

# Property Market Indicator Summary

All data to week ending 6 July 2025

## Auction volumes fall across the combined capitals

The number of properties taken to auction fell to 1,786 last week, the lowest since the King's Birthday long weekend four weeks prior, but slightly higher than at the same time last year (1,776).

73.1% of homes have reported a successful result so far, down from 74.5% the week prior (revised down to 67.9% which was the highest final clearance rate since March 2024). The preliminary auction clearance rate has held above the 70% mark for the past four weeks and across eight of the past ten weeks.

Melbourne hosted the most auctions last week, with 756 homes going under the hammer, a sharp fall from the week prior when 962 homes were taken to auction. 75.5% of Melbourne auctions have reported a positive result so far, up from 75.2% a week earlier which revised back to 68.2% once finalised. Melbourne's preliminary clearance rate has held above the 70% mark consistently for the past ten weeks and above 75% over the past three weeks.

691 homes went under the hammer in Sydney, down from 771 auctions held a week earlier. The preliminary auction clearance rate came in at 72.5%, one percentage point down from the week prior (73.5%)

which revised back to 67.2% on final numbers. Sydney's preliminary auction clearance rate has held above 70% for the past four weeks but has consistently tracked below Melbourne's.

Brisbane led the volume of auctions across the smaller capitals, with 155 homes taken to market last week. 70.8% of properties have sold based on results reported so far, down from 76.1% the previous week and the second week running where the preliminary clearance rate has been above 70%.

There were 102 homes auctioned in Adelaide last week, with 65.7% of results reported as successful so far.

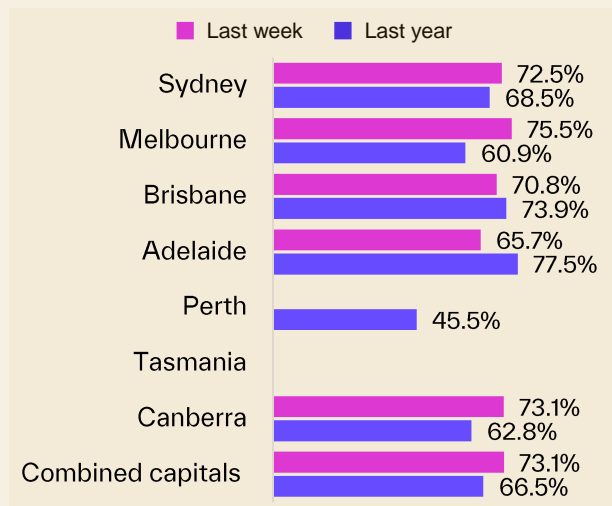
Across the ACT, 69 auctions were held last week, with a preliminary clearance rate of 73.1%, the highest since the second week of March 2025.

Three of the five auction results reported in Perth last week were successful, while the one auction result reported in Tasmania was not.

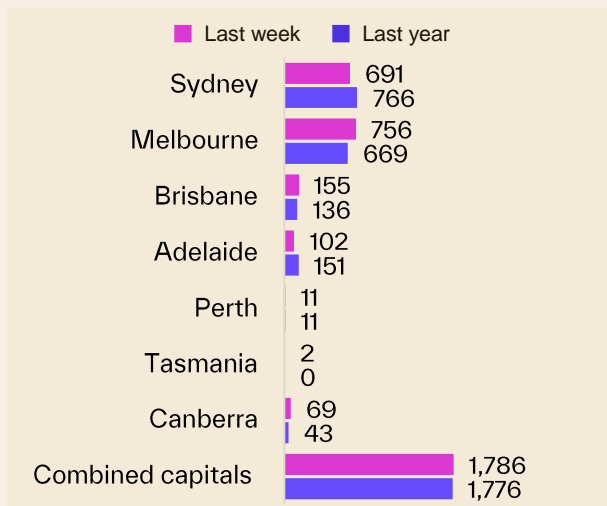
The volume of auctions is set to fall further this week, with approximately 1,445 capital city homes currently scheduled for auction, rising to around 1,500 next week.

### Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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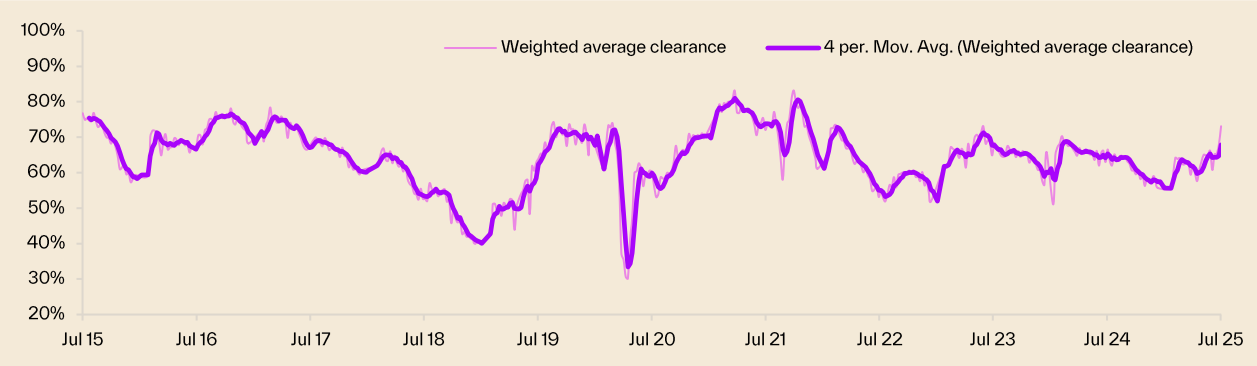
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## Capital City Auction Statistics (Preliminary)

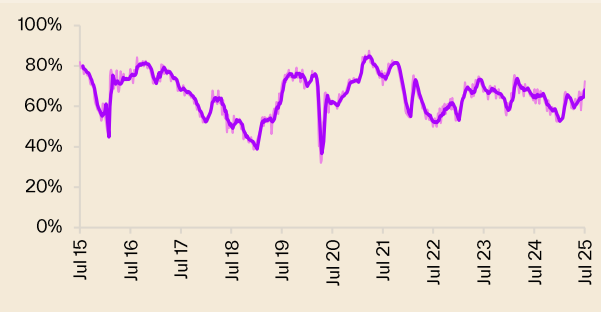
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	72.5%	691	545	395	150
Melbourne	75.5%	756	601	454	147
Brisbane	70.8%	155	113	80	33
Adelaide	65.7%	102	70	46	24
Perth	n.a.	11	5	3	2
Tasmania	n.a.	2	1	0	1
Canberra	73.1%	69	52	38	14
Weighted Average	73.1%	1,786	1,387	1,014	373

## Weekly clearance rates

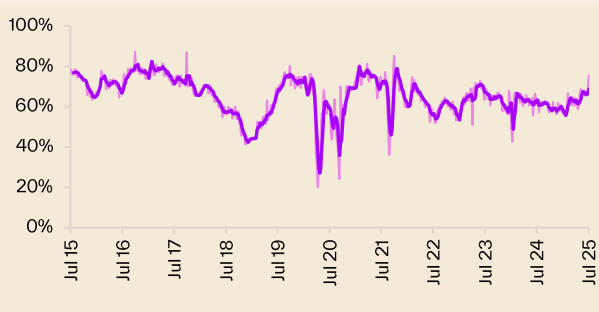
Combined capital cities



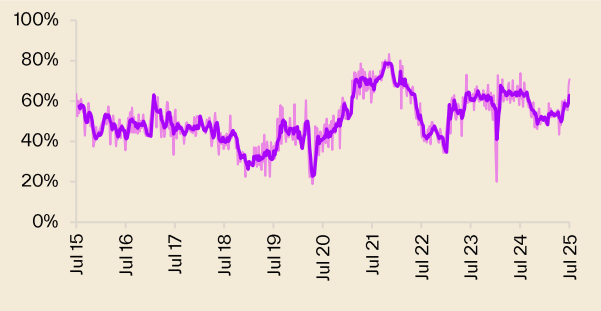
Sydney



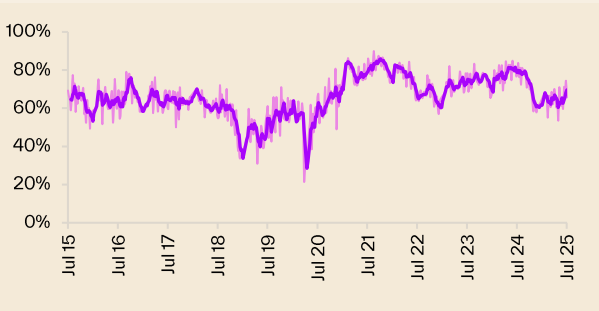
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

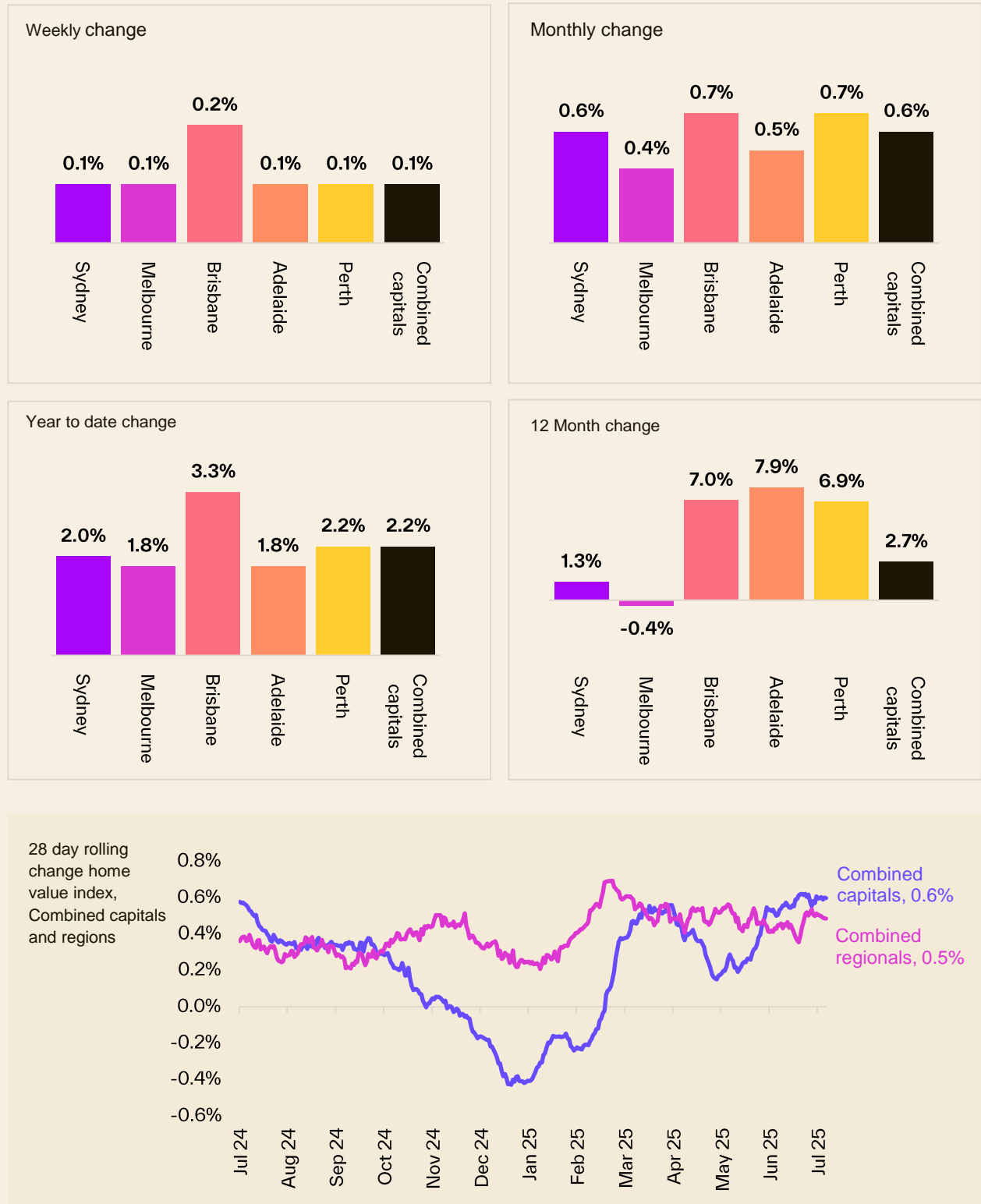
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	n.a.	6	5	3	2
Baulkham Hills and Hawkesbury	89.5%	35	19	17	2
Blacktown	74.1%	58	27	20	7
City and Inner South	66.7%	93	87	58	29
Eastern Suburbs	83.7%	45	43	36	7
Inner South West	81.7%	75	60	49	11
Inner West	65.4%	62	52	34	18
North Sydney and Hornsby	63.3%	90	79	50	29
Northern Beaches	68.1%	54	47	32	15
Outer South West	n.a.	6	3	2	1
Outer West and Blue Mountains	n.a.	5	5	4	1
Parramatta	65.9%	51	41	27	14
Ryde	86.7%	40	30	26	4
South West	71.4%	39	21	15	6
Sutherland	84.6%	32	26	22	4
Melbourne sub-regions					
Inner	77.9%	114	95	74	21
Inner East	78.0%	75	59	46	13
Inner South	81.6%	97	76	62	14
North East	73.3%	99	75	55	20
North West	74.7%	86	75	56	19
Outer East	78.7%	60	47	37	10
South East	68.9%	99	74	51	23
West	70.3%	115	91	64	27
Mornington Peninsula	n.a.	11	9	9	0
Regional SA4					
Newcastle and Lake Macquarie	90.0%	17	10	9	1
Illawarra	n.a.	10	8	3	5
Gold Coast	61.9%	55	42	26	16
Sunshine Coast	48.5%	46	33	16	17
Geelong	n.a.	5	4	3	1

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

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# Property Market Indicator Summary

## Capital city home value changes

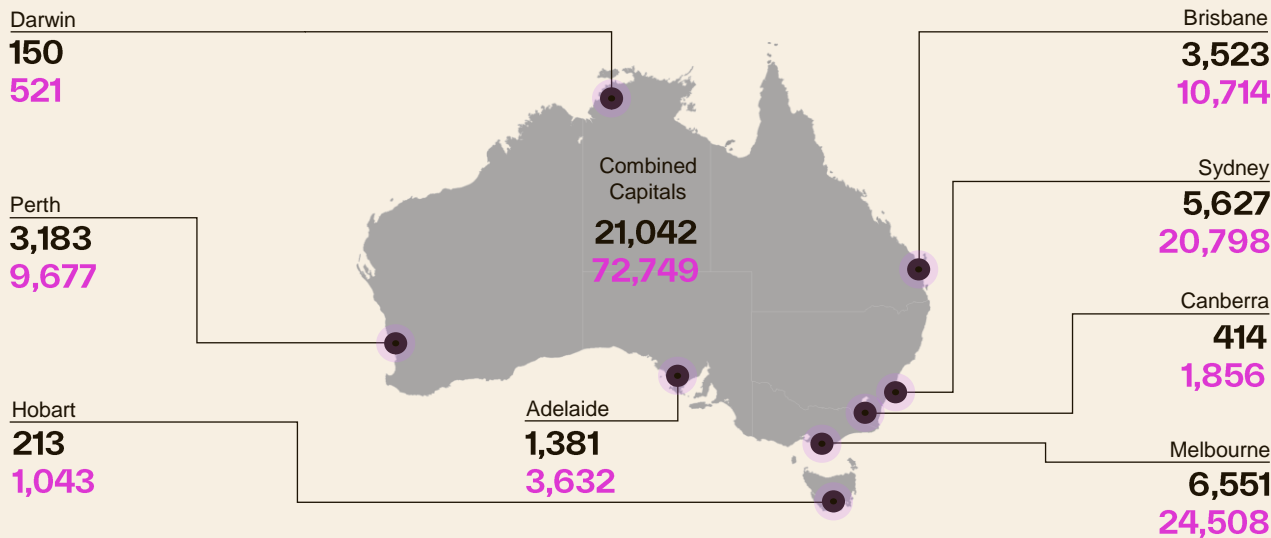


# Property Market Indicator Summary

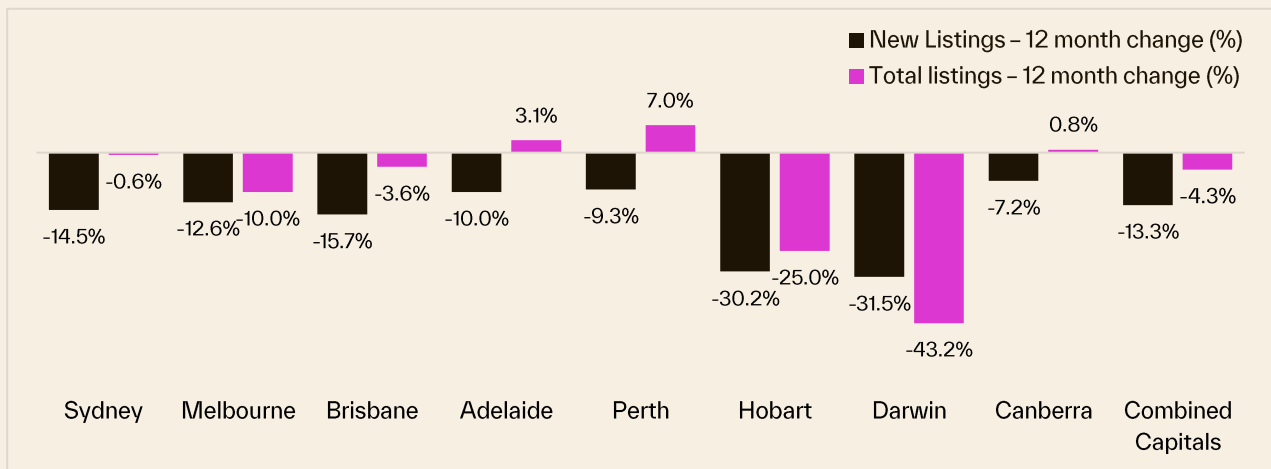
## Capital city properties listed for sale – four week count

Carried over from previous week

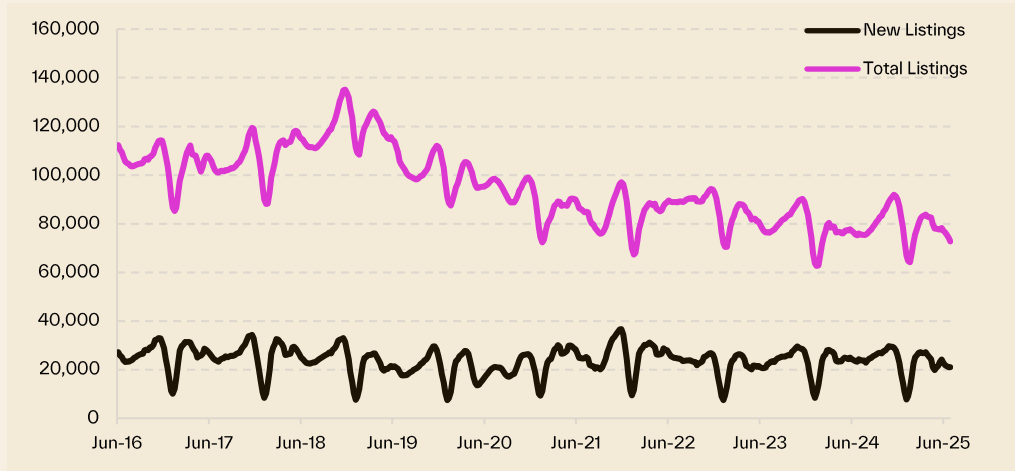
New listings ■  
Total listings ■



## Listings - 12 month change (%)



## Number of homes for sale, combined capital cities

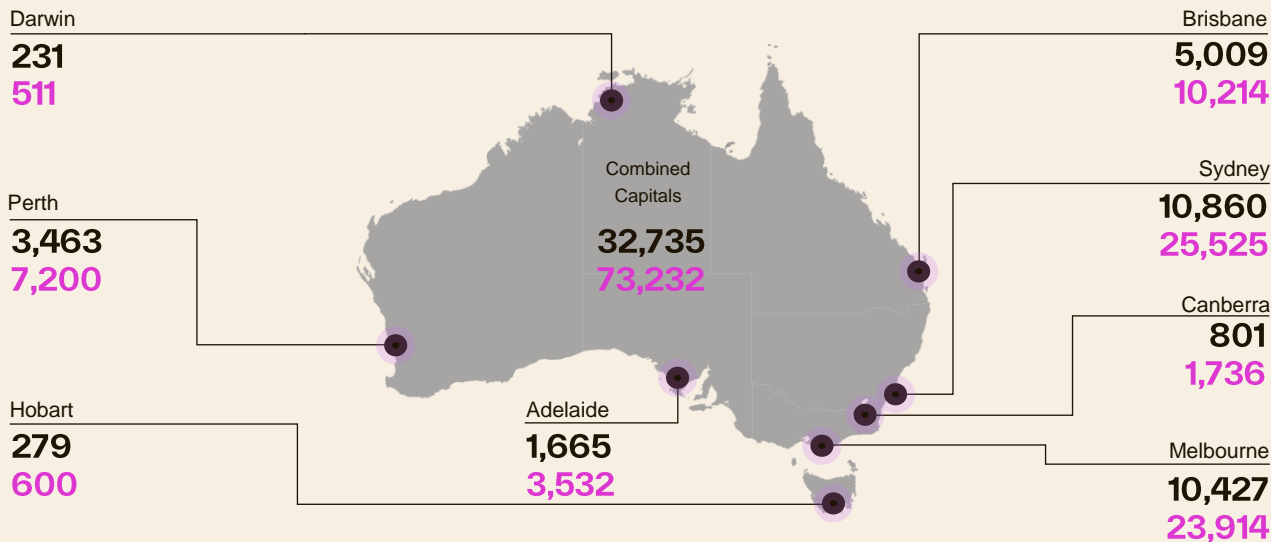


These results are calculated across properties that have been advertised for sale over the 28 days ending 29 June 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

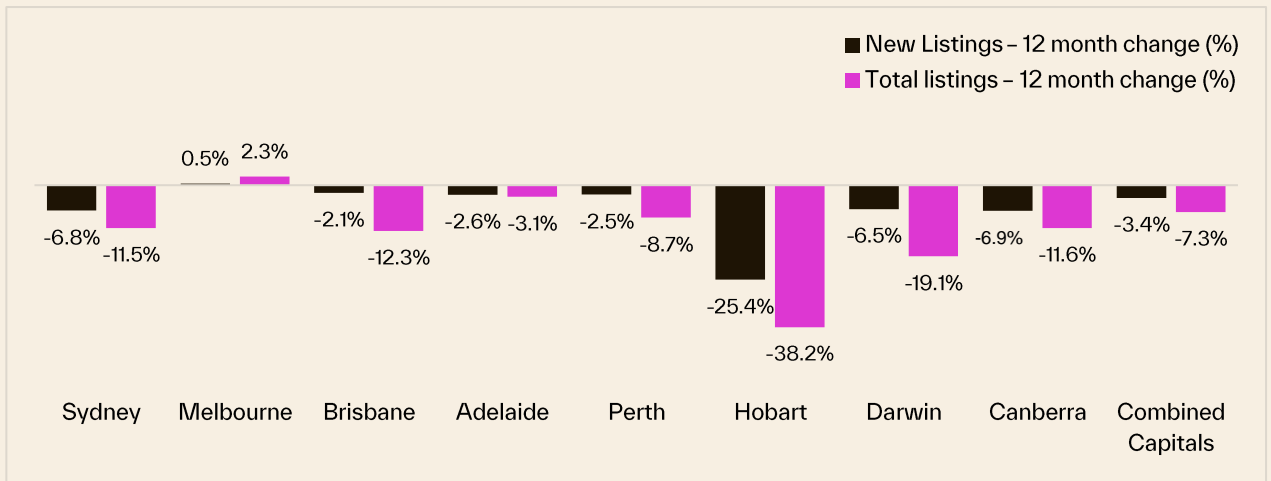
# Property Market Indicator Summary

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

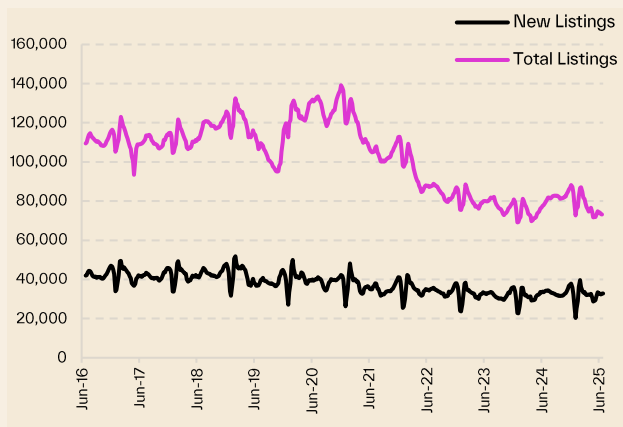
Carried over from previous week



## Rental listings - 12 month change (%)



## Number of homes for rent, combined capital cities



## Rental snapshot – data to June 2025

		Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
Region	Median rent	Month	Quarter	Annual	12 months ago		12 months ago	
					Current	Current	Current	Current
Sydney	\$796	0.3%	1.5%	1.9%	3.1%	3.1%	1.8%	2.1%
Melbourne	\$613	0.2%	0.7%	1.2%	3.7%	3.6%	1.4%	1.3%
Brisbane	\$687	0.6%	2.0%	3.8%	3.7%	3.8%	1.7%	1.9%
Adelaide	\$629	0.2%	0.7%	4.7%	3.7%	3.8%	0.9%	0.9%
Perth	\$721	0.3%	1.1%	4.9%	4.3%	4.3%	1.2%	1.4%
Hobart	\$581	0.4%	1.3%	5.3%	4.4%	4.2%	1.5%	3.1%
Darwin	\$659	1.4%	2.9%	6.2%	6.5%	6.5%	1.5%	1.7%
Canberra	\$677	0.3%	0.3%	1.6%	4.1%	4.0%	1.6%	1.9%
Combined capitals	\$696	0.3%	1.3%	2.7%	3.5%	3.5%	1.5%	1.7%
Combined regionals	\$584	0.4%	1.5%	5.3%	4.4%	4.4%	1.6%	1.9%
National	\$665	0.3%	1.3%	3.4%	3.7%	3.7%	1.6%	1.7%

# Property Market Indicator Summary

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

### New South Wales



**157 Victoria Street  
Potts Point**

 4  2  1

**\$9,300,000**

*Bresic Whitney Darlinghurst*




**2/4 Walton Crescent  
Abbotsford**

 4  3  2



**\$6,385,000**

*The Agency Inner West Drummoyne*

### Victoria

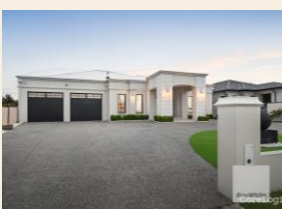


**4 Blair Street  
Moonee Ponds**



 5  3  3

**\$3,105,000**

*McDonald Upton*




**1/1 Cupar Place  
Greenvale**

 6  4  6




**\$3,000,000**

*Ray White Gladstone Park*

### Queensland



**17 Mossman Court  
Noosa Heads**




 4  4  2

**\$14,445,000**

*Reed and Co. Estate Agents*

Image not available


**501/460 The Esplanade  
Palm Beach**

 3  4  2




**\$4,185,000**

*Kollosche*

### South Australia




**39 Norton Summit Road  
Woodforde**




 3  2  2

**\$2,900,000**

*Pilgrim Real Estate*




**107 Queen Street  
Norwood**

 4  3  3




**\$2,500,000**

*WILLIAMS Real Estate*

### Western Australia




**59 Alexandra Road  
East Fremantle**




 4  2  2

**\$2,400,000**

*Caporn Young Estate Agents*



**20 Hesford Avenue  
Mount Pleasant**

 4  3  2

**\$2,170,000**

*Haiven Property South*



# Property Market Indicator Summary

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

### Tasmania



**75 Derwent Avenue  
Geilston Bay**

3 2 2

**\$1,820,000**

*Harcourts Signature Rosny Park*



**4 Elboden Street  
South Hobart**

10 5 4

**\$1,400,000**

*Petrusma Property*

### Northern Territory



**6 Troon Place  
Marrara**

4 3 2

**\$1,200,000**

*Raine & Horne Darwin*




**51 Gregory Street  
Parap**

5 3 4

**\$1,120,000**

*Ray White Darwin*

### Australian Capital Territory




**36 Marie Pitt Street  
Franklin**

5 3 2

**\$2,400,000**

*Verv Property*



**16 Jaeger Circuit  
Bruce**

4 2 3

**\$2,060,000**

*Belle Property Canberra*

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