

The Victoria

Property Maintenance Index

Q3/25

Introduction

Welcome to the Tapi Quarterly Property Maintenance Index. This report gives you a data-driven look at maintenance trends across the property management industry.

Here, we break down the most common maintenance issues over the past year and what they're costing agencies and landlords. You can use these insights to compare yourself to market prices, set expectations with owners, and help them maximise their investment. Stay informed, stay proactive, and take the guesswork out of property maintenance.

How to read the data

This book is divided into four main sections. Each section summarises these key points:

1

Average Range of Job Spend

A breakdown of the most common jobs and the range of costs to repair them.

2

Most Common Job:

Most Common Job for a specific category of maintenance in the last quarter.

3

Seasonal Tips & Tricks

Quarterly guidance and insights to help reduce reactive repairs.

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Plumbing

In the last quarter, plumbing repair costs in Victoria remained stable across all categories. Sink repairs (blue) held around \$275 from July through September. Toilet repairs (green) stayed the highest, maintaining a steady range near \$295. Shower repairs (purple) tracked closely behind, sitting between \$285 and \$290 across the quarter. Overall, all categories showed minimal variation, ending the period with consistent and evenly aligned costs.



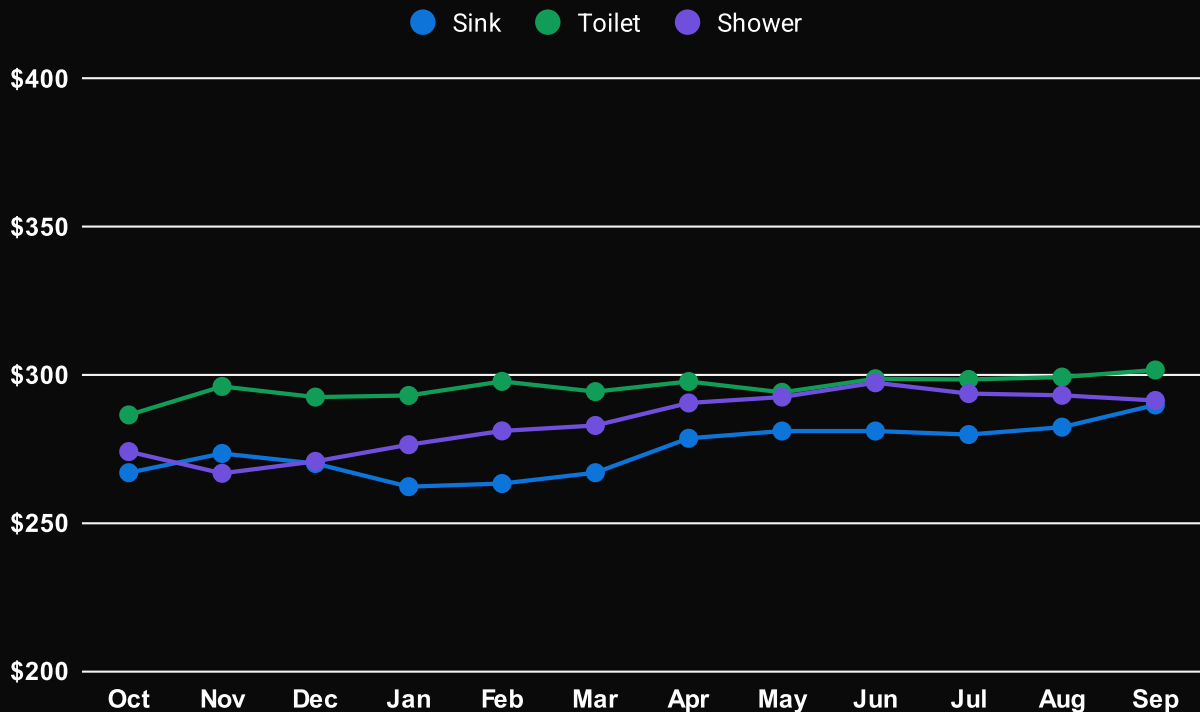
Average range of spend

\$206 - \$448



Most common job

Taps



Sink

Average range of spend

\$199 - \$385



The Method Tips & Tricks



Note slow drains or water pooling – early signs of buildup that frustrate tenants quickly.



Track moisture marks inside cabinetry for developing leaks.



Record sink material and fittings to help plan future replacements.

Toilet

Average range of spend
\$205 - \$420



Tips & Tricks



Note quiet running water
- a subtle but costly
issue if ignored.



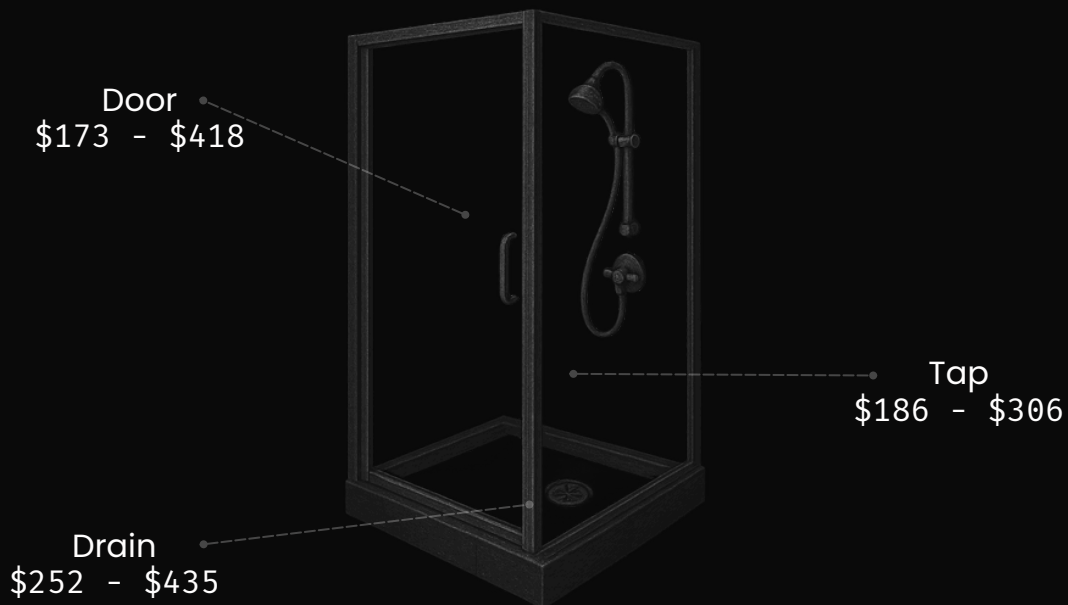
Track any base
movement; small shifts
can hint at loose seals.



Record model and age
to make repairs
smoother and faster.

Shower

Average range of spend
\$202 - \$456



Tips & Tricks



Note cracking grout lines or silicone edges - early water escape points.



Track recurring mould spots between inspections to identify ventilation issues.



Record tenant feedback about pressure or temperature balance for future plumbing review.

Appliances

Appliance repair costs in Victoria showed a steady upward trend across both categories. Oven repairs (blue) rose gradually from around \$325 in July to roughly \$345 by September. Dishwasher repairs (green) followed a similar path, increasing from about \$330 to \$350 over the same period. Overall, both categories ended the quarter at their highest points for the year, maintaining a close and consistent alignment throughout.



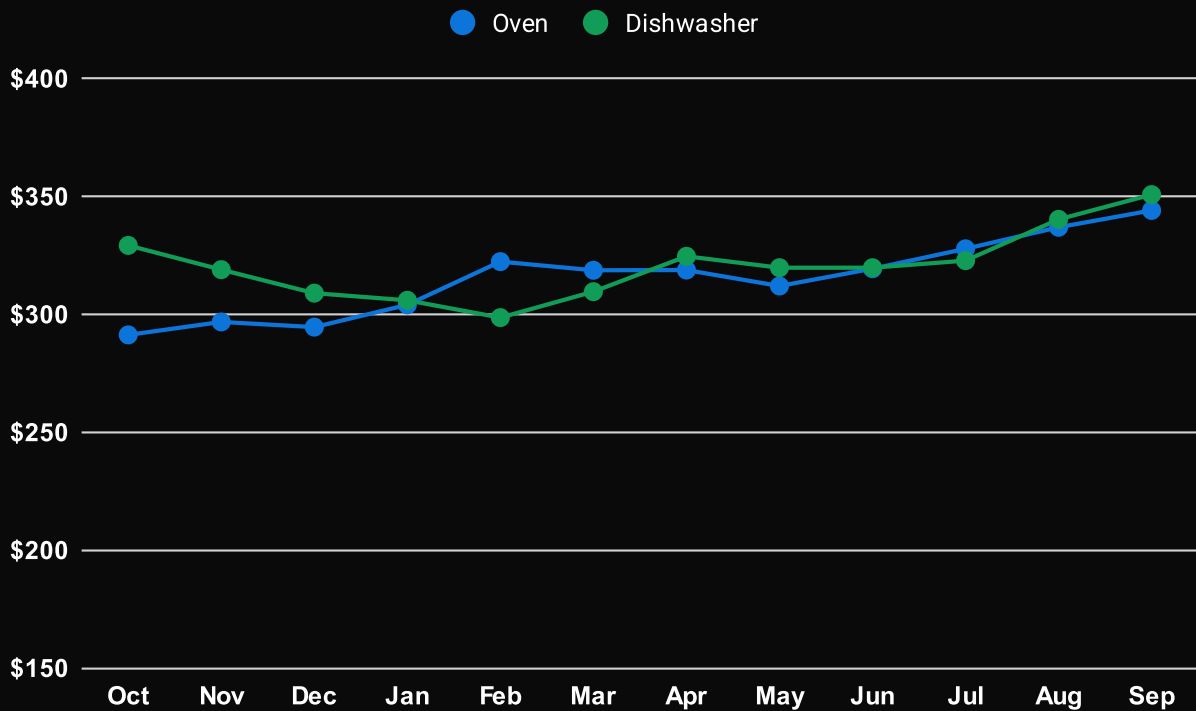
Average range of spend

\$205 - \$716



Most common job

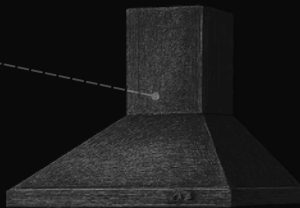
Dishwasher



Oven

Average range of spend
\$217 - \$705

Range Hood
\$239 - \$618



Stove Top
\$194 - \$791



Oven Parts
\$213 - \$512

Tips & Tricks



Ask tenants about uneven heating – simple early clue of failing elements.



Note damaged or sagging seals reducing heat efficiency.



Record appliance age to forecast replacements across your portfolio.

Dishwasher

Average range of spend
\$180 - \$862



Tips & Tricks



Note odours or moisture near cabinetry – often first signs of hidden leaks.



Track recurring tenant issues to decide between repair or replacement.



Record brand and serial numbers for trade coordination.

Structural

In the last quarter, structural repair costs in Victoria moved within narrow ranges across categories. Ceiling repairs (blue) continued their mid-year decline, easing from around \$290 in July to roughly \$250 by September. Door repairs (green) remained stable throughout, holding steady near \$225. Flooring repairs (purple) stayed the highest and most consistent, maintaining levels close to \$380 across all three months. Overall, the quarter showed little movement aside from a continued softening in ceiling costs.



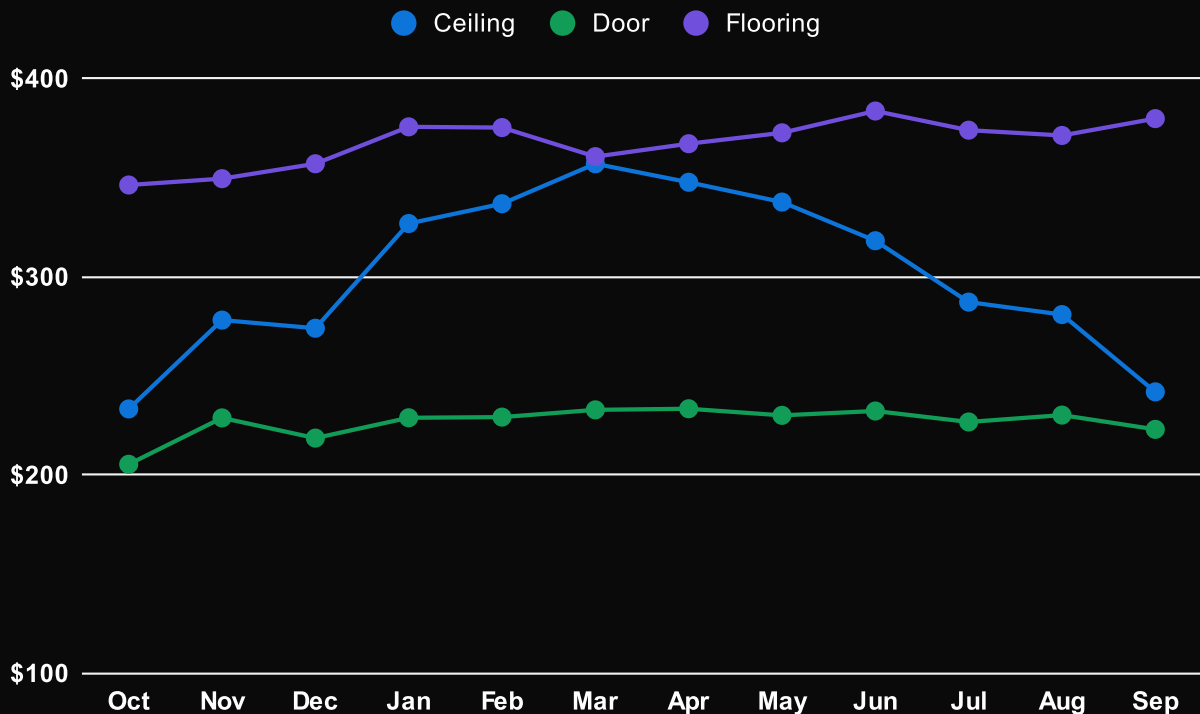
Average range of spend

\$174 - \$505



Most common job

Ventilation

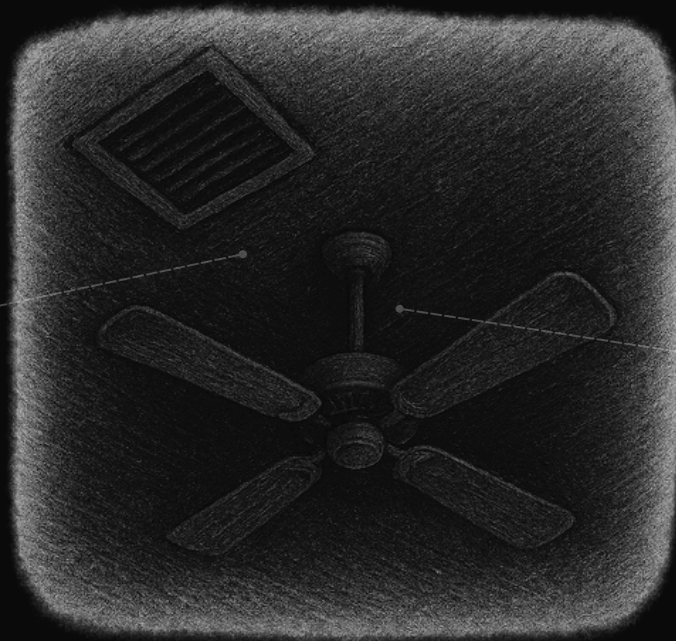


Structural

Ceiling

Average range of spend
\$207 - \$509

Ventilation
\$187 - \$415



Fan
\$314 - \$620

Tips & Tricks



Note stains or colour changes since last visit
- subtle signs of moisture above.



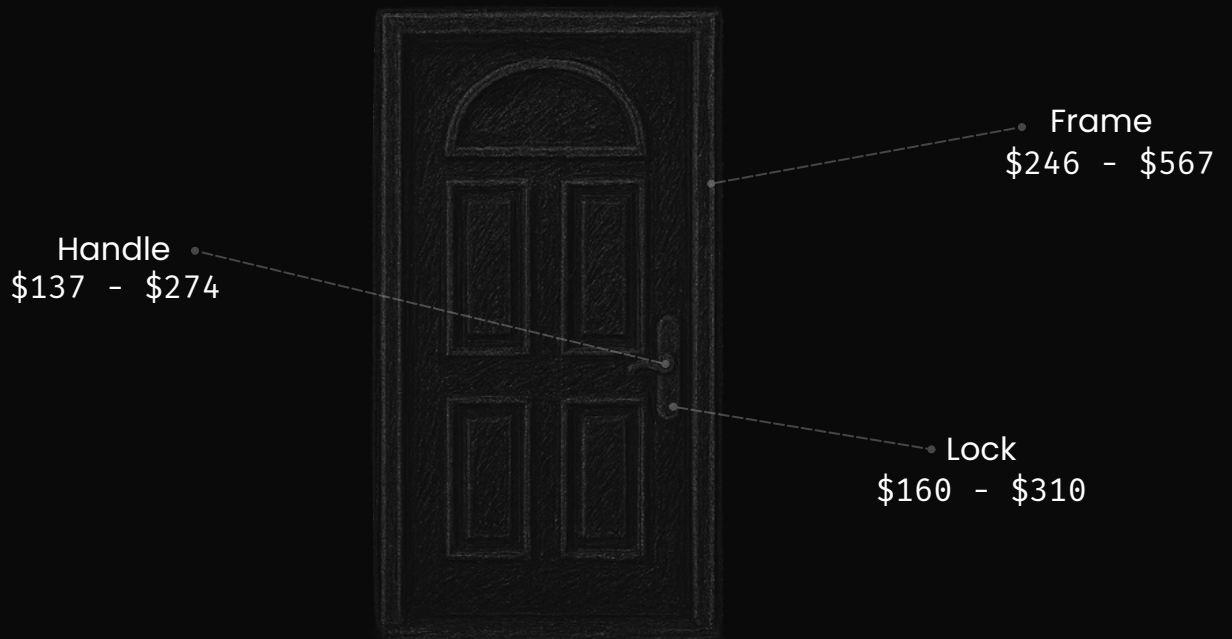
Track cracks forming along joints to monitor potential movement.



Record recurring ceiling concerns for consistent owner communication.

Door

Average range of spend
\$155 - \$387



Tips & Tricks



Note stiff or dragging doors that weren't an issue before.



Track latch and hinge loosening to anticipate small repair needs.



Record door material types for easier quoting later.

Flooring

Average range of spend
\$236 - \$961

Carpet
\$232 - \$816

Vinyl
\$419 - \$1,031

Tips & Tricks



Note swelling or lifting near wet areas - common early sign of water entry.



Track surface wear in high-traffic rooms over time.



Record flooring material for correct cleaning and maintenance advice.

Electrical

Electrical repair costs in Victoria showed steady movement across both categories. Light repairs (blue) remained consistent, holding near \$275 from July through September. Power-related repairs (green) maintained a gradual rise, lifting from about \$295 in July to roughly \$310 by September. Overall, the quarter closed with both categories showing stable, moderate pricing within a narrow and predictable range.



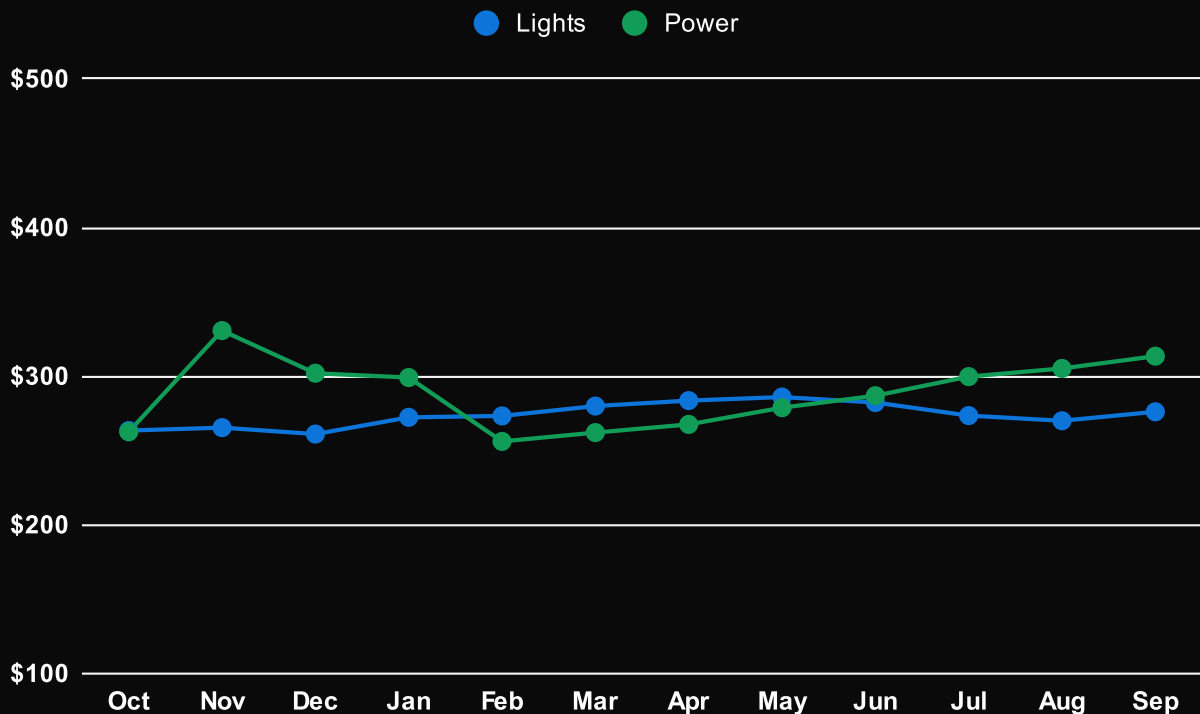
Average range of spend

\$236 - \$403



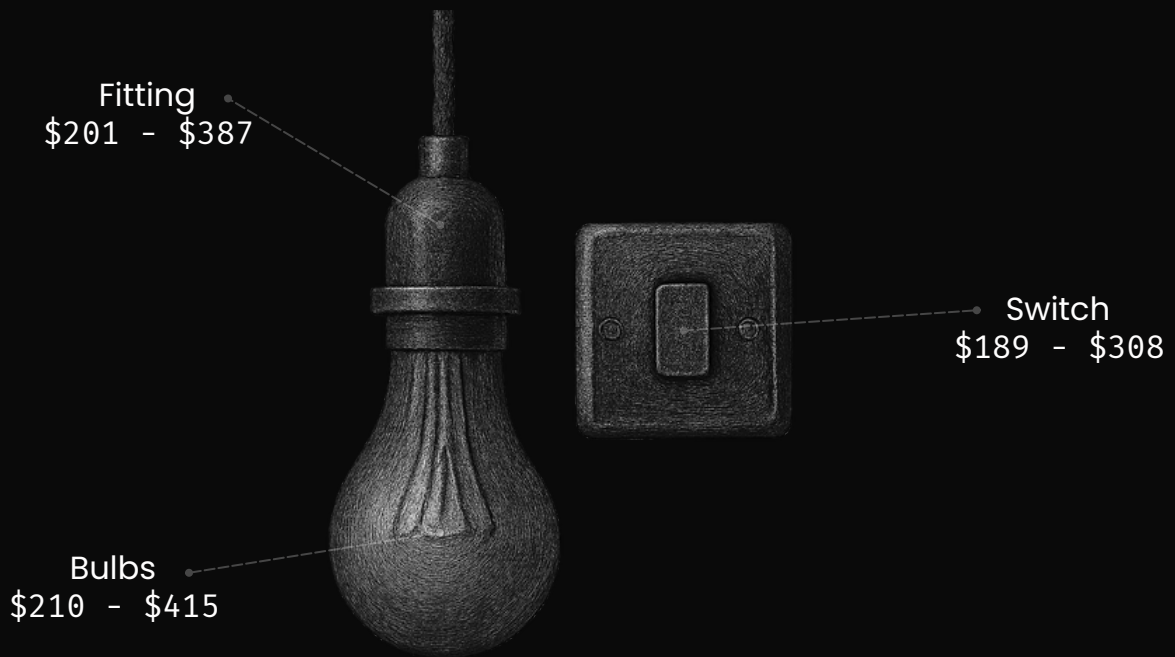
Most common job

Power Points



Lights

Average range of spend
\$204 - \$409



Tips & Tricks



Track frequent bulb changes - often wiring or fixture related, not tenant misuse.



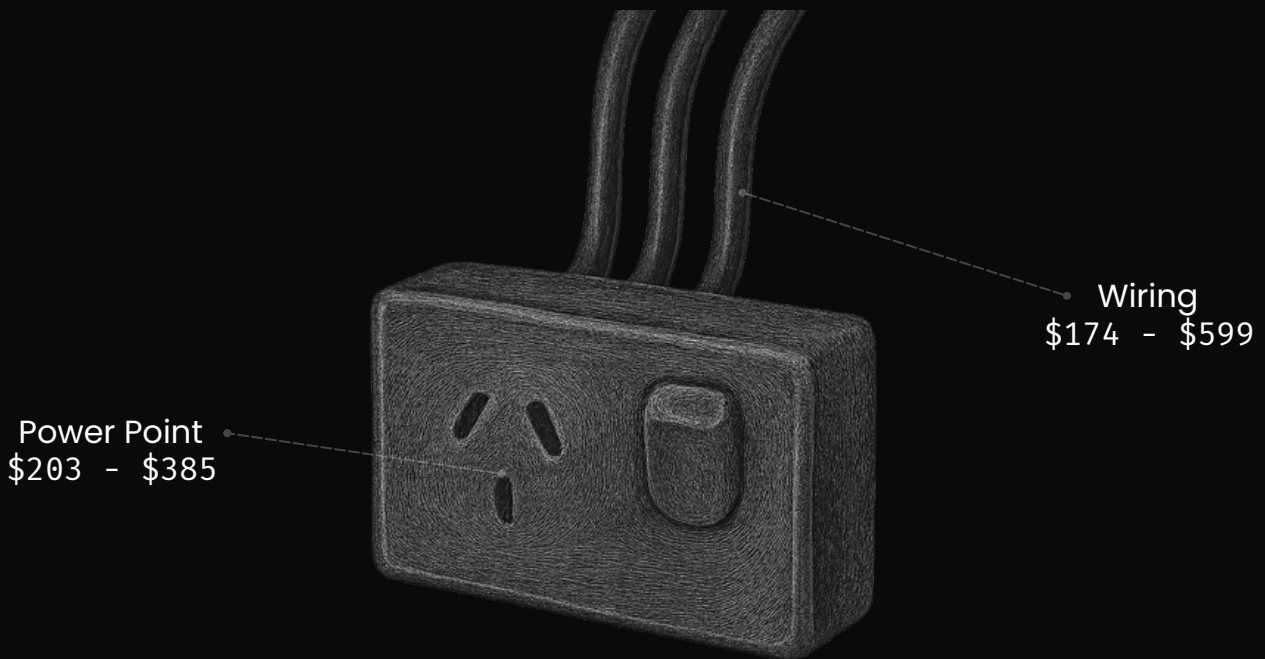
Note dim or flickering fittings for follow-up at next inspection.



Record fixture styles for consistent replacements across properties.

Power

Average range of spend
\$251 - \$421



Tips & Tricks



Note outlets or switches with unusual heat or sound reports from tenants.



Track repeat circuit trips; early sign of strain or wiring fatigue.



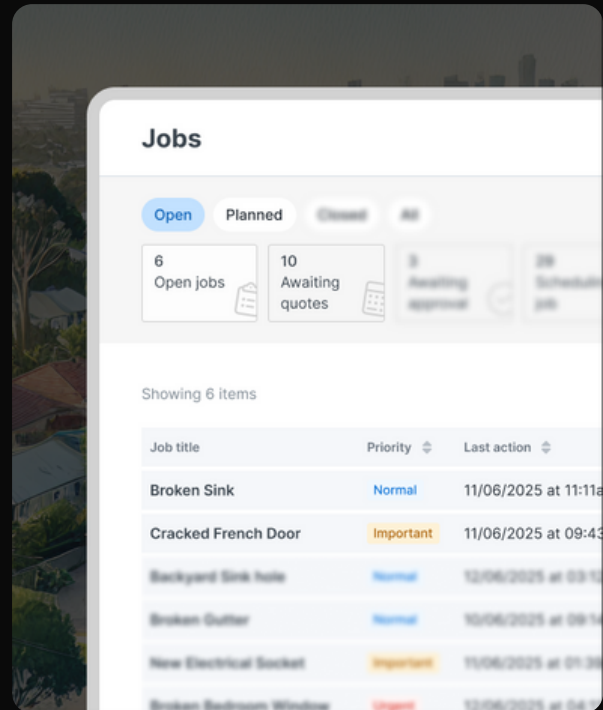
Keep switchboard photos for quick quoting and reference.



The **Simple** Maintenance Coordination Platform

Join thousands of property managers that use Tapi to better manage maintenance for their landlords, tenants, tradies.

- Better consult your landlords on essential property assets.
- Coordinate maintenance quicker.
- Plan ahead for your landlords with ease.



Connected to your tools



Scan the QR code below to book a demo



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