

# Property Market Indicator Summary

All data to week ending 22 June 2025

## Highest preliminary clearance rate since July last year

There were 2,040 capital city homes taken to auction last week, a -6.6% reduction on the previous week's volume (2,183) and -5.1% lower than at the same time last year (2,150).

The combined capital's preliminary auction clearance rate came in at 73.9% last week – the highest reading since July last year and a solid bounce from the 63.8% early result recorded over the King's Birthday long weekend two weeks prior.

Melbourne recorded the highest volume of auctions last week, with 947 homes taken under the hammer. The preliminary clearance rate came in at 76.6%, the highest since May 2023 and the second highest of any capital city after Adelaide (77.5%).

In Sydney, 789 homes were taken to auction last week, with 73.5% reporting a positive result so far. This was Sydney's highest preliminary clearance rate since the week ending 23 February 2025 (74.4%), following the first cash rate cut.

There were 152 auctions held in Brisbane last week, returning a preliminary clearance rate of 66.7% – the highest since the week ending 11 May 2025 (69.7%).

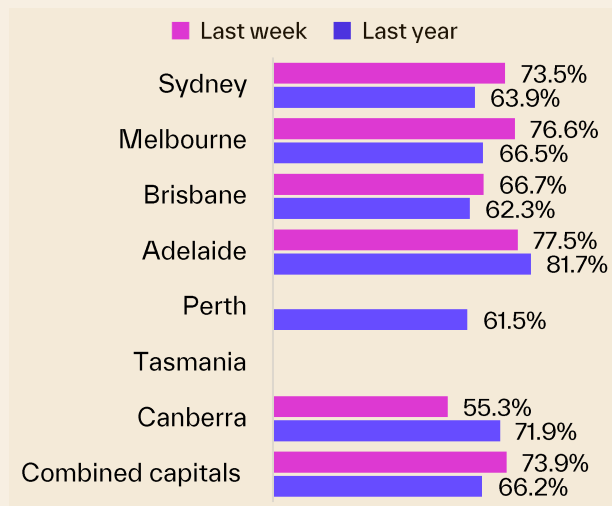
Adelaide recorded a preliminary clearance rate of 77.5% last week, the highest of any capital city and the city's strongest early result since the first week of April 2025.

Last week saw 64 homes taken to auction across the ACT, with 55.3% successfully selling based on results collected so far.

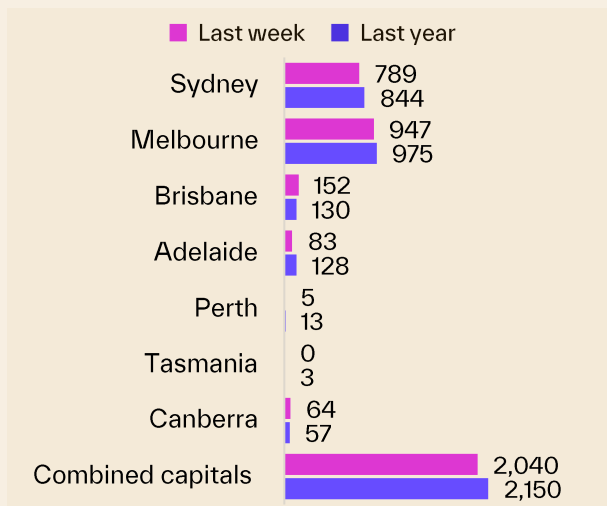
The volume of auctions is set to hold reasonably firm this week, with around 2,080 homes currently scheduled to go under the hammer, before dropping below 1,800 next week as the cooler weather dampens activity.

## Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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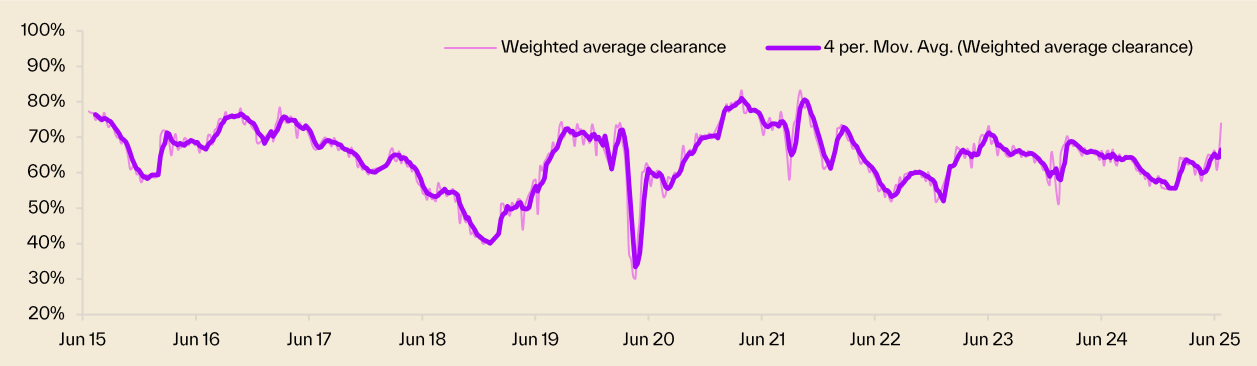
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## Capital City Auction Statistics (Preliminary)

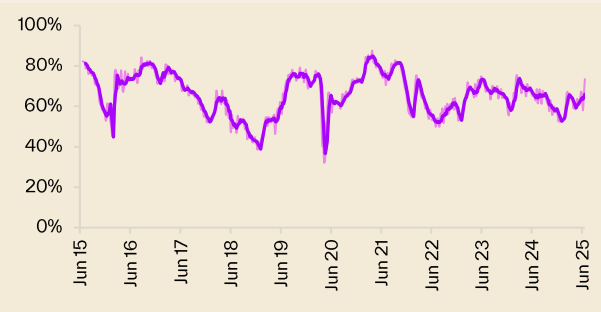
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	73.5%	789	581	427	154
Melbourne	76.6%	947	700	536	164
Brisbane	66.7%	152	84	56	28
Adelaide	77.5%	83	40	31	9
Perth	n.a.	5	3	1	2
Tasmania	n.a.	0	0	0	0
Canberra	55.3%	64	47	26	21
Weighted Average	73.9%	2,040	1,455	1,075	380

## Weekly clearance rates

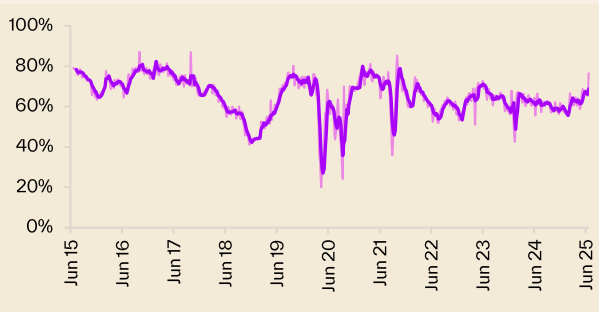
Combined capital cities



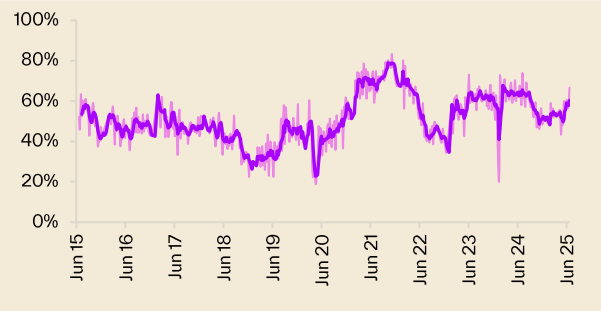
Sydney



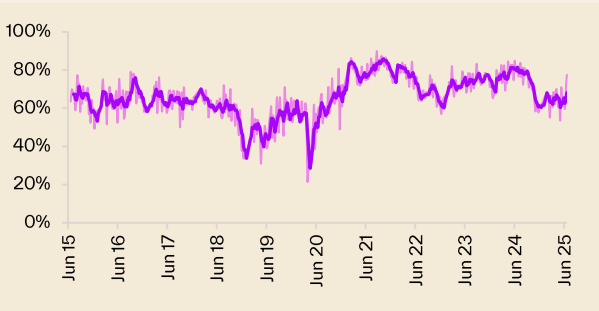
Melbourne



Brisbane



Adelaide



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## Sub-region auction statistics (Preliminary)

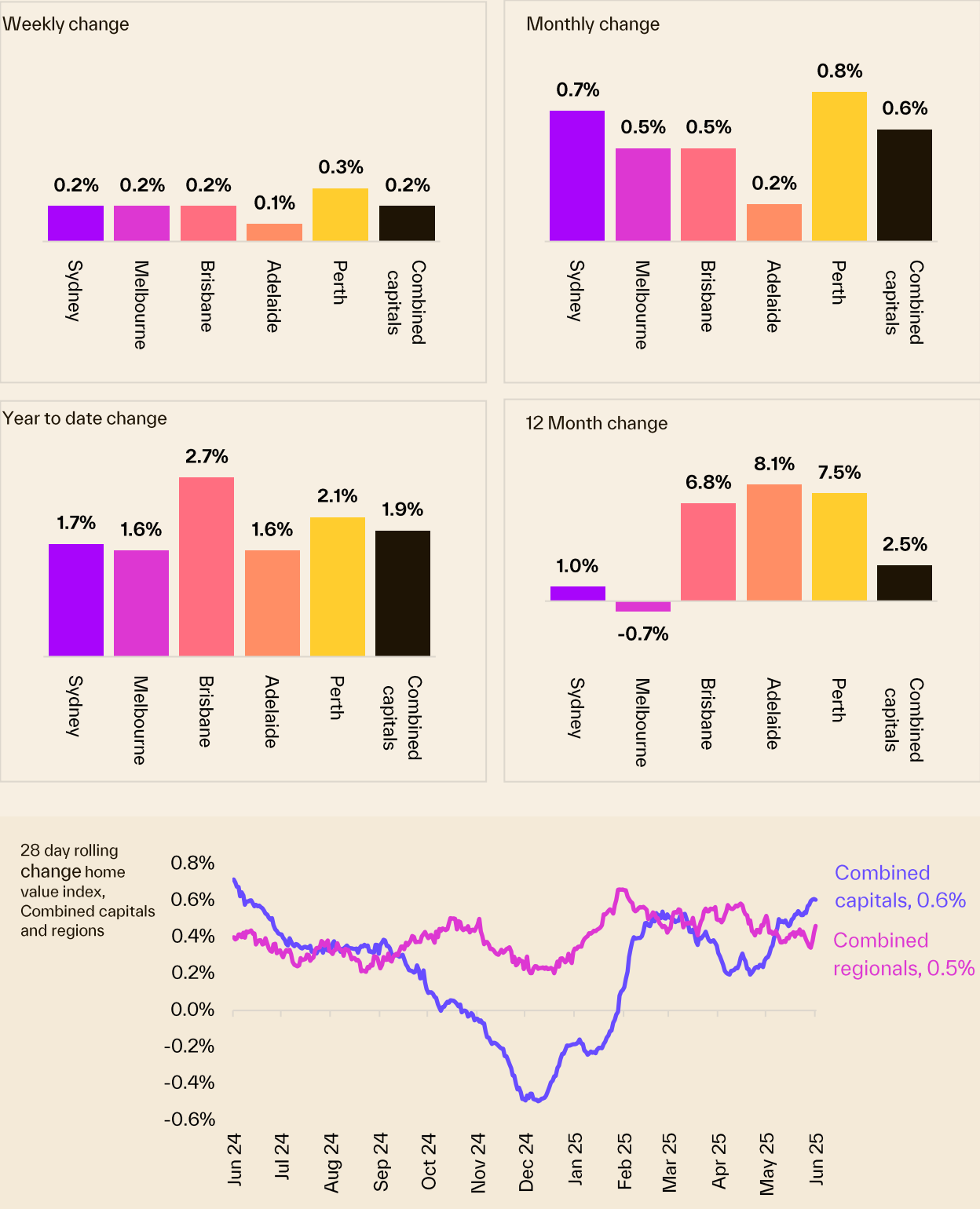
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	12	9	5	4
Baulkham Hills and Hawkesbury	66.7%	35	21	14	7
Blacktown	85.7%	39	14	12	2
City and Inner South	70.9%	65	55	39	16
Eastern Suburbs	69.4%	85	72	50	22
Inner South West	92.3%	83	65	60	5
Inner West	73.7%	77	57	42	15
North Sydney and Hornsby	71.3%	123	94	67	27
Northern Beaches	66.0%	58	47	31	16
Outer South West	n.a.	3	2	2	0
Outer West and Blue Mountains	n.a.	8	2	2	0
Parramatta	75.6%	60	45	34	11
Ryde	72.2%	52	36	26	10
South West	59.3%	49	27	16	11
Sutherland	77.1%	41	35	27	8
Melbourne sub-regions					
Inner	73.0%	149	115	84	31
Inner East	80.9%	120	94	76	18
Inner South	84.0%	147	100	84	16
North East	68.0%	125	97	66	31
North West	82.6%	87	69	57	12
Outer East	80.4%	74	56	45	11
South East	70.3%	100	64	45	19
West	74.7%	126	91	68	23
Mornington Peninsula	78.6%	19	14	11	3
Regional SA4					
Newcastle and Lake Macquarie	50.0%	18	12	6	6
Illawarra	53.9%	19	13	7	6
Gold Coast	59.5%	52	37	22	15
Sunshine Coast	70.6%	25	17	12	5
Geelong	n.a.	12	8	6	2

The above results are preliminary, with ‘final’ auction clearance rates published each Thursday. Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

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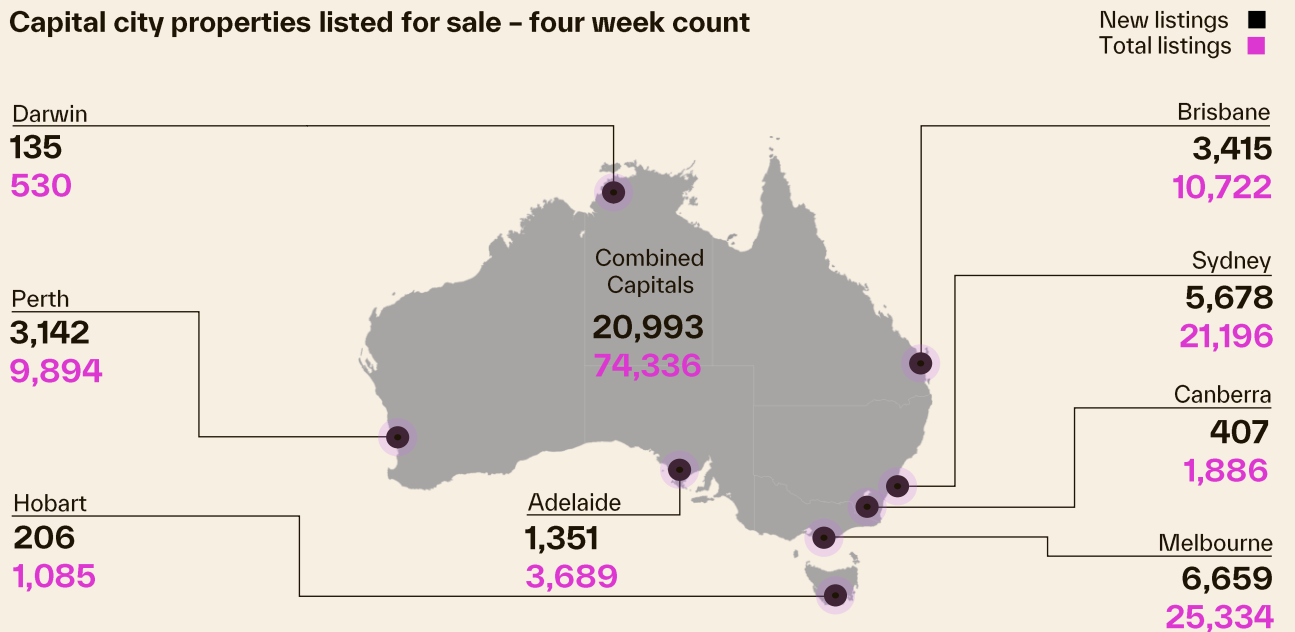
# Property Market Indicator Summary

## Capital city home value changes

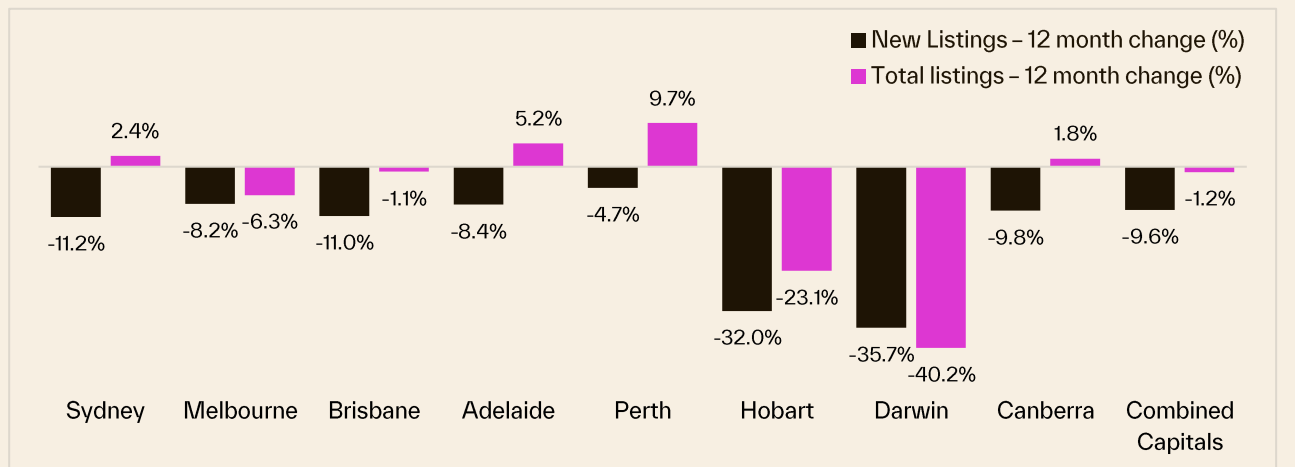


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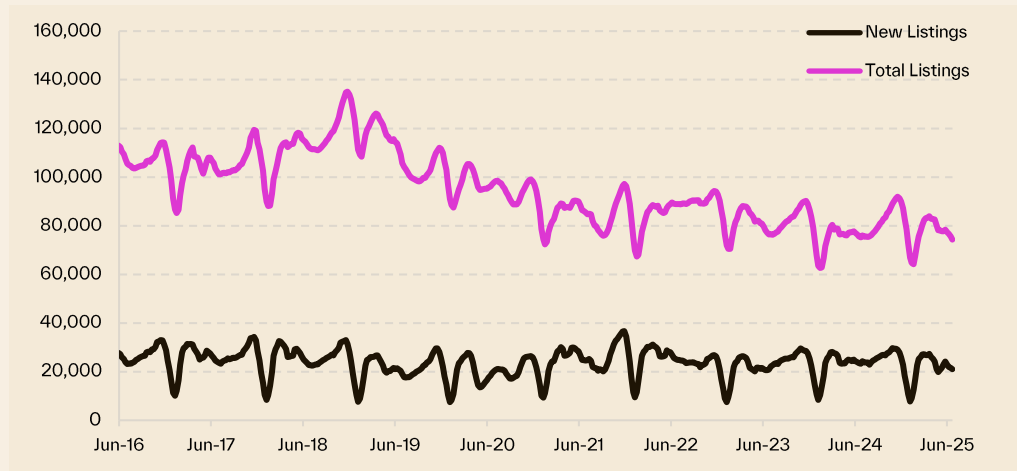
## Capital city properties listed for sale – four week count



## Listings - 12 month change (%)



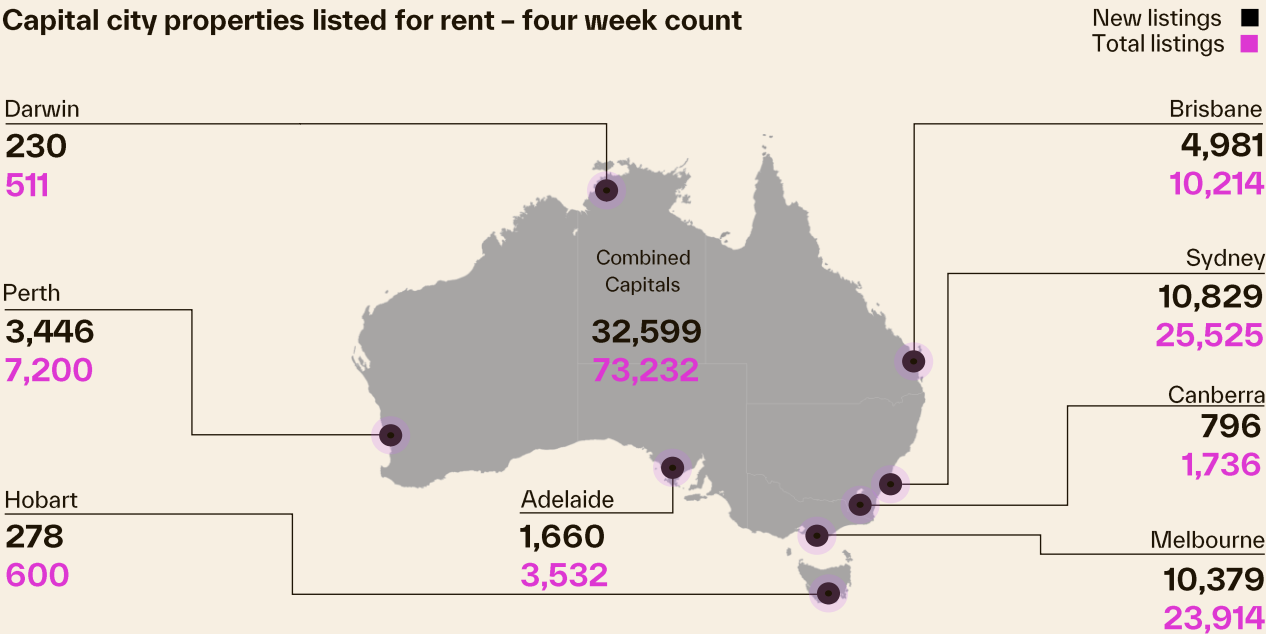
## Number of homes for sale, combined capital cities



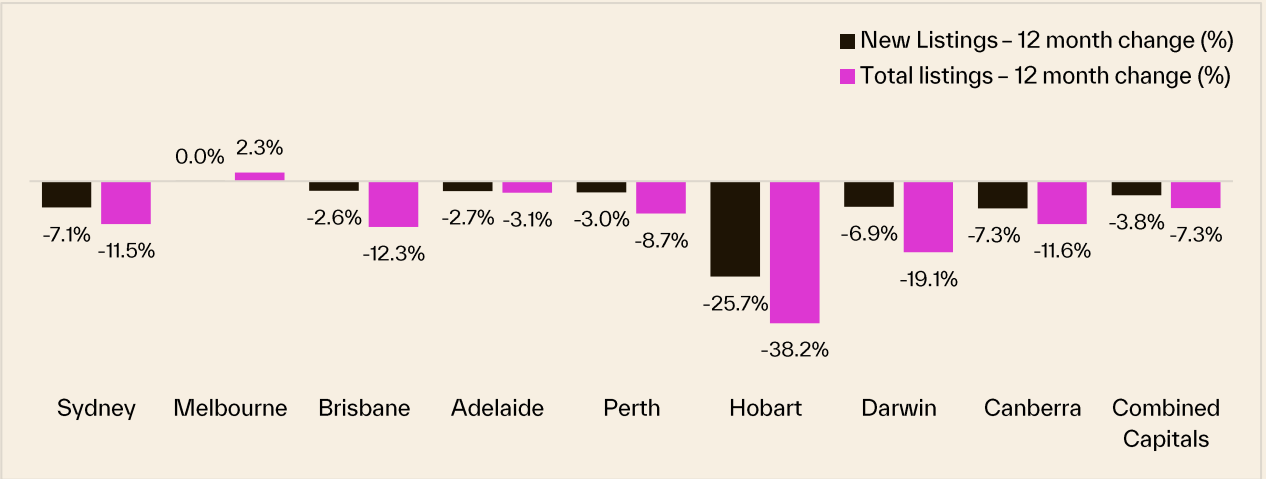
These results are calculated across properties that have been advertised for sale over the 28 days ending 22 June 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been

# Property Market Indicator Summary

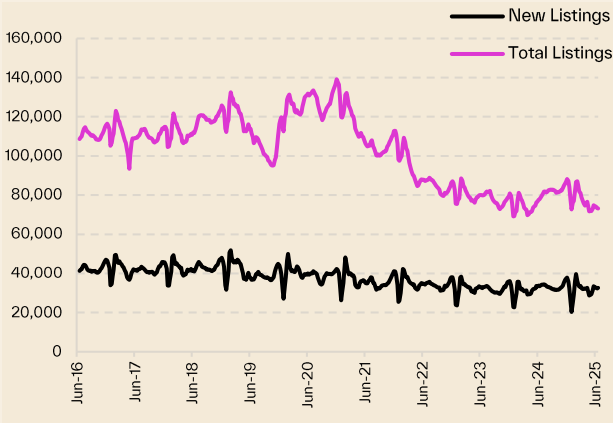
## Capital city properties listed for rent – four week count



## Rental listings - 12 month change (%)



## Number of homes for rent, combined capital cities



## Rental snapshot – data to May 2025

		Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	Annual	Current	12 months ago	Current	12 months ago
Region	Median rent							
Sydney	\$792	0.6%	1.9%	1.8%	3.1%	3.0%	1.9%	1.7%
Melbourne	\$611	0.2%	0.8%	1.5%	3.7%	3.5%	1.4%	1.1%
Brisbane	\$683	0.5%	2.0%	3.5%	3.7%	3.9%	1.7%	1.7%
Adelaide	\$628	0.1%	1.0%	4.9%	3.7%	3.9%	0.9%	0.6%
Perth	\$718	0.2%	1.8%	5.1%	4.3%	4.5%	1.3%	1.0%
Hobart	\$580	0.3%	2.2%	5.1%	4.4%	4.2%	1.7%	2.9%
Darwin	\$650	0.5%	1.9%	4.9%	6.6%	6.5%	1.7%	2.3%
Canberra	\$679	0.0%	0.3%	1.2%	4.1%	4.1%	1.6%	1.5%
Combined capitals	\$694	0.4%	1.5%	2.7%	3.5%	3.5%	1.6%	1.4%
Combined regionals	\$582	0.5%	1.8%	5.4%	4.4%	4.4%	1.7%	1.8%
National	\$663	0.4%	1.6%	3.4%	3.7%	3.7%	1.6%	1.5%




# Property Market Indicator Summary

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

### New South Wales



**82/18 College Street  
Darlinghurst**




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

**\$10,800,000**

*Ray White Double Bay*



**5/63 New South Head Road  
Vaucluse**

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


**\$8,600,000**

*Ray White Double Bay*

### Victoria



**54 Powell Street  
South Yarra**

 **2**  **2**  **2**

**\$4,950,000**

*Jellis Craig Stonnington*



**74 Morris Street  
Williamstown**

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

**\$4,600,000**

*Jellis Craig Inner West*

### Queensland



**36A Dipper Drive  
Burleigh Waters**

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

**\$3,700,000**

*Ray White Burleigh Group South*



**49 Ellerslie Crescent  
Taringa**

 **4**  **3**  **4**




**\$3,665,000**

*Position Property*

### South Australia



**23 Phillipps Street  
Somerton Park**




 **2**  **1**  **2**

**\$3,225,000**

*W&R Real Estate*



**8 Charlotte Terrace  
Grange**

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




**\$3,200,000**

*Noakes Nickolas*

### Western Australia



**122 West Coast Terrace  
Trigg**


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

**\$3,480,000**

*Haiven Property*



**24 Vaucluse Avenue  
Claremont**

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

**\$3,250,000**

*Wallace Realty*



# Property Market Indicator Summary

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

### Tasmania



**63 Cornwall Street  
Rose Bay**

 **4**  **3**  **1**

**\$2,575,000**

*Harrison Agents Hobart*



**40557 Tasman Highway  
St Leonards**

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

**\$1,100,000**

*Peter Lees Real Estate*

### Northern Territory



**53 Flinders Drive  
Stuart Park**

 **4**  **3**  **5**

**\$1,100,000**

*Absolute Real Estate NT*



**10 Dulinda Terrace  
Lyons**

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

**\$830,000**

*Ray White Darwin*

### Australian Capital Territory



**32 Investigator Street  
Red Hill**

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

**\$2,100,000**

*Blackshaw Manuka*



**2 Kinloch Circuit  
Bruce**

 **5**  **4**  **3**

**\$1,680,000**

*Belle Property Canberra*

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