

# REGIONAL VIC PROPERTY MARKET INSIGHTS Q4 2025

more  
than  
money



## SNAPSHOT

### Dwelling Value Change

**+2.5%**

Quarter

**+6.0%**

Annual

**\$619,697**

Median Dwelling Value

**33,280**

Annual Dwelling Sales

**45 Days**

Median Days on Market

Source: Cotality



- Residential property values across Regional Victoria continued to strengthen through 2025, rising +6% over 2025 in contrast with the easing of -2.7% in 2024. Momentum has built during the year with the final quarter growth of +2.5% supported by broad-based demand and improving market confidence. House values rose 2.5% over the quarter and were 6.1% higher over the year, taking the median house value to \$649,534. Unit values also recorded solid gains, increasing 2.3% over the quarter and 5.8% annually, with the median unit value reaching \$447,811. Growth was particularly pronounced in the Northwest SA4, which recorded the strongest quarterly conditions across Regional Victoria. Within this region, Yarriambiack led value growth over the December quarter at 11.2%, followed by Northern Grampians at 9.9%, Hindmarsh at 8.6%, Horsham at 7.5% and Ararat at 6.6%, highlighting the continued outperformance of more affordable regional markets.
- Rising values have been underpinned by stronger sales activity and tightening supply. House sales were 24.8% higher over the year to December 2025 and 15.0% above the previous five-year average, while unit sales rose 16.4% annually and sat 16.2% above their long-term average. In contrast, advertised supply declined, with house listings down -5.4% year-on-year and unit listings falling by a sharper -19.8%. This imbalance between demand and available stock continues to support price growth across Regional Victoria.
- Population inflows into Regional Victoria continue to provide an important tailwind for housing demand, with migration patterns indicating that more households are choosing regional locations over capital cities. Recent migration data shows that movements from metropolitan areas to the regions remain elevated and continue to outweigh flows in the opposite direction, resulting in ongoing net population growth across regional markets. Victoria is capturing a notable share of these inflows, particularly in larger regional centres and lifestyle-oriented locations, which is adding to underlying demand for housing. In markets where new construction and listings have not kept pace with population growth, this has intensified competition for established dwellings and contributed to upward pressure on prices. As a result, regional price growth has been strongest in locations benefiting from sustained migration gains combined with limited available supply.
- Rental market conditions across Regional Victoria remained tight through late 2025, supporting continued rental growth. House rents increased 4.3% over the year, while unit rents rose at a faster pace of 5.9%. Vacancy rates tightened further over the year, with house vacancies falling to 1.2% in December 2025 from 1.6% a year earlier, while unit vacancy rates declined from 1.3% to 0.9% over the same period. These low vacancy levels point to ongoing pressure within the rental market, particularly in areas experiencing population growth.

### Valuer on the Ground

The market is shifting from recovery into a more confident up trend.

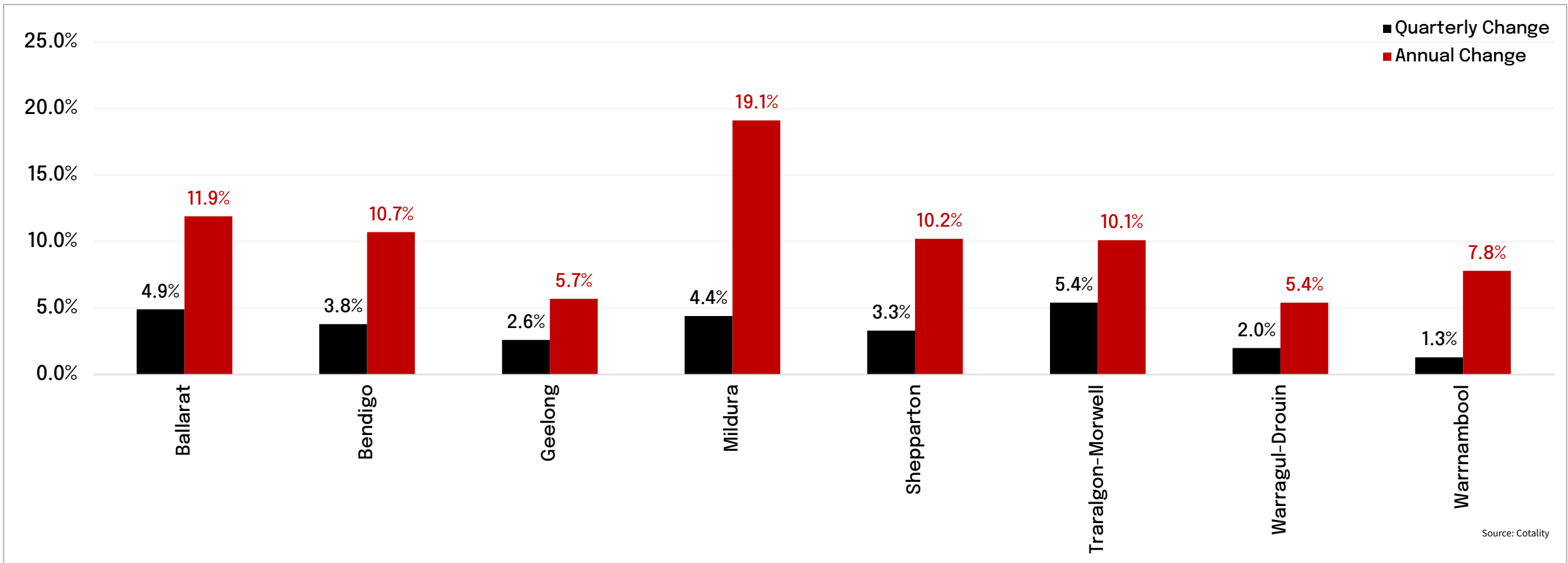


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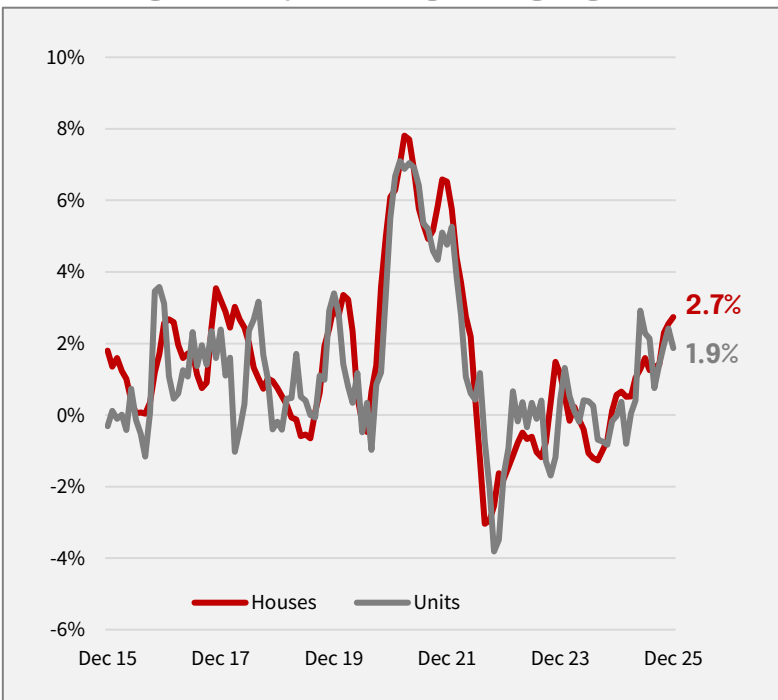


## Regional Cities – Quarterly and Annual Growth



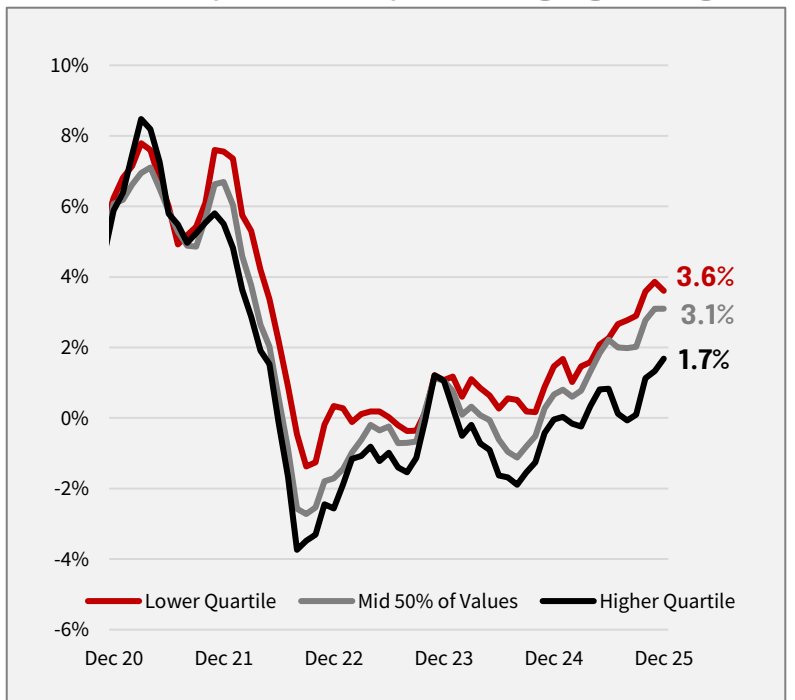
## Quarterly Value Change by Property Type

House segment experiencing stronger growth



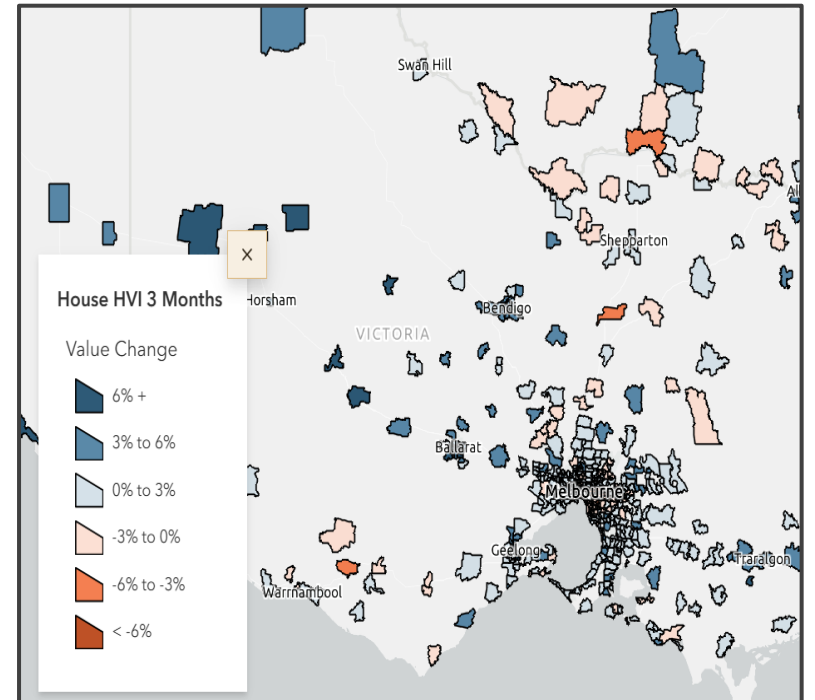
## Quarterly Value Change by Price Quartile

Low and mid quartiles outperforming higher segment



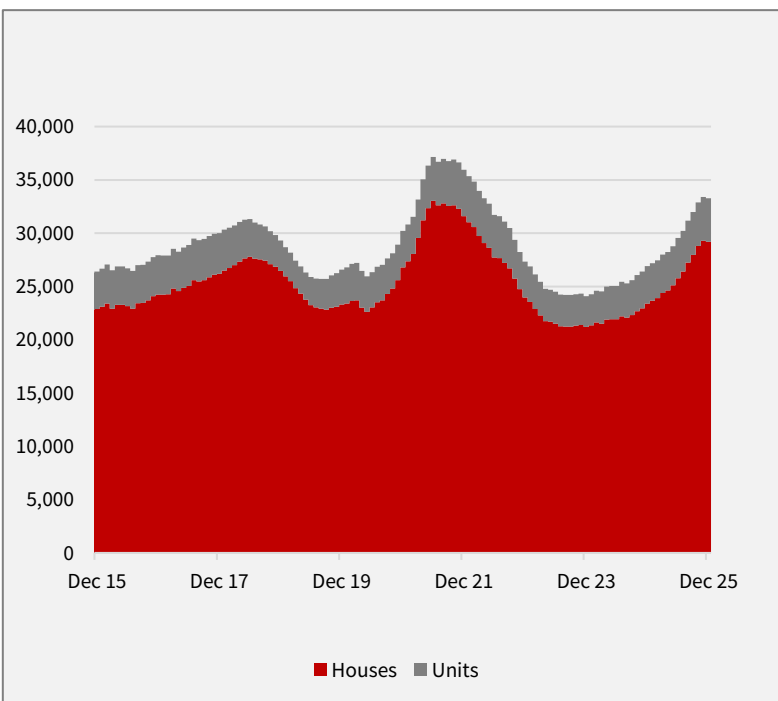
## Mapping the Market – 3 months to Dec

Varied quarterly results recorded across the region



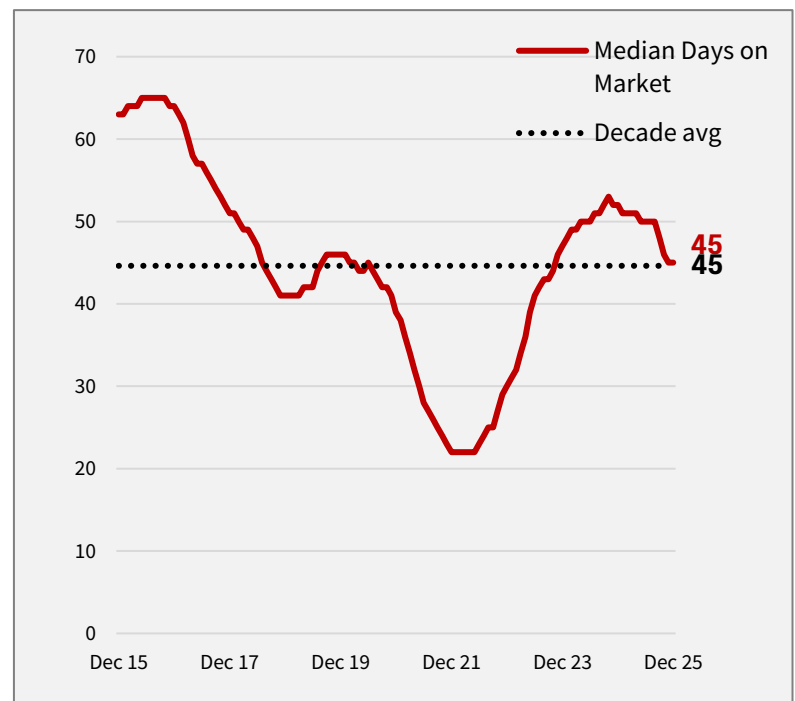
## Annual Volume of Sales by Property Type

House sales made up 88% and units made up 12%



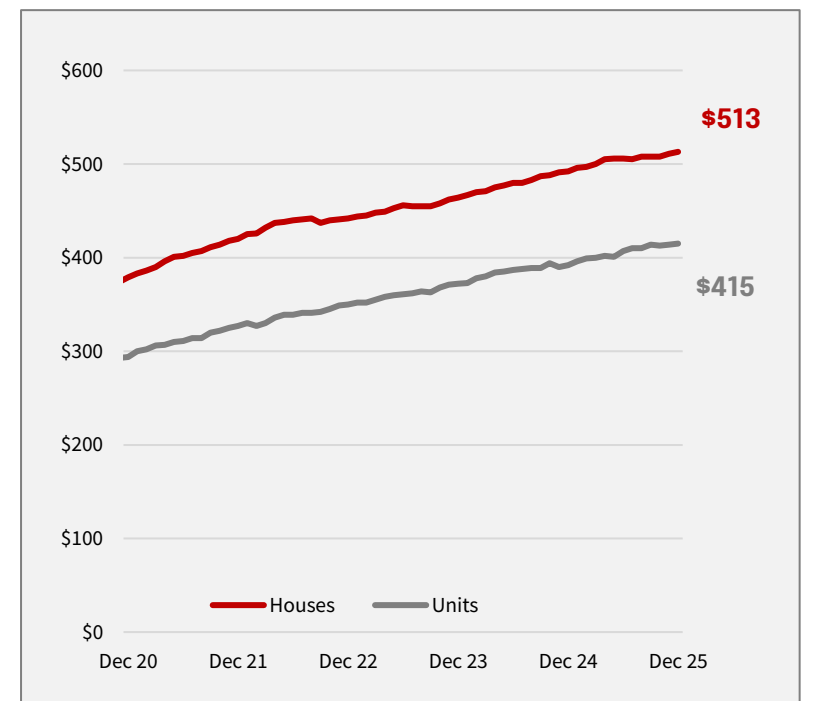
## Median Days on Market vs Decade Average

Average selling time equal to long-term average



## Median Rental Value by Property Type

Rental growth has reaccelerated in both segments



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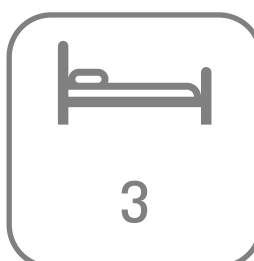


## RECENT SALES ACTIVITY

### 9 Bowen Crescent, Mildura



\$380,000



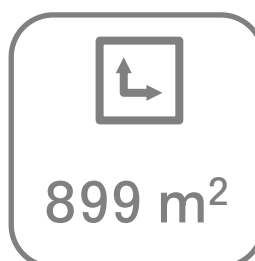
3



1



4



899 m<sup>2</sup>



95 m<sup>2</sup>

Sold: 04/12/2025  
Days on Market: 42

### 80 River Boulevard, Mildura



\$985,000



5



2



2



1.21 ha



118 m<sup>2</sup>

Sold: 05/12/2025  
Days on Market: 57

### 19 Pyrenees Vista Close, Invermay



\$2,450,000



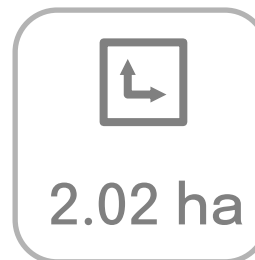
5



4



2



2.02 ha



603 m<sup>2</sup>

Sold: 22/12/2025  
Days on Market: 35

Source: Cotality

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