ORCHARD LENDING

PROPERTY MARKET SNAPSHOT

Australian residential property indicators

Week ending 6 September 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.

52.7%	1,462	$711
Combined capitals preliminary auction clearance	Combined capital-city auctions	National median weekly rent

Prepared for Orchard Lending clients and market discussions

Auction market

Preliminary results for the week ending 6 September 2026

Auction activity was unchanged from the previous week, with 1,462 homes taken to auction across the combined capitals. Volumes were 31.1% below the same week last year, while the preliminary clearance rate edged up to 52.7%. Melbourne and Sydney recorded the strongest major-capital results.

Capital	Clearance	Auctions	Cleared	Uncleared
Sydney	57.7%	523	232	170
Melbourne	58.2%	662	318	228
Brisbane	24.8%	133	25	76
Adelaide	34.5%	95	19	36
Perth	33.3%	13	4	8
Tasmania	n.a.	1	0	1
Canberra	36.7%	35	11	19
Combined capitals	**52.7%**	**1,462**	**604**	**543**

Market	Commentary
Sydney	57.7% preliminary clearance, its strongest result in 18 weeks, with 523 homes taken to auction.
Melbourne	662 auctions, the highest volume of the capitals, with a 58.2% preliminary clearance rate.
Brisbane	133 auctions and a subdued 24.8% preliminary clearance rate, the second-lowest of the year so far.
Adelaide	95 auctions and a 34.5% preliminary clearance rate, the lowest early result since April 2020.

Source note: figures are based on the supplied Property Market Indicator Summary, data to week ending 6 September 2026. Results are preliminary.

Home values

28-day rolling and year-to-date indicators

The supplied report shows softer short-term momentum across the combined capitals, with the Home Value Index down 1.1% over the latest 28 days. The longer-period picture remains mixed, with Brisbane, Adelaide and Perth still recording positive year-to-date growth.

Market	28-day change	Year-to-date	12-month change
Sydney	-1.4%	-6.9%	-5.0%
Melbourne	-1.1%	-6.4%	-5.0%
Brisbane	-0.7%	+2.7%	+10.3%
Adelaide	-0.8%	+3.1%	+8.6%
Perth	-0.8%	+4.0%	+15.1%
Combined capitals	**-1.1%**	**-3.1%**	**+0.7%**

28-day rolling change in Home Value Index

Sydney -1.4% | Melbourne -1.1% | Brisbane -0.7% | Adelaide -0.8% | Perth -0.8%

Interpretation for lending conversations: the 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 22,017 new capital-city sale listings and 85,537 total sale listings across the four weeks ending 6 September 2026. Rental data is shown to August 2026, with the national median rent at $711 per week, up 5.7% over the past year.

22,017

New sale listings — four weeks

85,537

Total sale listings — four weeks

$711

National median rent

Region	Median rent	Annual rent change	Gross yield
Sydney	$842	4.8%	3.3%
Melbourne	$648	5.0%	4.0%
Brisbane	$742	6.4%	3.4%
Adelaide	$670	5.8%	3.6%
Perth	$790	8.0%	3.9%
Hobart	$633	7.9%	4.4%
Darwin	$757	11.4%	6.3%
Canberra	$712	3.2%	4.3%
Combined capitals	$744	5.7%	3.6%
Combined regionals	$626	5.8%	4.3%
National	**$711**	**5.7%**	**3.8%**

Rental conditions remain an important consideration for property investors and borrowers assessing cash flow. The supplied figures show annual median-rent growth of 5.7% nationally.

Top reported sales

Highest two sales listed in the supplied weekly report

State / territory	Property	Sale	Price
NSW	44A Queens Park Road, Queens Park	4 bed / 3 bath / 4 car	$5,850,000
NSW	13 De Villiers Rise, Bella Vista	4 bed / 5 bath / 4 car	$4,750,000
VIC	102 Beaconsfield Parade, Albert Park	4 bed / 2 bath / 2 car	$4,000,000
VIC	2 Woodlands Close, Park Orchards	5 bed / 3 bath / 4 car	$3,040,000
QLD	60 Kitchener Road, Ascot	5 bed / 3 bath / 2 car	$6,225,000
QLD	24 Amalfi Drive, Isle Of Capri	4 bed / 3 bath / 4 car	$4,350,000
SA	3/10 North Esplanade, Glenelg North	3 bed / 2 bath / 2 car	$1,960,000
SA	1 Rocklyn Court, Gulfview Heights	7 bed / 4 bath / 4 car	$1,710,000
WA	25A Sulman Ave, Salter Point	4 bed / 2 bath / 2 car	$2,710,000
WA	116 Ardross Street, Mount Pleasant	3 bed / 1 bath / 3 car	$2,700,000
TAS	355 Davey St, South Hobart	3 bed / 2 bath / 4 car	$1,585,000
TAS	2 Tamar View Drive, Riverside	6 bed / 3 bath / 4 car	$1,350,000
NT	21 Bedford Court, Durack	5 bed / 2 bath / 2 car	$955,000
NT	8 Dongara Court, Karama	2 bed / 1 bath / 2 car	$600,000
ACT	36 Miller Street, O'Connor	4 bed / 3 bath / 2 car	$2,850,000
ACT	3 Juad Place, Aranda	4 bed / 2 bath / 1 car	$1,330,000

The source report presents these as the top two sales for each state or territory over the past week. They are included 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

Indicator	Commentary
Auction conditions	A 52.7% 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 5.7% nationally and across the combined capitals.
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.

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