



SMASH PROPERTY

INVESTOR REPORT

april investor report 2025.



THE BIG PICTURE

national market snapshot.

Australia's housing market has rebounded to new record highs in March 2025. This is the second straight month of growth — momentum is returning.

- National home value growth: +0.4% (March)
- Annual change: +3.4%
- National median value: \$820,331
- Combined capitals: +0.4%
- Combined regionals: +0.5%

THE TAKEAWAY

Buyer demand is back — and it's broad-based across both capitals and regionals.



MARCH 2025 // CITY-BY-CITY

capital city performance.

How the eight capital markets stacked up over the past month and year. Median values rounded.

	MONTHLY	ANNUAL	MEDIAN	GROSS YIELD
Sydney	+0.3%	+0.9%	\$1,190,616	3.1%
Melbourne	+0.5%	-2.6%	\$781,318	3.7%
Brisbane	+0.4%	+8.6%	\$899,824	3.7%
Adelaide	+0.8%	+11.0%	\$827,675	3.7%
Perth	+0.2%	+11.9%	\$806,205	4.3%
Hobart	-0.4%	-0.2%	\$657,059	4.4%
Darwin	+1.0%	+2.6%	\$519,287	6.6%
Canberra	+0.2%	-0.5%	\$854,398	4.1%

Biggest mover: **Darwin (+1.0%)**

Weakest performer: **Hobart (-0.4%)**



OUTSIDE THE CAPITALS

regional standouts.

Regional markets continue to outperform the capitals—especially in Queensland and WA. Annual growth in the standout regions is running well above the national average.

TOP 5 GROWTH REGIONS // ANNUAL

01	Mid-West WA	+25.4%
02	Townsville QLD	+23.5%
03	Gladstone QLD	+22.2%
04	Central Highlands QLD	+21.8%
05	Mackay QLD	+20.2%



YIELDS, GROWTH, VACANCY

rental market overview.

Rental growth is moderating but still positive, with yields recovering across most markets.

- National rental index: +0.6% (March)
- Annual rental growth: +3.8%
- Vacancy rate: 1.5% (tight market)

GROSS YIELDS BY REGION

- Capitals **3.5%**
- Regionals **4.4%**

HIGHEST CAPITAL YIELDS

- Perth **6.0%**
- Darwin **6.6%**
- Adelaide **4.8%**

WHAT IT MEANS

Tight vacancy + softening growth = real rental pressure in the right pockets. Cashflow buyers, this is your moment.



ARE THEY STILL WORTH IT?

perth & adelaide — the honest view.

They've been the darlings of the last 12 months—and then the numbers back up. But here's where things actually stand right now:

Growth is still there, but it's slowing.

You're not too late — but you do have to be sharper with what you buy and where.

Adelaide is getting more expensive, and affordability will start to bite.

Premium suburbs are still moving, but the easy entry-level wins are thinning out.

Perth's supply is still choked.

That's keeping pressure on prices and rents. But pockets are overheated, so suburb selection matters.

The upside hasn't disappeared — but the "buy anywhere and it'll double" days are over. If you're chasing growth, you need to be precise and look for value pockets where the fundamentals still line up.



IF YOU'RE BUYING NOW

where to focus.

Adelaide & Perth — but don't follow the herd.

Target value suburbs with infrastructure, gentrification or tight supply.

Brisbane — quietly climbing.

Strong internal migration and infrastructure spend. Look for the early cycle growth that's happening here.

Regional QLD — where the early cycle growth is happening.

Think Rockhampton, Gladstone, Mackay, Townsville. These have room to run.

IF YOU'RE LOOKING FOR CASHFLOW

You're not getting it in Sydney or Melbourne. Look to:

- Darwin — yields around 6%+
- Regional SA / WA — yields are still 5–6%

Vacancy rates are tight (1.5% nationally). Rental pressure is real.



BUYING BY PRICE POINT

budget bands.

If your budget is under \$500K...

You're priced out of capital city houses, but not priced out of the game:

- Regional QLD — great options under \$500K that still tick boxes for growth and yield
- Look for major employer hubs and infrastructure spending

If your budget is over \$800K...

Sweetspot. You've got options:

- Entry-level houses in Brisbane or Adelaide with solid growth upside.
- Townhouses or smaller homes in middle rings of Sydney or Melbourne — now turning post-rate cut.
- Or split it: do two \$400K properties in different regional growth corridors for diversification.



BRINGING IT TOGETHER

final take.

There is opportunity right now—but it's not everywhere. The noise is back. The media is pushing the rebound.

But the smart money is still playing the fundamentals. You don't need 20% growth — you need consistent, repeatable wins stacked over time with low downside risk.

If you're clear on your goal, we can find the right deal for it. Let's make sure your next move actually gets you closer to the portfolio you're building — not just another property.

READY TO TALK?

Book a strategy call — we'll map your next deal against the data above.

www.smashpropertyinvesting.com.au





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