

# PROPERTY MANAGEMENT NEWSLETTER

News, Trends & Developments  
in the World of Real Estate

## A Note From Karlie

Meet Diane Stone – Property Manager

We're very pleased to welcome Diane to our Property Management team.

With over 30 years of experience in the real estate industry, Diane brings a wealth of knowledge across customer service, sales, and Property Management. After returning to the industry and completing her Certificate in Residential Property Management, she found her passion in supporting both Landlords and Tenants through every stage of the leasing process.

As a Property investor and Landlord herself, Diane offers valuable real-world insight, combined with a professional, approachable, and detail-focused style. She understands that managing a Property is not just about processes, but about people, and is committed to delivering reliable service with a strong focus on communication and care.

Diane has already made a positive impression in the office, and we are excited to have her as part of the team. We look forward to the experience, knowledge, and enthusiasm she brings, and know she will be a fantastic support to both our clients and colleagues.

If you have any Property Management queries please reach out.

## THIS MONTH'S FEATURED ARTICLES

[A Note From Karlie](#)

[Good Communication is Gold](#)

[Fair Conflict Management Standards](#)

[Cotality Home Value Index](#)



# Good Communication is Gold

Strong communication underpins stable tenancies and smoother Property Management. From a Property Manager's perspective, most tenancy issues escalate not because of the issue itself, but because expectations were unclear or responses felt delayed.

Effective communication starts with structure. Tenants respond best when there is a clear, consistent process for enquiries, maintenance requests and routine updates. When communication channels are well defined and professionally Managed, Tenants feel heard and Landlords receive more reliable information on what is happening at the Property.

Tone also matters. Calm, factual and timely communication helps maintain respect on both sides of the tenancy. Experienced Property Managers focus on setting expectations early, reinforcing lease obligations when needed, and explaining outcomes clearly. This approach reduces misunderstandings and supports compliance with tenancy legislation.

Regular, purposeful contact plays a role as well. Routine inspections, lease renewals and maintenance updates provide natural touchpoints to keep communication balanced, without over-servicing or unnecessary contact. Importantly, professional distance is maintained so issues are handled objectively rather than emotionally.

## Fair Conflict Management Standards

Conflict is an occasional reality in residential Property Management. From a Property Manager's perspective, disputes most often arise when expectations, obligations or timelines are misunderstood. Professional standards exist to Manage these situations fairly, consistently and within the framework of tenancy legislation.

A structured approach is central. Professional Property Management relies on clear documentation, defined processes and consistent communication. When concerns are raised, they are assessed against the lease, condition reports and relevant state or territory legislation. This removes emotion from the decision-making process and ensures outcomes are based on facts rather than opinions.

Impartiality is equally important. Property Managers act as an intermediary, balancing the interests of Landlords and Tenants while remaining compliant with legal obligations. Fair conflict Management means listening to both parties, clarifying what is reasonable, and explaining why certain outcomes are or are not possible. This transparency often defuses tension before it escalates.

### Foundations of Fair Management

- Clear lease terms and condition reports from the outset
- Accurate records of communication, inspections and maintenance
- Consistent application of policies across all tenancies

Communication style plays a significant role. Calm, professional language helps keep discussions constructive, even where emotions run high. Experienced Property Managers focus on explaining processes and timeframes clearly, rather than engaging in debate. This approach reassures Tenants that issues are being handled properly and gives Landlords confidence that their asset is being Managed responsibly.

Timeliness also matters. Delayed responses can create frustration and mistrust. Professional standards encourage early acknowledgement of concerns, even where resolution may take time. Keeping both parties informed of progress reduces uncertainty and reinforces confidence in the Management process.

Conflict resolution is closely linked to compliance. Property Managers must operate within strict legal parameters, particularly around notices, access, repairs and rent matters. Fair outcomes are achieved by following these requirements precisely, rather than attempting informal or inconsistent solutions. This protects Landlords from unintended breaches and ensures Tenants are treated lawfully.

### Managing expectations

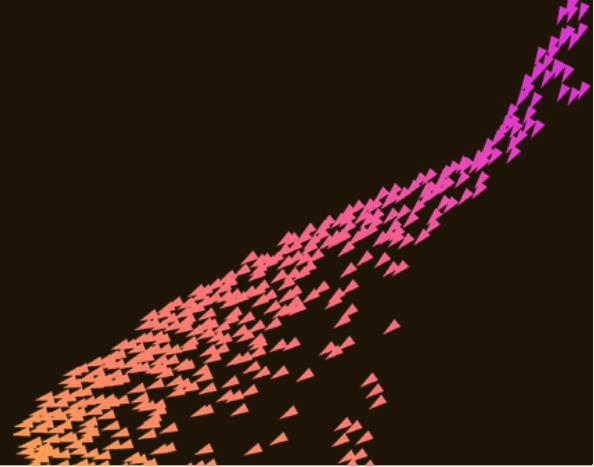
- Explaining what legislation allows and restricts
- Setting realistic timeframes for repairs and decisions
- Clarifying responsibilities under the lease

Where agreement cannot be reached, escalation pathways are used. These may include formal notices or tribunal processes, depending on the issue and jurisdiction. While escalation is never the preferred outcome, professional standards require that it is handled methodically and without bias. Clear preparation and accurate evidence support fair decisions and reduce unnecessary risk for Landlords.

Importantly, fair conflict Management supports longer-term tenancy stability. Tenants who feel treated respectfully are more likely to comply with lease conditions and communicate early about issues. Landlords benefit from fewer disputes, reduced vacancy risk and more predictable Management outcomes.

Professional Property Management is not about avoiding conflict altogether. It is about handling it in a way that is measured, lawful and consistent. By relying on established standards and clear processes, Property Managers help protect the value of the asset while maintaining professional relationships throughout the tenancy lifecycle.

# Home Value Index



## Housing market splits: Perth sprints, Brisbane and Adelaide climb as Sydney and Melbourne flatten

Two months into 2026, and we have seen a clear divergence in housing trends, with Sydney and Melbourne values flatlining while the mid-sized capitals continue to record a solid rate of gain at more than 1% month on month growth.

Perth is showing the strongest trend, with home values jumping 2.3% in February, adding more than \$22,500 to the median dwelling value over the month. Brisbane, Adelaide and Hobart have also recorded a rise of more than 1% in February.

Sydney and Melbourne have been less resilient to the February rate hike and the drop in sentiment, with home values flat over the month and down -0.1% and -0.4% over the rolling quarter.

Tim Lawless, Cotality's research director, said that while Sydney and Melbourne have traditionally led Australia's housing cycles, there have also been periods where the market has moved in a counter-cyclical way.

"The clear slowdown in housing conditions across

Sydney and Melbourne could signal an easing in growth conditions elsewhere down the track, but for now, the mid-sized capitals continue to see support from extremely low inventory levels, which is boosting the growth in values."

In the four weeks to February 22, Perth listings remained 48% below their five-year average, with Brisbane 31% below and Adelaide 23% lower.

Advertised stock levels are also low in Sydney and Melbourne, but 'only' 1.0% and 4.3% down on five-year average levels respectively.

Additionally, Sydney and Melbourne have seen a clear pickup in the flow of new listings through February, with freshly advertised stock 9.7% above the five-year average in Sydney and almost 12% higher than average in Melbourne.

"Vendors are looking more motivated in Sydney and Melbourne, possibly looking to beat a further softening in selling conditions as clearance rates ease and demand slows," Mr Lawless said. "If the typical seasonal pattern holds, the flow of new listings is likely to strengthen leading into Easter."

Delving a bit deeper into the trends shows the more affordable end of the market is still delivering some strength. In Sydney, for example, lower quartile house values were up 0.8% over the month, while upper quartile house values dropped 0.9%. The same trend, to different extents, is evident across each of the capital cities.

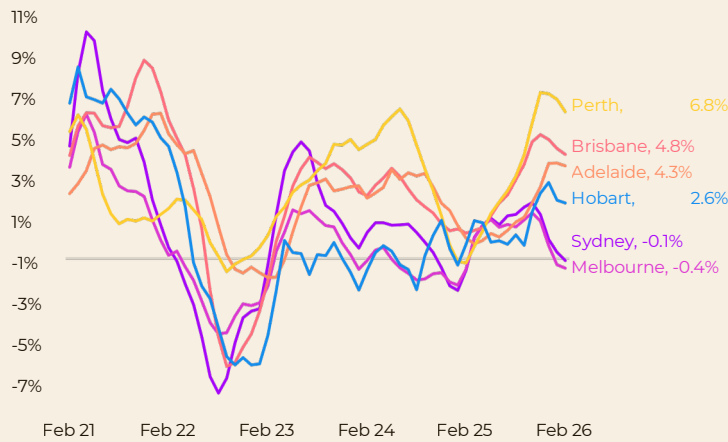
"There is a lot of competition for lower-priced properties," Mr Lawless said. "First home buyers, investors and subsequent buyers are all competing across this sector of the market, while credit is less available across the higher price points due to serviceability constraints."

Regional markets are showing a similar trend, outperforming the capitals across New South Wales, Victoria, South Australia and Tasmania, with demand more resilient thanks to lower price points and evidence of rising internal migration rates.

Index results as at 28th February 2026	Change in dwelling values				
	Month	Quarter	Annual	Total return	Median value
Sydney	0.0%	-0.1%	6.0%	9.2%	\$1,296,039
Melbourne	0.0%	-0.4%	4.7%	8.3%	\$826,132
Brisbane	1.6%	4.8%	17.3%	21.1%	\$1,080,538
Adelaide	1.3%	4.3%	10.9%	14.9%	\$922,991
Perth	2.3%	6.8%	22.0%	27.1%	\$989,211
Hobart	1.2%	2.6%	7.7%	12.2%	\$728,815
Darwin	0.2%	3.6%	19.4%	26.9%	\$602,284
Canberra	0.8%	1.3%	6.2%	10.6%	\$903,374
Combined capitals	0.6%	1.8%	9.6%	13.1%	\$1,014,401
Combined regional	1.1%	3.2%	11.1%	16.0%	\$751,327
National	0.8%	2.1%	9.9%	13.8%	\$922,838

# Home Value Index

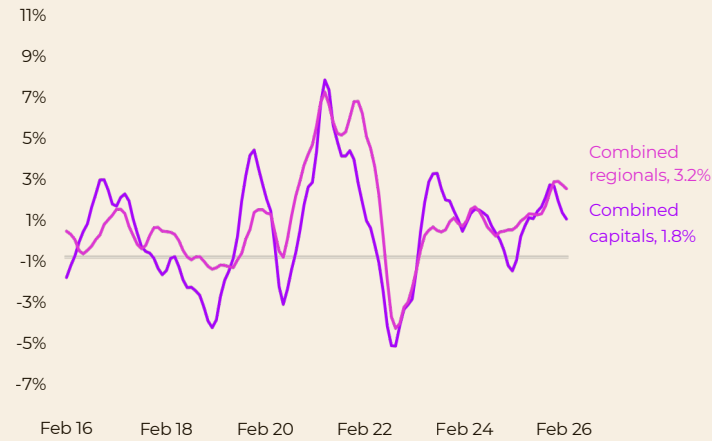
Rolling three-month change in dwelling values  
State capitals



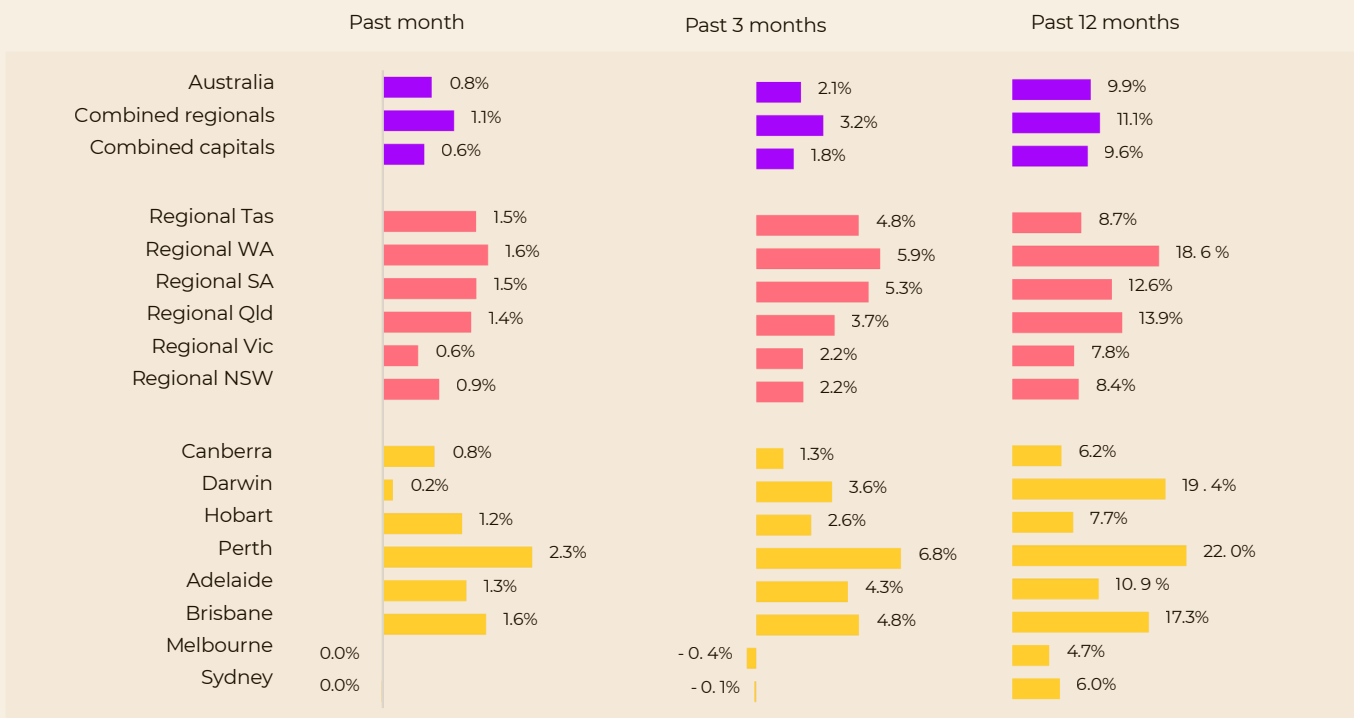
Change in dwelling values over key time periods

Geography	From peak	Peak date	Past 5 years	Since May 2022 (start of hiking cycle)
Sydney	-0.1%	Nov-25	31.1%	8.3%
Melbourne	-1.0%	Mar-22	11.8%	-0.5%
Brisbane	<at peak>		86.1%	37.2%
Adelaide	<at peak>		79.9%	40.2%
Perth	<at peak>		90.3%	68.7%
Hobart	-3.5%	Mar-22	25.5%	-3.2%
Darwin	<at peak>		35.2%	21.6%
Canberra	-1.1%	May-22	25.2%	-1.1%
Regional NSW	<at peak>		44.1%	7.2%
Regional Vic	<at peak>		27.4%	0.8%
Regional Qld	<at peak>		75.5%	32.4%
Regional SA	<at peak>		76.7%	46.8%
Regional WA	<at peak>		88.8%	61.8%
Regional Tas	<at peak>		44.5%	8.0%
Regional NT	-7.7%	Apr-16	0.4%	-3.7%
Combined capitals	<at peak>		40.2%	16.6%
Combined regionals	<at peak>		55.4%	18.4%
National	<at peak>		43.6%	17.0%

Rolling three-month change in dwelling values  
Combined capitals v Combined regionals

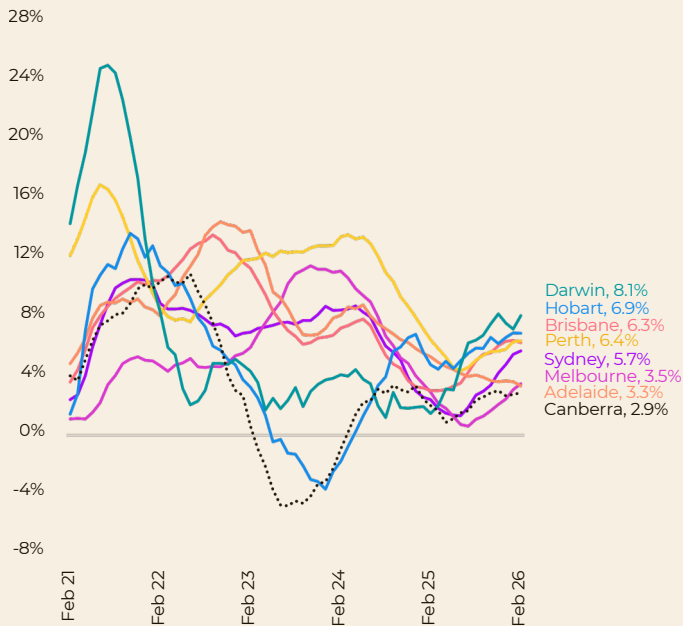


Change in dwelling values to end of February 2026

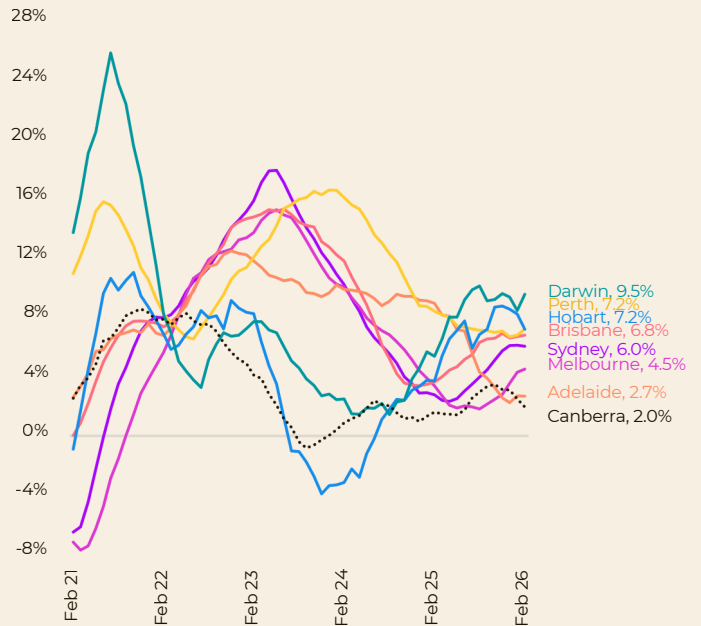


# Home Value Index

Annual change in rents, Houses



Annual change in rents, Units



Rental markets are also seeing the emergence of multi-speed conditions. Cotality's national Rental Value Index rose another 0.7% in February, continuing an accelerating trend in rental growth evident since October last year.

Nationally, rents were up 1.7% over the three months to February, the highest rolling quarterly rise since April last year. In annual terms, the national rental index is up 5.5%, the strongest 12-month gain since the year ending October 2024.

The annual change in rents has accelerated across most capitals - but not all. Rental growth across Adelaide has eased by 2.8 percentage points over the past 12 months to 3.2% across all dwellings; the second lowest rate of annual rental growth of any capital after the ACT. Perth's annual rate of rental growth has also eased by 24 basis points relative to a year ago.

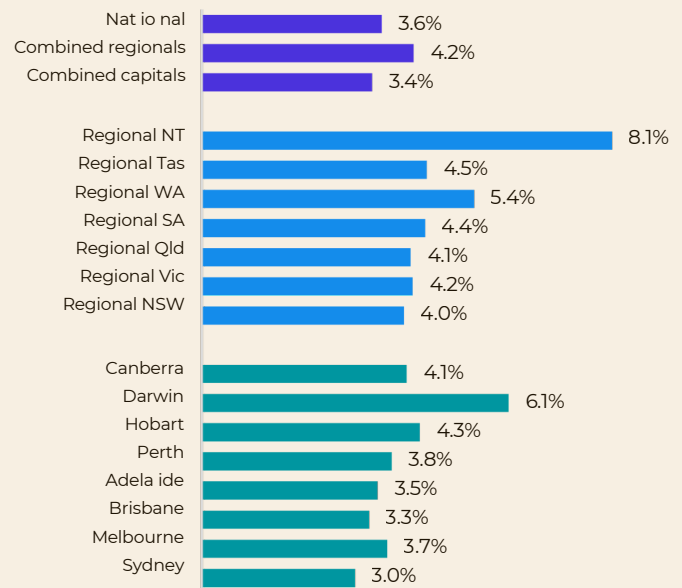
Darwin has recorded the largest upswing in annual rental growth, with the 8.6% rise in dwelling rents over the past 12 months, a full 5.6 percentage points faster than a year ago.

Canberra is recording the softest rental conditions across both houses and units, with rents rising only 2.9% and 2.0% over the 12 months to February, likely reflecting a combination of low population growth against a higher number of dwelling completions relative to the population.

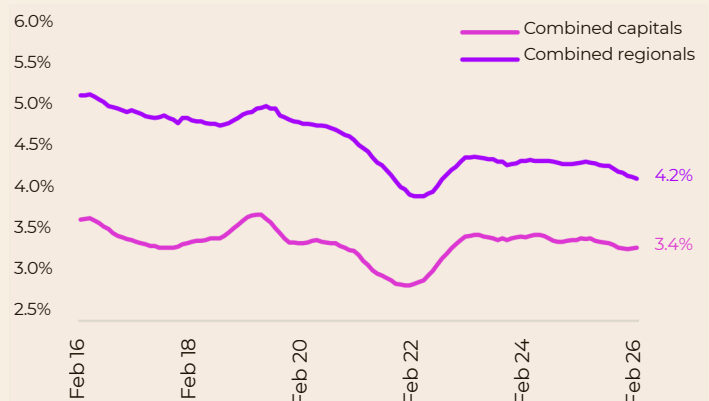
With capital city rents rising a little faster than home values over the past two months, there has been a subtle rise in the gross rental yield, but at 3.4%, opportunities for cash flow across Australia's rental market remain slim.

"Factoring in holding costs like mortgage repayments, maintenance, insurance and taxes, it's likely most investors new to the market will be facing a cash flow shortfall," Mr Lawless said. "That is, unless they have a large deposit or are purchasing in high-yielding markets like Darwin or some regional locations."

Gross rental yields, dwellings



Gross rental yields, dwellings



# Home Value Index

While some support for housing values remains in place, the headwinds facing demand have become more prominent, particularly around affordability, credit availability, and household confidence.

**Affordability remains one of the most significant influences** on the housing sector, deflecting demand towards lower-priced markets. Dwelling values remain elevated relative to household incomes, and the February rate hike has further eroded borrowing power and repayment capacity.

With the average loan size for a new mortgage approaching the \$700k mark, serviceability pressures have intensified amid higher interest rates and renewed cost-of-living pressures. This dynamic is increasingly limiting the depth of demand at higher price points, where prospective buyers are likely to find it harder to demonstrate an ability to service a mortgage, especially with a three-percentage point serviceability buffer in place.

**At the same time, income growth has weakened in real terms**, with wages growth falling into negative territory once adjusted for inflation. This decline in real purchasing power is constraining households' ability to absorb higher mortgage repayments and will likely contribute to more cautious purchasing behaviour.

**Population growth has also largely normalised**, removing a key demand tailwind that supported housing activity in recent years.

**Regulatory settings have become more restrictive at the margin.**

APRA's implementation of a 20% limit on high debt-to-income (DTI) lending from February 1 isn't expected to influence the headline housing outcomes, but highly leveraged households will find housing credit is less available. With annual credit growth for investor home lending tracking at the fastest rate since 2015, this could be another watch area for APRA if the speed of investor credit growth doesn't slow.

**Consumer sentiment has also softened**, with confidence declining over the past three months. While housing activity has not yet shown a pronounced response, weaker confidence typically translates into more conservative decision-making, longer purchasing timeframes and reduced willingness to stretch household balance sheets.

**to underpin housing values.** Supply remains persistently constrained across most markets, limiting the extent of any downside risk. While construction activity has begun to lift, overall dwelling supply remains insufficient relative to underlying demand, particularly in established capital city markets.

**There are, however, early signs that new housing supply is starting to improve.** Building approvals and commencements have increased in some states, most notably Western Australia, South Australia, and Queensland, above the decade average and trending higher. In addition, new listing activity has picked up in Sydney and Melbourne, suggesting that vendors are becoming more active as market conditions stabilise. While this increase in listings could help to ease some of the most acute supply pressures, advertised stock levels remain low across every capital city by historical standards.

**Labour market conditions remain a key support for housing demand.** Employment remains high and the jobs market is tight, helping to underpin household income security and mortgage serviceability, even as real wages have come under pressure. This environment reduces the likelihood of forced selling and supports market stability.

**Targeted policy support** is also providing some offset to broader affordability challenges. The 5% deposit guarantee continues to support first home buyer participation, particularly in more affordable segments of the market where deposit constraints remain a key barrier to entry.

**Overall, housing market conditions in early 2026 appear finely balanced.** We continue to see scope for some further upward pressure on housing values, although growth is likely to be modest and increasingly uneven across market segments. Price growth is expected to be most evident at the lower end of the market, where competition among buyers is concentrated and policy support is most effective. In contrast, higher-priced segments are likely to show softer outcomes due to less demand amid serviceability constraints.

This pattern points to a market that is becoming more segmented, with housing outcomes increasingly shaped by affordability thresholds and access to credit. This theme is likely to remain a defining feature of the housing market through 2026.

Despite these demand-side headwinds, several factors continue

## Cotality Home Value Index tables

Region	Capitals								Rest of state regions							Aggregate indices		
	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Regional NSW	Regional Vic	Regional Qld	Regional SA	Regional WA	Regional Tas	Regional NT	Combined capitals	Combined regional	National
<b>Dwellings</b>																		
Month	0.0%	0.0%	1.6%	1.3%	2.3%	1.2%	0.2%	0.8%	0.9%	0.6%	1.4%	1.5%	1.6%	1.5%	na	0.6%	1.1%	0.8%
Quarter	-0.1%	-0.4%	4.8%	4.3%	6.8%	2.6%	3.6%	1.3%	2.2%	2.2%	3.7%	5.3%	5.9%	4.8%	na	1.8%	3.2%	2.1%
YTD	0.2%	-0.1%	3.3%	2.6%	4.7%	1.9%	1.8%	1.1%	1.6%	1.4%	2.6%	3.7%	3.8%	3.1%	na	1.3%	2.2%	1.6%
Annual	6.0%	4.7%	17.3%	10.9%	22.0%	7.7%	19.4%	6.2%	8.4%	7.8%	13.9%	12.6%	18.6%	8.7%	na	9.6%	11.1%	9.9%
Total return	9.2%	8.3%	21.1%	14.9%	27.1%	12.2%	26.9%	10.6%	13.0%	12.6%	19.0%	18.8%	25.5%	13.9%	na	13.1%	16.0%	13.8%
Gross yield	3.0%	3.7%	3.3%	3.5%	3.8%	4.3%	6.1%	4.1%	4.0%	4.2%	4.1%	4.4%	5.4%	4.5%	na	3.4%	4.2%	3.6%
Median value	\$1,296,039	\$826,132	\$1,080,538	\$922,991	\$989,211	\$728,815	\$602,284	\$903,374	\$830,025	\$628,995	\$826,835	\$539,315	\$675,539	\$585,023	na	\$1,014,401	\$751,327	\$922,838
<b>Houses</b>																		
Month	-0.2%	-0.2%	1.5%	1.3%	2.3%	1.7%	0.1%	0.9%	0.9%	0.6%	1.4%	1.4%	1.6%	1.4%	-0.6%	0.6%	1.1%	0.7%
Quarter	-0.4%	-0.4%	4.6%	4.4%	6.7%	3.2%	3.9%	1.6%	2.4%	2.3%	3.7%	5.5%	5.8%	4.8%	0.4%	1.8%	3.3%	2.2%
YTD	0.0%	-0.2%	3.1%	2.7%	4.6%	2.3%	1.5%	1.2%	1.7%	1.5%	2.7%	3.8%	3.8%	2.9%	0.4%	1.4%	2.3%	1.6%
Annual	6.8%	5.5%	16.7%	10.9%	21.8%	8.1%	20.1%	8.0%	8.8%	7.9%	14.1%	12.6%	18.7%	9.0%	-0.8%	10.5%	11.2%	10.7%
Total return	9.6%	8.6%	20.2%	14.7%	26.6%	12.6%	27.1%	12.2%	13.5%	12.6%	19.2%	18.9%	25.6%	14.0%	6.7%	13.7%	16.2%	14.3%
Gross yield	2.6%	3.2%	3.2%	3.3%	3.6%	4.2%	5.5%	3.7%	3.9%	4.1%	4.1%	4.4%	5.3%	4.4%	8.2%	3.1%	4.1%	3.3%
Median value	\$1,607,046	\$977,579	\$1,175,981	\$980,815	\$1,032,032	\$779,059	\$709,975	\$1,051,977	\$861,791	\$660,923	\$832,482	\$552,281	\$695,422	\$609,421	\$429,123	\$1,155,325	\$767,284	\$1,005,418
<b>Units</b>																		
Month	0.5%	0.5%	2.1%	1.3%	2.9%	-0.9%	0.2%	0.6%	0.4%	0.5%	1.2%	1.8%	3.0%	2.0%	na	0.8%	1.0%	0.9%
Quarter	0.8%	-0.5%	6.0%	3.8%	8.1%	0.0%	3.1%	0.1%	1.0%	1.2%	3.6%	2.0%	6.9%	5.4%	na	1.5%	2.7%	1.8%
YTD	0.8%	0.0%	4.0%	2.0%	5.8%	0.2%	2.3%	0.7%	0.6%	0.9%	2.6%	2.1%	5.8%	4.7%	na	1.3%	1.9%	1.4%
Annual	3.9%	2.7%	20.1%	11.2%	23.9%	5.5%	18.1%	0.3%	5.5%	7.7%	13.4%	12.2%	16.3%	6.1%	na	6.6%	10.3%	7.2%
Total return	4.4%	4.8%	4.3%	4.8%	4.8%	4.8%	7.3%	5.3%	4.4%	4.8%	4.3%	5.0%	8.0%	5.0%	na	4.4%	4.5%	4.4%
Gross yield	4.1%	4.8%	4.0%	4.3%	4.8%	4.8%	7.3%	5.3%	4.4%	4.8%	4.3%	5.0%	8.0%	5.0%	na	4.4%	4.5%	4.4%
Median value	\$903,080	\$642,431	\$844,844	\$675,818	\$725,951	\$574,204	\$442,985	\$598,440	\$673,140	\$451,504	\$810,618	\$408,487	\$417,163	\$444,194	na	\$757,503	\$661,162	\$741,404

# Home Value Index

## Top 10 Capital city SA3's with highest 12-month value growth - Dwellings

RankSA3 Name	SA4 Name	Median Value	Annual change	RankSA3 Name	SA4 Name	Median Value	Annual change		
<b>Greater Sydney</b>				<b>Greater Perth</b>					
1	St Marys	Outer West and Blue Mountains	\$1,161,257	14.9%	1	Serpentine - Jarrahdale	South East	\$921,309	28.9%
2	Merrylands - Guildford	Blacktown	\$1,317,900	14.4%	2	Armadale	South East	\$871,154	28.6%
3	Mount Druitt		\$1,012,178	13.4%	3	Belmont - Victoria Park	South East	\$987,484	27.1%
4	Richmond - Windsor	Outer West and Blue Mountains	\$1,010,222	13.3%	4	5000 Kwinana	South West	\$881,301	25.2%
5	Sutherland - Menai - Heathcote	Outer West and Blue Mountains	\$1,688,429	13.0%		Goswami	South East	\$788,344	24.5%
6	Penrith	Mountains South West	\$1,107,806	12.8%	6	Canning	North East	\$1,087,041	24.2%
7	Bringelly - Green Valley	Inner South West	\$1,265,960	12.8%	7	Swan	North West	\$921,792	23.5%
8	Canterbury	Blacktown	\$1,309,715	12.5%	8	Wanneroo	Mandurah	\$952,385	23.2%
9	Blacktown		\$1,200,832	11.7%	9	Mandurah	South East	\$841,162	22.3%
10	Campbelltown (NSW)	Outer South West	\$1,010,959	11.3%	10	South Perth		\$1,332,894	22.1%
<b>Greater Melbourne</b>				<b>Greater Hobart</b>					
1	Frankston	Mornington	\$855,347	12.9%	1	Hobart - North West	Hobart	\$625,819	13.4%
2	Brimbank	Peninsula	\$730,641	10.3%	2	Hobart - North East	Hobart	\$784,441	8.7%
3	Sunbury	West	\$738,542	8.5%	3	Sorell - Dodges Ferry	Hobart	\$660,164	7.4%
4	Tullamarine - Broadmeadows	North West	\$742,178	8.1%	4	Brighton	Hobart	\$597,616	7.2%
5	Kingston	North West	\$1,097,024	8.1%	5	Hobart - South and West	Hobart	\$815,424	7.0%
6	7 Rindoon	Inner South	\$796,549	8.0%	6	Hobart Inner	Hobart	\$881,651	3.4%
7	Warrnambool	South East North	\$1,064,428	8.0%	<b>Greater Darwin</b>				
	Wallan	West North East	\$782,675	7.6%	1	Palmerston	Darwin	\$639,506	27.3%
9	Cardinia	South East South East	\$794,184	7.2%	2	Darwin Suburbs	Darwin	\$612,052	19.5%
10	Casey - South		\$814,725	7.1%	3	Darwin City	Darwin	\$506,395	12.7%
<b>Greater Brisbane</b>				<b>ACT</b>					
1	Springwood - Kingston	Logan - Beaudesert	\$940,391	23.9%	1	Tuggeranong	ACT	\$904,344	8.7%
2	3 Beakley	West	\$1,198,513	21.1%	2	Weston Creek	ACT	\$1,004,224	7.6%
3	Acacia Ridge	Ipswich	\$1,357,894	21.0%	3	Belconnen	ACT	\$886,667	7.3%
4	Forest Lake - Oxley	Moreton Bay - South	\$963,607	21.0%	4	Gungahlin	ACT	\$935,888	6.4%
5	Strathpine	Ipswich	\$955,789	20.8%	5	Molonglo	ACT	\$753,871	6.0%
6	Ipswich Inner	South	\$859,372	20.8%	6	Woden Valley	ACT	\$986,684	5.0%
7	Sunnybank	North	\$1,334,023	20.5%	7	North Canberra	ACT	\$772,193	3.3%
8	Chermside	Moreton Bay - South	\$1,316,407	20.3%	8	South Canberra	ACT	\$798,605	3.3%
9	North Lakes	South	\$1,025,665	20.3%					
10	Nathan		\$1,431,656	19.5%					
<b>Greater Adelaide</b>									
1	Salisbury	North	\$812,352	15.7%					
2	Tea Tree Gully	North	\$920,549	13.6%					
3	Adelaide Hills	Central and Hills	\$1,018,035	13.6%					
4	Norwood - Payneham - St Peters	Central and Hills	\$1,187,204	13.1%					
5	Port Adelaide - East	North	\$952,819	12.8%					
6	Gawler - Two Wells	North	\$793,257	12.1%					
7	Unley	Central and Hills	\$1,546,610	11.0%					
8	Playford	North	\$688,838	10.9%					
9	Onkaparinga	South	\$868,528	10.8%					
10	Campbelltown (SA)	Central and Hills	\$1,126,993	10.3%					

Data source: Cotality

### About the data

Median values refers to the middle of valuations observed in the region. Growth rates are based on changes in the Cotality Home Value index, which take into account value changes across the market.

Only metrics with a minimum of 20 sales observations and a low standard error on the median valuation have been included.

Data is at February 2026

# Home Value Index

## Top 10 regional SA3's with highest 12-month value growth - Dwellings

Rank	SA3 Name	SA4 Name	Median Value	Annual change	Rank	SA3 Name	SA4 Name	Median Value	Annual change
<b>Regional NSW</b>					<b>Regional WA</b>				
1	Tamworth - Gunnedah	New England and North West	\$567,175	17.7%	1	Manjimup	Bunbury	\$664,482	21.3%
2	Armidale Wagga	New England and North West	\$579,805	17.6%	2	Albany	Wheat Belt	\$754,523	20.7%
3	Wagga	New England and North West	\$419,987	17.3%	3	West Pilbara	Outback (North)	\$700,226	20.4%
4	Maitland	Riverina	\$624,108	16.9%	4	Goldfields	Outback (South)	\$408,786	20.2%
5	Dubbo	Hunter Valley exc Newcastle	\$881,702	15.7%	5	Gascoyne	Outback (South)	\$484,297	19.9%
6	Albury	Far West and Orana	\$543,417	13.9%	6	Augusta - Margaret River - Busselton	Bunbury	\$1,105,662	19.2%
7	Lower Hunter	Murray	\$754,579	12.3%	7	Bunbury	Bunbury	\$757,108	18.4%
8	Griffith - Murrumbidgee	Hunter Valley exc Newcastle	\$489,617	11.9%	8	Wheat Belt - North	Wheat Belt	\$516,941	17.6%
9	Griffith - Murrumbidgee	Western and Lake Macquarie	\$1,057,005	11.7%	9	Mid West	Outback (South)	\$549,369	16.6%
10	Latrobe Valley	North West	\$550,232	17.5%	10	Kimberley	Outback (North)	\$590,062	14.3%
<b>Regional VIC</b>					<b>Regional TAS</b>				
1	Mildura	North West	\$550,232	17.5%	1	Devonport	West and North West	\$591,759	12.3%
2	Latrobe Valley	Latrobe - Gippsland	\$493,543	14.4%	2	Launceston	Launceston and North East	\$632,351	12.1%
3	Ballarat	Ballarat	\$632,554	14.0%	3	Burnie - Ulverstone	West and North West	\$541,602	9.8%
4	Loddon - Elmore	Bendigo	\$426,274	13.6%	4	Central Highlands (Tas)	South East Launceston	\$485,500	7.6%
5	Wodonga - Alpine	Hume Bendigo	\$696,083	13.2%	5	Meander Valley - West Tamar	East	\$595,058	7.4%
6	Bendigo	North West	\$641,975	12.5%	6	North East	Launceston and North East	\$543,027	5.6%
7	Grampians	Ballarat Ballarat	\$371,286	12.1%	7	Huon - Bruny Island	South East	\$713,722	1.4%
8	Murray - North East	Warrnambool and South West	\$413,489	11.8%	8	South East Coast	South East	\$617,498	-2.0%
9	Creswick - Daylesford - Ballan	West	\$765,185	10.6%					
10	Glenelg - Southern Grampians		\$435,104	10.2%					
<b>Regional QLD</b>									
1	Granite Belt	Darling Downs - Maranoa	\$627,252	20.6%					
2	Toowoomba	Toowoomba	\$820,714	20.4%					
3	Biloela	Central Queensland	\$345,263	19.0%					
4	Cairns - South	Cairns	\$690,602	18.3%					
5	Ormeau - Oxenford	Gold Coast	\$1,154,429	17.6%					
6	Central Highlands (Old)	Central Queensland	\$405,826	17.3%					
7	Maryborough	Townsville	\$370,088	17.2%					
8	Charters Towers - Ayr - Ingham	Wide Bay	\$680,690	16.9%					
9	Rockhampton	Gold Coast	\$646,209	16.2%					
10	Nerang		\$1,201,439	16.1%					
<b>Regional SA</b>									
1	Eyre Peninsula and South West	Outback	\$413,491	15.6%					
2	Limestone Coast	South East	\$527,350	14.0%					
3	Yorke Peninsula	Barossa - Yorke - Mid North	\$534,895	13.8%					
4	Fleurieu - Kangaroo Island	South East	\$822,233	11.0%					
5	Murray and Mallee	Barossa - Yorke - Mid North	\$496,490	9.8%					
6	Barossa		\$762,372	9.3%					

Data source: Cotality

### About the data

Median values refers to the middle of valuations observed in the region. Growth rates are based on changes in the Cotality Home Value index, which take into account value changes across the market. Only metrics with a minimum of 20 sales observations and a low standard error on the median valuation have been included. Data is at February 2026.

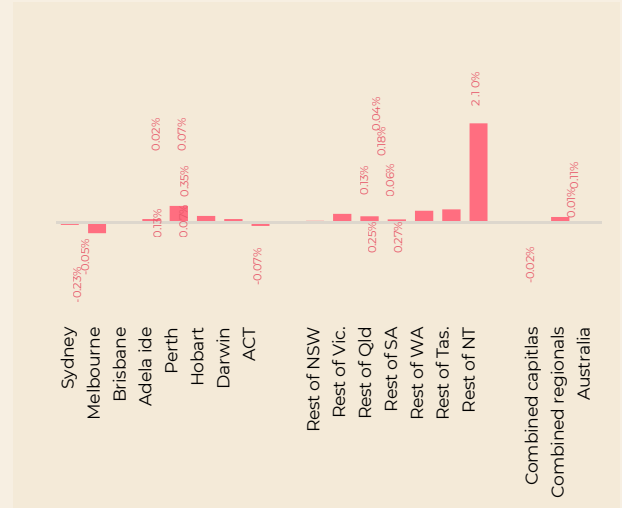
# Home Value Index

## Prior month level of revision

Monthly change in January 2026



Revision in monthly change for January 2026:  
January 26 v February 2026 vintage HVI



# Home Value Index

Cotality is the largest independent provider of property information, analytics and property-related risk management services in Australia and New Zealand.

## Methodology

The Cotality Hedonic Home Value Index (HVI) is calculated using a hedonic regression methodology that addresses the issue of compositional bias associated with median price and other measures. In simple terms, the index is calculated using recent sales data combined with information about the attributes of individual properties such as the number of bedrooms and bathrooms, land area and geographical context of the dwelling. By separating each property into its various formational and locational attributes, observed sales values for each property can be distinguished between those attributed to the property's attributes and those resulting from changes in the underlying residential property market. Additionally, by understanding the value associated with each attribute of a given property, this methodology can be used to estimate the value of dwellings with known characteristics for which there is no recent sales price by observing the characteristics and sales prices of other dwellings which have recently transacted. It then follows that changes in the market value of the entire residential property stock can be accurately tracked through time. The detailed methodological information can be found at: [cotality.com/au/our-data/indices](https://cotality.com/au/our-data/indices)

The median value is the middle estimated value of all residential properties derived through the hedonic regression methodology that underlies the Cotality Hedonic Home Value Index.

Cotality is able to produce a consistently accurate and robust Hedonic Index due to its extensive property related database, which includes transaction data for every home sale within every state and territory. Cotality augments this data with recent sales advice from real estate industry professionals, listings information and attribute data collected from a variety of sources.



# Home Value Index

## Disclaimers

In compiling this publication, RP Data Pty Ltd trading as Cotality (ABN 67 087 759 171) ("Cotality") has relied upon information supplied by a number of external sources. Cotality does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to Cotality for the supply of such information.

### New South Wales Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as Cotality is authorised as a Property Sales Information provider by the Valuer General New South Wales.

### Victorian Data

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

### Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

### Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. Any form of Territory Data that is reproduced, stored in a retrieval system or transmitted by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) must be in accordance with this agreement. Enquiries should be directed to: [acepdcustomerservices@act.gov.au](mailto:acepdcustomerservices@act.gov.au). Director, Customer Coordination, Access Canberra ACT Government. GPO Box 158 Canberra ACT 2601.

### South Australian Data

© 2026 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for any purpose.

### Western Australian Data

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2026) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

**Tasmanian Data** This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania  
<http://www.thelist.tas.gov.au>



---

Get the latest  
property news  
and insights

[cotality.com/au/insights](https://cotality.com/au/insights)

