

WERAKATA



DWELLING 1

DWELLING 2

TOTAL PRICE \$1,187,800*

3 2 1 | 2 1 1

Lot 117

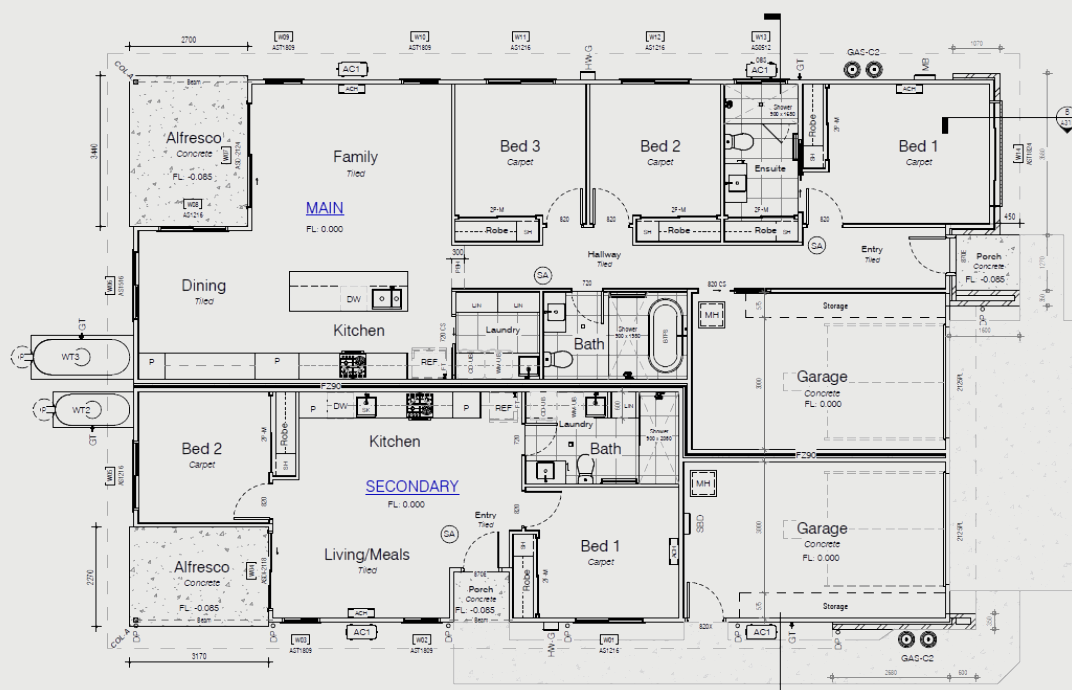
Dual income design featuring one property with two rental incomes.

LAND SIZE	450.00 ^{SQM}
HOUSE SIZE	145.90 + 91.30 ^{SQM}
REGISTRATION	APRIL 2027
LAND PRICE	\$470,000
HOUSE PRICE	\$717,800



*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.

WERAKATA



Floor plan subject to change due to Council approval requirements.

REGISTRATION

April 2027 ¹

APPROVAL TIME

12-28 weeks ²

BUILD TIME

32-35 weeks ³

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 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.

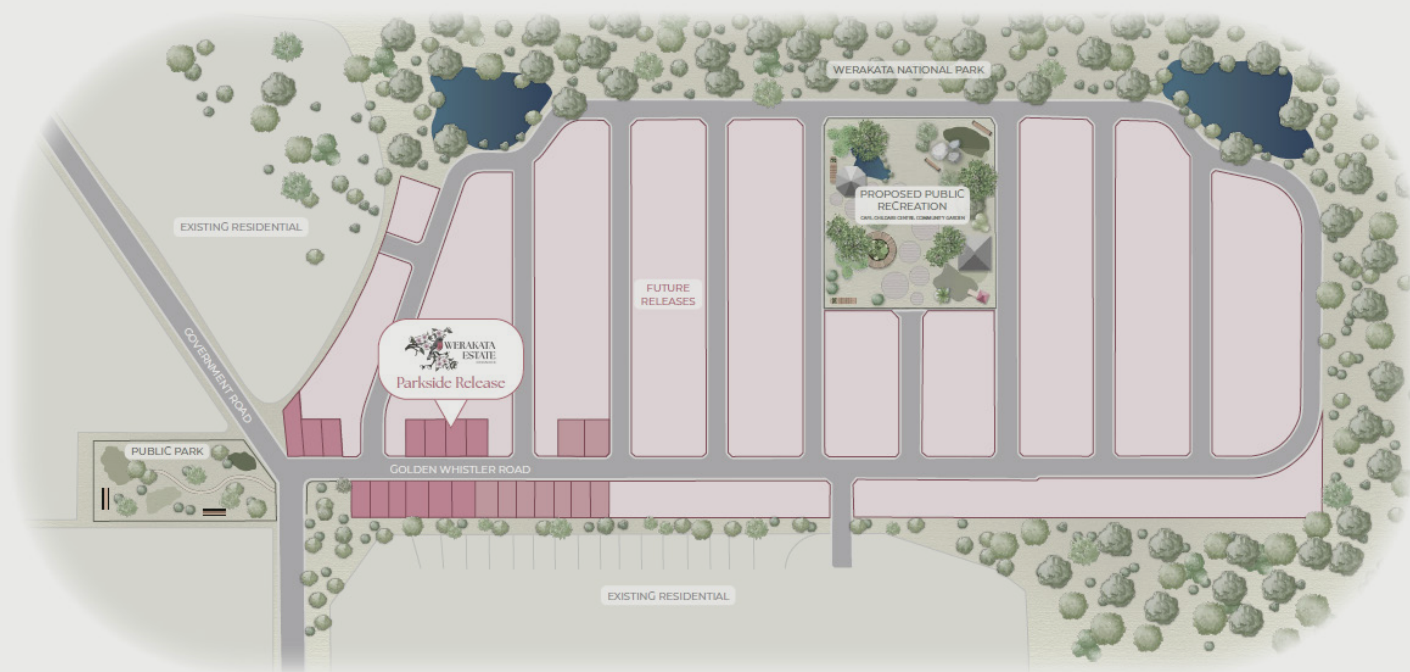
SCALE 1:3000
MGA NORTH



MASTER PLAN



Live with nature
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RELEASE A RELEASE B

Disclaimer: plan is a guide only and is subject to change by the developer without notice

ESTATE



We do not guarantee, warrant or represent that the information contained in this material is free from errors, omissions. Any interested parties should make their own enquiries, seek expert advice and review the contract terms.

Location

Located in the Hunter Valley Region,
26 min SW of Maitland, according to
the 2021 census, Cessnock had:

POPULATION	16,300
FAMILIES	3,867
DWELLINGS	6,560
MEDIAN AGE	40
CHILDREN/FAMILY	1.8
PEOPLE/HOUSE	2.4

AGE	
20-34 (LIKELY TO RENT)	20.5%
35-44 (FIRST HOMEBUYERS)	12.7%
45-59 (UPGRADERS)	16.9%
60+ (DOWNSIZERS)	27.2%

TENURE	
RENTERS	37.7%
OWNER OCCUPIED	58.7%
OTHER*	3.7%



COMPREHENSIVE INCLUSIONS

ensuring your property is ready for rental at completion

KITCHEN

- Quantum Zero premium stone bench tops
- Sleek kitchen cabinets featuring a fully laminate finish
- Bulkheads to kitchen overhead cupboards
- 600mm Stainless steel fan-forced under bench oven
- 600mm Gas cooktop with wok burner
- 600mm Rangehood: Stainless steel slide out recirculating
- Sink: 1, 1 1/2 or 13/4 bowl sink (as per proposed plan)
- Contemporary chrome tapware including sink mixer
- Durable metal draw runners
- Stainless steel pull handles
- Built-in pantry – as per working drawings
- Kitchen drawers – set of 4 with cutlery tray to top drawer
- 600 mm ceramic tile splashback
- Dishwasher – stainless steel finish

BEDROOM

- Built-in wardrobes include single shelf with hanging rail (as per working drawings)
- Lever and dummy door hardware to entry doors

BATHROOM

- Vanity unit: Quantum Zero premium stone bench tops and laminate finish cabinetry with ceramic basin
- Stainless steel pull handles
- Mirror: polished edge 900mm high by full length of vanity
- Ceramic tiled shower base with chrome floor waste
- Framed glass shower screen – as per working drawings
- Contemporary chrome tapware to vanity and shower
- Chrome wall mounted shower head
- Designer white acrylic bath – size and design as per working drawing
- Dual flush toilet suite
- Contemporary chrome finish towel rail, toilet roll holder and hand towel ring
- Tiling to bathroom and ensuite walls (where applicable): 600mm above bath and 2000mm in showers

- Recessed shower floors to bathrooms (where applicable)
- Chrome floor waste

LAUNDRY

- Stainless steel tub with poly cabinet
- Contemporary tapware
- Tiles to laundry floor and skirting
- Tile splashback up to 600mm
- Chrome floor waste
- Recessed wet area floors

INTERNAL

- Fully lined garage walls
- Plasterboard wall and ceiling linings with FC to wet areas
- Cornice to all rooms
- Timber skirting and architrave
- Linen press with 4 shelves
- Built-in wardrobes include shelf and hanging rail (as per working drawings)
- Ceiling height 2400mm throughout
- Doorstops fitted to all internal doors
- Roller blinds to all windows and sliding doors

LIGHTING

- Kitchen & living areas: LED down lights
- Ceiling fan/light combo in main living area
- Ceiling fan/light combo in each bedroom
- Laundry: Exhaust fan/lighting combo as per electrical plan
- WC: Exhaust fan/lighting combo as per electrical plan
- Entry porch & alfresco: LED downlights (where applicable)
- Garage: For a single garage, 1 Fluorescent light and for a double garage 2 Fluorescent lights
- Bathroom: 3 in 1 heat lamp, light and exhaust fan combo

ELECTRICAL

- Standard double power points: 2 to kitchen, 1 to garage, 1 to laundry, 1 to each bathroom, 1 to each bedroom, 1 to each living room
- White light switches, as per electrical plan
- External power points: 1 weatherproof to alfresco area

- Hard wired smoke detectors – as per Building Code
- Earth leakage circuit breakers
- Telephone point: 1 to kitchen
- TV points: 1 to each living room (where applicable)
- TV aerial
- Single split-system air conditioning unit to main living room and master bedroom of each dwelling
- NBN provisioning if available at the time of underslab (capped at \$600 application fee per unit)
- Separate electrical meters with individual NMI identification for each dwelling

PAINTING

- Premium 3 coat paint system
- Sealer undercoat with satin enamel topcoat to external front door and other external doors
- Painted PVC downpipes
- Undercoat with enamel topcoat to internal doors and trims

FLOOR FINISHES

- Quality carpet floor coverings to all bedrooms and walk-in wardrobe
- Modern ceramic floor tiling to living area, hallways, entry, bathrooms, ensuite, laundry and kitchen (as per plan)
- Waterproofing to all wet areas
- Concrete floor to garage

INTERNAL DOORS

- Pine door jamb
- Sliding doors to built-in wardrobes
- Lever and dummy door hardware to hinged doors

GENERAL

- Standard house-related Council building approval application fees and permits
- Standard construction and liability insurances
- Engineer designed slab
- Insulation as per energy efficiency report
- Management and lodgement of plans to Council/Certifier
- Builder's clean internally and externally upon completion
- NSW Home Owners Warranty insurance

- Major Defect Warranty – 6 years (as defined by the Home Building Act)
- Other Defect Warranty – 2 years (as defined by the Home Building Act)
- Maintenance period: 90 days
- Preparation of working drawings
- Construction to Australian Building Code

LANDSCAPING

- Turf to front and rear garden area (up to 150m²)
- Edged garden bed to front of property
- Fencing to sides and rear as per estate covenant and Council requirements (up to 60LM)

SITE PREPARATION

- Foundation concrete slab in accordance with 'M' type slab
- Concrete pier allowance up to 40 metres
- Local council requirements - sediment control, trade waste removal, all weather access and temporary toilet hire
- Site works include up to 500mm metre fall, equal 250mm cut and 250mm fill to house site (excludes any required imported and exported fill)
- Sewer connection up to 10 metres
- Water service connection up to 10 metres
- Underground power connection up to 10 metres
- Storm water connection to street with a 10m set back
- Single phase power to house up to 10 metres
- Site fencing as per OH & S regulations
- Concrete pumping included
- Standard surveyor house setout

EXTERNAL

- Bricks with pre-selected mortar colour to match
- Frames - treated timber pine or steel (determined by Builder)
- Trusses - treated timber pine or steel (determined by Builder)
- External walls - brick veneer and/or cladding (as per working drawings)
- External wall frame as per Engineer Design
- Internal wall frame as per Engineer Design

- Termite barrier treatment
- External garden taps - as per working drawings
- Plumbing to all hot and cold water points
- Separate water meters for each dwelling (main/sub)
- Wall or fence mounted clothesline to each dwelling
- Powder coated letterbox to each dwelling
- Custom orb metal roof or concrete roof tiles, as per estate covenants and as indicated on proposed plan
- Under roof lining - sarking or Anticon blanket
- Powder coated metal fascia and gutter
- Garage door - automatic panel lift with 2 remotes
- Quality gas hot water system
- Powder coated aluminium windows and sliding doors
- Standard screens to all windows and sliding doors
- Entry door with entry set + dead bolt
- Builder's standard finish to concrete driveway, paths and alfresco
- Water tank where required as per BASIX/Council/Estate requirements.

CESSNOCK
new south wales

WHY INVEST



Cessnock's population is projected to increase 52%, from 67,000 to 102,000 residents by 2041.

WHY INVEST IN CESSNOCK?

Cessnock, a vibrant and welcoming city nestled in the heart of the Hunter Valley region of NSW. Located just a short drive from the bustling city of Newcastle and approximately 2 hours north of Sydney, serving as the gateway to some of Australia's most prestigious vineyards and wineries.

Cessnock boasts a unique blend of scenic beauty, with its surrounding majestic mountains and lush vineyards, offering a serene escape from the hustle and bustle. The city's economy thrives on tourism, particularly wine tourism, as well as retail, hospitality, and manufacturing, drawing visitors and investors alike to its charming streets and rich cultural heritage.

Cessnock population of 67,000 and is projected to grow to 102,000 by 2041

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

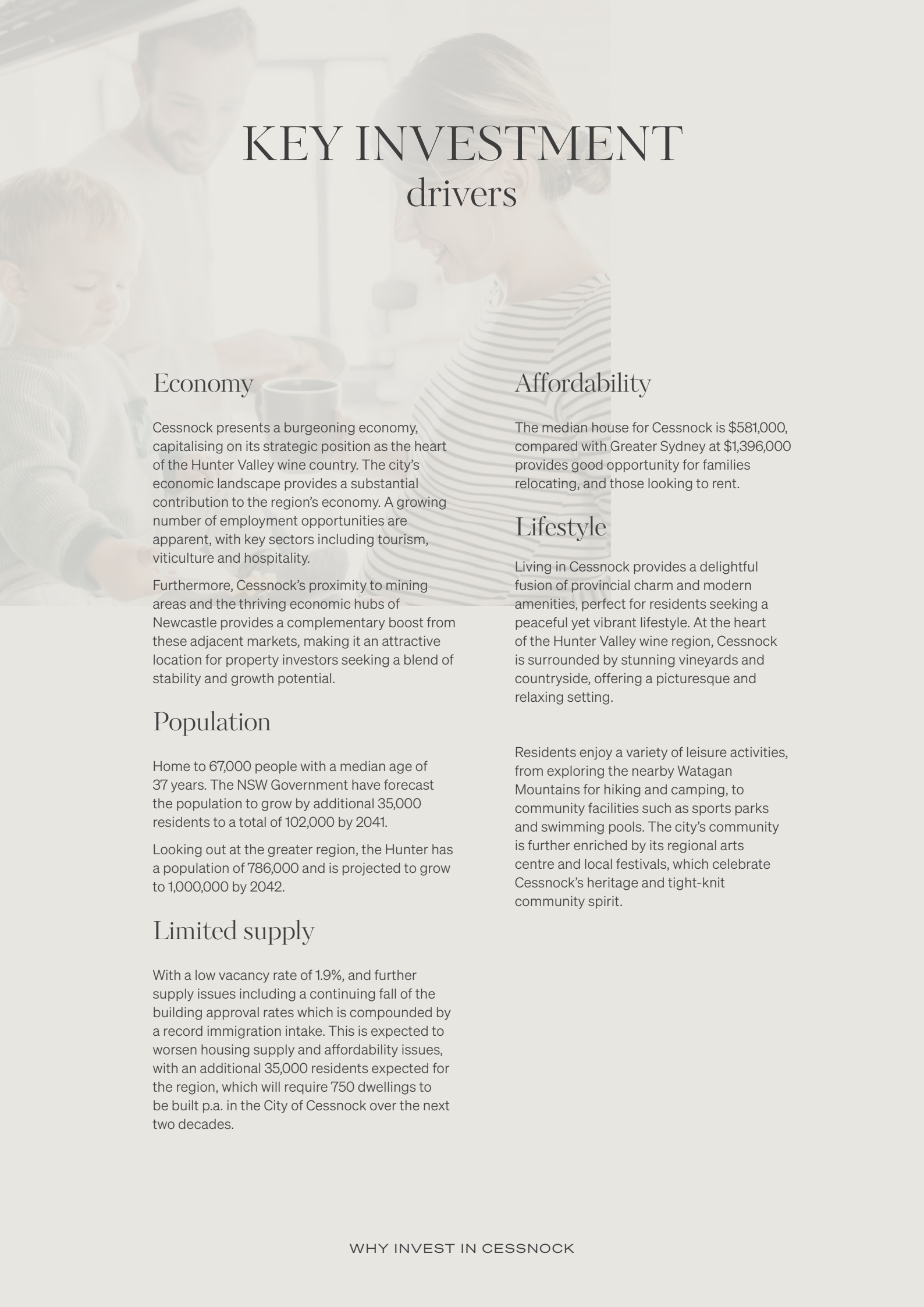
Extensive transport infrastructure both planned and underway for the region

Convenient lifestyle amongst world-famous Hunter Valley

Low vacancy rate of 1.9%



WHY INVEST IN CESSNOCK



KEY INVESTMENT drivers

Economy

Cessnock presents a burgeoning economy, capitalising on its strategic position as the heart of the Hunter Valley wine country. The city's economic landscape provides a substantial contribution to the region's economy. A growing number of employment opportunities are apparent, with key sectors including tourism, viticulture and hospitality.

Furthermore, Cessnock's proximity to mining areas and the thriving economic hubs of Newcastle provides a complementary boost from these adjacent markets, making it an attractive location for property investors seeking a blend of stability and growth potential.

Population

Home to 67,000 people with a median age of 37 years. The NSW Government have forecast the population to grow by additional 35,000 residents to a total of 102,000 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 1.9%, and further supply issues including 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 35,000 residents expected for the region, which will require 750 dwellings to be built p.a. in the City of Cessnock over the next two decades.

Affordability

The median house for Cessnock is \$581,000, compared with Greater Sydney at \$1,396,000 provides good opportunity for families relocating, and those looking to rent.

Lifestyle

Living in Cessnock provides a delightful fusion of provincial charm and modern amenities, perfect for residents seeking a peaceful yet vibrant lifestyle. At the heart of the Hunter Valley wine region, Cessnock is surrounded by stunning vineyards and countryside, offering a picturesque and relaxing setting.

Residents enjoy a variety of leisure activities, from exploring the nearby Watagan Mountains for hiking and camping, to community facilities such as sports parks and swimming pools. The city's community is further enriched by its regional arts centre and local festivals, which celebrate Cessnock's heritage and tight-knit community spirit.

CESSNOCK

infrastructure



Newcastle

Newcastle CBD is located 45min east of Cessnock 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 Cessnock 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 50min away 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

\$67m in significant Council Works program for 23/24 including major road construction, new community centres and sport grounds



Airport

WHY INVEST IN CESSNOCK

CONTACT US

Build wealth through property with DPN

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

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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 HERALDS
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



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.

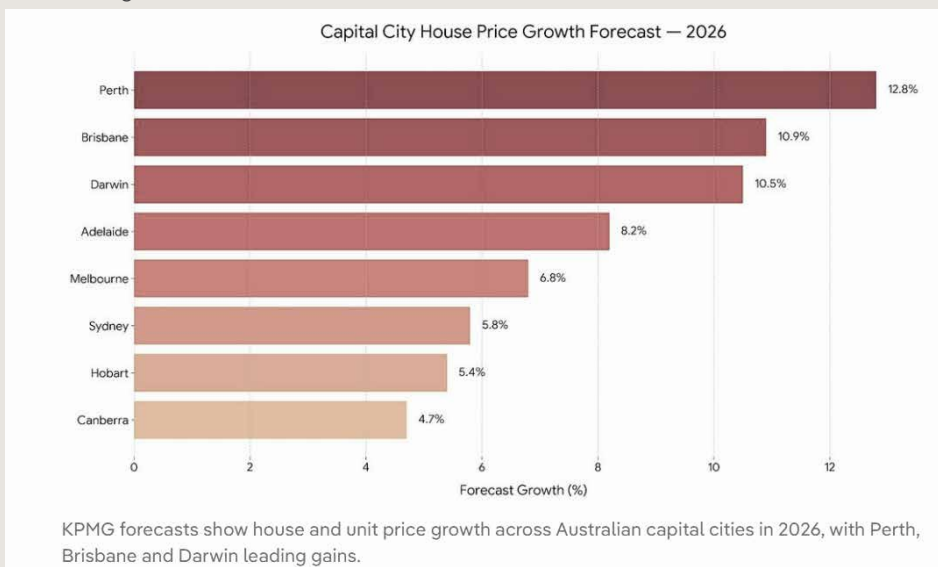
“Renters would pay the highest price,” he said.

“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.



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.