

Property Market Indicator Summary

All data to week ending 29 June 2025

Capital city preliminary clearance rates continue to climb

The combined capitals' preliminary auction clearance rate ratcheted higher last week, reaching 74.5% and overtaking the week prior (73.9%) as the highest early success rate since the first week of July in 2024 (74.7%).

This result was achieved with 2,103 auctions held, up 4.9% from the volume of auctions held the week prior (2,004) and 3.6% higher relative to the same week last year (2,030).

Melbourne was once again the busiest auction market, with 1,000 homes taken under the hammer. While down from the week prior (76.6%, revised to 65.6% once finalised), Melbourne's preliminary clearance rate held above the 70% mark for the ninth week in a row, with 75.2% of outcomes collected so far returning a positive result.

784 auctions were held in Sydney last week, up slightly from the 778 held the week prior. Last week was the third consecutive week where Sydney's preliminary clearance rate has been above the 70% mark. So far, 73.5% of auctions have returned a successful result, in line with the previous week's preliminary rate, also 73.5%, which revised down to 67.6% once finalised.

Brisbane was the busiest auction market across the smaller cities with 143 auctions held. Based off results collected so far, at 76.1%, last week was the city's highest early rate since the first week of July last year (78.9%) and was up from the 66.7% preliminary success rate recorded the week prior.

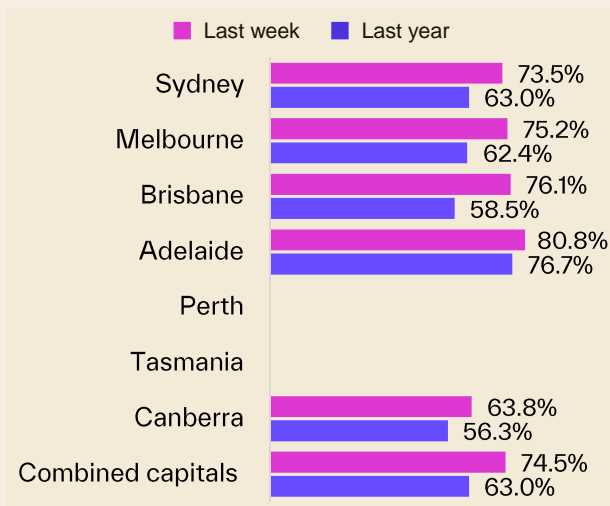
97 homes went to auction in Adelaide, with 80.8% reporting a successful result, up from 77.5% the week prior.

Canberra was home to 66 auctions last week, with 63.8% reporting a successful result so far (highest since the first week of May 2025).

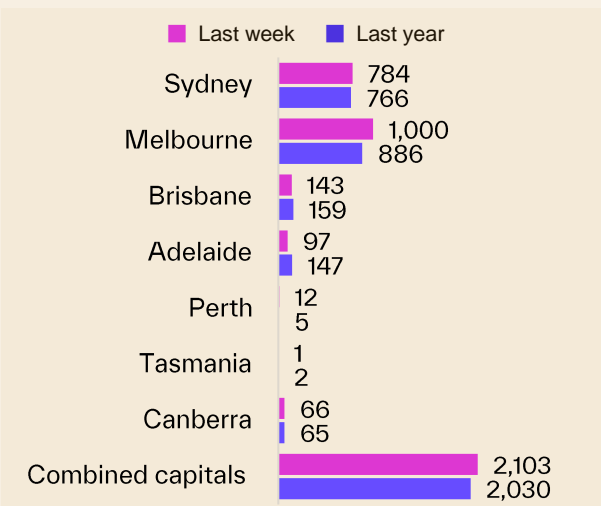
Looking forward, this week, Cotality is expecting the volume of auctions to dip a little, with approximately 1,770 homes currently scheduled to go under the hammer, before reducing further to around 1,430 the week after.

Capital City Auction Statistics (Preliminary)

Clearance rate



Total auctions



Media enquiries: media@cotality.com

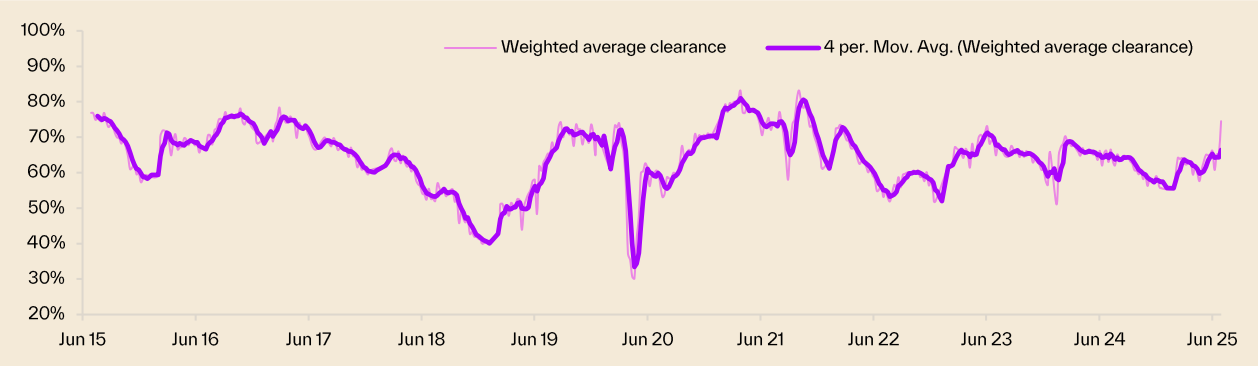
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Capital City Auction Statistics (Preliminary)

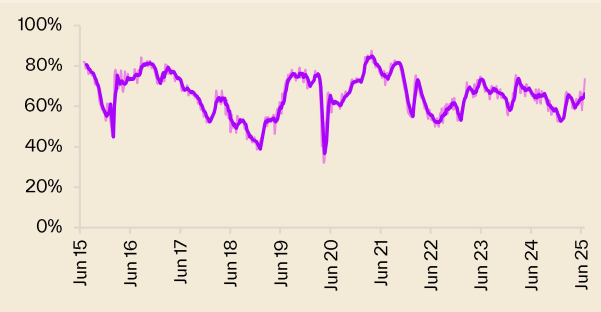
City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	73.5%	784	586	431	155
Melbourne	75.2%	1,000	746	561	185
Brisbane	76.1%	143	109	83	26
Adelaide	80.8%	97	52	42	10
Perth	n.a.	12	7	5	2
Tasmania	n.a.	1	1	1	0
Canberra	63.8%	66	47	30	17
Weighted Average	74.5%	2,103	1,548	1,154	394

Weekly clearance rates

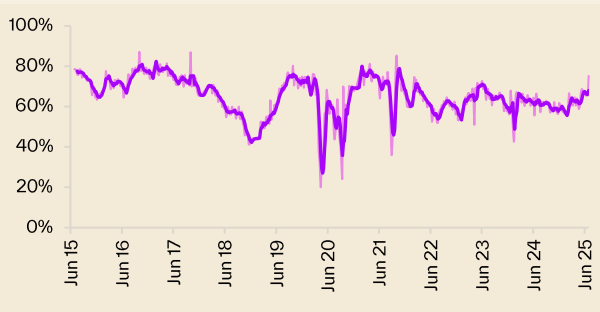
Combined capital cities



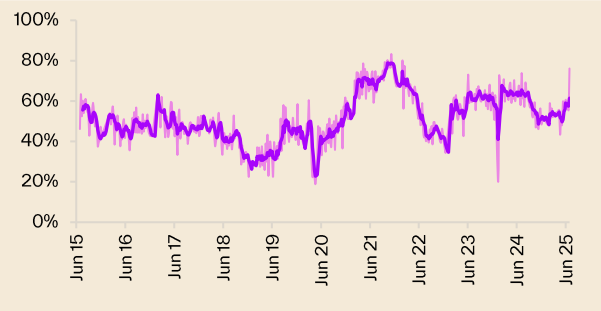
Sydney



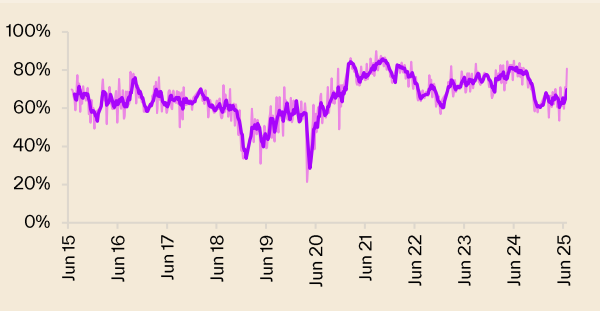
Melbourne



Brisbane



Adelaide



Property Market Indicator Summary

Sub-region auction statistics (Preliminary)

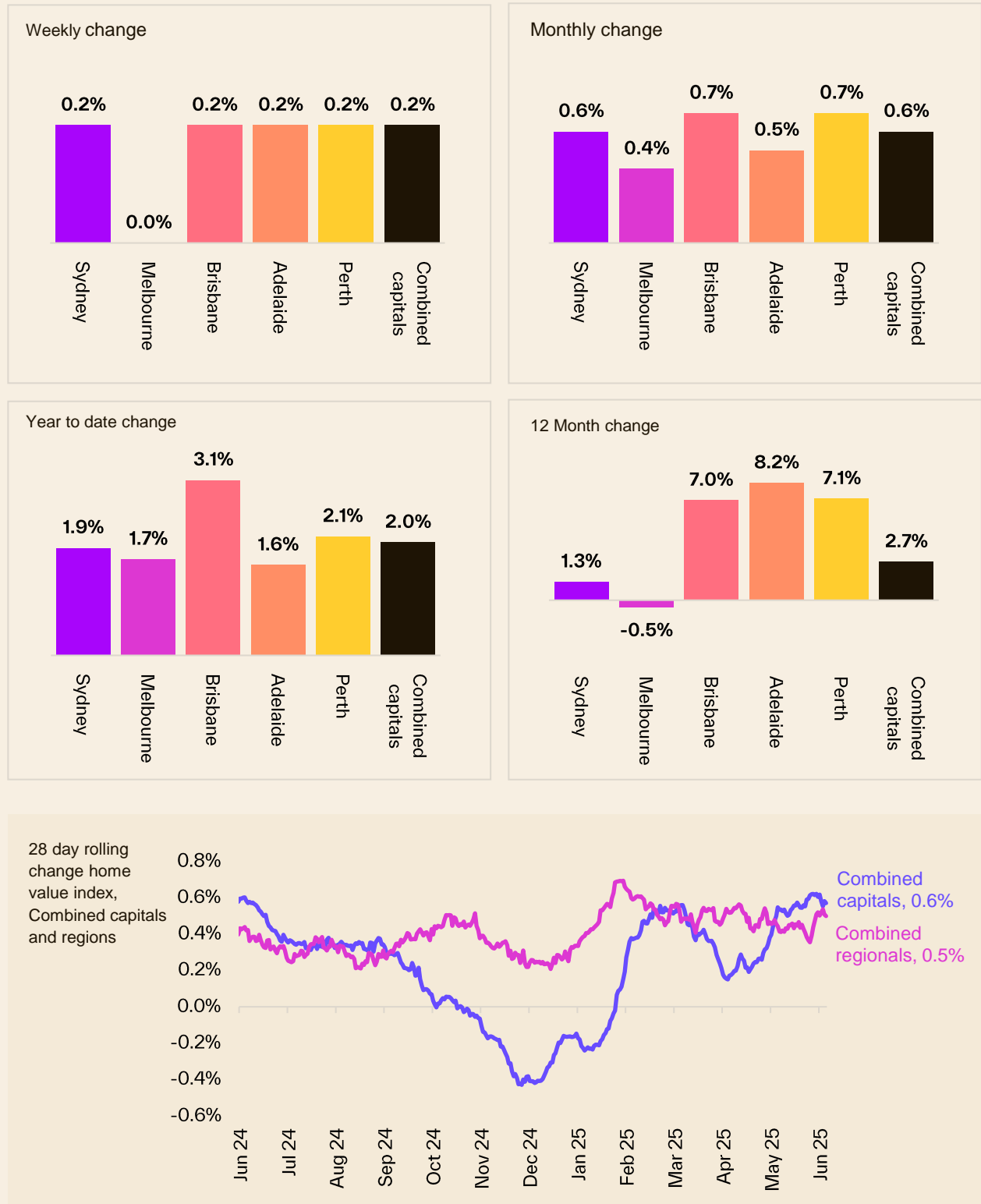
Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	69.2%	16	13	9	4
Baulkham Hills and Hawkesbury	64.0%	39	25	16	9
Blacktown	87.5%	55	16	14	2
City and Inner South	85.0%	78	60	51	9
Eastern Suburbs	60.9%	71	64	39	25
Inner South West	76.2%	112	101	77	24
Inner West	78.7%	62	47	37	10
North Sydney and Hornsby	71.1%	128	97	69	28
Northern Beaches	62.9%	43	35	22	13
Outer South West	n.a.	4	4	3	1
Outer West and Blue Mountains	n.a.	12	8	6	2
Parramatta	68.6%	52	35	24	11
Ryde	78.3%	39	23	18	5
South West	73.3%	40	30	22	8
Sutherland	86.2%	34	29	25	4
Melbourne sub-regions					
Inner	67.6%	148	108	73	35
Inner East	73.3%	116	90	66	24
Inner South	73.3%	133	101	74	27
North East	76.9%	130	91	70	21
North West	76.7%	107	86	66	20
Outer East	87.1%	80	62	54	8
South East	76.8%	123	82	63	19
West	75.0%	146	112	84	28
Mornington Peninsula	76.9%	16	13	10	3
Regional SA4					
Newcastle and Lake Macquarie	65.6%	37	32	21	11
Illawarra	n.a.	13	9	3	6
Gold Coast	47.5%	48	40	19	21
Sunshine Coast	18.8%	26	16	3	13
Geelong	n.a.	13	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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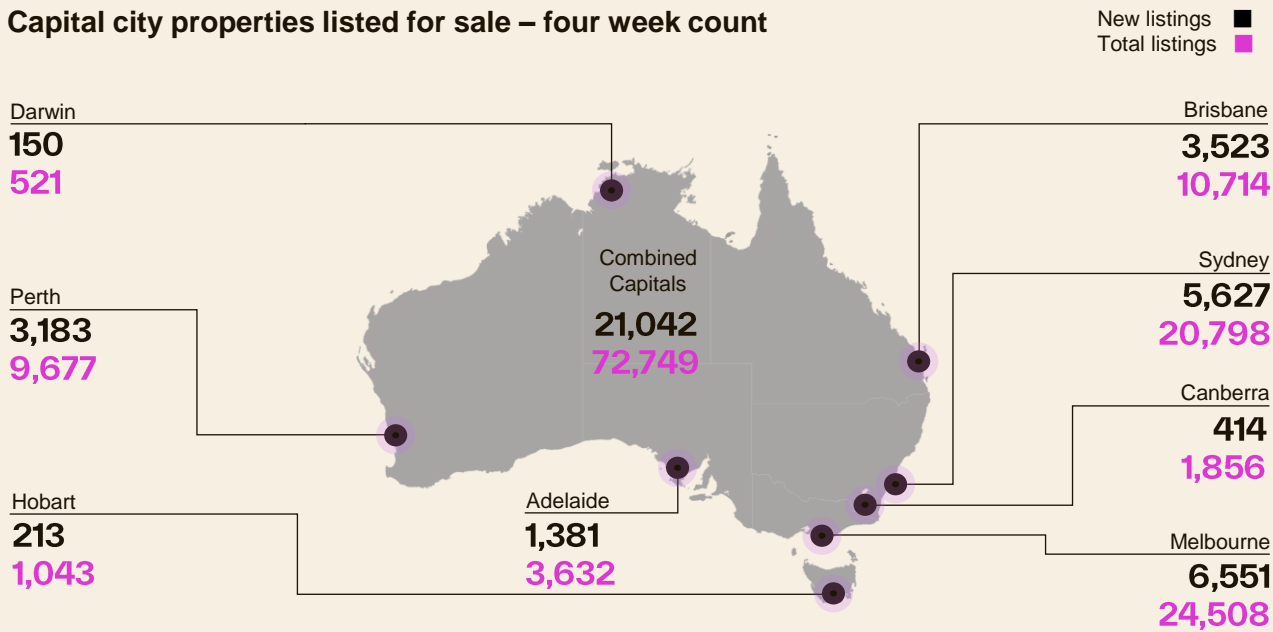
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Capital city home value changes

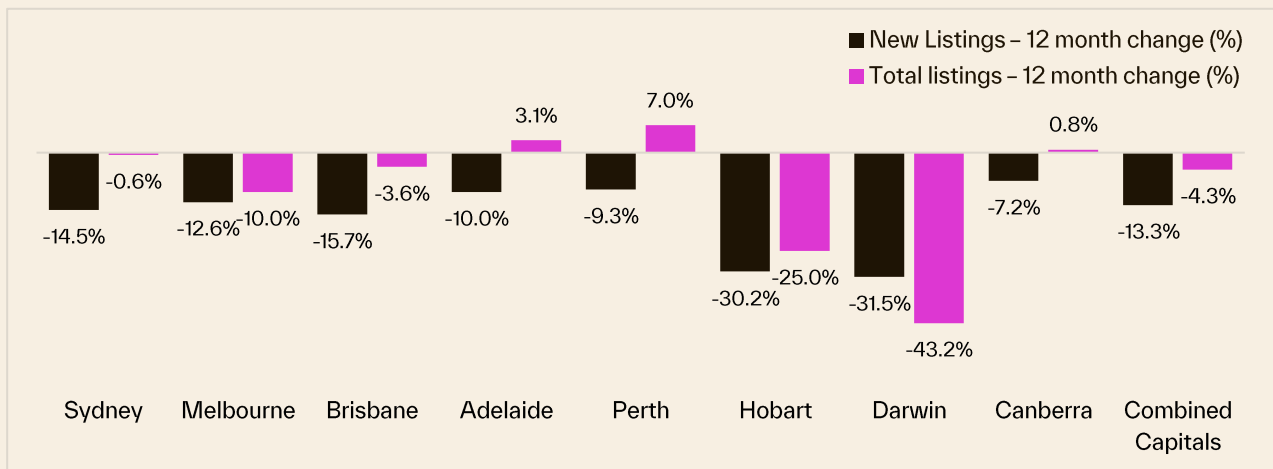


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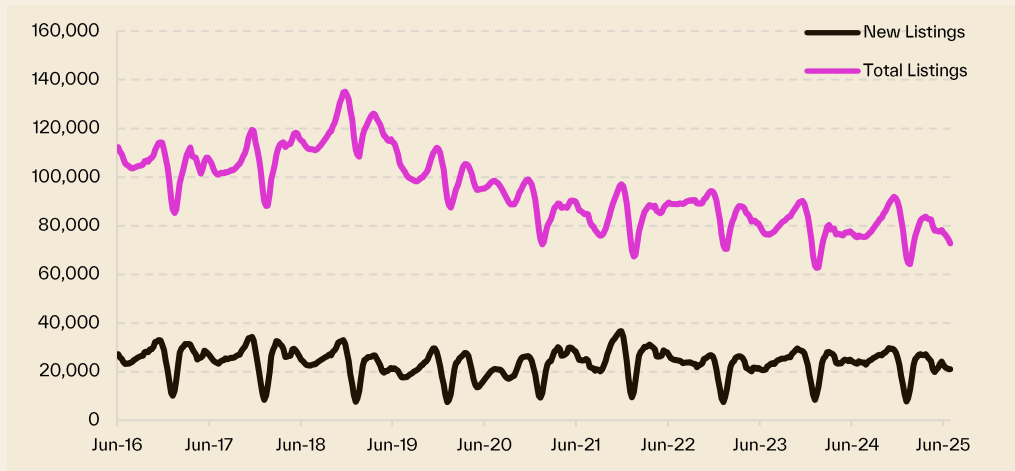
Capital city properties listed for sale – four week count



Listings - 12 month change (%)



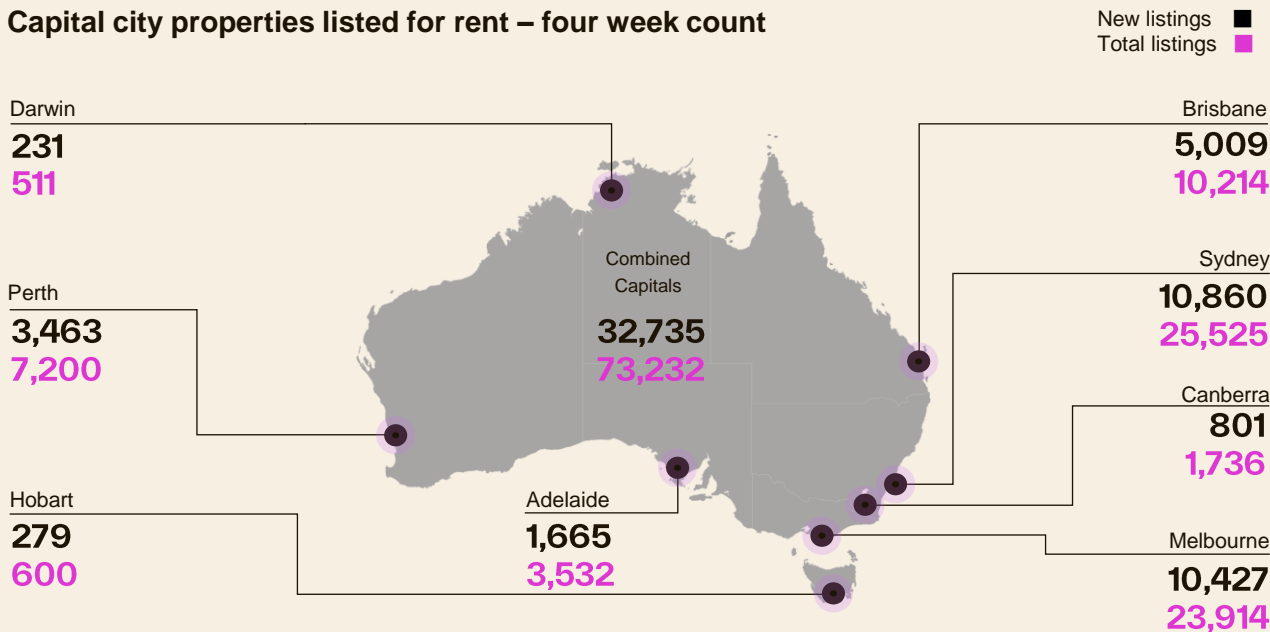
Number of homes for sale, combined capital cities



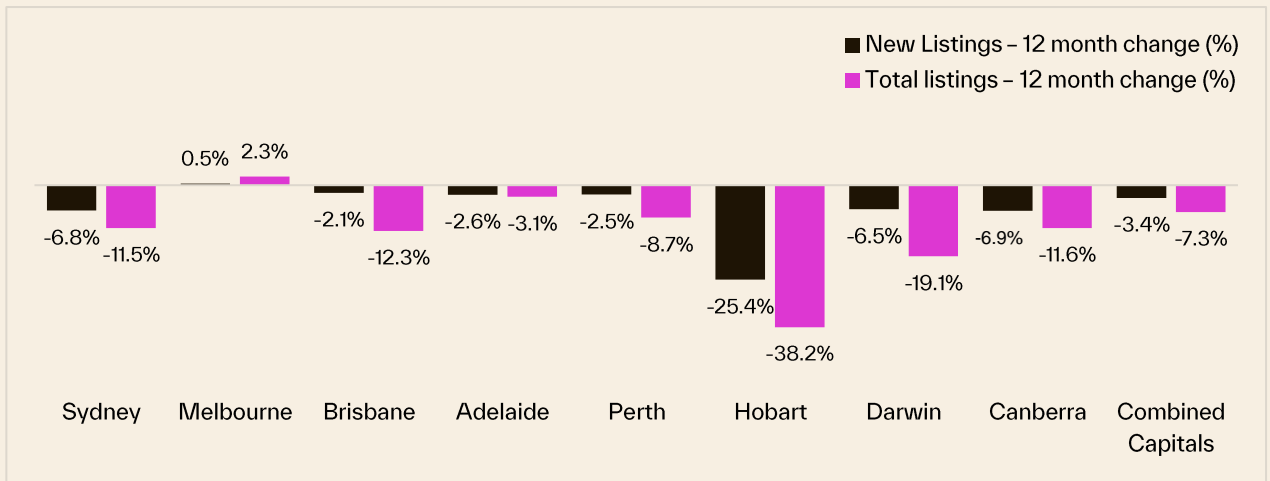
These results are calculated across properties that have been advertised for sale over the 28 days ending 29 June 2025. A new listing is one which has not been previously advertised for sale within 75 days, total listings include new listings and properties which have been previously advertised.

Property Market Indicator Summary

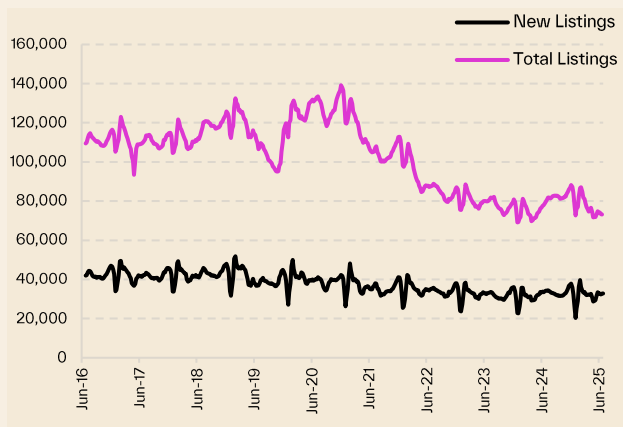
Capital city properties listed for rent – four week count



Rental listings - 12 month change (%)



Number of homes for rent, combined capital cities




Rental snapshot – data to May 2025

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	Annual	Current	12 months ago	Current	12 months ago
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




**40 Mermaid Avenue
Maroubra**

5 3 2

\$9,000,000

Belle Property Randwick




**7/3 Wulumay Close
Rozelle**

4 3 3

\$8,500,000

Balmain Realty

Victoria




**4 Dorrington Avenue
Glen Iris**

4 2 2

\$3,450,000

Marshall White Stonnington



**16 Glyndon Road
Camberwell**

5 2 2

\$3,400,000

Fletchers Canterbury

Queensland



**17/23 Front Street
Hamilton Island**

4 4 0

\$4,000,000

Hamilton Island Real Estate



**16 Atkinson Street
Hamilton**

3 1 1

\$3,550,000

Ray White Ascot

South Australia



**17 Beeston Way
West Lakes**

3 1 0

\$2,480,000

Belle Property Henley Beach



**19 Frederick Street
Unley**

4 2 2

\$2,315,000

Williams Real Estate

Western Australia



**198 Park Street
Subiaco**

3 3 3

\$3,425,000

William Porteous Properties Intermation



**27 Monument Street
Mosman Park**

3 2 2

\$3,320,000

Mack Hall Real Estate - West Perth

Property Market Indicator Summary

Top two sales over the past week, states and territories

Tasmania



**1/2 Vine Street
Hawley Beach**

4 2 2

\$995,000

Harcourts Devonport & Shearwater



**15 Blackburn Avenue
Pontville**

3 2 6

\$880,000

Harcourts Signature - Rosny Park

Northern Territory



**5 Lantana Court
Nightcliff**

4 2 4

\$1,300,000

Ray White Darwin



**10 Dulinda Terrace
Lyons**

4 2 2

\$830,000

Ray White Darwin

Australian Capital Territory



**24 Fergusson Crescent
Deakin**

5 3 5

\$3,160,000

Ray White Canberra



**22 Harcourt Street
Weetangera**

6 4 4

\$1,910,000

Ray White Canberra

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