

Regional Market Update

AUSTRALIA | RELEASED MAY 2025



Contents

Regional Market Performance



Albury – Wodonga NSW & VIC	5	Bundaberg QLD	34
Ballina NSW	6	Cairns QLD	35
Batemans Bay NSW	7	Gladstone QLD	36
Bathurst NSW	8	Gold Coast – Tweed Heads QLD & NSW	37
Bowral – Mittagong NSW	9	Hervey Bay QLD	38
Coffs Harbour NSW	10	Mackay QLD	39
Dubbo NSW	11	Maryborough QLD	40
Forster – Tuncurry NSW	12	Rockhampton QLD	41
Goulburn NSW	13	Sunshine Coast QLD	42
Lismore NSW	14	Toowoomba QLD	43
Morisset – Cooranbong NSW	15	Townsville QLD	44
Nelson Bay NSW	16	Mount Gambier SA	45
Newcastle – Maitland NSW	17	Victor Harbor – Goolwa SA	46
Nowra – Bomaderry NSW	18	Albany WA	47
Orange NSW	19	Bunbury WA	48
Port Macquarie NSW	20	Busselton WA	49
St Georges Basin – Sanctuary Point NSW	21	Geraldton WA	50
Tamworth NSW	22	Kalgoorlie – Boulder WA	51
Taree NSW	23	Burnie – Somerset TAS	52
Wagga Wagga NSW	24	Devonport TAS	53
Wollongong NSW	25	Launceston TAS	54
Ballarat VIC	26	Summary of all SUAs dwellings – Values	55
Bendigo VIC	27	Summary of all SUAs dwellings – Rents	58
Geelong VIC	28		
Mildura – Buronga VIC & NSW	29		
Shepparton – Mooroopna VIC	30		
Traralgon – Morwell VIC	31		
Warragul – Drouin VIC	32		
Warrnambool VIC	33		

Significant Urban Area's (SUA's) are geographical boundaries that represent an individual Urban Centre or cluster of related Urban Centres with a core urban population of at least 10,000 people. The boundaries are part of the Australian Statistical Geography Standard, maintained by the Australian Bureau of Statistics.

Regional Market Performance

The latest quarterly regional report analyses Australia’s largest 50 non-capital city Significant Urban Areas (SUAs), examining performance across dwelling values and rents.

Values

BEST PERFORMERS 		WORST PERFORMERS 	
Highest quarterly growth:	7.0% Albany (WA)	Lowest quarterly growth:	-0.3% Bathurst (NSW)
Highest annual growth:	26.9% Geraldton (WA)	Lowest annual growth:	-4.2% Warrnambool (VIC)
Shortest days on market:	11 days Rockhampton (QLD)	Longest days on market:	77 days Bowral – Mittagong (NSW)
Lowest vendor discounts:	-2.3% Albany(WA)	Highest vendor discounts:	-5.3% Bowral – Mittagong (NSW)
Highest change in annual sales vols:	30.3% Shepparton – Mooroopna (VIC)	Lowest change in annual sales vols:	-18.7% Lismore (NSW)

Quarterly growth in combined regional dwelling values continues to outperform the capitals, however, the performance gap has narrowed since the start of the year. While both markets have seen an acceleration in the rate of growth since the February rate cut, the combined capitals have been significantly more responsive, with the quarterly trend shifting from a -1.0% decline over the three months to January, to a 1.0% rise in April. By comparison, the 1.5% increase seen in regional values over the three months to April is up just 50 basis points from the January result, leading to a contraction in the regional vs capital gap.

A similar convergence of growth rates can be seen across Australia’s largest 50 regional significant urban areas (SUAs), with momentum easing in recent high-growth markets and picking up in previously softer regions. In April, the gap between the top and bottom performers for quarterly value change came in at 7.3%, roughly half the 14.7 percentage point variance recorded in July last year.

Among the individual regional markets, WA continued to lead the pack with values in Albany and Geraldton up 7.0% and 4.5% respectively over the three months to April, followed by the Victor Harbour – Goolwa region (4.2%) in South Australia. The Mildura – Buronga area (4.1%) on the New South Wales/Victorian border came in fourth place, while Queensland claimed just one spot in the top five, with Mackay values up 4.0%, after dominating the list for a better part of a year. Despite the softer quarterly results, both QLD and WA continued to dominate the top five spots for annual growth, with Geraldton values up 26.9%

over the year to April, and Gladstone, Townsville, Mackay and Albany all recording increases of more than 20%.



At the other end of the scale, just three markets recorded a mild quarterly decline in April, with Bathurst (NSW), Nelson Bay (NSW) and Geelong (VIC) down -0.3%, -0.2% and -0.1% respectively. Over the year to April, eight markets saw an annual decrease in values, with Warrnambool recording the largest fall, dropping -4.2% over the 12 months to April, followed by Ballarat and Geelong, both down -2.2%.

Following the trends in growth, the strongest selling conditions over the past 12 months were seen in Western Australia and Queensland. Rockhampton (11 days), Gladstone (12 days), Mackay (13 days), and Townsville (13 days) recorded the fastest selling times over the year, while sellers in Albany offered the lowest discounts to secure a sale (-2.3%). Ongoing affordability constraints and above-average listing levels saw the Bowral–Mittagong region in NSW record the weakest selling conditions, with a median time on market of 77 days, and a median vendor discounting rate of -5.3%.

Despite the general convergence in growth trend, regional sales activity remains relatively diverse. Comparing the year to February to the previous 12-month period, the Shepparton – Mooroopna region in Victoria (30.3%) and Geraldton (30.0%) in Western Australia saw the largest uptick in sales activity, both increasing by 30% or more, while NSW’s Lismore recorded the largest decline (-18.7%), albeit off a high base from the previous year’s post-flood recovery surge.

Regional Market Performance

Rents

BEST PERFORMERS 		WORST PERFORMERS 	
Highest quarterly rental growth:	5.7% Albany (WA)	Lowest quarterly rental growth:	-0.5% Wagga Wagga (NSW)
Highest yearly rental growth:	13.0% Albany (WA)	Lowest yearly rental growth:	1.5% Batemans Bay (NSW)
Highest gross rental yield:	9.3% Kalgoorlie – Boulder (WA)	Lowest gross rental yield:	3.5% Bowral – Mittagong & St Georges Basin – Sanctuary Point (NSW)
Lowest vacancy rate:	0.6% Lismore (VIC)	Highest vacancy rate:	3.8% Geraldton (WA)

The pace of rental growth across both the combined capitals and regional markets has continued to lose momentum, with affordability constraints, a shift in household formation, and slowing overseas migration weighing on annual rental growth. While down from the recent 6.7% peak seen over the year to September, the 5.5% lift in regional rents seen over the year to April is still almost double the annual increase recorded across capital city rents (2.9%).

Despite a further easing in the headline result, rental growth remains elevated across Australia’s largest 50 regional markets, with just one SUA recording a quarterly decline in rents and all 50 seeing rental values increase over the year.

Albany in Western Australia saw the largest quarterly rent lift, up 5.7%, followed by the Burnie – Somerset region in Tasmania (4.4%) and Taree in NSW (3.9%). Taree also saw the largest seasonal uptick in quarterly growth, up four percentage points from the -0.1% decline recorded over the three months to January.

Wagga Wagga (NSW) was the only regional market in the top 50 SUAs to see rental values fall over the quarter, down -0.5%. Mt Gambier in SA recorded the smallest quarterly rise, up 0.4%, followed by Goulburn (NSW) and Launceston (TAS), both up a mild 0.5%.

Despite recording the tightest vacancy rate (0.6%) among the largest 50 SUAs, Lismore (NSW) recorded a moderate 0.8% increase in rental values, while Geraldton (WA) recorded the highest vacancy rate at 3.8%, with rental values up 2.0% over the quarter.

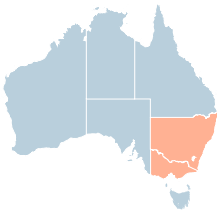
Over the year to April, two markets in Western Australia (Albany and Geraldton), and one market in South Australia (Victor Harbour – Goolwa) saw rents rise by more than 10%. Albany recorded both the largest percentage rise and dollar value increase, with an annual increase of 13.0% or \$68 per week. A further 30 markets saw rents rise between 5% and 10%, including 13 in NSW, 10 in QLD, and five in Victoria.

Batemans Bay recorded the smallest annual rise in rental values, up just 1.5% over the year, followed by Orange (1.9%), Forster-Tuncurry (2.0%) and Geelong (2.8%).

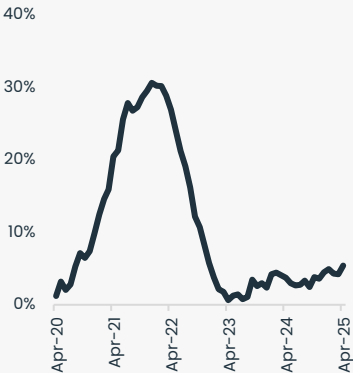
While relatively stable across the combined regions (4.4%), gross rental yields were more varied across the top 50 SUAs. Compared to this time last year, yields have expanded in 25 markets, compressed across 16, and held steady in nine. With values rising at roughly three times the pace of rents, gross rental yields in Gladstone (5.4%), Mackay (5.7%) and Townsville (5.0%) saw the sharpest compression over the year, down -80 basis points. Warrnambool saw the largest expansion in yields, from 4.6% to 5.2%, with values falling -4.2% and rents rising 8.4% over the year.

Albury – Wodonga | NSW & VIC

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



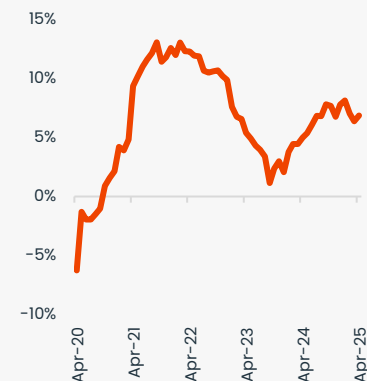
VALUES

Median value	\$589,973
Quarterly change	2.1%
Annual change	5.4%
5 year change	68.1%

RENTS

Median value	\$536 (pw)
Quarterly change	0.9%
Annual change	6.9%
5 year change	45.2%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.6%	41 days
1 Year Ago	-3.2%	44 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.1%	4.8%
1 Year Ago	1.2%	4.6%

TOTAL FOR SALE LISTINGS

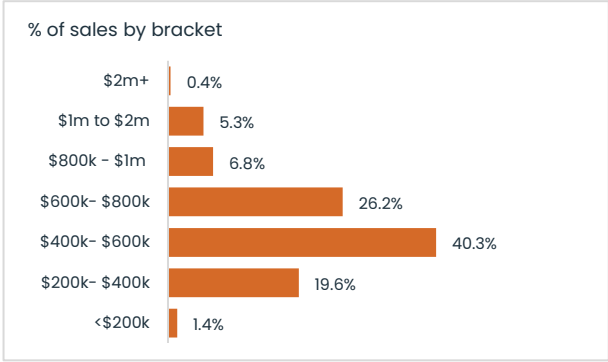
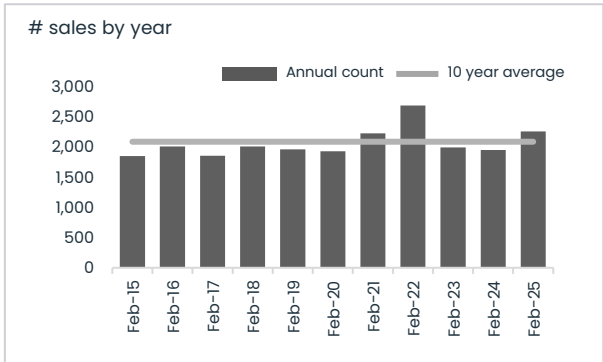
405 -37.7% lower than one year ago, and -25.0% below the previous five year average.

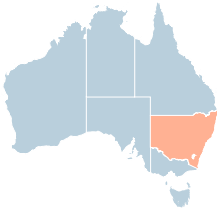
TOTAL FOR RENT LISTINGS

441 -9.6% lower than one year ago, and -2.9% below the previous five year average.

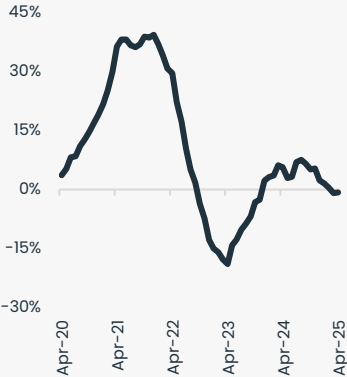
ANNUAL DWELLING SALES FEBRUARY 2025

2,268 15.7% higher than one year ago, and 4.6% above the five year average for the region.





ROLLING ANNUAL
CHANGE IN VALUES



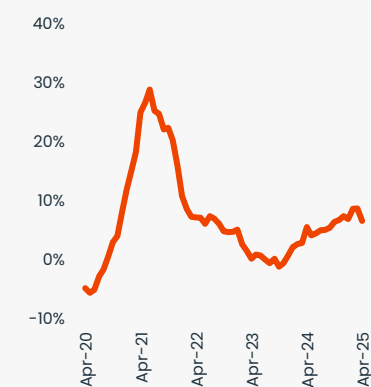
VALUES

Median value	\$986,231
Quarterly change	0.5%
Annual change	-0.8%
5 year change	50.1%

RENTS

Median value	\$796 (pw)
Quarterly change	1.6%
Annual change	6.7%
5 year change	51.7%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.6%	56 days
1 Year Ago	-4.2%	59 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.7%	4.1%
1 Year Ago	0.8%	3.8%

TOTAL FOR SALE LISTINGS

280

-16.7% lower than one year ago,
and 8.9% above the previous five
year average.

TOTAL FOR RENT LISTINGS

93

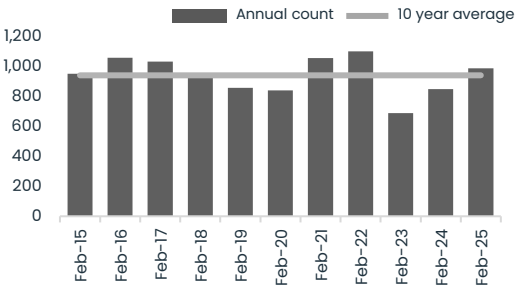
-17.0% lower than one year ago,
and -48.7% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

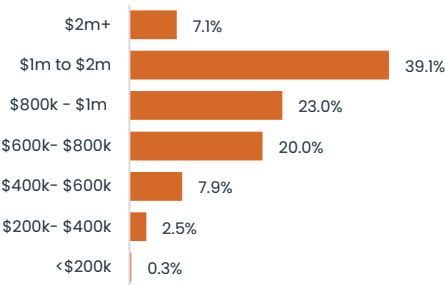
985

16.3% higher than one year ago, and 8.9% above the five year average for the region.

sales by year

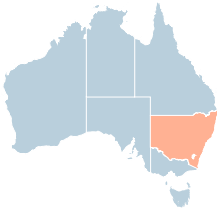


% of sales by bracket

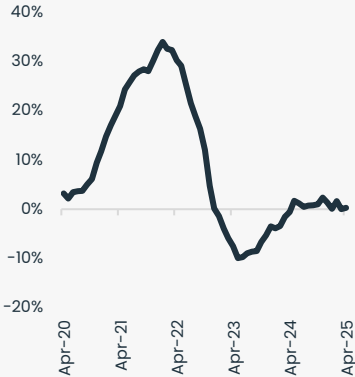


Batemans Bay | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



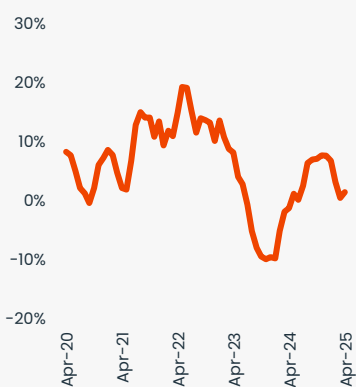
VALUES

Median value	\$765,816
Quarterly change	2.2%
Annual change	0.3%
5 year change	45.3%

RENTS

Median value	\$575 (pw)
Quarterly change	1.9%
Annual change	1.5%
5 year change	27.9%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-4.6%	73 days
1 Year Ago	-6.7%	72 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.4%	4.0%
1 Year Ago	5.9%	3.9%

TOTAL FOR SALE LISTINGS

290

1.4% higher than one year ago, and 17.6% above the previous five year average.

TOTAL FOR RENT LISTINGS

87

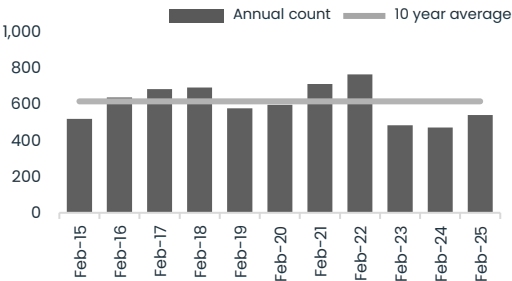
-51.4% lower than one year ago, and -50.9% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

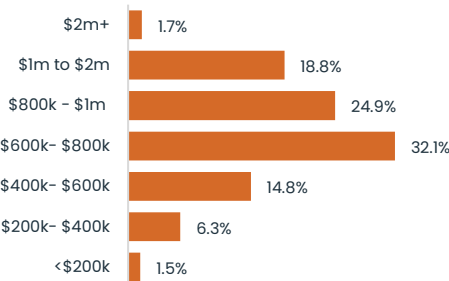
543

14.8% higher than one year ago, and -10.7% below the five year average for the region.

sales by year

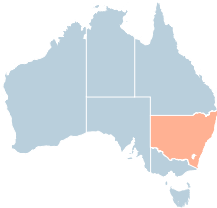


% of sales by bracket

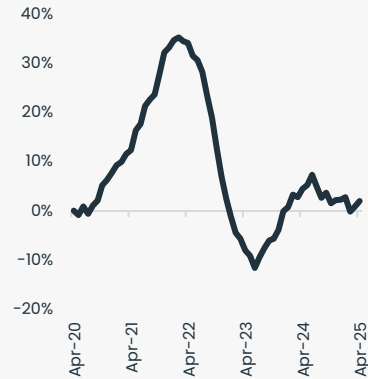


Bathurst | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



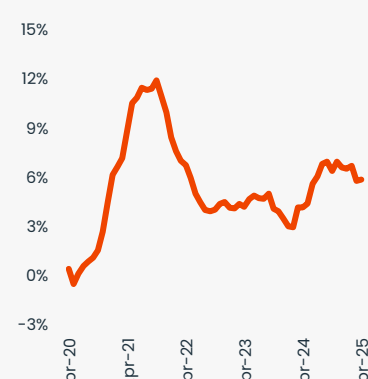
VALUES

Median value	\$656,694
Quarterly change	-0.3%
Annual change	2.0%
5 year change	47.7%

RENTS

Median value	\$525 (pw)
Quarterly change	1.1%
Annual change	5.9%
5 year change	33.9%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.7%	57 days
1 Year Ago	-3.1%	59 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.1%	4.3%
1 Year Ago	3.2%	4.2%

TOTAL FOR SALE LISTINGS

298

-5.1% lower than one year ago, and 4.9% above the previous five year average.

TOTAL FOR RENT LISTINGS

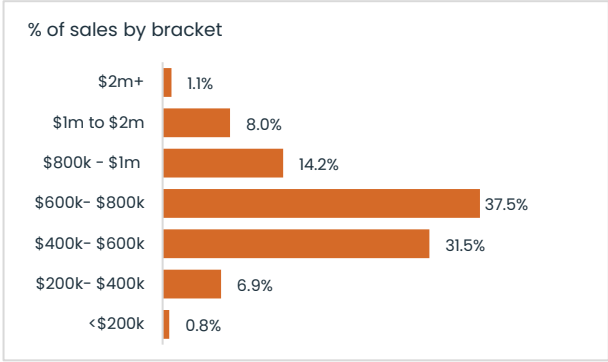
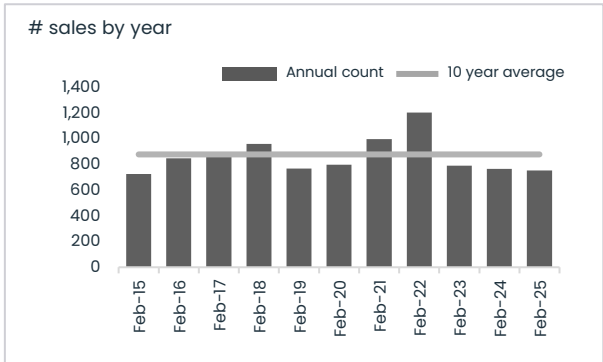
182

-34.1% lower than one year ago, and -30.4% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

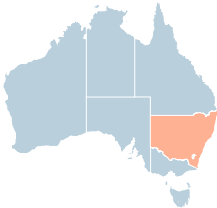
752

-1.7% lower than one year ago, and -17.3% below the five year average for the region.

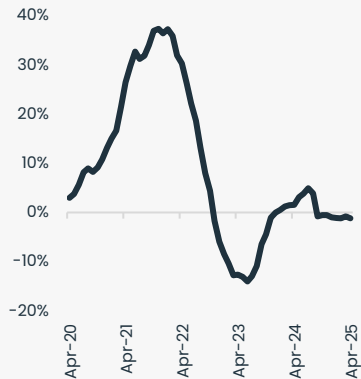


Bowral – Mittagong | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



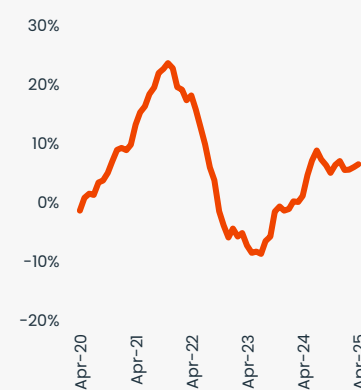
VALUES

Median value	\$1,138,651
Quarterly change	1.5%
Annual change	-1.2%
5 year change	44.4%

RENTS

Median value	\$743 (pw)
Quarterly change	2.6%
Annual change	6.7%
5 year change	34.7%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-5.3%	77 days
1 Year Ago	-5.9%	75 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	3.5%
1 Year Ago	2.7%	3.0%

TOTAL FOR SALE LISTINGS

451

4.6% higher than one year ago, and 19.2% above the previous five year average.

TOTAL FOR RENT LISTINGS

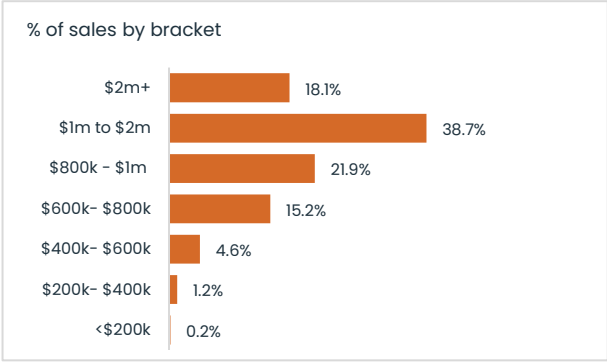
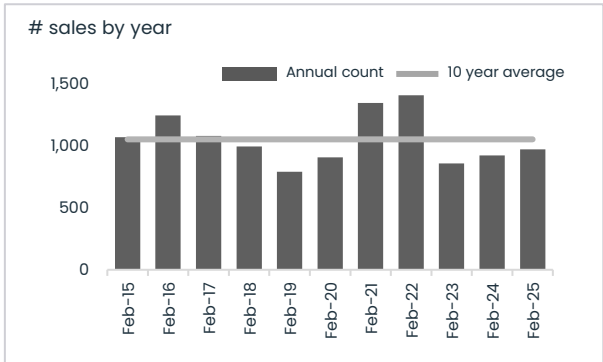
122

-29.9% lower than one year ago, and -33.8% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

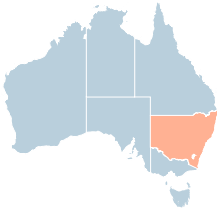
974

5.3% higher than one year ago, and -10.7% below the five year average for the region.

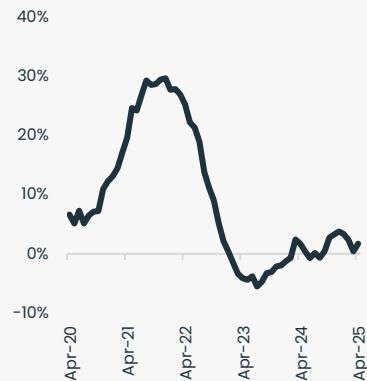


Coffs Harbour | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



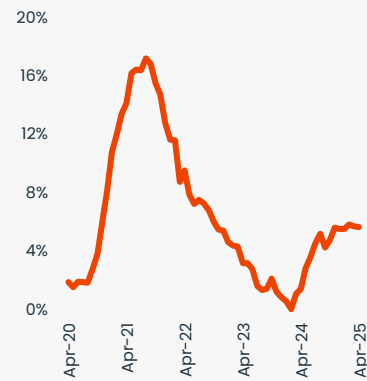
VALUES

Median value	\$813,878
Quarterly change	1.2%
Annual change	1.7%
5 year change	48.7%

RENTS

Median value	\$685 (pw)
Quarterly change	1.6%
Annual change	5.7%
5 year change	38.3%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	64 days
1 Year Ago	-4.3%	64 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.8%	4.3%
1 Year Ago	3.8%	4.1%

TOTAL FOR SALE LISTINGS

540

-11.2% lower than one year ago, and 13.1% above the previous five year average.

TOTAL FOR RENT LISTINGS

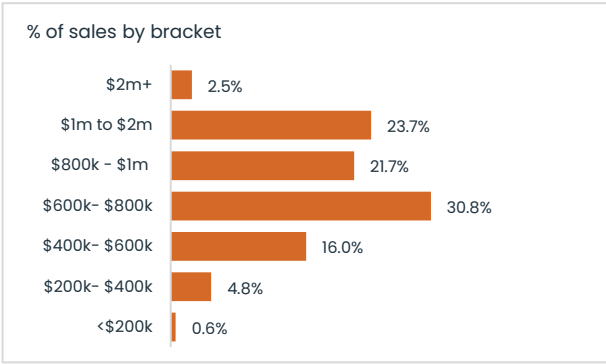
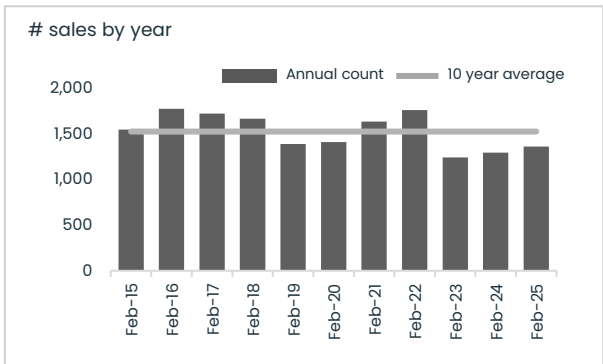
319

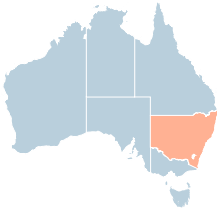
-46.0% lower than one year ago, and -50.1% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

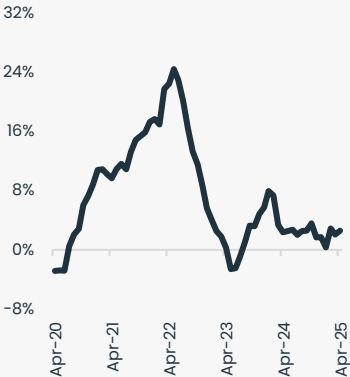
1,357

5.1% higher than one year ago, and -7.4% below the five year average for the region.





ROLLING ANNUAL
CHANGE IN VALUES



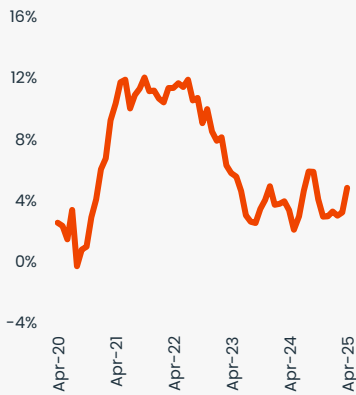
VALUES

Median value	\$525,148
Quarterly change	0.5%
Annual change	2.6%
5 year change	41.6%

RENTS

Median value	\$518 (pw)
Quarterly change	1.7%
Annual change	4.9%
5 year change	41.1%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.1%	41 days
1 Year Ago	-3.5%	39 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.4%	5.2%
1 Year Ago	2.3%	5.1%

TOTAL FOR SALE LISTINGS

162

-14.7% lower than one year ago,
and -13.9% below the previous
five year average.

TOTAL FOR RENT LISTINGS

235

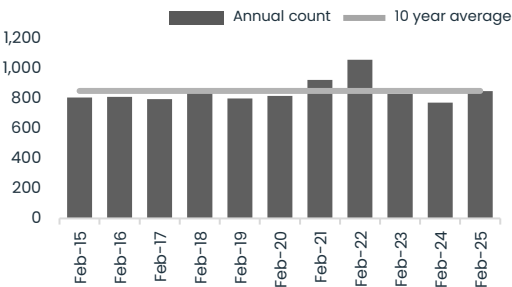
-6.4% lower than one year ago,
and -11.7% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

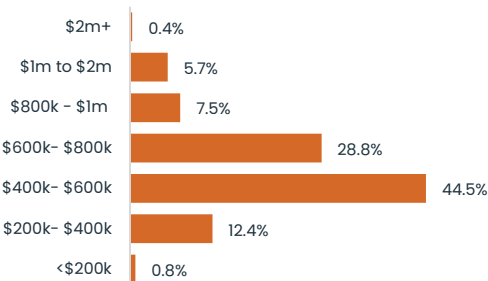
848

10.0% higher than one year ago, and -3.5% below the five year average for the region.

sales by year

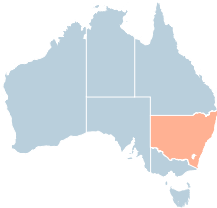


% of sales by bracket

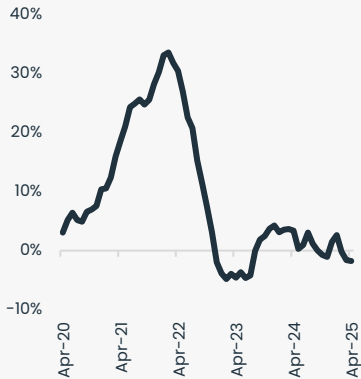


Forster - Tuncurry | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value **\$742,069**

Quarterly change **0.5%**

Annual change **-1.8%**

5 year change **49.8%**

RENTS

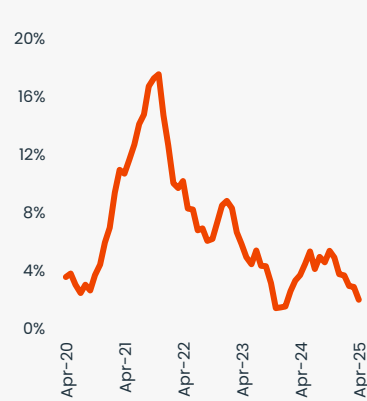
\$554
(pw)

2.1%

2.0%

36.8%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.8%	65 days
1 Year Ago	-4.1%	66 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.7%	4.0%
1 Year Ago	2.0%	3.9%

TOTAL FOR SALE LISTINGS

213

-12.3% lower than one year ago,
and 17.3% above the previous
five year average.

TOTAL FOR RENT LISTINGS

63

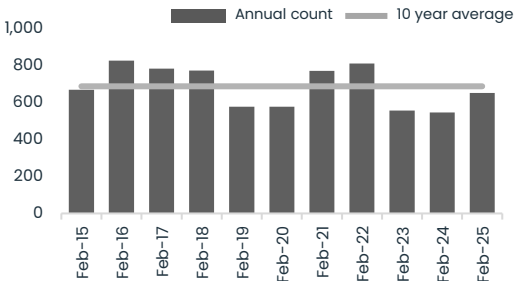
-36.4% lower than one year ago,
and -45.0% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

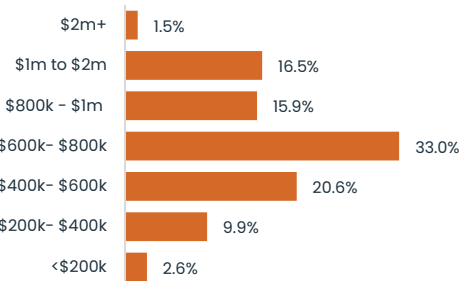
650

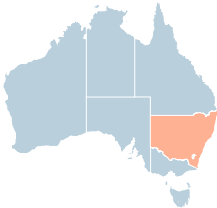
19.3% higher than one year ago, and -0.1% below the five year average for the region.

sales by year



% of sales by bracket





ROLLING ANNUAL
CHANGE IN VALUES



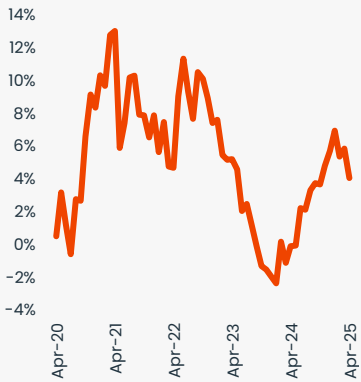
VALUES

Median value	\$600,282
Quarterly change	2.0%
Annual change	3.8%
5 year change	45.7%

RENTS

Median value	\$487 (pw)
Quarterly change	0.5%
Annual change	4.1%
5 year change	29.6%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.0%	59 days
1 Year Ago	-4.6%	59 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.4%	4.2%
1 Year Ago	3.4%	4.2%

TOTAL FOR SALE LISTINGS

175

-19.4% lower than one year ago,
and -10.1% below the previous
five year average.

TOTAL FOR RENT LISTINGS

116

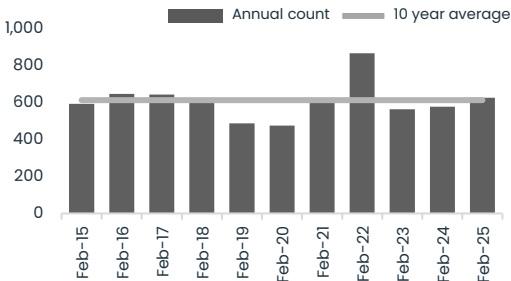
-33.3% lower than one year ago,
and -19.7% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

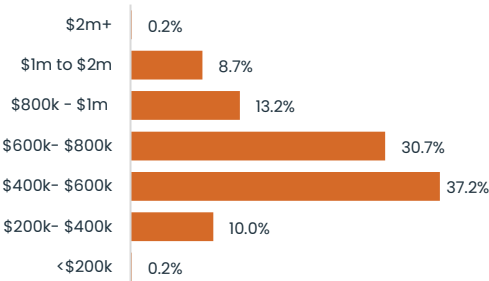
624

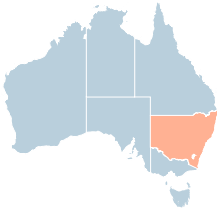
8.3% higher than one year ago, and 0.7% above the five year average for the region.

sales by year

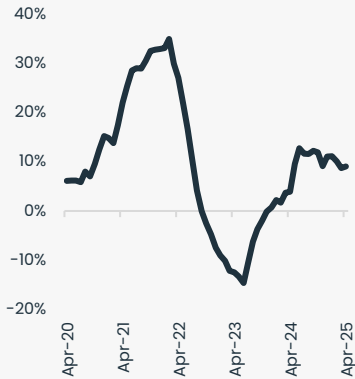


% of sales by bracket





ROLLING ANNUAL
CHANGE IN VALUES



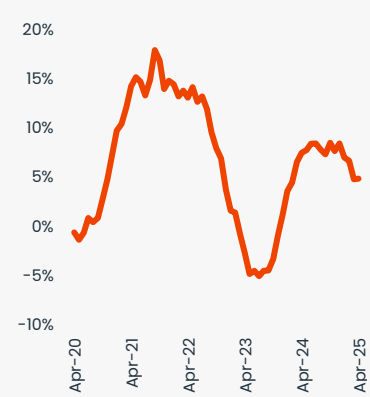
VALUES

Median value	\$544,264
Quarterly change	0.6%
Annual change	9.1%
5 year change	53.9%

RENTS

Median value	\$591 (pw)
Quarterly change	0.8%
Annual change	4.9%
5 year change	42.1%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-4.0%	56 days
1 Year Ago	-5.0%	62 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.6%	5.2%
1 Year Ago	1.3%	5.5%

TOTAL FOR SALE LISTINGS

180

-4.8% lower than one year ago,
and 0.8% above the previous five
year average.

TOTAL FOR RENT LISTINGS

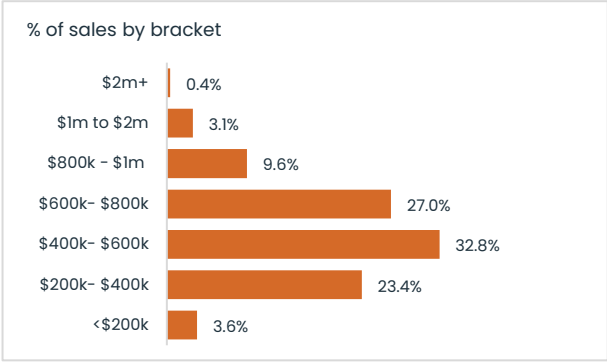
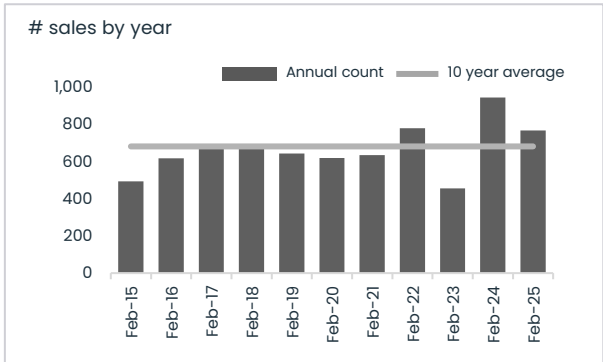
59

-30.6% lower than one year ago,
and -52.8% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

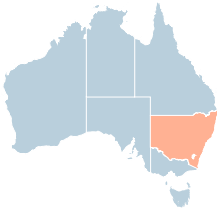
769

-18.7% lower than one year ago, and 11.7% above the five year average for the region.



Morisset - Cooranbong | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



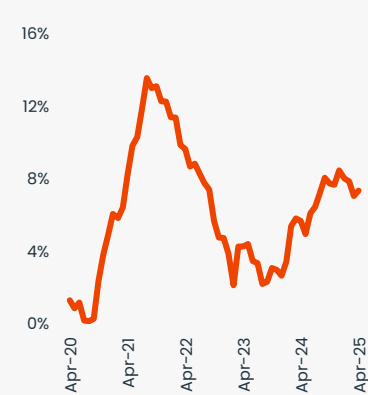
VALUES

Median value	\$911,407
Quarterly change	1.1%
Annual change	5.0%
5 year change	63.1%

RENTS

Median value	\$659 (pw)
Quarterly change	2.6%
Annual change	7.4%
5 year change	40.7%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.0%	44 days
1 Year Ago	-3.3%	44 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	3.9%
1 Year Ago	1.9%	3.7%

TOTAL FOR SALE LISTINGS

181

-5.2% lower than one year ago, and 5.1% above the previous five year average.

TOTAL FOR RENT LISTINGS

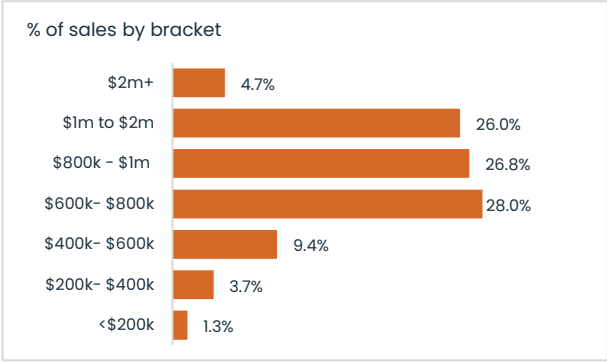
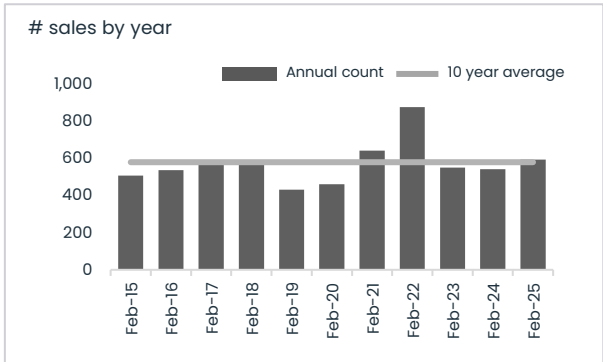
100

-13.8% lower than one year ago, and -15.8% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

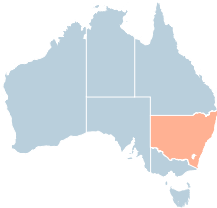
594

9.6% higher than one year ago, and -3.4% below the five year average for the region.

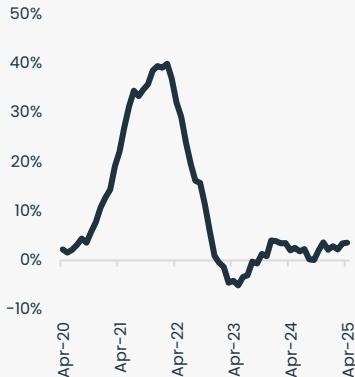


Nelson Bay | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



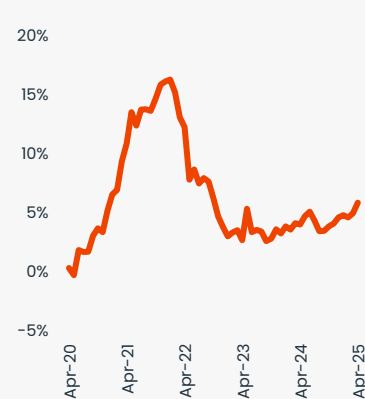
VALUES

Median value	\$944,231
Quarterly change	-0.2%
Annual change	3.6%
5 year change	63.5%

RENTS

Median value	\$640
Quarterly change	(pw) 2.3%
Annual change	5.9%
5 year change	40.8%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.6%	69 days
1 Year Ago	-3.4%	61 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	3.6%
1 Year Ago	2.0%	3.5%

TOTAL FOR SALE LISTINGS

273

0.0% higher than one year ago, and 4.6% above the previous five year average.

TOTAL FOR RENT LISTINGS

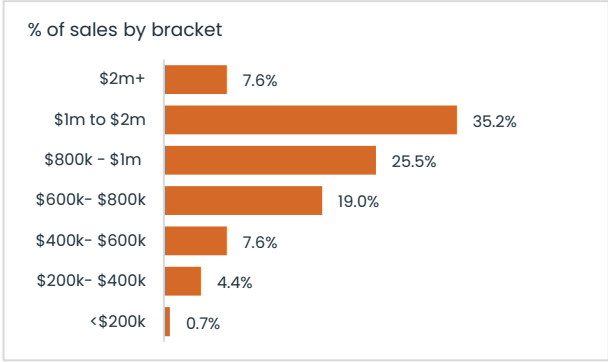
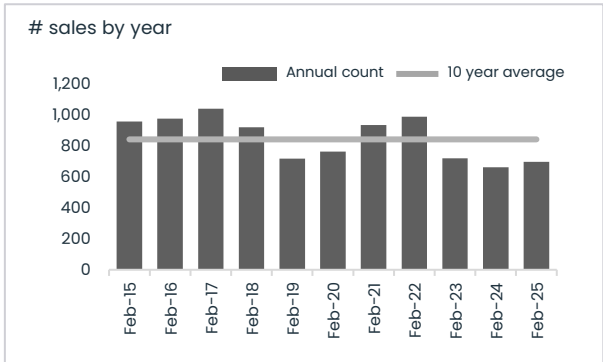
108

-21.2% lower than one year ago, and -47.8% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

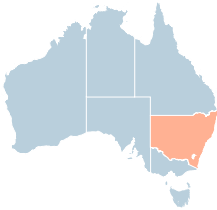
699

5.3% higher than one year ago, and -14.3% below the five year average for the region.

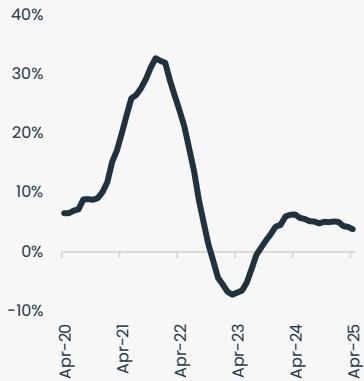


Newcastle – Maitland | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value **\$864,549**

Quarterly change **1.7%**

Annual change **3.9%**

5 year change **52.8%**

RENTS

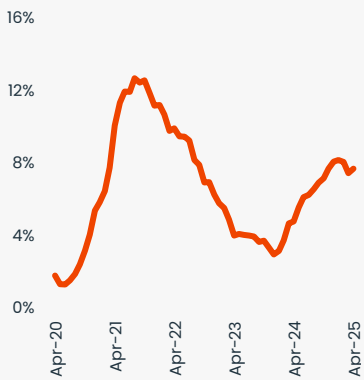
\$677
(pw)

2.0%

7.7%

42.1%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	33 days
1 Year Ago	-3.1%	35 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.2%	4.0%
1 Year Ago	1.8%	3.8%

TOTAL FOR SALE LISTINGS

2,241

-4.8% lower than one year ago,
and -4.0% below the previous
five year average.

TOTAL FOR RENT LISTINGS

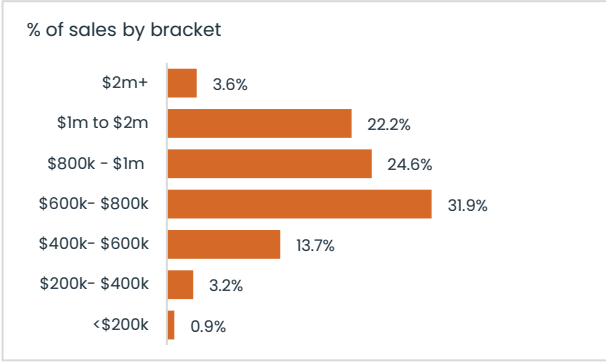
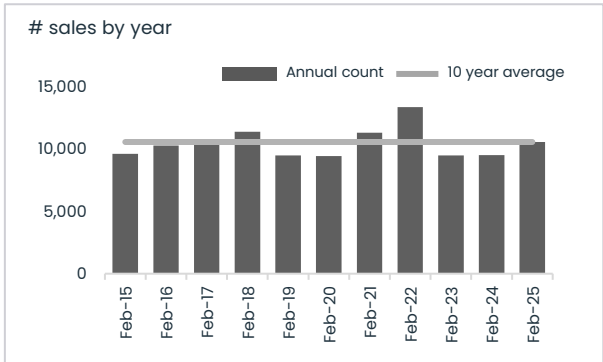
1,812

-18.2% lower than one year ago,
and -21.7% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

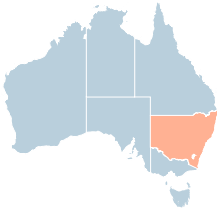
10,611

10.9% higher than one year ago, and -0.6% below the five year average for the region.



Nowra – Bomaderry | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value	\$702,030
Quarterly change	1.1%
Annual change	1.2%
5 year change	38.7%

RENTS

Median value	\$592 (pw)
Quarterly change	3.5%
Annual change	6.3%
5 year change	42.7%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	56 days
1 Year Ago	-3.7%	60 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.5%	4.4%
1 Year Ago	4.6%	4.1%

TOTAL FOR SALE LISTINGS

298

7.2% higher than one year ago, and 25.5% above the previous five year average.

TOTAL FOR RENT LISTINGS

201

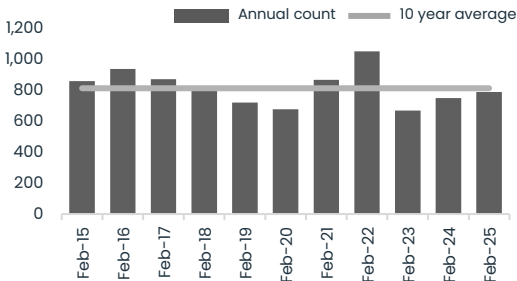
-24.4% lower than one year ago, and 0.5% above the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

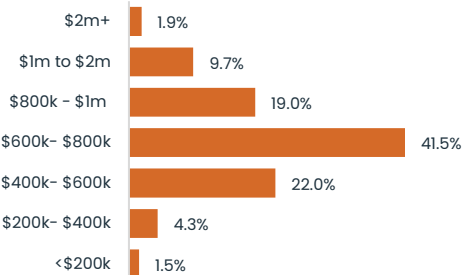
786

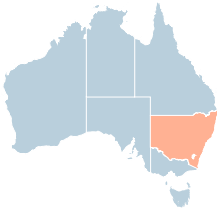
5.2% higher than one year ago, and -1.9% below the five year average for the region.

sales by year

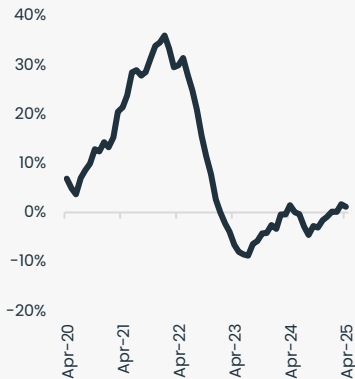


% of sales by bracket





ROLLING ANNUAL
CHANGE IN VALUES



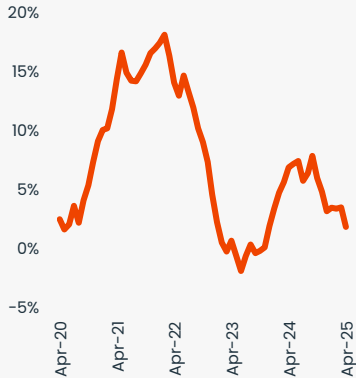
VALUES

Median value	\$652,625
Quarterly change	3.5%
Annual change	1.1%
5 year change	51.2%

RENTS

Median value	\$551 (pw)
Quarterly change	1.1%
Annual change	1.9%
5 year change	43.5%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.6%	58 days
1 Year Ago	-4.1%	64 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	4.6%
1 Year Ago	2.4%	4.5%

TOTAL FOR SALE LISTINGS

260

-22.8% lower than one year ago,
and 4.1% above the previous five
year average.

TOTAL FOR RENT LISTINGS

208

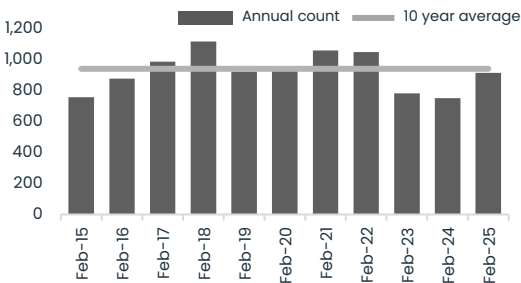
-23.0% lower than one year ago,
and -33.3% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

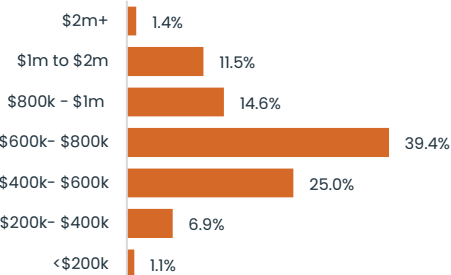
911

21.6% higher than one year ago, and -0.4% below the five year average for the region.

sales by year

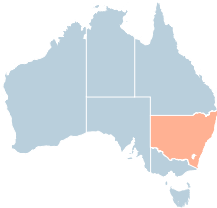


% of sales by bracket

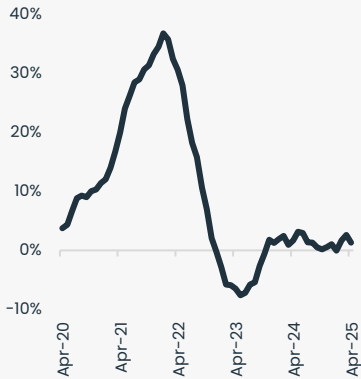


Port Macquarie | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value **\$843,342**

Quarterly change **0.9%**

Annual change **1.3%**

5 year change **50.9%**

RENTS

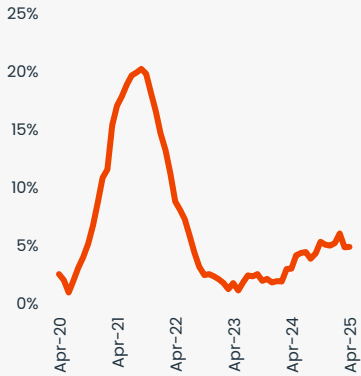
\$632
(pw)

1.6%

5.0%

40.5%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	42 days
1 Year Ago	-3.6%	41 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.7%	4.1%
1 Year Ago	1.2%	4.0%

TOTAL FOR SALE LISTINGS

375

7.4% higher than one year ago,
and 31.1% above the previous
five year average.

TOTAL FOR RENT LISTINGS

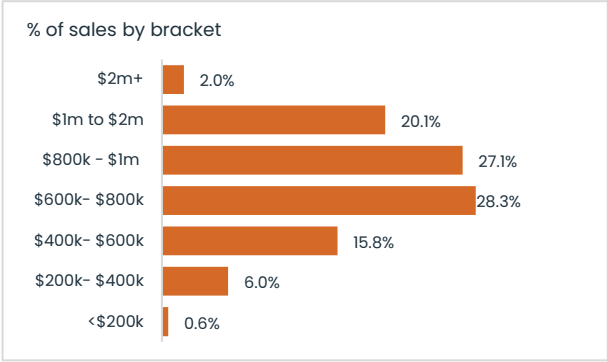
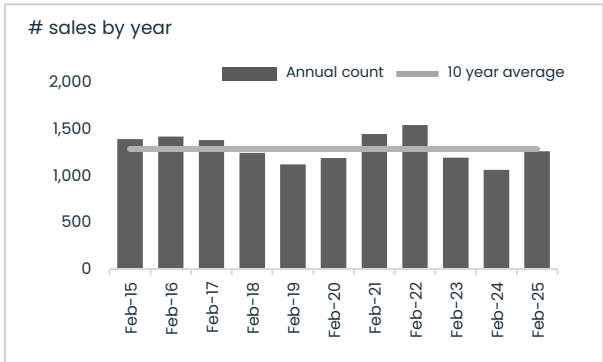
154

-20.2% lower than one year ago,
and -47.4% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

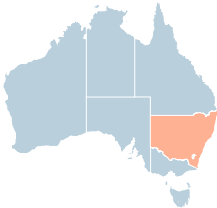
1,263

18.6% higher than one year ago, and -2.0% below the five year average for the region.

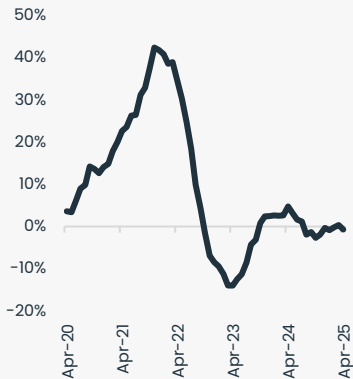


St Georges Basin – Sanctuary Point | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value **\$780,305**

Quarterly change **0.1%**

Annual change **-0.7%**

5 year change **47.6%**

RENTS

\$577
(pw)

3.0%

4.4%

41.6%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.8%	69 days
1 Year Ago	-5.1%	65 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	3.5%
1 Year Ago	4.7%	3.3%

TOTAL FOR SALE LISTINGS

268

20.7% higher than one year ago,
and 51.6% above the previous
five year average.

TOTAL FOR RENT LISTINGS

97

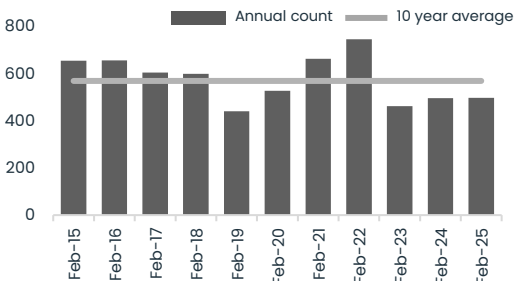
-26.5% lower than one year ago,
and 4.8% above the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

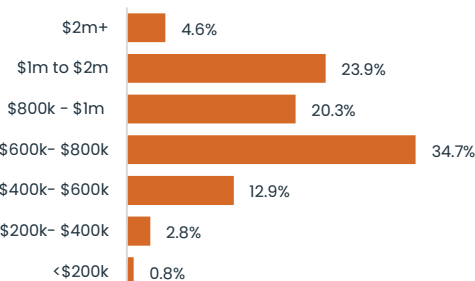
498

0.4% higher than one year ago, and -14.0% below the five year average for the region.

sales by year

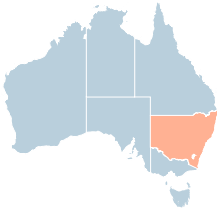


% of sales by bracket



Tamworth | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



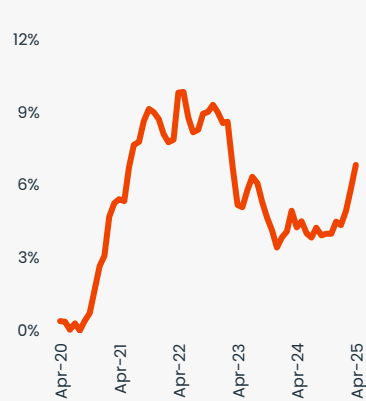
VALUES

Median value	\$513,053
Quarterly change	2.6%
Annual change	5.8%
5 year change	52.9%

RENTS

Median value	\$483 (pw)
Quarterly change	2.9%
Annual change	6.9%
5 year change	35.8%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.6%	52 days
1 Year Ago	-3.5%	49 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.1%	4.9%
1 Year Ago	2.0%	4.8%

TOTAL FOR SALE LISTINGS

248

-14.2% lower than one year ago, and -23.9% below the previous five year average.

TOTAL FOR RENT LISTINGS

253

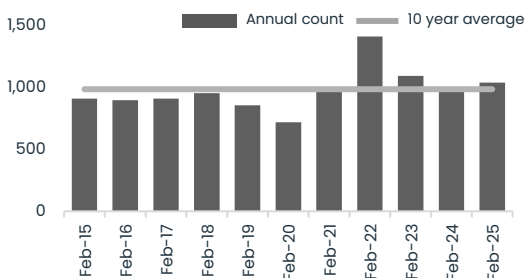
-18.9% lower than one year ago, and -24.6% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

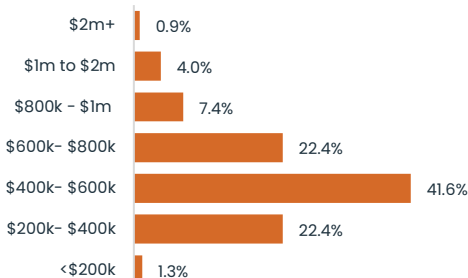
1,040

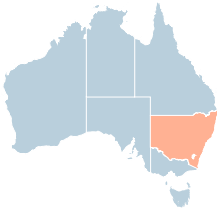
6.4% higher than one year ago, and 0.0% above the five year average for the region.

sales by year

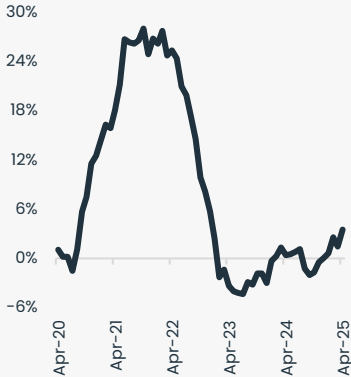


% of sales by bracket





ROLLING ANNUAL
CHANGE IN VALUES



VALUES

Median value **\$483,754**

Quarterly change **2.8%**

Annual change **3.5%**

5 year change **48.7%**

RENTS

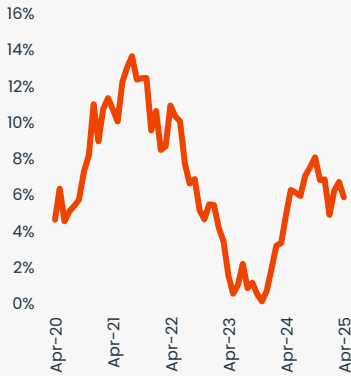
\$500
(pw)

3.9%

5.9%

38.8%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.8%	52 days
1 Year Ago	-4.0%	47 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.8%	5.3%
1 Year Ago	2.2%	5.2%

TOTAL FOR SALE LISTINGS

143

-11.7% lower than one year ago,
and -10.2% below the previous
five year average.

TOTAL FOR RENT LISTINGS

89

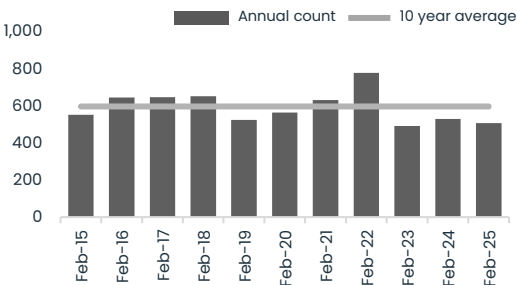
-8.2% lower than one year ago,
and -29.6% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

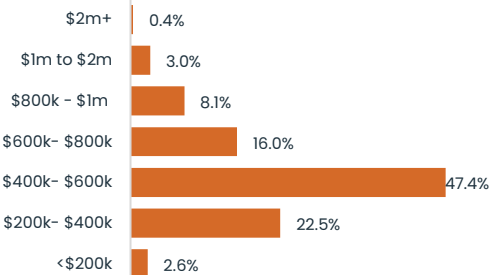
506

-4.3% lower than one year ago, and -15.4% below the five year average for the region.

sales by year

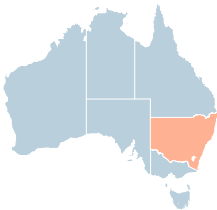


% of sales by bracket

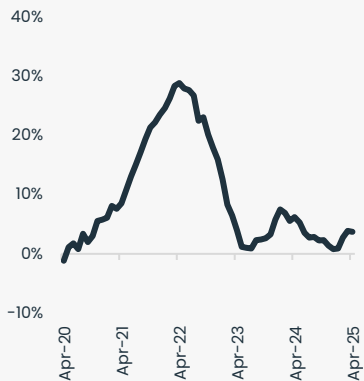


Wagga Wagga | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value **\$563,602**

Quarterly change **2.0%**

Annual change **3.8%**

5 year change **60.3%**

RENTS

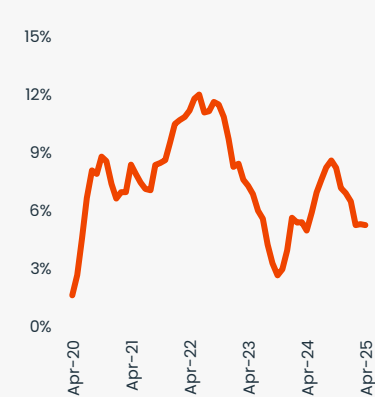
\$520
(pw)

-0.5%

5.3%

43.1%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.6%	53 days
1 Year Ago	-3.0%	49 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.8%	4.7%
1 Year Ago	1.7%	4.7%

TOTAL FOR SALE LISTINGS

346

-7.5% lower than one year ago,
and -3.6% below the previous
five year average.

TOTAL FOR RENT LISTINGS

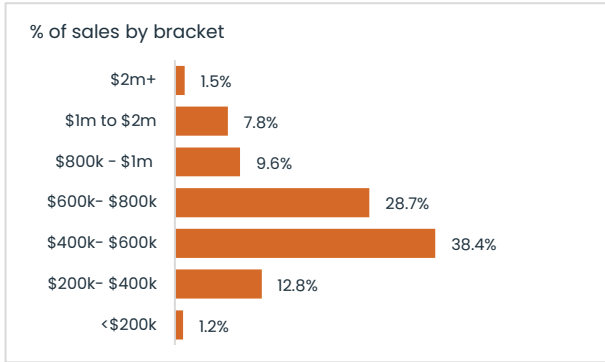
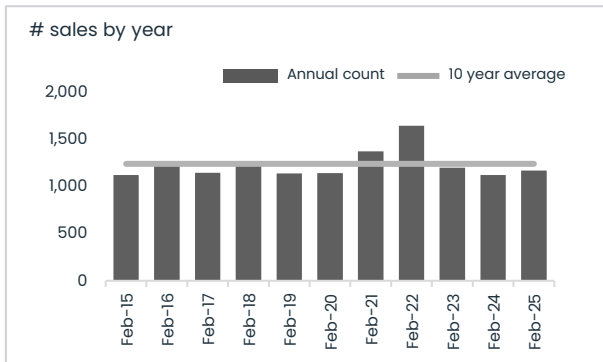
279

-5.4% lower than one year ago,
and -23.2% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

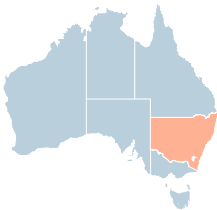
1,166

4.3% higher than one year ago, and -9.8% below the five year average for the region.

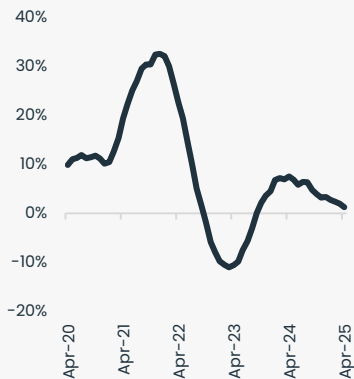


Wollongong | NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



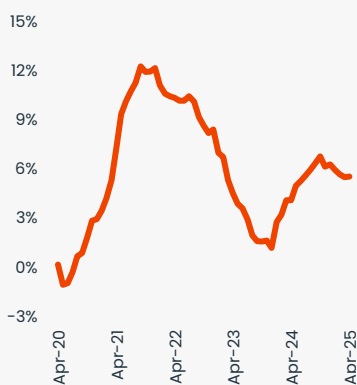
VALUES

Median value	\$973,680
Quarterly change	1.0%
Annual change	1.3%
5 year change	42.4%

RENTS

Median value	\$723 (pw)
Quarterly change	1.7%
Annual change	5.6%
5 year change	36.1%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.3%	36 days
1 Year Ago	-3.2%	34 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.4%	3.8%
1 Year Ago	1.8%	3.6%

TOTAL FOR SALE LISTINGS

1,416

7.9% higher than one year ago, and 25.3% above the previous five year average.

TOTAL FOR RENT LISTINGS

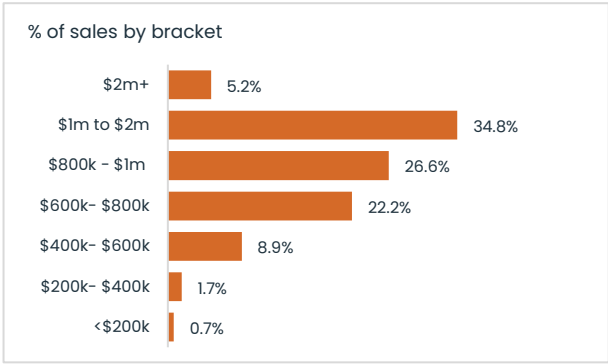
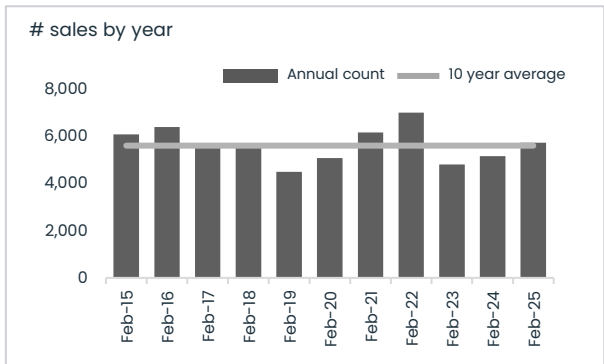
1,051

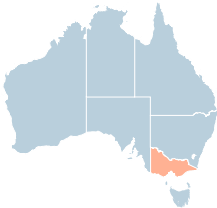
-14.6% lower than one year ago, and -20.3% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

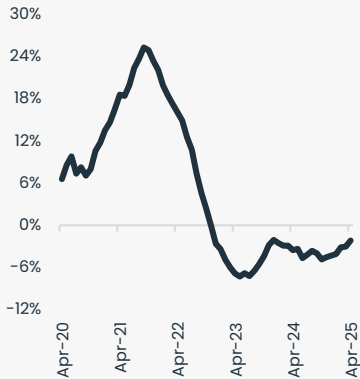
5,737

11.0% higher than one year ago, and 1.5% above the five year average for the region.





ROLLING ANNUAL
CHANGE IN VALUES



VALUES

Median value **\$544,722**

Quarterly change **0.2%**

Annual change **-2.2%**

5 year change **21.0%**

RENTS

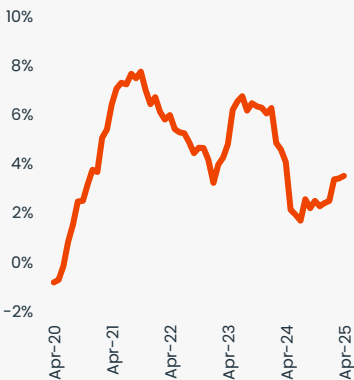
\$442
(pw)

1.6%

3.5%

27.5%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.9%	51 days
1 Year Ago	-4.3%	51 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	4.2%
1 Year Ago	1.5%	4.0%

TOTAL FOR SALE LISTINGS

1,189

-17.7% lower than one year ago,
and 24.4% above the previous
five year average.

TOTAL FOR RENT LISTINGS

577

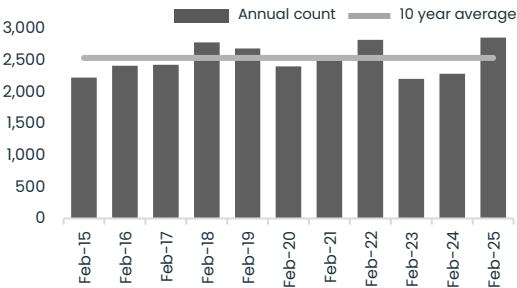
-21.1% lower than one year ago,
and -20.0% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

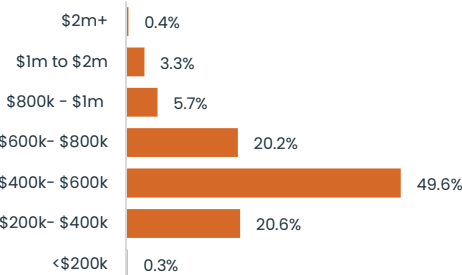
2,854

25.0% higher than one year ago, and 17.0% above the five year average for the region.

sales by year

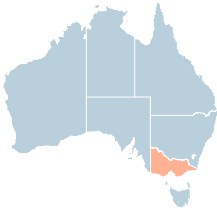


% of sales by bracket

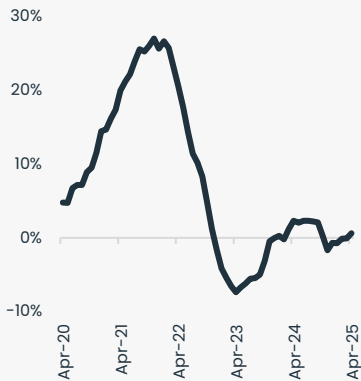


Bendigo | VIC

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



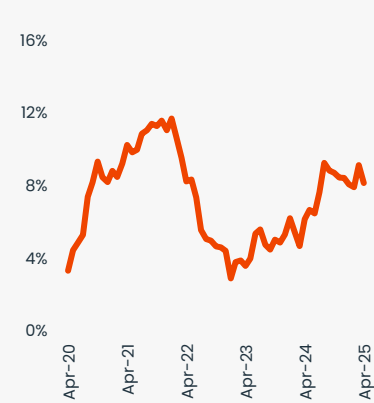
VALUES

Median value	\$570,167
Quarterly change	2.5%
Annual change	0.6%
5 year change	37.9%

RENTS

Median value	\$509 (pw)
Quarterly change	1.5%
Annual change	8.2%
5 year change	42.1%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.2%	37 days
1 Year Ago	-3.9%	39 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.3%	4.6%
1 Year Ago	1.7%	4.2%

TOTAL FOR SALE LISTINGS

647

-12.4% lower than one year ago, and -1.7% below the previous five year average.

TOTAL FOR RENT LISTINGS

365

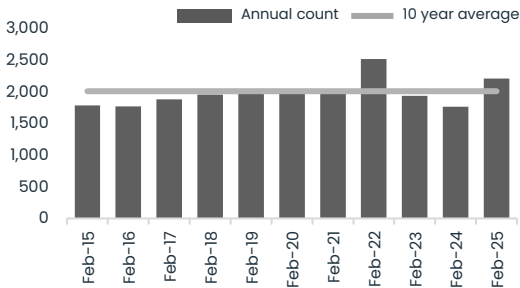
-32.3% lower than one year ago, and -38.9% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

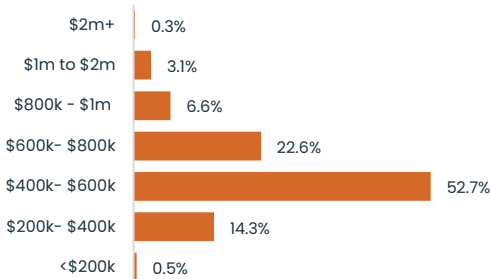
2,207

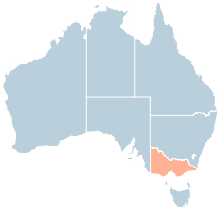
25.0% higher than one year ago, and 7.4% above the five year average for the region.

sales by year

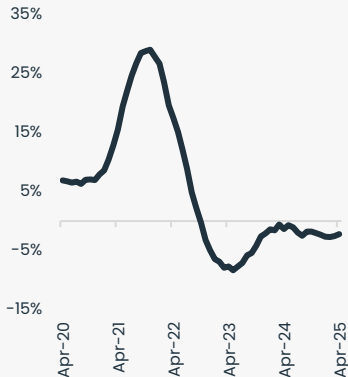


% of sales by bracket





ROLLING ANNUAL
CHANGE IN VALUES



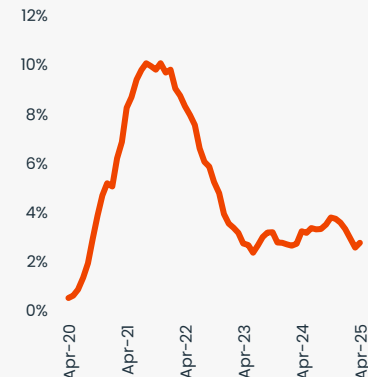
VALUES

Median value	\$715,574
Quarterly change	-0.1%
Annual change	-2.2%
5 year change	20.9%

RENTS

Median value	\$540 (pw)
Quarterly change	1.7%
Annual change	2.8%
5 year change	28.0%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-4.0%	48 days
1 Year Ago	-4.3%	44 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.2%	3.7%
1 Year Ago	1.6%	3.5%

TOTAL FOR SALE LISTINGS

1,969

-6.8% lower than one year ago,
and 7.2% above the previous five
year average.

TOTAL FOR RENT LISTINGS

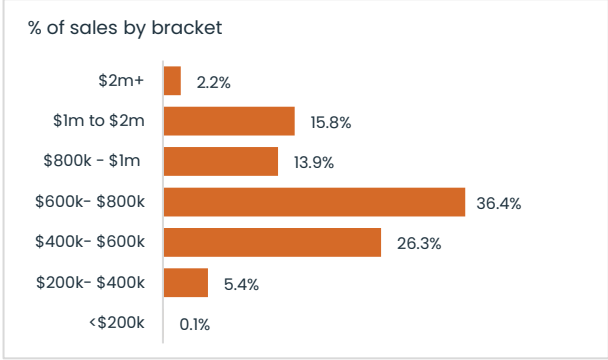
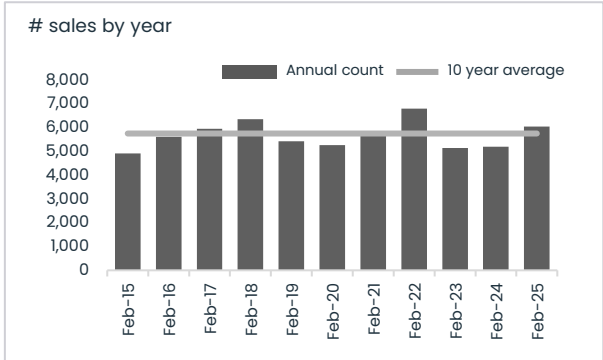
1,207

-19.7% lower than one year ago,
and -9.8% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

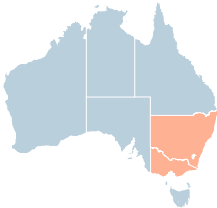
6,040

16.5% higher than one year ago, and 7.6% above the five year average for the region.

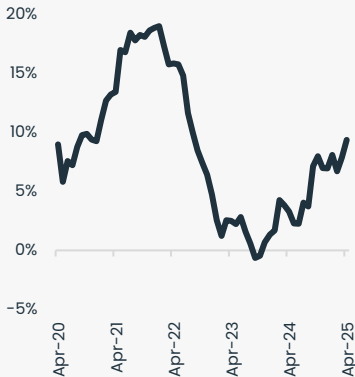


Mildura - Buronga | VIC & NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



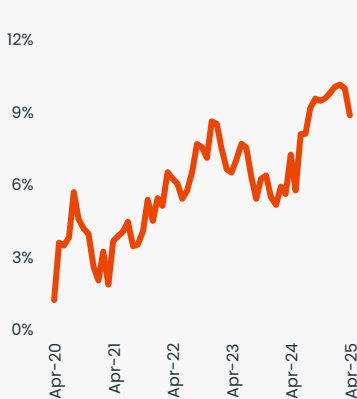
VALUES

Median value	\$480,320
Quarterly change	4.1%
Annual change	9.4%
5 year change	52.1%

RENTS

Median value	\$476 (pw)
Quarterly change	1.4%
Annual change	8.9%
5 year change	37.2%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.8%	27 days
1 Year Ago	-3.4%	29 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.8%	5.2%
1 Year Ago	0.9%	5.2%

TOTAL FOR SALE LISTINGS

338

-11.1% lower than one year ago, and 3.3% above the previous five year average.

TOTAL FOR RENT LISTINGS

210

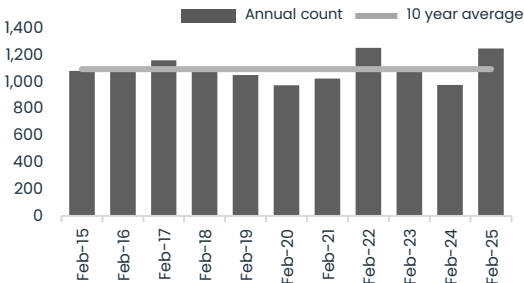
61.5% higher than one year ago, and 22.8% above the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

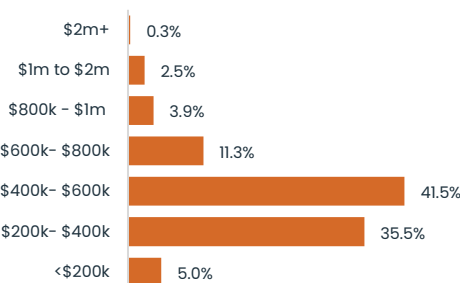
1,247

27.6% higher than one year ago, and 17.4% above the five year average for the region.

sales by year

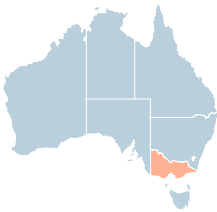


% of sales by bracket

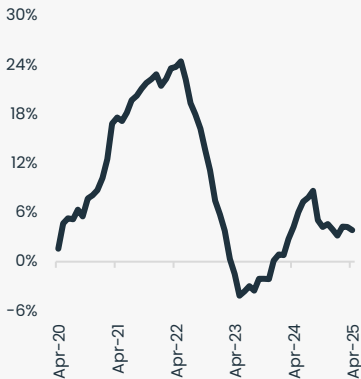


Shepparton - Mooroopna | VIC

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



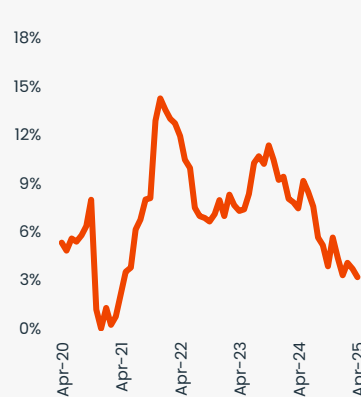
VALUES

Median value	\$490,503
Quarterly change	3.7%
Annual change	3.8%
5 year change	55.1%

RENTS

Median value	\$492 (pw)
Quarterly change	1.0%
Annual change	3.2%
5 year change	36.2%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	52 days
1 Year Ago	-3.2%	54 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.1%	5.0%
1 Year Ago	1.3%	5.0%

TOTAL FOR SALE LISTINGS

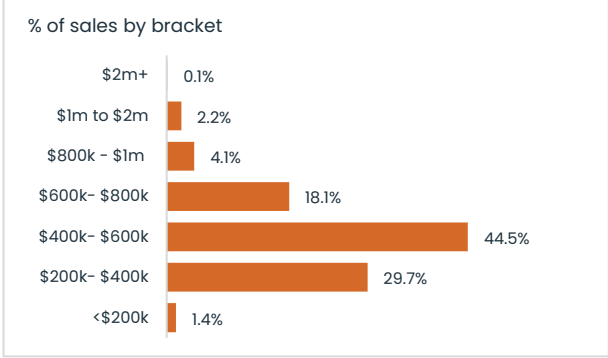
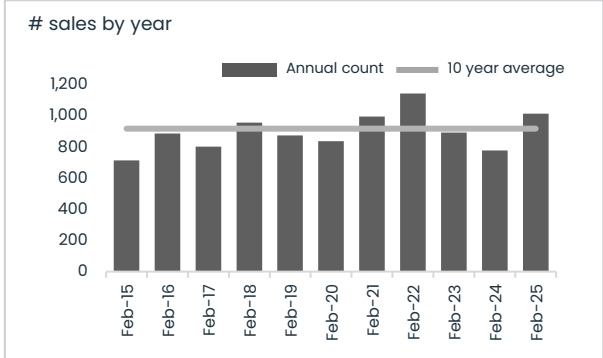
307 -21.9% lower than one year ago, and -1.6% below the previous five year average.

TOTAL FOR RENT LISTINGS

166 -10.8% lower than one year ago, and -15.7% below the previous five year average.

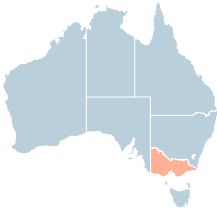
ANNUAL DWELLING SALES FEBRUARY 2025

1,011 30.3% higher than one year ago, and 9.0% above the five year average for the region.

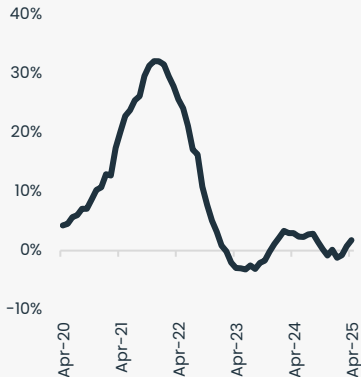


Traralgon - Morwell | VIC

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value **\$428,083**

Quarterly change **2.5%**

Annual change **1.7%**

5 year change **53.4%**

RENTS

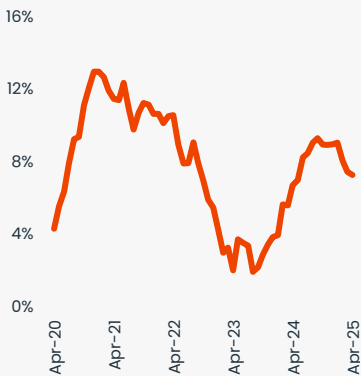
\$457
(pw)

1.3%

7.3%

44.0%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-4.3%	70 days
1 Year Ago	-4.7%	64 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.4%	5.2%
1 Year Ago	1.3%	5.0%

TOTAL FOR SALE LISTINGS

417

-3.0% lower than one year ago,
and 9.0% above the previous five
year average.

TOTAL FOR RENT LISTINGS

163

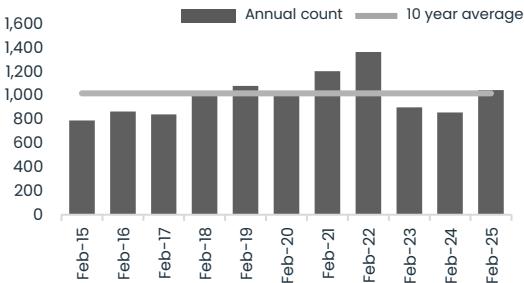
-9.9% lower than one year ago,
and -16.1% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

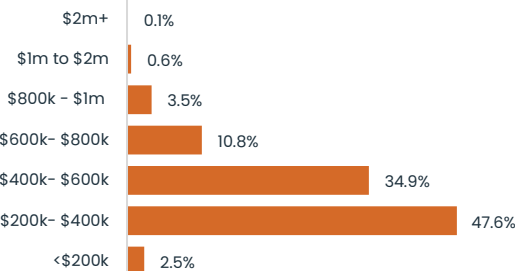
1,046

21.8% higher than one year ago, and -2.3% below the five year average for the region.

sales by year

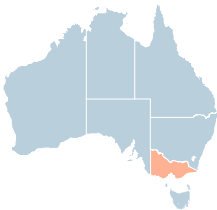


% of sales by bracket

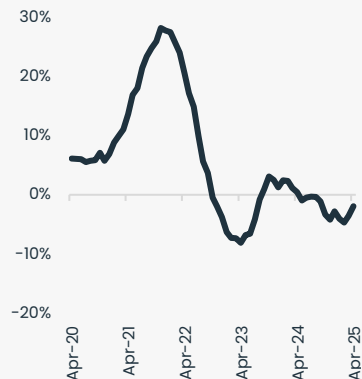


Warragul - Drouin | VIC

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



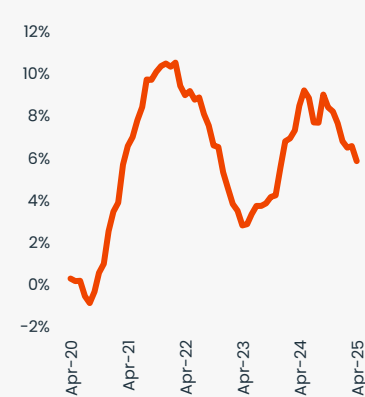
VALUES

Median value	\$655,259
Quarterly change	0.0%
Annual change	-1.9%
5 year change	24.0%

RENTS

Median value	\$546 (pw)
Quarterly change	1.5%
Annual change	5.9%
5 year change	37.4%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.7%	51 days
1 Year Ago	-3.8%	51 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	4.2%
1 Year Ago	1.0%	3.9%

TOTAL FOR SALE LISTINGS

441

-8.3% lower than one year ago, and 4.4% above the previous five year average.

TOTAL FOR RENT LISTINGS

120

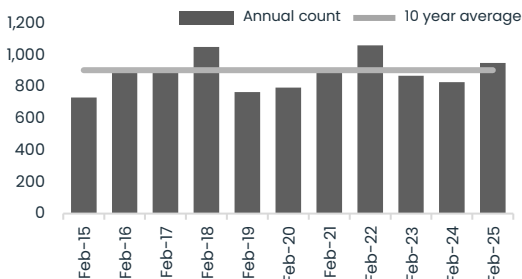
17.6% higher than one year ago, and -23.9% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

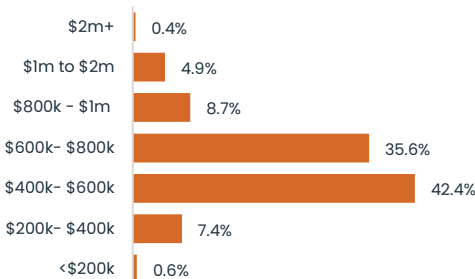
948

14.5% higher than one year ago, and 6.3% above the five year average for the region.

sales by year

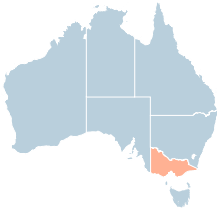


% of sales by bracket



Warrnambool | VIC

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



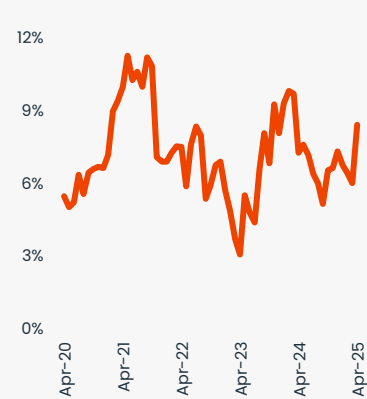
VALUES

Median value	\$566,423
Quarterly change	3.1%
Annual change	-4.2%
5 year change	36.5%

RENTS

Median value	\$574 (pw)
Quarterly change	2.0%
Annual change	8.4%
5 year change	41.9%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.6%	39 days
1 Year Ago	-3.5%	36 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.0%	5.2%
1 Year Ago	0.7%	4.6%

TOTAL FOR SALE LISTINGS

226

6.1% higher than one year ago, and 13.2% above the previous five year average.

TOTAL FOR RENT LISTINGS

96

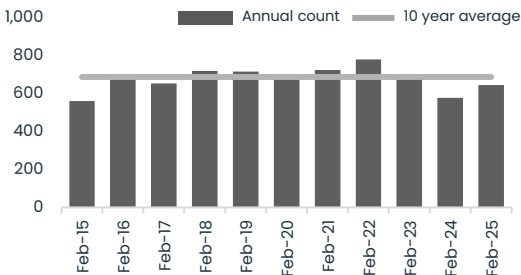
-9.4% lower than one year ago, and -10.3% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

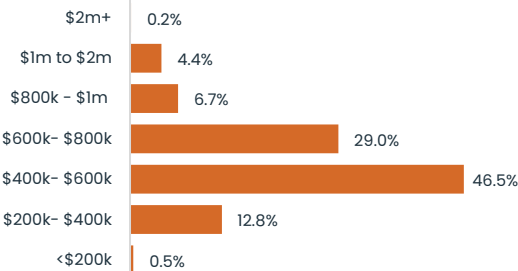
644

11.6% higher than one year ago, and -6.9% below the five year average for the region.

sales by year

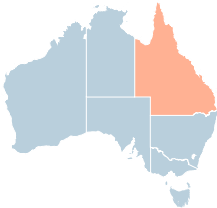


% of sales by bracket

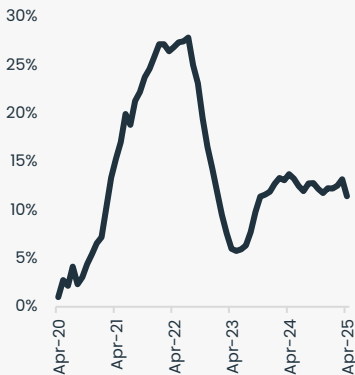


Bundaberg | QLD

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



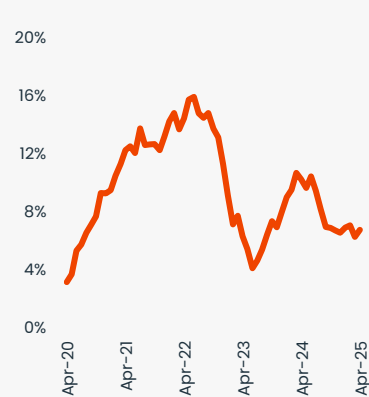
VALUES

Median value	\$567,515
Quarterly change	1.3%
Annual change	11.4%
5 year change	96.4%

RENTS

Median value	\$584 (pw)
Quarterly change	2.3%
Annual change	6.8%
5 year change	60.9%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.6%	18 days
1 Year Ago	-3.5%	18 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.5%	5.1%
1 Year Ago	1.8%	5.3%

TOTAL FOR SALE LISTINGS

438

2.8% higher than one year ago, and -27.5% below the previous five year average.

TOTAL FOR RENT LISTINGS

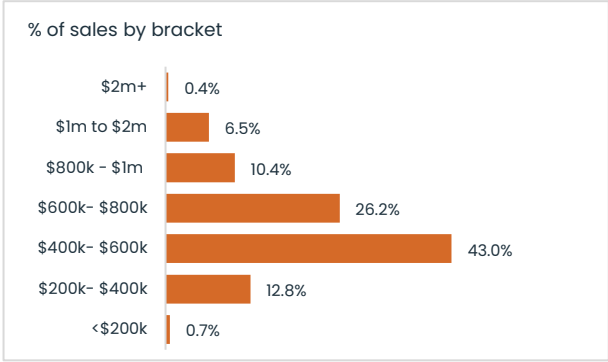
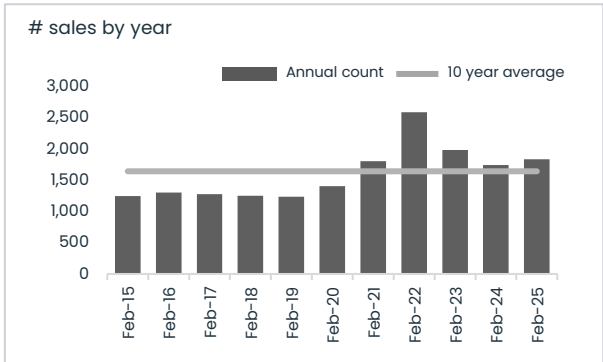
206

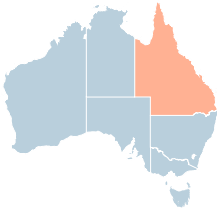
-18.9% lower than one year ago, and -0.3% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

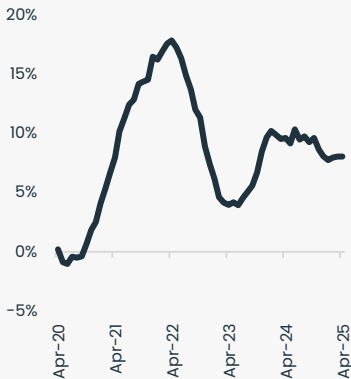
1,830

5.1% higher than one year ago, and -3.7% below the five year average for the region.





ROLLING ANNUAL
CHANGE IN VALUES



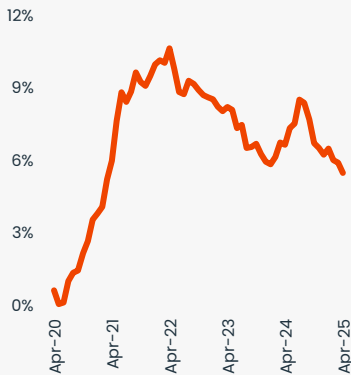
VALUES

Median value	\$618,349
Quarterly change	2.0%
Annual change	8.1%
5 year change	56.9%

RENTS

Median value	\$628 (pw)
Quarterly change	1.4%
Annual change	5.5%
5 year change	43.0%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.8%	20 days
1 Year Ago	-3.1%	18 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.8%	5.4%
1 Year Ago	1.3%	5.5%

TOTAL FOR SALE LISTINGS

816

-0.1% lower than one year ago,
and -35.3% below the previous
five year average.

TOTAL FOR RENT LISTINGS

559

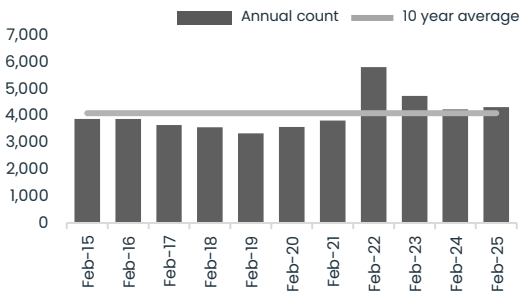
5.5% higher than one year ago,
and -28.9% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

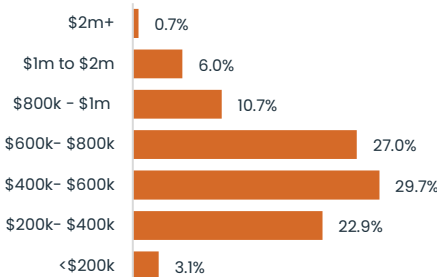
4,319

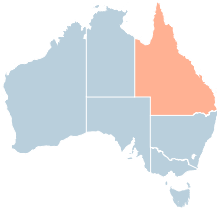
2.1% higher than one year ago, and -2.5% below the five year average for the region.

sales by year



% of sales by bracket





ROLLING ANNUAL
CHANGE IN VALUES



VALUES

Median value
\$526,328

Quarterly change
1.8%

Annual change
22.6%

5 year change
87.6%

RENTS

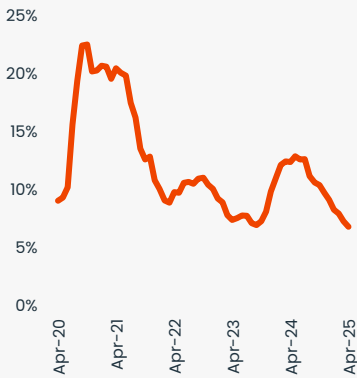
\$535
(pw)

2.4%

6.9%

71.0%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.5%	12 days
1 Year Ago	-3.0%	26 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.7%	5.4%
1 Year Ago	1.8%	6.2%

TOTAL FOR SALE LISTINGS

420

-3.9% lower than one year ago,
and -29.4% below the previous
five year average.

TOTAL FOR RENT LISTINGS

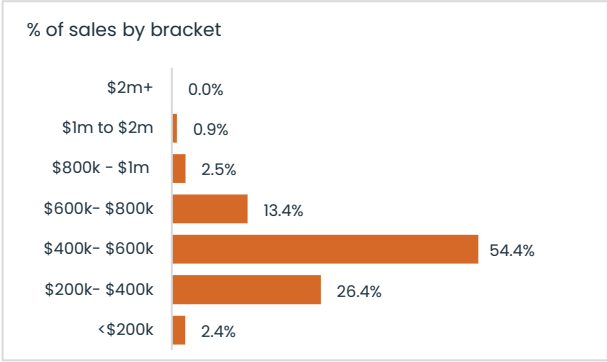
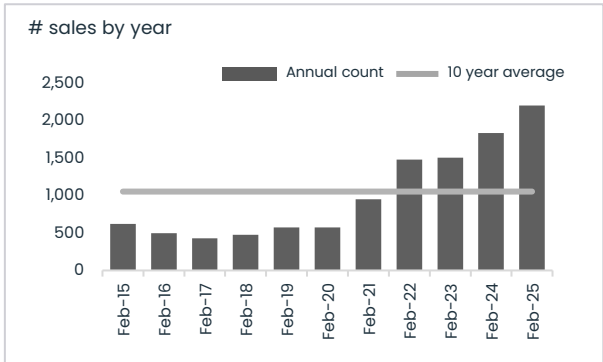
312

11.8% higher than one year ago,
and -28.6% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

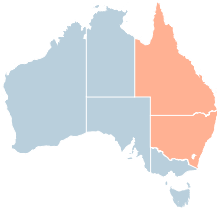
2,203

20.1% higher than one year ago, and 73.7% above the five year average for the region.

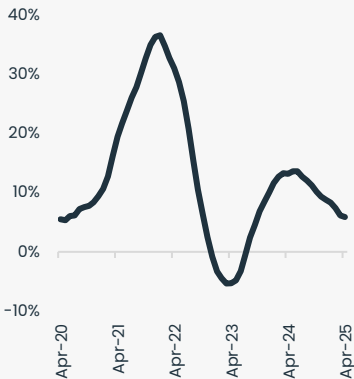


Gold Coast – Tweed Heads | QLD & NSW

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



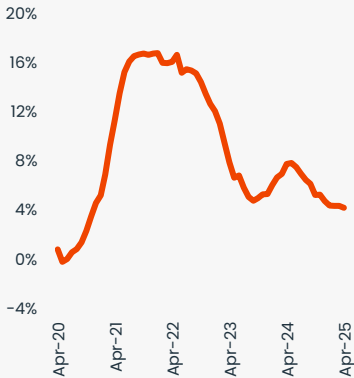
VALUES

Median value	\$1,065,113
Quarterly change	1.8%
Annual change	5.9%
5 year change	77.7%

RENTS

Median value	\$872 (pw)
Quarterly change	2.9%
Annual change	4.3%
5 year change	56.9%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.3%	26 days
1 Year Ago	-3.3%	24 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.1%	4.3%
1 Year Ago	2.2%	4.3%

TOTAL FOR SALE LISTINGS

4,305

1.2% higher than one year ago, and -16.7% below the previous five year average.

TOTAL FOR RENT LISTINGS

2,930

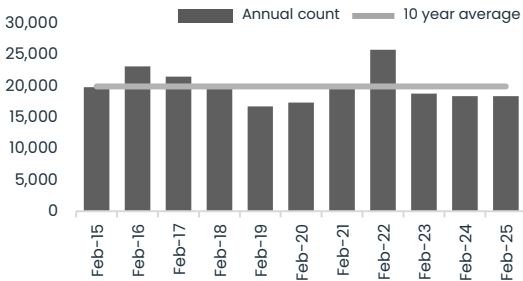
-9.9% lower than one year ago, and -9.1% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

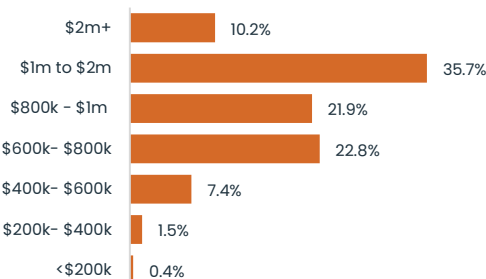
18,354

-0.2% lower than one year ago, and -8.2% below the five year average for the region.

sales by year

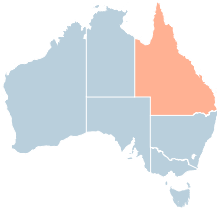


% of sales by bracket

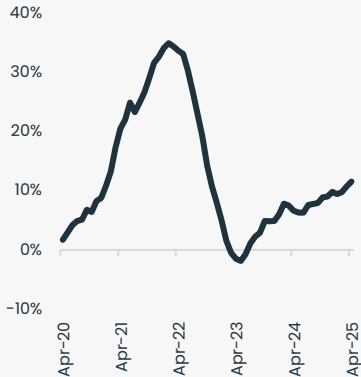


Hervey Bay | QLD

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value **\$716,704**

Quarterly change **2.9%**

Annual change **11.6%**

5 year change **89.0%**

RENTS

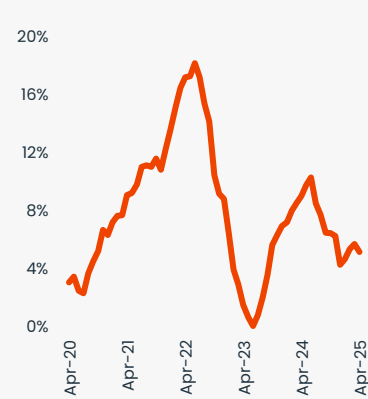
\$611
(pw)

2.7%

5.2%

49.1%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.8%	29 days
1 Year Ago	-3.0%	39 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	4.5%
1 Year Ago	2.1%	4.8%

TOTAL FOR SALE LISTINGS

471

-23.4% lower than one year ago,
and -28.2% below the previous
five year average.

TOTAL FOR RENT LISTINGS

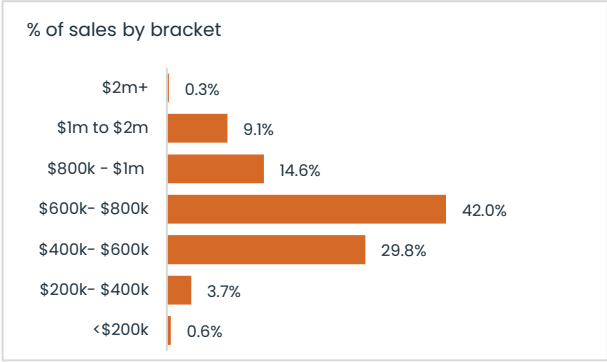
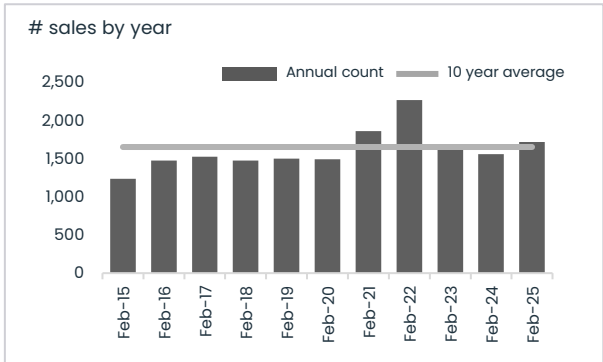
210

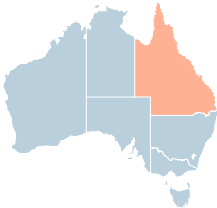
-16.0% lower than one year ago,
and -27.4% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

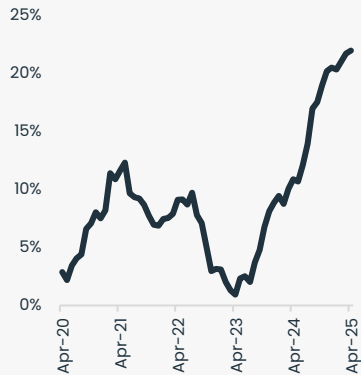
1,721

10.2% higher than one year ago, and -2.7% below the five year average for the region.





ROLLING ANNUAL
CHANGE IN VALUES



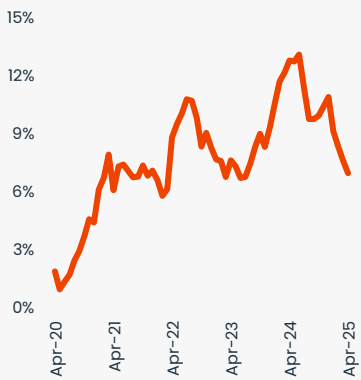
VALUES

Median value
Quarterly change
Annual change
5 year change

RENTS

\$666
(pw)
1.7%
7.0%
50.1%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.1%	13 days
1 Year Ago	-3.1%	19 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	5.7%
1 Year Ago	1.6%	6.6%

TOTAL FOR SALE LISTINGS

376

-20.3% lower than one year ago,
and -53.5% below the previous
five year average.

TOTAL FOR RENT LISTINGS

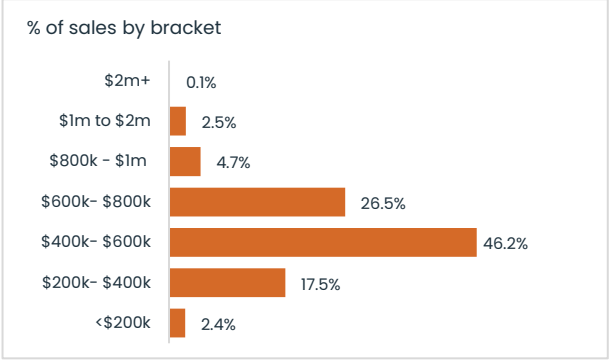
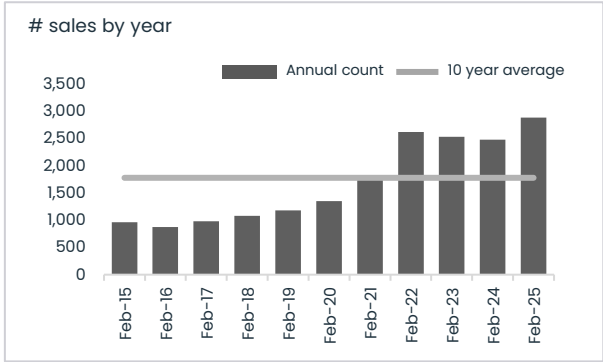
358

5.6% higher than one year ago,
and -24.8% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

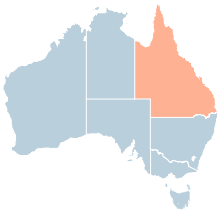
2,885

16.2% higher than one year ago, and 33.7% above the five year average for the region.

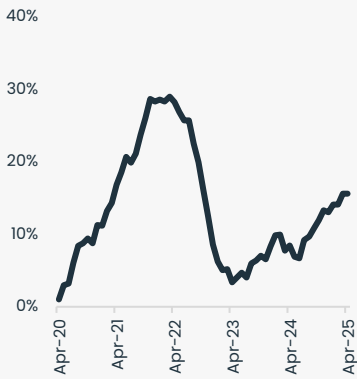


Maryborough | QLD

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



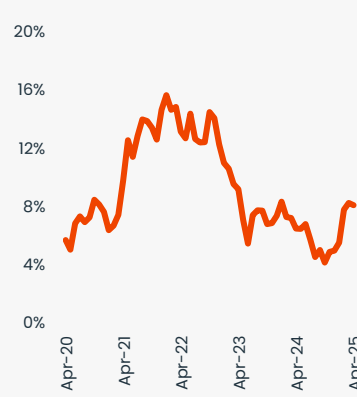
VALUES

Median value	\$482,492
Quarterly change	2.6%
Annual change	15.6%
5 year change	94.0%

RENTS

Median value	\$524 (pw)
Quarterly change	2.2%
Annual change	8.1%
5 year change	56.3%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	23 days
1 Year Ago	-3.6%	30 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.0%	5.5%
1 Year Ago	1.1%	5.8%

TOTAL FOR SALE LISTINGS

169

-2.9% lower than one year ago, and -35.8% below the previous five year average.

TOTAL FOR RENT LISTINGS

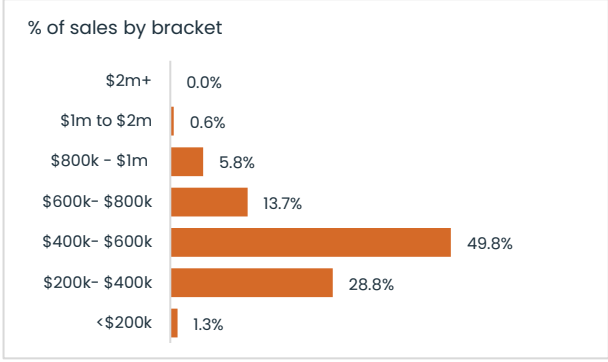
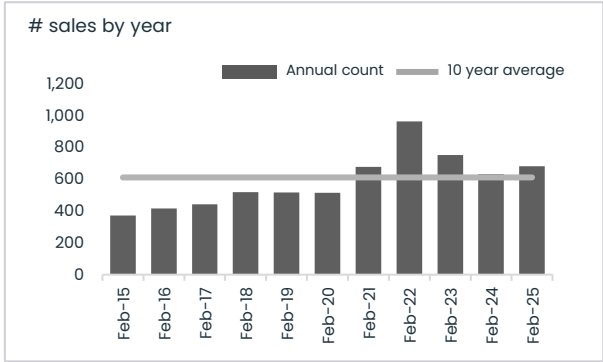
36

-18.2% lower than one year ago, and -39.2% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

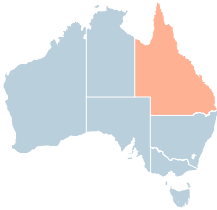
682

7.9% higher than one year ago, and -3.8% below the five year average for the region.

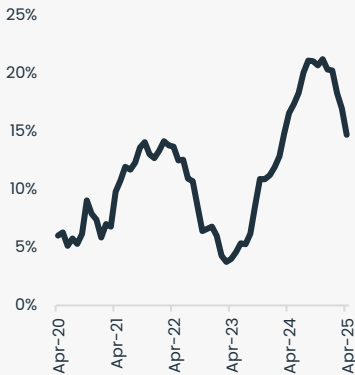


Rockhampton | QLD

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



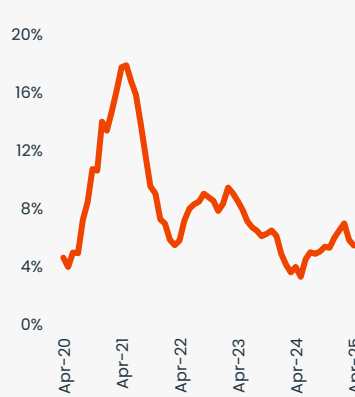
VALUES

Median value	\$528,732
Quarterly change	1.3%
Annual change	14.7%
5 year change	73.6%

RENTS

Median value	\$529 (pw)
Quarterly change	1.0%
Annual change	5.5%
5 year change	48.6%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.3%	11 days
1 Year Ago	-3.7%	17 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.6%	5.2%
1 Year Ago	1.6%	5.8%

TOTAL FOR SALE LISTINGS

342

-20.1% lower than one year ago, and -52.6% below the previous five year average.

TOTAL FOR RENT LISTINGS

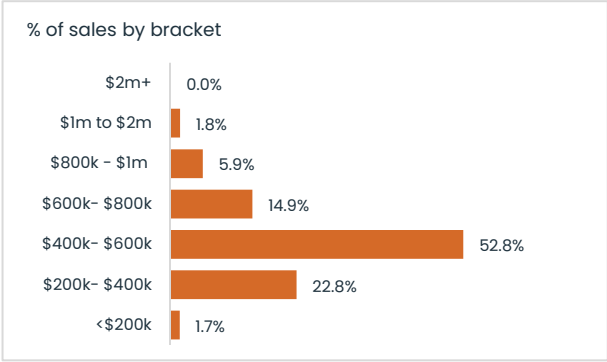
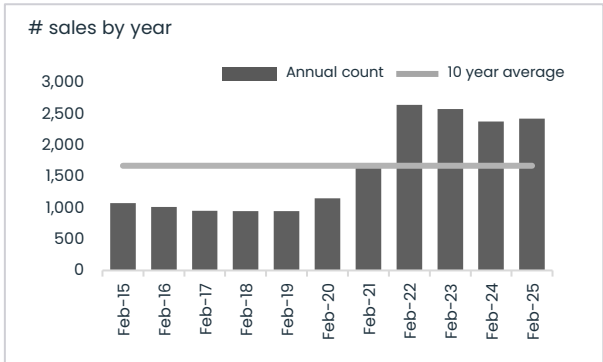
280

-13.3% lower than one year ago, and -13.7% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

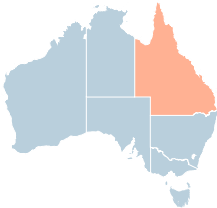
2,424

1.9% higher than one year ago, and 16.1% above the five year average for the region.

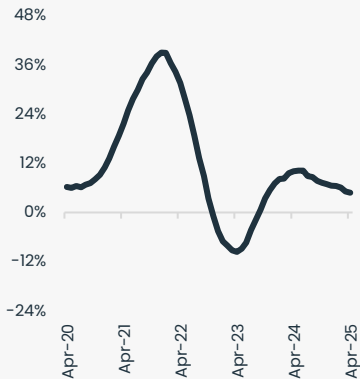


Sunshine Coast | QLD

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value **\$1,065,140**

Quarterly change **1.6%**

Annual change **4.8%**

5 year change **66.9%**

RENTS

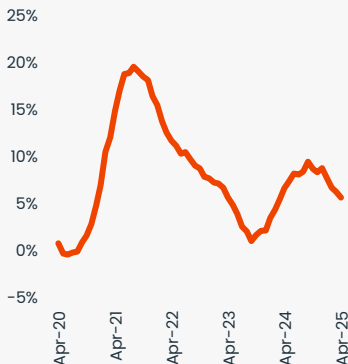
\$803
(pw)

2.4%

5.7%

53.2%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	30 days
1 Year Ago	-3.5%	33 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.9%	3.8%
1 Year Ago	2.0%	3.7%

TOTAL FOR SALE LISTINGS

2,564

4.2% higher than one year ago,
and -8.7% below the previous
five year average.

TOTAL FOR RENT LISTINGS

1,331

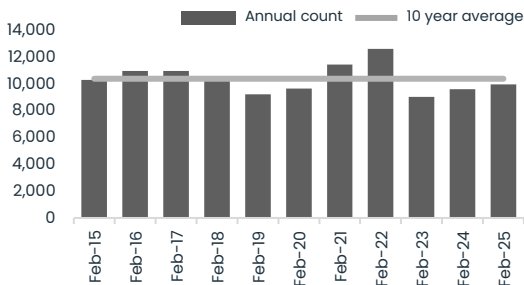
-18.9% lower than one year ago,
and -18.4% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

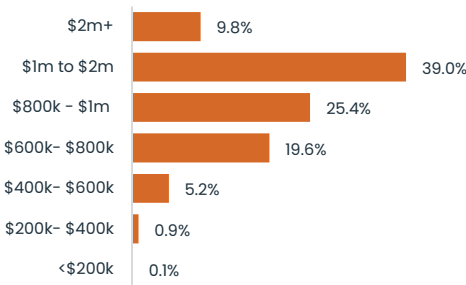
9,953

3.7% higher than one year ago, and -4.8% below the five year average for the region.

sales by year

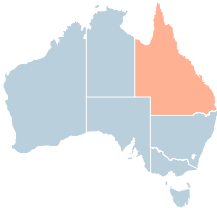


% of sales by bracket

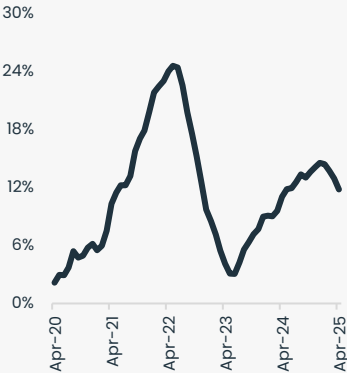


Toowoomba | QLD

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



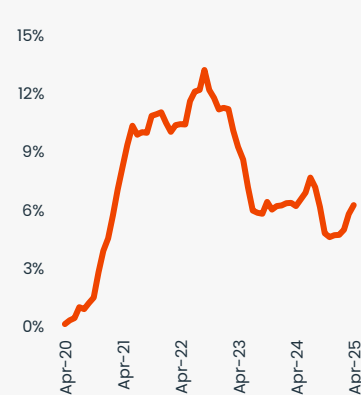
VALUES

Median value	\$691,402
Quarterly change	1.3%
Annual change	11.8%
5 year change	76.7%

RENTS

Median value	\$555 (pw)
Quarterly change	2.4%
Annual change	6.3%
5 year change	47.7%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.8%	15 days
1 Year Ago	-2.8%	15 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.6%	4.2%
1 Year Ago	1.5%	4.4%

TOTAL FOR SALE LISTINGS

542

-23.0% lower than one year ago, and -41.9% below the previous five year average.

TOTAL FOR RENT LISTINGS

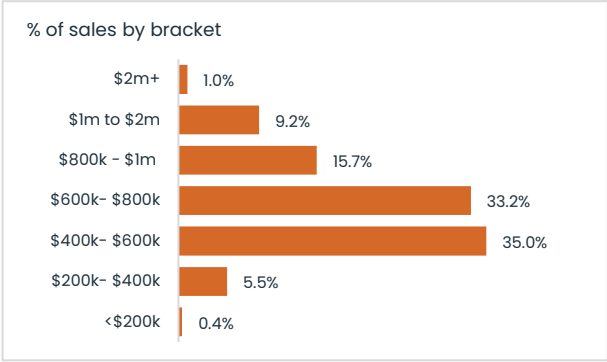
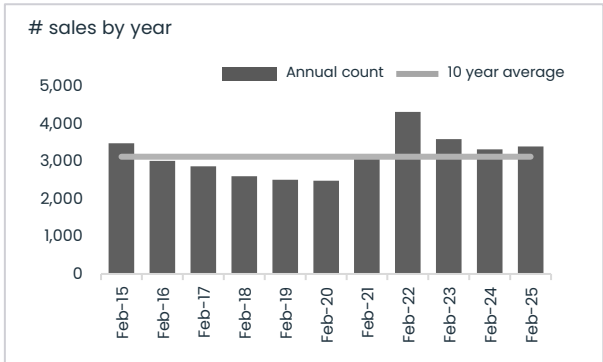
509

-11.2% lower than one year ago, and -22.8% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

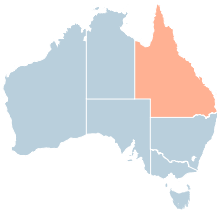
3,392

2.2% higher than one year ago, and 0.7% above the five year average for the region.

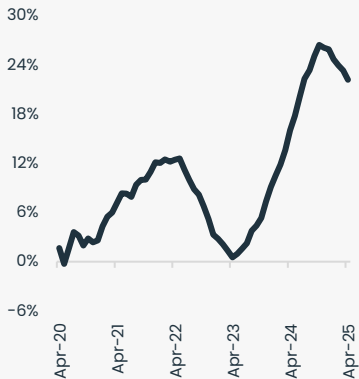


Townsville | QLD

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



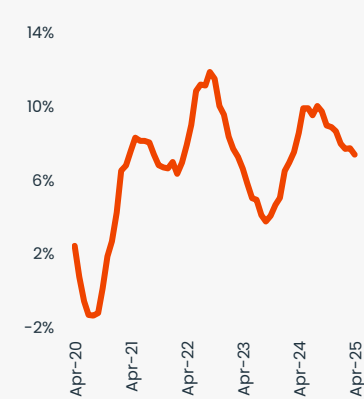
VALUES

Median value	\$570,020
Quarterly change	3.9%
Annual change	22.2%
5 year change	71.7%

RENTS

Median value	\$552 (pw)
Quarterly change	2.1%
Annual change	7.4%
5 year change	44.6%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.0%	13 days
1 Year Ago	-3.5%	19 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	5.0%
1 Year Ago	1.6%	5.8%

TOTAL FOR SALE LISTINGS

697

0.6% higher than one year ago, and -51.9% below the previous five year average.

TOTAL FOR RENT LISTINGS

871

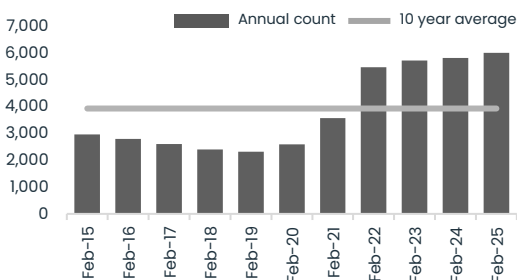
4.4% higher than one year ago, and -12.2% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

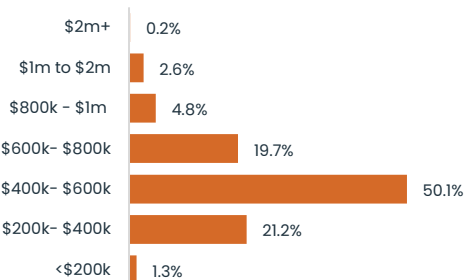
5,998

3.2% higher than one year ago, and 29.6% above the five year average for the region.

sales by year

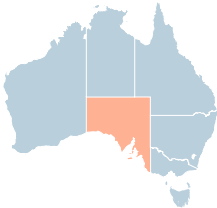


% of sales by bracket

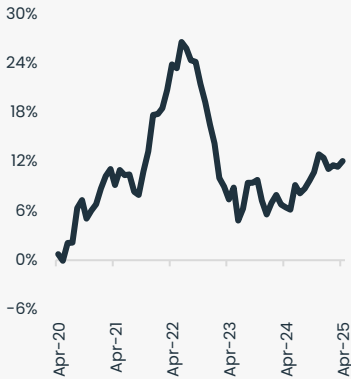


Mount Gambier | SA

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



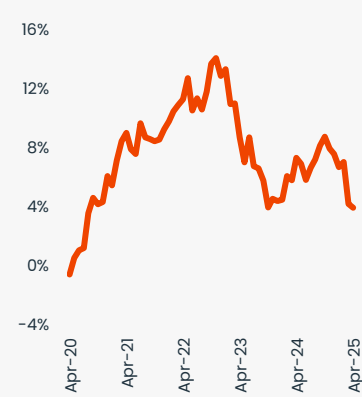
VALUES

Median value	\$477,523
Quarterly change	2.9%
Annual change	12.1%
5 year change	73.3%

RENTS

Median value	\$452 (pw)
Quarterly change	0.4%
Annual change	4.0%
5 year change	47.3%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.7%	41 days
1 Year Ago	-3.1%	39 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.7%	4.6%
1 Year Ago	0.8%	5.0%

TOTAL FOR SALE LISTINGS

114

-10.2% lower than one year ago, and -38.4% below the previous five year average.

TOTAL FOR RENT LISTINGS

77

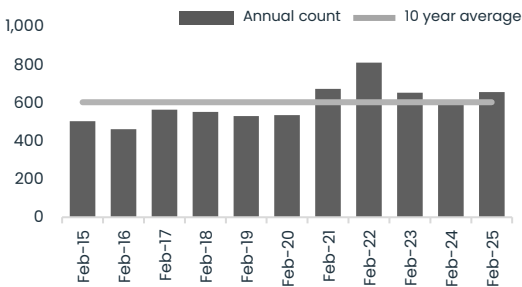
-2.5% lower than one year ago, and -5.2% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

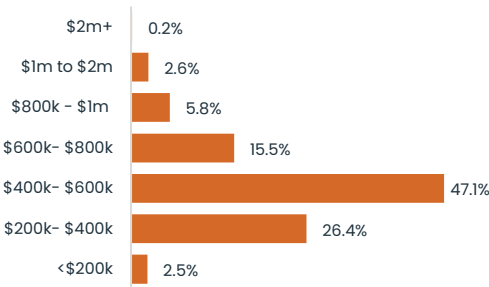
656

10.1% higher than one year ago, and 0.4% above the five year average for the region.

sales by year

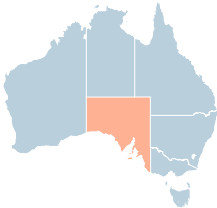


% of sales by bracket

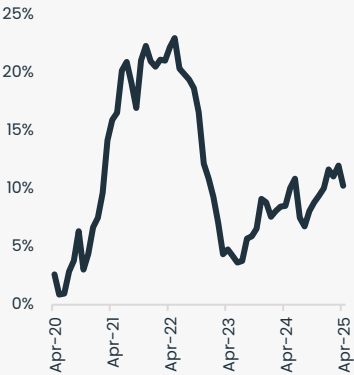


Victor Harbor – Goolwa | SA

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



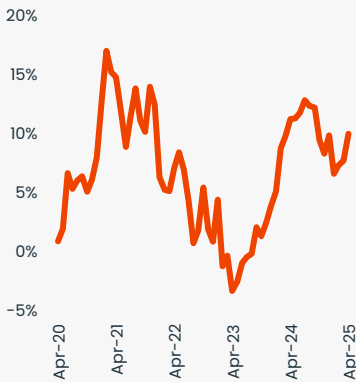
VALUES

Median value	\$751,880
Quarterly change	4.2%
Annual change	10.3%
5 year change	77.5%

RENTS

Median value	\$557 (pw)
Quarterly change	3.3%
Annual change	10.1%
5 year change	45.9%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.2%	42 days
1 Year Ago	-3.5%	44 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	0.7%	3.8%
1 Year Ago	0.8%	3.8%

TOTAL FOR SALE LISTINGS

220

6.8% higher than one year ago, and -8.8% below the previous five year average.

TOTAL FOR RENT LISTINGS

43

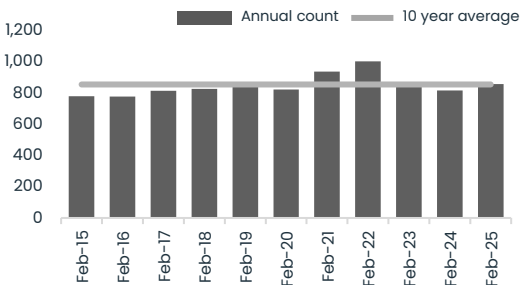
-32.8% lower than one year ago, and -74.3% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

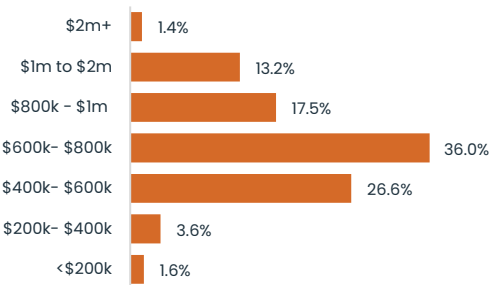
855

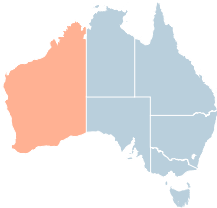
5.0% higher than one year ago, and -3.2% below the five year average for the region.

sales by year



% of sales by bracket





ROLLING ANNUAL
CHANGE IN VALUES



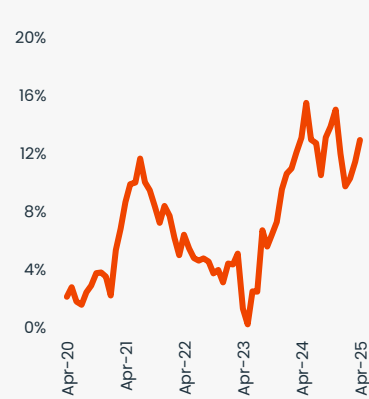
VALUES

Median value	\$656,705
Quarterly change	7.0%
Annual change	20.7%
5 year change	86.3%

RENTS

Median value	\$596 (pw)
Quarterly change	5.7%
Annual change	13.0%
5 year change	49.8%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.3%	14 days
1 Year Ago	-2.8%	16 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.3%	4.6%
1 Year Ago	0.9%	4.9%

TOTAL FOR SALE LISTINGS

166

-33.6% lower than one year ago, and -57.5% below the previous five year average.

TOTAL FOR RENT LISTINGS

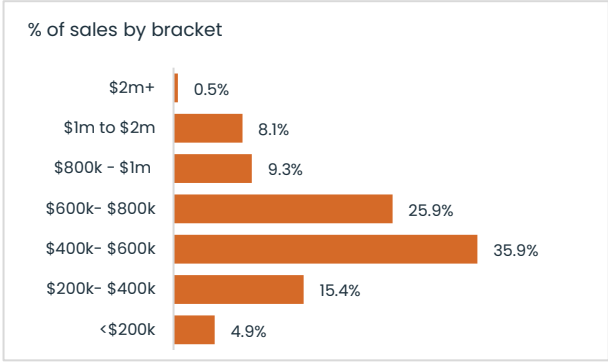
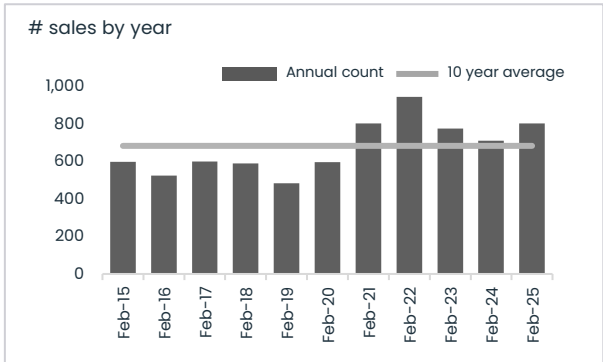
62

40.9% higher than one year ago, and -33.3% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

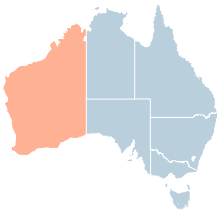
802

13.0% higher than one year ago, and 4.9% above the five year average for the region.

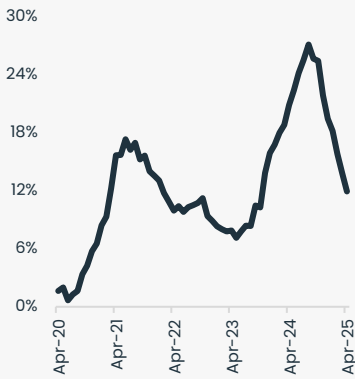


Bunbury | WA

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



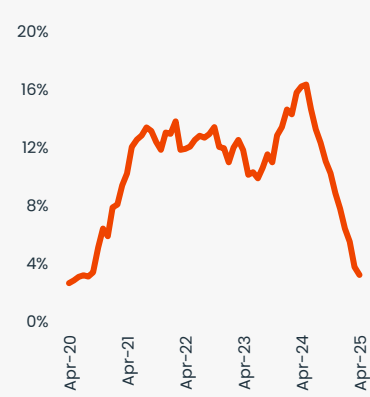
VALUES

Median value	\$661,635
Quarterly change	1.0%
Annual change	11.9%
5 year change	85.6%

RENTS

Median value	\$650 (pw)
Quarterly change	1.4%
Annual change	3.3%
5 year change	66.0%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.9%	16 days
1 Year Ago	-3.0%	13 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.6%	5.2%
1 Year Ago	1.8%	5.7%

TOTAL FOR SALE LISTINGS

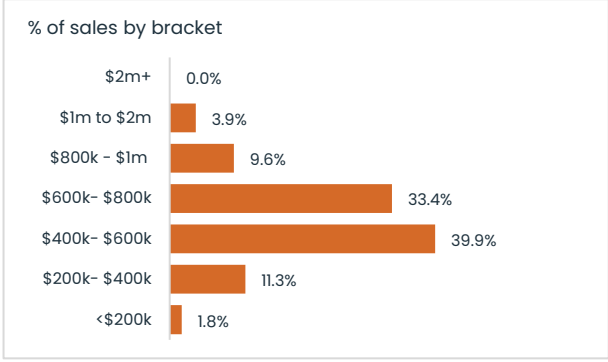
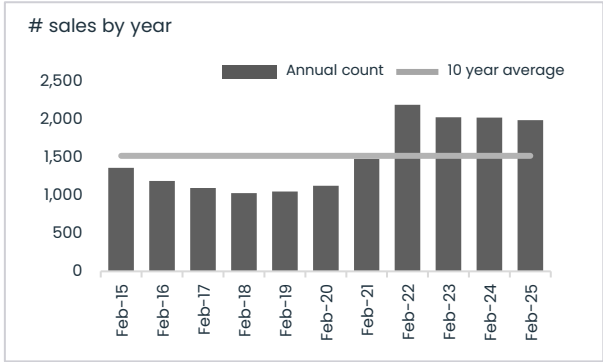
425 -18.4% lower than one year ago, and -51.3% below the previous five year average.

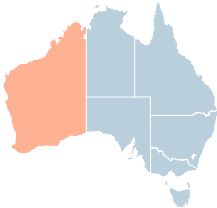
TOTAL FOR RENT LISTINGS

222 -5.1% lower than one year ago, and -17.3% below the previous five year average.

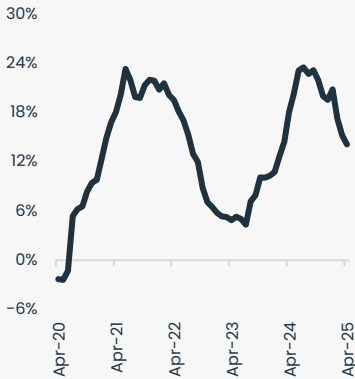
ANNUAL DWELLING SALES FEBRUARY 2025

1,984 -1.6% lower than one year ago, and 12.5% above the five year average for the region.





ROLLING ANNUAL
CHANGE IN VALUES



VALUES

Median value **\$945,640**

Quarterly change **2.8%**

Annual change **14.1%**

5 year change **99.4%**

RENTS

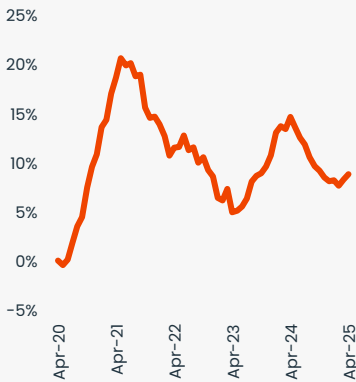
\$799
(pw)

3.5%

9.0%

74.4%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.8%	14 days
1 Year Ago	-3.1%	15 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.4%	4.1%
1 Year Ago	1.5%	4.3%

TOTAL FOR SALE LISTINGS

245

9.4% higher than one year ago,
and -43.4% below the previous
five year average.

TOTAL FOR RENT LISTINGS

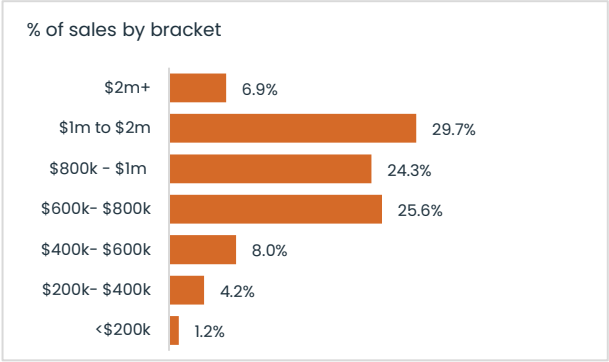
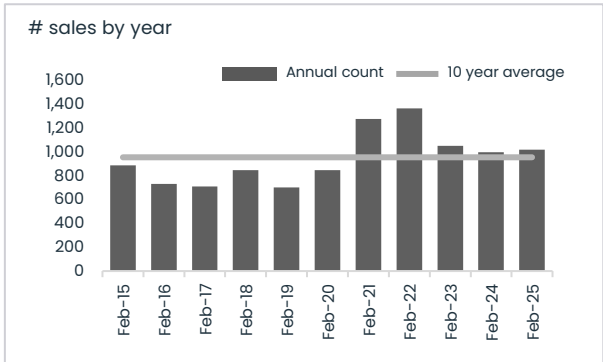
105

-11.8% lower than one year ago,
and -4.0% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

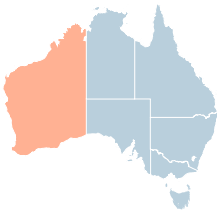
1,019

2.1% higher than one year ago, and -8.0% below the five year average for the region.

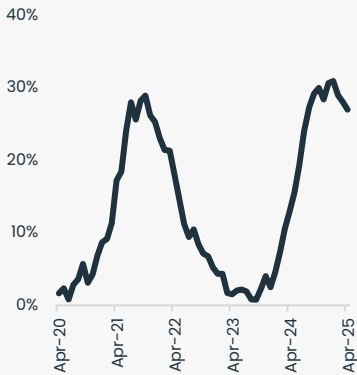


Geraldton | WA

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



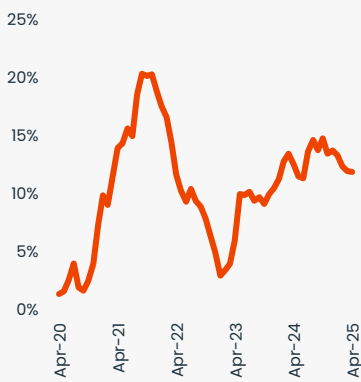
VALUES

Median value
Quarterly change
Annual change
5 year change

RENTS

\$541 (pw)
2.0%
11.9%
70.0%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.4%	22 days
1 Year Ago	-4.0%	37 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	3.8%	5.6%
1 Year Ago	1.4%	6.2%

TOTAL FOR SALE LISTINGS

353

-20.1% lower than one year ago, and -42.1% below the previous five year average.

TOTAL FOR RENT LISTINGS

184

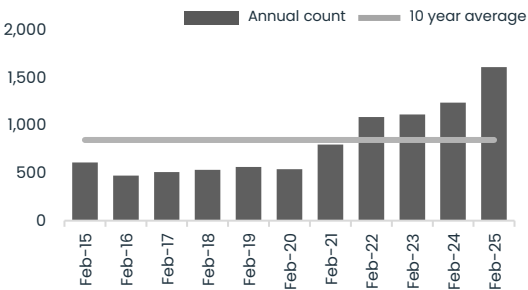
40.5% higher than one year ago, and 23.5% above the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

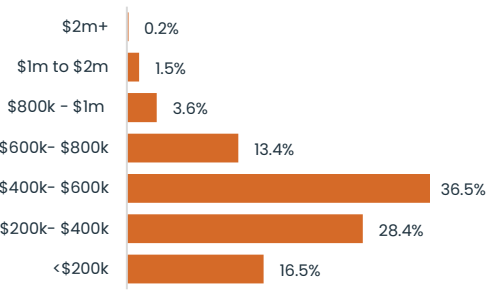
1,611

30.0% higher than one year ago, and 68.6% above the five year average for the region.

sales by year

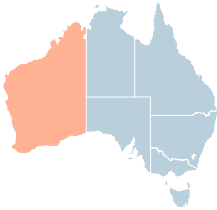


% of sales by bracket

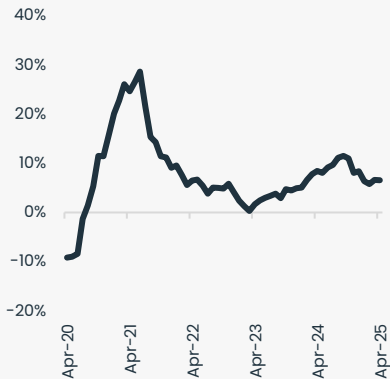


Kalgoorlie - Boulder | WA

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



VALUES

Median value
\$368,858

Quarterly change
2.8%

Annual change
6.6%

5 year change
55.9%

RENTS

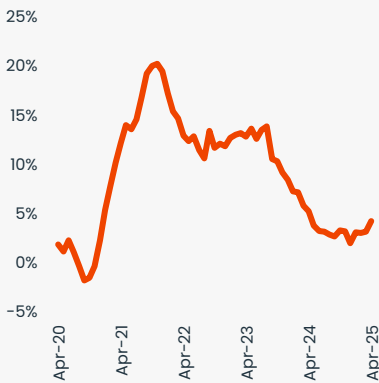
\$652
(pw)

1.3%

4.3%

57.4%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.1%	27 days
1 Year Ago	-4.1%	32 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	9.3%
1 Year Ago	1.9%	9.3%

TOTAL FOR SALE LISTINGS

251

-9.7% lower than one year ago,
and -33.5% below the previous
five year average.

TOTAL FOR RENT LISTINGS

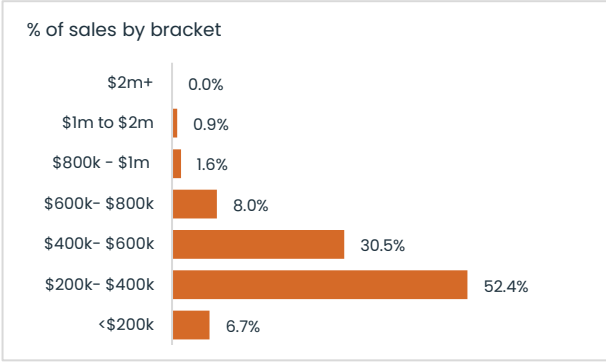
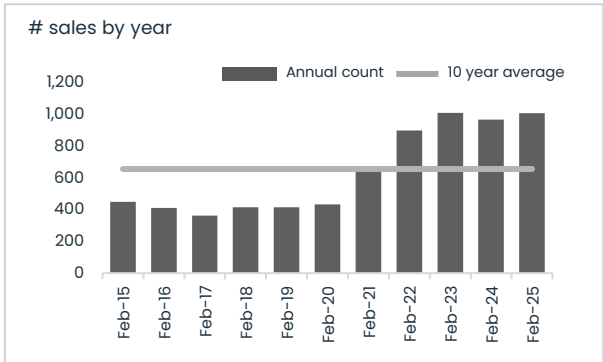
134

-11.8% lower than one year ago,
and -35.3% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

1,007

4.0% higher than one year ago, and 27.5% above the five year average for the region.

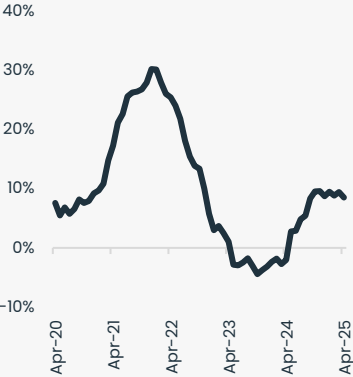


Burnie - Somerset | TAS

Home Value Index and Rental Value Index April 2025



ROLLING ANNUAL CHANGE IN VALUES



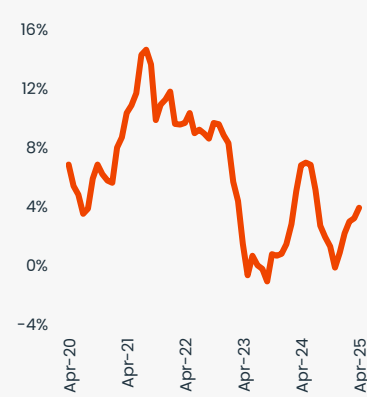
VALUES

Median value	\$444,213
Quarterly change	0.6%
Annual change	8.5%
5 year change	58.2%

RENTS

Median value	\$433 (pw)
Quarterly change	4.4%
Annual change	3.9%
5 year change	36.5%

ROLLING ANNUAL CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.4%	48 days
1 Year Ago	-3.2%	42 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.7%	5.0%
1 Year Ago	1.6%	5.1%

TOTAL FOR SALE LISTINGS

191

-30.8% lower than one year ago, and -10.2% below the previous five year average.

TOTAL FOR RENT LISTINGS

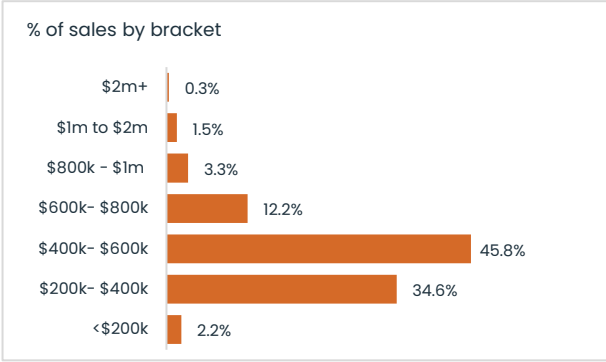
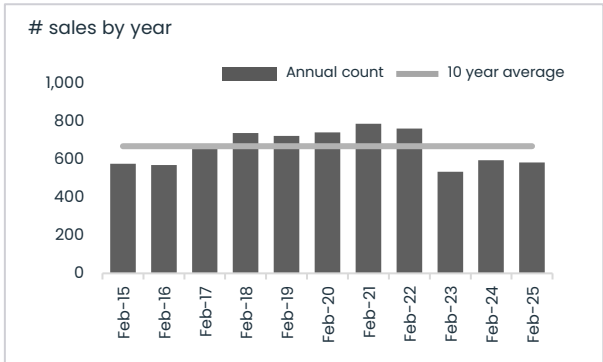
78

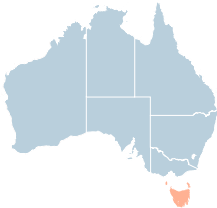
6.8% higher than one year ago, and -16.5% below the previous five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

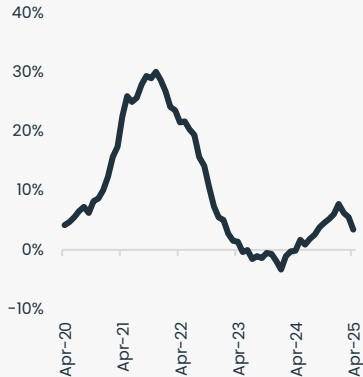
582

-2.0% lower than one year ago, and -14.7% below the five year average for the region.





ROLLING ANNUAL
CHANGE IN VALUES



VALUES

Median value **\$472,150**

Quarterly change **0.4%**

Annual change **3.4%**

5 year change **56.1%**

RENTS

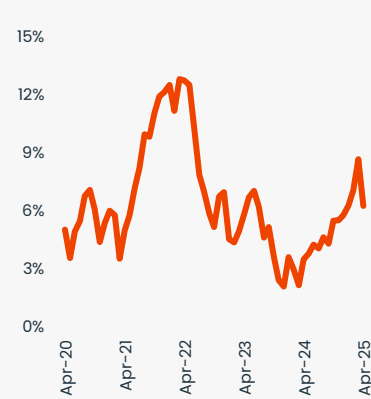
\$472
(pw)

1.7%

6.3%

37.9%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-2.8%	41 days
1 Year Ago	-3.5%	40 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	1.6%	5.0%
1 Year Ago	1.2%	4.7%

TOTAL FOR SALE LISTINGS

186

-14.7% lower than one year ago,
and -9.7% below the previous
five year average.

TOTAL FOR RENT LISTINGS

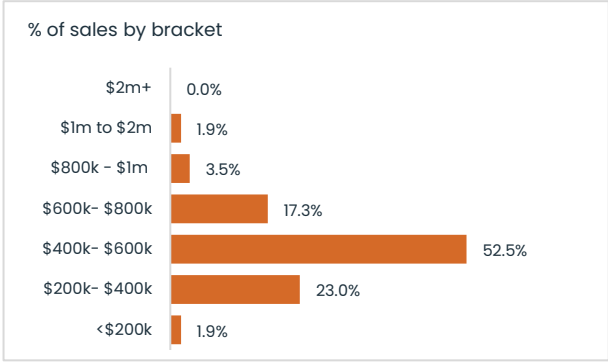
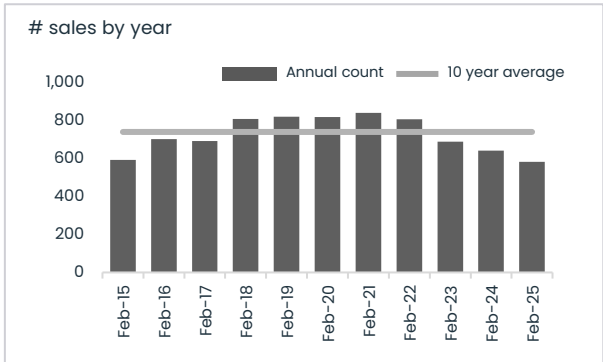
57

3.6% higher than one year ago,
and -25.0% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

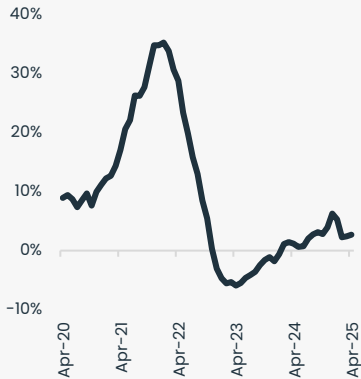
580

-9.4% lower than one year ago, and -23.3% below the five year average for the region.





ROLLING ANNUAL
CHANGE IN VALUES



VALUES

Median value **\$552,694**

Quarterly change **0.0%**

Annual change **2.7%**

5 year change **47.3%**

RENTS

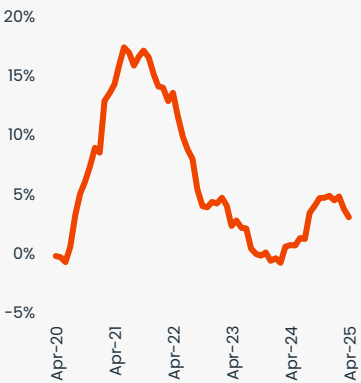
\$508
(pw)

0.5%

3.1%

38.2%

ROLLING ANNUAL
CHANGES IN RENTS



SELLING CONDITIONS

	Vendor Discounting (12m)	Time On Market (12m)
Current	-3.5%	31 days
1 Year Ago	-4.4%	35 days

RENTAL CONDITIONS

	Vacancy Rate (1m)	Gross Rental Yield
Current	2.0%	4.6%
1 Year Ago	2.7%	4.6%

TOTAL FOR SALE LISTINGS

492

-17.2% lower than one year ago,
and 3.0% above the previous five
year average.

TOTAL FOR RENT LISTINGS

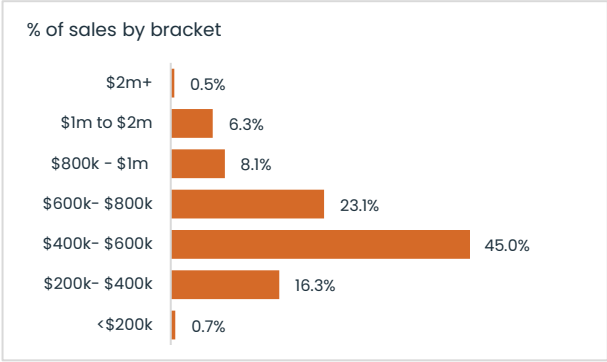
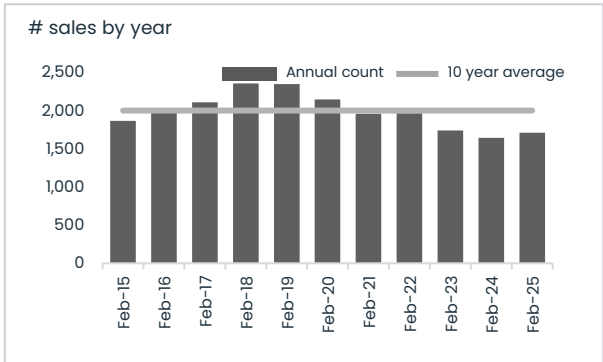
312

-22.6% lower than one year ago,
and -35.5% below the previous
five year average.

ANNUAL DWELLING SALES FEBRUARY 2025

1,712

4.1% higher than one year ago, and -9.5% below the five year average for the region.



Summary of all SUAs dwellings – Values

Data to April 2025 (*data to February 2025)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
Albury – Wodonga	NSW	2,268	15.7%	\$589,973	2.1%	5.4%	41	-2.6%
Armidale	NSW	554	-0.9%	\$489,583	1.4%	4.9%	57	-3.8%
Ballina	NSW	985	16.3%	\$986,231	0.5%	-0.8%	56	-3.6%
Batemans Bay	NSW	543	14.8%	\$765,816	2.2%	0.3%	73	-4.6%
Bathurst	NSW	752	-1.7%	\$656,694	-0.3%	2.0%	57	-2.7%
Bowral – Mittagong	NSW	974	5.3%	\$1,138,651	1.5%	-1.2%	77	-5.3%
Byron Bay	NSW	284	22.9%	\$1,908,867	-0.1%	-2.5%	65	-5.8%
Camden Haven	NSW	421	14.4%	\$862,018	1.2%	2.6%	63	-4.3%
Central Coast	NSW	7,050	6.0%	\$952,308	0.9%	0.6%	37	-3.3%
Coffs Harbour	NSW	1,357	5.1%	\$813,878	1.2%	1.7%	64	-3.4%
Dubbo	NSW	848	10.0%	\$525,148	0.5%	2.6%	41	-3.1%
Forster – Tuncurry	NSW	650	19.3%	\$742,069	0.5%	-1.8%	65	-3.8%
Goulburn	NSW	624	8.3%	\$600,282	2.0%	3.8%	59	-3.0%
Grafton	NSW	466	31.3%	\$442,338	-2.7%	0.7%	43	-4.2%
Griffith	NSW	294	-7.0%	\$528,705	1.6%	4.6%	41	-3.9%
Kempsey	NSW	280	31.5%	\$446,241	2.3%	2.5%	92	-4.3%
Lismore	NSW	769	-18.7%	\$544,264	0.6%	9.1%	56	-4.0%
Lithgow	NSW	272	6.3%	\$510,009	0.6%	3.6%	57	-4.0%
Medowie	NSW	302	9.8%	\$846,677	1.5%	4.5%	45	-3.8%
Morisset – Cooranbong	NSW	594	9.6%	\$911,407	1.1%	5.0%	44	-3.0%
Mudgee	NSW	354	12.4%	\$710,936	1.6%	5.7%	61	-2.2%
Muswellbrook	NSW	368	-2.4%	\$501,595	4.3%	9.1%	37	-2.4%
Nelson Bay	NSW	699	5.3%	\$944,231	-0.2%	3.6%	69	-3.6%
Newcastle – Maitland	NSW	10,611	10.9%	\$864,549	1.7%	3.9%	33	-2.9%
Nowra – Bomaderry	NSW	786	5.2%	\$702,030	1.1%	1.2%	56	-3.4%
Orange	NSW	911	21.6%	\$652,625	3.5%	1.1%	58	-3.6%
Port Macquarie	NSW	1,263	18.6%	\$843,342	0.9%	1.3%	42	-2.9%
Singleton	NSW	316	-3.4%	\$667,825	2.1%	6.7%	60	-3.5%
St Georges Basin – Sanctuary Point	NSW	498	0.4%	\$780,305	0.1%	-0.7%	69	-3.8%
Sydney	NSW	90,803	3.6%	\$1,227,093	1.0%	0.9%	33	-3.2%
Tamworth	NSW	1,040	6.4%	\$513,053	2.6%	5.8%	52	-3.6%
Taree	NSW	506	-4.3%	\$483,754	2.8%	3.5%	52	-3.8%
Ulladulla	NSW	444	19.0%	\$977,009	2.0%	-0.5%	91	-5.5%
Wagga Wagga	NSW	1,166	4.3%	\$563,602	2.0%	3.8%	53	-2.6%
Wollongong	NSW	5,737	11.0%	\$973,680	1.0%	1.3%	36	-3.3%
Bacchus Marsh	VIC	500	13.1%	\$640,341	0.8%	-3.3%	63	-3.7%
Bairnsdale	VIC	287	12.1%	\$503,094	0.7%	1.9%	76	-3.6%
Ballarat	VIC	2,854	25.0%	\$544,722	0.2%	-2.2%	51	-3.9%

Summary of all SUAs dwellings – Values

Data to April 2025 (*data to February 2025)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
Bendigo	VIC	2,207	25.0%	\$570,167	2.5%	0.6%	37	-3.2%
Castlemaine	VIC	207	21.1%	\$734,596	3.2%	2.5%	95	-4.8%
Colac	VIC	253	25.2%	\$485,870	3.3%	4.1%	47	-3.0%
Echuca – Moama	VIC	432	5.6%	\$609,236	3.1%	0.0%	51	-2.7%
Geelong	VIC	6,040	16.5%	\$715,574	-0.1%	-2.2%	48	-4.0%
Gisborne	VIC	297	29.1%	\$984,397	0.4%	-3.2%	85	-5.2%
Horsham	VIC	386	15.9%	\$381,193	0.3%	5.9%	36	-3.3%
Melbourne	VIC	90,782	11.8%	\$786,154	1.0%	-2.2%	37	-3.4%
Mildura – Buronga	VIC	1,247	27.6%	\$480,320	4.1%	9.4%	27	-2.8%
Moe – Newborough	VIC	458	7.0%	\$393,340	1.2%	0.3%	66	-4.5%
Portland	VIC	239	31.3%	\$411,352	1.6%	7.7%	83	-4.7%
Sale	VIC	297	8.8%	\$423,950	1.7%	1.0%	75	-4.2%
Shepparton – Mooroopna	VIC	1,011	30.3%	\$490,503	3.7%	3.8%	52	-3.4%
Swan Hill	VIC	225	16.0%	\$424,265	-2.8%	3.7%	35	-3.4%
Traralgon – Morwell	VIC	1,046	21.8%	\$428,083	2.5%	1.7%	70	-4.3%
Wangaratta	VIC	424	15.5%	\$497,629	0.8%	0.2%	48	-4.1%
Warragul – Drouin	VIC	948	14.5%	\$655,259	0.0%	-1.9%	51	-3.7%
Warrnambool	VIC	644	11.6%	\$566,423	3.1%	-4.2%	39	-3.6%
Airlie Beach – Cannonvale	QLD	621	6.2%	\$619,766	1.3%	10.8%	27	-3.9%
Brisbane	QLD	54,645	2.4%	\$915,323	1.0%	7.7%	19	-2.9%
Bundaberg	QLD	1,830	5.1%	\$567,515	1.3%	11.4%	18	-2.6%
Cairns	QLD	4,319	2.1%	\$618,349	2.0%	8.1%	20	-2.8%
Emerald	QLD	588	7.5%	\$438,963	3.0%	20.2%	22	-3.3%
Gladstone	QLD	2,203	20.1%	\$526,328	1.8%	22.6%	12	-2.5%
Gold Coast – Tweed Heads	QLD	18,354	-0.2%	\$1,065,113	1.8%	5.9%	26	-3.3%
Gympie	QLD	679	8.6%	\$637,062	3.6%	13.7%	22	-2.6%
Hervey Bay	QLD	1,721	10.2%	\$716,704	2.9%	11.6%	29	-2.8%
Kingaroy	QLD	265	-2.6%	\$464,593	1.8%	18.4%	20	-2.5%
Mackay	QLD	2,885	16.2%	\$597,403	4.0%	22.0%	13	-3.1%
Maryborough	QLD	682	7.9%	\$482,492	2.6%	15.6%	23	-2.9%
Rockhampton	QLD	2,424	1.9%	\$528,732	1.3%	14.7%	11	-3.3%
Sunshine Coast	QLD	9,953	3.7%	\$1,065,140	1.6%	4.8%	30	-3.4%
Toowoomba	QLD	3,392	2.2%	\$691,402	1.3%	11.8%	15	-2.8%
Townsville	QLD	5,998	3.2%	\$570,020	3.9%	22.2%	13	-3.0%
Warwick	QLD	400	0.0%	\$502,876	2.5%	12.5%	31	-3.1%
Yeppoon	QLD	646	5.7%	\$753,654	0.0%	6.6%	28	-2.6%
Adelaide	SA	25,319	2.9%	\$824,693	0.9%	9.7%	30	-3.5%
Mount Gambier	SA	656	10.1%	\$477,523	2.9%	12.1%	41	-2.7%

Summary of all SUAs dwellings – Values

Data to April 2025 (*data to February 2025)

SUA name	State	Number of sales *	12m change in sales volumes*	Median value	Quarterly change	Annual change	Median days on market (12m)	Median vendor discounting (12m)
Murray Bridge	SA	392	2.3%	\$510,880	3.0%	18.8%	35	-1.8%
Port Augusta	SA	317	14.9%	\$275,946	8.7%	25.1%	50	-3.6%
Port Lincoln	SA	322	4.2%	\$490,974	4.1%	16.2%	44	-3.1%
Port Pirie	SA	336	-1.5%	\$291,226	8.5%	20.6%	43	-4.1%
Victor Harbor – Goolwa	SA	855	5.0%	\$751,880	4.2%	10.3%	42	-3.2%
Whyalla	SA	578	5.9%	\$289,390	4.1%	15.6%	44	-4.2%
Albany	WA	802	13.0%	\$656,705	7.0%	20.7%	14	-2.3%
Broome	WA	502	6.1%	\$581,620	-1.1%	8.0%	31	-2.2%
Bunbury	WA	1,984	-1.6%	\$661,635	1.0%	11.9%	16	-2.9%
Busselton	WA	1,019	2.1%	\$945,640	2.8%	14.1%	14	-2.8%
Esperance	WA	295	10.1%	\$499,463	3.5%	12.3%	34	-3.6%
Geraldton	WA	1,611	30.0%	\$507,664	4.5%	26.9%	22	-3.4%
Kalgoorlie – Boulder	WA	1,007	4.0%	\$368,858	2.8%	6.6%	27	-3.1%
Karratha	WA	534	29.0%	\$575,471	1.7%	6.2%	24	-1.9%
Perth	WA	50,798	-1.0%	\$806,480	0.7%	10.0%	12	-3.0%
Port Hedland	WA	391	-10.3%	\$428,514	-3.3%	-0.2%	42	-2.0%
Burnie – Somerset	TAS	582	-2.0%	\$444,213	0.6%	8.5%	48	-2.4%
Devonport	TAS	580	-9.4%	\$472,150	0.4%	3.4%	41	-2.8%
Hobart	TAS	3,419	-4.7%	\$671,387	0.9%	0.5%	34	-3.4%
Launceston	TAS	1,712	4.1%	\$552,694	0.0%	2.7%	31	-3.5%
Ulverstone	TAS	244	-11.9%	\$519,527	-0.4%	4.3%	42	-3.2%
Alice Springs	NT	433	10.7%	\$390,014	-0.9%	-6.3%	95	-5.0%
Darwin	NT	3,151	28.6%	\$518,862	3.7%	2.7%	57	-4.0%
Canberra – Queanbeyan	ACT	9,798	6.2%	\$853,961	0.4%	-0.6%	49	-3.0%

Summary of all SUAs dwellings – Rents

Data to April 2025

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (April 25)	Current gross rental yield (April 25)
Albury – Wodonga	NSW	\$536	0.9%	6.9%	1.1%	4.8%
Armidale	NSW	\$464	0.3%	3.5%	2.4%	4.8%
Ballina	NSW	\$796	1.6%	6.7%	0.7%	4.1%
Batemans Bay	NSW	\$575	1.9%	1.5%	2.4%	4.0%
Bathurst	NSW	\$525	1.1%	5.9%	2.1%	4.3%
Bowral – Mittagong	NSW	\$743	2.6%	6.7%	2.0%	3.5%
Byron Bay	NSW	\$1,121	2.9%	1.6%	1.3%	3.3%
Camden Haven	NSW	\$626	2.8%	5.0%	0.4%	3.9%
Central Coast	NSW	\$703	1.6%	6.7%	1.9%	3.6%
Coffs Harbour	NSW	\$685	1.6%	5.7%	1.8%	4.3%
Dubbo	NSW	\$518	1.7%	4.9%	2.4%	5.2%
Forster – Tuncurry	NSW	\$554	2.1%	2.0%	0.7%	4.0%
Goulburn	NSW	\$487	0.5%	4.1%	2.4%	4.2%
Grafton	NSW	\$522	-0.3%	4.0%	1.1%	5.8%
Griffith	NSW	\$481	0.8%	2.3%	1.6%	4.9%
Kempsey	NSW	\$488	1.2%	5.4%	0.7%	5.6%
Lismore	NSW	\$591	0.8%	4.9%	0.6%	5.2%
Lithgow	NSW	\$447	-1.0%	-1.5%	0.8%	4.5%
Medowie	NSW	\$666	1.8%	5.1%	1.9%	4.4%
Morisset – Cooranbong	NSW	\$659	2.6%	7.4%	1.9%	3.9%
Mudgee	NSW	\$577	-3.7%	-4.7%	4.4%	4.4%
Muswellbrook	NSW	\$509	1.8%	4.6%	2.4%	5.5%
Nelson Bay	NSW	\$640	2.3%	5.9%	2.0%	3.6%
Newcastle – Maitland	NSW	\$677	2.0%	7.7%	1.2%	4.0%
Nowra – Bomaderry	NSW	\$592	3.5%	6.3%	2.5%	4.4%
Orange	NSW	\$551	1.1%	1.9%	1.9%	4.6%
Port Macquarie	NSW	\$632	1.6%	5.0%	0.7%	4.1%
Singleton	NSW	\$617	0.6%	7.3%	0.9%	5.0%
St Georges Basin – Sanctuary Point	NSW	\$577	3.0%	4.4%	1.9%	3.5%
Sydney	NSW	\$795	1.9%	1.7%	1.9%	3.0%
Tamworth	NSW	\$483	2.9%	6.9%	2.1%	4.9%
Taree	NSW	\$500	3.9%	5.9%	1.8%	5.3%
Ulladulla	NSW	\$611	3.1%	4.0%	2.2%	3.2%
Wagga Wagga	NSW	\$520	-0.5%	5.3%	1.8%	4.7%
Wollongong	NSW	\$723	1.7%	5.6%	1.4%	3.8%
Bacchus Marsh	VIC	\$490	-0.2%	0.9%	0.9%	4.1%
Bairnsdale	VIC	\$478	2.2%	6.2%	1.3%	4.9%
Ballarat	VIC	\$442	1.6%	3.5%	1.5%	4.2%

Summary of all SUAs dwellings – Rents

Data to April 2025

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (April 25)	Current gross rental yield (April 25)
Bendigo	VIC	\$509	1.5%	8.2%	1.3%	4.6%
Castlemaine	VIC	\$512	1.4%	8.3%	0.8%	3.6%
Colac	VIC	\$469	1.9%	3.6%	0.1%	4.8%
Echuca – Moama	VIC	\$849	0.9%	8.0%	0.5%	6.6%
Geelong	VIC	\$540	1.7%	2.8%	1.2%	3.7%
Gisborne	VIC	\$647	0.9%	3.7%	1.9%	3.5%
Horsham	VIC	\$401	0.4%	0.8%	0.5%	5.2%
Melbourne	VIC	\$611	1.1%	2.0%	1.5%	3.7%
Mildura – Buronga	VIC	\$476	1.4%	8.9%	1.8%	5.2%
Moe – Newborough	VIC	\$437	1.9%	7.7%	1.1%	5.0%
Portland	VIC	\$489	1.3%	7.0%	0.7%	5.7%
Sale	VIC	\$481	0.7%	5.2%	0.8%	5.6%
Shepparton – Mooropna	VIC	\$492	1.0%	3.2%	1.1%	5.0%
Swan Hill	VIC	\$452	2.2%	6.2%	0.7%	5.2%
Traralgon – Morwell	VIC	\$457	1.3%	7.3%	1.4%	5.2%
Wangaratta	VIC	\$476	2.6%	5.4%	0.2%	4.8%
Warragul – Drouin	VIC	\$546	1.5%	5.9%	1.5%	4.2%
Warrnambool	VIC	\$574	2.0%	8.4%	1.0%	5.2%
Airlie Beach – Cannonvale	QLD	\$680	1.5%	7.4%	2.2%	5.9%
Brisbane	QLD	\$680	2.1%	3.3%	1.8%	3.7%
Bundaberg	QLD	\$584	2.3%	6.8%	1.5%	5.1%
Cairns	QLD	\$628	1.4%	5.5%	1.8%	5.4%
Emerald	QLD	\$558	1.2%	8.3%	1.3%	6.7%
Gladstone	QLD	\$535	2.4%	6.9%	2.7%	5.4%
Gold Coast – Tweed Heads	QLD	\$872	2.9%	4.3%	2.1%	4.3%
Gympie	QLD	\$544	1.3%	5.0%	1.2%	4.6%
Hervey Bay	QLD	\$611	2.7%	5.2%	2.0%	4.5%
Kingaroy	QLD	\$510	1.8%	3.6%	3.6%	5.6%
Mackay	QLD	\$666	1.7%	7.0%	2.0%	5.7%
Maryborough	QLD	\$524	2.2%	8.1%	1.0%	5.5%
Rockhampton	QLD	\$529	1.0%	5.5%	1.6%	5.2%
Sunshine Coast	QLD	\$803	2.4%	5.7%	1.9%	3.8%
Toowoomba	QLD	\$555	2.4%	6.3%	1.6%	4.2%
Townsville	QLD	\$552	2.1%	7.4%	2.0%	5.0%
Warwick	QLD	\$500	3.5%	6.4%	1.5%	4.9%
Yeppoon	QLD	\$665	0.4%	3.1%	3.6%	4.6%
Adelaide	SA	\$627	1.5%	5.5%	1.0%	3.7%
Mount Gambier	SA	\$452	0.4%	4.0%	0.7%	4.6%

Summary of all SUAs dwellings – Rents

Data to April 2025

SUA name	State	Median rental value	Quarterly change in rents	Annual change in rents	Current Vacancy rate (April 25)	Current gross rental yield (April 25)
Murray Bridge	SA	\$487	4.6%	11.8%	1.4%	4.8%
Port Augusta	SA	\$360	2.6%	5.5%	1.5%	6.6%
Port Lincoln	SA	\$468	2.7%	2.1%	1.6%	5.0%
Port Pirie	SA	\$386	2.5%	-0.2%	0.2%	6.4%
Victor Harbor – Goolwa	SA	\$557	3.3%	10.1%	0.7%	3.8%
Whyalla	SA	\$337	0.5%	-3.6%	3.7%	6.1%
Albany	WA	\$596	5.7%	13.0%	1.3%	4.6%
Broome	WA	\$990	8.1%	21.2%	2.6%	8.9%
Bunbury	WA	\$650	1.4%	3.3%	1.6%	5.2%
Busselton	WA	\$799	3.5%	9.0%	1.4%	4.1%
Esperance	WA	\$541	0.3%	10.8%	0.3%	5.7%
Geraldton	WA	\$541	2.0%	11.9%	3.8%	5.6%
Kalgoorlie – Boulder	WA	\$652	1.3%	4.3%	2.0%	9.3%
Karratha	WA	\$1,183	4.4%	14.0%	1.1%	11.4%
Perth	WA	\$713	2.2%	5.7%	1.3%	4.4%
Port Hedland	WA	\$977	-0.6%	8.6%	5.4%	12.4%
Burnie – Somerset	TAS	\$433	4.4%	3.9%	1.7%	5.0%
Devonport	TAS	\$472	1.7%	6.3%	1.6%	5.0%
Hobart	TAS	\$584	2.5%	5.4%	1.7%	4.4%
Launceston	TAS	\$508	0.5%	3.1%	2.0%	4.6%
Ulverstone	TAS	\$453	3.6%	3.3%	1.1%	4.5%
Alice Springs	NT	\$591	1.7%	2.9%	1.1%	7.9%
Darwin	NT	\$646	1.3%	5.2%	1.9%	6.6%
Canberra – Queanbeyan	ACT	\$673	0.9%	1.1%	1.7%	4.1%

Disclaimers

In compiling this publication, RP Data Pty Ltd trading as CoreLogic Asia Pacific (ABN 67 087 759 171) ("CoreLogic") has relied upon information supplied by a number of external sources. CoreLogic 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 CoreLogic for the supply of such information.

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.

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.

New South Wales Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific 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.

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.

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: Manager, Customer Services Environment, Planning and Sustainable Development Directorate. GPO Box 158 Canberra ACT 2601.

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>

© 2025 RP Data Pty Ltd t/as CoreLogic Asia Pacific. No unauthorized use or disclosure. All rights reserved.

CORELOGIC and the CoreLogic logo are New Zealand and Australian trademarks of CoreLogic, Inc. and/or its subsidiaries.

About CoreLogic

CoreLogic Asia Pacific (CoreLogic) is a leading, independent provider of property data and analytics. We help people build better lives by providing rich, up-to-the-minute property insights that inform the very best property decisions.

With an extensive breadth and depth of knowledge gathered over the last 30 years, we provide services across a wide range of industries, including Banking & Finance, Real Estate, Government, Insurance and Construction. Our diverse, innovative solutions help our clients identify and manage growth opportunities, improve performance and mitigate risk. We also operate consumer-facing portals - onthehouse.com.au and propertyvalue.com.au - providing important insights for people looking to buy or sell their home or investment property.

We are a wholly owned subsidiary of CoreLogic, Inc – one of the largest data and analytics companies in the world with offices in Australia, New Zealand, the United States and United Kingdom.

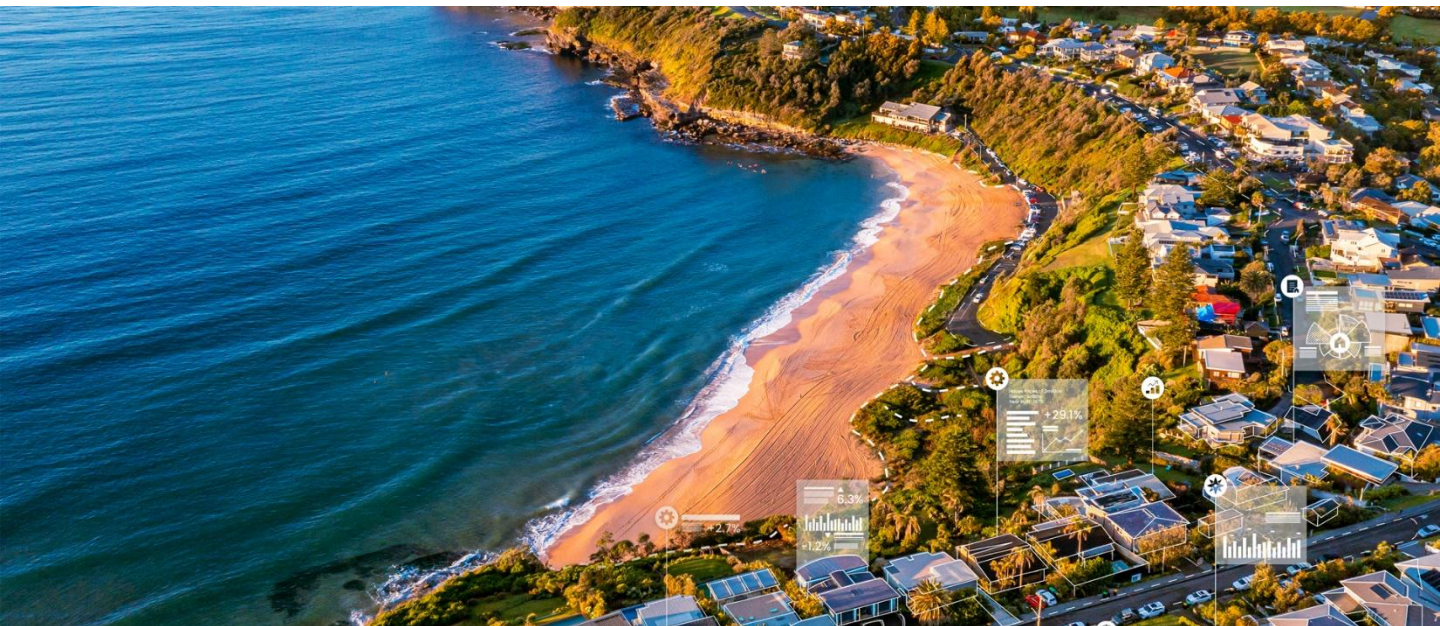
Granular Data and Analytics Driving Growth in your Business

CoreLogic produces an advanced suite of housing market analytics that provides key insights for understanding housing market conditions at a granular geographic level. Granular data is often used for portfolio analysis and benchmarking, risk assessments and understanding development feasibility and market sizing. It gives industry professionals valuable modules which provide essential analytics and insights for decision making and strategy formation within the residential property asset class. We can tailor reports to suit your business requirements.

Call us
1300 734 318

Or email us at
ask@corelogic.com.au

Or visit us at
www.corelogic.com.au



CoreLogic