Aberglasslyn, NSW 2320

DPN

ABERLYN

DWELLING 1 DWELLING 2 TOTAL PRICE $1,128,500*

3 2 1 | 2 1 0

Lot 401

Dual income design featuring one property with two rental incomes.

A/S/M/H Soil & Site classifications, up to 2.5m of land fall & retaining walls, BAL12.5, 19 & 29 allowances, Fee's (incl Sec 7.11 Developer Contributions) up to $19,000. Sewer/Water upgrade up to $10,000. Extra Landscaping, Fencing & Turf Allowance for a lot over 450sqm. Internet service provisions x 2, One additional Water Metre connected from an existing one, Floor Plan & house size may require slight modifications to suit lot dimensions and contours.

LAND SIZE	554.00SQM
HOUSE SIZE	142.48 + 67.92SQM
REGISTRATION	SEPTEMBER 2026
LAND PRICE	$440,000
HOUSE PRICE	$688,500

VACANCY 1.2%

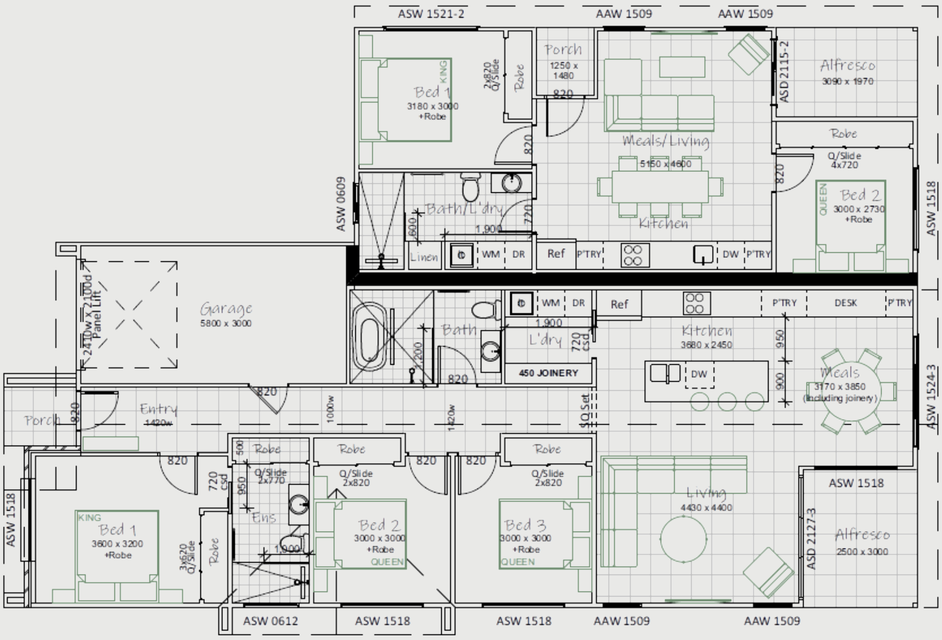
RENTAL YIELD 5.0-5.5% $1090-$1190

Rental Appraisal
3 Bed, 2 Bath, 1 Car - $580 to $630
2 Bed, 1 Bath, 0 Car - $510 to $560

*There may be additional cost outside of the build contract that relate to the connection of the NBN / Opticomm services. These cannot be ascertained at the time of sale.

Aberglasslyn

ABERLYN

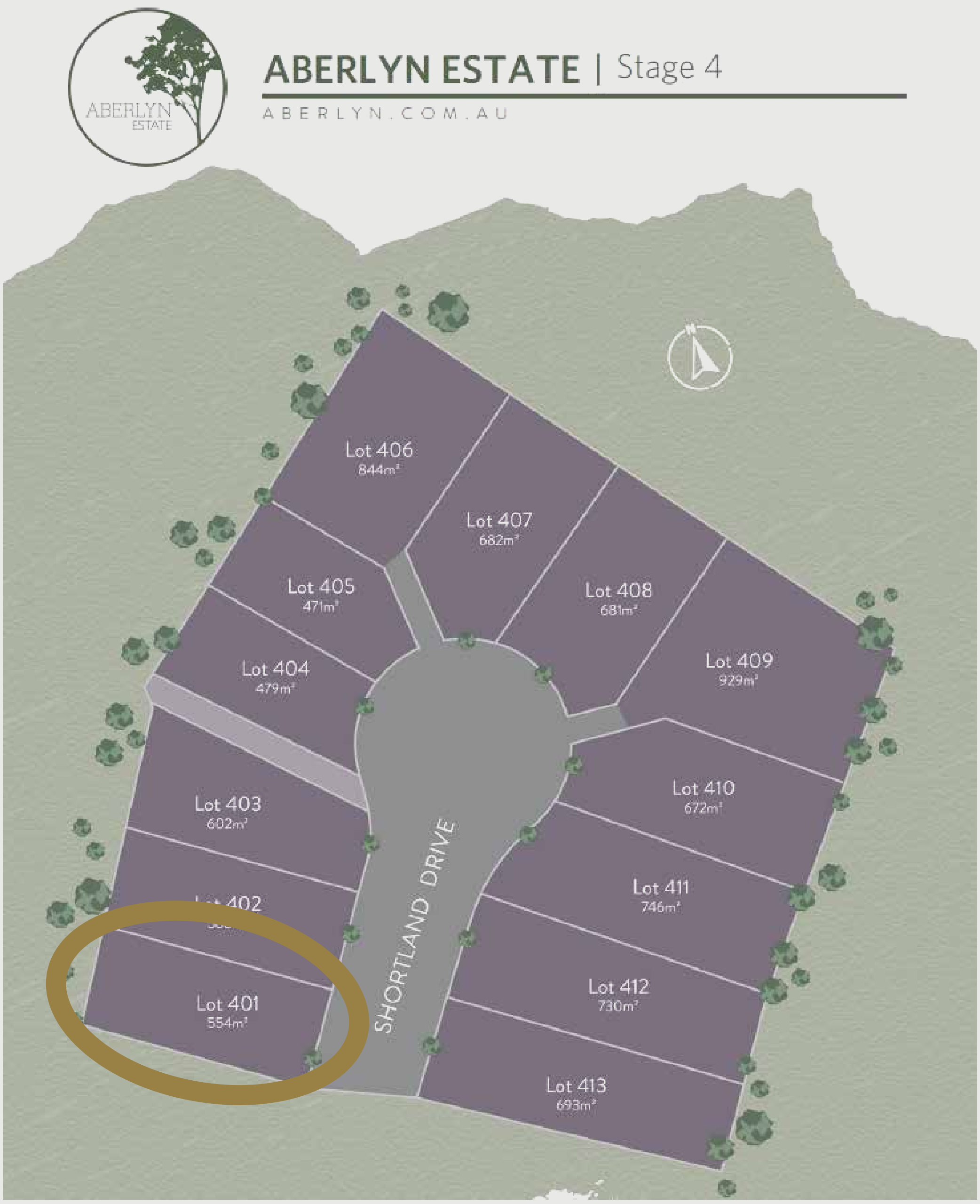


Floor plan subject to change due to Council approval requirements.

REGISTRATION	APPROVAL TIME	SITE PREP	BUILD TIME
September 2026 [1]	12-28 weeks [2]	3-6 weeks [3]	35-39 weeks [4]

[1] Registration date is an estimate only and may vary due to Developer or Approval delays, outside of DPN's control.
[2] Approval time for build by Council is an estimate only and may vary due to delays by Council, outside of DPN's control.
[3] Site preparation timeframes are indicative and subject to site conditions and approvals, outside of DPN's control.
[4] Build time frame guarantees listed are an average for most housing product types. Specific build times will be detailed in the construction contract. These time frames vary due to property type, site location, council requirements and state legislation. The build contract will include the specific time frame wet weather exclusions, public holiday extensions and industry closure periods, along with liquidated damages payable to the purchaser for any delays beyond the guaranteed build time, which are conditional to the purchaser meeting all payment schedule obligations as detailed. Fixed pricing is dependent on commencing construction within the time frame detailed in the contract.

STAGE PLAN

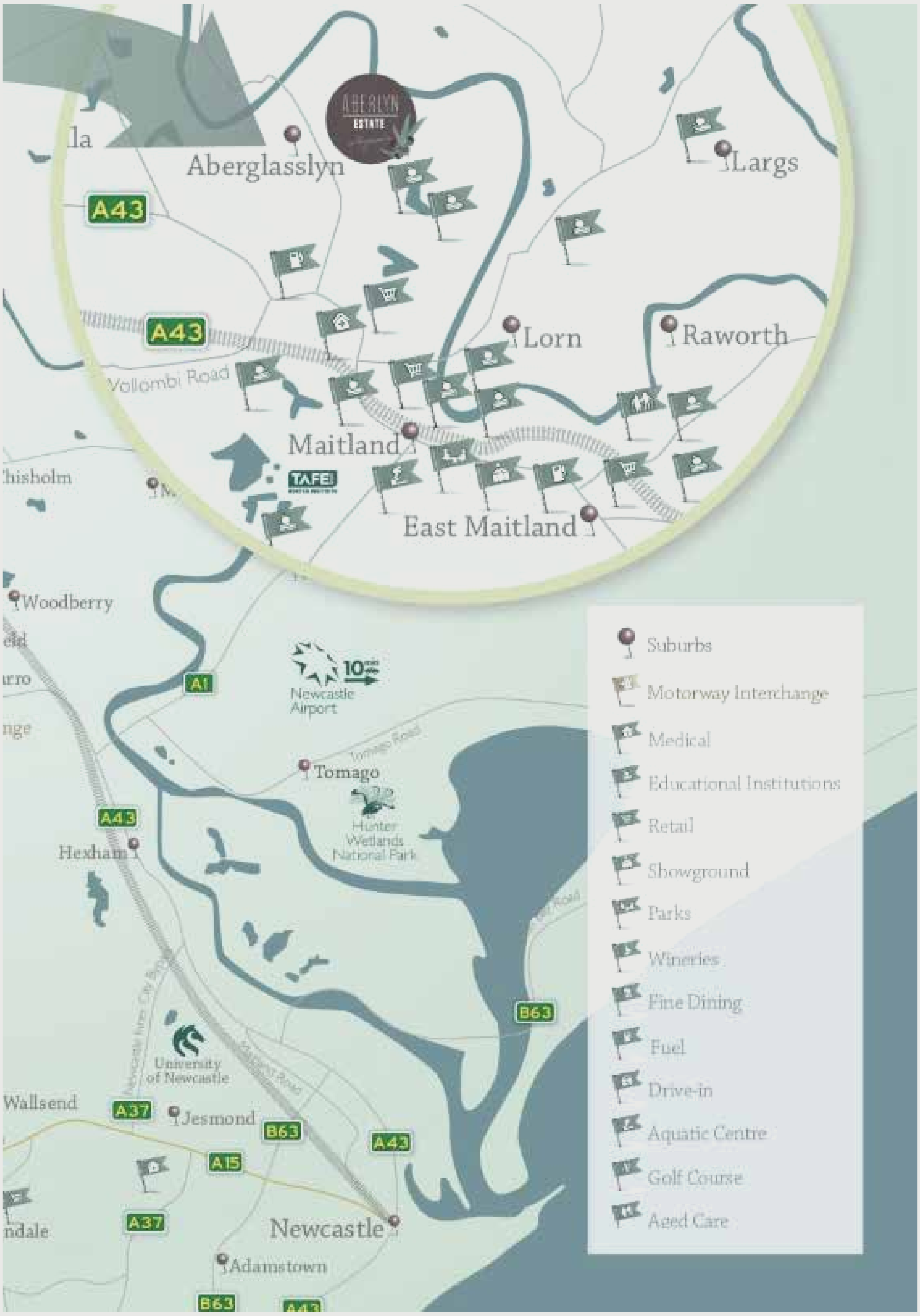

ABERLYN ESTATE | Stage 4
ABERLYN.COM.AU
ABERLYN ESTATE
Lot 406
844m²
Lot 407
682m²
Lot 405
471m²
Lot 408
681m²
Lot 404
479m²
Lot 409
929m²
Lot 403
602m²
Lot 410
672m²
402
Lot 411
746m²
SHORTLAND DRIVE
Lot 412
730m²
Lot 401
554m²
Lot 413
693m²

ESTATE


ABERLYN ESTATE


OpenLot.com.au
Aberglasslyn Rd
Shortland Dr
Aberlyn Estate - Shortland Drive, Aberglasslyn NSW 2320

ESTATE



ABERLYN ESTATE
Aberglasslyn
Largs
A43
A43
Lorn
Raworth
Wollombi Road
Maitland
TAFE
East Maitland
Woodberry
Newcastle Airport
A1
Tomago
Tomago Road
Hunter Wetlands National Park
A43
Hexham
B63
University of Newcastle
Wallsend
A37
Jesmond
B63
A43
A15
A37
Newcastle
Adamstown
B63
Suburbs
Motorway Interchange
Medical
Educational Institutions
Retail
Showground
Parks
Wineries
Fine Dining
Fuel
Drive-in
Aquatic Centre
Golf Course
Aged Care

Location

Located in the City of Maitland local government area, 7 min north of Maitland CBD, according to the 2021 census, Maitland LGA recorded

POPULATION	90,266
FAMILIES	25,244
DWELLINGS	35,413
MEDIAN AGE	36
CHILDREN/FAMILY	1.9
PEOPLE/HOUSE	2.7

AGE	
20-34 (LIKELY TO RENT)	20.4%
35-44 (FIRST HOMEBUYERS)	13.3%
45-59 (UPGRADERS)	17.7%
60+ (DOWNSIZERS)	19.0%

TENURE	
RENTERS	29.8%
OWNER OCCUPIED	67.1%
OTHER*	3.1%

COMPREHENSIVE INCLUSIONS

ensuring your property is ready for rental at completion

DESIGN/PLANNING

- Free site inspection
- Architectural drawings required for Council approval
- Structural design for Council approval
- Detailed contour and identification surveys and Geotech soil classification reports
- Basix and NatHERS compliance reports
- Council Complying Development Application (CDC),
- Construction Certificate (CC), Final Occupation Certificate (OC) and fees
- Local water authority applications, location diagram, plumbing and drainage inspections
- Preparation of "Statement of Environmental Effects" (SOEE)

STATUTORY REQUIREMENTS

- Temporary fencing to site
- Safety signage
- Insurances - Home Building Compensation Fund Insurance (HBCF),
- Public Liability Insurance, Builders Risk Insurance, Long Service Levy
- Sediment control fencing
- Termite protection and certification
- Site toilet
- All building materials to comply with Australian Standards
- All weather access to site
- Scaffolding as required by local authority.
- 6-year structural guarantee and 2 year non-structural guarantee
- 3 months Maintenance Period

KITCHEN

- Westinghouse 60cm under bench electric oven
- Westinghouse 60cm four element electric induction cooktop
- Westinghouse 60cm integrated range hood
- Westinghouse 60cm Stainless Steel Dishwasher
- Westinghouse designer microwave
- Custom made designer Kitchen with bulkheads
- 20mm stone bench tops from builder's designer range
- Laminate or Polytec range doors and panels
- Melamine shelving to pantries
- Wall cabinetry with solid backs
- Floor cupboards with solid backs
- Handless square edge doors and drawers with quality soft close mechanisms (handles only if required)
- Bank of four drawers with metal sides and cutlery tray
- PARISI Quadro stainless steel sink and drainer
- PARISI flick mixer tap to sink D
- Mosaic tile splashback to underside of overhead cupboards
- LED lighting strip to underside of overhead cupboards

LAUNDRY

- Waterproofing to Australian Standards
- PARISI Quadro Drop-in Laundry tub sink
- PARISI sink mixer tapware
- Hot and cold washing machine connections
- Custom made Polytec benchtop
- Cupboard
- Ceramic tiles to floors - 300 x 600mm
- **Ceramic tiles to walls - 300 x 600mm (floor to ceiling)**
- Ceramic tiles to splashback - to underside of cupboards
- Overhead cupboards for linen storage (Typically in a secondary dwelling where no cupboard shown)
- Melamine shelving to linen cupboards (if shown on plan)
- External laundry door - Humes XF1 solid core with translucent glass

BATHROOMS AND ENSUITES

- Waterproofing to Australian Standards in all wet areas
- Obscure privacy glazing to windows
- Semi Frameless (or frameless) clear glass shower screens (as shown on plan)
- Frameless polished pencil edged mirrors above vanity basins
- Wall-hung designer vanities with high grade ceramic basins and
- Polytec soft close doors and draws
- Free standing designer white acrylic baths (as shown on plan)
- • PARISI mixer taps throughout
- PARISI towel rails
- PARISI toilet roll holders
- PARISI designer shower head
- Ceramic tiles to bathroom floor - 300 × 600mm
- **Ceramic tiles to walls - 300 x 600mm (floor to ceiling)**
- **Ceramic tiles to shower - 300 x 600mm (floor to ceiling)**
- Vitreous white China designer toilet suite close coupled with soft close seat
- Exhaust fan to applicable areas
- LED Downlights

LIVING AND ALFRESCO AREAS

- Quality carpet with premium underlay to office, study, media & second story stairs (if shown on plans)
- Melamine shelving to linen cupboards
- Blinds - Roller Block out blinds to all applicable windows and sliding doors
- Ceramic tiles to kitchen and living areas - 300 × 600mm
- Ceramic tiles to front entrance porch - 600×600mm
- Ceramic tiles to Alfresco - 600×600mm
- Office/study nook bench tops in Polytec (if noted on plan)
- **RINNAI Air Conditioning - Ducted reverse cycle to all internal living areas (7 year warranty)**

BEDROOMS

- Wardrobe Doors – Soft Close Mirror sliding doors with aluminum frames A
- Built in or walk in robes with melamine shelfs and hanging poles (as per plan)
- Internal Doors - Hume HST1 series
- Designer Metal Doorstops to applicable doors
- Blinds - Roller Block out blinds to all applicable windows
- Gainsborough Door handles - Lever series to all applicable doors
- Quality carpet with premium underlay to bedrooms C
- Square set ceilings
- **RINNAI Air Conditioning - Ducted reverse cycle to all bedrooms (7 year warranty)**

INTERNAL AND EXTERNAL FEATURES

- All standard site costs and pier excavation
- Concrete slab to A/S/M/H-Class requirements
- Termite barrier control system
- Timber frame and trusses - Engineered and T2 treated (External 90mm and Internal 70mm)
- House constructed for "N2" wind rating conditions (W33)
- Aluminium windows and sliding doors with glass to Australian Standards
- Fly screens to all windows and sliding doors
- • Austral Bricks (Standard 76, Universal 76, Exposure Grade, Everyday Life, Urban One, Whitsundays, Wilderness)
- Roof pitch as per plan
- Metal fascia and gutter with PVC painted downpipes
- Skylights - Solar Tube 160 DS Skylight (if noted on plan)
- Concrete driveway coloured and sealed from garage to property boundary
- Retaining walls - Engineered using concrete sleepers or masonary blockwork (if noted on plan)
- Metal Colourbond Panel Lift garage doors with remote controls
- Ceramic tiled alfresco, front entrance veranda and porches (Pergolas/Patios in plain concrete)
- Locks to all operable windows and external doors
- Front security door - Metal frame with metal perforated mesh
- Front and backyards terraced, benched and batteredm(subject to builder's discretion and site conditions)
- KINGSPAN steel Colourbond water tank and pump up to 5000ltr (or as shown on plan)
- Sewer and storm water connections to existing serviceable points on regular rectangular shaped allotments
- RINNAI hot water electric heat pump
- Weathertex or Hardies cladding profiles
- Metal roof sheeting or concrete roof tiles and sarking (as per plan or estate covenant)
- TV Antenna, clothesline, and precast concrete letterbox
- Water connection from the allotments existing pre-tapped water main
- 500 KPA water pressure limiting device
- Two external garden taps per dwelling
- Landscaping and Plants to front yard (or to estate covenants or Council specifications)
- Kikuyu Grass – turfed and or seeded to front and rear yards
- Fencing and side passage gates (as per covenant)
- Surface water drains and pit (if shown on plans or as required)
- Internal walls and ceilings lined with 10mm plasterboard
- Internal wet areas lined with 6mm villa board
- Ceiling Height 2450mm and square set throughout (or as per plan)
- Insulation – R2.5 Glasswool batts to external perimeter walls, R5 Glasswool batts to roof space (excluding garage) and R2 Glasswool batts to Internal Party walls (as per NatHERS and Basix)
- • Gainsborough door handles - Tri-Lock G2 series to front door and lever series to internals
- Front door - Humes Nexus NEX 100 with frosted glass (size as per plan)
- Weather stripping to hinged external doors
- Internal Doors - Hume HST1 series
- Designer Metal Doorstops to all applicable doors
- Architraves and Skirting - Humes DAR 66×11mm pine timber
- Painting - Dulux or Taubmans low sheen wash and wear to external cladding. Semi-Gloss enamel to internal and external trims, doors, architraves and skirting, PVC downpipes. Three coat system to all internal walls, ceilings, eaves and quad.

ELECTRICAL / COMMUNICATIONS

- Provision for an Internet Service provision (via a fibre optic hub) with 14 Metre conduit allowance to the underside of the meter box
- **RINNAI Air Conditioning - Ducted reverse cycle to all bedrooms and internal living areas. (7 year warranty)**
- • RINNAI hot water electric heat pump
- LED downlights to living areas, bedrooms, bathrooms, laundry and alfresco. LED lightingstrip to underside of overhead kitchen cupboards. LED twin battens to garage and sensorlights to garage entrance
- Two TV outlets
- One phone or data point
- Smoke detectors to Australian Standards (hard wired with battery backup)
- Single and double power points throughout internal areas
- NBN optical fiber hub connected to inside of garage
- • Telstra and NBN conduit with 14 metre allowance to underside of meter box
- Mains power with 14 metre allowance from existing supply point
- Single phase underground power connection from existing supply point
- Meter box installed to the side at nearest mains connection point
- Two external single power point and one single powerpoint to alfresco
- One two-way lighting switch
- Exhaust fan to applicable areas

SAFETY AND SECURITY

- Safety switch and circuit breakers at main switch board
- Smoke detectors to Australian Standards
- Locks to all windows and doors (excluding screens)
- Front security door - Metal frame and metal perforated mesh
- Glass supplied to Australian Standards

MAITLAND
new south wales

Maitland is the fastest growing regional area in NSW, with an additional 50,900 residents expected to call it home over the next two decades.

WHY INVEST IN MAITLAND?

Maitland, a charming and historic city in the Hunter region of NSW. Strategically placed 40 min northwest of Newcastle and 1:45 hrs north of Australia's largest city, Sydney.

Renowned for its rich heritage and picturesque setting along the Hunter River, the Maitland region's major economic drivers are the mines of the Upper Hunter, the award-winning wineries of the Hunter Valley and the metropolitan city of Newcastle.

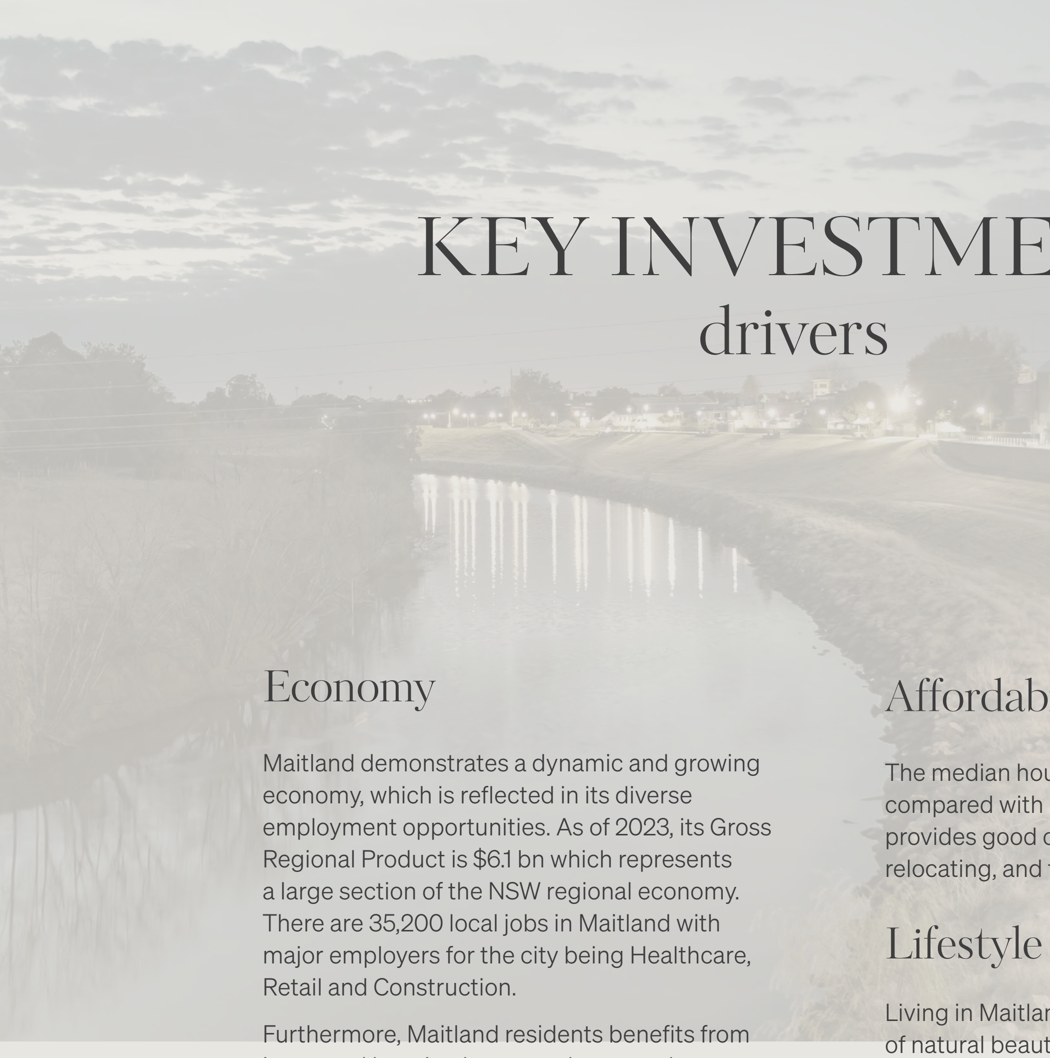
Maitland's population of 93,600 is projected to grow to 144,500 by 2041

First-class established education facilities from the University of Newcastle to childcare

Extensive transport infrastructure both planned and underway for the region

Convenient lifestyle amongst world-famous Hunter Valley

Low vacancy rate of 1.5%



KEY INVESTMENT
drivers

Economy

Maitland demonstrates a dynamic and growing economy, which is reflected in its diverse employment opportunities. As of 2023, its Gross Regional Product is $6.1 bn which represents a large section of the NSW regional economy. There are 35,200 local jobs in Maitland with major employers for the city being Healthcare, Retail and Construction.

Furthermore, Maitland residents benefits from its central location between the upper hunter mining and agricultural sectors and the ports, industry and educational precincts of Newcastle city to its east.

Population

Home to 93,600 people with a median age of 36 years. The NSW Government have forecast the population to grow by additional 50,900 residents to a total of 144,500 by 2041.

Looking out at the greater region, the Hunter has a population of 786,000 and is projected to grow to 1,000,000 by 2042.

Limited supply

With a low vacancy rate of 1.5%, and supply issues that include a continuing fall of the building approval rates, which is compounded by a record immigration intake. This is expected to worsen housing supply and affordability issues, with an additional 50,900 residents expected for the region, which will require 1,050 dwellings to be built p.a. in the City of Maitland over the next two decades.

Affordability

The median house for Maitland is $697,000, compared with Greater Sydney at $1,396,000 provides good opportunity for families relocating, and those looking to rent.

Lifestyle

Living in Maitland offers a harmonious blend of natural beauty and modern convenience, making it an appealing destination for residents seeking a balanced lifestyle. Nestled in the heart of the Hunter Valley, Maitland is surrounded by picturesque natural features, including the serene Hunter River.

The area boasts an abundance of green spaces, perfect for outdoor enthusiasts who enjoy walking, cycling, or simply unwinding in nature.

Maitland's historical charm is complemented by its vibrant town centre, where shopping and dining options are abound, offering everything from local boutiques to larger retail chains. The city's cultural scene is enriched by its art galleries, theatres, and frequent community events, fostering a strong sense of community among residents.

Additionally, Maitland's strategic location ensures easy access to nearby metropolitan areas like Newcastle and Sydney, making it ideal for those who appreciate the peace of suburban life without sacrificing the conveniences of urban living.

MAITLAND
infrastructure

Newcastle

Newcastle CBD is located 35min east of Maitland and is a major Hunter employment zone. The strategically significant Port of Newcastle links the mining operations of the upper Hunter Valley, and the industrial operations surrounding Newcastle to international markets. Its former rough coal exterior is now making way with major transformational projects such as the Honeysuckle mixed-use precinct along its foreshore.

Education

The University of Newcastle is a prestigious Australian institution with over 40,000 students, and ranks as the No.1 university in Australia for industry collaboration. There are campuses across the Hunter within 30 min, including Callaghan, Newcastle City and Central Coast.

The region offers a wide selection of high-quality education from early learning, primary and secondary schooling.

Road

Transport infrastructure is being strengthened to absorb this growth, with the convenient Hunter Expressway connecting Maitland with the Pacific Motorway. Major transport projects are underway in the Hunter including the $450m Newcastle Inner City Bypass and the $700m Singleton Bypass which will assist in the regions accessibility and economic output.

Airport

Newcastle Airport is located 30min from Maitland and provides regular domestic flights to major Australian markets. The airport is undergoing a $240m expansion of existing runways and new international terminal for direct flights to Asia, the US and the Middle East.

UPCOMING PROJECTS

$700m Singleton Bypass

$450m Newcastle Inner City Bypass

$240m Newcastle International Airport expansion

Significant Council Works program for 23/24 including major road construction, new community centres and sport grounds

Airport

CONTACT US

Build wealth through property with DPN

- Full service property investment
- Specialist property finance
- Innovative home designs
- Hassle-free property management

w dpn.com.au
e hello@dpn.com.au
p 1300 723

HUNTER'S $9.4 BILLION SPEND BREAKS STATE RECORD

The resources sector's centrality to the Hunter region economy has deepened, with new data revealing a record-breaking $9.4 billion direct injection from mining operations during the 2025–26 financial year (FY26)

The Hunter Valley in NSW. Image: John Carnemolla/shutterstock.com

AUSTRALIAN MINING
20TH FEBRUARY 2026
Ethan Benedicto

New South Wales' Hunter Valley continues to deliver, with $9.4 billion in direct mining spending injected into the region's economy during the last financial year.

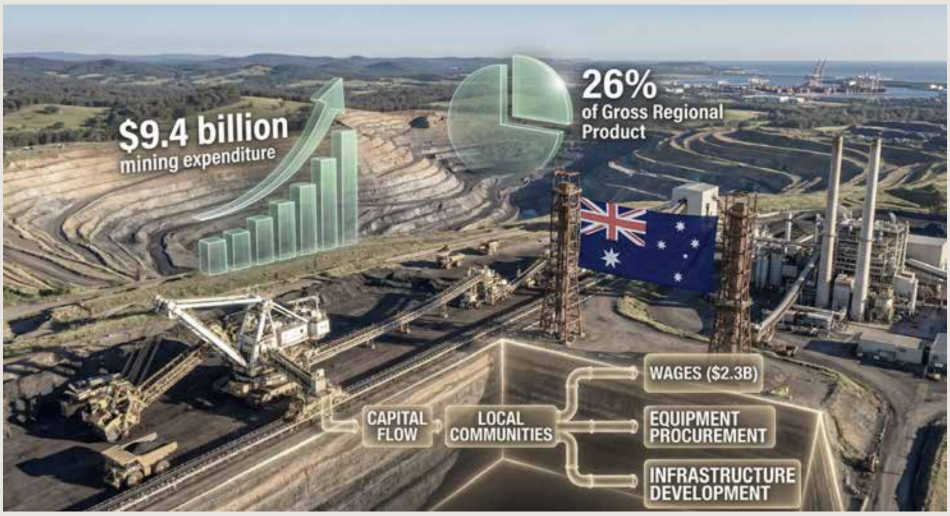
This is an increase of around $600 million on the previous year, and is the highest result ever reported, according to the New South Wales (NSW) Minerals Council's latest annual member expenditure survey.

"Mining operations in the Hunter have broken local spending records for the second year in a row," NSW Minerals Council chief executive officer (CEO) Stephen Galilee said.

"This is while supporting a near record number of local mining jobs, highlighting the importance of mining for local communities and the region's economy."

The survey recorded that participating mining companies supported over 16,000 jobs in the Hunter region, and while there is a slight decrease from the previous year, the council said it is near record levels and is almost 5000 more jobs than the first survey noted a decade ago.

The $9.4 billion included almost $2.3 billion on wages and salaries, and over $7 billion for goods and services purchased from almost 3410 mining supplier businesses across the Hunter region.



The council noted that since the survey was first conducted, mining's direct spending in the Hunter has more than doubled from $4.6 billion to the current figure.

Likewise, this $9.4 billion in direct spending is also estimated to have contributed to 26 per cent of the region's gross regional product (GRP) during the last financial year.

"The ongoing strength of the mining industry continues to provide a solid foundation for the Hunter economy, and with the right policy settings, this can continue for many years to come," Galilee said.

NSW REGIONAL TOWNS WHERE HOUSE PRICES SOARED 20 PER CENT IN A YEAR

A string of regional NSW towns – mostly somewhat affordable areas sought by tree-changers and investors – recorded house price growth of more than 10 per cent over the past year.

House prices in Tamworth have risen.
CREDIT:GETTY IMAGES/ISTOCKPHOTO

THE SYDNEY MORNING HERALS
29TH JANUARY 2026
Carmen Forward

Topping the list with a rise of 30 per cent in the 12 months to December is Broken Hill, a 1100-kilometre drive from Sydney, Domain's latest House Price Report shows.

NSW regional LGAs where house prices rose most last year

Median house prices by regional LGA over the year to December 2025

LGA Name	Dec-25	Dec-24	Annual change
Broken Hill	$260,000	$200,000	30.0%
Gunnedah	$567,500	$465,000	22.0%
Yass Valley	$885,000	$732,000	20.9%
Tamworth Regional	$620,000	$516,250	20.1%
Ballina	$1,100,000	$935,000	17.6%
Lithgow	$570,000	$487,000	17.0%
Dubbo Regional	$615,000	$526,250	16.9%
Newcastle	$1,060,000	$910,000	16.5%
Inverell	$437,500	$378,500	15.6%
Albury	$665,000	$580,000	14.7%
Narrabri	$400,000	$350,000	14.3%
Port Stephens	$950,000	$832,500	14.1%
Armidale Regional	$595,000	$525,000	13.3%
Wollongong	$1,150,000	$1,015,000	13.3%
Tweed	$1,250,000	$1,105,000	13.1%
Cessnock	$720,000	$645,000	11.6%
Lake Macquarie	$980,000	$880,000	11.4%
Muswellbrook	$590,000	$530,000	11.3%
Lismore	$673,500	$607,500	10.9%
Maitland	$820,000	$740,000	10.8%

Source: Domain House Price Report, December quarter 2025

The top four LGAs – including Gunnedah, the Yass Valley and Tamworth – all have median house prices under $1 million, are inland and rose by more than 20 per cent over the past year.

By contrast, pricey coastal lifestyle destinations were largely flat over the same time period, as the Byron shire held steady and Kiama prices edged down 2 per cent.

Domain's senior economist, Dr Joel Bowman, said in the regional pockets, "the price point is generally a lot lower compared to the coastal counterparts, and especially compared to Sydney".

"I think a big factor driving that is just the strong demand for lifestyle, migration and affordability seekers," he said.

"We've also seen that investors have become a lot more active in the market this year, and I think investors have potentially been drawn to those areas as well, as they typically offer some higher yields, and we can get a sense of that by looking at the ABS loans data."

Bowman cautioned that the areas are smaller markets, so "it doesn't take much of an increase in demand to lead to big changes in … rents and prices".

KPMG urban economist Terry Rawnsley said the agriculture sector had done well across regional NSW in the past year.

"Good rain brings better production. Farmers need more help. Basically, go into town, spend their money at the pubs, they might buy a new Land Cruiser, and that all flows around the local economy," he said.

Rawnsley said there was a migration pattern as people were priced out of more expensive locations.

"If you look at some of the coastal ones, like, say, Newcastle and Wollongong, they're up over a million dollars, even Ballina, $1.1 million, all those sort of key coastal locations, Port Stephens $950,000, have almost become unaffordable, so people are having to ripple inland to find that affordability," he said.

"[They] might be a teacher or a nurse or a tradie, and they're going, well, I can't afford Sydney prices. I can't afford Newcastle prices. What about Tamworth? I can get a house there for $620,000.

"People are out there hunting to try and find the most affordable housing they can."

He added that while the inward migration acted as a driver for regional economies, there was a social disconnect that could occur when people were priced out of regional communities.

"In Sydney or Melbourne, if you're priced out of a suburb, you just have to go a few further stops down the train track to find it affordable, whereas here, if you're priced out of your local town, you might have to drive 45 minutes down the road."

In Broken Hill, Century 21 McLeods principal Matthew Handberg said prices had been rising over the past five years – in contrast to the decade before when they were little changed.

As Broken Hill's median house price is $260,000, he said the "low base" is the main reason for the 30 per cent growth increase.

"When you compare it to median house prices, over on the east coast, we're obviously still a lot more affordable," he said.

"Broken Hill's rental yields have historically been one of the higher rental yields around the state or even the country," he said, due to the low purchase price and good rental demand from professionals.

Handberg said police officers, school teachers, paramedics, nurses and doctors moved to the area and either rented or purchased property.

He added that development in local infrastructure from the state and federal government was also giving buyers confidence.

In Gunnedah, selling agent Matt Davis from Johnston Donoghue Property Sales is fielding demand from out-of-area investors attracted to the strong rental returns, and first home buyers.

"A lot of sight-unseen buyers or agents putting offers forward on property, just purely based on return. As long as the return stacks up and the pests and buildings, fine, they're buying properties.

"So it is a bit of a challenge for local buyers competing against that type of buyer, but it is sort of the nature of it at the moment."

He saw a spike in interest after the first home buyer scheme expanded.

Davis said the interest meant locals had had opportunities to sell and upsize within the area.

"They're upgrading to a bigger home, be it acreage or something with a bigger block size or a more renovated sort of home."

AUSTRALIAN HOUSING SHORTAGE PUSHES HOUSE PRICES HIGHER IN 2026 | KPMG

House prices are forecast to surge again in 2026 after a late-2025 demand shock caught forecasters off guard, intensifying competition at the affordable end of the market

Australia's housing shortage is driving price growth into 2026, with new KPMG forecasts tipping a nation-wide surge despite interest rate uncertainty.

REALESTATE.COM.AU
28TH JANUARY 2026
David Bonaddio

For buyers, it means tight conditions are likely to persist even as uncertainty hangs over where interest rates are heading.

New projections from KPMG suggest national house prices will rise 7.7 per cent this year, with growth expected across every capital city despite borrowing constraints and affordability pressures.

KPMG chief economist Dr Brendan Rynne said the strength of the housing market in the second half of 2025 surprised forecasters, with government policy playing a bigger role in accelerating demand than anticipated.

The expansion of the five per cent deposit scheme last year turbocharged activity at the lower end of the market, pushing more buyers into competition in cities where housing supply was already tight.

In Brisbane and Perth, around two-thirds of annual price growth occurred in the second half of the year, while close to three-quarters of Hobart and Canberra’s gains were concentrated in the same period.

“The strong momentum in the first half of 2025 should have moderated as affordability pressures continued to spook buyers,” Dr Rynne said.

“But instead, the second half of last year accelerated growth further, especially in already overheated cities.”

Dr Rynne said Australia’s housing problem was not cyclical but structural, driven by decades of underbuilding, particularly in the apartment sector.

“Massively undersupplied, and not as a recent phenomenon, but as the result of decades of compounding structural shortfalls,” he said.

That imbalance has been compounded by construction costs that surged during the pandemic and never returned to pre-COVID levels.

While supply chains have stabilised, build prices have reset at a higher baseline, leaving many projects marginal or unviable.

“What followed was slower growth, but not deflation,” Dr Rynne said.

Labour shortages remain a key constraint, with construction wages under pressure from competition with major infrastructure and energy projects.

“Those skills are highly transferable, and we simply don’t have enough qualified tradespeople to materially ease cost pressures,” Dr Rynne said.

Mortgage Choice broker Rhys Elmi said investors were increasingly targeting coastal and lifestyle markets, reflecting population shifts and the persistence of working from home.

“The idea of having a holiday house and being able to work from it has really stuck,” Mr Elmi said.

“Experienced investors focus on long-term trends, and if working from home is here to stay, I don’t think we’ll see that demand pattern reverse in a big way.”

Mr Elmi said interest rates were now having a greater psychological impact on buyers than a purely mathematical one.

“One rate rise will have a negative impact, particularly from a borrowing perspective,” he said.

“It creates hesitation. It might not hit every part of the market equally, but it can cause a standstill.”

Industry groups warn that even as demand accelerates, housing supply is being choked by taxation and government-imposed costs that fall most heavily on new construction.

The Housing Industry Association has urged the federal government to rule out further changes to negative gearing and capital gains tax, warning that policy instability risks discouraging the investment needed to deliver new homes.

HIA chief economist Tim Reardon said housing was already one of the most heavily taxed sectors in the Australian economy, with charges applied at every stage of the housing lifecycle.

“The worst own goal in housing tax policy has been the taxes imposed on foreign institutions, particularly foreign banks, that build apartment complexes,” Mr Reardon said.

“They’ve raised very little revenue, but they’ve stopped an enormous volume of homes from being built.”

Mr Reardon said cascading fees, infrastructure charges and taxes imposed on land supply had driven land prices to rise at roughly three times the rate of construction costs over the past 25 years.

Those costs are then compounded by stamp duty and GST, further undermining project feasibility.

HIA estimates around $570,000 in taxes, fees and charges are embedded in the cost of a typical new house-and-land package.

Investors commence more than 40 per cent of new homes nationally, and a far higher share of apartments.

“We’re now commencing around half the number of apartments we were building a decade ago,” Mr Reardon said.

“When you discourage investors, you don’t free up housing, you stop it being built.”

Mr Reardon warned renters would ultimately pay the highest price if investor participation in new construction fell further.

“Renters would pay the highest price,” he said.

“The goal should be a minimum three per cent rental vacancy rate, and we only get there by reducing the upfront tax burden on new housing, not increasing it.”

By the numbers

KPMG’s forecasts show price growth will remain uneven across the capitals in 2026, with the strongest gains concentrated in markets where population growth and supply constraints are most acute.

Perth is expected to be the standout performer, with house prices forecast to rise 12.8 per cent in 2026, followed by Brisbane (10.9 per cent) and Darwin (10.5 per cent). Adelaide is tipped to record growth of 8.2 per cent, while Melbourne (6.8 per cent), Sydney (5.8 per cent), Hobart (5.4 per cent) and Canberra (4.7 per cent) are forecast to see more moderate gains.

KPMG forecasts show house and unit price growth across Australian capital cities in 2026, with Perth, Brisbane and Darwin leading gains.

Unit prices are projected to rise at similar or faster rates than houses in several cities, led by Darwin (13.4 per cent) and Perth (11.6 per cent).

Melbourne units are forecast to increase 7.3 per cent, Brisbane 7.8 per cent, Adelaide 6.6 per cent, Sydney 5.3 per cent, Hobart 5.1 per cent and Canberra 4.9 per cent, as affordability pressures continue to push buyers toward apartments.

Rents are forecast to rise by around 3.5 per cent a year through 2026 and 2027, remaining above the long-run average as housing supply continues to lag population growth.

KPMG said rental conditions would remain tight until dwelling construction materially lifted, warning that population growth over recent years had far outpaced the delivery of new homes, particularly in the apartment sector.

Without a sustained increase in new supply, the consultancy said rental growth was likely to remain elevated relative to wages, prolonging affordability pressures for tenants and reinforcing the structural challenges facing the housing market nationally.