

Property Market Indicator Summary

All data to week ending 24 August 2025

Highest weekly volume of auctions since mid-June

The volume of auctions held surpassed the 2,000 mark for the first time since the end of June, with 2,120 auctions held across the combined capitals last week. This was the highest weekly volume of auctions held since the week ending June 15 (2,183). Auction activity is set to rise further this week, with approximately 2,430 capital city homes scheduled to go under the hammer.

The preliminary clearance rate nudged slightly higher, rising to 75.3% last week, the highest early result since the first week of April 2024 (75.9%).

In Melbourne, 1,017 auctions were held last week; the highest volume of auctions since the week ending June 15 (1,018). So far, 75.4% of auctions have reported a successful result, virtually on par with the previous week's early result (75.5%) and the seventeenth consecutive week where the preliminary clearance rate has been above the 70% mark.

There were 731 auctions held in Sydney last week, up from 705 a week earlier and the highest volume since the last week of June (771). 79.0% of Sydney auctions have reported a successful result based on the preliminary numbers, the highest early result since the first week of April last year (81.6%).

Brisbane saw 172 auctions held last week, up from 136 the previous week, to be the highest volume in four weeks. The preliminary clearance rate has dipped across Brisbane, falling to 60.8%, the lowest in eleven weeks.

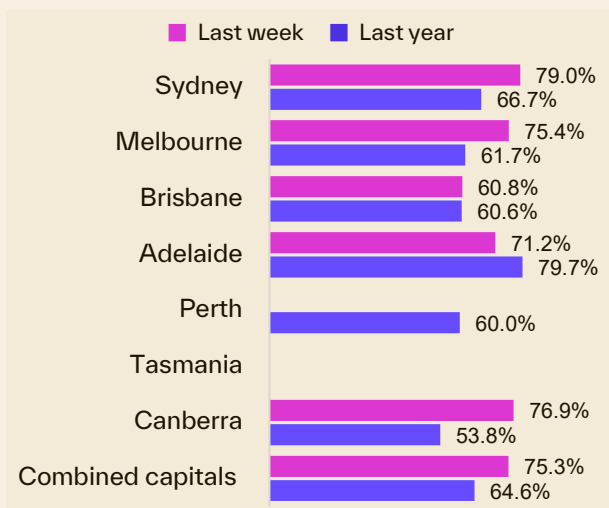
There were 115 auctions held in Adelaide last week, the largest volume since the week ending June 15 (121). 71.2% of auctions have reported a successful result so far, down from a preliminary result of 78.0% a week earlier.

The ACT hosted 74 auctions last week, up from 51 the week prior and the highest volume since the week ending June 15 (77). 76.9% of auctions have been reported as successful so far, down from 80.6% the previous week.

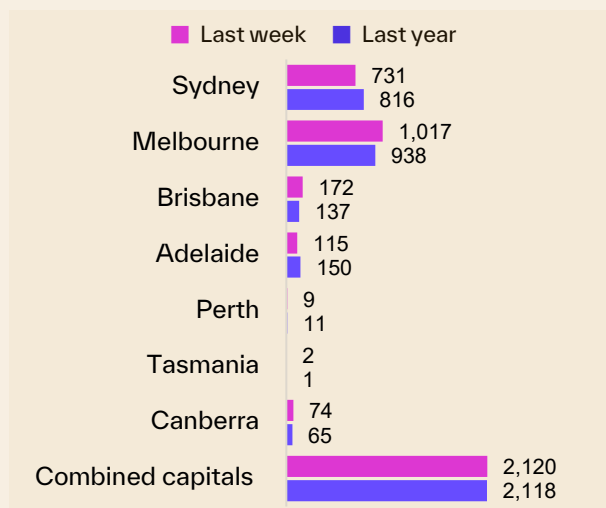
In Perth, seven of the nine auction results have been collected so far, all of which were successful, while the one auction result reported in Tasmania last week was passed in.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

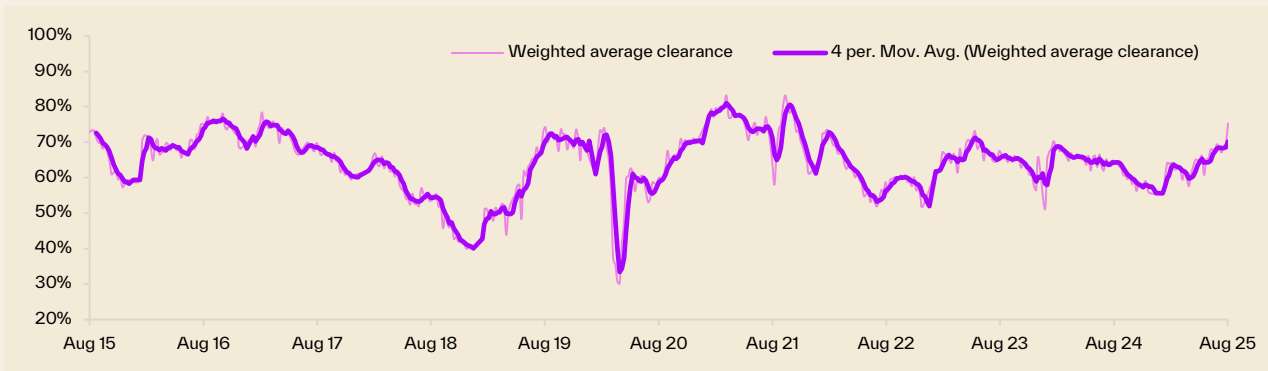
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Capital City Auction Statistics (Preliminary)

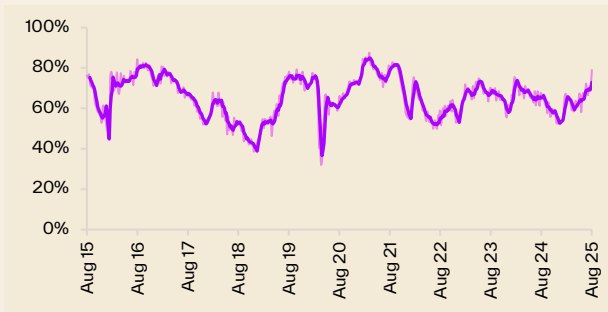
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	79.0%	731	547	432	115
Melbourne	75.4%	1,017	805	607	198
Brisbane	60.8%	172	130	79	51
Adelaide	71.2%	115	52	37	15
Perth	n.a.	9	7	7	0
Tasmania	n.a.	2	1	0	1
Canberra	76.9%	74	39	30	9
Combined capitals	75.3%	2,120	1,581	1,191	390

Weekly clearance rates

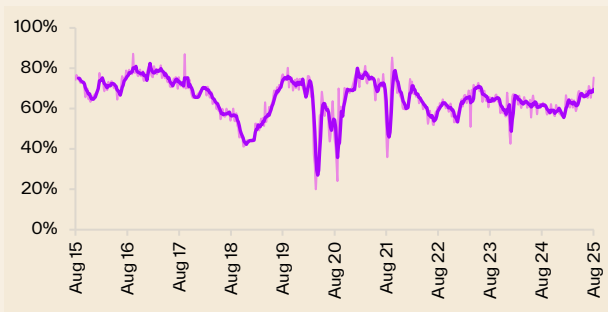
Combined capital cities



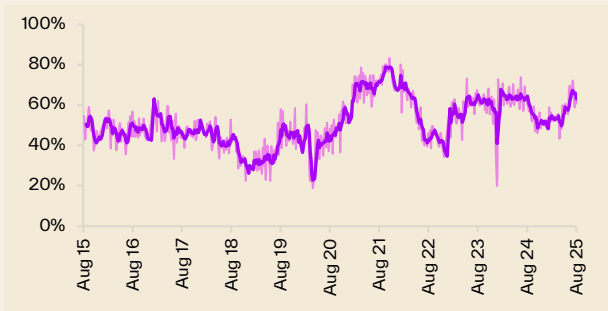
Sydney



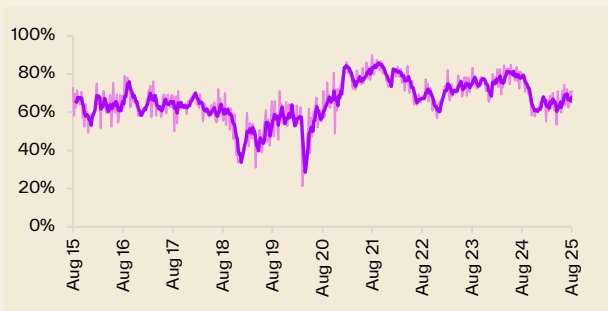
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

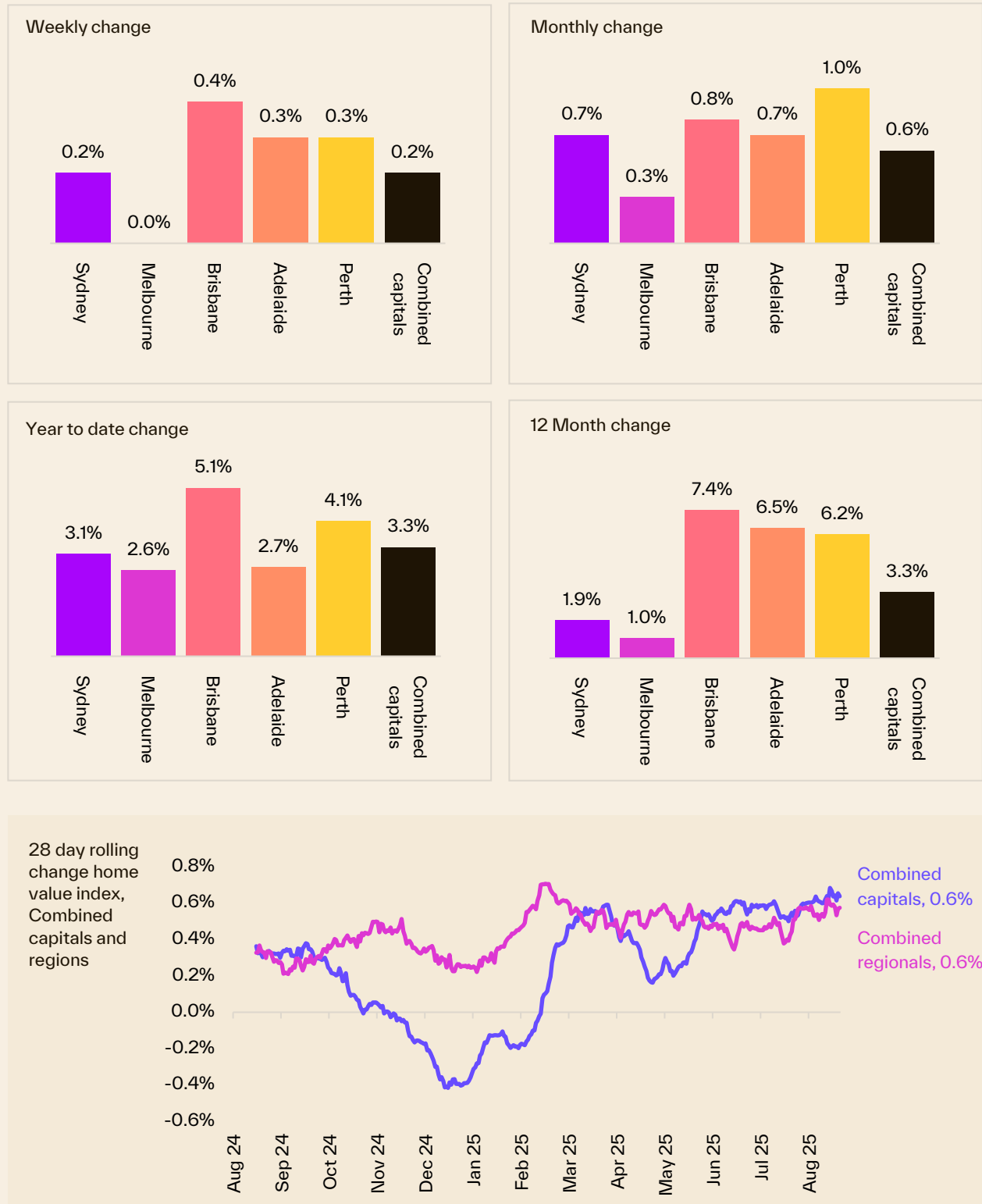
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	10	6	6	0
Baulkham Hills and Hawkesbury	81.5%	42	27	22	5
Blacktown	77.8%	58	18	14	4
City and Inner South	72.6%	65	51	37	14
Eastern Suburbs	85.3%	79	75	64	11
Inner South West	76.7%	97	73	56	17
Inner West	82.7%	61	52	43	9
North Sydney and Hornsby	72.0%	111	82	59	23
Northern Beaches	75.7%	41	37	28	9
Outer South West	n.a.	4	4	4	0
Outer West and Blue Mountains	n.a.	5	4	1	3
Parramatta	82.5%	54	40	33	7
Ryde	83.3%	36	30	25	5
South West	74.1%	42	27	20	7
Sutherland	95.2%	26	21	20	1
Melbourne sub-regions					
Inner	73.5%	155	132	97	35
Inner East	73.5%	144	117	86	31
Inner South	79.3%	146	116	92	24
North East	82.6%	116	92	76	16
North West	79.3%	115	87	69	18
Outer East	80.4%	68	46	37	9
South East	72.9%	122	96	70	26
West	65.1%	135	103	67	36
Mornington Peninsula	81.3%	16	16	13	3
Regional SA4					
Newcastle and Lake Macquarie	67.9%	36	28	19	9
Illawarra	52.9%	22	17	9	8
Gold Coast	46.9%	68	49	23	26
Sunshine Coast	60.9%	35	23	14	9
Geelong	n.a.	11	8	7	1

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

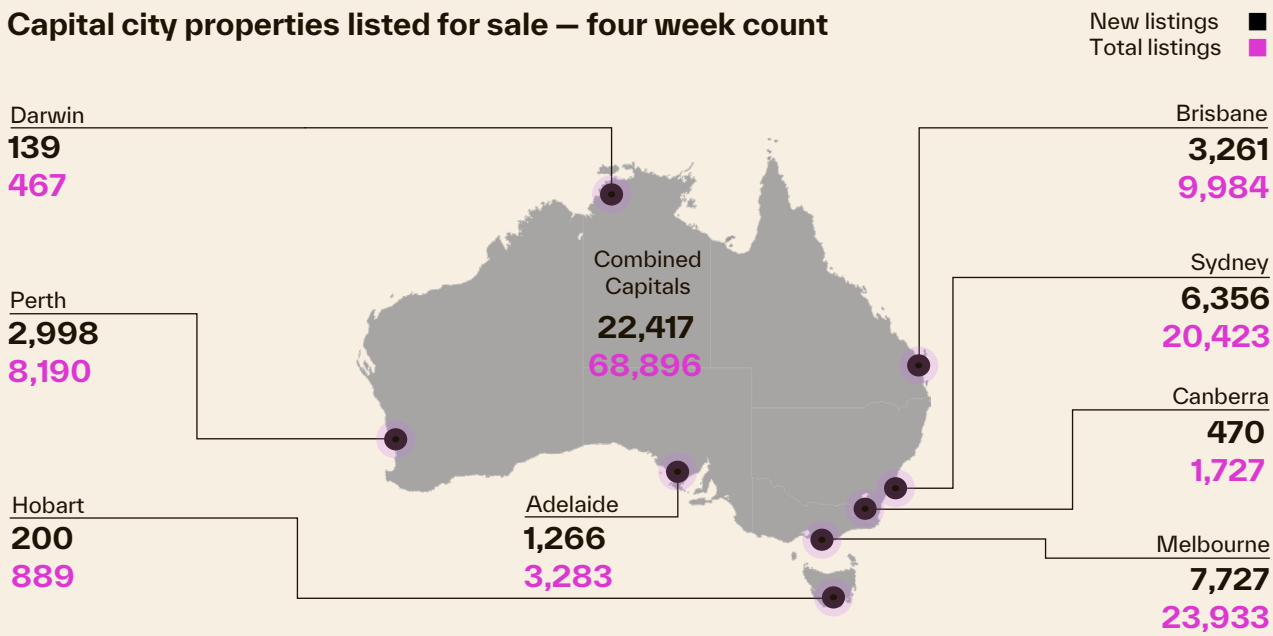


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <https://www.cotality.com/au/our-data/indices>.

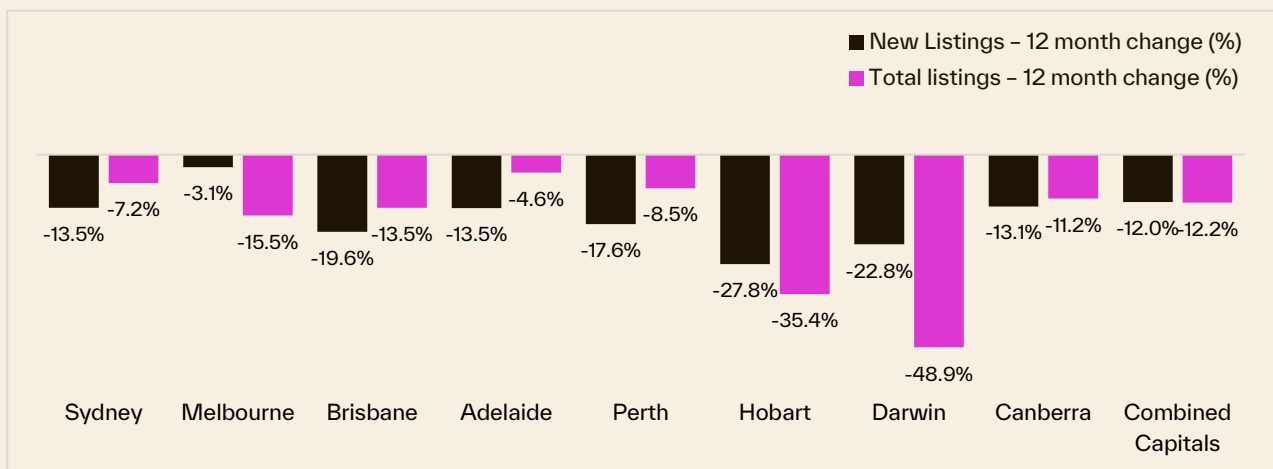
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Property Market Indicator Summary

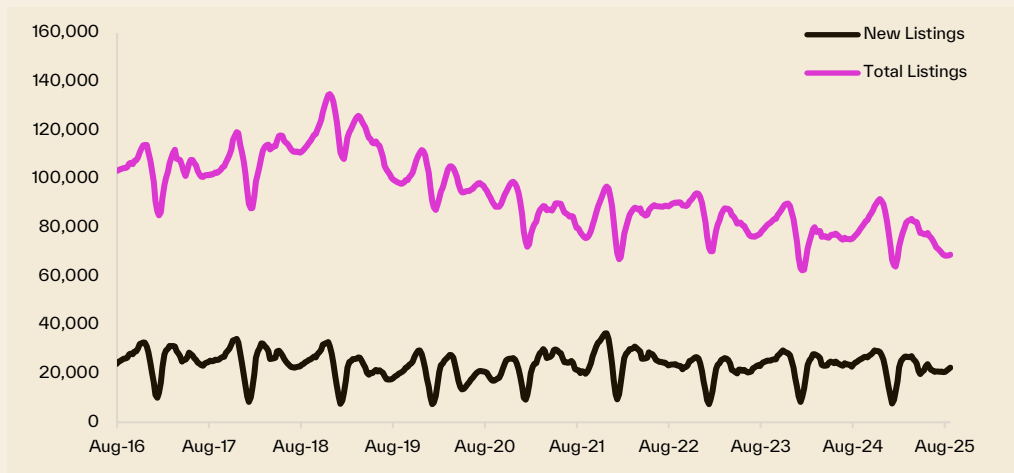
Capital city properties listed for sale – four week count



Listings – 12 month change (%)



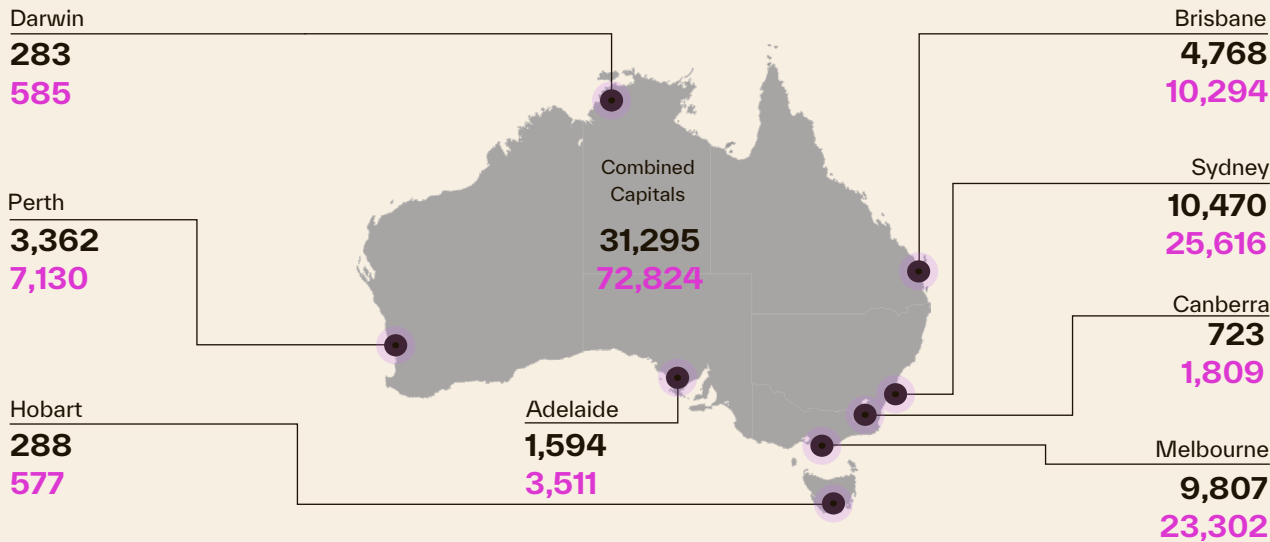
Number of homes for sale, combined capital cities



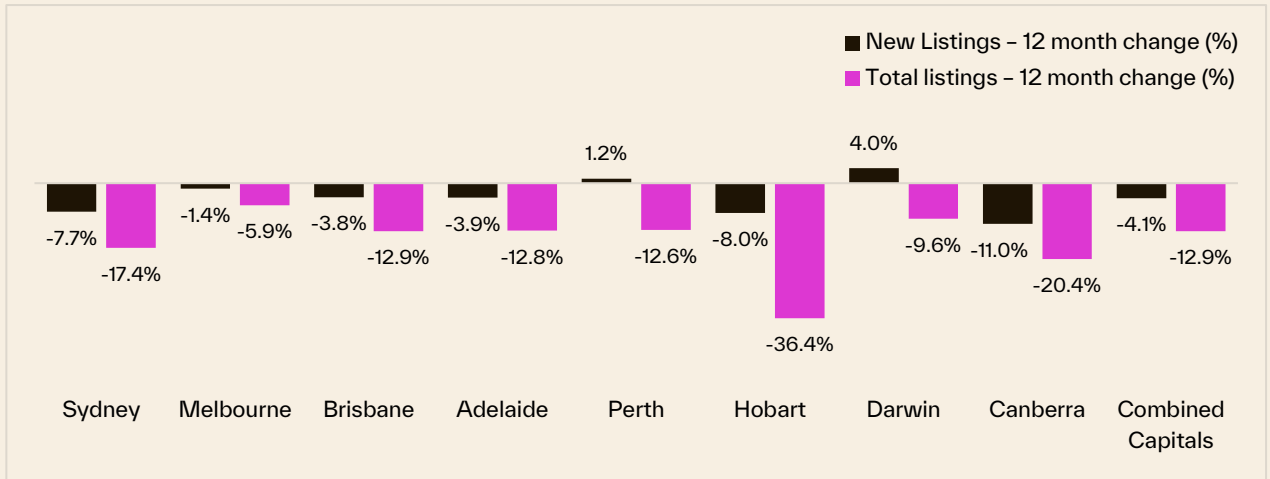
These results are calculated across properties that have been advertised for sale over the 28 days ending 24 August 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new

Property Market Indicator Summary

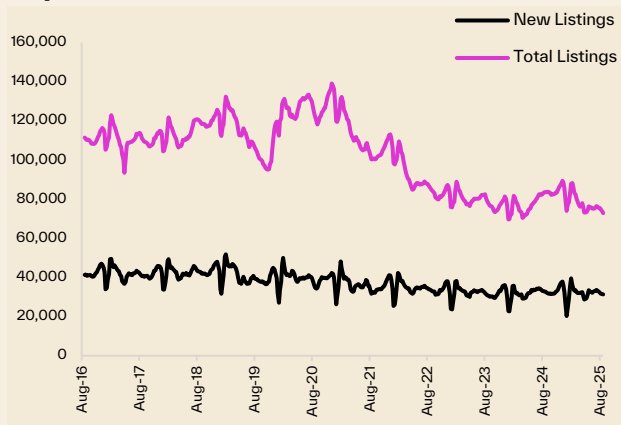
Capital city properties listed for rent – four week count



Rental listings – 12 month change (%)



Number of homes for rent, combined capital cities



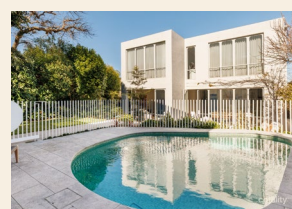
Rental snapshot – data to July 2025

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




**86 Queens Park Road
Queens Park**




 **6**  **4**  **2**

\$12,500,000

Ray White Double Bay



**1162 Barrenjoey Road
Palm Beach**

 **4**  **4**  **4**

\$11,300,000

LJ Hooker Palm Beach

Victoria



**12 Radnor Street
Camberwell**

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

\$3,850,000

Belle Property Glen Iris



**14 White Street
Beaumaris**

 **5**  **4**  **0**

\$3,430,000

Nick Johnstone Real Estate

Queensland



**55 Sellheim Street
Grange**

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

\$4,500,000

Ray White Wilston



**13 Rankin Parade
Main Beach**

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

\$3,600,000

Ray White Main Beach

South Australia



**33A Whyte Street
Somerton Park**

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

\$2,700,000

Ray White Henley Beach



**27 Ayers Avenue
Daw Park**

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

\$2,500,000

Noakes Nickolas

Western Australia



**28 Lifford Road
Floreat**

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

\$3,100,000

Wallace Realty



**29 Henry Street
Fremantle**

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


\$2,700,000

White House Property Partners

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania




**1 Stefworth Lane
Acton Park**

5 3 0

\$1,820,000

McGrath




**18/1 Collins Street
Hobart**

4 3 1

\$1,160,000

Petrusma Property Hobart/ Sandy Bay

Northern Territory

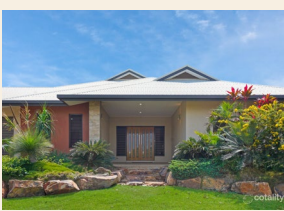


**11 Mckinlay Street
Fannie Bay**

4 3 6

\$1,160,000

Real Estate Central



**52 Gumunggwa Street
Lyons**

5 2 2

\$1,120,000

Ray White Darwin

Australian Capital Territory



**13 Walter Hood Lane
Red Hill**

4 3 2

\$3,395,000

Luton Properties Manuka



**36 Dominion Circuit
Forrest**

4 3 2

\$2,850,000

Hive Property

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