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Market Essentials September 2025

National Overview

- **Home values up 0.7%** in August, marking a strong surge in monthly growth. Year-on-year, values rose approximately **4.1%**.
 - **Rental growth rebounds:** Capital city rents increased 3.0% year-on-year to July, reversing a 16-month slowdown; national rents rose 1.1% over the three months to July.
 - **Vacancy rates remain extremely tight**—hovering around **1.5–1.7%**, sustaining upward pressure on both prices and rents.
 - **Gross rental yields continue gradual decline**, slipping from 3.71% to 3.68% nationally between April and July.
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New South Wales (Sydney)

- **Sales:** Monthly upswing of 0.8%; median dwelling price around A\$1.224 million, back at record levels.
- **Rentals:** Tight vacancy (~1.5%) continues to fuel rent increases.
- **Yield & Stock:** Yields remain compressed; low listings maintain strong seller advantage.
- **Trend:** Auction clearance rates tracked high (~70%), reinforcing seller market conditions.

Victoria (Melbourne)

- **Sales:** More modest growth; price recovery continues but investor caution persists.
- **Rentals:** Rising rent trajectory amid tight stock.
- **Investor Sentiment:** Policy shifts contributing to investor exits, creating localised rental supply constraints.

Queensland (Brisbane & Regionals)

- **Sales:** Brisbane recorded strong monthly growth of +1.2%.
- **Regionals:** Gold Coast thrives—median home price around A\$1.32 million, matching Sydney.
- **Rentals:** Regional markets show robust rent growth and low vacancies.
- **Yields:** Highlighting high-yield suburbs (e.g., Scottville ~12.7%, Middelmount ~13%).

South Australia (Adelaide)

- **Sales:** Among strongest YoY capital city growth (~12–13%).
- **Rentals:** Tight market; modest yield pressure.
- **Yields:** Top suburbs like Elizabeth Downs offer yields ~5.6% for houses, Elizabeth Vale ~6.6% for units.
- **Trend:** Consistent buyer demand and limited new listings.

Western Australia (Perth)

- **Sales:** Monthly growth ~1.1%; YoY growth among highest at ~17.6%.
- **Rentals:** Strong demand continues push on rental values.
- **Yields:** Suburbs like Kwinana offer ~6.5% yield on houses; Parmelia ~8.5% on units.
- **Trend:** Investor activity remains high amid tight stock.

Tasmania (Hobart)

- **Sales:** Slight dip in values (~-0.6%).
- **Rentals:** Smaller market; rental pressure is moderate relative to mainland capitals.
- **Trend:** Slowing growth suggests affordability constraints.

Northern Territory (Darwin)

- **Sales:** Solid monthly growth (~+1.0%).
- **Rentals & Yields:** Strong yields—e.g., Tennant Creek houses ~10.9%, Alawa units ~10.0%.
- **Trend:** Limited supply and regional demand boosting performance.

Australian Capital Territory (Canberra)

- **Sales:** Modest growth and high median values (~A\$947k).
- **Rentals:** Tight market; suburbs like Gungahlin offering ~6.2% unit yields.
- **Trend:** Steady capital city demand with limited stock and solid rental returns.

Summary Overview

Capital cities Brisbane and Perth have led growth, and Sydney regained its peak valuation. Tenant pressure intensified with rents surging and vacancy rates lingering near historic lows, signalling sustained demand. Melbourne's market appears more cautious, weighed down by investor exit sentiment, while Hobart signals early signs of easing growth. In essence, the market is broadly robust but highly localised, underscoring the importance of suburb-level insight and tailored strategy for buyers, sellers, and investors.