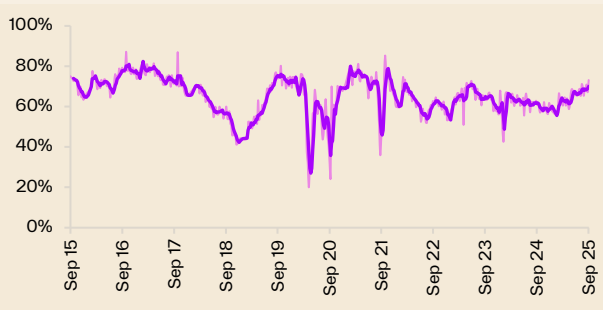
Combined capital cities



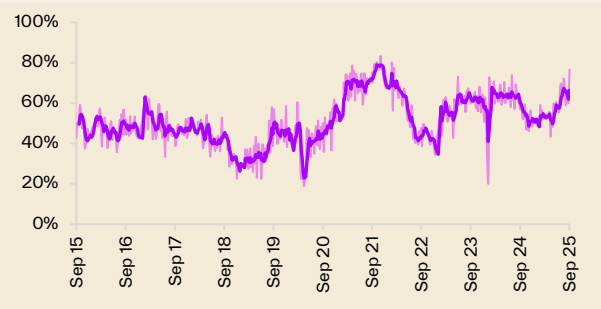
Sydney



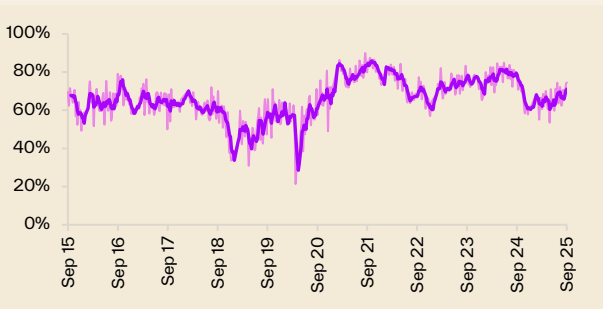
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

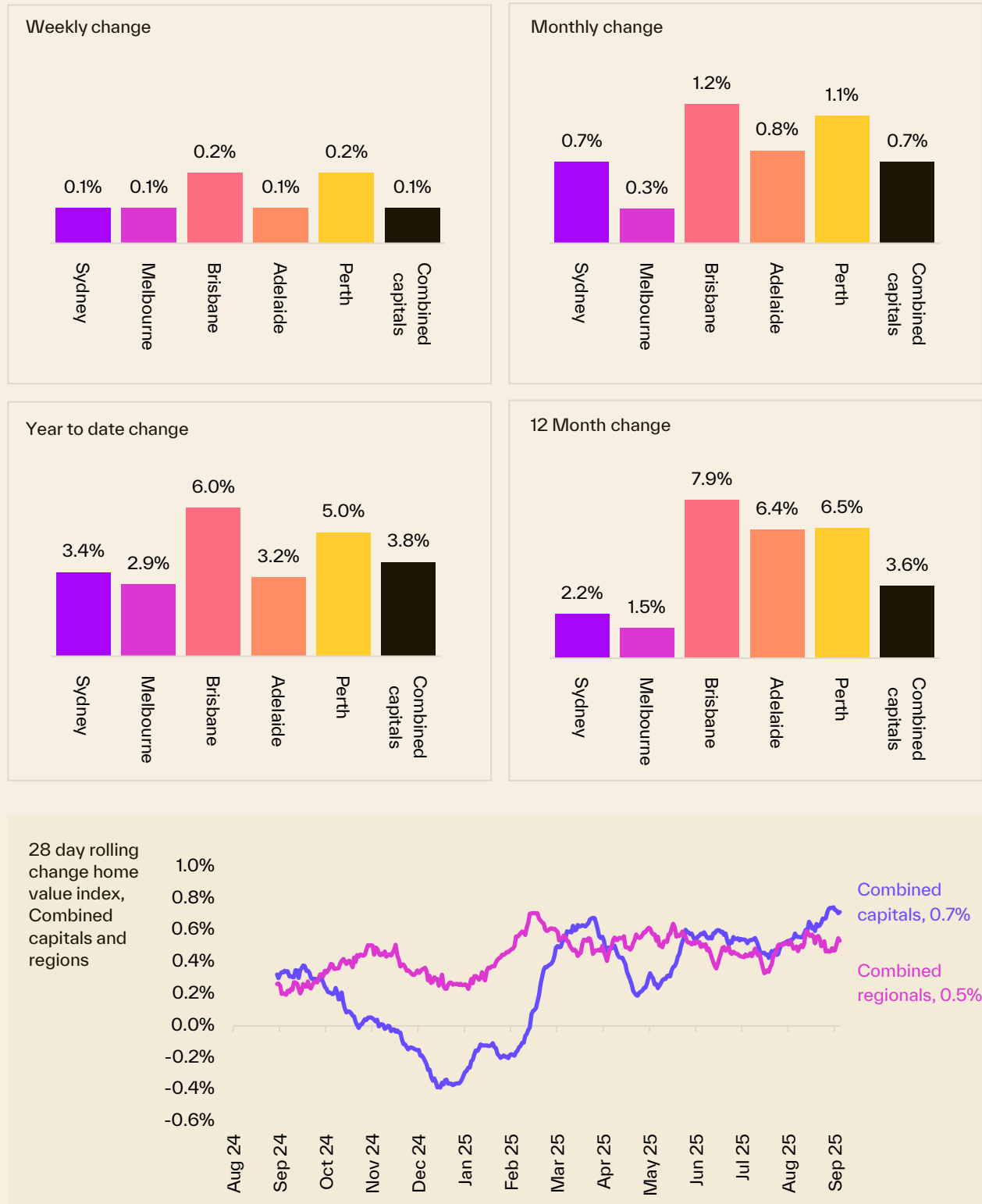
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	75.0%	14	12	9	3
Baulkham Hills and Hawkesbury	91.7%	27	12	11	1
Blacktown	75.0%	52	32	24	8
City and Inner South	77.3%	81	66	51	15
Eastern Suburbs	66.7%	81	72	48	24
Inner South West	77.6%	80	67	52	15
Inner West	86.5%	59	52	45	7
North Sydney and Hornsby	84.1%	88	63	53	10
Northern Beaches	75.7%	41	37	28	9
Outer South West	n.a.	5	3	1	2
Outer West and Blue Mountains	90.9%	13	11	10	1
Parramatta	73.7%	54	38	28	10
Ryde	71.1%	51	38	27	11
South West	79.3%	47	29	23	6
Sutherland	93.8%	39	32	30	2
Melbourne sub-regions					
Inner	63.5%	179	148	94	54
Inner East	76.6%	190	158	121	37
Inner South	71.6%	180	134	96	38
North East	76.7%	127	103	79	24
North West	76.3%	96	80	61	19
Outer East	91.8%	74	61	56	5
South East	73.0%	126	89	65	24
West	65.3%	122	95	62	33
Mornington Peninsula	78.6%	15	14	11	3
Regional SA4					
Newcastle and Lake Macquarie	90.0%	16	10	9	1
Illawarra	n.a.	11	9	5	4
Gold Coast	60.8%	57	51	31	20
Sunshine Coast	61.5%	28	13	8	5
Geelong	70.0%	12	10	7	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

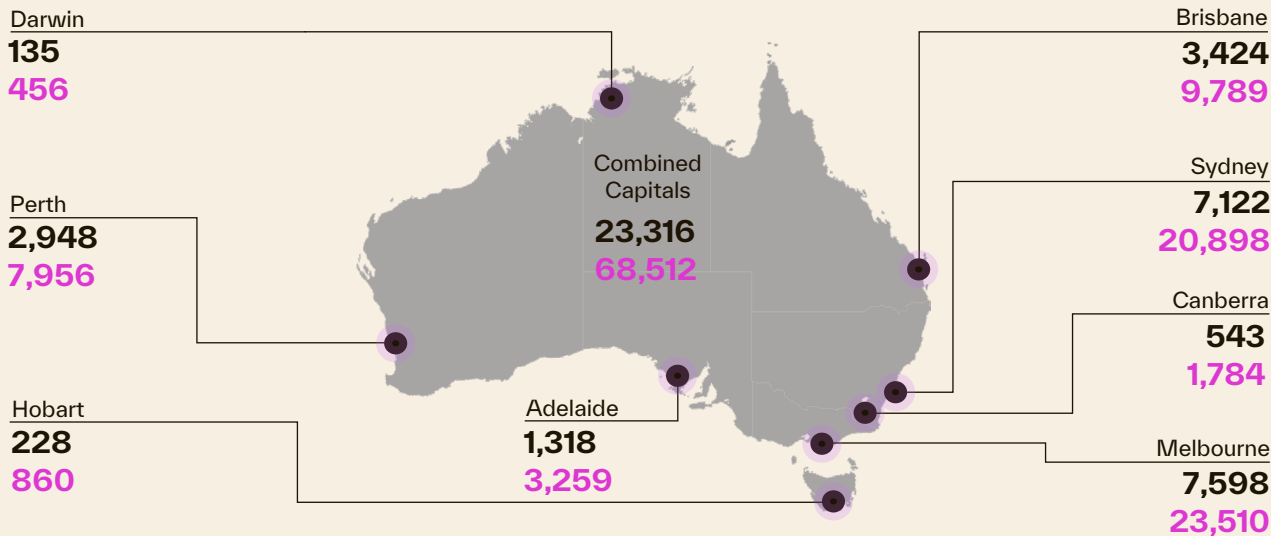


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

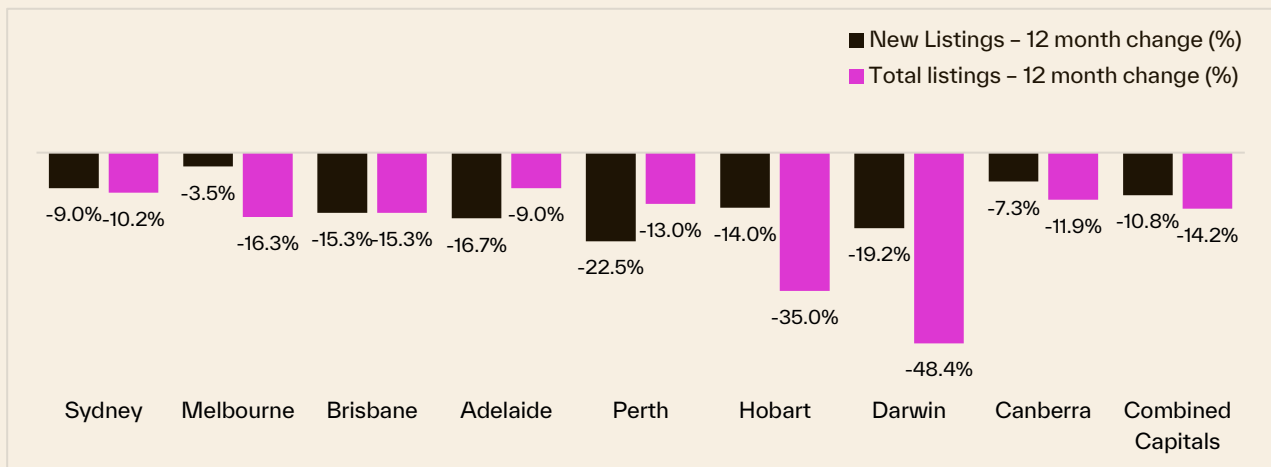
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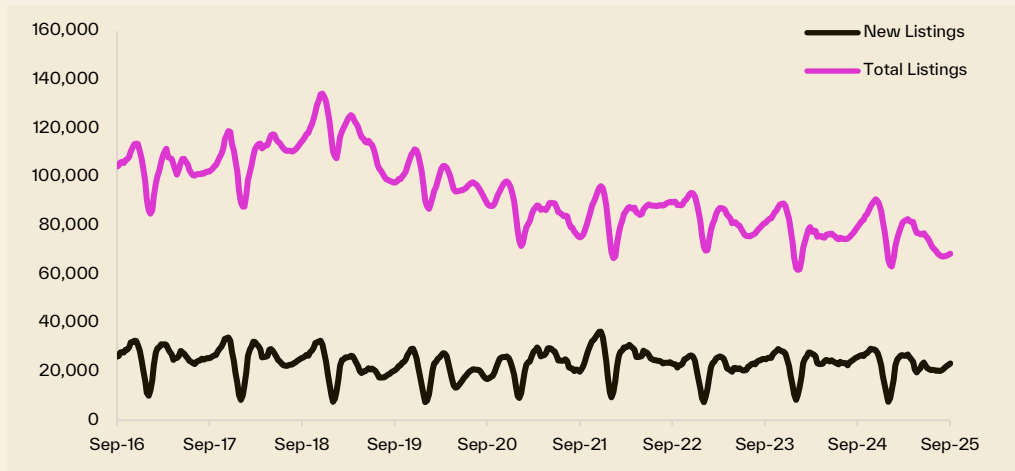
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



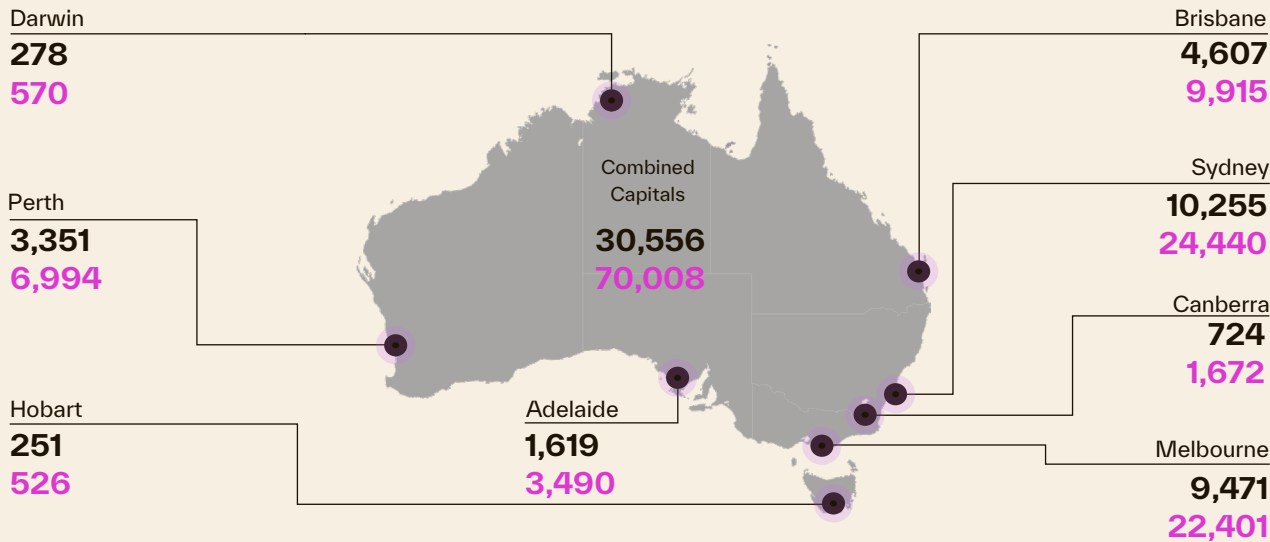
Number of homes for sale, combined capital cities



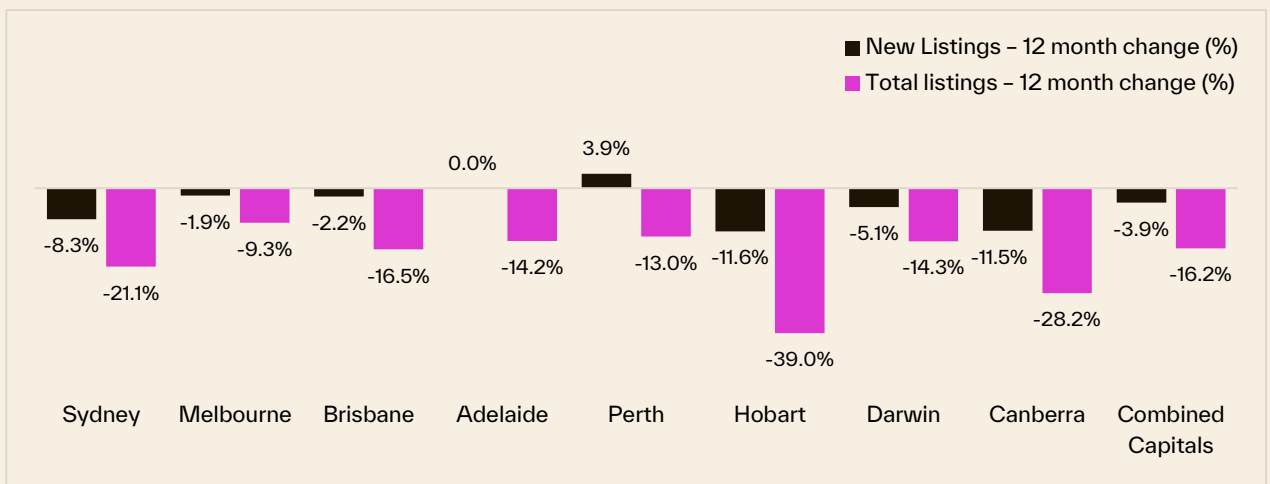
These results are calculated across properties that have been advertised for sale over the 28 days ending 07 September 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new

Property Market Indicator Summary

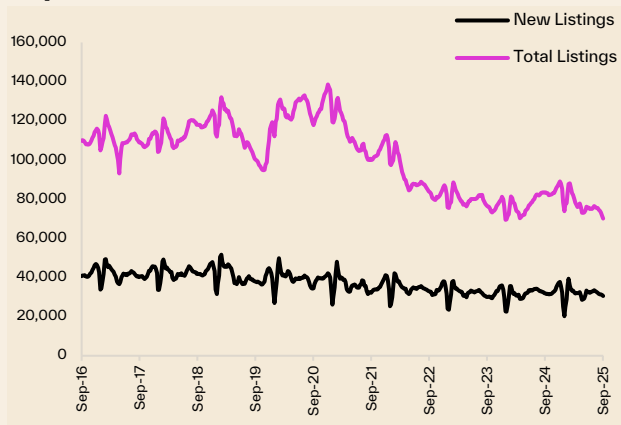
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities




Rental snapshot – data to August 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	\$801	0.3%	0.7%	3.1%	3.0%	3.0%	1.7%	2.4%
Melbourne	\$615	0.2%	0.5%	1.2%	3.7%	3.6%	1.4%	1.6%
Brisbane	\$693	0.6%	1.5%	5.3%	3.6%	3.7%	1.7%	2.1%
Adelaide	\$632	0.2%	0.4%	4.2%	3.7%	3.7%	0.9%	1.2%
Perth	\$725	0.4%	0.8%	5.4%	4.2%	4.2%	1.2%	1.6%
Hobart	\$583	0.5%	0.9%	6.2%	4.4%	4.3%	1.3%	3.0%
Darwin	\$672	1.0%	3.9%	7.6%	6.5%	6.6%	1.7%	2.0%
Canberra	\$681	0.3%	0.7%	2.6%	4.1%	4.0%	1.6%	2.7%
Combined capitals	\$700	0.3%	0.8%	3.4%	3.5%	3.5%	1.5%	2.0%
Combined regionals	\$587	0.3%	1.0%	5.8%	4.4%	4.4%	1.5%	2.1%
National	\$669	0.3%	0.9%	4.1%	3.7%	3.7%	1.5%	2.0%




Property Market Indicator Summary

Top two sales over the past week, states and territories

New South Wales




**98 Dover Road
Rose Bay**




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

\$9,725,000

Ray White Double Bay



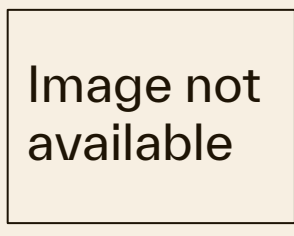
**70 Flavelle Street
Concord**

 **5**  **5**  **1**




\$7,450,000

McGrath

Victoria




**12 Evans Road
Kew**




 **3**  **1**  **2**

\$4,845,000

Jellis Craig Hawthorn




**18 Netherlee Street
Glen Iris**

 **5**  **3**  **2**




\$4,560,000

Marshall White Stonnington

Queensland




**55 Hampstead Road
Highgate Hill**




 **6**  **5**  **9**

\$5,250,000

SPACE Property South Brisbane




**14 Joy Avenue
Burleigh Waters**

 **5**  **4**  **4**




\$4,350,000

Coastal Property Agents Palm Beach

South Australia




**132 North Street
Henley Beach**




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

\$2,560,000

Belle Property Henley Beach



**27 Rose Street
Glenelg**

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

\$2,349,081

Ray White Unley

Western Australia




**33 Irvine Street
Peppermint Grove**




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

\$6,650,000

Mack Hall Real Estate West Perth



**1A Marshall Street
Mosman Park**

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


\$3,775,000

Wallace Realty




Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania




**6 Pen-Y-Bryn Place
Newstead**




 **5**  **3**  **3**

\$3,000,000

Bushby Creese



**22 Tinderbox Road
Blackmans Bay**

 **5**  **3**  **2**

\$1,426,000

EIS Property

Northern Territory



**5 Stone Place
Rapid Creek**

 **4**  **2**  **5**

\$1,180,000

Ray White Darwin



**16 De Havilland Drive
Araluen**

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

\$920,000

For Sale By Owner Australia Pty. Ltd.

Australian Capital Territory



**208 Bettong Avenue
Throsby**

 **5**  **6**  **8**

\$2,810,000

New Door Properties



**82 Finnis Crescent
Narrabundah**

 **4**  **2**  **0**

\$1,890,000

Blackshaw Manuka

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