

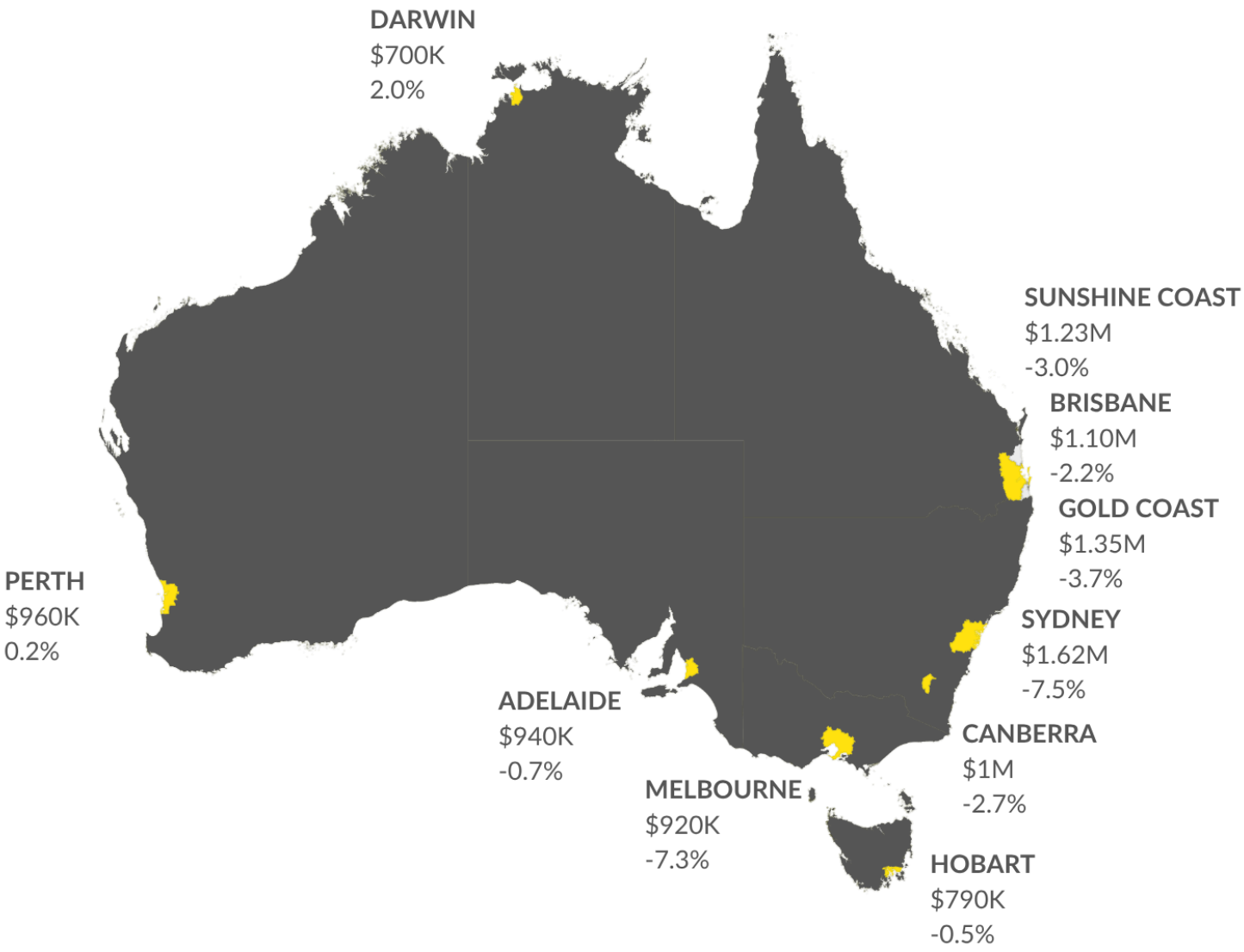
RAY WHITE **NOW**

AMAROO

PROUDLY PRESENTING PROPERTY MARKET INSIGHTS

MAJOR CITY HOUSE PRICES (% CHANGE) IN THE LAST 12 MONTHS

AUSTRALIA*	AMAROO
$980K	$1.01M
0.0%	4.8%

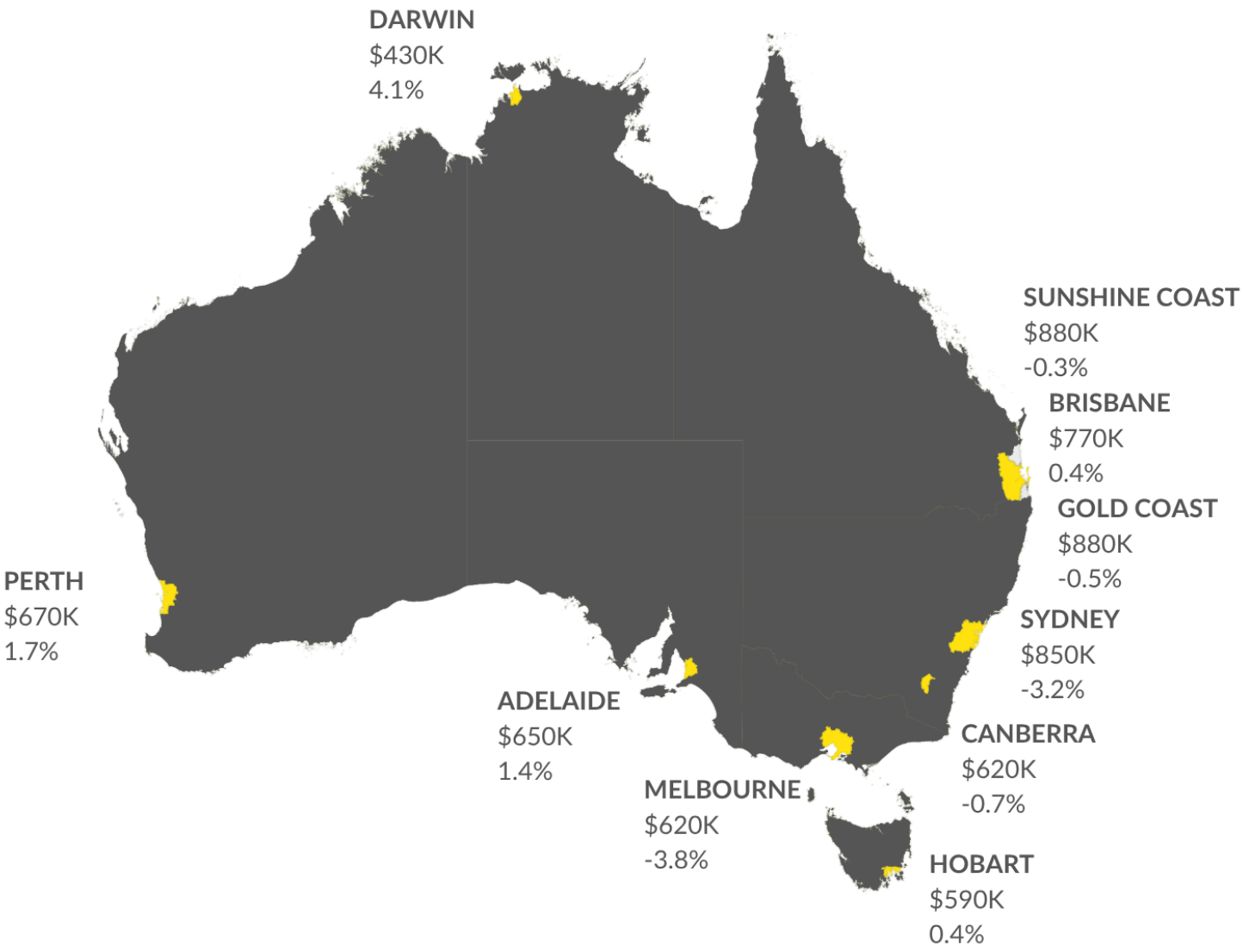


$ MEDIAN HOUSE PRICE
% CHANGE IN PRICE

Source: Neoval, Cotality
Updated as of September 2026
**VIC and national data sourced from Cotality due to data availability.*
All other major cities sourced from Neoval.

MAJOR CITY UNIT PRICES (% CHANGE) IN THE LAST 12 MONTHS

AUSTRALIA*	AMAROO
$730K	$760K
0.0%	2%



$ MEDIAN UNIT PRICE
% CHANGE IN PRICE

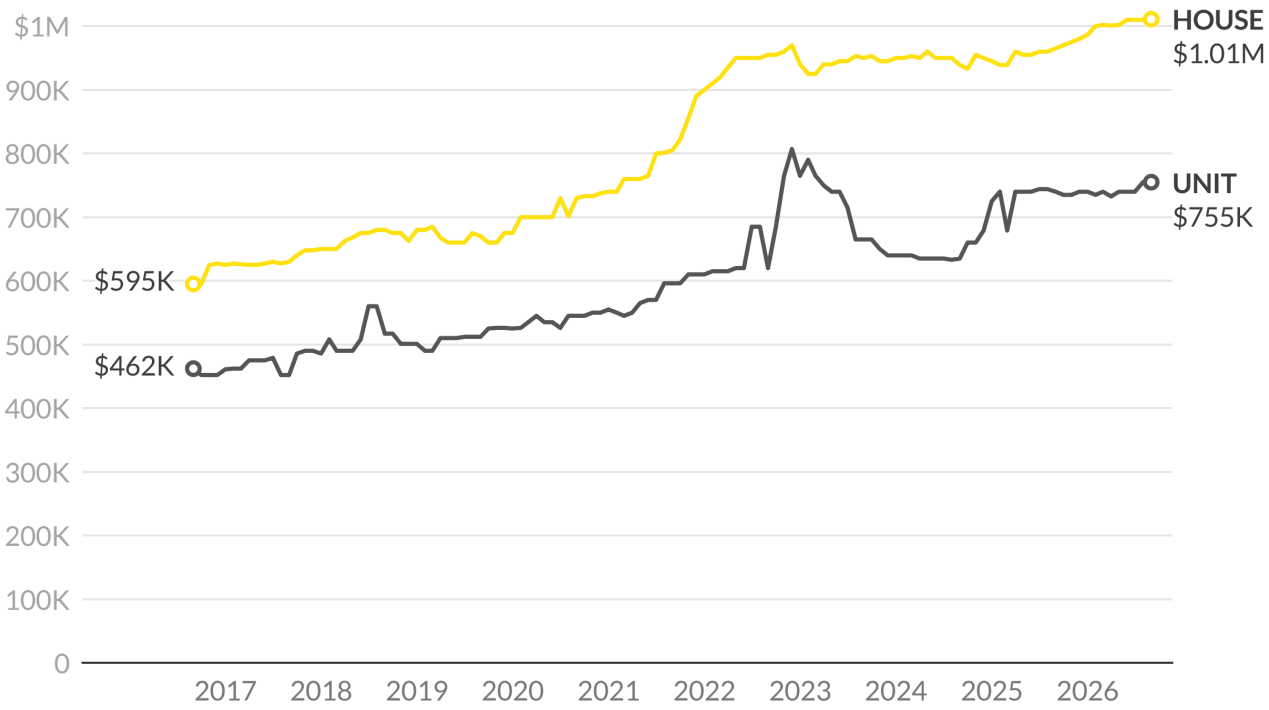
Source: Neoval, Cotality
Updated as of September 2026
**VIC and national data sourced from Cotality due to data availability.*
All other major cities sourced from Neoval.

Amaroo 1 and 10 year price growth

Property	Current Price	1Y $ Growth	1Y % Growth	10Y $ Growth	10Y % Growth
HOUSE	$1.01M	+ $46K	+4.8%	+ $416K	+70%
UNIT	$760K	+ $15K	+2.0%	+ $293K	+63%

Source: Neoval

Amaroo 10 year price trend



Source: Neoval

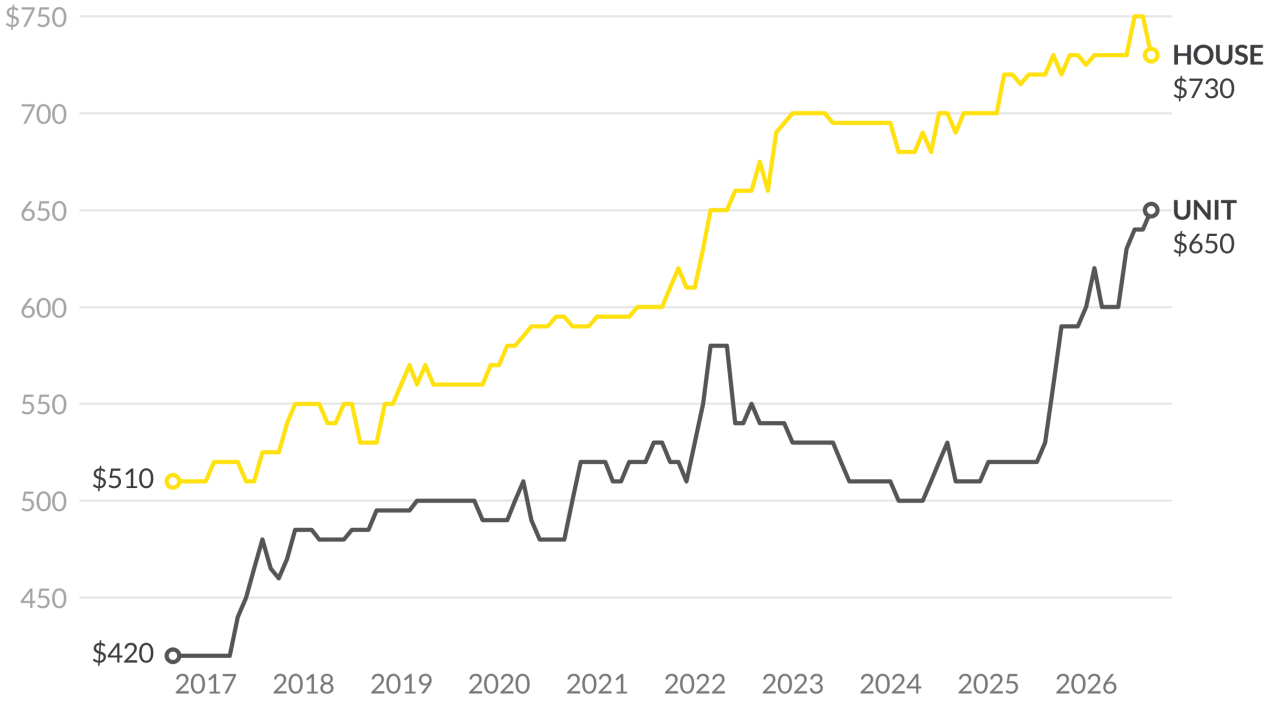
Amaroo's median house price stood at approximately $1.01M in September 2026, reflecting a solid 4.8% gain from this same month last year. Over the last decade, median house values have recorded a substantial 69.9% increase compared to this same month ten years ago. For units, the median price was around $760K, representing a 2.0% annual rise from this same month last year. This asset class also maintained its upward trajectory over the longer term, with values increasing by an impressive 63.4% compared to ten years ago. These local performances stand stronger than broader capital city trends, which have experienced annual declines, coinciding with wider market adjustments.

Amaroo rental price growth

Property	Current Price	1Y $ Growth	1Y % Growth	10Y $ Growth	10Y % Growth
HOUSE	$730	± $0	±0.0%	+ $220	+43%
UNIT	$650	+ $90	+16.1%	+ $230	+55%

Source: Neoval

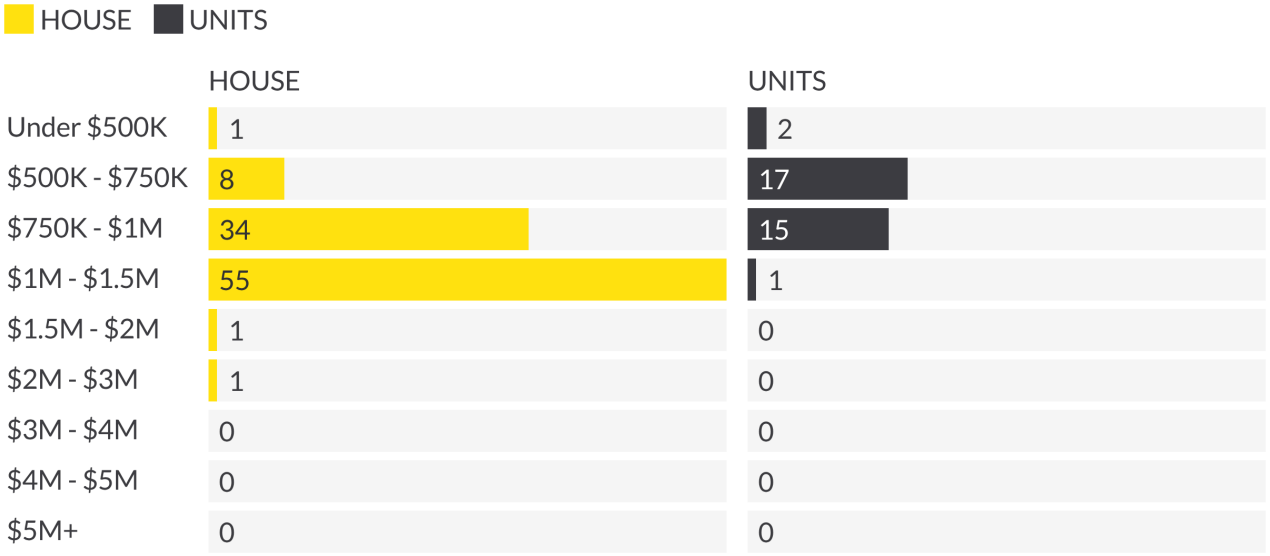
Amaroo rental price trend



Source: Neoval

For September 2026, Amaroo's median weekly rental rate for houses is approximately $730. This reflects a stable performance with 0% growth from this same month last year, yet represents a significant 43.1% increase, an approximate $220, from a decade ago. Unit rentals maintain a strong upward trajectory, recorded at an approximate $650 per week, showing a solid gain of 16.1% over the past year, an approximate $90. This also represents an impressive 54.8% rise, approximately $230, over the last ten years, demonstrating resilient growth trends across the market.

Amaroo 12M rolling sales count

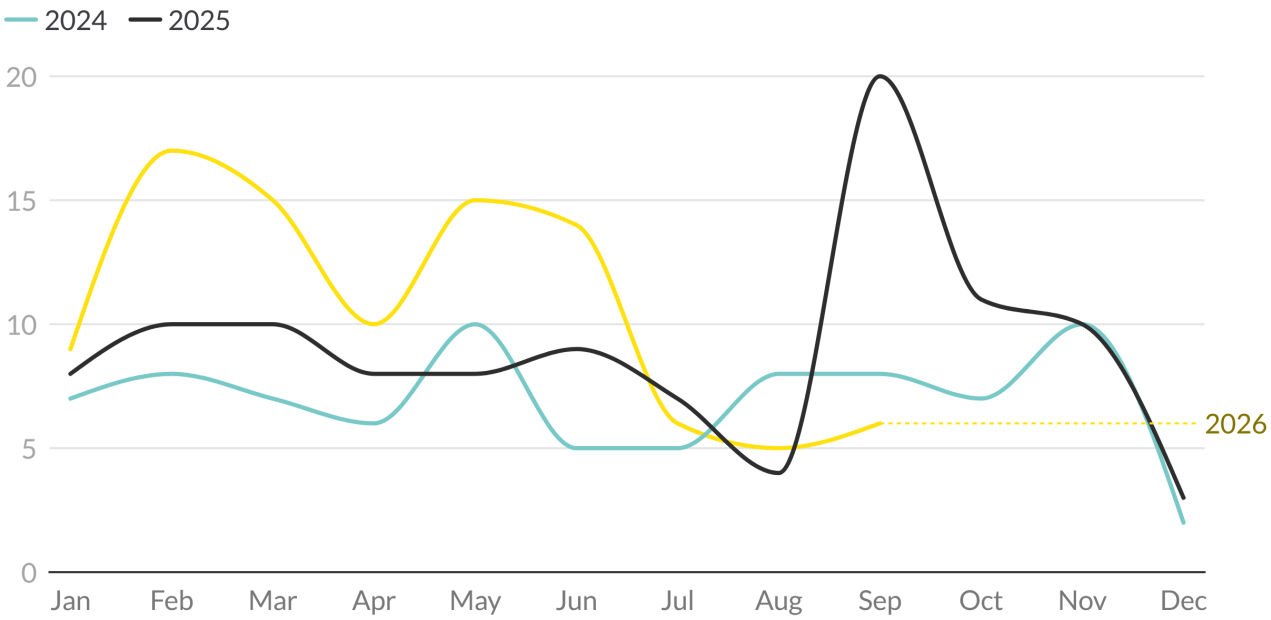


Source: Neoval

Amaroo's property market, as of July 2026, reflects a robust distribution across price points over the past year. House sales were predominantly concentrated between $750K and $1.5M, with the largest volume of 55 transactions occurring in the $1.0M - $1.5M bracket, representing a strong mid-to-premium tier. Unit sales recorded a solid gain in the $500K - $750K range, with 17 transactions, closely followed by 15 sales between $750K and $1.0M, highlighting accessible entry and mid-tier options. Transactions above $1.5M for houses and $1.0M for units were minimal, indicating a concentrated core market rather than broad high-end luxury. This distribution maintains the region's position as a well-established market.

Amaroo monthly volume of new listings over the past 3 years

Number of new monthly listings



Listings from whole market including Ray White.

Source: Neoval

New listings in September 2026 recorded a strong 20% monthly gain in September, reaching 6 properties in Amaroo. This monthly uptick followed a sharp 70% annual decline compared to September 2025, and a 25% decrease from September 2024, reflecting persistent supply constraints and reinforcing limited vendor activity locally. This trend represents a substantial underperformance compared to broader market movements, where new listings saw a more modest annual easing. The reduced flow of new stock coincides with a period of evolving market conditions.

Methodology

Pricing data

Price data is sourced from our research partners at Neoval Research Group, providing comprehensive coverage across all major Australian capital cities and regional markets. Price movements are calculated using median values to ensure accurate representation of typical market performance.

Why median?

The median provides a reliable measure of the "typical" market price by identifying the middle value when all sales are arranged in order. Unlike arithmetic averages, which can be distorted by extreme high or low sales, the median represents the price point where half the properties sold for more and half sold for less. This methodology is particularly valuable when analysing property markets as it reduces the impact of outliers – such as exceptionally expensive waterfront properties or distressed sales – providing a truer reflection of what most buyers and sellers experience in the market. The median effectively captures the centre of the market distribution, making it an ideal measure for tracking genuine price movements over time.
Tasmania exception: Due to licensing restrictions, median data from Neoval is not available for Tasmania. For Tasmanian markets, we utilise the Median Sales AVM Value from Cotality, which represents the median (50th percentile) estimated sales value of all properties based on the hedonic imputation method.

ABS region segmentation and naming convention

Our analysis utilises the Australian Bureau of Statistics (ABS) geographical classification system, employing GCC, SA4, SA3 and SA2 naming conventions as the statistical and computational standard established by the ABS. This hierarchical structure provides a consistent framework for analysing property markets at various geographical scales, from major metropolitan areas down to individual SA2s. The visual representation and practical application of these classifications can be explored through the ABS mapping portal at https://maps.abs.gov.au, which displays the 2021 GCC, SA4, SA3 and SA2 shape files. These are the same shape files and naming conventions used by Neoval in their price modelling computations, ensuring consistency between our data sources and official statistical boundaries.

For comparative analysis purposes, the Sunshine Coast and Gold Coast regions are classified alongside GCC Major City regions. This classification reflects their substantial price growth over recent years and their common comparison with major metropolitan markets. Given their economic significance and market characteristics, these regions are considered Major City regions for the purposes of this analysis.

Listing data

National property listing volumes are sourced from Domain, Australia's leading property portal, providing comprehensive coverage of new property listings across all markets. National listings: presented as monthly counts spanning the last three years (2023-2025) to identify seasonal patterns and year-over-year trends in property supply. Major city and regional listings: current month data is presented with both monthly percentage change (comparison to previous month) and annual percentage change (comparison to same month in previous year) to highlight both short-term fluctuations and longer-term supply trends.

Sales count data

Sales count data by price point is sourced from Australian Property Monitors (APM) and Valuer General records, providing transaction data across all fixed price segments for market segmentation analysis. While filtered for residential properties only, some commercial or rural properties may be incorrectly classified as residential in the source data, potentially affecting data precision.

Temporal framework

All data series are presented on a monthly basis covering the three-year period from 2023 to 2025, enabling identification of seasonal patterns, cyclical trends, and year-over-year comparisons. This timeframe captures the full interest rate cycle from peak rates through to the current cutting cycle, providing context for current market dynamics. All data sources represent substantial market coverage but may not capture 100 per cent of market activity. Price data from Neoval provides broad market representation. Regional variations in data coverage may exist, with metropolitan markets generally providing more comprehensive data.

Commentary Generation Methodology

The market commentary throughout this report was generated using Google's Gemini 2.5 Flash, a state-of-the-art large language model chosen for its exceptional ability to analyse complex datasets and translate them into clear market insights. The model was fed comprehensive data from both our national report along with region specific metrics, enabling it to contextualise local movements within broader market trends. Through multiple iterations of refinement, we optimised the system to provide straightforward, factual descriptions of the data presented in charts and tables, avoiding speculation while highlighting key trends and significant data points. This approach represents our ongoing efforts to deliver consistent, data-driven commentary that accurately reflects underlying market information in accessible language for both property professionals and general readers.

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The Ray White Economics team delivers independent research and analysis across residential, commercial, and rural property markets. Led by Chief Economist Nerida Conisbee, the team combines rigorous data analysis with deep market expertise to produce insights that are both credible and accessible. Drawing on one of Australia's largest real estate datasets and a national network of market intelligence, the team tracks the trends, forces, and shifts shaping Australian real estate, helping buyers, sellers, and investors navigate with clarity and confidence.



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