

REGIONAL VIC PROPERTY MARKET INSIGHTS Q2 2025



SNAPSHOT

Dwelling Value Change

+0.5% **+1.4%** **+1.0%**
Month Quarter Annual

\$589,500

Median Dwelling Value

29,111

Annual Dwelling Sales

52 Days

Median Days on Market

Source: Cotality



- Regional VIC property prices returned to positive annual growth this quarter for the first time since the end of 2022. House values rose +1.4% over the quarter and +1.1% over the financial year to bring the median value to \$617,770. Unit values increased by +1.1% over the June quarter and held steady on an annual basis (0.0%), with the median unit price reaching \$419,345.
- Dwelling sales volumes increased by +13.0% over the past year but remained -0.7% below the five-year average. House sales activity rose +14.2% annually and were +0.4% above the five-year benchmark, while unit sales recorded a +4.8% annual increase but remained -8.6% below their long-term average.
- Total listing volumes were also down compared with a year ago. House listings have declined -5.4% compared with last year and unit listing volumes have decreased by -4.1% from a year ago.
- Internal migration continues to support regional Victorian property prices, with the state capturing 34% of all capital city net outflows in the March quarter – the most recent data available. Greater Geelong and Moorabool were standout destinations, ranking in the top five LGAs nationally for net internal migration to regional areas, recording growth of +9.3% and +3.7%, respectively. This ongoing population shift post-COVID is underpinning demand and price stability across key regional markets in VIC.
- Regional VIC rental values noted strong growth across both the house and unit markets, with +5.3% annual growth for the housing market and +4.4% growth for units. Across the country, rental growth continues to ease, with the national rental index rising +1.3% through the June quarter, the lowest Q2 change since 2020 (-1.7%).

“Valuer on the Ground

The market has shown a modest improvement throughout the first half of 2025.

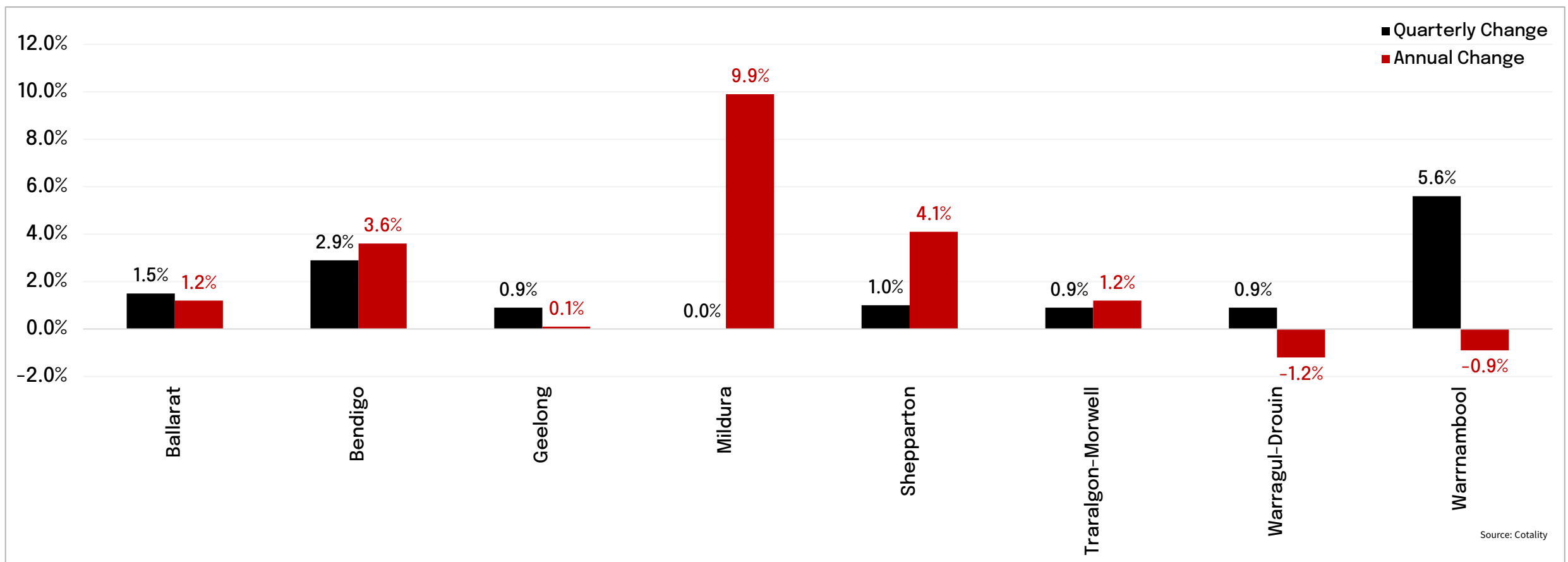
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more
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money

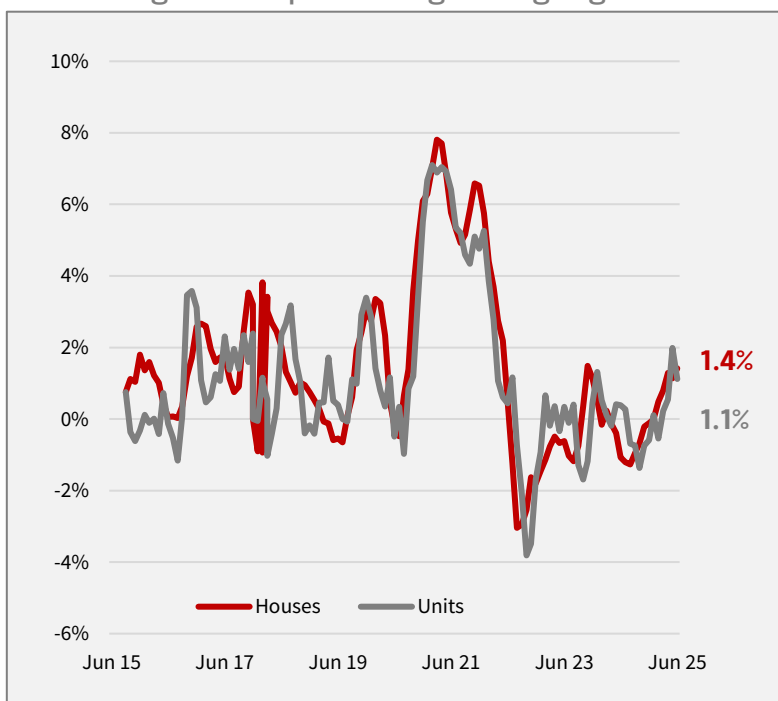


Regional Cities – Quarterly and Annual Growth



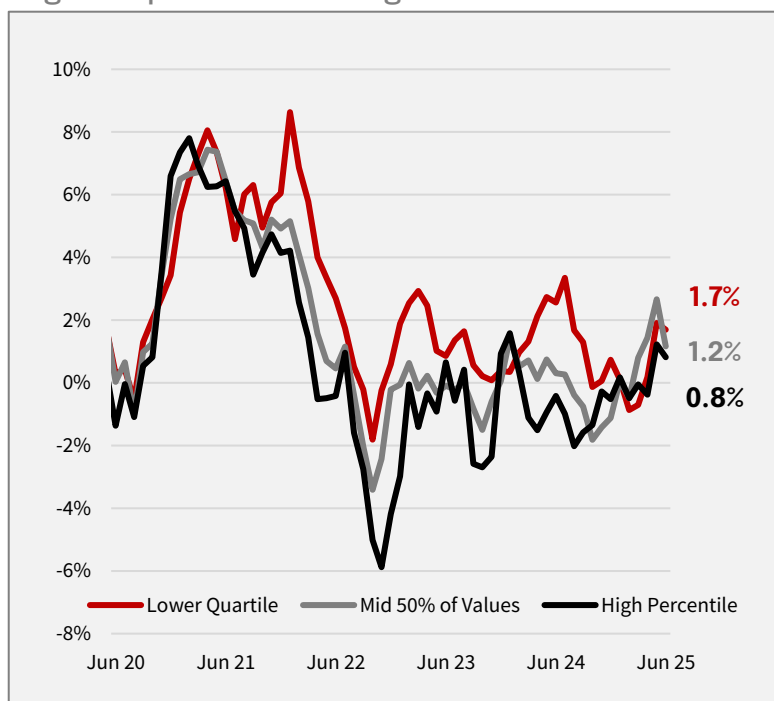
Quarterly Value Change by Property Type

House segment experiencing stronger growth



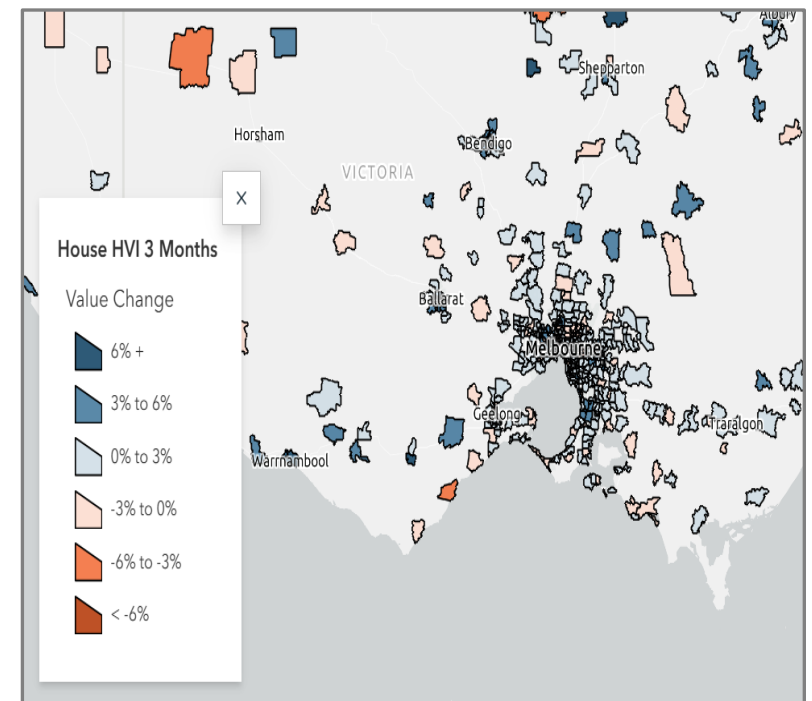
Quarterly Value Change by Price Quartile

Highest quartile recording the slowest rebound



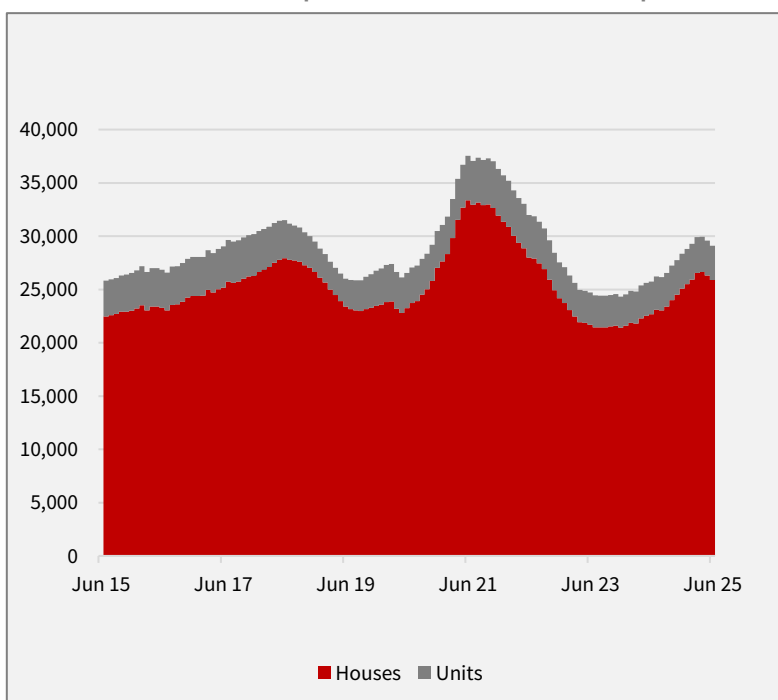
Mapping the Market – 3 months to June

Positive quarterly growth across most of the state



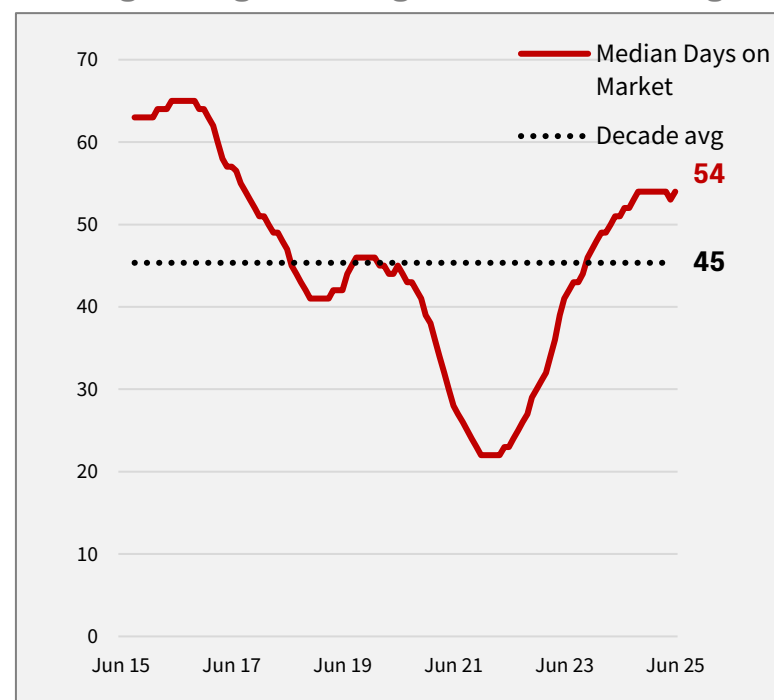
Annual Volume of Sales by Property Type

House sales made up 89% and units made up 11%



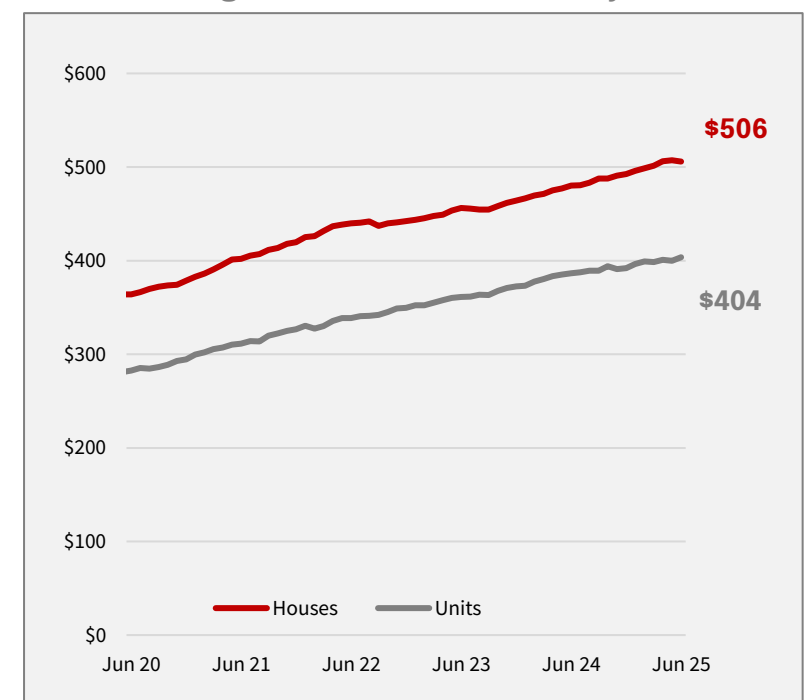
Median Days on Market vs Decade Average

Dwellings taking much longer to sell than average



Median Rental Value by Property Type

House rental growth has stalled recently



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RECENT SALES ACTIVITY

11 Halbert Street, Wendouree



\$525,000



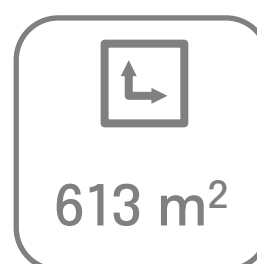
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1



2



613 m²



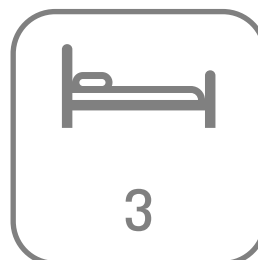
118 m²

Sold: 02/06/2025
Days on Market: 37

190 Knight Street, Shepparton



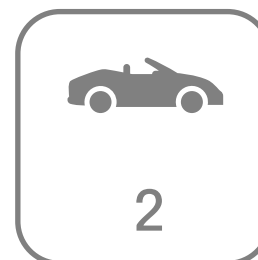
\$820,000



3



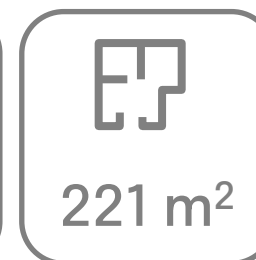
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2



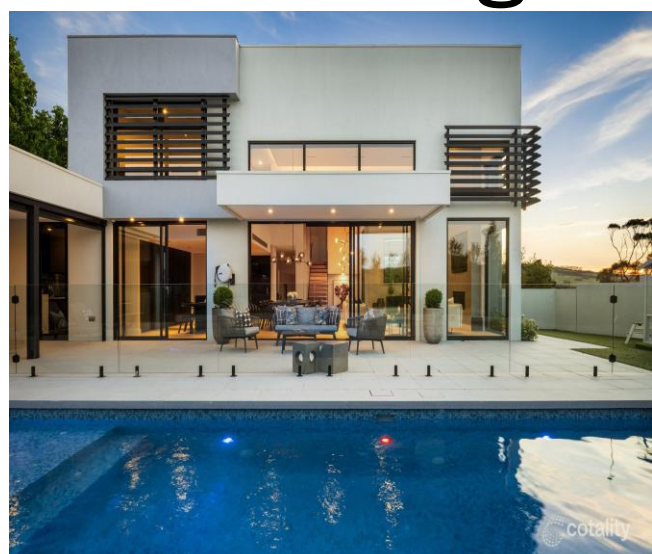
997 m²



221 m²

Sold: 19/06/2025
Days on Market: 138

50-54 Rivergum Drive, Highton



\$3,100,000



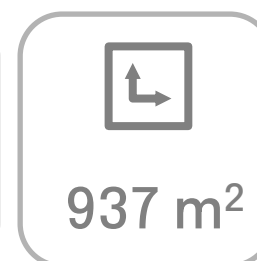
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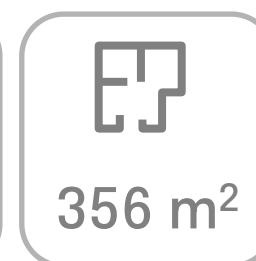
3



2



937 m²



356 m²

Sold: 25/06/2025
Days on Market: 104

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