

# Property Market Indicator Summary

All data to week ending 15 June 2025

## Bounce back in preliminary auction clearance rate

The combined capital city preliminary auction clearance rate bounced back last week, coming in at 70.1%, following a plunge to 63.8% (revised down to 60.7%) over the week prior which was impacted by the Kings Birthday long weekend.

The volume of auctions also rose, jumping 61% over the week, with 2,216 capital city homes going under the hammer last week, up from 1,373 over the previous week.

Melbourne led the volume of auctions last week, with 1,030 homes taken to market. 72.2% have been successful so far, up from 71.5% the week prior (revised down to 65.9% once finalised), the seventh week in a row where the preliminary clearance rate has held above the 70% mark.

There were 836 auctions held in Sydney last week, with the preliminary clearance rate rising to 70.5%, the first 70%+ early clearance rate in three weeks and only the second time in thirteen weeks that Sydney has recorded a preliminary auction clearance rate at 70% or higher.

In Brisbane, 127 auctions were held last week, with 61.4% selling based on the collection to-date.

Last week in Adelaide, 133 homes went under the hammer, with 67.1% reporting a successful result – the highest preliminary clearance rate in three weeks.

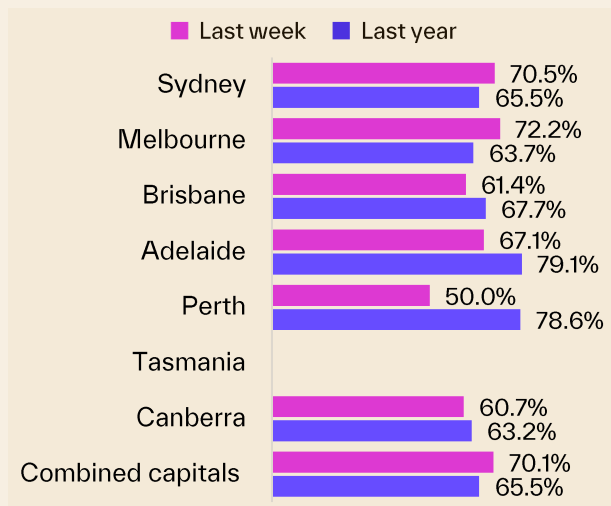
Across the ACT, 79 auctions were held last week, with 60.7% reported as sold so far (the highest preliminary clearance rate in three weeks).

In Perth, 11 auctions were held last week, with five of the 10 results collected so far reporting a successful result. There were no auctions held in Tasmania last week.

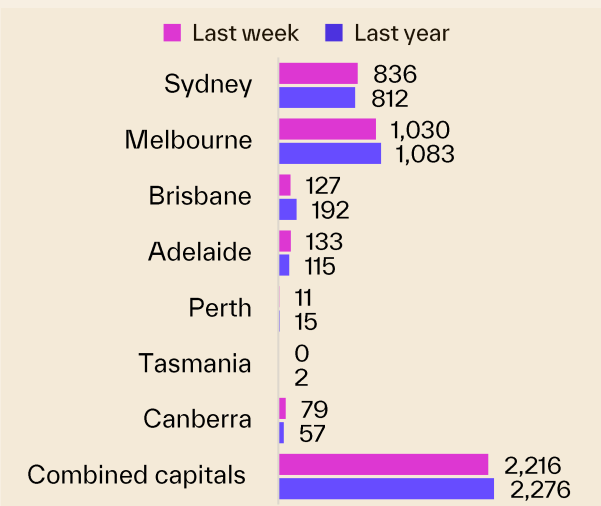
The volume of auctions is set to reduce this week, with approximately 1,850 capital city auctions currently scheduled, rising to around 1,960 next week.

## Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



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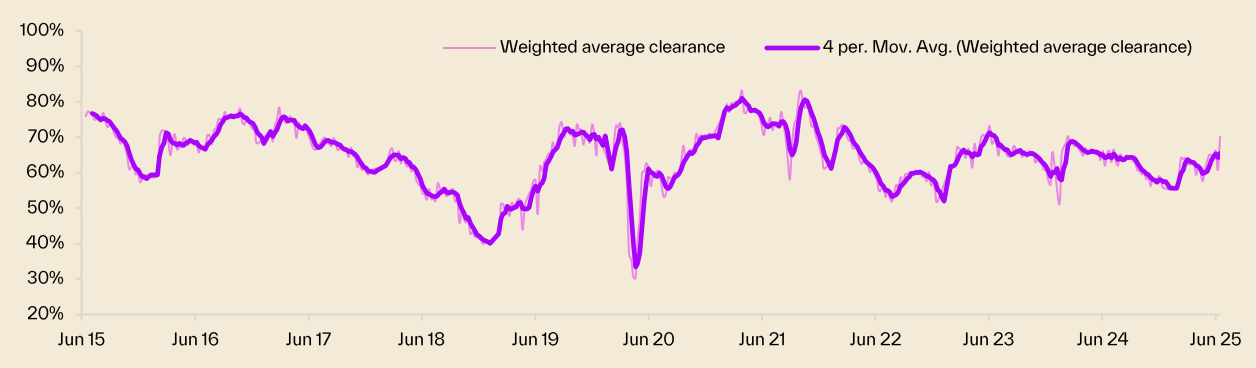
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## Capital City Auction Statistics (Preliminary)

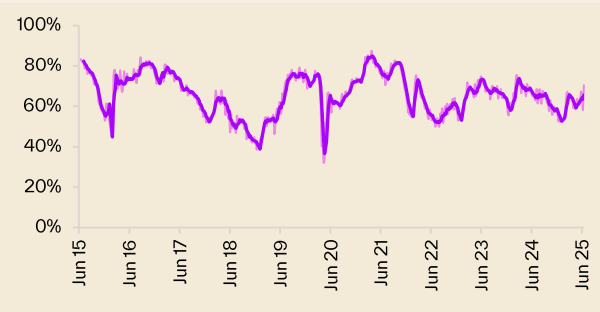
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	70.5%	836	624	440	184
Melbourne	72.2%	1,030	817	590	227
Brisbane	61.4%	127	101	62	39
Adelaide	67.1%	133	79	53	26
Perth	50.0%	11	10	5	5
Tasmania	n.a.	0	0	0	0
Canberra	60.7%	79	61	37	24
Weighted Average	70.1%	2,216	1,692	1,186	506

## Weekly clearance rates

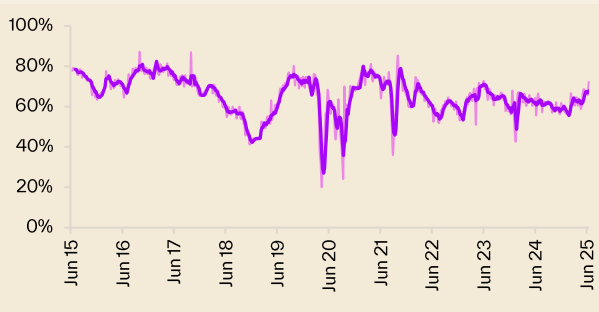
Combined capital cities



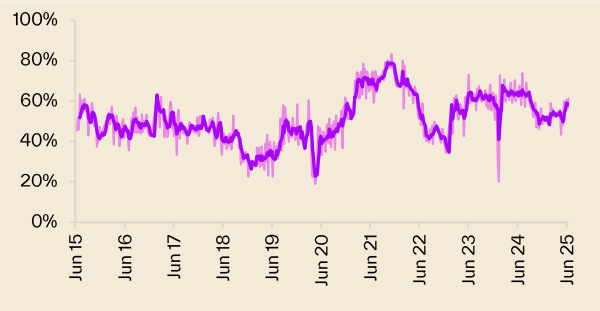
Sydney



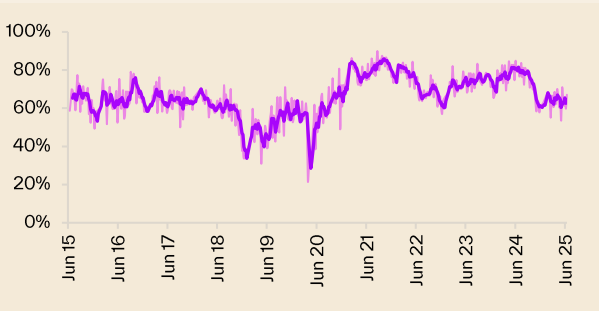
Melbourne



Brisbane



Adelaide



# Property Market Indicator Summary

## Sub-region auction statistics (Preliminary)

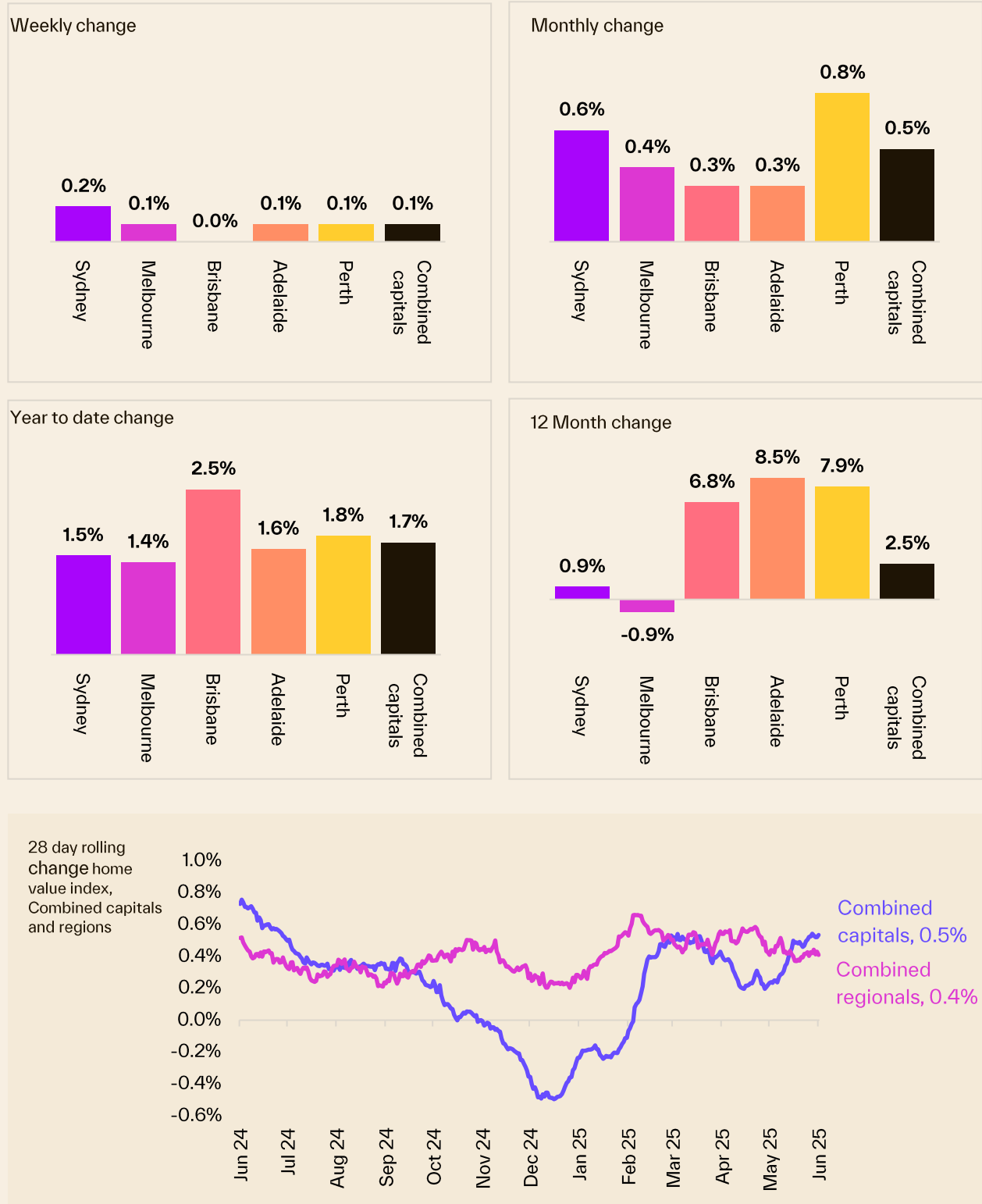
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	45.5%	15	11	5	6
Baulkham Hills and Hawkesbury	52.9%	36	17	9	8
Blacktown	55.0%	55	20	11	9
City and Inner South	72.7%	93	88	64	24
Eastern Suburbs	68.1%	82	72	49	23
Inner South West	85.0%	94	80	68	12
Inner West	82.0%	82	61	50	11
North Sydney and Hornsby	74.7%	115	95	71	24
Northern Beaches	71.4%	36	28	20	8
Outer South West	n.a.	7	6	2	4
Outer West and Blue Mountains	n.a.	11	8	5	3
Parramatta	52.6%	80	57	30	27
Ryde	72.0%	44	25	18	7
South West	60.0%	45	25	15	10
Sutherland	77.4%	41	31	24	7
Melbourne sub-regions					
Inner	68.0%	179	147	100	47
Inner East	70.7%	117	92	65	27
Inner South	71.5%	170	130	93	37
North East	73.0%	136	111	81	30
North West	84.0%	95	81	68	13
Outer East	72.6%	60	51	37	14
South East	80.3%	114	81	65	16
West	61.3%	142	111	68	43
Mornington Peninsula	92.9%	18	14	13	1
Regional SA4					
Newcastle and Lake Macquarie	63.6%	13	11	7	4
Illawarra	50.0%	14	10	5	5
Gold Coast	48.9%	62	47	23	24
Sunshine Coast	38.5%	22	13	5	8
Geelong	n.a.	10	6	5	1

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

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# Property Market Indicator Summary

## Capital city home value changes

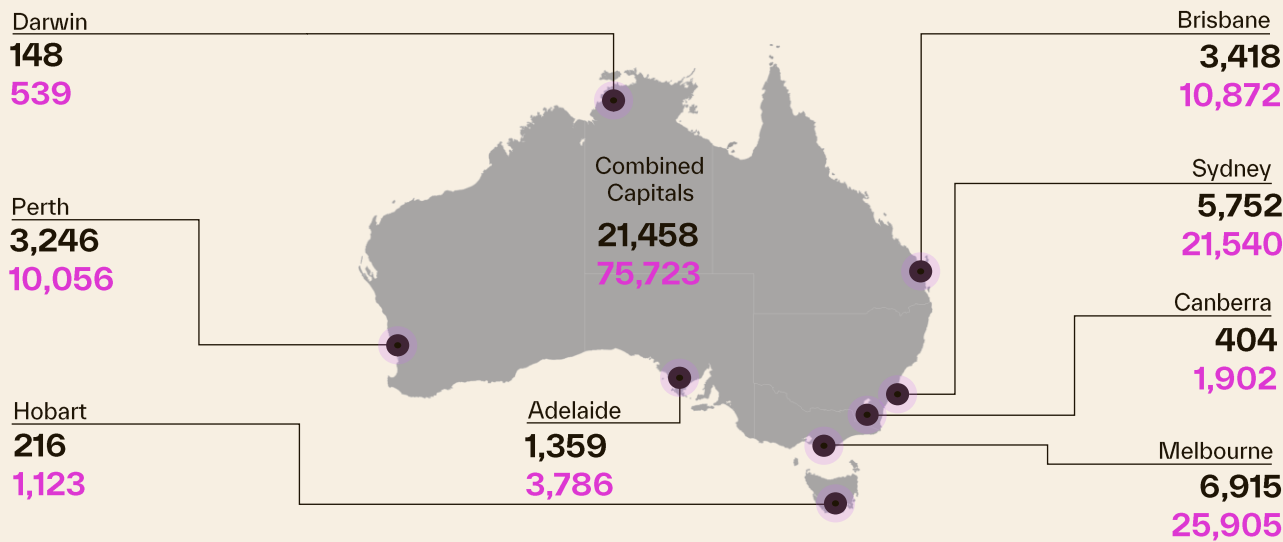


Results are based on the Cotality Daily Home Value Index. Further information and daily updates on the index results are available from <http://www.corelogic.com.au/research/daily-indices.html>.

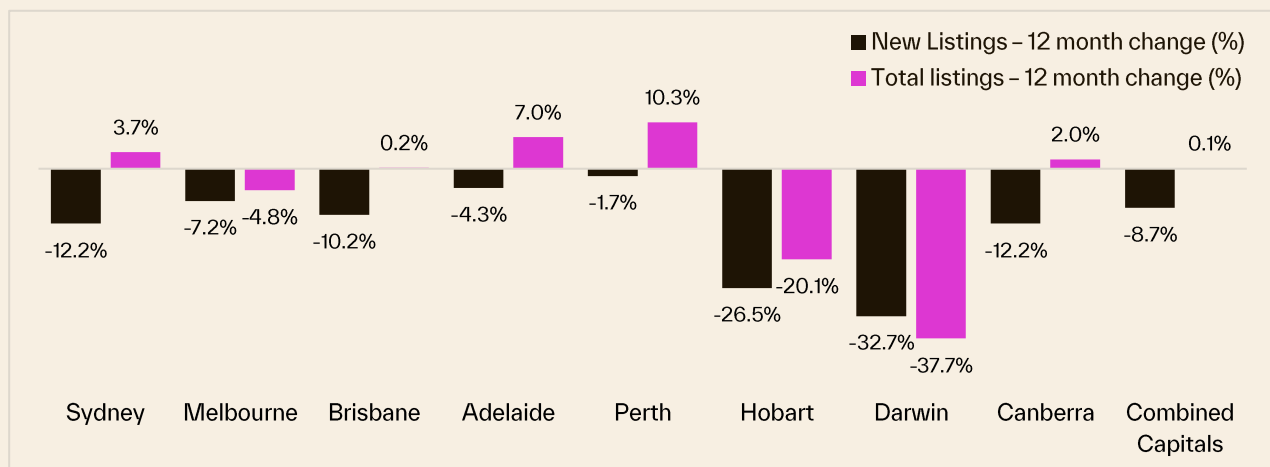
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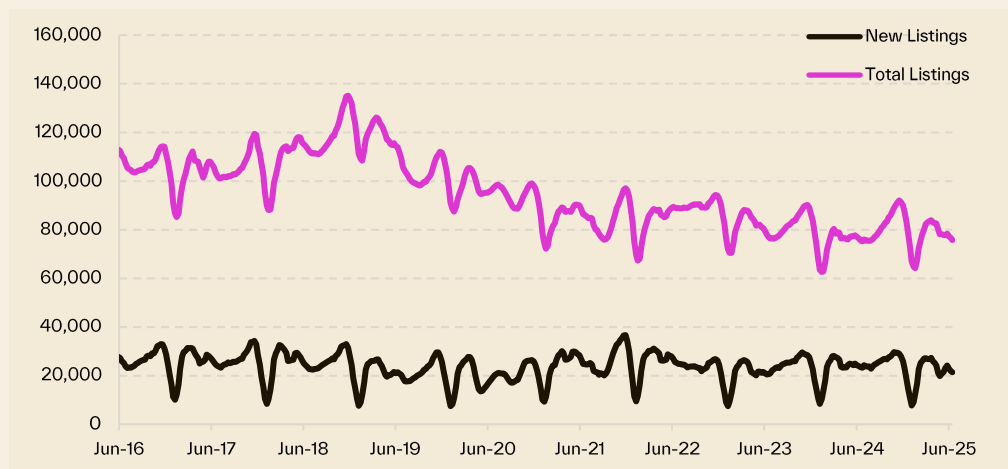
## Capital city properties listed for sale – four week count



## Listings - 12 month change (%)



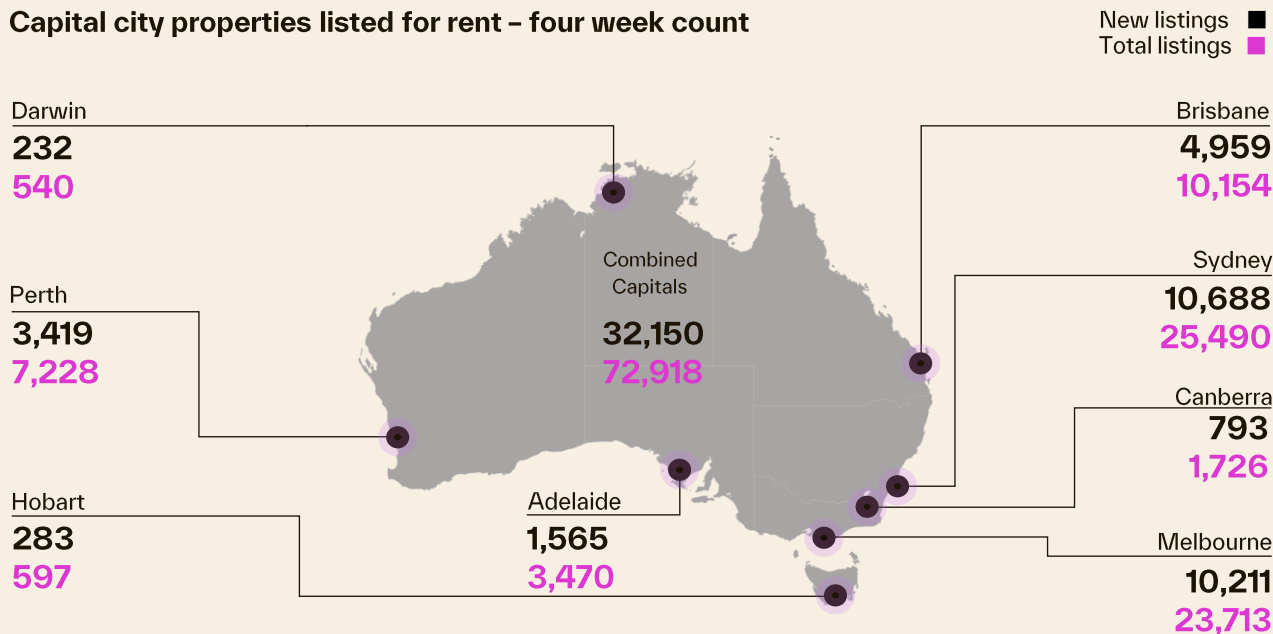
## Number of homes for sale, combined capital cities



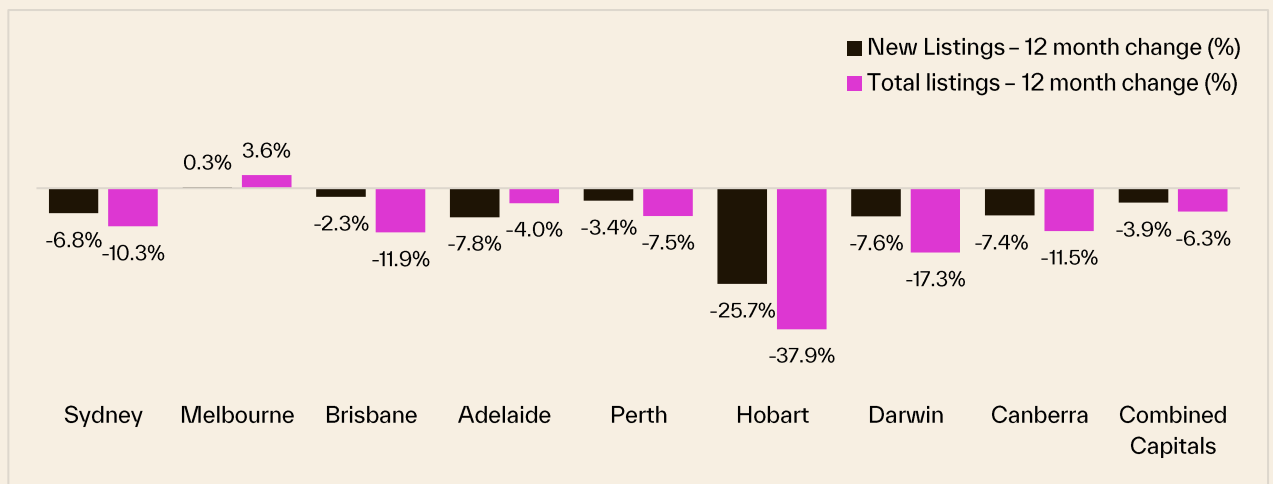
These results are calculated across properties that have been advertised for sale over the 28 days ending 15 June 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been

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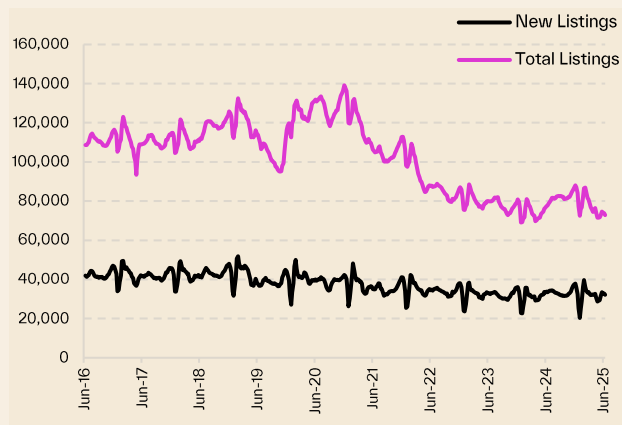
## Capital city properties listed for rent – four week count



## 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



**3 Mundarrah Street  
Clovelly**

5 3 0

**\$8,750,000**

PPD Real Estate



**75 Ellery Parade  
Seaforth**

6 4 2

**\$7,500,000**

Stone Real Estate Seaforth

### Victoria

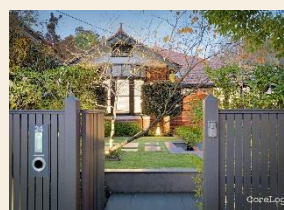


**13A Denman Avenue  
Glen Iris**

5 3 6

**\$5,088,800**

Shelter Real Estate



**24 Alexandra Avenue  
Canterbury**

5 2 0

**\$4,550,000**

Kay & Burton Armadale

### Queensland



**3/3531 Main Beach Parade  
Main Beach**

3 3 2

**\$7,449,000**

Coastal



**15 Sheridan Park Avenue  
Broadbeach Waters**

6 5 4

**\$5,400,000**

Kollosche

### South Australia



**54 Sheffield Street  
Malvern**

4 2 1

**\$2,650,000**

Ouwens Casserly Real Estate



**54A Harrow Road  
Somerton Park**

3 2 0

**\$2,025,000**

Noakes Nickolas

### Western Australia



**12 Lucretia Circle  
North Coogee**

4 3 4

**\$2,920,000**

Bailey Devine Real Estate



**15A Gunbower Road  
Mount Pleasant**

5 3 2

**\$2,300,000**

Haiven Property South



# Property Market Indicator Summary

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

### Tasmania



9 Lanrick Court  
Lindisfarne

 3  2  2

**\$1,500,000**

*Petrusma Property*



35 Golden Grove Drive  
Blackmans Bay

 4  2  4

**\$1,125,000**

*Petrusma Property*

### Northern Territory



18 May Street  
Ludmilla

 4  2  4

**\$850,000**

*Real Estate Central*



1115 Leonino Road  
Darwin River

 4  1  3

**\$590,000**

*Call 2 View Real Estate*

### Australian Capital Territory

Image not available

14 Waratah Street  
O'Connor

 4  3  2

**\$2,720,000**

*Belle Property Canberra*



23 Blackbutt Street  
O'Connor

 4  2  2

**\$2,600,000**

*Ray White Canberra*

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