

ACCRUE

REAL ESTATE

Your
year
of investment
success

EMERGING MARKETS
FOUR LOCATIONS WITH
EXCELLENT GROWTH POTENTIAL

THE DATA YOU NEED
FOR SAVVY INVESTMENT
DECISIONS

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ACCRUE

REAL ESTATE

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The Accrue Difference.

CREATING POSITIVE CHANGE, TOGETHER.

At Accrue, our mission is to build a community of success while promoting positive change.

We believe this collective approach creates a win for many and a better world for all. That's why we are proud to announce our most recent charity partnership with Drummond Street Services. Drummond Street is one of Victoria's longest serving welfare organisations, and one of the first welfare services in Australia. Since 1887, Drummond Street has been directly assisting Victorian families and individuals. The organisation also promotes connected and inclusive communities and drives innovation and research into family support interventions.



drummond
street services
wellbeing for life

To assist, Accrue is committed to:

- Providing a financial contribution directly to Drummond Street;
- Establishing a staff volunteer program to provide direct assistance to the charity.

Drummond Street's mission to promote wellbeing for life is an undertaking fully aligned with Accrue's ethos.

YOU CAN VISIT DRUMMOND STREET TO MAKE A CONTRIBUTION OR VOLUNTEER TO SUPPORT THE INITIATIVE BY GOING TO

www.ds.org.au



welcome

A message from our CEO

As we move further into 2026, I want to begin by reflecting on what happened last year, because by any measure, 2025 was exceptional for property investors who chose to act early.



Cotality data confirmed a national dwelling value increase of 8.6 per cent for the year, including gains of 8.2 per cent across the combined capitals and 9.7 per cent across the regionals... and that's before rental returns are included. Those who followed our guidance and purchased early in the year have been handsomely rewarded.

But those headline figures don't tell the full story. When our analysts apply the nuanced, data-driven approach that underpins every recommendation – drilling down into location, price point, asset type, and local supply-and-demand dynamics – our members have achieved substantially stronger results. That's the Accrue difference, and it's why rigorous suburb and asset selection will always be the cornerstone of a successful portfolio.

So, what's to come? Our assessment of the key drivers points to another year

of solid outcomes, but I want to address one factor head-on.

The RBA's decision to lift rates by 0.5 per cent across its first two meetings of the year has given some investors pause. My view: don't let it. This increase is modest compared with the sustained rise cycle of 2022 and 2023, and the data supports this. The Westpac Melbourne Institute Consumer Confidence index, included in this issue's data deck, shows that sentiment has held up far better than in previous rate-rise cycles. The market has absorbed the news, and momentum for the most part continues.

The fundamental drivers of property value remain firmly in place. Immigration is sustaining strong housing demand, rental vacancy rates are historically tight, and the supply of new dwellings is not keeping pace. These are the conditions that underpin long-term capital growth, and they show no signs of easing. Those who act now, rather

than waiting for conditions that feel "perfect", will potentially capture the most upside this year.

In this issue, my feature article, "Your Year of Investment Success", explores why those who buy well now are likely to enjoy outstanding long-term returns. We also reveal four carefully selected hotspots with fundamentals that indicate they'll potentially deliver above-market performance, and our property clock, market cycle analysis, and data deck reinforce why the numbers stack up so compellingly right now.

At Accrue, our job is to cut through the noise so every decision you make is grounded in evidence, not emotion, calibrated to your individual resources, goals and circumstances. The opportunity is real. The key is to not let it pass.

JASON NEVINS
CEO



Your Year of Investment Success

JASON NEVINS
CEO

Several key drivers are converging to create compelling conditions for building a potentially life-altering property portfolio the next 12 months, but there's a critical timing element that will reward those who act early the most.

The first quarter of any year is an opportunity to stop, reassess and prepare. This is when we reflect on the previous 12 months, consider our response to challenges and successes, and forge ahead based on the wisdom gained through experience.

I don't mean to rake back over the smouldering coals of the past. There are (and will continue to be) reams of content produced about the turbulent times we've endured over the previous decade. However, the last few years

are well worth your attention because they demonstrated a few things about how property markets and those people who invest in real estate respond to ever-changing circumstances – and on balance, it's very good news for us all.

For example, the way Australians reacted en masse to the variety of challenges thrown at us, often at short notice, shows that we will frequently find ways to flex, pivot and thrive. I believe a number of facets from

the last few years have established a solid foundation that should have real estate investors excited about today's opportunities.

Interest rates have risen slightly already this year but, all in all, remain reasonably stable. Housing supply is still critically tight. Government support for first-home buyers is pulling forward demand. Population growth continues to drive rental demand. And affordability is starting to bite. All of this means the window for entry with the possibility of exceptional upsides is now.

For investors, this merging of price and demand drivers creates conditions where above-long-term-average property price growth feels imminent.



THE FUNDAMENTAL EQUATION

Anyone with even a passing interest in economics knows that the fundamental equation is that the drivers of market value are supply and demand. As we head further into 2026, multiple factors are aligning, which, I believe, will allow smart investors to make a potentially life-changing acquisitions, with those who buy early being the most rewarded.

► Interest Rates: Stability Replaces Uncertainty

After several years of volatility, the interest rate environment in early 2026 has shifted. The Reserve Bank of Australia held the official cash rate at 3.60 per cent until this year. The decision to raise the cash rate by 0.25 per cent in February, and then again in March, will have shocked

many mortgage holders.

All the big four banks – Westpac, ANZ, Commonwealth and NAB – are predicting another 0.25 per cent increase in May as well, ultimately arriving at 4.35 per cent.

So... what is the silver lining on this rising interest rate front? Well, these aren't proportionally big moves in historic terms. A trough-to-peak change of 3.6 per cent to 4.35 per cent won't be felt as dramatically as when rates rose from 0.1 per cent to 4.35 per cent across 2022 and 2023 (see Cash Rate Target below).

Sure – rate cuts are always welcome; however, for investors with sound fundamentals and strategic property selection, relative rate stability enables clear-headed decision-making. You can confidently tailor your portfolio around what's happening and buffer for minor changes.

Those who invest sooner rather than later will position themselves to capture the full gamut growth potential. Those who hesitate? Well... they risk missing out on some excellent gains in the real estate sector.

Property markets respond well to rate certainty, even at modestly elevated levels. Buyers and investors who understand the cycle tend to act decisively in these windows – and that confidence, built on predictable conditions, translates into stronger long-term portfolio outcomes.

The current rate trajectory is another

CASH RATE TARGET



Source: RBA

reason to gear up to buy now rather than wait. Your borrowing power based on present settings is probably at its best at this moment. You will be able to take advantage of lender guidelines to maximise your leverage into quality assets. Wait until later in the year, and your borrowing and buying options may be reduced.

► Supply Remains Critically Tight

Even as demand surges, housing supply continues to disappoint.

Australia approved just 185,844 new dwellings in the 2024-25 financial year. This fell short by 54,156 homes against the National Housing Accord target of 240,000 annual approvals.

But here's what matters for investors: this massive shortfall isn't a temporary issue. According to AMP's

chief economist, Dr Shane Oliver, "The supply of new dwellings has not kept up with demand due to strong population growth since the mid-2000s and more recently with record population growth resulting in an accumulated shortfall of around 200,000 dwellings at least but possibly as high as 300,000 if the reduction in average household size that occurred through the pandemic is allowed for."

Undersupply is one of the foundational drivers of price growth in property markets. Fewer homes available + strong demand = upward price pressure. For investors who buy sooner rather than later, this is music to your ears. It's the structural support that makes value gains most likely.

“**THE SUPPLY OF NEW DWELLINGS HAS NOT KEPT UP WITH DEMAND**”



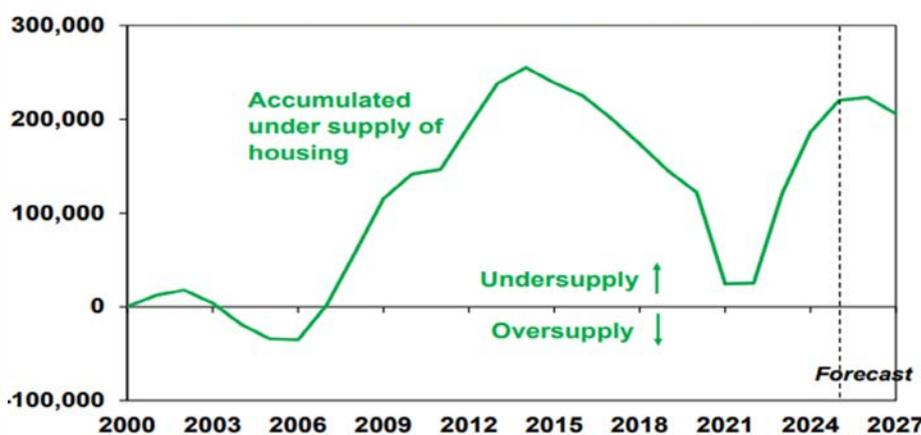
► Population Growth Remains Structural

Australia's population continues to grow... and everyone needs shelter.

The Government's permanent migration program for 2025-26 is set at 185,000 to 190,000 places, with a strong focus on skilled workers. This is a government policy designed to address critical skills shortages in healthcare, technology, construction, engineering and other sectors.

With approximately 2.5 people per household, every 100,000 people added to the population creates demand for roughly 40,000 new homes. Given that Australia is building well below the

ACCUMULATED UNDERSUPPLY OF HOUSING SINCE 2000



Source: RBA



number of homes needed to meet population growth, that persistent undersupply pressure is amplified by our growing population. This inevitably leads to higher property prices and more rental demand.

This is especially so with immigration, as most of these newcomers rent initially while getting their bearings, settling into employment, and deciding on permanent residency. This means sustained tenant demand and upward pressure on rents, which is excellent news for property owners. Also, once immigrants have settled, many transition to homeownership at an affordable level, creating another source of demand for property in the lower price quartile.

► Government Stimulus is Supercharging Demand

The expanded First Home Guarantee Scheme, which came into effect from October 1, 2025, is reshaping buyer behaviour. The scheme now removes previous place and income caps, making it available to all eligible first-home buyers with just a five per cent deposit.

More importantly, the property price caps have been substantially raised to reflect current market values. Previously, price caps were so restrictive that only a tiny fraction of properties qualified. The new caps mean that properties in desirable suburbs across the country now qualify for the scheme.

For investors, this is significant. It means the entry-level markets where many investors make their first or second purchases are in a flurry of activity – and all indications are there's still plenty of momentum for this sector. It also benefits those who have savvy advisors relying on key data to identify how and where the market will move next.

WHAT DOES THIS MEAN FOR PROPERTY PRICES?

With all these forces at play, what are the realistic price forecasts for the coming year?

Domain's Forecast Report 2026 predicts property prices across the combined capital cities to rise by six per cent for houses and five per cent for units, reaching record highs by the end of the year. Realestate.com.au's forecast predicts six to eight per cent growth across 2026.

These aren't boom-time figures like the double-digit growth of Perth and Brisbane in recent years, but they are solid gains supported by tangible fundamentals: supply shortage, sustained demand, and government stimulus.

For investors, the critical point to remember is that these predicted percentage-value gains aren't nuanced. Well-selected assets in the right locations and price points, where buyers have applied sound judgment backed by reliable data analysis, should potentially outperform the rest of the market.

THE IMPORTANCE OF EARLY ACTION

Here's why timing is critical right now. Firstly, Australia's property markets follow predictable seasonal patterns. January and February often see a lull in activity. Properties may take a little longer to sell. Competition is less intense. The buying environment is quieter. When upward momentum is established, activity often picks up gradually from March

onward, with some seasonal waxes and wanes over winter and once Spring Selling Season kicks in.

But this year, there are some amplifying factors that will really drive gains early on. For example, by the end of May, interest rate forecasts will be even clearer, and the effects of that government stimulus should be well established. As such, buyer confidence can improve rapidly. The property market could shift from quiet to hectic relatively quickly. Competition will likely intensify with good-quality investments selling fast. These are the types of assets whose prices will rise the most aggressively.

In other words, the buying conditions that exist in the first half of 2026 could look radically different by mid-year and beyond for quality investment property.

Consider a well-selected property purchased for \$700,000 – a realistic price point for many investors in outer suburban and regional markets. In a normal year in an average market in an everyday location, capital growth might be four per cent. That's \$28,000 in value gain over 12 months. Not bad, but hardly transformational.

But 2026 isn't a normal year. The drivers we've identified create greater opportunities.

This year, in a well-selected location with the right asset type, capital growth could potentially reach seven per cent or more. That same \$700,000 property could grow to be worth \$749,000. That's \$49,000 in capital growth, which is 75 per cent more in value gain than that “everyday” property that achieved four per cent growth.

Now consider the timing advantage. If you buy early in the year, you capture most of that full hypothetical seven per cent for the year. But if you wait until after June, you've already missed approximately three-to-four months of the best portion of that annual gain. Potentially tens of thousands of dollars in upside gone, simply because you delayed your purchase.

So, act early and take advantage of it all.

WHERE TO INVEST RIGHT NOW?

With market conditions set to support prices across 2026, success hinges on selecting the right assets in the right locations. This is where professional guidance becomes invaluable. We have identified two proven strategies that align with market dynamics:

Strategy 1: New attached housing in accessible outer suburbs

For investors building a portfolio or taking their first step, new units and townhouses in metropolitan outer suburbs are a powerful option. This strategy has worked consistently through multiple market cycles, and this year should be no exception.

One big reason is affordability. New units are often the most price accessible way into any given location compared to detached housing. When you choose an affordable, well-located unit or townhouse in an outer suburb, you're also participating in the same space as first-time buyers, who will be a force for value gains given the current landscape.

Now, add modern design and amenities to this new attached-housing product. Tenants today, particularly younger professionals and families, want functional, efficient spaces with contemporary layouts, quality appliances, and energy-saving features. New units and townhouses deliver exactly that. They attract higher-quality, longer-term tenants, command premium rents, and experience lower vacancy rates.

The financial advantage is compelling. Thoughtfully chosen new attached housing often delivers rental yields above those for established detached housing in the same suburb. This provides solid cash flow and keeps debt serviceability ratios attractive to lenders as you build a portfolio.

Then there's the depreciation benefit that investors often overlook.

New builds offer significant tax depreciation compared to what's claimable on older properties. Investors can enjoy substantial annual deductions, which reduce taxable income and improve their cash flow position year after year.

Strategy 2: New housing in well-selected regional centres

For those with slightly more capital and/or looking to diversify geographically, carefully selected regional markets offer compelling opportunities.

Regional investment has generated exceptional returns in recent years, and this trend looks likely to continue.

Affordability pressures across major cities have been pushing some families and first-time buyers toward regional alternatives. They're eager to enjoy a better quality of life, affordability, access to services, and strong local employment or easy commuter access to a capital city.

When you identify regional centres that meet these criteria – areas with growing services and facilities, diverse employment options, and new housing – you tap into deep, sustainable demand.

New housing in these regions also offers similar advantages to those city-based new units we described in Strategy 1: modern design, low maintenance, energy efficiency, strong tenant appeal, and significant depreciation benefits, but often at a great entry price, giving investors potentially excellent cash flow and leverage possibilities.

And if you buy into a housing subdivision project with the right credentials, your house asset will soon be surrounded by new services as well. Retail and lifestyle outlets, essential services and even, in some cases, enhanced transport infrastructure.

**BUT THIS YEAR,
THERE ARE SOME
AMPLIFYING FACTORS
THAT WILL REALLY DRIVE
GAINS EARLY ON**

Along with the two strategies detailed above, I want to briefly comment on the importance of rental yield for the 2026 investor as well. With interest rates a little more elevated, a strong rental yield has become an even more important element of your overall investment returns.

Most economic indicators suggest rents will continue to rise, reflecting ongoing affordability pressures and stronger demand for more housing. For buyers who secure their asset in the first part of 2026, the yield on their initial investment amount will only improve as rents increase. This kind of exponential growth in yield is foundational for access to future borrowing, allowing you to build your portfolio faster and reach your ultimate goal more quickly.

PROFESSIONAL GUIDANCE IS KEY

Identifying which regions will perform, which suburbs are positioned for growth, and which new developments offer the greatest tenant appeal and capital gains potential in 2026 requires ground-level knowledge and experience, as well as access to data and analytical skills built up over years in this industry.

This is precisely why working with experienced property investment advisers is essential. They understand market dynamics at a granular

level. They know which locations are primed for growth. They can identify emerging opportunities before others catch on. They've seen how different suburbs respond to the variety of drivers that shape the Australian property landscape.

A good property investment adviser doesn't just help you buy any property – they help you buy the right property in the right location at the right time. They work with you to understand your financial situation, risk tolerance, investment timeline, and goals. Then they use their market knowledge to identify opportunities that align with your circumstances.

Combined with professional guidance from mortgage brokers, accountants, and legal advisers, the right team will help you make investment decisions based on sound strategy and market insight, not emotion or guesswork.

THE STRATEGY FOR SUCCESS

2026 is not a normal year. The convergence of housing undersupply, government stimulus, relatively stable interest rates, and sustained population growth creates genuinely strong market conditions. These factors combine to help create wealth for investors who understand what's happening and position themselves accordingly.

Forecasts from several key research bodies point to five-to-eight per cent growth in national housing prices in 2026. These aren't unfounded, speculative predictions. They're based on tangible market fundamentals.

But while those forecasts are real, they don't recognise when you have been surgical in your choice of location and type of property. They don't allow for the savviest of investors who seek to outperform others and maximise the return that can be achieved.

But perhaps most importantly, those forecast results rely on you actually getting into the market early in the year. They assume you've made a purchase sooner rather than later and are positioned to benefit from the forces that drive prices higher throughout 2026.

If you're sitting on the sidelines waiting for a better time to buy this year, you're going to be disappointed. Unfortunately, only hindsight will reveal the full extent of the opportunity that's passed you by. Just think of those who didn't commit to buying at the end of 2024 and imagine how they are feeling about the wealth they left behind.

So, let's get you there.

Start with a clear strategy. Sit down and think carefully about your investment goals. Do you want passive income sooner?

Are you building towards early

retirement? Is it about the legacy you leave your kids? What are your resources? Can you deploy existing, latent equity and escalate its value for you and your family?

A clear strategy shapes every decision that follows.

Assemble a team of experts focused on helping you reach those goals. You shouldn't be navigating property investment alone.

Your team should include your property adviser who orchestrates your overall strategy, a mortgage broker who structures your finance for growth, an accountant who optimises your tax position, and a legal adviser who protects your interests.

Execute decisively early in the year. The time for action is immediate, before market sentiment shifts and competition intensifies.

Make your decision, assemble your team, identify your property, and execute the purchase.

Do these things, and 2026 can be a transformational year for your investment portfolio.

The question is simple: are you ready to seize the opportunity? Or will you look back in 2027 and wonder what could have been?

The secrets to exponential long-term growth

There are two concepts every investor should understand deeply, because together they explain why the decision to invest sooner rather than later is one of the most powerful financial moves you can make.

The first is compound growth. In property, this is the process by which your asset increases in value each year and then grows again the following year on that higher base. It sounds simple, but the numbers are remarkable.

Consider an investment property purchased today for \$600,000. At a modest annual growth rate of six per cent, the property is worth

approximately \$636,000 after year one. In year two, the six per cent applies to \$636,000, not the original purchase price. A decade later, your \$600,000 asset has grown to more than \$1,070,000.

You haven't done anything differently. Time has done the heavy lifting.

The second concept is opportunity cost, which is really the wealth you forgo by not acting. While funds sit in a savings account or low-yield investment, a property owner is already benefiting from capital growth, rental income, tax advantages and loan reduction. All of those wealth-building mechanisms

work simultaneously from day one of ownership. Delay by twelve months, and you've effectively postponed all four, not just for a year, but permanently, because that lost compounding can never be recovered.

These aren't abstract theories. They're the lived experience of investors who chose to act and are now watching their portfolio values increase in real time.

The Australian property market continues to reward those who commit early and hold with conviction.

Waiting for perfect conditions is a strategy that costs far more than most people realise.





Australian Property Cycle

We believe that the market is in the eight to twelve range where it's currently experiencing growing confidence, price rises, undersupply and rising valuations.

At Accrue, we recognise the importance of understanding the current stage of the property market cycle to provide our clients with the most relevant and accurate advice. Our property cycle, which comprises 12 segments representing different cycle stages, is a valuable tool for assessing market conditions.

Based on our analysis, we believe that the market is in the eight to twelve o'clock range

where it's experiencing rising prices and an undersupply of stock.

This signifies an opportunistic time to invest in property as it suggests we are in a growth period where smart investors can take advantage.

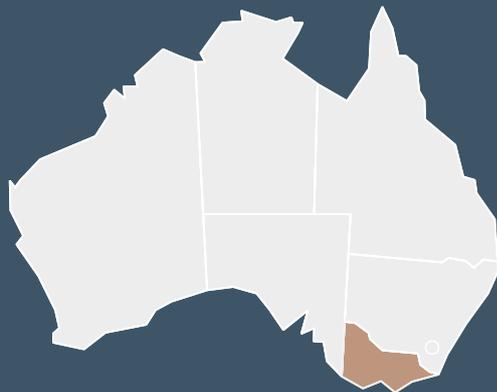
This is especially the case right now, given the cost of borrowing is relatively stable, and housing supply is critically low.

Meanwhile, demand keeps rising, driven in large part by population growth. If you are considering

investing and don't want to miss out on maximising capital growth, now could be the time to act.

Accrue is committed to helping our clients find the perfect investment property to suit their needs and goals.

Our team of experts has a deep understanding of the property market and can provide tailored advice and solutions to meet our clients' unique requirements.



Armstrong Creek

Armstrong Creek is a rapidly expanding growth-corridor suburb south of Geelong that's attracting new residents and proving a savvy investment opportunity for property stakeholders.

Gazetted in February 2012, Armstrong Creek is emerging as one of Victoria's most exciting suburban growth stories.

The suburb is attracting a range of buyers, especially young families, with quality homes set on good-sized allotments.

The location is highly appealing. Geelong's CBD and Surf Coast beaches are both within a very manageable 15 to 20-minute drive, whilst Melbourne remains conveniently accessible via major roadways.

The lifestyle is a huge drawcard. Facilities, including quality schools, shopping, recreational areas, and expanding parkland infrastructure, combine to create a self-contained family environment of enormous appeal.

The population has been growing, meeting demand for modern homes at reasonable prices and providing a community. According to the latest ABS census data, almost 35 per cent of the population comprises 25-to 40-year-olds. This is a definitive marker that young families are establishing themselves here.

In fact, 80.4 per cent of households are families, a full 10 basis points higher than

both the Victorian and national averages.

It's Armstrong Creek's drawing in of new residents that is bolstering the area's investor appeal. Consistent rental demand is evident, with vacancy rates at a very tight one per cent according to SQM Research data. This vacancy rate is a precursor to strong price growth for well-chosen investments. Properties are also demonstrating strong turnover, selling within an average of 29 days according to realestate.com.au – a sign of the strong buyer competition typical of emerging growth markets.

The investment metrics are sound as well. The median house price is \$670,000, with a median weekly rent of \$535, reflecting a solid gross rental yield of 4.1 per cent. Notably, houses have only seen modest capital growth of 2.3 per cent over the past 12 months, which suggests there's plenty of upside to come.



Golden Bay

Nestled 50 kilometres south of Perth's CBD, Golden Bay has emerged as one of Western Australia's most sought-after coastal suburbs, combining picturesque beaches and natural beauty with genuine suburban convenience.

The suburb's high-quality homes and charming lifestyle are attracting a swathe of new residents.

There are plenty of transport options, with the local train linking commuters to Perth's CBD in around 30 minutes. This is complemented by comprehensive bus networks extending to neighbouring employment hubs and retail centres.

The lifestyle appeal is remarkable. Stunning coastal scenery and beaches offer residents waterfront recreation, while friendly neighbourhoods and peaceful streets create genuine community character.

This resonates strongly with a wide range of demographics, including families, professional couples, and retirees. That said, the median age of 30, with 47.2 per cent of households comprising couples with children, underscores the suburb's particular appeal to family residents.

This demographic makeup translates directly to an investment opportunity. Strong population growth reflects genuine demand exceeding

supply, with properties selling rapidly at an average of just 11 days on market. The family-oriented demographic ensures consistent, reliable rental demand from households prioritising school access and suburban stability.

The investment fundamentals are compelling.

While realestate.com.au's analysis shows the median house price of \$755,000 and median weekly rent of \$633 equates to a gross yield of approximately 4.4 per cent (a very solid return), a well-chosen asset can achieve even better.

There is already strong growth momentum, with 15.8 per cent value gains over the past 12 months. The good news is that as a long-term investment opportunity, there's plenty more upside to come based on our analysis.

Rental demand remains extraordinarily tight at 1.4 per cent, with minimal vacancies supporting ongoing rental growth.



Bundaberg

This Queensland city's local beverage isn't all Bundaberg has to offer, with this charming coastal hub capturing the imagination of tree-changers, families, and remote workers seeking a genuine lifestyle migration.

Bundaberg combines authentic regional character with compelling natural attractions and local industry. Rum from the Bundaberg Rum Distillery is arguably its most famous export.

Add to that the Mon Repos Turtle Centre, proximity to Lady Elliot Island and the Great Barrier Reef, complemented by a subtropical climate and extensive natural reserves, and you have a winning combination of tourism and production.

The region's diverse economic base, anchored in agriculture, tourism, and renewable energy infrastructure led by local solar power projects, provides genuine employment opportunities that support sustainable population growth.

The lifestyle proposition here resonates strongly across demographics. Families appreciate excellent schools, abundant parks and recreational facilities, and genuine community spirit. Retirees and remote workers value affordability, coastal living, and a relaxed pace.

The median house price across the region surged by around 16 per cent over the past 12 months. The median price of a three-bedroom house is around

\$710,000, though less expensive housing with excellent potential is available if you choose wisely.

What's boosting Bundaberg's prospects both in the near term and over a longer horizon is its relative affordability. This is exactly the type of locality that will see surging demand from first-time homebuyers looking to take advantage of government assistance.

For landlords, there's plenty of good news as well. The rental vacancy rate in the 4670 postcode is currently 0.9 per cent. In fact, it hasn't tracked above one per cent since mid-2020.

A range of sources indicates Bundaberg properties sell within 10 to 20 days of listing, reflecting fierce competition in this supply-constrained regional market.

Bundaberg's authentic lifestyle appeal, combined with strong fundamentals and supply constraints, positions it as a compelling regional investment opportunity.



Cranbourne

Located approximately 40 kilometres southeast of Melbourne's CBD, Cranbourne is an established, family-oriented locality that balances mature infrastructure with ongoing development momentum.

The suburb attracts families and professionals because of its modern homes set within a community characterised by extensive parkland, quality schools, and excellent recreational facilities.

ABS data shows that as at the last census, the median age of residents was 32 years – a strong indicator that family buyers are drawn to the area. This usually translates into sustained housing demand with strong upside capital growth potential. In fact, family households make up 82.3 per cent of all housing, which is greater than 10 per cent above both the Melbourne and Victorian averages.

Part of the appeal is Cranbourne's extensive parkland network. Add to this appealing schooling options such as Tulliallan Primary School, St Peter's College Cranbourne Campus, and Casey Grammar School, and you can see why there's such high demand from families.

Cranbourne Park Shopping Centre and the High Street precinct ensure retail and lifestyle options are well catered for.

There are several new housing developments throughout

Cranbourne, offering high-quality house-and-land options, including contemporary designs on generous allotments.

The median house price here is \$700,000, according to realestate.com.au, reflecting a 6.2 per cent increase in the past year. We believe that well-selected investment-class assets still have plenty of upside too.

Properties sell quickly, with an average Days On Market of around 20 days. The median rent is \$550 per week, reflecting a very healthy median gross yield of 4.1 per cent. The current rental vacancy rate is 1.4 per cent, indicating sustained rent growth in the near to long term.

Cranbourne's combination of authentic family appeal, established infrastructure, and balanced investment metrics positions it as a stable long-term opportunity for investors seeking exposure to Melbourne's southern growth corridor.

Win The Ultimate Giveaway!*

The Accrue Members-Only Giveaway is back, offering incredible prizes exclusively for *our valued members!*

We're excited to announce another round of the Accrue Members-Only Giveaway — your chance to join our growing list of lucky winners! Last time, three of our members scored amazing prizes, and now it could be your turn.

Valued at **\$6,000**

Valued at **\$2,000**

Valued at **\$200** each

2ND PRIZE
Shell Fuel Voucher

1ST PRIZE
Luxury Escapes Travel Voucher

3RD PRIZE
One of five VISA Gift Cards

This exclusive giveaway is just for our members — a token of our appreciation for being part of the Accrue community and just one of the many benefits of being an Accrue Member.

KEEP AN EYE ON YOUR INBOX for the official competition announcement and entry details.

To become an Accrue Member reach out to us by calling **1800 222 783**, or visit: accruerealestate.com.au/contact-us

Because at Accrue, supporting your journey goes beyond property — it's about rewarding you along the way.

* Terms and Conditions apply. See competition webpage for further details.

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Australian Property Clock

EDITION 19

Our research and acquisitions team uses data and analytics to identify the nation's next property hotspots, keeping our clients ahead of the market.



Please note: Property Clock positions are based on the subjective opinion of our highly informed Accrue team. They are not based on a defined algorithm or specific data points.

The Data that Counts

Accrue is presented with thousands of property options across Australia each year. Here is a small sample of the extensive data we utilise to identify the most promising opportunities.

COTALITY HEDONIC HOME VALUE INDEX

Cotality's analysis to 31 January reveals buoyant total returns and annual capital growth of greater than five per cent across all major centres. The quarterly national growth rate of 2.4 per cent is very marginally lower than the same measure to the end of October last year, demonstrating the robustness of property markets nationwide. The continued imbalance between demand and supply nationally has put a floor on property prices. This suggests that buying sooner rather than later will deliver the most potential upside for long-term investors.

A compelling result is the annual total return of 12.7 per cent across the combined capitals – a figure that reflects a combination of both capital growth and rental returns. This is a substantially better result than the 9.1 per cent result at the end of October 2025.

Perth and Brisbane were again impressive, with extraordinary annual dwelling value gains of 18.5 per cent and 15.7 per cent, respectively. But it's Darwin's rise of 19.7 per cent that's most eye-catching. That said, we know that Darwin's numbers can be easily skewed by its lower transaction numbers, which is why data must be interpreted by a skilled professional when making important decisions about an investment location.

Source: Cotality

INDEX RESULTS

Index results as at 31 st January 2026	Change in dwelling values				Median value
	Month	Quarter	Annual	Total return	
Sydney	0.2%	0.2%	6.4%	9.5%	\$1,290,537
Melbourne	0.1%	0.1%	5.4%	9.0%	\$830,371
Brisbane	1.6%	5.1%	15.7%	19.5%	\$1,054,555
Adelaide	1.2%	4.7%	9.7%	13.6%	\$914,203
Perth	2.0%	7.0%	18.5%	23.5%	\$961,898
Hobart	0.5%	2.6%	7.0%	11.5%	\$722,339
Darwin	1.5%	5.4%	19.7%	27.6%	\$602,870
Canberra	0.3%	1.3%	5.5%	9.8%	\$884,844
Combined capitals	0.7%	2.1%	9.2%	12.7%	\$1,002,520
Combined regional	1.0%	3.2%	10.3%	15.2%	\$743,672
National	0.8%	2.4%	9.4%	13.3%	\$912,465

Source: Cotality

VALUE CHANGE BY HOUSING TYPE

– CAPITAL CITIES

A more detailed breakdown of monthly values by Cotality for January 2026 reveals that Australia's mid-size capitals remain dominant, with both attached and detached housing delivering extraordinary returns across houses and units. Perth's unit prices recorded an extraordinary 20.1 per cent increase in values over the 12 months. This was a massive 8.9 percentage points higher than the same measure in October last year. Not far behind were units in Brisbane at 18.3 per cent, and Darwin at 17.5 per cent.

Housing in Darwin, Brisbane and Perth saw the most substantial gains for detached dwellings – all above 15.0 per cent. We believe the momentum generated by these positive results nationally is showing little sign of abating in well-chosen growth areas. Purchasers who also select the right investment assets have historically outperformed others in their chosen markets.

	Home value index change in value (year-on-year)	Median value (property)	Median rental value (per week)	
Dwellings	Sydney	6.4%	\$1,290,537	\$750
	Melbourne	5.4%	\$830,371	\$580
	Brisbane	15.7%	\$1,054,555	\$675
	Perth	18.5%	\$961,898	\$700
	Adelaide	9.7%	\$914,203	\$600
	Hobart	7.0%	\$722,339	\$575
	ACT	5.5%	\$884,844	\$630
	Darwin	19.7%	\$602,870	\$660
Houses	Sydney	7.6%	\$1,598,819	\$790
	Melbourne	6.5%	\$989,356	\$575
	Brisbane	15.1%	\$1,149,589	\$680
	Perth	18.4%	\$1,003,804	\$720
	Adelaide	9.7%	\$972,435	\$620
	Hobart	7.2%	\$766,602	\$590
	ACT	7.1%	\$1,033,761	\$665
	Darwin	20.8%	\$715,084	\$700
Units	Sydney	3.3%	\$903,210	\$750
	Melbourne	2.7%	\$639,145	\$585
	Brisbane	18.3%	\$824,764	\$650
	Perth	20.1%	\$699,814	\$700
	Adelaide	9.8%	\$666,744	\$550
	Hobart	6.3%	\$576,832	\$520
	ACT	0.4%	\$592,009	\$600
	Darwin	17.5%	\$440,758	\$600

VALUE CHANGE BY HOUSING TYPE – REST OF STATE

Statewide dwellings (all housing) figures show the diversity of property market performance across regional Australia, although all results are positive. The year-on-year outcomes for dwellings range from a 2.1 per cent gain in the Northern Territory through to a 17.3 per cent increase in regional Western Australia. Interestingly, regional South Australia and regional Northern Territory were the only two jurisdictions in this latest round of results in which attached housing outperformed detached housing in capital growth. housing outperformed detached housing in terms of capital growth.

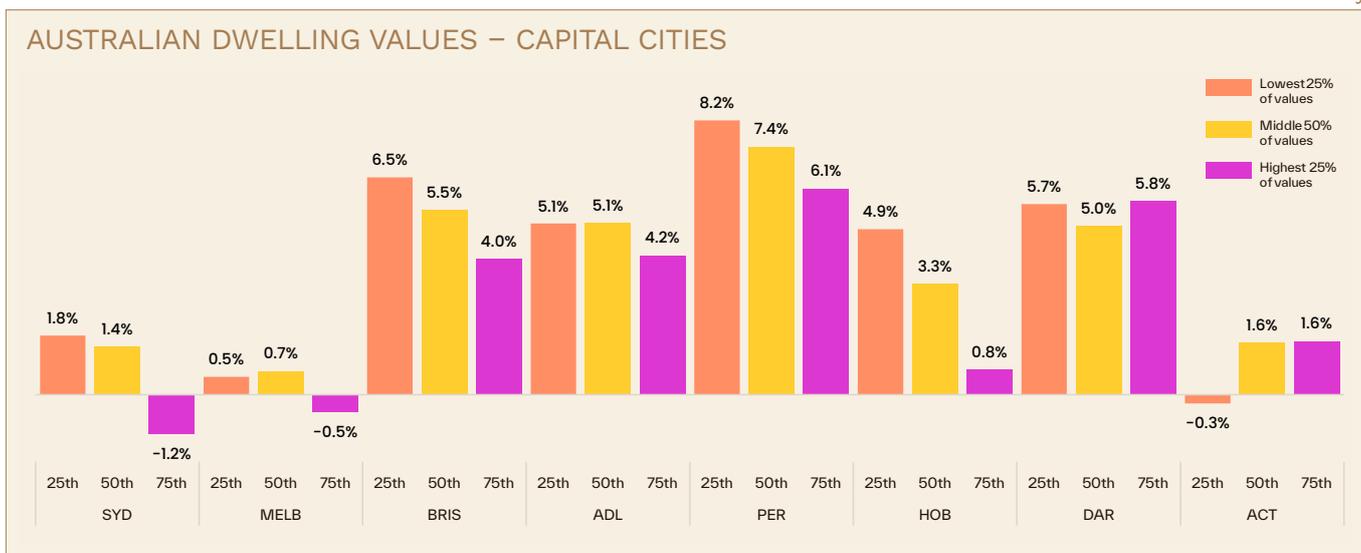
Source: Cotality

	Home value index change in value (year-on-year)	Median value (property)	Median rental value (per week)	
Dwellings	Rest of NSW	7.9%	\$821,563	\$600
	Rest of Vic	7.1%	\$623,467	\$490
	Rest of Qld	13.0%	\$817,657	\$660
	Rest of WA	17.3%	\$664,926	\$680
	Rest of SA	11.9%	\$523,690	\$450
	Rest of Tas	6.9%	\$578,577	\$490
	Rest of NT	2.1%	\$389,031	\$560
	Houses	Rest of NSW	8.2%	\$852,309
Rest of Vic		7.2%	\$654,340	\$500
Rest of Qld		13.3%	\$827,066	\$680
Rest of WA		17.6%	\$685,227	\$690
Rest of SA		11.8%	\$534,921	\$450
Rest of Tas		7.3%	\$602,485	\$500
Rest of NT		-0.3%	\$421,883	\$650
Units		Rest of NSW	6.2%	\$670,779
	Rest of Vic	6.5%	\$449,961	\$420
	Rest of Qld	12.1%	\$791,640	\$600
	Rest of WA	11.0%	\$386,265	\$650
	Rest of SA	12.0%	\$410,222	\$380
	Rest of Tas	3.0%	\$434,722	\$425
	Rest of NT	10.8%	\$301,533	\$475

STRATIFIED VALUE CHANGE

It is essential to understand which price points across the spectrum of values offer the best potential for gains. This stratified analysis of quarterly price movements by Cotality shows that in Sydney, Brisbane, Hobart and Perth, properties priced in the lower quartile delivered the most significant value gains over the three months to the end of January 2026. In the other key growth market of Adelaide, lower quartile gains were identical to those in the 50th percentile. This pattern of lower quartile growth is typical of markets undergoing substantial overall value gains, with lower-priced homes being “dragged up” by buoyant overall demand from buyers. As such, portfolios weighted towards these more affordable price points would have significantly outperformed portfolios comprising fewer assets in the higher price brackets.

Source: Cotality



RESIDENTIAL REAL ESTATE VALUE

Cotality tracks the value of Australian residential property every month. This data confirms that residential real estate remains the largest asset class in the nation, 2.75 times the size of the superannuation pool and more than three times the size of listed stocks. According to this latest analysis, Australian residential real estate gained a total of \$600 billion in value between September 2025 and January 2026.

Source: Cotality



AUCTION CLEARANCE RATES

Cotality’s weekly data to 1 February reveals auction clearances tracked between 62.3 per cent and 83.9 per cent across Brisbane, Sydney, Melbourne, Adelaide, Canberra and Perth. Adelaide’s auction clearance has blitzed the pack, posting a clearance well above even Sydney and Melbourne. Perhaps most interesting of all, Brisbane’s auction clearance rate was the second highest on the table. This is unusual for the Brisbane market, which traditionally doesn’t see as many sales occur under auction conditions. This may be a sign of the overall strength of the market in Queensland’s capital.

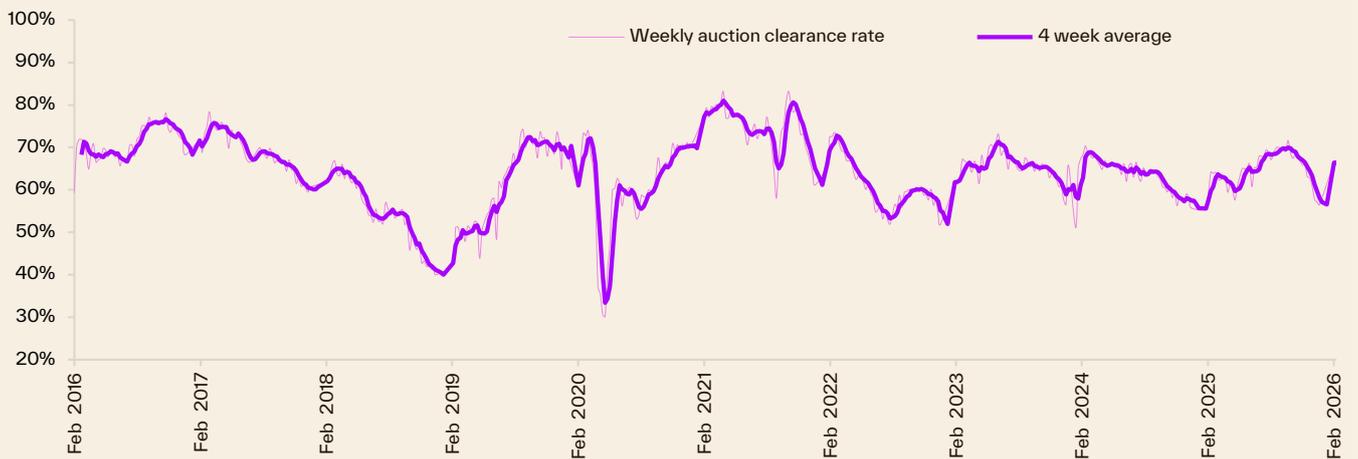
Source: Cotality

AUCTION STATISTICS – CAPITAL CITIES

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	62.3%	459	459	286	173
Melbourne	63.7%	626	626	399	227
Brisbane	71.8%	220	220	158	62
Adelaide	83.9%	155	155	130	25
Perth	n.a.	8	8	4	4
Tasmania	n.a.	1	1	0	1
Canberra	64.9%	134	134	87	47
Combined capitals	66.4%	1,603	1,603	1,064	539

Source: Cotality

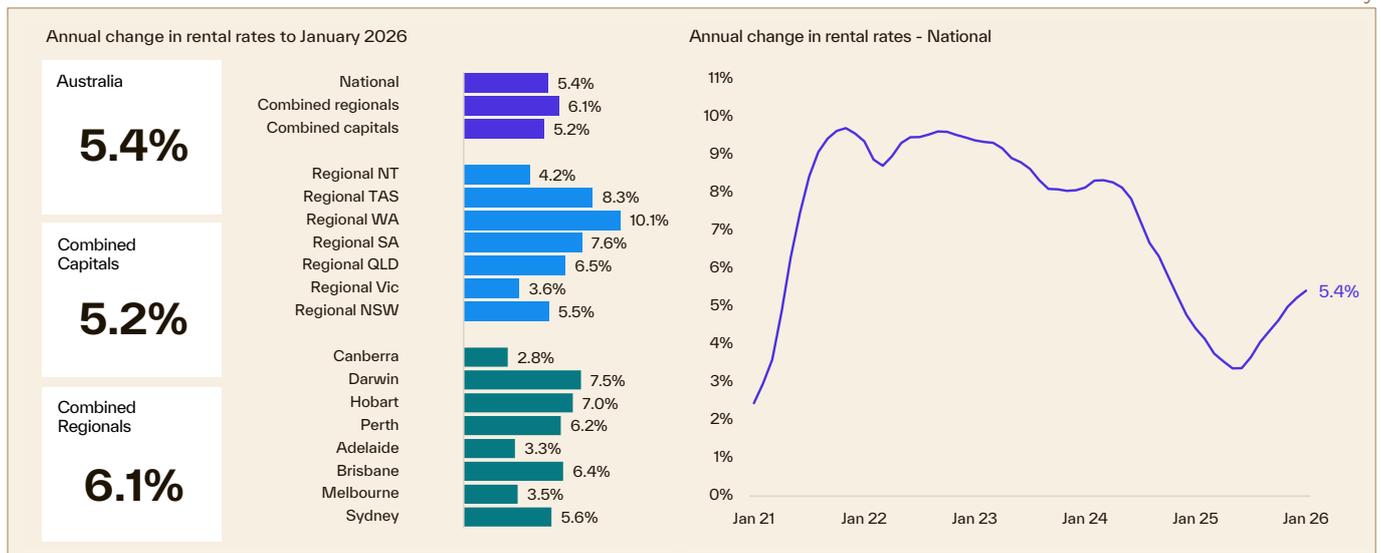
WEEKLY CLEARANCE RATES – COMBINED CAPITAL CITIES



RENTAL GROWTH

While national rental growth rates declined throughout 2024 and into early 2025, they have since rebounded and are now tracking at a 5.4 per cent annual increase. Gains in both the combined capitals and regions have accelerated in recent months. Between September 2025 and January 2026, the combined capitals' growth rate rose from 3.7 per cent to 5.2 per cent, while the combined regionals' growth rate rose from 5.9 per cent to 6.1 per cent. Interestingly, both Sydney and Melbourne have seen their annual rental growth rates improve by 2.1 points between September 2025 and January 2026. While regional Western Australia has continued to have the most substantial increase, Darwin has again taken top spot among the capital cities at 7.5 per cent, which is just a 0.1 percentage point decrease on the same measure in September 2025. Rental growth rates in Australia continue to outpace inflation, meaning residential investors are hedged against rising prices through their real estate assets.

Source: Cotality



RENTAL YIELDS

Gross national rental yields have remained reasonably stable since late 2022/early 2023. Despite rents continuing to rise in recent years, median values have increased as well, which has stabilised yields. Increasing rents help investors service their loans and meet other obligations, even as asset values improve. Of course, well-selected assets in submarkets, such as in regional Western Australian and Queensland growth zones, are enjoying above-market returns on investment. We are also seeing several opportunities to secure excellent returns on Victorian properties at present.

Source: Cotality



RENTAL VACANCY RATES

Low vacancy rates indicate a market where tenant demand outstrips available rental housing, with any figure below two per cent considered a tight rental market. SQM Research data shows the national residential rental vacancy rate remains exceedingly tight at 1.2 per cent as at January this year. This is despite rental growth stagnating somewhat over recent months. The vacancy rate has eased by just 0.2 per cent compared to a year ago. This consistently low rate suggests we are in for continued rent increases across all major centres.

Source: SQM Research

VACANCY RATES						
City	Jan 2025 Vacancies	Jan 2025 Vacancy Rate	Dec 2025 Vacancies	Dec 2025 Vacancy Rate	Jan 2026 Vacancies	Jan 2026 Vacancy Rate
Sydney	10151	1.4%	13252	1.8%	10987	1.5%
Melbourne	8047	1.5%	10667	2.0%	9197	1.7%
Brisbane	2877	0.8%	4101	1.2%	3339	0.9%
Perth	803	0.4%	1384	0.7%	1153	0.6%
Adelaide	754	0.5%	1398	0.9%	1216	0.8%
Canberra	779	1.3%	1142	1.9%	870	1.4%
Darwin	281	1.1%	255	1.0%	195	0.8%
Hobart	95	0.3%	124	0.4%	112	0.4%
National	31822	1.0%	43850	1.4%	37630	1.2%

PROPERTY LISTINGS

SQM Research data shows total monthly residential property listings fell nationally by 11.0 per cent in the year to January 2026. While Darwin experienced the most dramatic yearly decline, its low overall listing numbers can statistically skew the percentage result. Brisbane's 22.8 per cent contraction in listings and Perth's 21.6 per cent drop signal that both markets will experience significant upward pressure on prices. Listing numbers can change rapidly in response to economic drivers, such as shifts in interest rates, so it will be important to track this metric over the coming months.

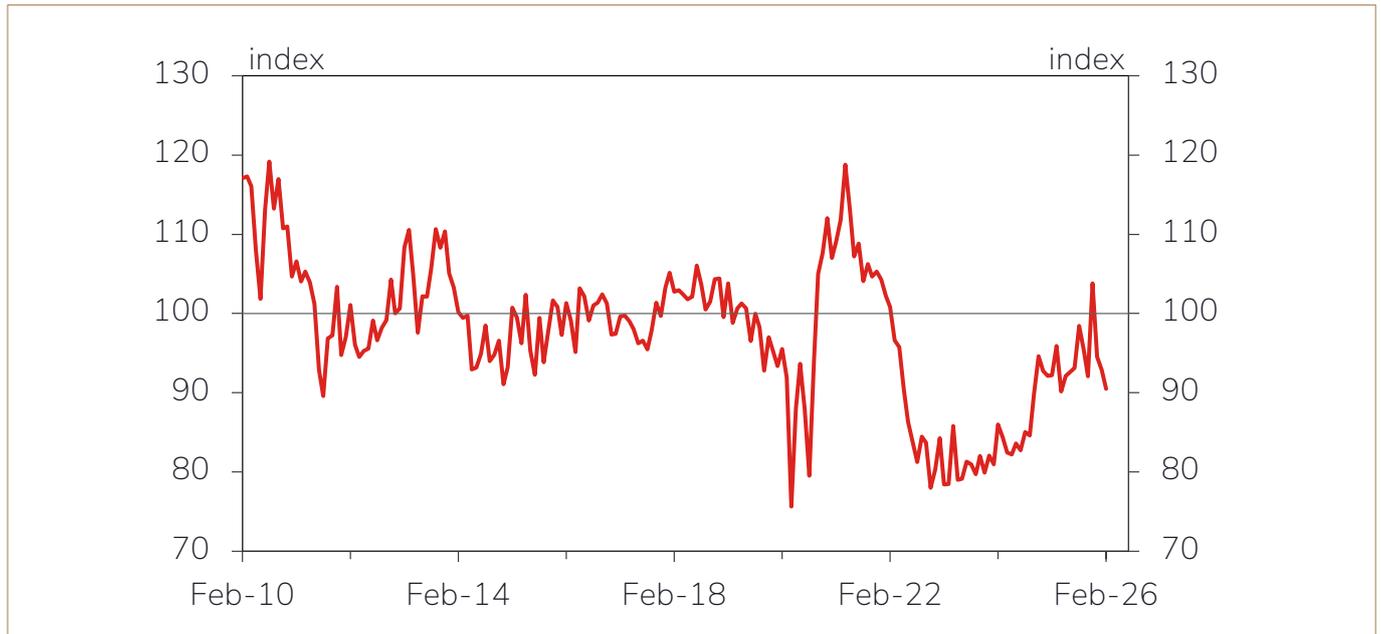
Source: SQM Research

TOTAL PROPERTY LISTINGS					
City	Jan 2026 Total	Dec 2025 Total	Jan 2025 Total	Monthly change %	Yearly change %
Sydney	28,922	27,012	29,791	7.1%	-2.9%
Melbourne	35,980	34,719	37,873	3.6%	-5.0%
Brisbane	12,546	11,890	16,241	5.5%	-22.8%
Perth	11,971	11,595	15,271	3.2%	-21.6%
Adelaide	7,433	7,021	7,857	5.9%	-5.4%
Canberra	4,212	4,058	4,304	3.8%	-2.1%
Darwin	718	723	1,127	-0.7%	-36.3%
Hobart	2,715	2,655	3,116	2.3%	-12.9%
National	216,826	210,237	243,642	3.1%	-11.0%

CONSUMER SENTIMENT

Consumer sentiment serves as a temperature check of the nation's perceived economic strength. Positive confidence bodes well for property markets overall, although lower sentiment can highlight a counter-cyclical opportunity depending on other metrics. The February 2026 release of the Westpac-Melbourne Institute Consumer Sentiment Index shows a notable 2.6 per cent decline in overall sentiment. This appears to be a direct response to the RBA's February interest rate hike. The reaction is more muted than usual, with the index historically declining by an average of 3.8 per cent after rate-rise announcements.

Source: Westpac



CONSUMER SENTIMENT BREAKDOWN

A breakdown of the most recent Westpac-Melbourne Institute sentiment data shows property buyers have become slightly more cautious about purchasing a home, while remaining strongly optimistic about price growth. The Time to Buy a Dwelling Index fell 6.3 per cent in February and now sits 14 per cent below its most recent peak.

In contrast, consumers' house-price expectations recorded a solid increase, with the Index of House Price Expectations rising 3.9 per cent to 173.9 — a new 15-year high. This divergence suggests that although many are concerned about rising home prices, most still believe the long-term outlook for values is positive and improving.

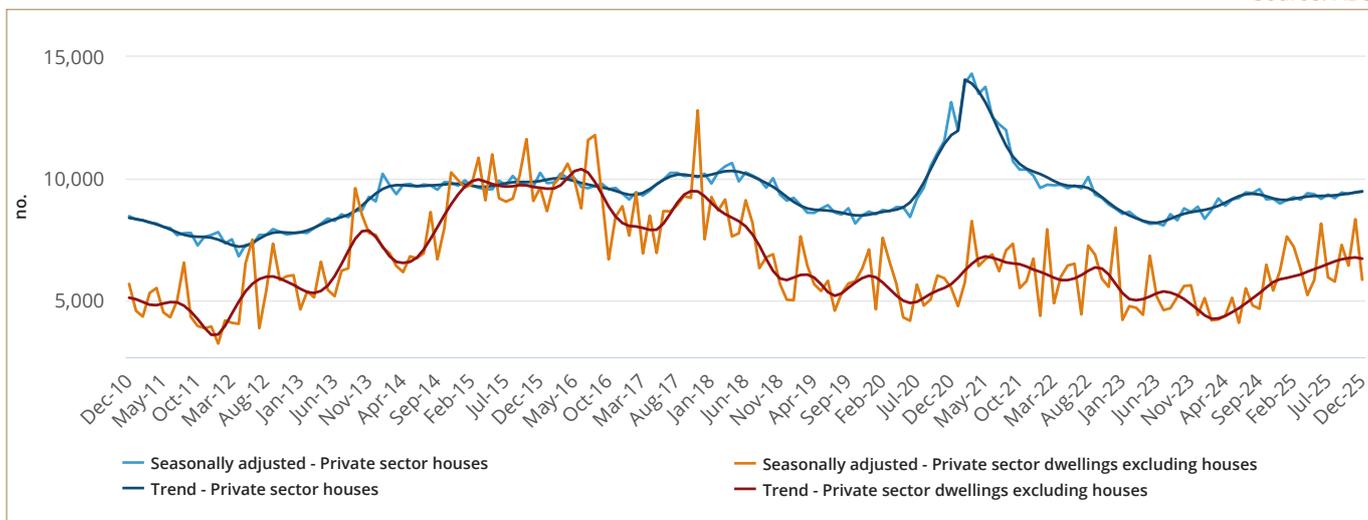
Source: Westpac

Consumer Sentiment Index	100.4	86.0	92.2	92.9	90.5	-2.6	-1.9
Family finances vs a year ago	87.9	66.1	75.1	82.7	78.8	-4.7	4.9
Family finances next 12mths	106.6	95.3	105.0	97.8	97.7	-0.1	-7.0
Economic conditions next 12mths	90.7	88.9	92.6	88.4	88.5	0.1	-4.5
Economic conditions next 5yrs	92.1	93.0	97.5	96.5	94.1	-2.5	-3.5
Time to buy a major household item	123.4	86.8	90.9	99.1	93.5	-5.6	2.9
Time to buy a dwelling	119.5	74.2	87.8	89.6	84.0	-6.3	-4.4
Unemployment Expectations Index	129.2	126.9	125.8	129.4	129.8	0.3	3.2
House Price Expectations Index	129.4	161.4	142.3	167.5	173.9	3.9	22.2
Interest Rate Expectations Index	140.4	121.6	90.7	152.8	177.5	16.1	95.7

BUILDING APPROVALS

Building approvals help inform experts on the balance between supply and demand. The latest ABS data reveals there's been a minor 0.4 per cent increase in the seasonally adjusted total dwelling units approved for the year to December 2025. This increase is minuscule, particularly given the Australian Government's National Housing Accord aim of 1.2 million new homes over five years to mid-2029, which requires an average of about 240,000 new homes per year to stay on track. At present, we are approximately 70,000 short of where we need to be to meet this goal. As such, demand for rental housing will continue outstripping supply. Private sector house approvals rose 5.7 per cent across the year, seasonally adjusted, while dwellings excluding houses (i.e. attached housing, etc.) fell 6.1 per cent.

Source: ABS



ABS QUICKSTATS

ABS data helps pinpoint localities with foundational price-growth potential based on a host of demographic data. To demonstrate, here is a very small sample of the available metrics for one of this edition's hotspots, Golden Bay in Western Australia.

The information shows that the homeowner-to-renter ratio in Golden Bay is impressive. Renters comprise just 24.6 per cent of all households, which is lower than the statewide average of 27.3 per cent and the national average of 30.5 per cent.

This metric is crucial as markets where owner-occupiers are the dominant demographic have historically seen more consistent capital gains. Owner-occupiers tend to hold their homes for longer and spend more on their properties than landlords catering to tenants. In addition, these statistics suggest strong demand from this owner-buyer cohort when it comes time to sell down the asset.

Just this small sample of ABS data shows why Golden Bay is worthy of investor consideration.

Source: ABS

Tenure type	Golden Bay	%	Western Australia	%	Australia	%
<i>Occupied private dwellings (excl. visitor only and other non-classifiable households)</i>						
Owned outright	289	14.8	281,327	29.2	2,872,331	31.0
Owned with a mortgage (a)	1,150	58.9	385,629	40.0	3,242,449	35.0
Rented (b)	481	24.6	263,826	27.3	2,842,378	30.6
Other tenure type (c)	11	0.6	20,648	2.1	181,518	2.0
Tenure type not stated	22	1.1	13,303	1.4	136,538	1.5

POPULATION MOVEMENT

Total population change is a leading indicator of house price movements. Overseas migration numbers have been a key driver of housing demand in Australia since the COVID period. Increasing populations in certain locations can telegraph house price growth. Net interstate migration is also a key measure. This metric identifies where people are moving from and where they're resettling across Australia.

According to the latest ABS information, Australia's total population grew by 420,100 people, or 1.5 per cent, to reach 27.6 million people for the year to the end of June 2025.

Queensland has once again dominated the Net Interstate Migration figure, outpacing all other jurisdictions by a significant margin. Its result was more than double Western Australia's, which recorded the second-highest figure. Meanwhile, New South Wales continues to have the highest number of residents moving away. According to the analysis, the net 12-month immigration figure was 305,600 to June 2025, down from the 315,900 result for the year ending March 2025. That said, Australia averages approximately 230,000 immigrants over the long term, and the current level remains well above that.

Source: ABS

	Population at 30 June 2025 ('000)		Change over previous year ('000)		Change over previous year (%)			
New South Wales	8593.9		101.8		1.2			
Victoria	7074.5		123.5		1.8			
Queensland	5669.8		97.9		1.8			
South Australia	1902.3		20.2		1.1			
Western Australia	3043.7		65.6		2.2			
Tasmania	576.0		1.2		0.2			
Northern Territory	264.4		3.5		1.4			
	NSW	Vic	Qld	SA	WA	Tas	NT	ACT
Interstate arrivals	82,084	73,032	100,141	23,728	36,873	12,796	13,955	19,626
Interstate departures	106,412	73,809	78,546	25,023	26,585	14,673	16,060	21,127
Net interstate migration	-24,328	-777	21,595	-1,295	10,288	-1,877	-2,105	-1,501
	NSW	Vic	Qld	SA	WA	Tas	NT	ACT
Overseas arrivals	182,733	159,073	105,938	29,114	69,543	5,315	5,583	11,013
Overseas departures	91,160	71,305	50,195	10,379	29,137	2,593	1,975	6,032
Net overseas migration	91,573	87,768	55,743	18,735	40,406	2,722	3,608	4,981

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