ORCHARD
LENDING

PROPERTY MARKET SNAPSHOT

Australian residential property indicators

Week ending 23 August 2026

A clearer view of the market

A concise Orchard Lending presentation of the key auction, home-value, listing and rental indicators contained in the supplied market data report.

53.2%
Combined capitals preliminary auction clearance

1,406
Combined capital-city auctions

$741
Combined capitals median weekly rent

Prepared for Orchard Lending clients and market discussions

Auction market

Preliminary results for the week ending 23 August 2026

Auction activity increased across the combined capitals, while the preliminary clearance rate eased to 53.2%. Sydney was the only capital where the preliminary clearance rate improved over the week. The supplied source notes that final clearance rates are published later in the week.

Capital	Clearance	Auctions	Cleared	Uncleared
Sydney	56.6%	482	194	149
Melbourne	55.4%	600	277	223
Brisbane	40.4%	153	36	53
Adelaide	54.8%	92	34	28
Perth	n.a.	11	2	6
Tasmania	n.a.	1	0	1
Canberra	41.4%	67	12	17
Combined capitals	**53.2%**	**1,406**	**549**	**483**

Sydney	56.6% preliminary clearance, up from 55.6% the previous week. 482 homes went to auction.
Melbourne	600 auctions, the highest volume of the capitals, with a 55.4% preliminary clearance rate.
Brisbane	153 auctions and a 40.4% preliminary clearance rate.
Canberra	67 auctions, with the preliminary clearance rate falling to 41.4%.

Source note: figures above are based on the supplied Property Market Indicator Summary, data to week ending 23 August 2026. Results are preliminary.

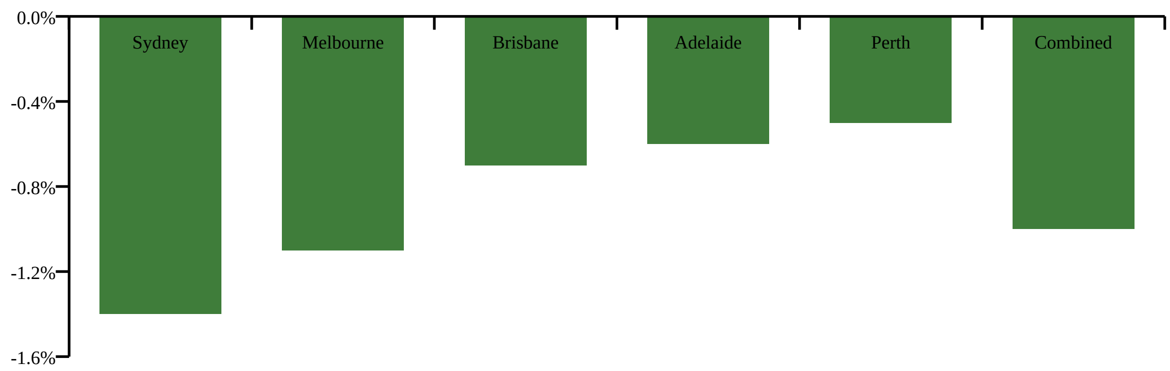
Home values

28-day rolling and year-to-date indicators

The supplied report shows the combined capitals recording a -1.0% 28-day rolling change in the Home Value Index, while combined regionals recorded -0.3%. The year-to-date figures show a mixed pattern between capitals.

Market	28-day change	Year-to-date	12-month change
Sydney	-1.4%	-3.7%	13.0%
Melbourne	-1.1%	-4.0%	9.5%
Brisbane	-0.7%	13.0%	18.7%
Adelaide	-0.6%	9.5%	2.4%
Perth	-0.5%	18.7%	—
Combined capitals	**-1.0%**	**2.4%**	**—**

28-day rolling change in Home Value Index



Interpretation for lending conversations: the supplied indicators point to softer short-term capital-city momentum, while the longer-period picture remains materially different between cities. Property value movement should be considered alongside serviceability, borrowing capacity, lender policy and the individual property.

Supply & rental market

Listings and rental indicators

The supplied report records 21,211 new capital-city sale listings and 83,995 total sale listings across the four weeks ending 16 August 2026. Rental data is carried over from the week ending 16 August, with median rents shown below.

21,211	83,995	$708
New sale listings — four weeks	Total sale listings — four weeks	National median rent

Region	Median rent	Annual rent change	Gross yield
Sydney	$843	5.5%	3.0%
Melbourne	$646	5.1%	3.6%
Brisbane	$740	6.6%	3.6%
Adelaide	$666	5.3%	3.6%
Perth	$786	8.1%	4.2%
Hobart	$629	8.0%	4.3%
Darwin	$740	10.4%	6.6%
Canberra	$706	3.3%	4.1%
Combined capitals	$741	5.9%	3.4%
Combined regionals	$622	5.9%	4.2%
National	**$708**	**5.9%**	**3.7%**

Rental conditions remain an important consideration for property investors and borrowers assessing cash flow. The supplied figures show annual median-rent growth of 5.9% for both combined capitals and combined regionals.

Top reported sales

Highest two sales listed in the supplied weekly report

State / territory	Property	Sale	Price
NSW	11 Crick Street, Chatswood	5 bed / 3 bath / 3 car	$6,200,000
NSW	6 Cairns Avenue, Rodd Point	4 bed / 2 bath / 2 car	$6,400,000
VIC	22 Ridgeway Avenue, Kew	5 bed / 3 bath / 3 car	$3,920,000
VIC	86 Delbridge Street, Fitzroy North	4 bed / 2 bath / 1 car	$2,910,000
QLD	2/54 Parkyn Parade, Mooloolaba	4 bed / 3 bath / 2 car	$5,800,000
QLD	116 North Street, Henley Beach	3 bed / 2 bath / 2 car	$2,340,000
WA	13 Waddell Road, Palmyra	5 bed / 3 bath / 2 car	$2,660,000
WA	10 Otranto Close, Eagle Bay	4 bed / 3 bath / 1 car	$4,900,000
SA	26 Cleland Avenue, Dulwich	4 bed / 4 bath / 3 car	$2,550,000
QLD	601/88 Duporth Avenue, Maroochydore	5 bed / 5 bath / 3 car	$7,300,000
TAS	25 Invercargill Road, Mount Nelson	4 bed / 2 bath / 2 car	$1,550,000
TAS	28 Parliament Street, Sandy Bay	4 bed / 2 bath / 4 car	$1,172,900
NT	9 Brandt Court, Araluen	4 bed / 2 bath / 4 car	$750,000
NT	52 Packard Avenue, Durack	4 bed / 2 bath / 2 car	$1,070,000
ACT	42 Araba Street, Aranda	5 bed / 3 bath / 4 car	$2,225,000
ACT	79 Stuart Street, Narrabundah	3 bed / 2 bath / 2 car	$1,600,000

The source report presents these as the top two sales for each state or territory over the past week. They are included here as a market colour indicator rather than a valuation benchmark for individual properties.

What this means for borrowers

Using market indicators as context, not as a substitute for individual lending advice

Auction conditions	A 53.2% preliminary combined-capital clearance rate suggests a more selective auction environment than a boom-period market.
Short-term values	The supplied 28-day Home Value Index changes are negative across the listed capitals, indicating softer very recent momentum.
Rental pressure	Median rents remain elevated, with annual rent growth of 5.9% across both combined capitals and combined regionals.
Supply	Sale listings provide a useful read on buyer choice and competition, but listing counts alone do not determine property values or borrowing capacity.

YOUR VISION. OUR GUIDANCE.

Finance decisions are personal. Orchard Lending can help compare lender options and structure finance around your needs, objectives and broader financial position.

ORCHARD
LENDING

orchardlending.com.au