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The top-performing property markets of the past 20 years

Information is sorted from best to worst over a 20-year period. Data is provided by Cotality for the 20 years to June 2025. Returns include both price growth and rental income. For more details on the index and methodology used, please refer to the final page of this report.

Dwelling Performance

Region	Property Type	Change 12 months	Change 5yrs	Change 10yrs	Change 15yrs	Change 20yrs
Greater Adelaide	Dwellings	11.7%	111.1%	193.4%	282.3%	560.3%
Greater Brisbane	Dwellings	11.5%	113.4%	191.9%	278.7%	545.1%
Greater Perth	Dwellings	12.2%	126.3%	145.3%	220.7%	486.8%
Australia	Dwellings	7.5%	71.2%	136.4%	251.8%	476.9%
8 Capital Cities Combined	Dwellings	6.6%	64.6%	122.1%	239.7%	472.6%
Australian Capital Territory	Dwellings	4.1%	60.6%	146.3%	213.9%	462.8%
Greater Darwin	Dwellings	12.4%	81.6%	86.0%	151.4%	455.3%
Greater Sydney	Dwellings	4.7%	53.8%	108.1%	272.1%	453.0%
Greater Melbourne	Dwellings	3.6%	34.4%	93.4%	179.1%	430.7%
Greater Hobart	Dwellings	7.2%	62.9%	194.7%	279.7%	359.3%

Housing performance

Region	Property Type	Change 12 months	Change 5yrs	Change 10yrs	Change 15yrs	Change 20yrs
Greater Brisbane	Houses	10.3%	112.4%	196.8%	289.9%	561.4%
Greater Adelaide	Houses	11.2%	112.3%	195.4%	284.2%	554.6%
Australia	Houses	7.7%	78.2%	149.1%	271.3%	503.8%
8 Capital Cities Combined	Houses	6.8%	72.8%	135.6%	261.6%	502.3%
Greater Perth	Houses	11.6%	127.0%	150.1%	227.7%	497.1%
Australian Capital Territory	Houses	4.1%	61.7%	151.9%	228.5%	488.1%
Greater Melbourne	Houses	3.8%	37.6%	104.0%	207.3%	479.7%
Greater Sydney	Houses	5.1%	63.4%	122.9%	297.2%	471.0%
Greater Darwin	Houses	12.5%	77.1%	87.1%	162.1%	429.2%
Greater Hobart	Houses	7.3%	64.2%	196.5%	283.7%	361.7%

Unit performance

Region	Property Type	Change 12 months	Change 5yrs	Change 10yrs	Change 15yrs	Change 20yrs
Greater Adelaide	Units	14.7%	109.1%	189.1%	281.1%	604.3%
Greater Darwin	Units	12.4%	89.1%	81.4%	130.6%	500.1%
Greater Brisbane	Units	16.7%	120.1%	177.5%	244.4%	497.5%
Greater Perth	Units	17.6%	121.1%	120.5%	185.0%	436.4%
Greater Sydney	Units	3.6%	35.1%	80.4%	225.1%	418.3%
Australia	Units	6.7%	52.7%	104.0%	202.5%	410.2%
8 Capital Cities Combined	Units	5.9%	45.1%	90.9%	189.7%	406.2%
Australian Capital Territory	Units	4.3%	58.3%	129.2%	171.1%	389.5%
Greater Hobart	Units	6.6%	57.8%	187.5%	263.4%	351.9%
Greater Melbourne	Units	3.1%	28.2%	74.5%	131.7%	346.7%

Important information

The returns shown in this report are cumulative over the period **July 2005 to June 2025**. The data is based on the Cotality Hedonic Total Return Index which measures performance by combining capital growth and rental income, with the assumption that rents are reinvested. Using a hedonic regression model that adjusts for variations in property characteristics such as location, size, and quality, it delivers a consistent, like-for-like benchmark for assessing long-term residential property returns.