

MELBOURNE

PROPERTY MARKET INSIGHTS

AUGUST 2025



SNAPSHOT

Dwelling Value Change

+0.3% **+1.0%** **+1.4%**
Month Quarter Annual

\$803,194
Median Dwelling Value

93,665
Annual Dwelling Sales

36 Days
Median Days on Market

Source: Cotality



- Melbourne property prices continue to show steady growth, particularly in the housing segment. House values rose 0.4% over the past month, 1.3% over the quarter and 2.1% annually, bringing the median house value to \$956,305. Units also recorded modest gains, with values up 0.2% monthly and quarterly, although they remain 0.4% lower year-on-year, with a median value of \$622,939.
- Melbourne's sales activity is showing more positive signs, particularly in the housing market. House sales are up 9.0% annually and sit 12.5% above the five-year average, reflecting renewed buyer confidence and solid market engagement. While unit sales are down 4.5% year-on-year, they remain 3.1% higher than the five-year average, suggesting a stabilising trend despite short-term softness. This uplift in sales activity, especially for houses, is helping to support price growth across the city.
- Total annual listing volumes were -15.5% below the same period last year, with the largest dip coming from the unit segment (-18.1%) and house listing volumes -6.1% year-on-year.
- Spring has long been the defining season for Australia's housing market, and Domain's decade-long analysis highlights just how impactful it is compared to winter. In Melbourne, listings typically rise by 8.6%, sales increase by 10.1% and auction volumes surge by 31%, reflecting a sharp lift in market activity. This seasonal momentum also translates into price growth, with the median property value rising 2.6% during spring. The combination of improved weather, heightened buyer and seller engagement and increased competition makes spring a pivotal period for market movement, often setting the tone for the remainder of the year.
- Melbourne's rental market has shown the weakest annual growth among all capital cities, with house rents increasing just 1.1% and unit rents rising 1.5% over the past year. Despite this subdued performance, Melbourne remains aligned with the national benchmark in terms of returns, recording a gross rental yield of 3.7%, matching the national average.

Valuer on the Ground

“ Despite the seven months of growth this cycle, Melbourne prices remain 2.7% from their peak of early 2022. ”

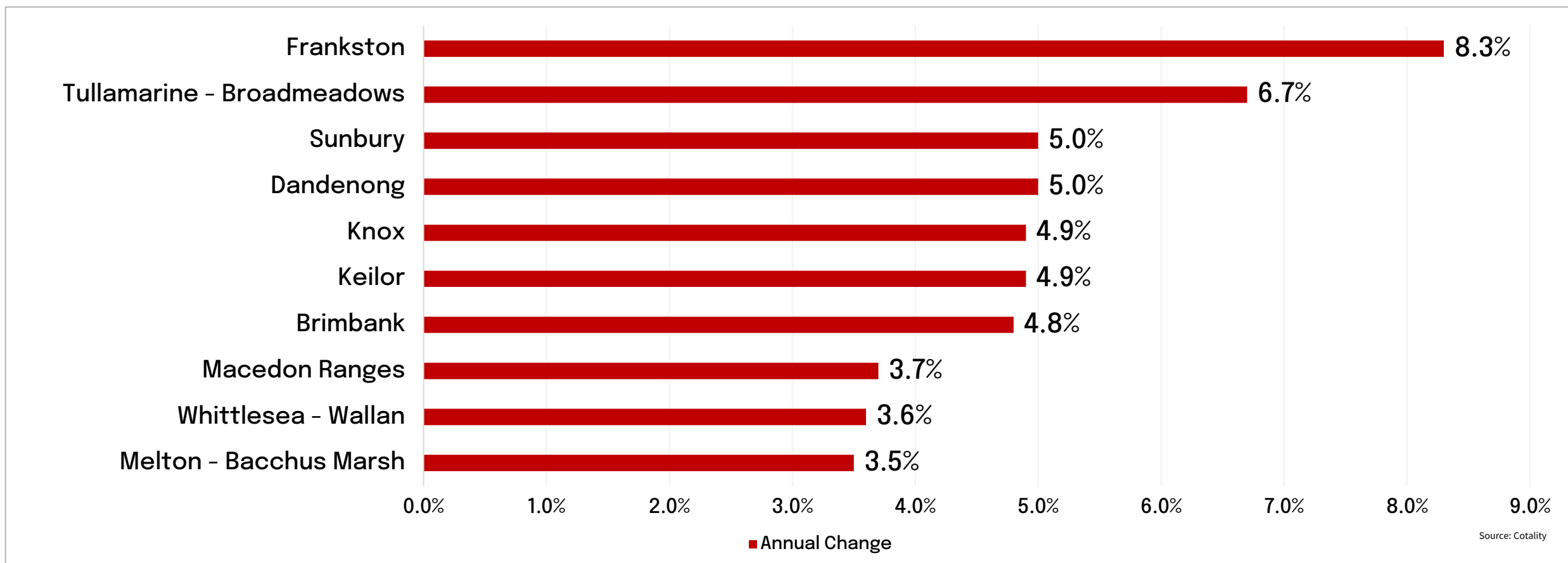
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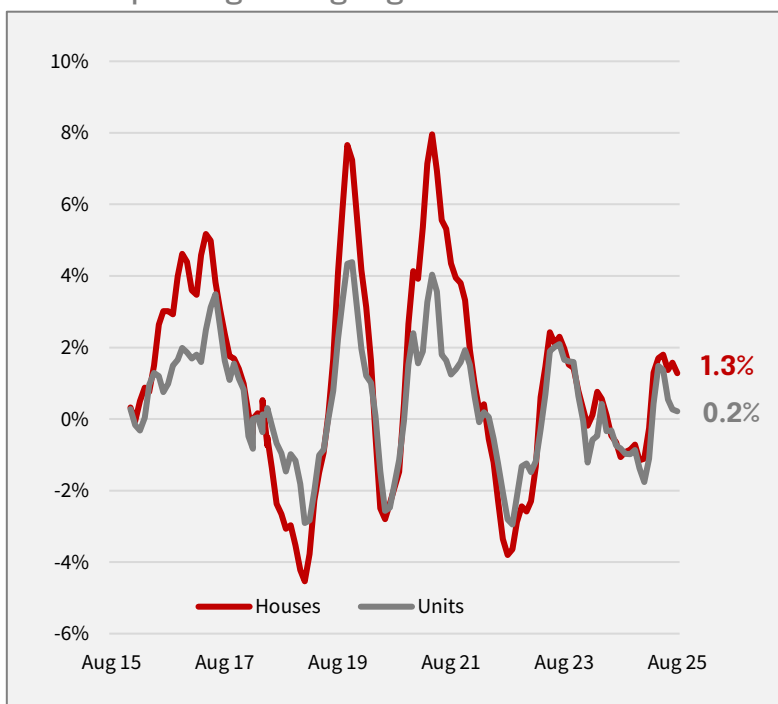


Top Suburbs Annual Change - Dwellings



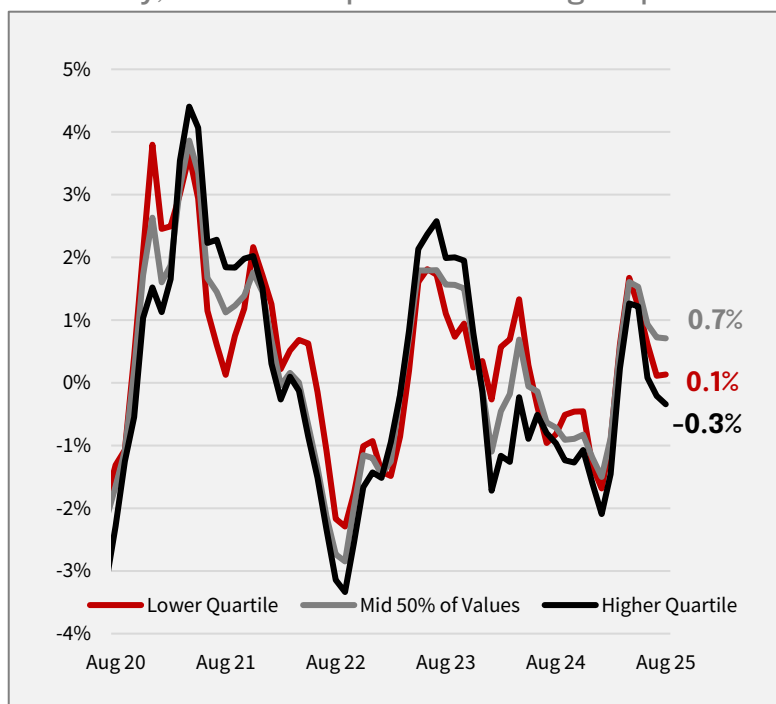
Quarterly Value Change by Property Type

Houses posting stronger growth than unit sector



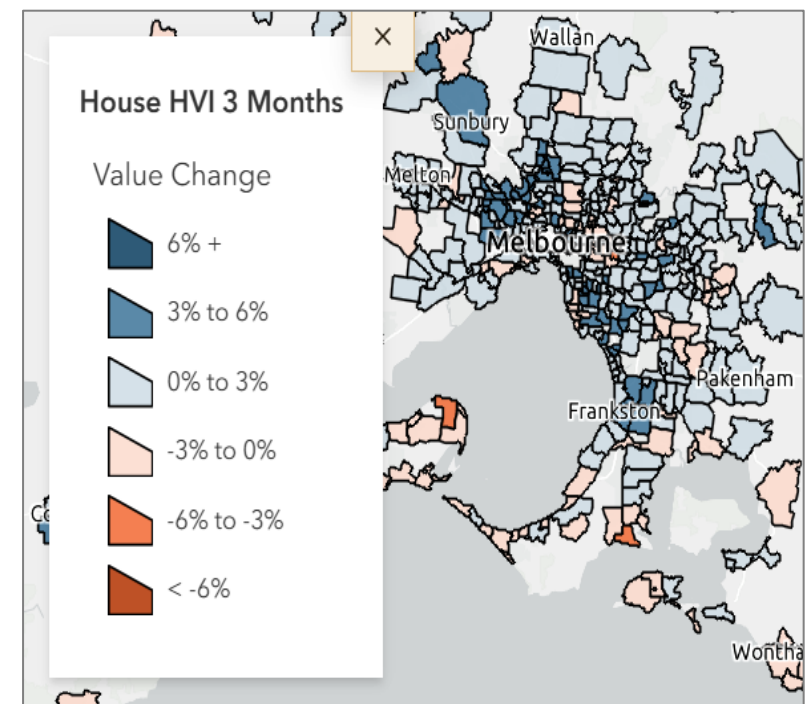
Quarterly Value Change by Price Quartile

Unusually, the middle quartile is strongest performing



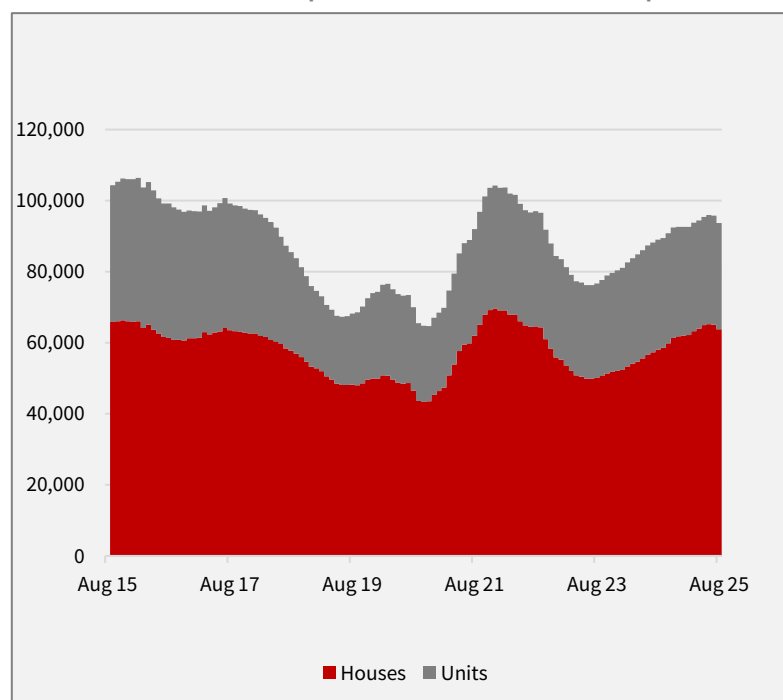
Mapping the Market - 3 months to August

Positive growth evident across most of Melbourne



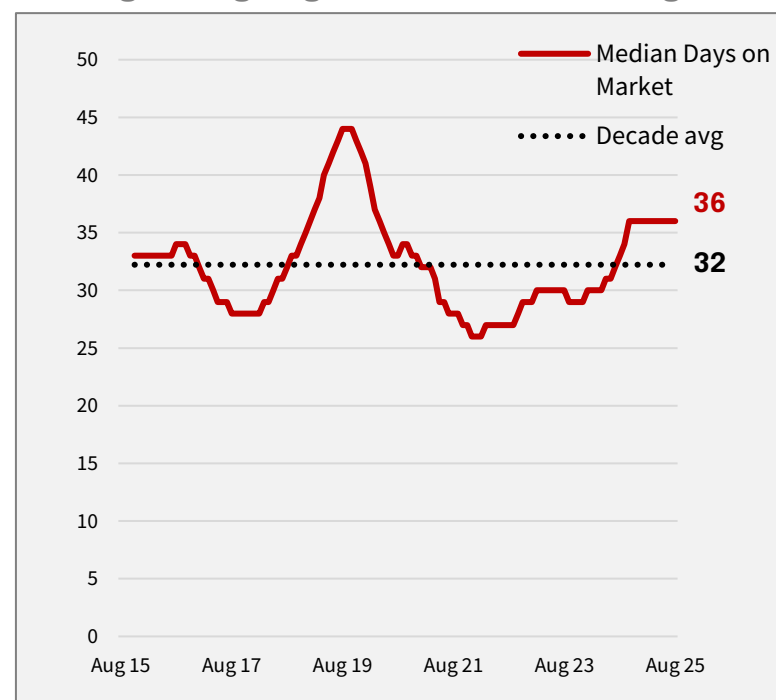
Annual Volume of Sales by Property Type

House sales made up 68% and units made up 32%



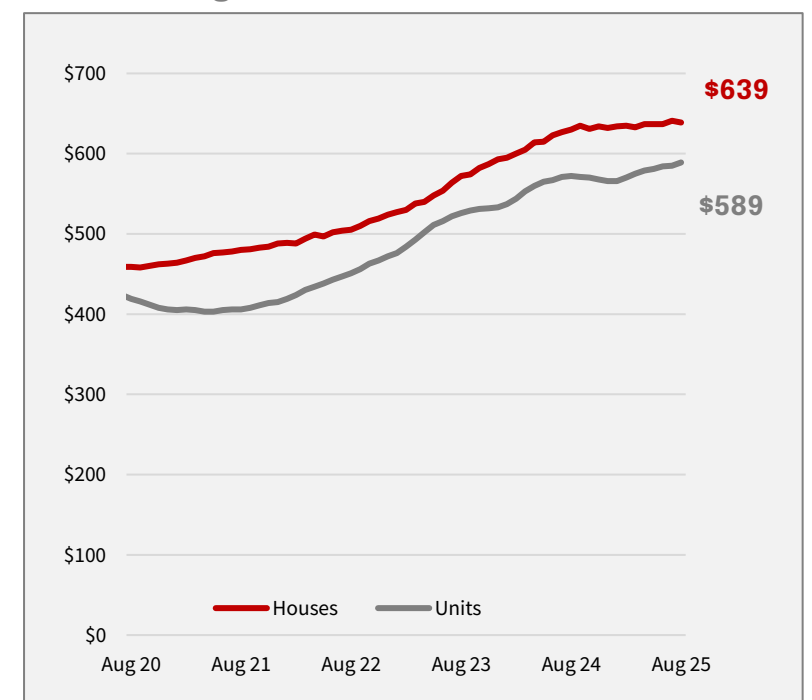
Median Days on Market vs Decade Average

Dwellings taking longer to sell than on average



Median Rental Value by Property Type

Rental value growth has flattened



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more
than
money



RECENT SALES ACTIVITY

114 Graham Street, Broadmeadows



\$452,000



2



1



1



159 m²



74 m²

Sold: 05/08/2025

Days on Market: 27

125 Grand Boulevard, Montmorency



\$1,097,000



4



2



4



779 m²



184 m²

Sold: 15/08/2025

Days on Market: 74

24 Birdrock Avenue, Mount Martha



\$3,575,000



4



3



3



761 m²



309 m²

Sold: 13/08/2025

Days on Market: 114

Source: Cotality

Disclaimer – The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of August 2025 and is intended to be of a general nature only. It has been prepared without taking into account any person's objectives, financial situation or needs. Before acting on this information, NAB recommends that you consider whether it is appropriate for your circumstances. NAB recommends that you seek independent legal, property, financial, and taxation advice before acting on any information in this publication.