

Property Market Indicator Summary

All data to week ending 1 June 2025

Close to 3,000 auctions held across the combined capitals

Across the capital cities last week 2,962 auctions were held, the highest volume since the week prior to Easter and the second highest volume of auctions so far this year.

The preliminary auction clearance rate slipped a little on the higher volume, with 70.0% of results reporting a successful result so far, down from 71.3% over the previous week which revised back to 65.1% once finalised (the highest final auction clearance rate since July last year).

Melbourne recorded the most auctions, with 1,547 homes going under the hammer last week. This was the highest volume of auctions so far this year, above the week prior to Easter (1,382) and the highest since the last week of October 2024 (1,675), which was the week prior to the Melbourne Cup long weekend. Based on results collected so far, 72.4% of homes sold at auction, down from a preliminary clearance rate of 73.7% over the previous week (revised back to 66.0% once finalised). This was the fifth consecutive week where Melbourne's preliminary clearance rate has held above the 70% mark.

1,062 homes were auctioned in Sydney last week, the third highest volume of auctions over the year-to-date. 69.9% of auctions have reported a positive result so far, down from 72.2% the week prior (finalised at

67.3% which was the highest final clearance rate for Sydney since August 2024).

Brisbane held the most auctions across the smaller capitals last week, with 153 homes going under the hammer and 64.9% reported sold.

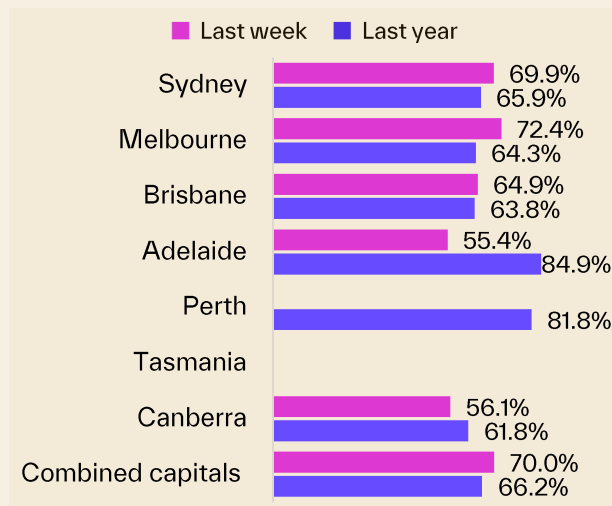
115 homes went to auction in Adelaide last week, with 55.4% reporting a successful result. This was Adelaide's lowest preliminary clearance rate since November 2020.

In the ACT there were 73 auctions held last week, with 56.1% reported as sold so far, down from a preliminary clearance rate of 61.1% the week prior (revised up to 62.5% on final numbers).

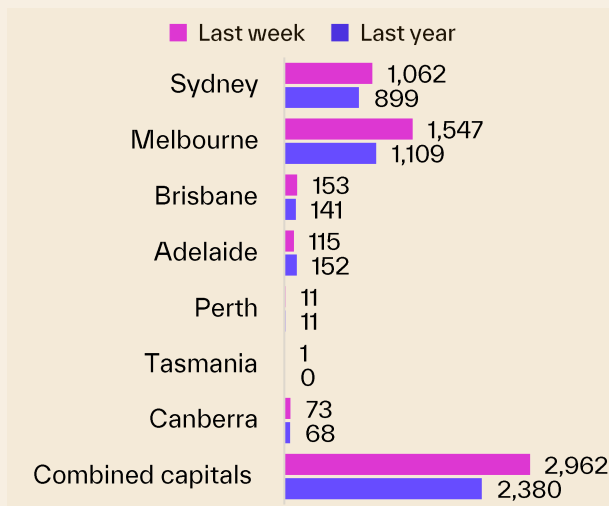
The number of auctions held is set to reduce over the coming weeks, more than halving this week to around 1,330 due to the King's Birthday long weekend in many states, before rising back to around 2,000 next week.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

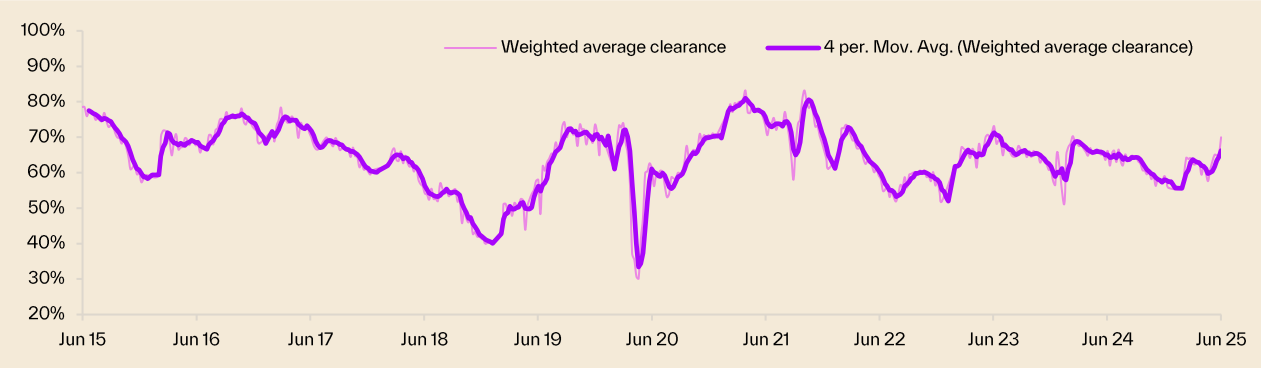
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Capital City Auction Statistics (Preliminary)

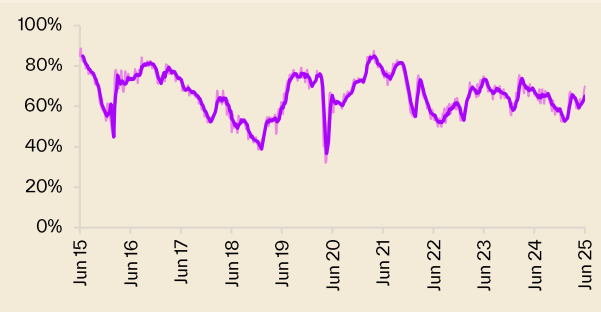
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	69.9%	1,062	794	555	239
Melbourne	72.4%	1,547	1,155	836	319
Brisbane	64.9%	153	111	72	39
Adelaide	55.4%	115	56	31	25
Perth	n.a.	11	9	6	3
Tasmania	n.a.	1	1	0	1
Canberra	56.1%	73	57	32	25
Weighted Average	70.0%	2,962	2,183	1,528	655

Weekly clearance rates

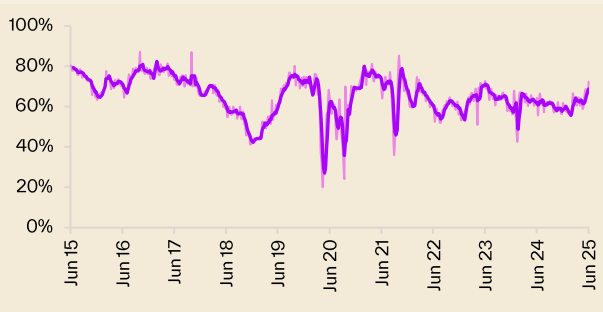
Combined capital cities



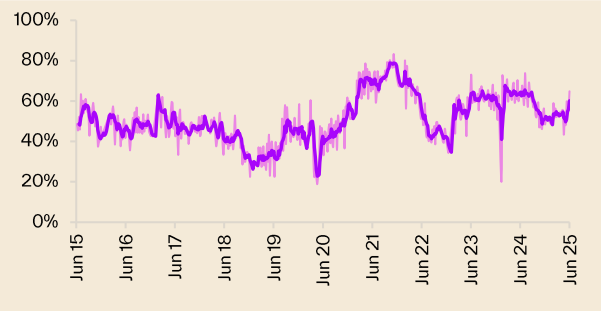
Sydney



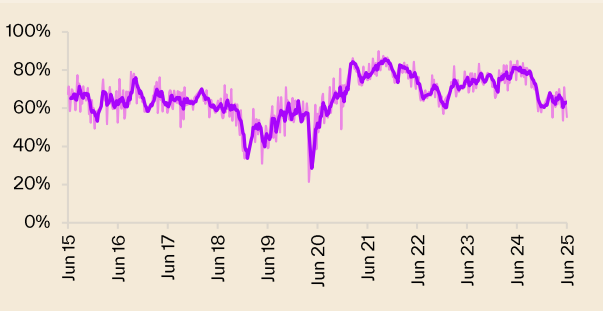
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

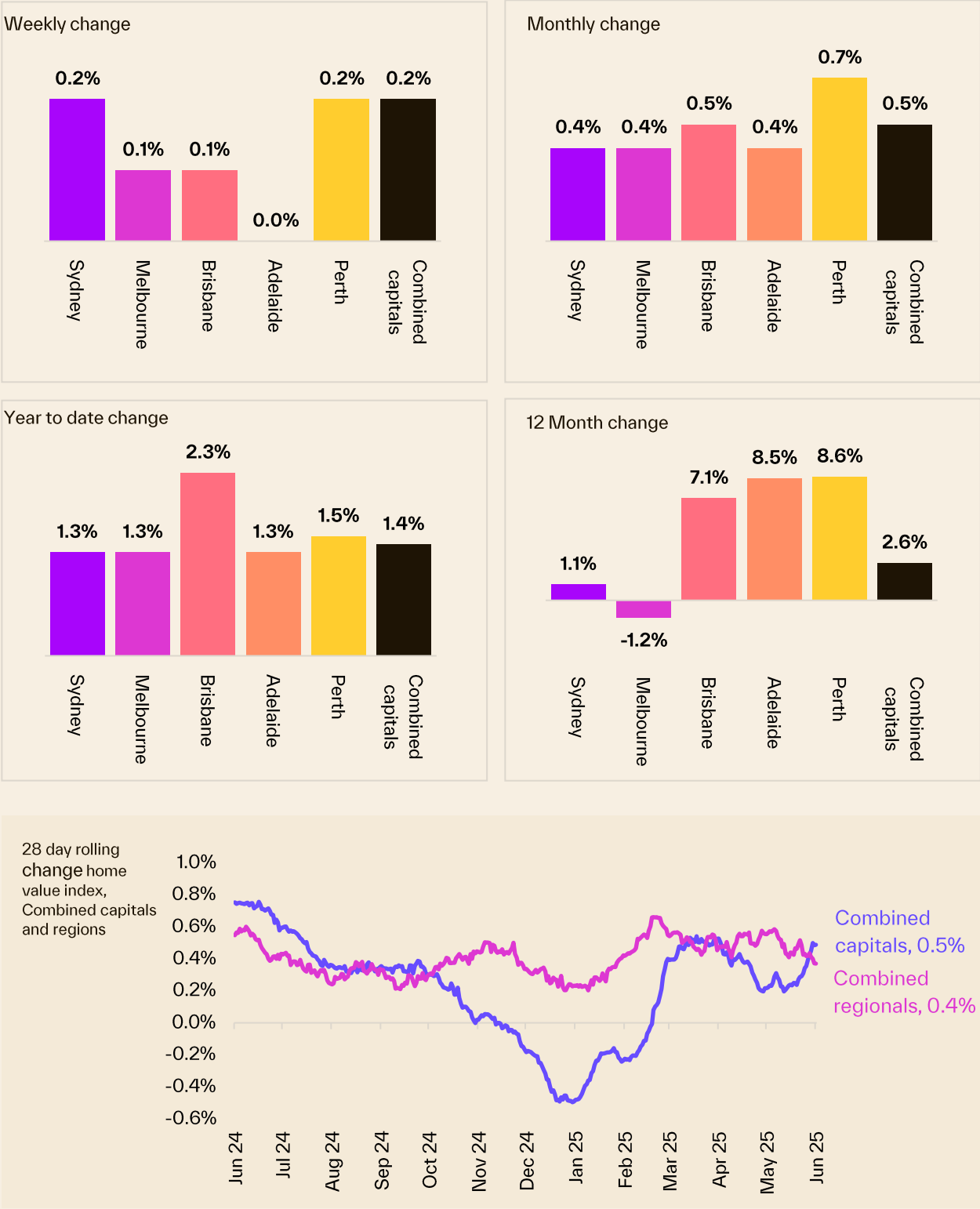
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	72.7%	15	11	8	3
Baulkham Hills and Hawkesbury	76.9%	46	26	20	6
Blacktown	66.7%	62	30	20	10
City and Inner South	81.3%	102	80	65	15
Eastern Suburbs	73.2%	106	97	71	26
Inner South West	65.9%	111	88	58	30
Inner West	77.2%	105	79	61	18
North Sydney and Hornsby	64.0%	174	136	87	49
Northern Beaches	70.7%	69	58	41	17
Outer South West	n.a.	6	5	3	2
Outer West and Blue Mountains	57.1%	22	14	8	6
Parramatta	65.5%	83	58	38	20
Ryde	60.5%	59	38	23	15
South West	61.1%	57	36	22	14
Sutherland	81.4%	52	43	35	8
Melbourne sub-regions					
Inner	70.6%	269	211	149	62
Inner East	69.8%	209	159	111	48
Inner South	74.1%	236	166	123	43
North East	73.2%	169	127	93	34
North West	70.5%	151	122	86	36
Outer East	82.8%	88	64	53	11
South East	74.3%	170	113	84	29
West	70.8%	229	171	121	50
Mornington Peninsula	75.0%	28	24	18	6
Regional SA4					
Newcastle and Lake Macquarie	70.8%	29	24	17	7
Illawarra	n.a.	13	8	6	2
Gold Coast	57.1%	62	49	28	21
Sunshine Coast	53.3%	29	15	8	7
Geelong	76.9%	16	13	10	3

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

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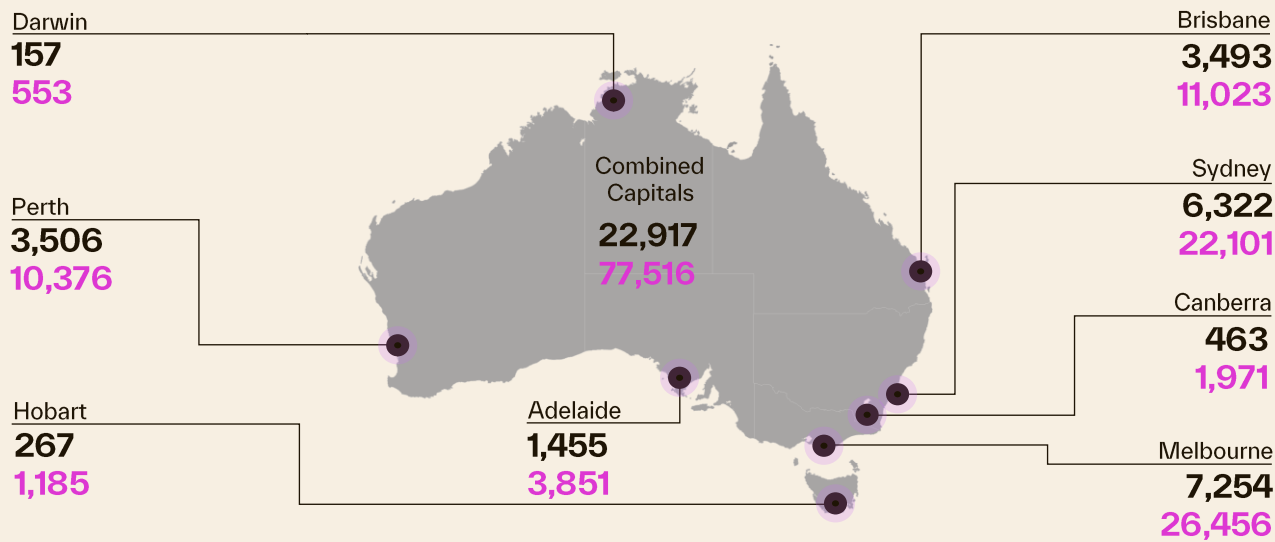
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Capital city home value changes

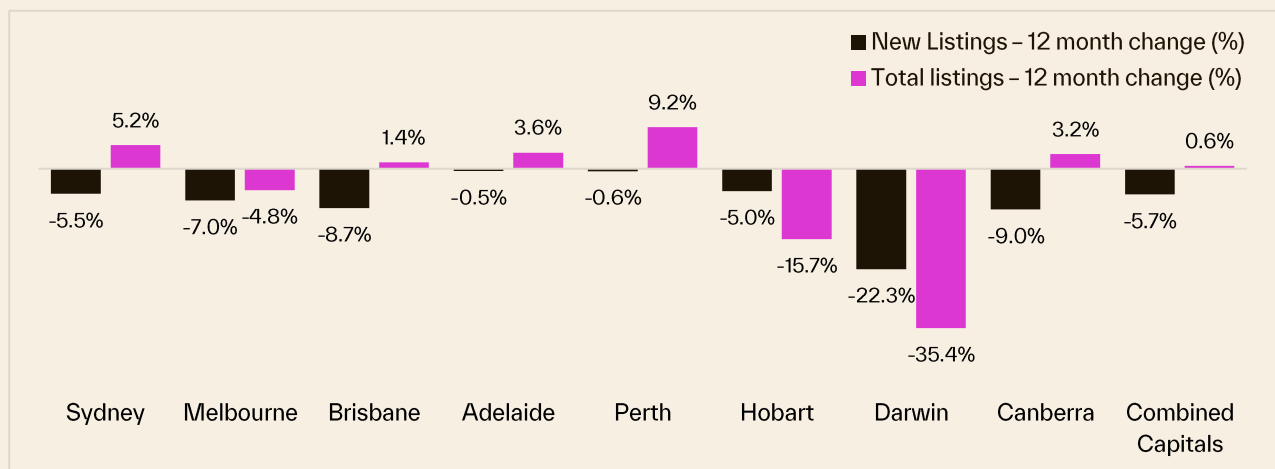


Property Market Indicator Summary

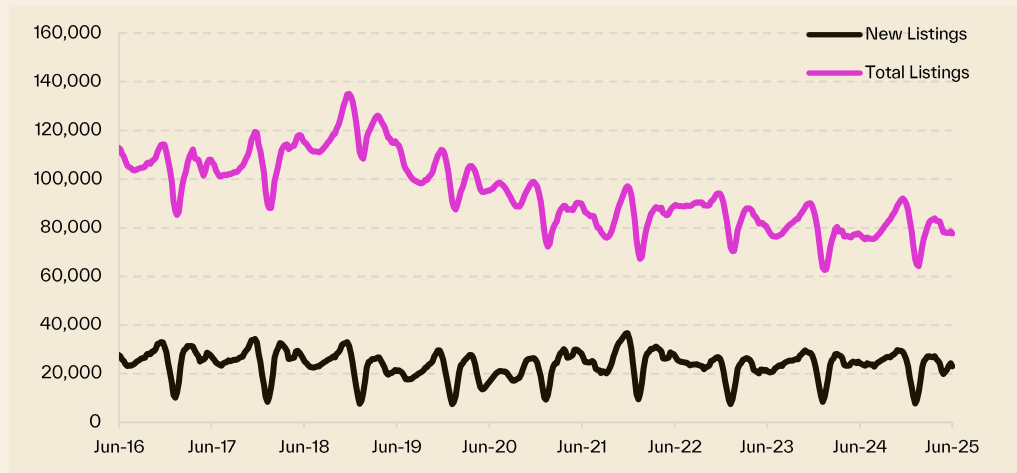
Capital city properties listed for sale – four week count



Listings - 12 month change (%)



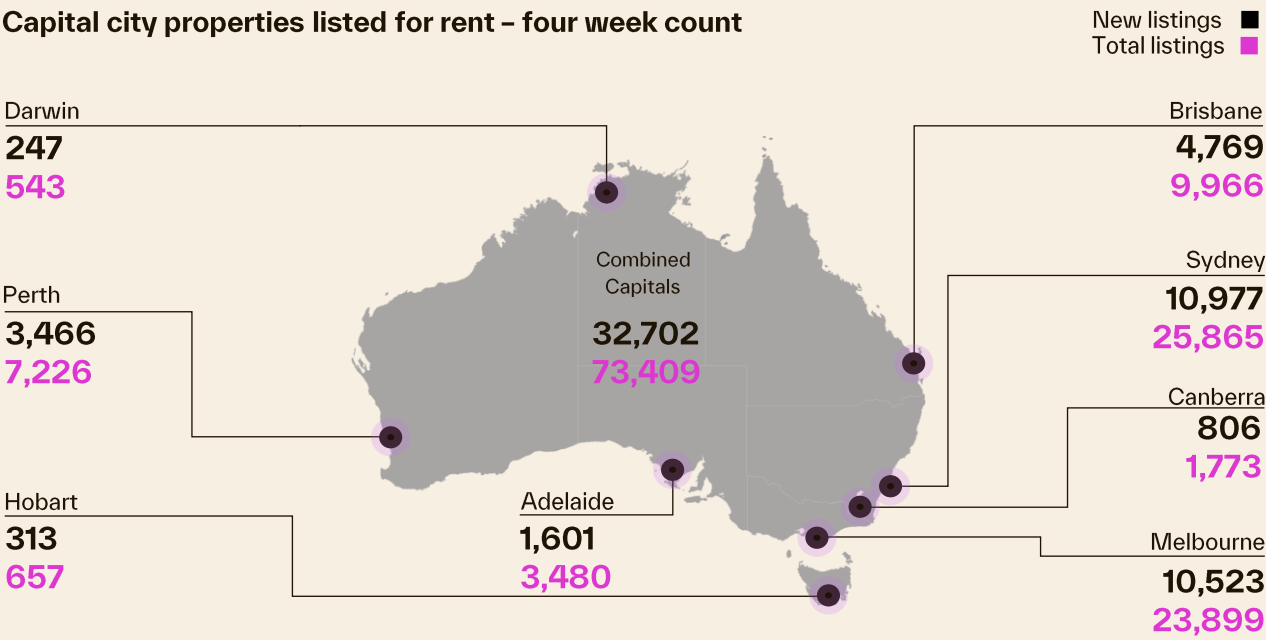
Number of homes for sale, combined capital cities



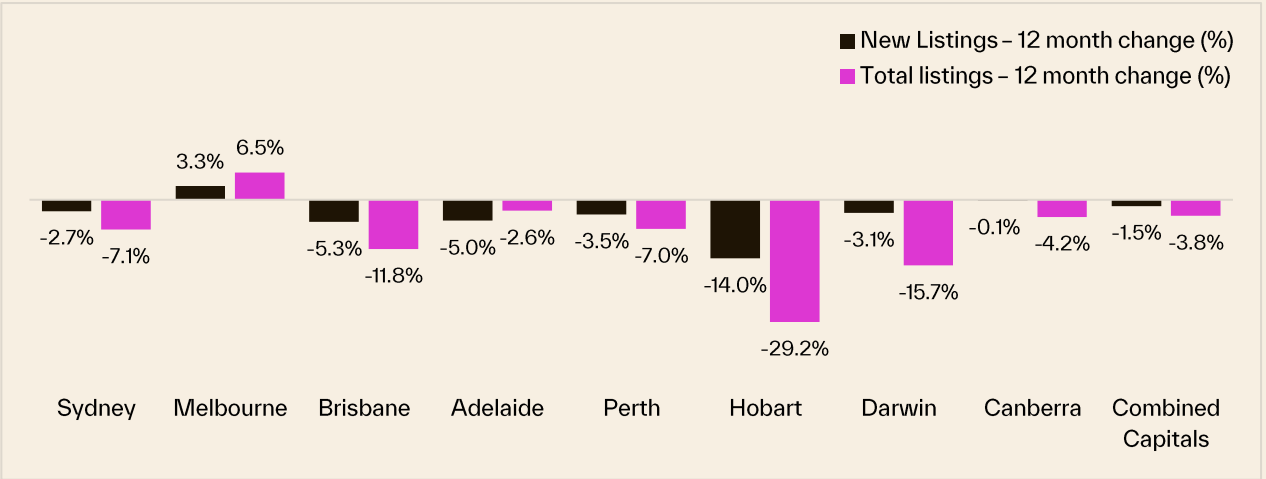
These results are calculated across properties that have been advertised for sale over the 28 days ending 01 June 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been

Property Market Indicator Summary

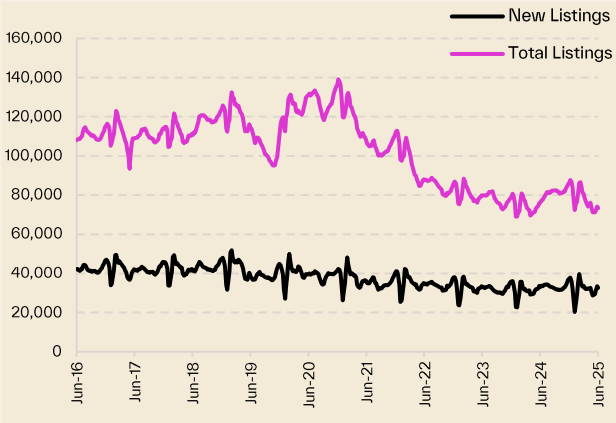
Capital city properties listed for rent – four week count



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



**131 The Boulevard
Strathfield**

6 8 6

\$10,100,000

McGrath



**5/42 Macleay Street
Potts Point**

3 2 1

\$9,500,000

Richardson & Wrench

Victoria



**34 Balmerino Avenue
Toorak**

4 2 2

\$6,110,000

Marshall White Stonnington



**42 Bruce Street
Toorak**

3 3 4

\$6,100,000

Marshall White Stonnington

Queensland



**17 Dickson Terrace
Hamilton**

5 5 2

\$4,950,000

Ray White Clayfield



**551 Farnborough Road
Yeppoon**

5 4 5

\$4,100,000

Professionals Emu Park

South Australia



**27 Esplanade
Somerton Park**

4 3 2

\$7,650,000

Allan Real Estate



**182 Walkerville Terrace
Walkerville**

3 2 2

\$1,750,000

Real Estate Partners South Australia

Western Australia



**3A Clarendon Street
Cottesloe**

4 2 3

\$4,235,000

Shellabears Real Estate



**7 Santarosa View
Walliston**

4 3 9

\$2,760,000

Choice Property Group

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania

Image not available

3747 Channel Highway
Birchs Bay

4

4

3

\$3,250,000

First National Kingston



18 Red Chapel Avenue
Sandy Bay

4

2

0

\$1,855,000

Elders Tasmania

Northern Territory



50 Meigs Crescent
Stuart Park

4

3

3

\$1,875,000

Real Estate Central



25 Bermingham Crescent
Bayview

4

2

7

\$950,000

Call 2 View Real Estate

Australian Capital Territory



108 Duffy Street
Ainslie

3

2

2

\$1,792,000

Home.ByHolly



23 Dunlop Street
Hackett

3

2

2

\$1,680,000

Home.ByHolly

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