

7 Markets to Watch for **2026**



INTRODUCTION

Australia's housing market enters 2026 with pronounced local variation.

While national indicators point to strong growth into 2026, individual regions continue to diverge sharply as supply shortages, migration flows, and rental pressures reshape demand across the country.

In such an environment, identifying markets with genuine structural momentum is critical.

This report highlights **seven Markets to Watch for 2026**, divided across two categories:

- **Hot Markets** - these are locations that have already demonstrated strong momentum, defined by annual price growth above 10%, coupled with tight supply and durable demand.
- **Emerging Markets** - locations with less than 10% annual growth, but showing high potential with strengthening forward indicators - including expansionary economic growth, exceptional new investment, or rapidly tightening market conditions.

Each of these markets has been selected using **Buyers Club's Advanced Market Analysis Protocol** - drawing on factors including price momentum, supply metrics, rental dynamics, and broader economic signals.

All analysis is conducted at the Local Government Area (LGA) level, which offers an optimal balance between granularity and statistical robustness, ensuring the insights presented are meaningful, comparable, and geographically consistent.

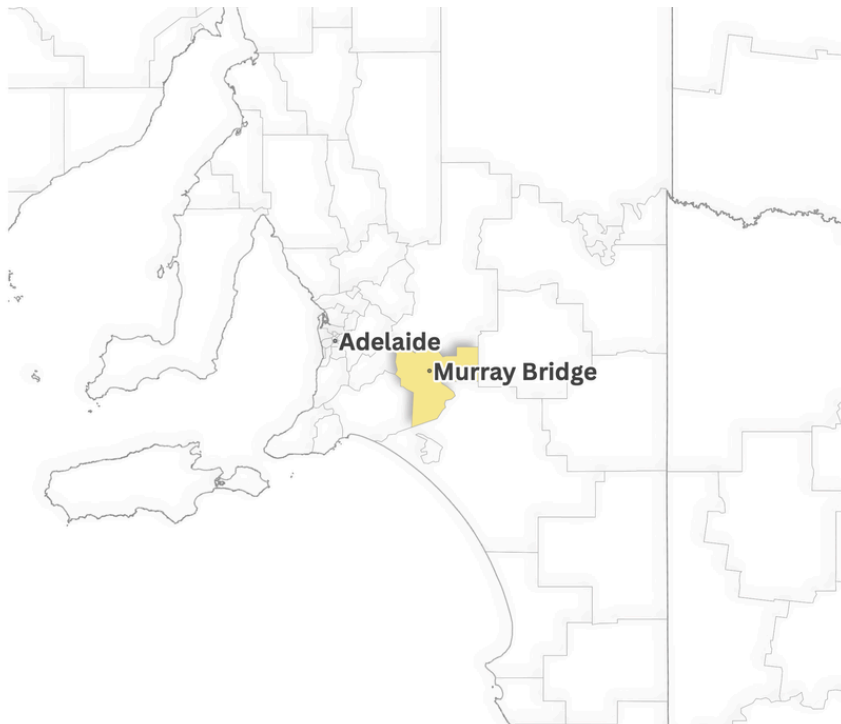
This report's purpose is to provide investors and homebuyers with a concise, data-driven view of select property markets that are well positioned for strong performance in the year ahead.



HOT MARKET #1 - MURRAY BRIDGE (SA)

Murray Bridge continues to emerge as one of South Australia’s strongest regional performers, recording 11.02% annual growth with an affordable base around the \$590k range.

LGA Map



The region benefits from steady population expansion, constrained housing supply and a diversified economy spanning agriculture, manufacturing, health and logistics. Some key investment projects - including the Thomas Foods International processing facility, upgrades to transport corridors, and ongoing Town Centre Renewal works - will reinforce employment and deepen long-run housing demand.

Summary Table

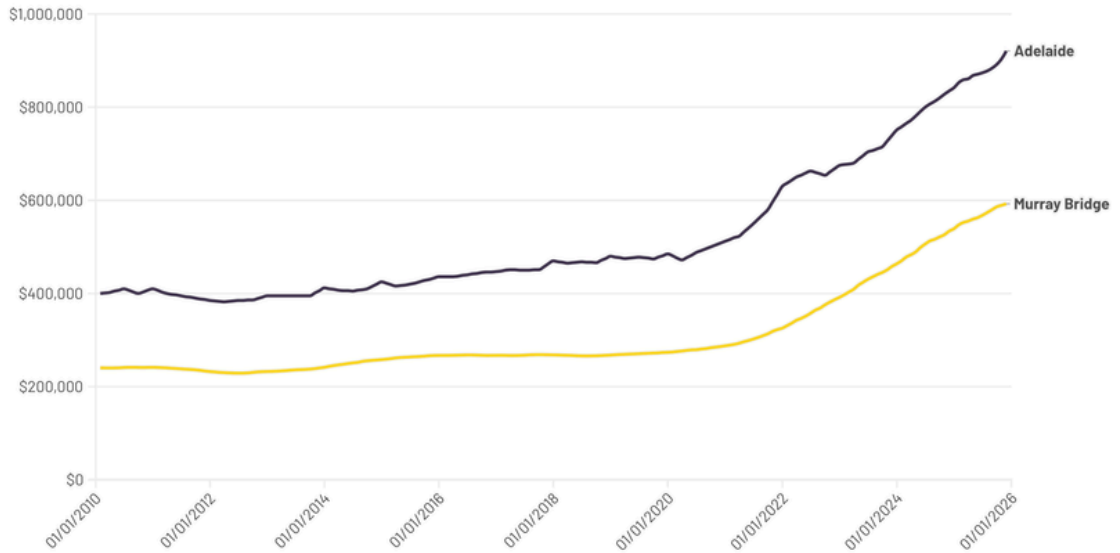
Metric	Value
Typical House Price	\$592k
1-Year Growth	11.02%
5-Year Growth	107.27%
Avg. Yield	3.86%
Vacancy Rate	1.46% (↓ trend)
Per Capita Infrastructure Investment	\$1,078



HOT MARKET #1 - MURRAY BRIDGE (SA)

Price Growth Chart

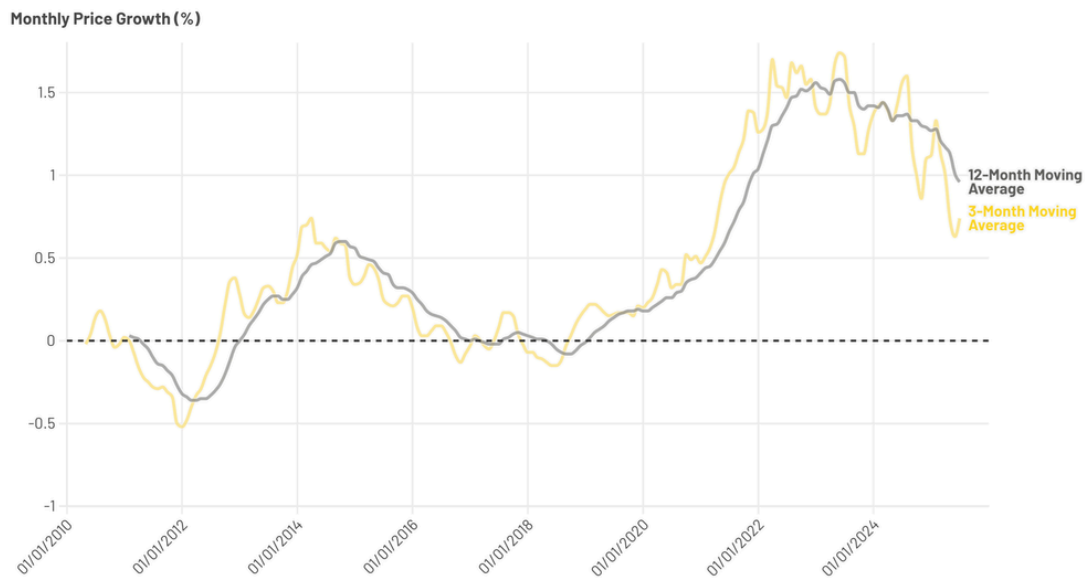
Murray Bridge - Price Growth



Source: Htag, ABS, Cotality

Price Momentum

Price Momentum - Murray Bridge

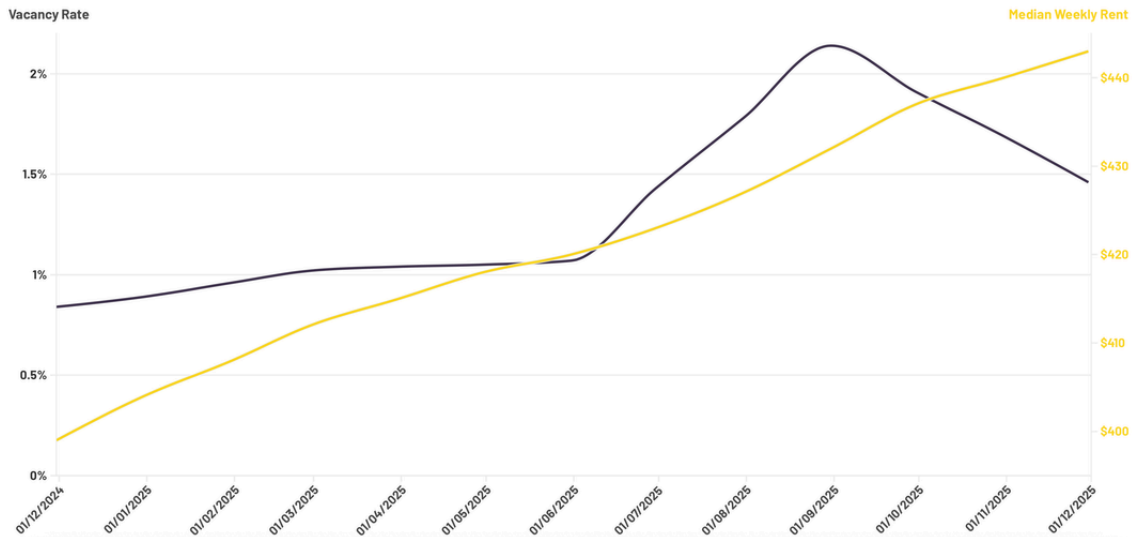




HOT MARKET #1 - MURRAY BRIDGE (SA)

Rental Market Chart

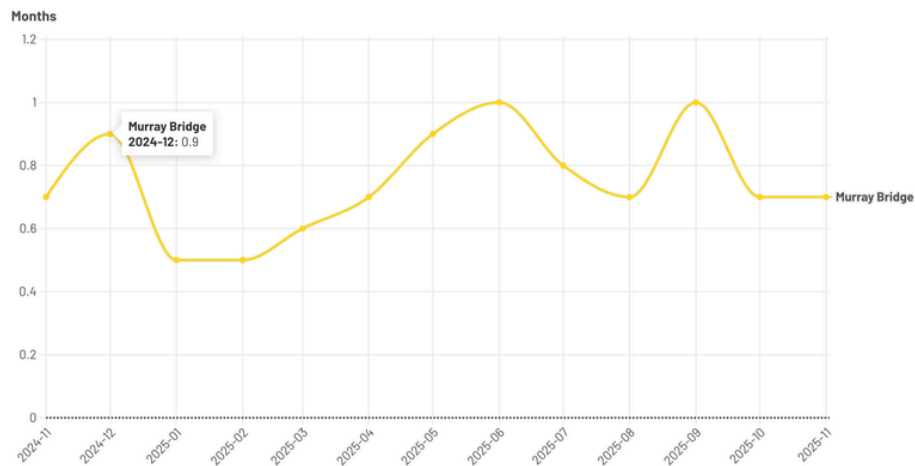
Murray Bridge - Rental Market



Supply & demand factors:

Inventory

Inventory - Murray Bridge



Inventory is extremely tight (0.76 months), with stock on market at only 0.22%, signalling persistent under-supply.



HOT MARKET #1 - MURRAY BRIDGE (SA)

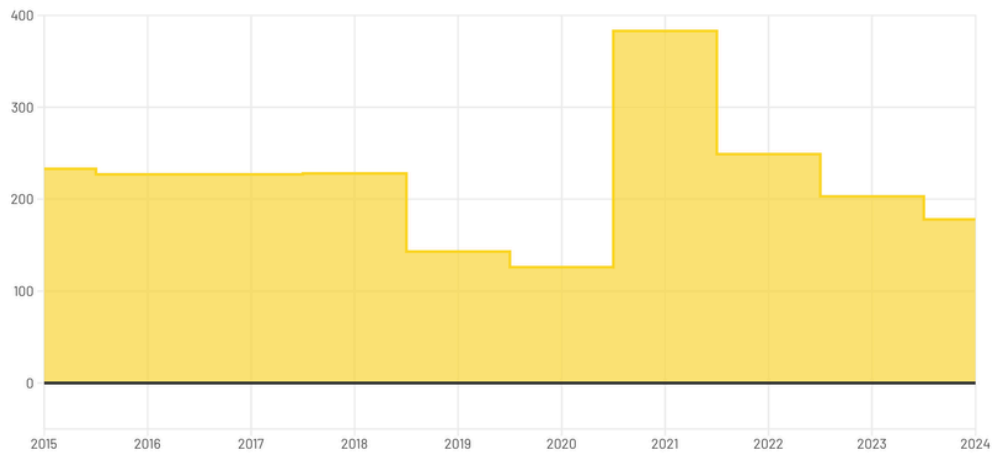
Supply & demand factors:

Housing Supply

Murray Bridge - Housing Supply

New Dwellings vs Household Formation (annual)

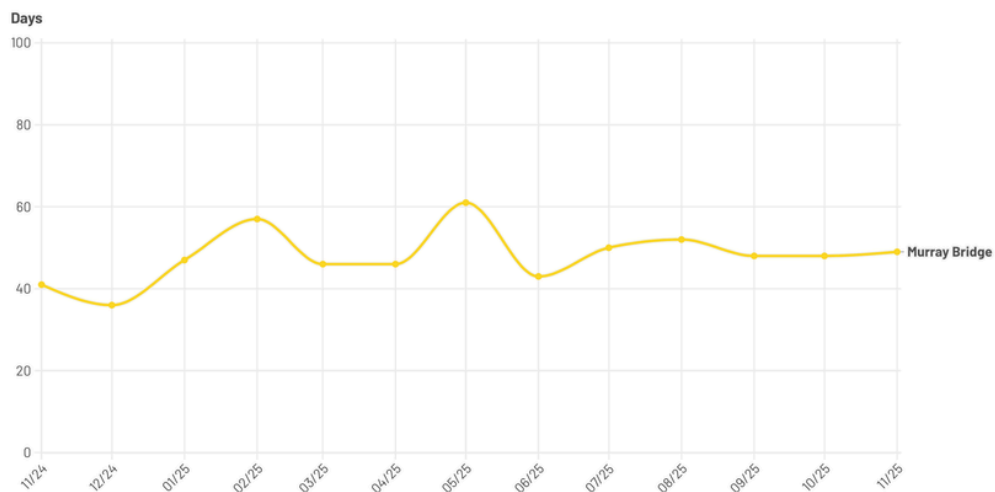
Oversupply



Vacancy remains low at 1.46% and is falling, reflecting firm rental absorption and continued demand from new household formation.

Days on Market

Days on Market - Murray Bridge



Days on market sits now at <50 days and is in a declining trend - a healthy turnover rate for a smaller regional centre.

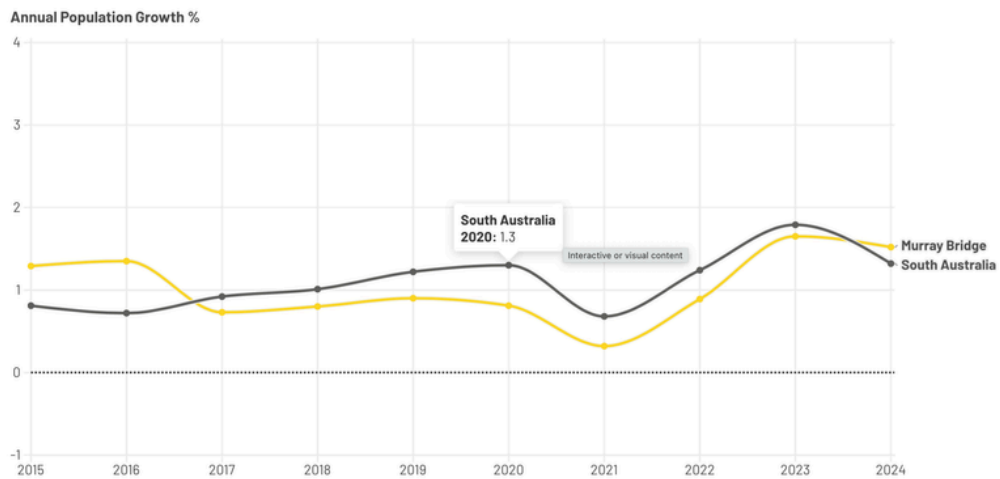


HOT MARKET #1 - MURRAY BRIDGE (SA)

Key fundamentals:

Population Growth

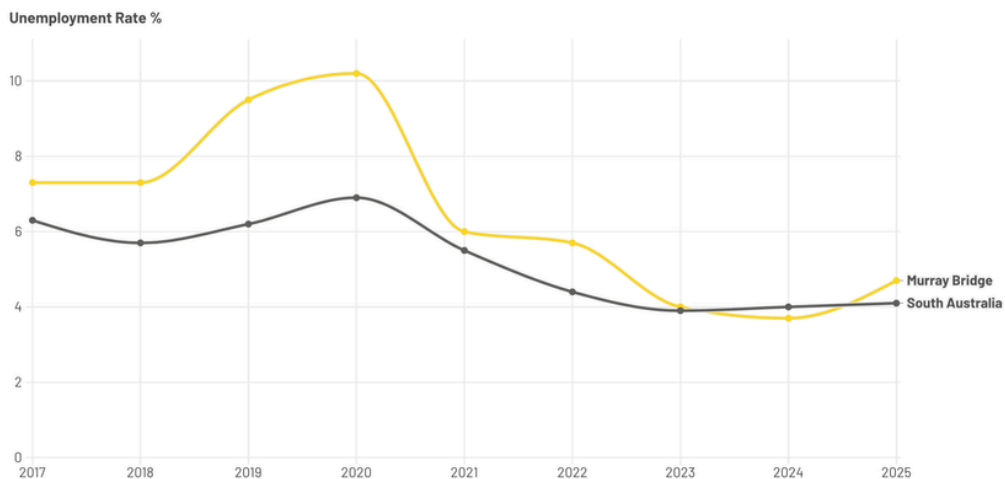
Population Growth - Murray Bridge v South Australia



Population growth has strengthened of late, with growth having just overtaken South Australia as a whole.

Unemployment

Unemployment - Murray Bridge v South Australia



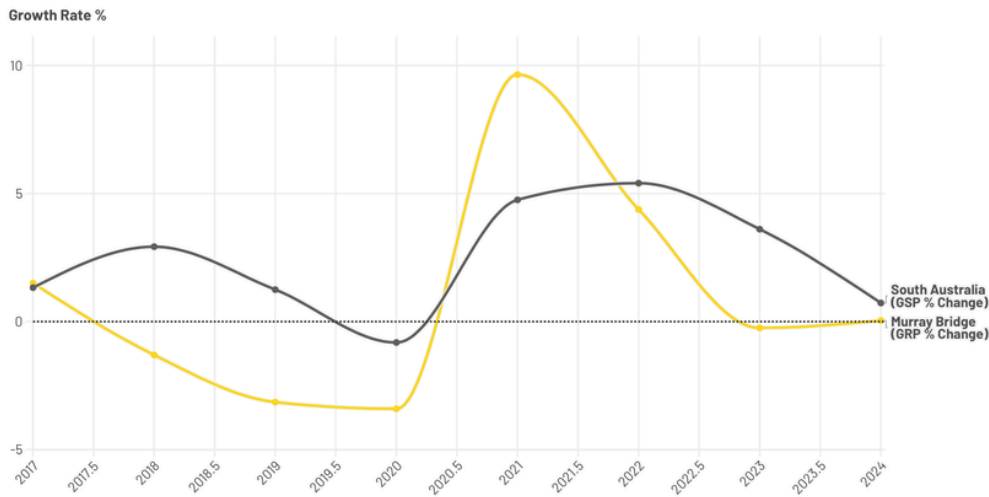
Unemployment has rapidly tightened since peaking in 2020, now at a level broadly comparable with the rest of the state.



HOT MARKET #1 - MURRAY BRIDGE (SA)

Economic Growth

Economic Growth - Murray Bridge v South Australia



Over \$800m in local investment through projects like the Thomas Foods International processing facility, upgrades to the local hospital, and ongoing road development projects, collectively supporting employment growth, transport efficiency and long term housing demand across the region.

Infrastructure projects

Major Infrastructure Projects - Murray Bridge

Identified major public and private projects exceed \$800m+ in capital value, delivered progressively through the late 2020s.

Name	Status	Cost	Market Relevance
Murray Bridge Hospital Redevelopment (Stage 1)	Under construction 2023-2026	~\$125 million	Secures Murray Bridge as the Lower Murray health hub; drives professional employment growth and sustained rental demand around the hospital precinct and CBD.
Monarto Safari Park Expansion (Hotels, Visitor Centre & Experiences)	Staged delivery 2022-2027	~\$150+ million	Major private tourism investment generating hundreds of ongoing jobs; supports population growth and spill-over housing demand in Murray Bridge.
South Eastern Freeway Upgrade Program (Incl. Murray Bridge Corridor)	Staged delivery 2023-2030	~\$400+ million	Improves Adelaide connectivity and commute reliability, strengthening Murray Bridge's role as an affordable satellite market for Greater Adelaide.
Murray Bridge Regional Industrial Precinct Expansion	Planning & staged private release	~\$40-60 million	Expands logistics, agribusiness and light manufacturing capacity; underpins blue-collar employment and durable rental demand.
Thomas Foods International (TFI) Murraylands Processing & Logistics Investment	Ongoing development	~\$100+ million (private)	Anchors large-scale agribusiness employment in the region, stabilising household incomes and supporting long-term housing demand.

Murray Bridge is well-positioned for continued above-average performance into 2026, supported by constrained supply, rising regional investment and its role as one of South Australia's most affordable and economically diverse growth corridors.



HOT MARKET #2 - SOUTHERN DOWNS (QLD)

LGA Map



Summary Table

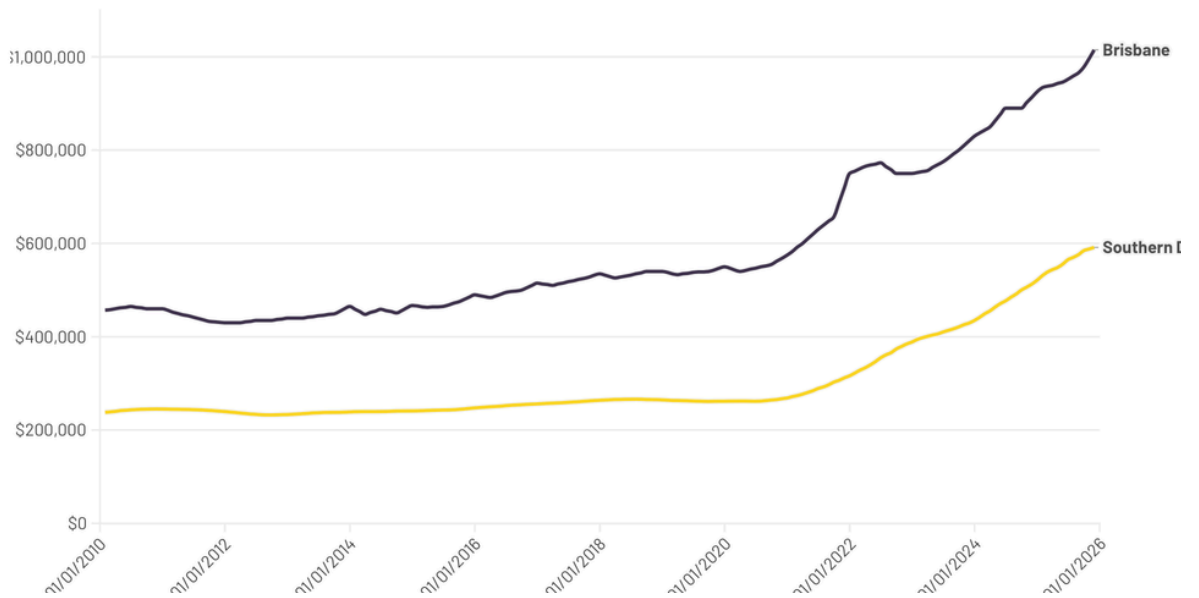
Metric	Value
Typical Price	\$591k
1-Year Growth	15.37%
5-Year Growth	121.42%
Avg. Yield	4.25%
Vacancy Rate	1.12% (↓ trend)
Per Capita Infrastructure Investment	\$588



HOT MARKET #2 - SOUTHERN DOWNS (QLD)

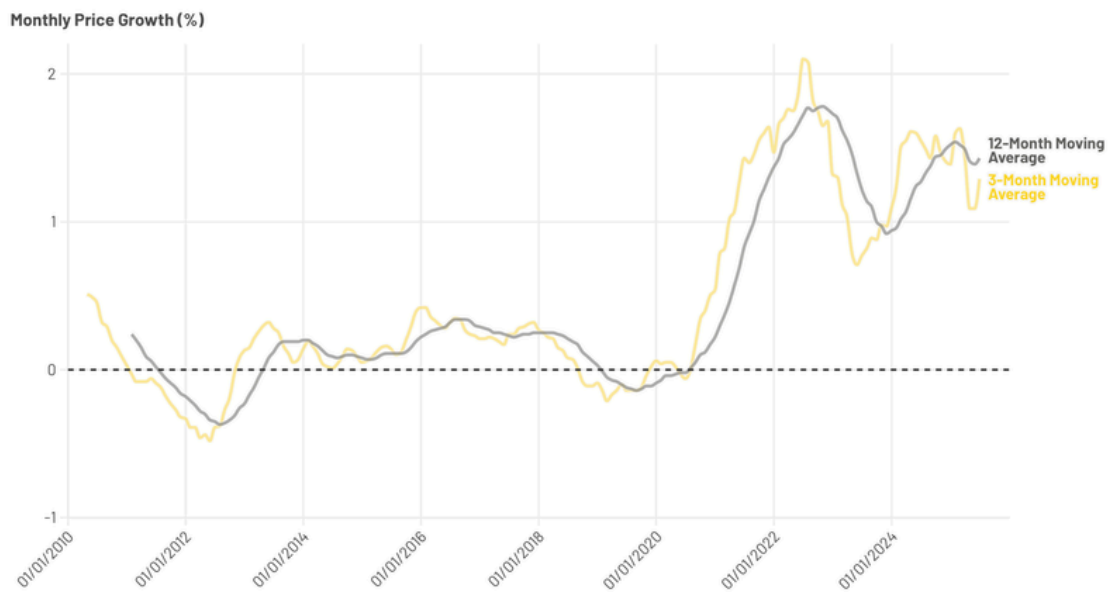
Price Growth Chart

Southern Downs - Price Growth



Price Momentum

Price Momentum - Southern Downs

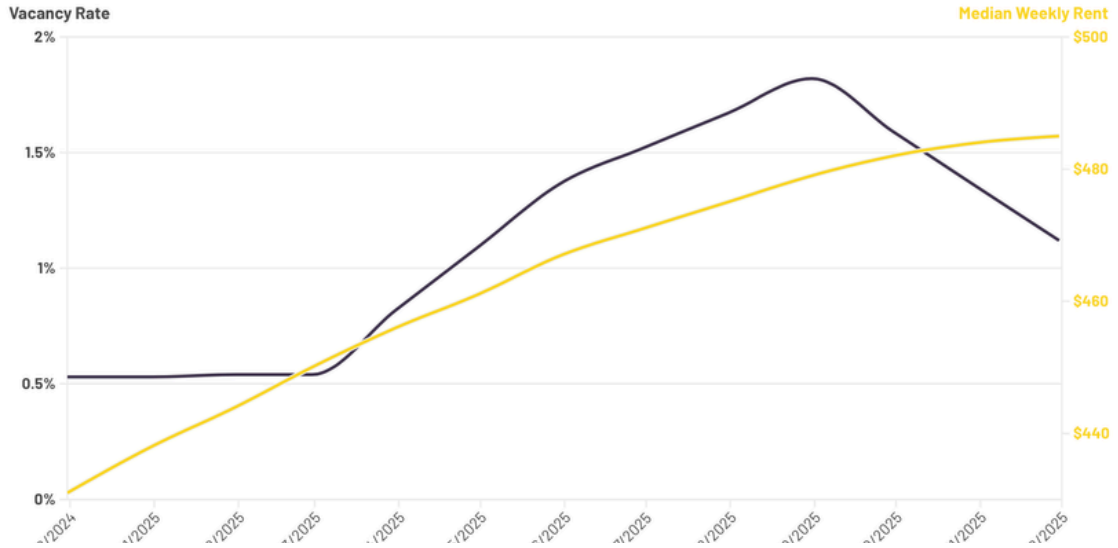




HOT MARKET #2 - SOUTHERN DOWNS (QLD)

Rental Market Chart

Southern Downs - Rental Market

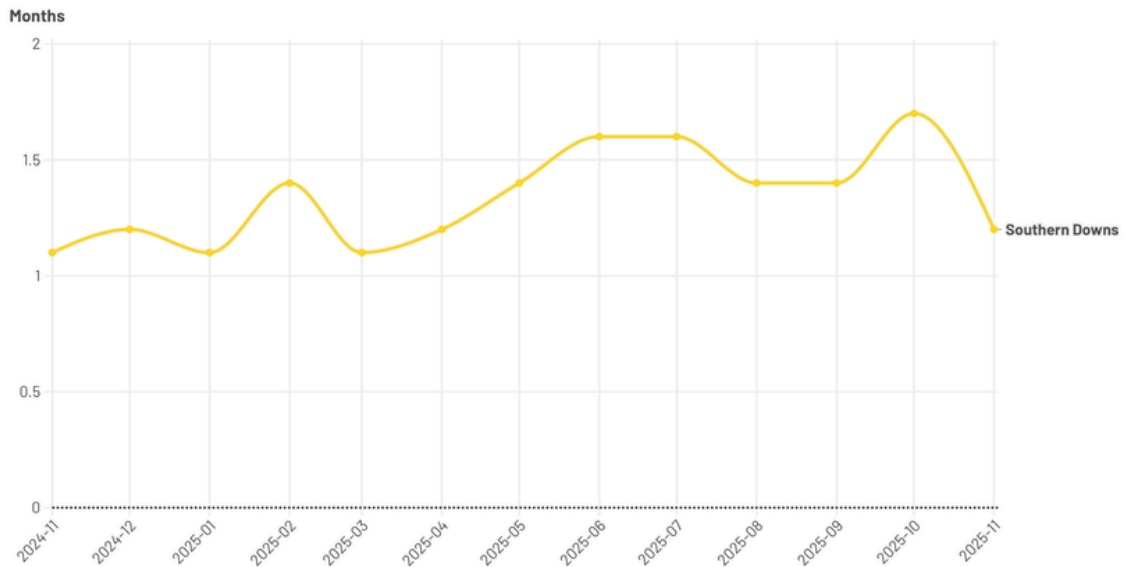


Southern Downs occupies an important position along Queensland’s southern border, centred across Warwick and Stanthorpe, with exceptionally strong property market growth in the past 12 months. The region is underpinned by robust economic momentum, with Southern Downs ranking among the top-performing LGAs in Australia for economic growth across the past 5 years.

Supply & demand factors:

Inventory

Inventory - Southern Downs



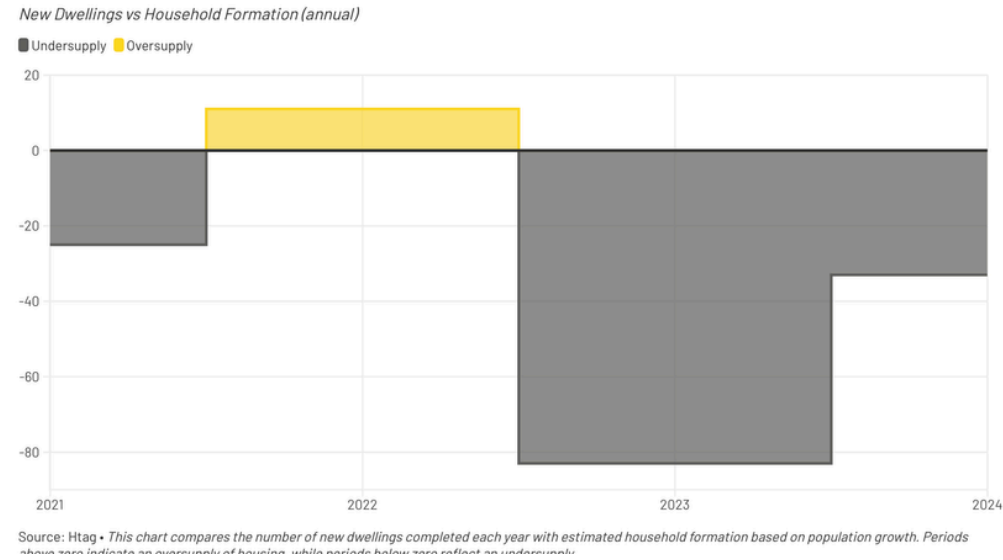
Inventory sits at just 1.43 months, with stock on market at 0.20%, indicating a lean supply environment and strong market absorption.



HOT MARKET #2 - SOUTHERN DOWNS (QLD)

Supply & demand factors:

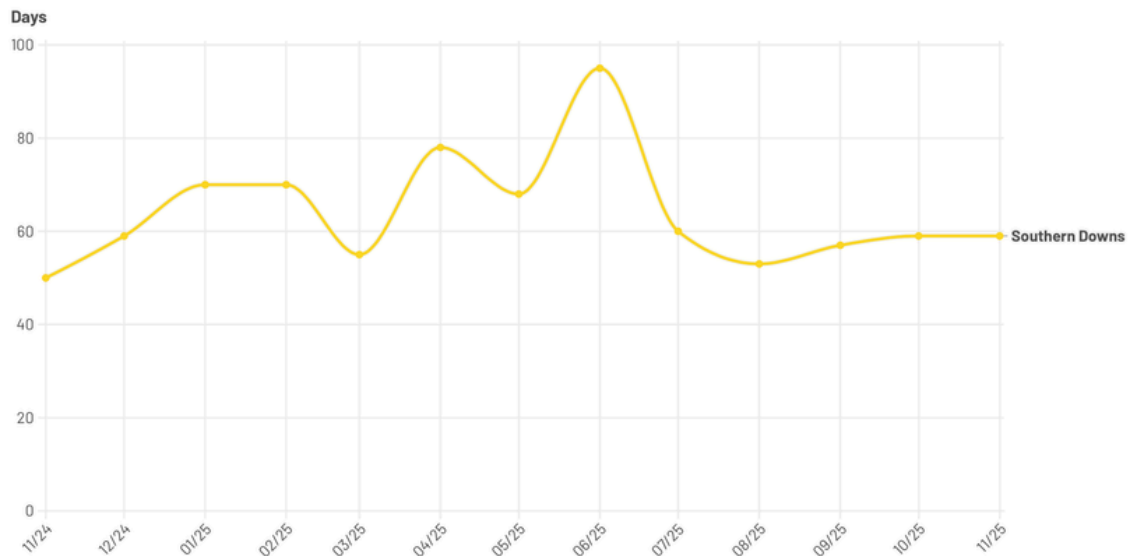
Housing Supply



Housing supply has been consistently unable to meet demand, with pronounced periods of undersupply in recent years.

Days on Market

Days on Market - Southern Downs



Vacancy has tightened to 1.12%, reflecting firm rental demand and continued household formation across the region.

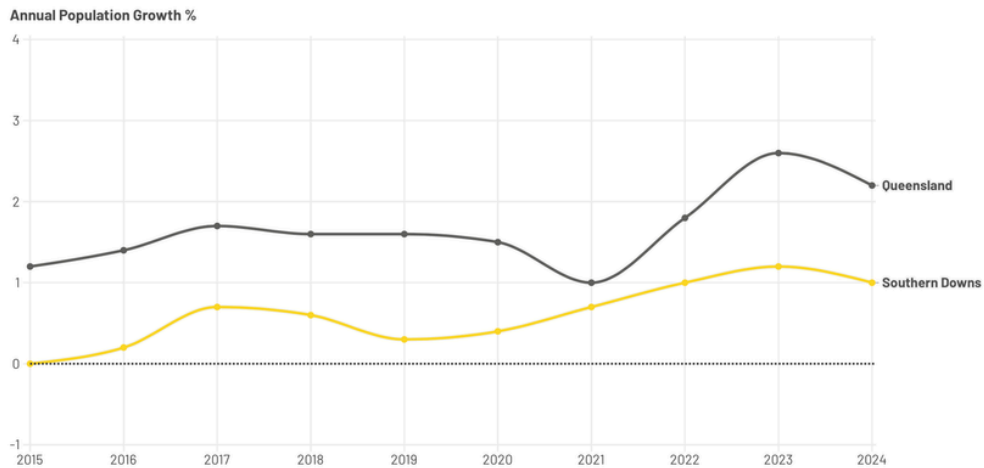


HOT MARKET #2 - SOUTHERN DOWNS (QLD)

Key fundamentals:

Population Growth

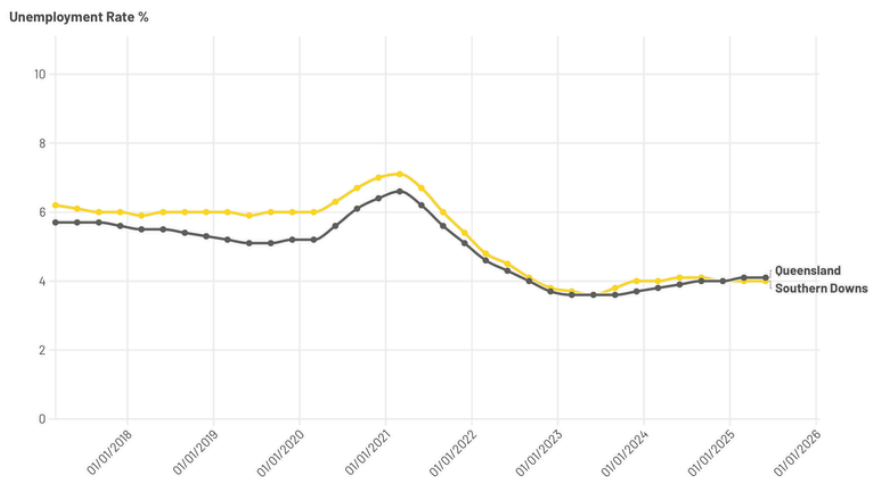
Population Growth - Southern Downs v Queensland



Population growth has remained steady, rising from 32,411 in 2006 to 37,820 in 2024, with annual increases accelerating since 2020.

Unemployment

Unemployment - Southern Downs v Queensland



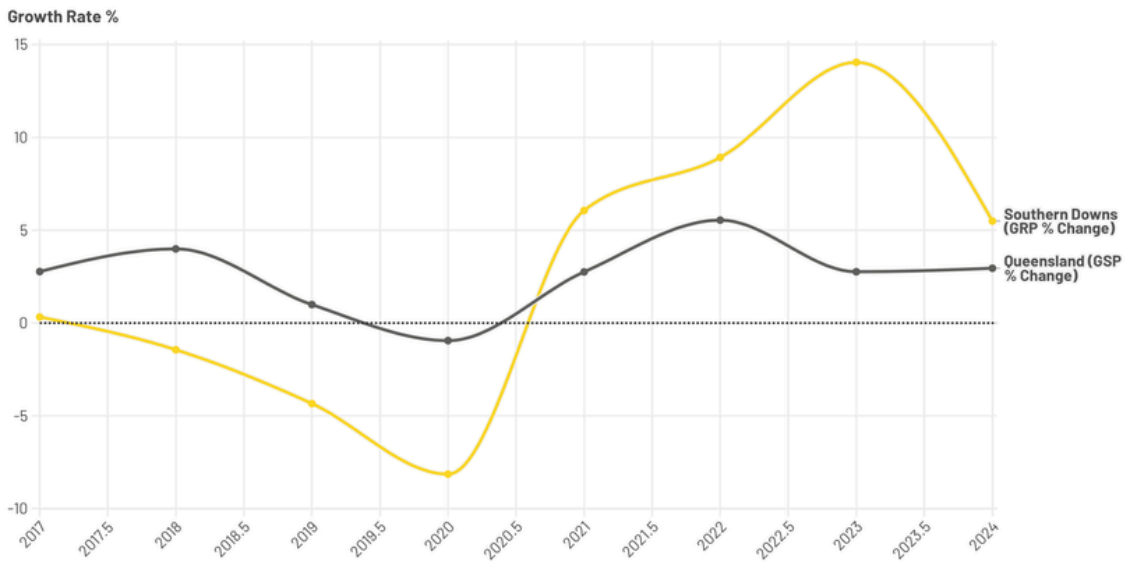
Employment expansion in healthcare, agriculture, education, and logistics, alongside tourism activity in the broader Granite Belt region, provides a stable and diversified base of housing demand.



HOT MARKET #2 - SOUTHERN DOWNS (QLD)

Economic Growth

Economic Growth - Southern Downs v Queensland



Infrastructure projects

Major Infrastructure Projects - Southern Downs

Southern Downs benefits from ~\$600m+ in locally consequential infrastructure investment, supported by exposure to Inland Rail's \$5bn+ overall cost.

Name	Status	Cost	Market Relevance
Warwick Hospital Redevelopment (Stage 1)	Under construction 2023-2026	~\$150 million	Crucial employment anchor in the LGA. Lifts professional and healthcare employment, raises income stability, and concentrates rental demand around Warwick's CBD and hospital precinct.
Inland Rail - Gowrie to Kagaru (Southern Downs interface)	Under construction / staged delivery 2023-2028	~\$5+ billion (corridor-wide)	Structural freight infrastructure that entrenches Warwick's role in national logistics and agribusiness supply chains. Supports long-term employment resilience.
Emu Swamp Dam (Warwick Water Security Project)	Planning / approvals	~\$300-350 million	Critical enabling infrastructure and job creator (~700 permanent jobs). Removes a long-term constraint on population growth, industrial expansion, and residential development in Warwick. Without this, housing growth remains capped.
Warwick Industrial Precinct Expansion (Freight, logistics & agribusiness)	Planning & staged private release	~\$50-70 million	Reinforces trade employment tied to Inland Rail and agriculture.
Granite Belt Agribusiness & Food Processing Expansion (Stanthorpe)	Ongoing private investment	~\$80-100+ million (aggregate)	Sustains employment and incomes in Stanthorpe; supports housing demand stability.

Road, water and town centre infrastructure upgrades are taking place across Warwick and Stanthorpe - including Cunningham Highway improvements, public water and sewer projects, and town centre revitalisation works, that are helping to lift development capacity.

Southern Downs is well-positioned for strong outperformance into 2026, supported by tightening supply, accelerating economic activity, and its growing appeal as an affordable, high-amenity regional hub within inland Queensland.



HOT MARKET #3 - GOSNELLS (WA)

LGA Map



Summary Table

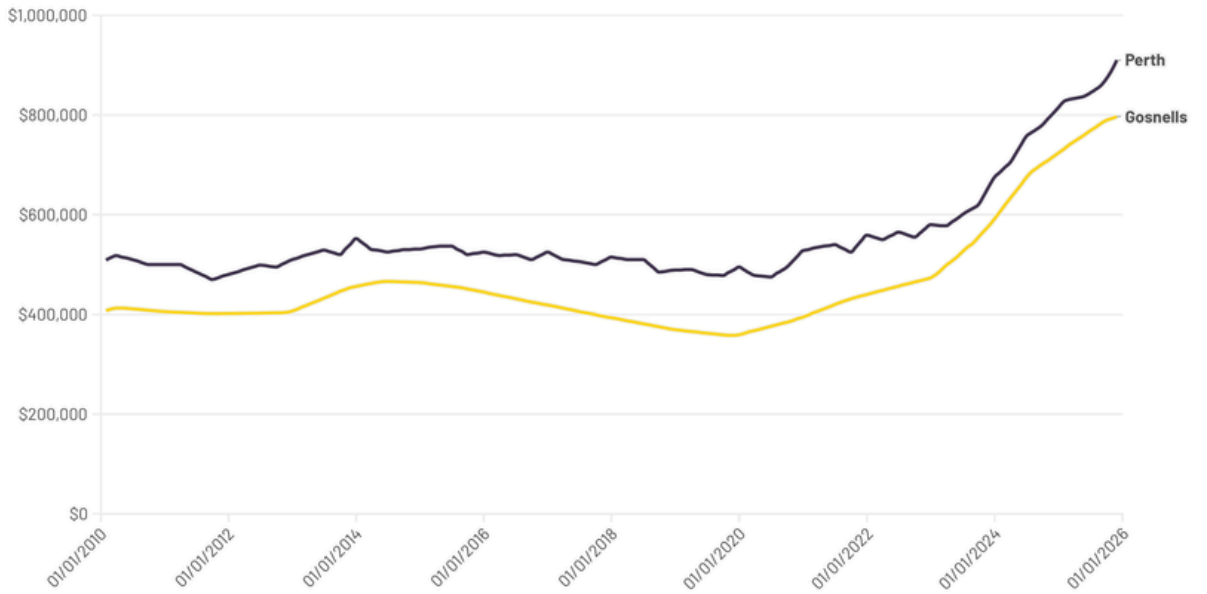
Metric	Value
Typical House Price	\$796k
1-Year Growth	11.25%
5-Year Growth	103.54%
Avg. Yield	4.13%
Vacancy Rate	2.12% (↓ trend)
Per Capita Infrastructure Investment	\$1,193



HOT MARKET #3 - GOSNELLS (WA)

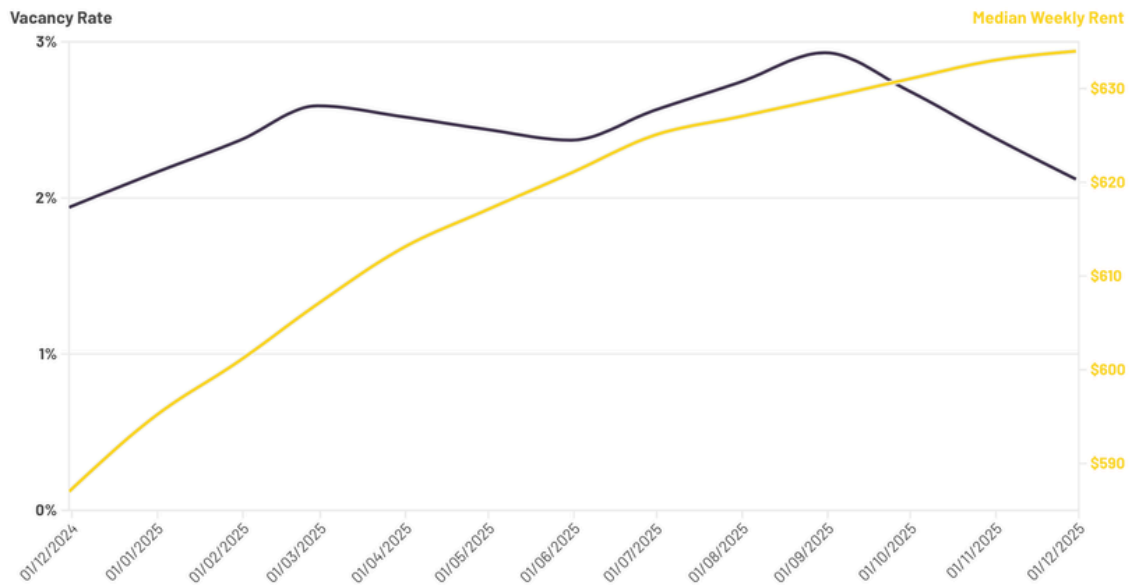
Price Growth Chart

Gosnells - Price Growth



Rental Market

Gosnells - Rental Market



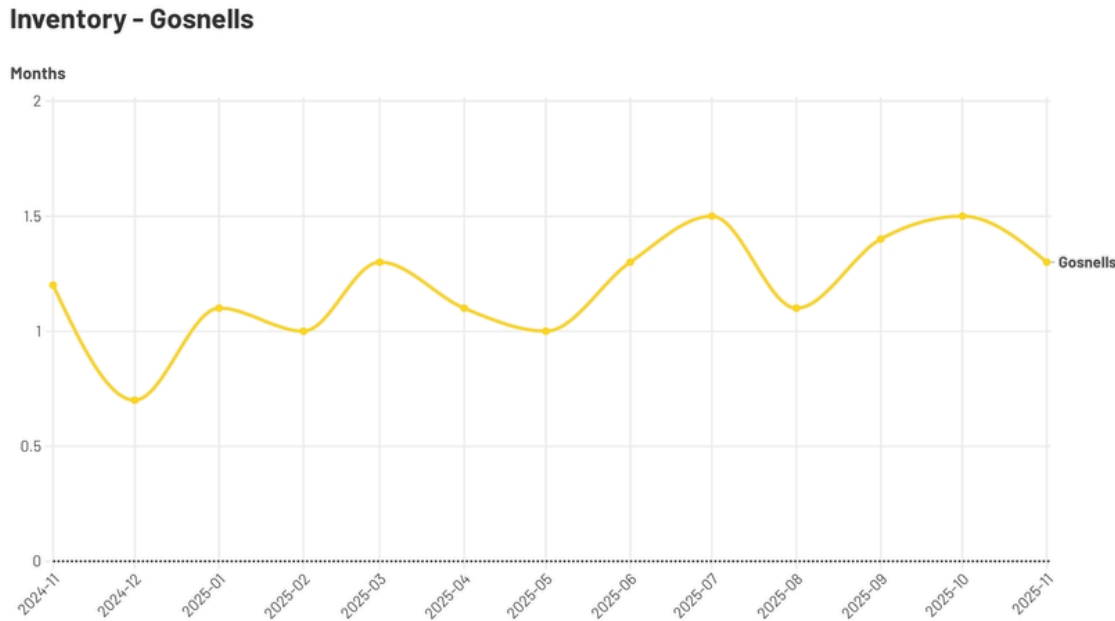


HOT MARKET #3 - GOSNELLS (WA)

Gosnells occupies a key position in Perth’s south-east growth corridor, anchored by strong transport connectivity and proximity to the CBD. The LGA benefits from a significant population base, now over 140,000 residents, with growth underpinned by strong migration inflows and new housing developments. Over the past year, Gosnells’ economic output has risen by substantially more than the state as a whole - supported by major employment sectors including health care, construction, retail, transport and manufacturing. Significant job creation in construction, transport, and health care highlights an economically diverse region well placed for continued population absorption.

Supply & demand factors:

Inventory



Inventory remains tight at 1.40 months, with stock on market at just 0.31%, reflecting a persistent undersupply environment.



HOT MARKET #3 - GOSNELLS (WA)

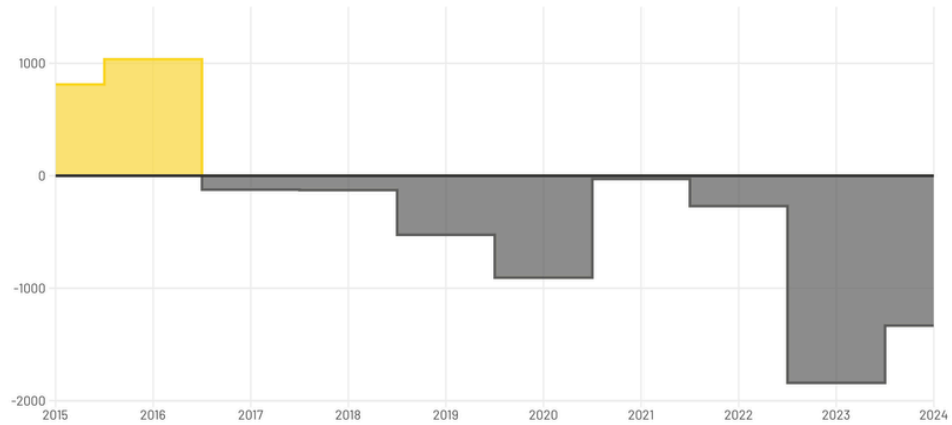
Supply & demand factors:

Housing Supply

Gosnells - Housing Supply

New Dwellings vs Household Formation (annual)

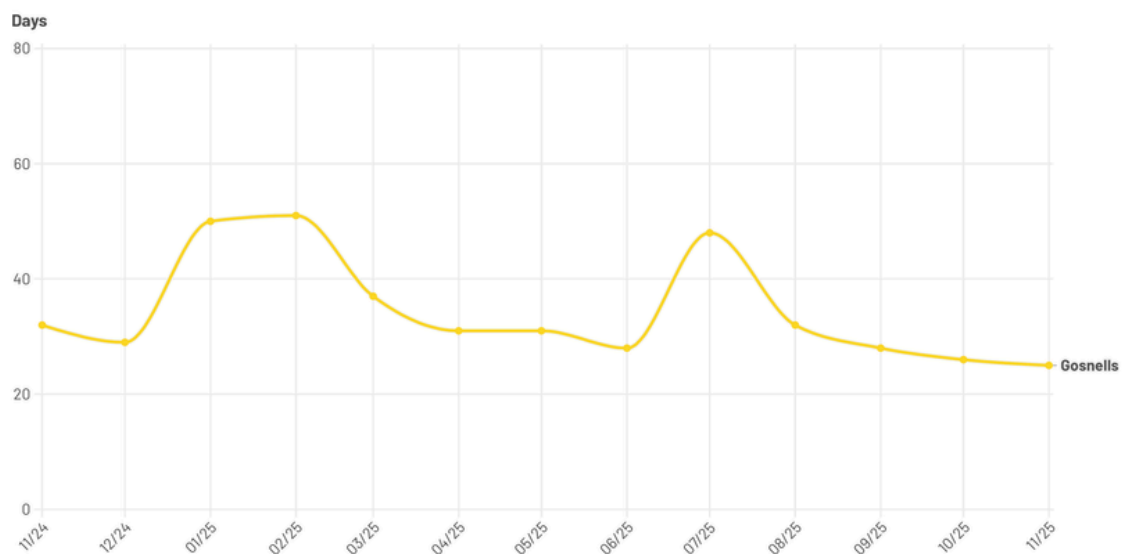
■ Undersupply ■ Oversupply



The market has been in a pronounced undersupply of housing since 2017, becoming more severe in recent years.

Days on Market

Days on Market - Gosnells



Housing supply has been extremely low relative to household formation in recent years.

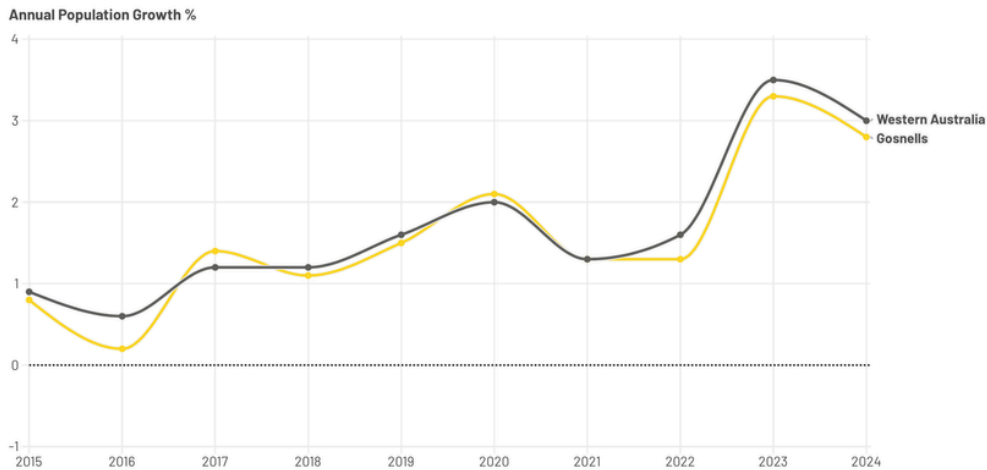


HOT MARKET #3 - GOSNELLS (WA)

Key fundamentals:

Population Growth

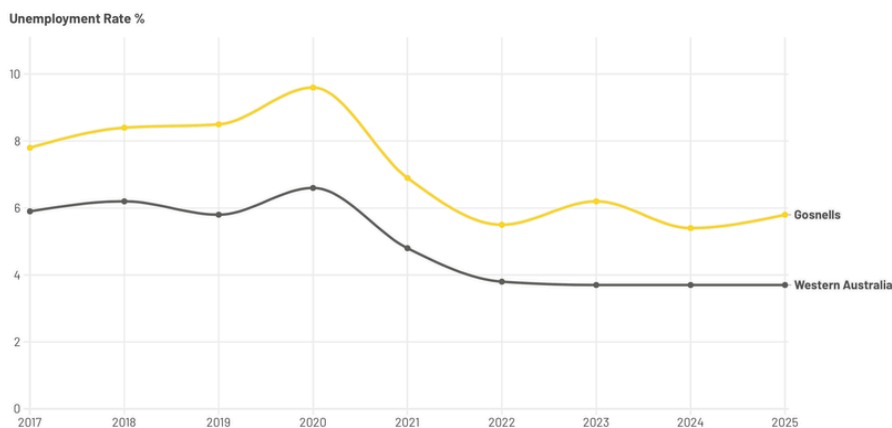
Population Growth - Gosnells v Western Australia



Gosnells offers by far the lowest overall price point of any LGA within 30kms of Perth's CBD.

Unemployment

Unemployment - Gosnells v Western Australia



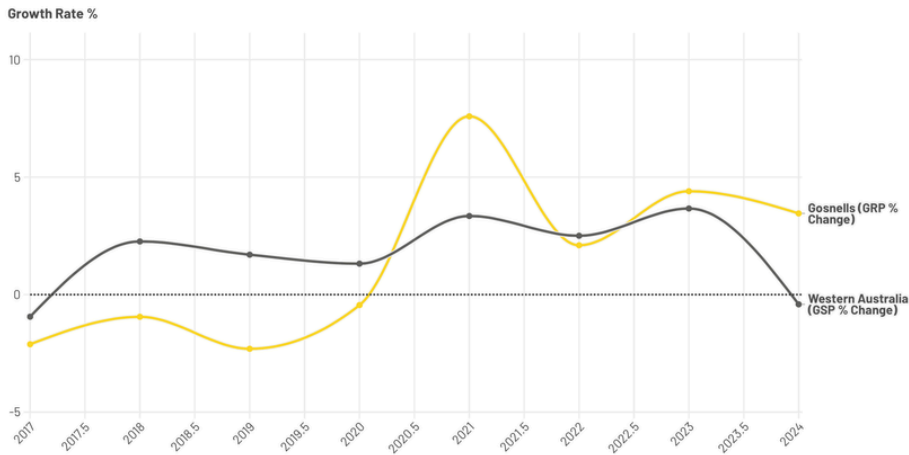
Metronet Line upgrades, key road works, and Gosnells town centre renewal projects are improving transport connectivity, employment access and long-term housing demand.



HOT MARKET #3 - GOSNELLS (WA)

Economic Growth

Economic Growth - Gosnells v Western Australia



Economic expansion, strong job creation, and a diversified services base are contributing to stable, long-term demand.

Infrastructure projects

Major Infrastructure Projects - Gosnells

Projects most consequential to the future residential property market exceed **\$1.5bn+** in combined capital value, delivered progressively through the late 2020s.

Name	Status	Cost	Market Relevance
METRONET - Thornlie-Cockburn Link & Station Upgrades	Under construction	~\$1.1 billion	The single most important housing catalyst in Gosnells. Creates genuine rail network connectivity to employment centres (Murdoch, Cockburn, Perth CBD), materially lifting accessibility, buyer demand, and redevelopment potential around stations.
METRONET - Armadale Line Level Crossing Removals & Rail Modernisation	Under construction	~\$400+ million (corridor-wide)	Improves service frequency, reliability and safety. Raises the desirability of established suburbs along the Armadale line, supporting price growth and infill development.
Canning Vale / Southern Industrial & Employment Precinct Expansion	Ongoing private investment	~\$200+ million (aggregate)	Anchors one of Perth's largest employment bases adjacent to Gosnells. Sustains employment demand, underpinning rental absorption and household formation.
Nicholson Road & Ranford Road Transport Upgrades	Final Stages	~\$150+ million	Reduces congestion and improves east-west connectivity between Gosnells, Canning Vale and Armadale. Supports commuter appeal and reinforces Gosnells' role as an affordable, accessible housing market.
Gosnells City Centre & Maddington Renewal Projects	Ongoing staged delivery	~\$50-80 million	Incremental densification, retail renewal and public space upgrades. Improves liveability and long-term demand.

Gosnells is well-positioned for continued outperformance into 2026. Its combination of affordability, proximity to Perth, and exceptional price momentum will support market strength into the year ahead.



EMERGING MARKET #1 - FRANKSTON (VIC)

Frankston remains one of Melbourne’s most significant middle-ring LGAs, home to approximately 145,000 residents and supporting more than 54,000 local jobs. Frankston continues to benefit from long-run population expansion, substantial employment depth, and the market looks set to benefit from improving momentum into

LGA Map



Summary Table

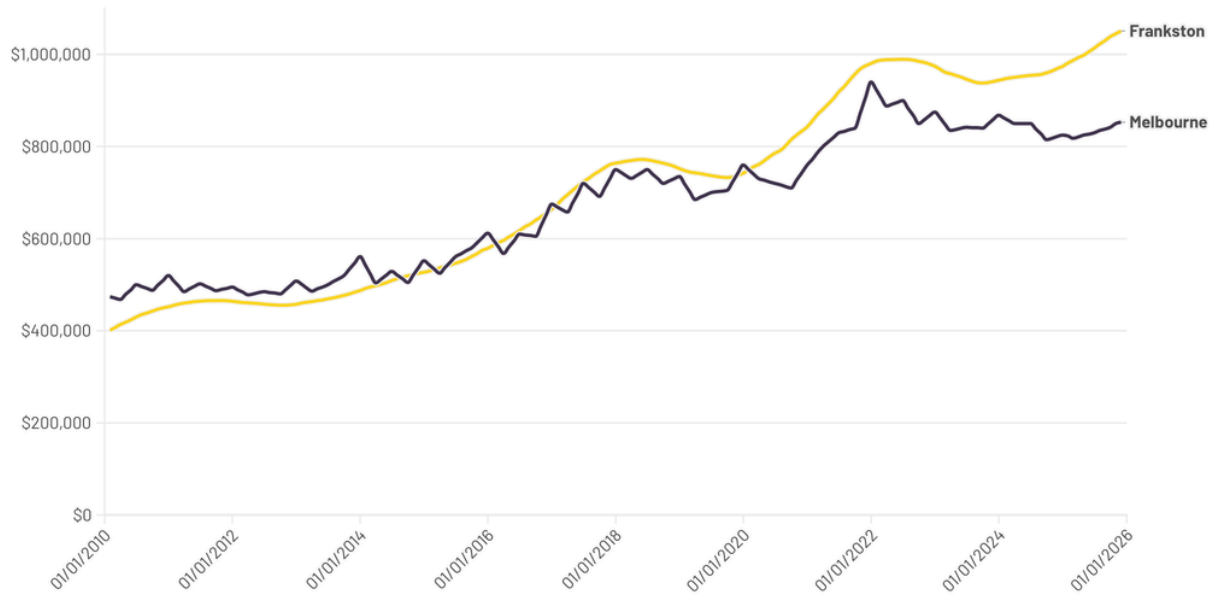
Metric	Value
Typical House Price	\$592k
1-Year Growth	11.02%
5-Year Growth	107.27%
Avg. Yield	3.86%
Vacancy Rate	1.46% (↓ trend)
Per Capita Infrastructure Investment	\$1,078



EMERGING MARKET #1 - FRANKSTONE (VIC)

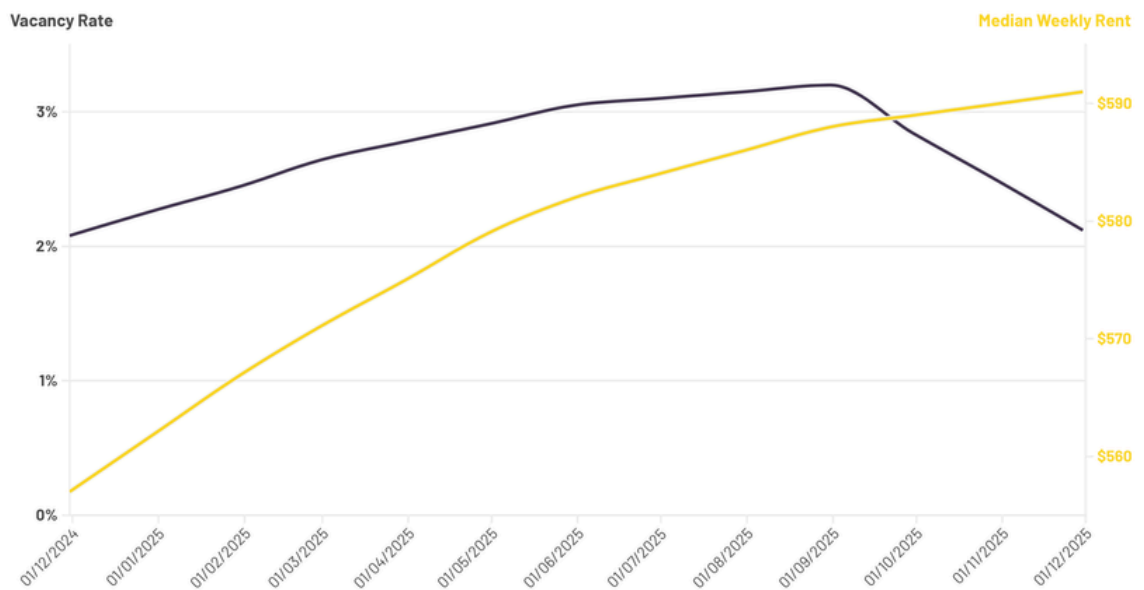
Price Growth Chart

Frankston - Price Growth



Rental Market

Frankston - Rental Market



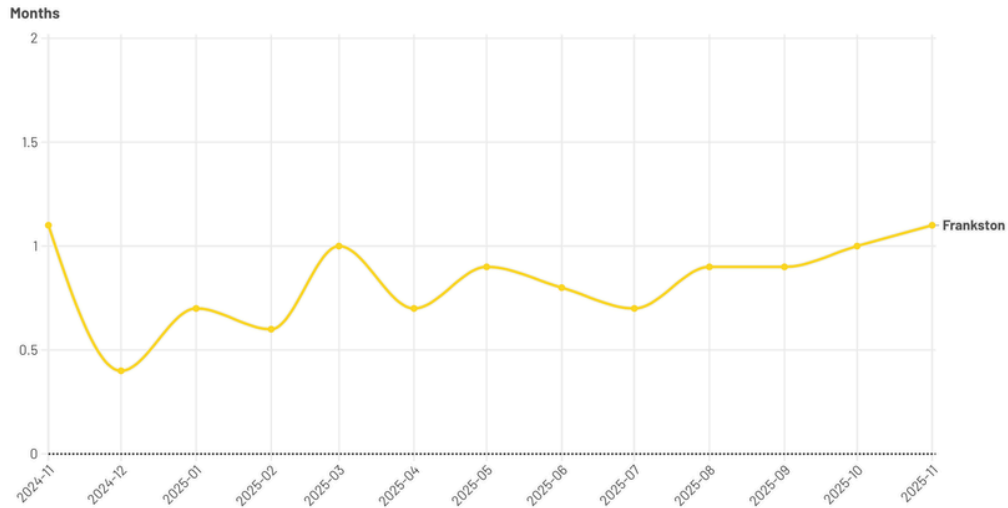


EMERGING MARKET #1 - FRANKSTONE (VIC)

Supply & demand factors:

Inventory

Inventory - Frankston



Inventory sits around one month, with stock on market trending below long-run averages, indicating limited near-term supply responsiveness.

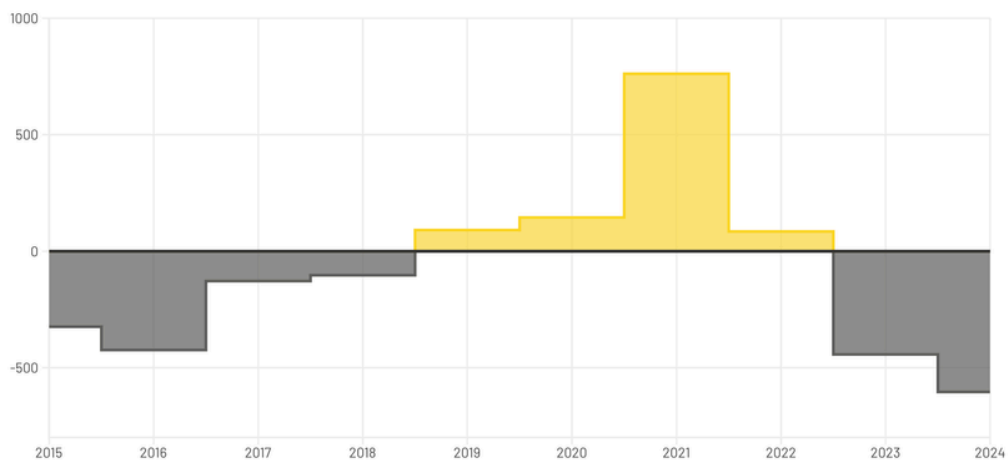
Supply & demand factors:

Housing Supply

Frankston - Housing Supply

New Dwellings vs Household Formation (annual)

Undersupply Oversupply



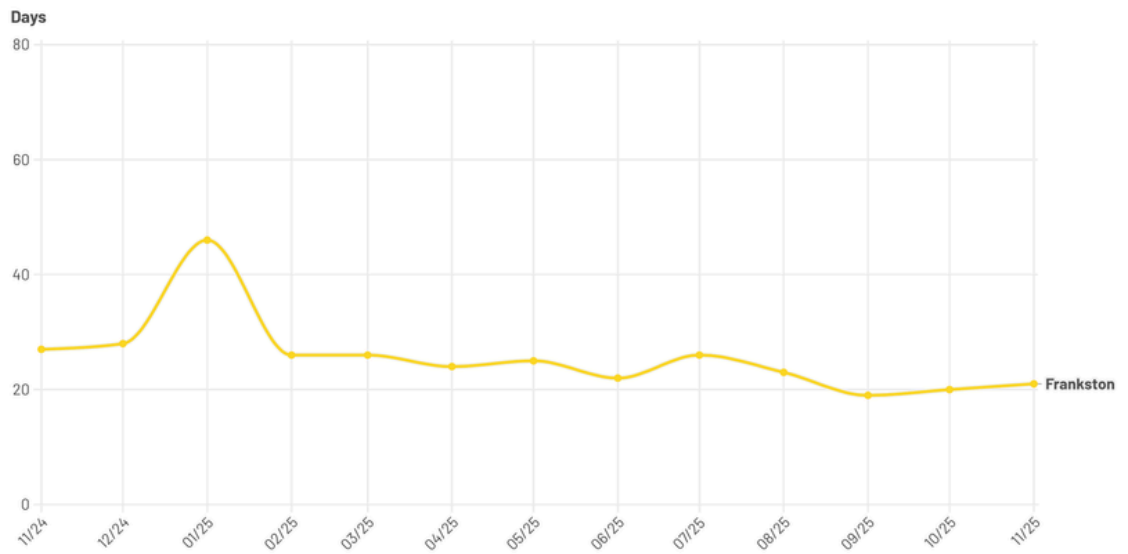
The local economy is highly diversified, with Health Care and Social Assistance the largest employer, supported by education, construction, retail, and professional services.



EMERGING MARKET #1 - FRANKSTONE (VIC)

Days on Market

Days on Market - Frankston



Days on market remain exceptionally low for a metro LGA, reflecting consistently strong buyer demand.

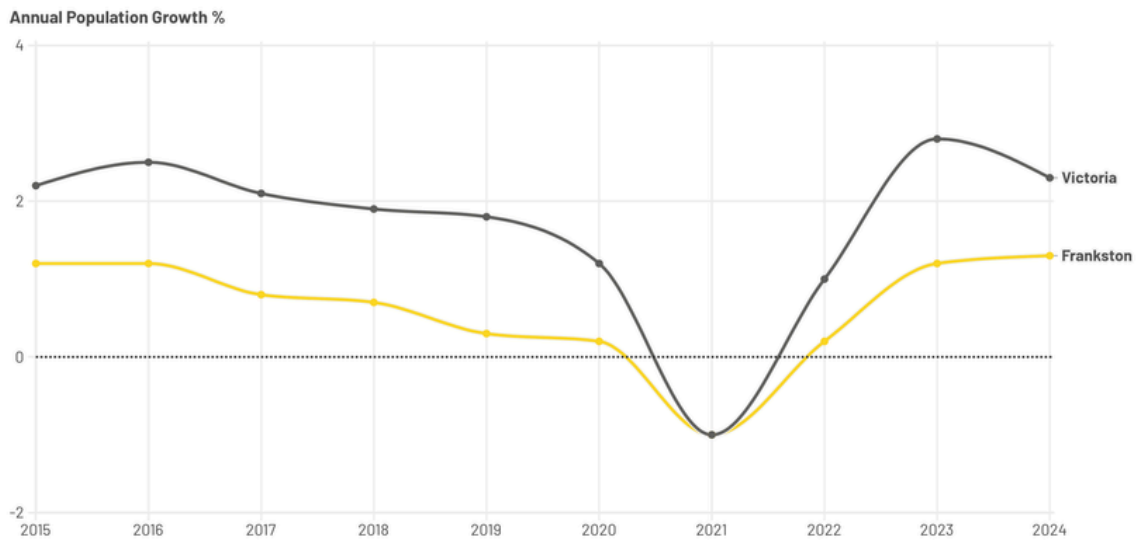


EMERGING MARKET #1 - FRANKSTONE (VIC)

Key fundamentals:

Population Growth

Population Growth - Frankston v Victoria



Frankston supports a large, diversified local economy, reducing reliance on outbound commuting.

Unemployment

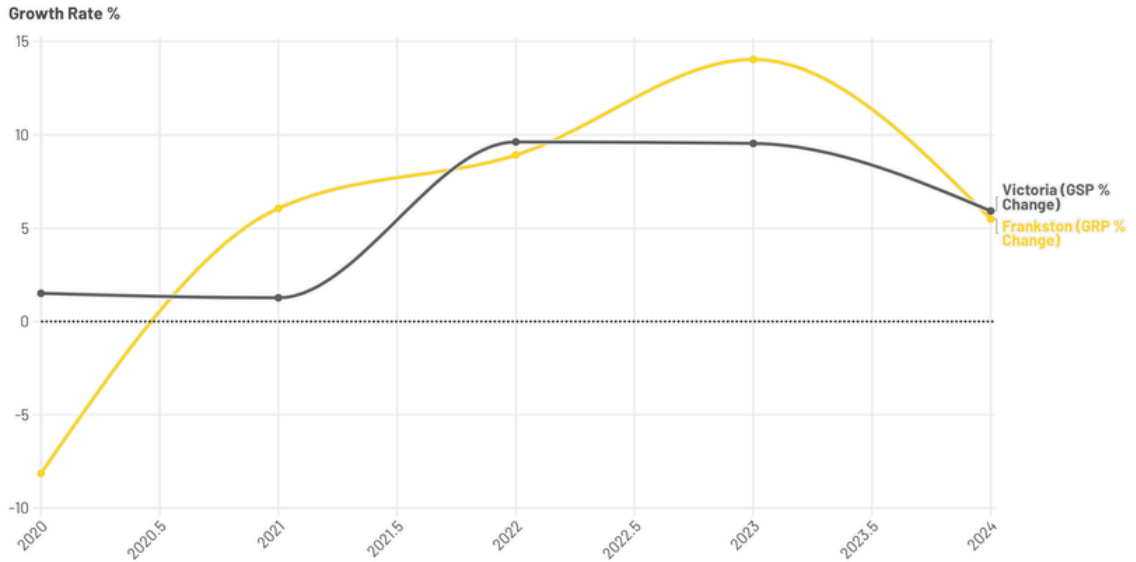
Insufficient data



EMERGING MARKET #1 - FRANKSTONE (VIC)

Economic Growth

Economic Growth - Frankston v Victoria



Health Care and Social Assistance is the largest employment sector, providing stable demand for rental housing.

Infrastructure projects

Major Infrastructure Projects - Frankston

Projects relevant to Frankston's property market exceed **\$2.5bn+** in combined capital value, delivered progressively through the late 2020s.

Name	Status	Cost	Market Relevance
Frankston Hospital Redevelopment (Stage 2 & Health Precinct)	Under construction 2023-2026	~\$1.1 billion	A dominant structural driver. Transforms Frankston into a major metropolitan health hub, materially lifting professional employment, incomes, and sustained rental demand across Frankston and surrounds.
Frankston Metropolitan Activity Centre & CBD Renewal	2024-2032+	~\$1.0+ billion (public + private)	Enables higher-density residential, commercial and mixed-use development. Long-term land-use change that underpins capital growth, particularly near the station, foreshore and hospital corridor.
Level Crossing Removal Project - Frankston Line	Largely completed / final works	~\$700+ million (corridor-wide)	Improves service reliability, safety and amenity. Reinforces Frankston's rail accessibility to Melbourne's employment core, supporting owner-occupier demand and price growth.
Monash University Peninsula Campus Expansion & Research Investment	Through to 2030	~\$150-200 million	Anchors education, research and health-linked employment. Supports student and professional rental demand and strengthens Frankston's economic diversification.
Frankston Foreshore & Waterfront Redevelopment	Through to 2031	~\$100-150 million	Enhances lifestyle appeal and tourism, supporting owner-occupier demand and long-term appeal.

Major infrastructure projects like the Frankston Hospital redevelopment and health precinct expansion, supported by transport upgrades on the Frankston rail corridor, materially lifting employment depth, accessibility and long-term housing demand.

Frankston is positioned for strong growth into 2026, having already recorded just over 8% growth in the past year - supported by scale, employment depth and its role as one of Melbourne's attractive coastal markets.



EMERGING MARKET #2 - WAGGA WAGGA (NSW)

LGA Map



Summary Table

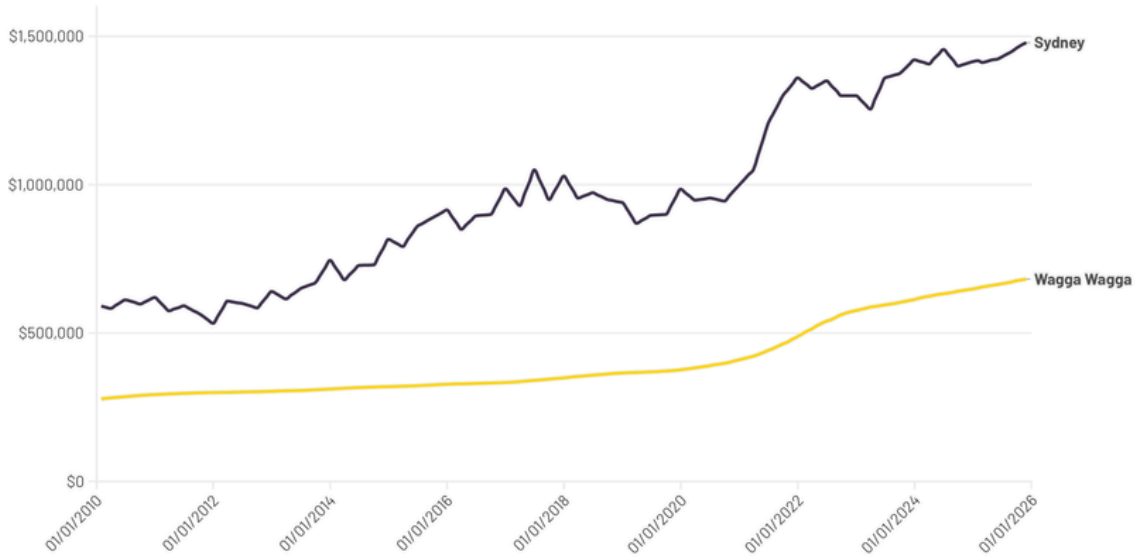
Metric	Value
Typical House Price	\$682k
1-Year Growth	5.48%
5-Year Growth	68.01%
Avg. Yield	4.01%
Vacancy Rate	2.37% (↓ trend)
Per Capita Infrastructure Investment	\$1,391



EMERGING MARKET #2 - WAGGA WAGGA (NSW)

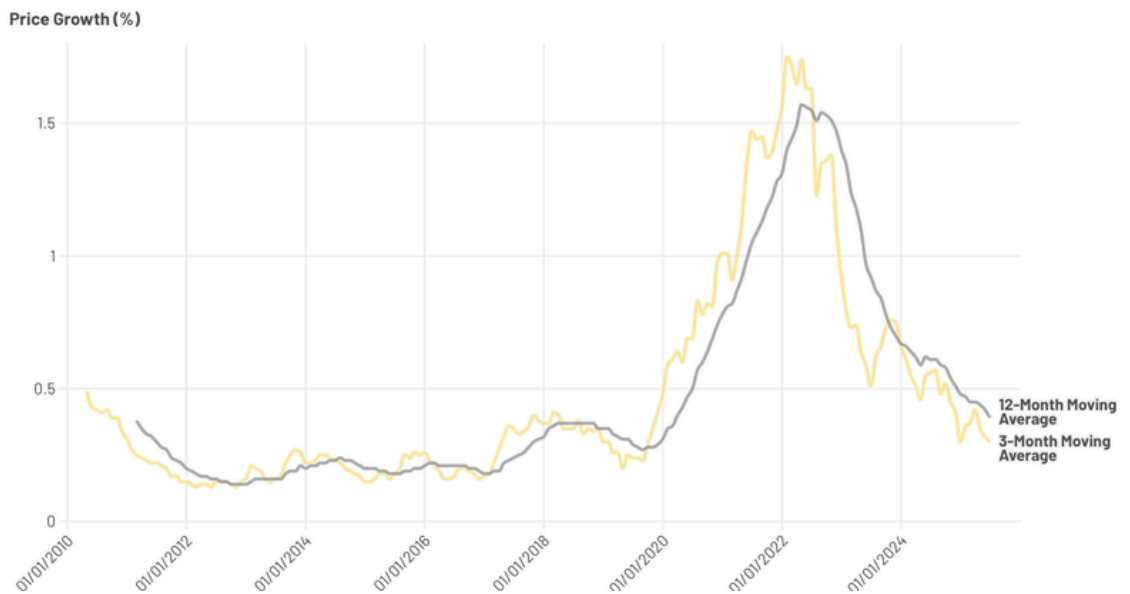
Price Growth Chart

Wagga Wagga - Price Growth



Price Momentum

Price Momentum - Wagga Wagga

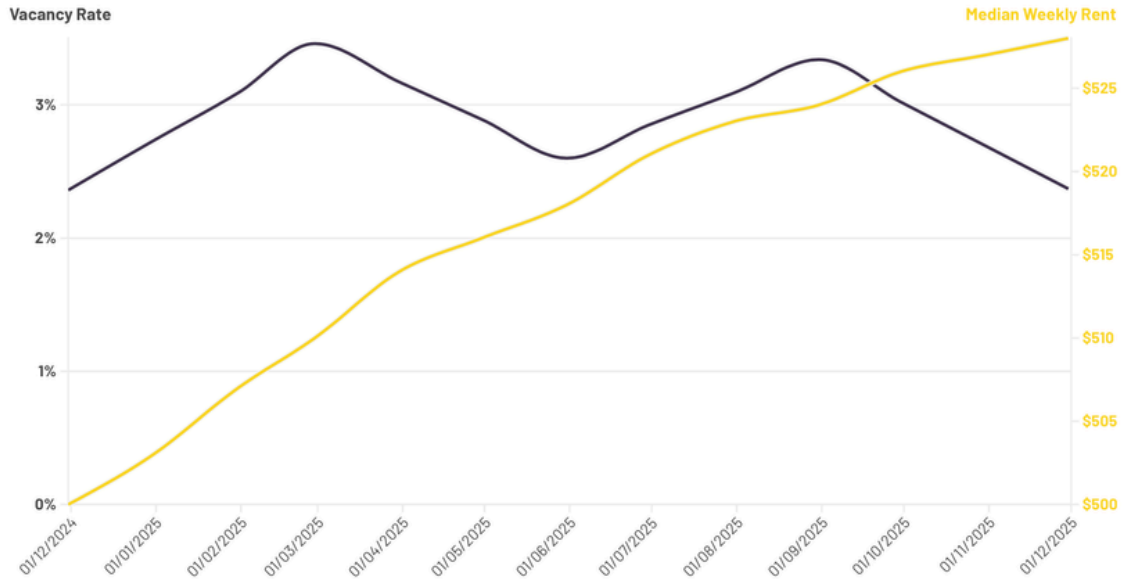




EMERGING MARKET #2 - WAGGA WAGGA (NSW)

Rental Market Chart

Wagga Wagga - Rental Market

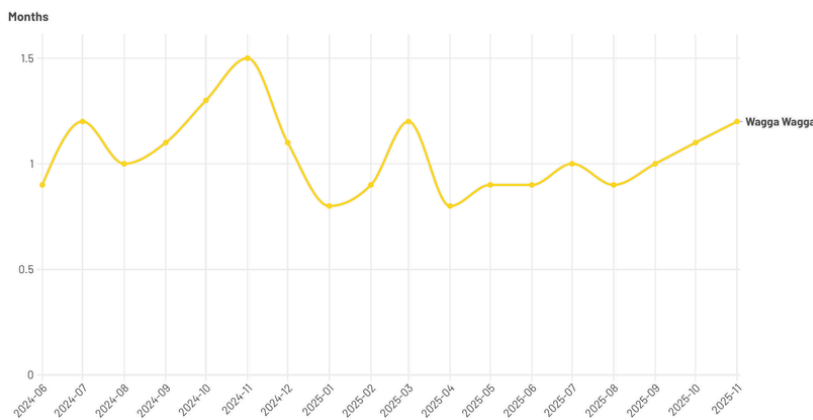


Wagga Wagga is one of Australia’s major regional cities and functions as a key employment centre for the Riverina. With a population of approximately 69,000, the city has demonstrated long-term economic and demographic resilience, supporting steady growth across multiple market cycles. Prices have risen 5% in the past year, indicating a softer market recently, yet underlying fundamentals remain supportive of rapidly improving momentum.

Supply & demand factors:

Inventory

Inventory - Wagga Wagga



Inventory sits around 1.1 months, indicating a very tight level of available supply.



EMERGING MARKET #2 - WAGGA WAGGA (NSW)

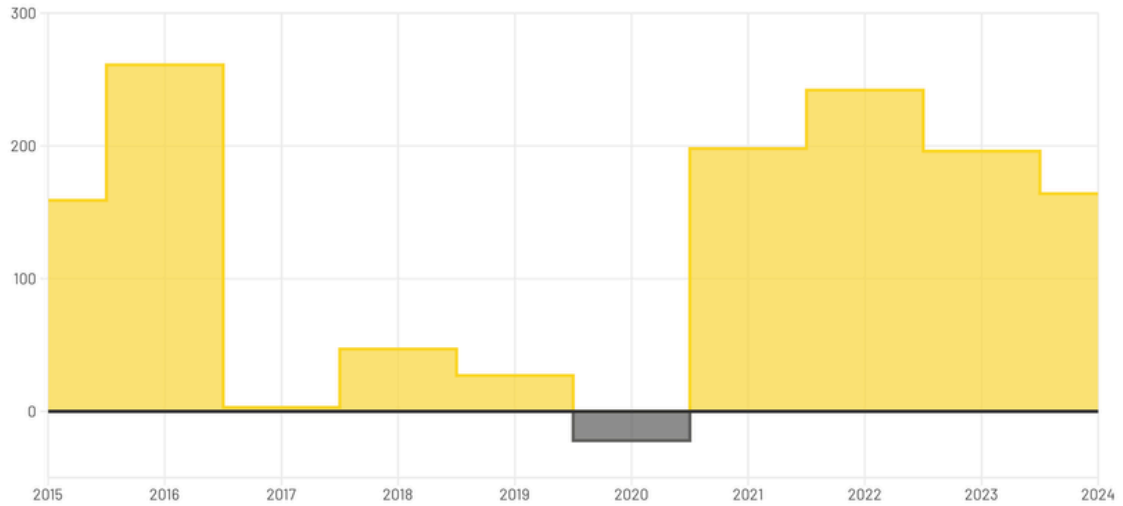
Supply & demand factors:

Housing Supply

Wagga Wagga - Housing Supply

New Dwellings vs Household Formation (annual)

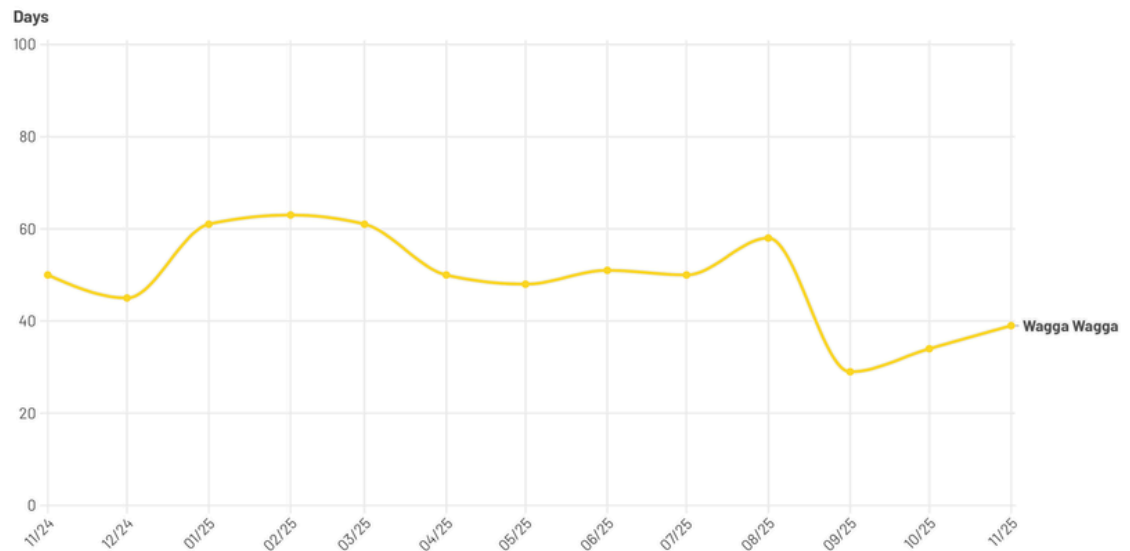
■ Undersupply ■ Oversupply



Vacancy rates are in a strong contraction and have fallen back towards a balanced range.

Days on Market

Days on Market - Wagga Wagga



Days on market average ~42 days, reflecting stable buyer demand for a regional market.



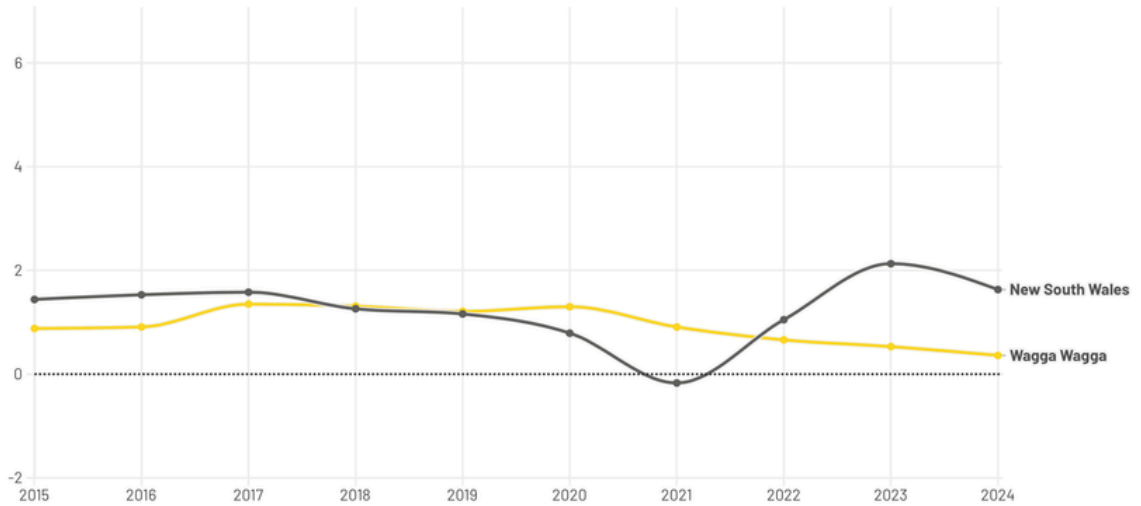
EMERGING MARKET #2 - WAGGA WAGGA (NSW)

Key fundamentals:

Population Growth

Population Growth - Wagga Wagga v New South Wales

Annual Population Growth %

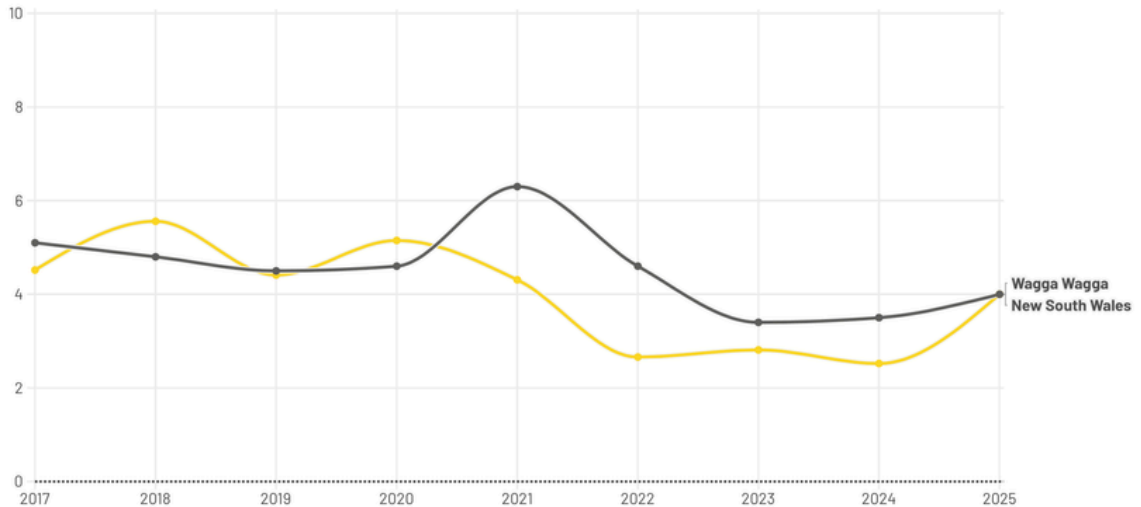


Wagga Wagga supports a resilient employment base, with Health Care the largest industry, followed by education, construction and retail. Unemployment has held more stable than NSW as a whole in the past year.

Unemployment

Unemployment - Wagga Wagga v New South Wales

Unemployment Rate %



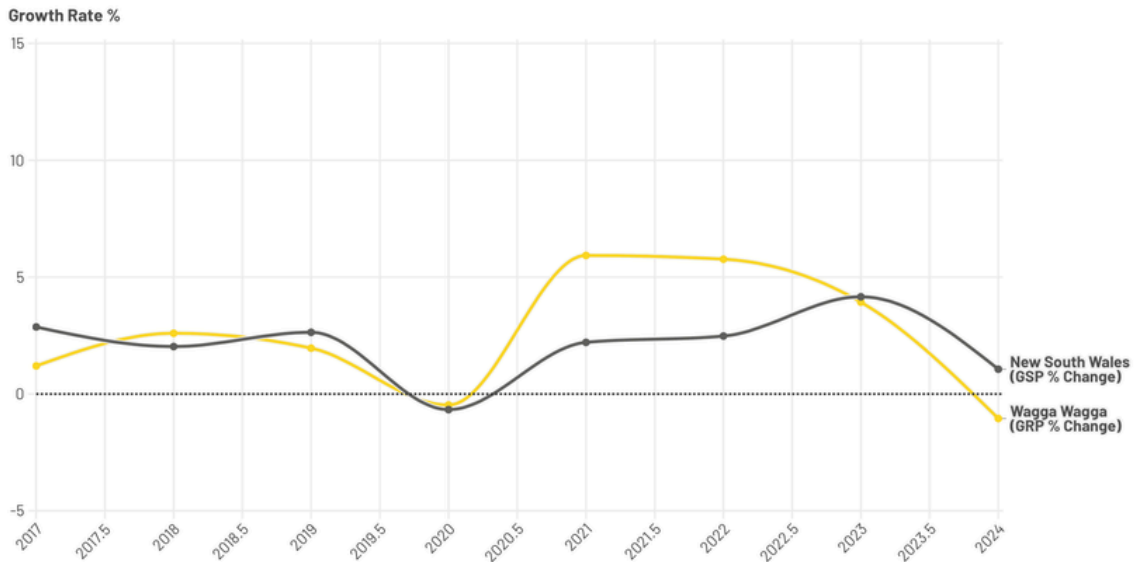
Defence, health and transport-related investment - ongoing expansion of the Kapooka Army Recruit Training Centre - a nationally vital military facility, as well as continued development of Wagga Wagga's health facilities, and upgrades to regional road and freight corridors collectively support employment stability, population retention and long-term housing demand.



EMERGING MARKET #2 – WAGGA WAGGA (NSW)

Economic Growth

Economic Growth - Wagga Wagga v New South Wales



Affordability remains extremely favourable relative to comparable markets, supporting ongoing demand inflows.

Infrastructure projects

Major Infrastructure Projects - Wagga Wagga

Key projects relevant to the future of the property market in Wagga Wagga total **~4bn+** in investment over several years.

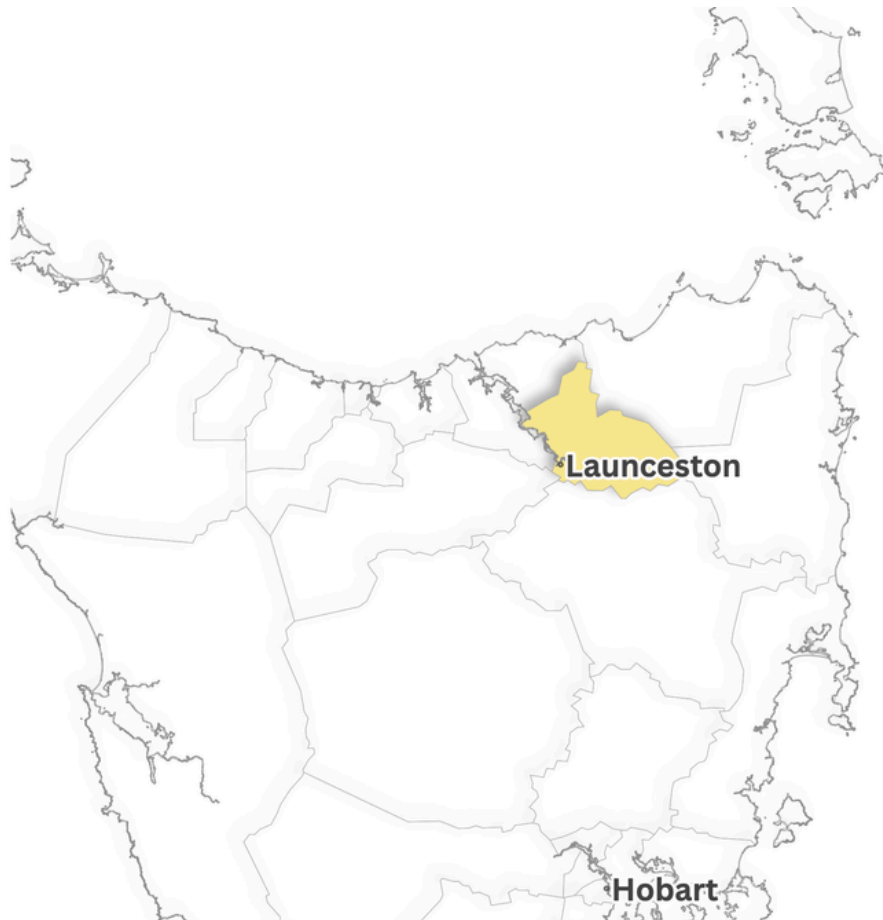
Name	Status	Cost	Market Relevance
Blamey Barracks Kapooka Redevelopment (Riverina Redevelopment Program)	EPBC-approved 2024; construction 2026-2033	~\$1.0bn (est.)	Long-duration Defence spend anchoring thousands of jobs; drives sustained housing and rental demand across southern Wagga.
Wagga Wagga Base Hospital Redevelopment (Stage 3)	Under construction 2024-2026	\$431m	Cements Wagga as the Riverina health hub; lifts professional employment and durable rental demand near the CBD and southern suburbs.
Northern Growth Area Infrastructure Program / Northern Access Strategy	Planning & early works 2024-2025; delivery from 2026	\$70.8m (NSW AIF)	Unlocks ~14,500 dwellings by enabling arterial access/servicing – drives subdivision and residential construction in northern growth corridors.
Project EnergyConnect (Wagga node)	Construction underway 2023-2026	\$2.3bn (corridor-wide)	Positions Wagga as an energy distribution hub; improves industrial appeal and economic resilience (indirect but material housing support).
Wagga Wagga Freight & Rail Bypass (Inland Rail interface)	Planning funded 2024; delivery TBA	\$30m (planning) / \$500m+ (est.)	Reduces freight through the CBD, unlocks western industrial land and supports logistics employment growth over time.
RAAF Base Wagga Upgrades (Riverina Redevelopment Program)	Design 2025; construction 2026-2033	Included within Riverina Program (~\$1bn shared)	Expands Defence training capability and staffing, stabilising population and housing demand on Wagga's western and southern edges.

Wagga Wagga is positioned for improving momentum into 2026, underpinned by population stability, economic diversification and excellent affordability. The major defence presence in the Wagga Wagga region also undergirds long term market stability and risk mitigation.



EMERGING MARKET #3 - LAUNCESTON (TAS)

LGA Map



Summary Table

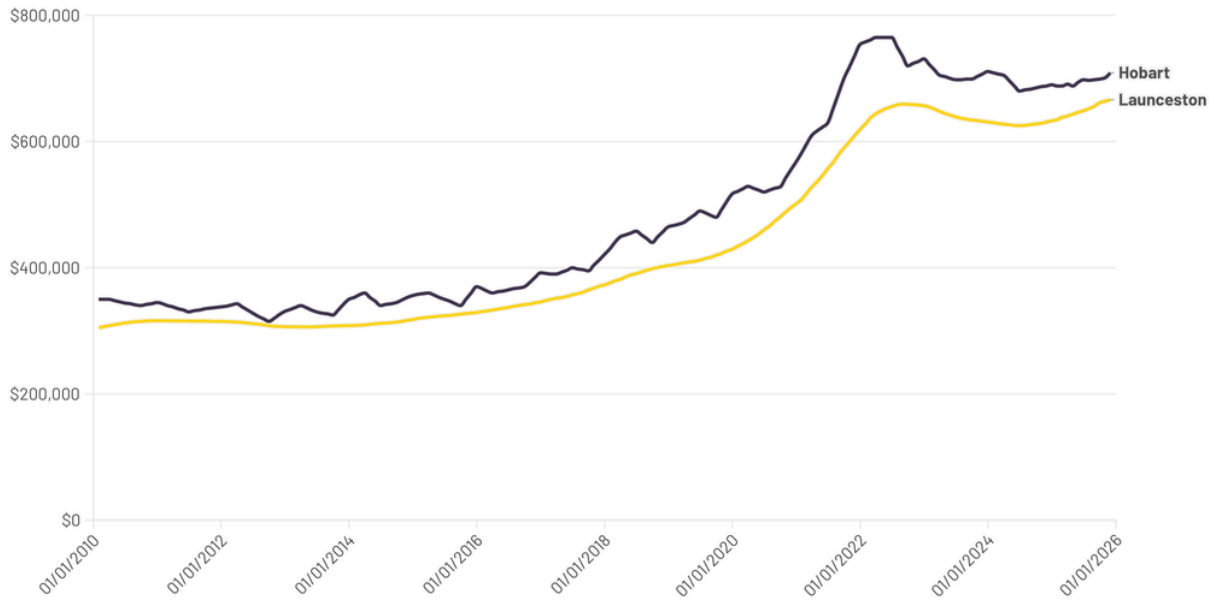
Metric	Value
Typical House Price	\$666k
1-Year Growth	5.6%
5-Year Growth	34.57%
Avg. Yield	4.12%
Vacancy Rate	1.13% (↓ trend)
Per Capita Infrastructure Investment	\$4,342



EMERGING MARKET #3 - LAUNCESTON (TAS)

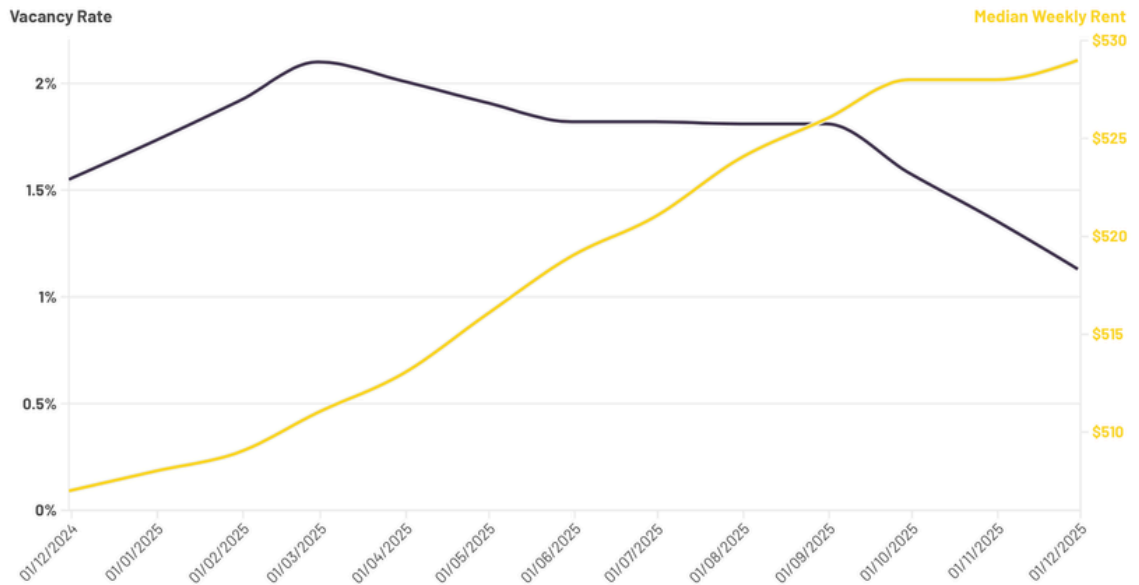
Price Growth Chart

Launceston - Price Growth



Rental Market

Launceston - Rental Market





EMERGING MARKET #3 - LAUNCESTON (TAS)

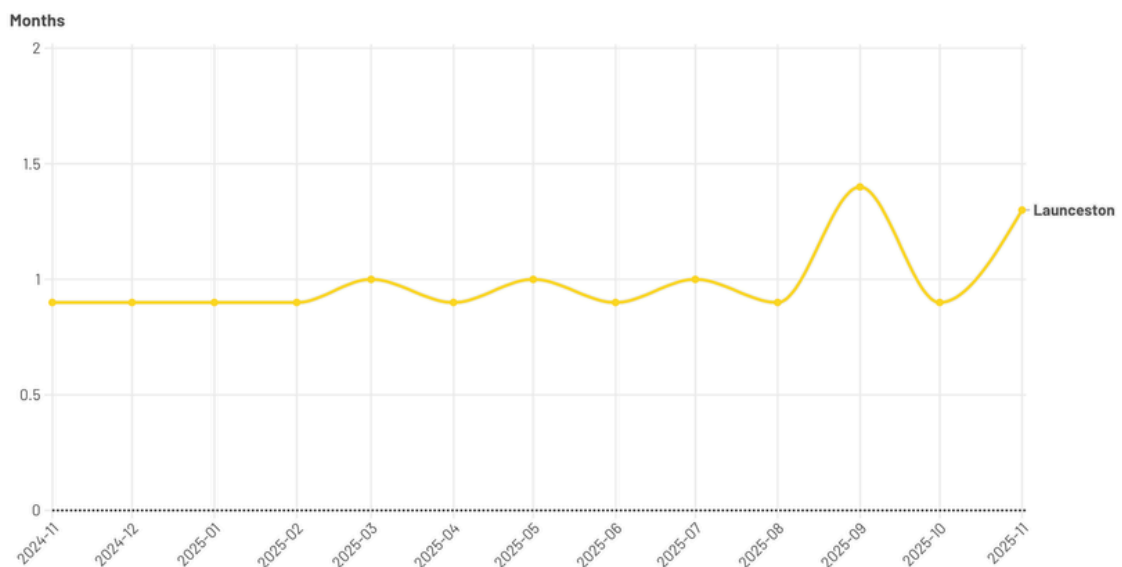
Launceston is Northern Tasmania's primary economic and service centre, and is rapidly reemerging as a high growth market. Supporting a population of approximately 70,000 residents and a materially larger regional catchment, Launceston will remain a key market as Tasmanian property builds momentum.

Following a period of consolidation after the pandemic surge, Launceston is again showing signs of renewed momentum with over 5% growth in the past 12 months. Underpinned by improving economic performance and tightening housing conditions, forward indicators suggest strengthening conditions into 2026.

Supply & demand factors:

Inventory

Inventory - Launceston



Inventory is now at ~1.2 months, indicating constrained available stock relative to historical averages.



EMERGING MARKET #3 - LAUNCESTON (TAS)

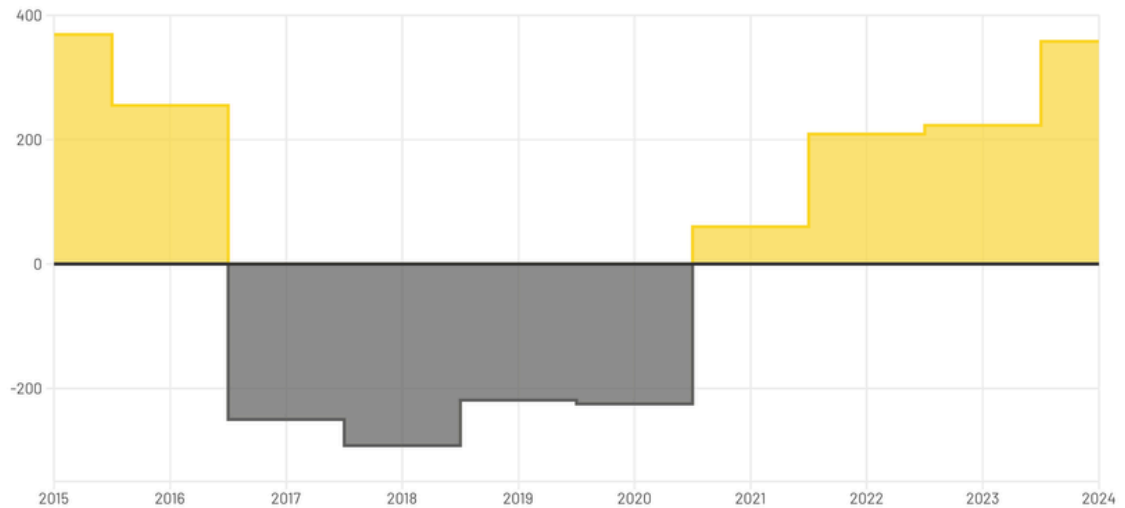
Supply & demand factors:

Housing Supply

Launceston - Housing Supply

New Dwellings vs Household Formation (annual)

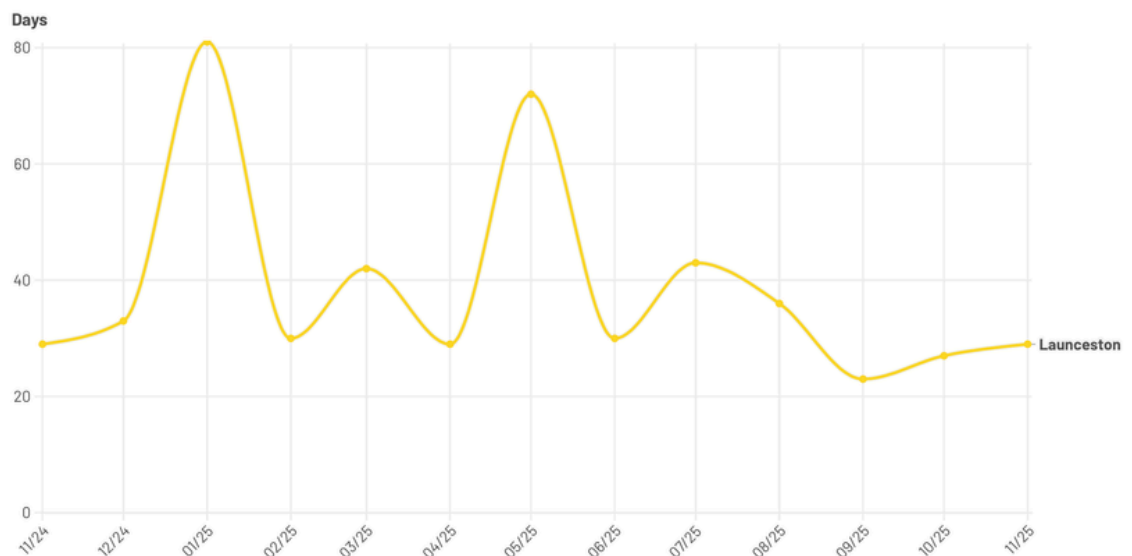
■ Undersupply ■ Oversupply



Stock on market remains low at approximately 0.28%, limiting downside price pressure.

Days on Market

Days on Market - Launceston



Vacancy rates are very tight at ~1.1%, reflecting persistent rental demand and limited new supply.

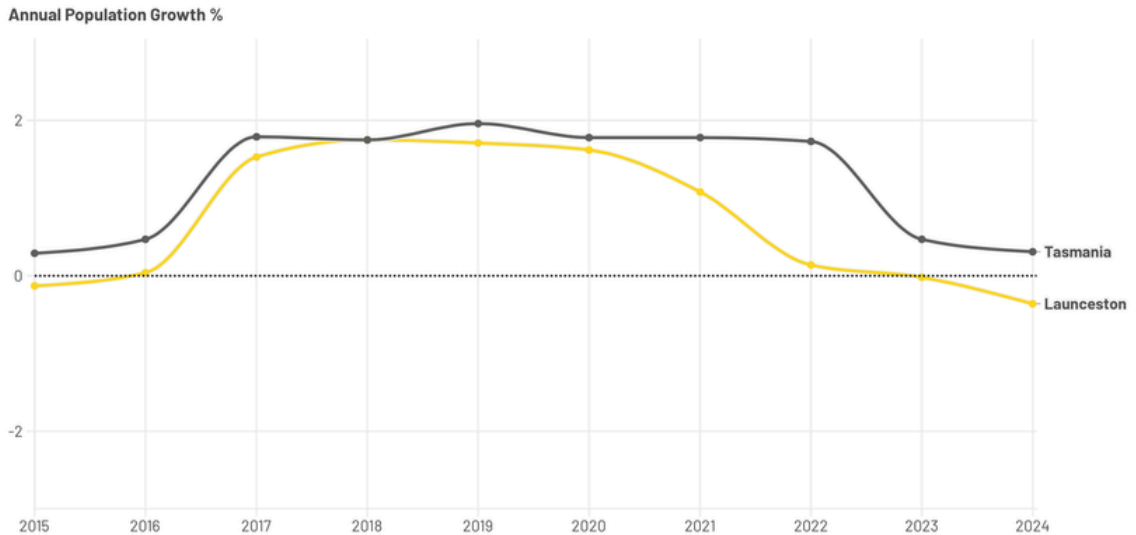


EMERGING MARKET #3 - LAUNCESTON (TAS)

Key fundamentals:

Population Growth

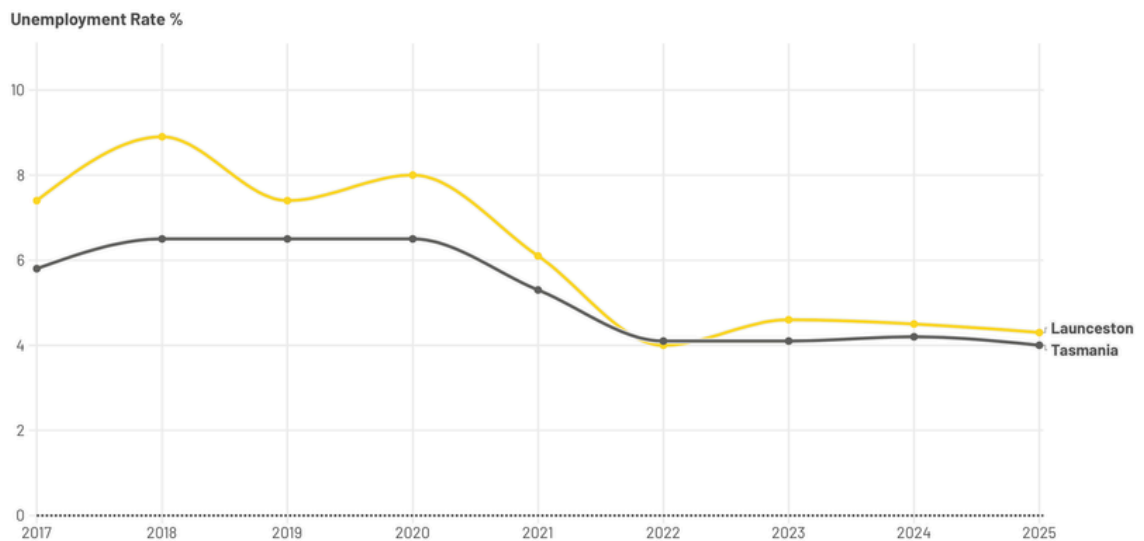
Population Growth - Launceston v Tasmania



Extensive, ~\$7-7.5bn in infrastructure investment includes the continued expansion of Launceston General Hospital, a number of key university upgrades, the nation's first "AI Factory" data centre, transport and freight upgrades and a slew of renewables projects.

Unemployment

Unemployment - Launceston v Tasmania



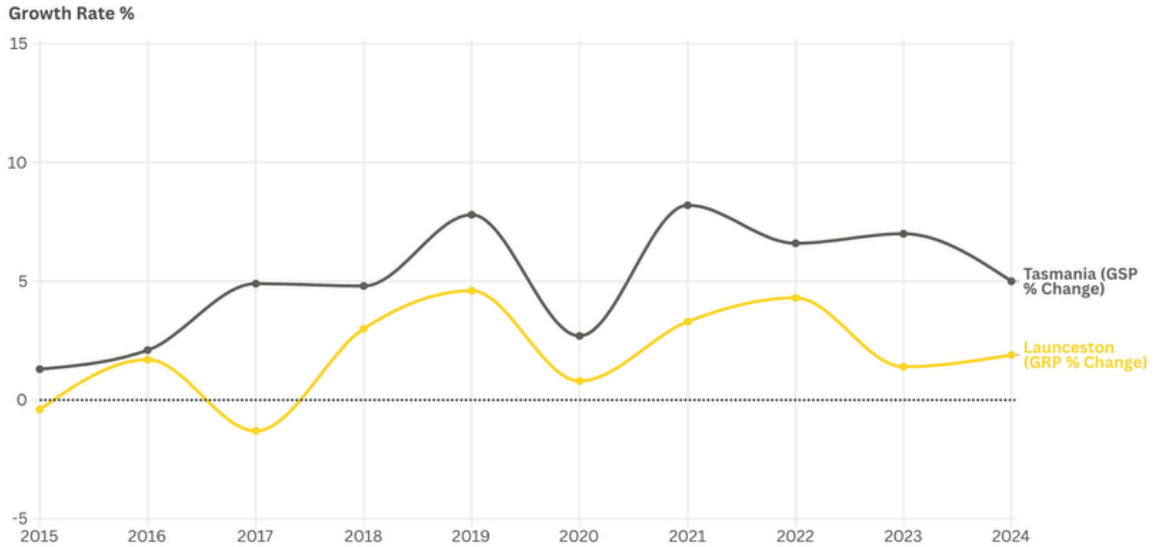
Launceston's unemployment rate has shown improvement over recent years, and is now broadly comparable with the rest of the state.



EMERGING MARKET #3 - LAUNCESTON (TAS)

Economic Growth

Economic Growth - Launceston v Tasmania



Affordability remains attractive relative to many mainland regional cities, and Hobart, supporting sustained owner-occupier and investor demand.

Infrastructure projects

Major Infrastructure Projects - Launceston

The following projects represent ~\$7.0-7.5bn in major infrastructure and investment, consequential to the future of the property market in Launceston.

Name	Status	Estimated Cost	Market Relevance
Bell Bay Renewable & Advanced Manufacturing Zone (incl. green hydrogen, wind, solar, Marinus Link support)	Various stages - approved, under construction & proposed 2023-2035	\$5.0bn+ (aggregate)	The single largest structural driver for northern Tasmania. Anchors long-term industrial, energy and advanced manufacturing employment within Launceston's commuter catchment, materially lifting income depth and housing demand over the next decade.
AI & Advanced Manufacturing Hub ("AI Factory"), St Leonards	Under construction - operational from 2026	\$2.1bn	High-skill employment cluster with national significance. Diversifies the economy, attracts specialist labour and supports sustained rental and owner-occupier demand in eastern Launceston and surrounds.
Launceston General Hospital Redevelopment	10-year staged delivery underway 2022-2032	\$647.5m	Permanent uplift in health-sector employment and specialist services, anchors demand in central and inner-east residential markets.
UTAS Northern Transformation (Inveresk CBD Campus Relocation)	Expected completion 2026	\$334m	Concentrates students and staff in the CBD, driving inner-urban rental demand, infill development and amenity-led owner-occupier appeal.
Launceston Airport Upgrades	Rolling upgrade program 2021-2027	\$100m	Improves tourism, freight and business connectivity - secondary but supportive effect on housing demand via employment and amenity.
UTAS Stadium Redevelopment	DA lodged 2025; delivery TBA	\$130m	Civic and events infrastructure. Improves city profile.

Extensive, ~\$7-7.5bn in infrastructure investment includes the continued expansion of Launceston General Hospital, a number of key university upgrades, the nation's first "AI Factory" data centre, transport and freight upgrades and a slew of renewables projects.

Launceston is positioned as a structurally strong emerging market, with improving price momentum supported by superior regional economic growth, tightening supply conditions and continued infrastructure-supported employment stability into 2026.



EMERGING MARKET #4 - BALLARAT (VIC)

LGA Map



Summary Table

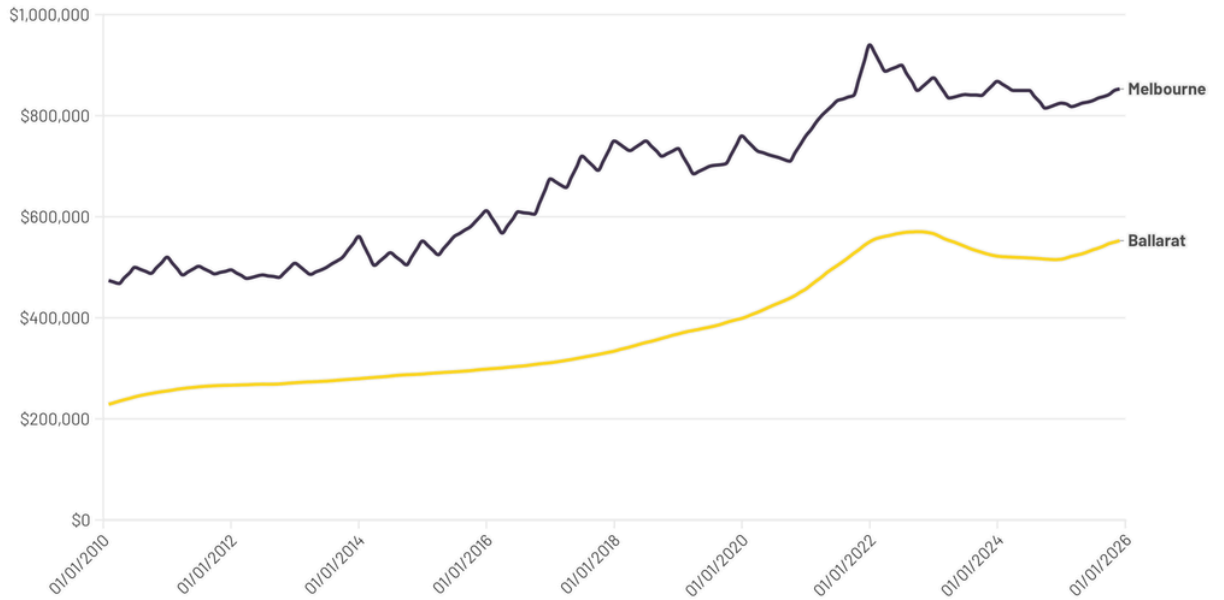
Metric	Value
Typical House Price	\$552k
1-Year Growth	7.28%
5-Year Growth	22.61%
Avg. Yield	3.91%
Vacancy Rate	2.05% (↓ trend)
Per Capita Infrastructure Investment	\$2,596



EMERGING MARKET #4 - BALLARAT (VIC)

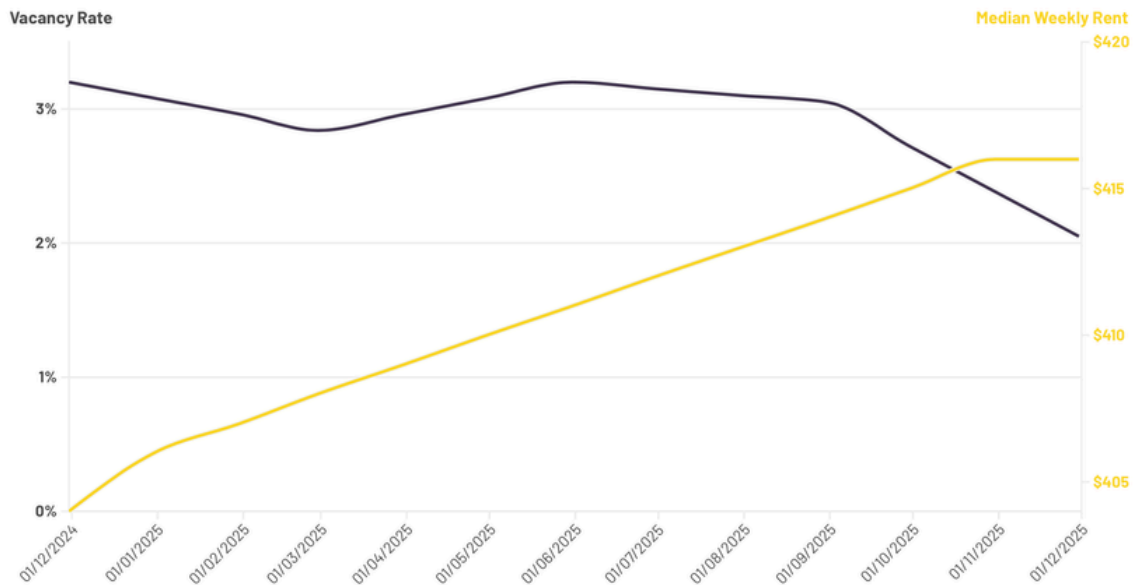
Price Growth Chart

Ballarat - Price Growth



Rental Market

Ballarat - Rental Market





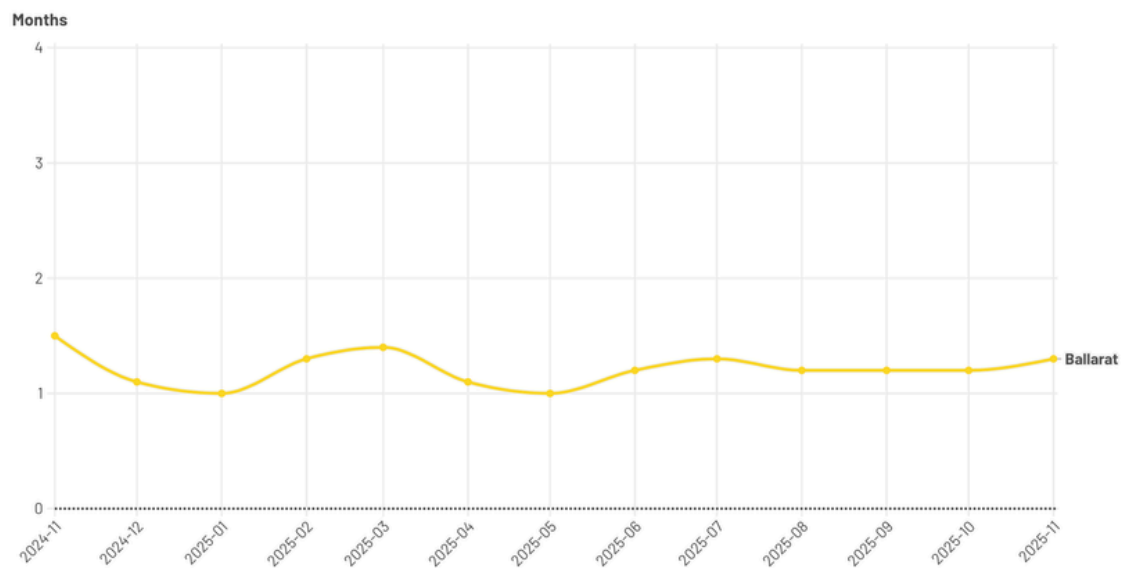
EMERGING MARKET #4 - BALLARAT (VIC)

Ballarat is one of Victoria's largest and fastest-growing regional cities, and is a major population and employment hub west of Melbourne. With a population now exceeding 120,000, Ballarat has recorded population growth consistently above the regional Victorian average, underpinning long-term housing demand. Already, Ballarat has recorded almost 8% growth in the past 12 months, and the market remains supported by strong demographic momentum and economic scale.

Supply & demand factors:

Inventory

Inventory - Ballarat



Inventory sits around 1.3 months, indicating a constrained level of available stock with relatively high transaction volumes.



EMERGING MARKET #4 - BALLARAT (VIC)

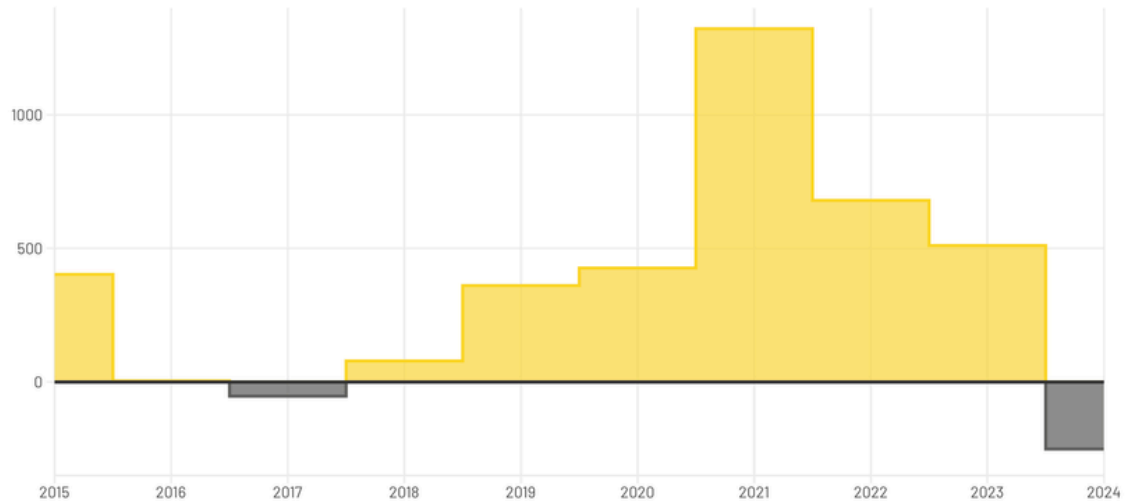
Supply & demand factors:

Housing Supply

Ballarat - Housing Supply

New Dwellings vs Household Formation (annual)

■ Undersupply ■ Oversupply

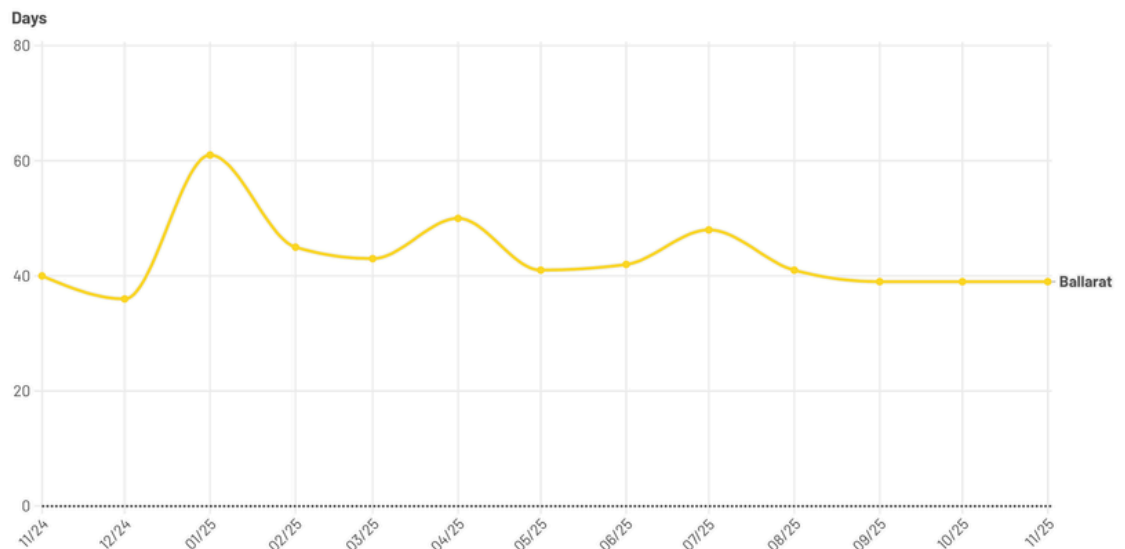


Stock on market remains low at approximately 0.41%, limiting excess supply risk.

Days on Market

Days on Market - Ballarat

Median number of days between listing and sale



Days on market average ~40 days, reflecting steady buyer demand for a larger regional market.



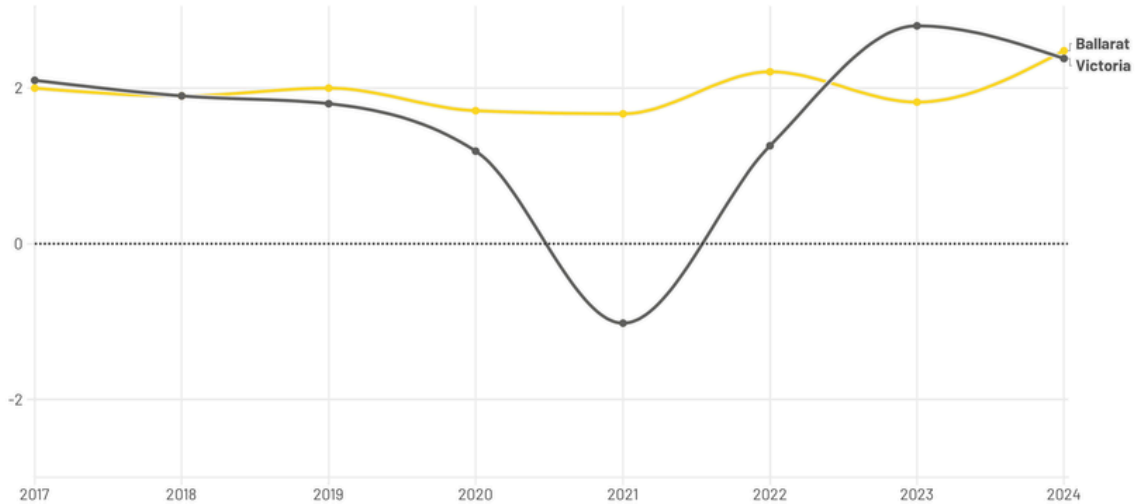
EMERGING MARKET #4 - BALLARAT (VIC)

Key fundamentals:

Population Growth

Population Growth - Ballarat vs Victoria

Annual Population Growth %

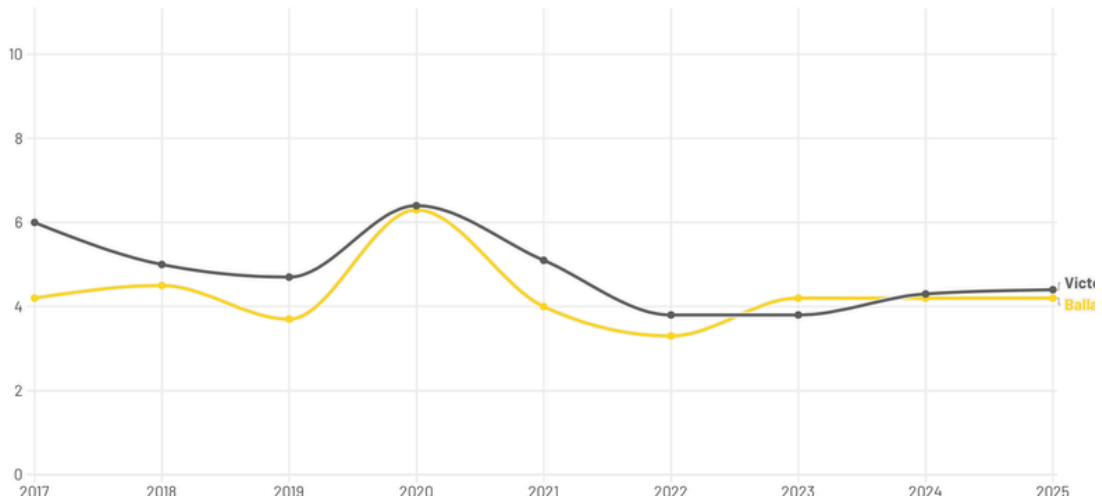


The local economy is large and diversified, with health care, education, construction and public administration forming the core employment base.

Unemployment

Unemployment - Ballarat v Victoria

Unemployment Rate %



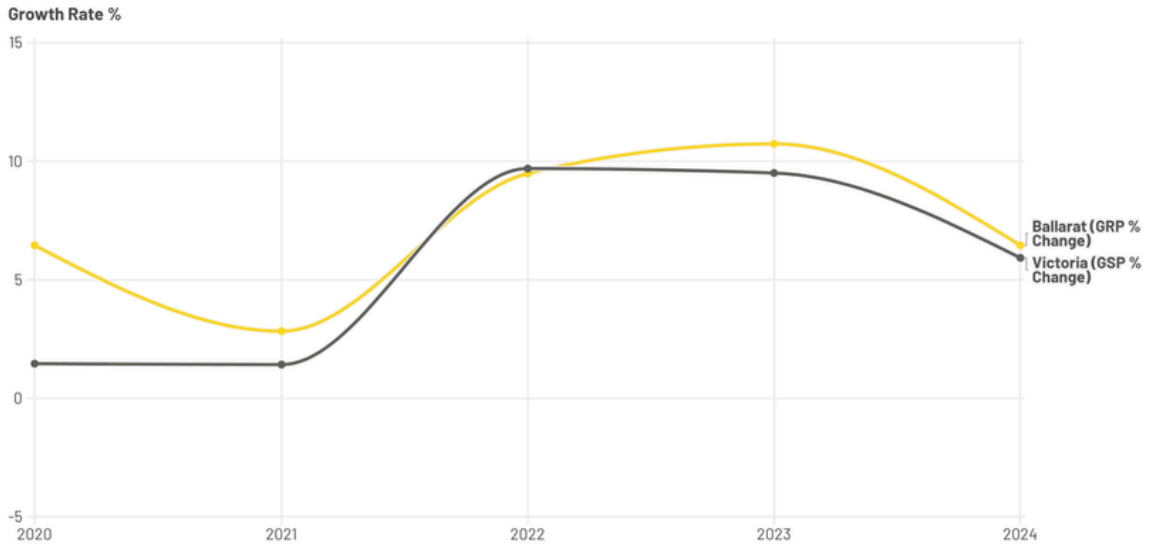
Ballarat has typically demonstrated a more favourable job market, recording stronger unemployment figures than the rest of the state



EMERGING MARKET #4 - BALLARAT (VIC)

Economic Growth

Economic Growth - Ballarat vs Victoria



Major infrastructure investment includes the Ballarat Base Hospital redevelopment, continued education sector expansion, and a number of rail and transport upgrades that will improve commute potential for Melbourne workers.

Infrastructure projects

Major Infrastructure Projects - Ballarat

The key projects outlined in this table represent ~\$3.5-4bn in investment relevant to Ballarat's property market.

Name	Status	Cost	Market Relevance
Ballarat Base Hospital Redevelopment (Stage 1)	Under construction 2023-2027	~\$655m	Expands tertiary health capacity, lifts specialist employment and incomes, and sustains strong rental and owner-occupier demand in central and western Ballarat.
Ballarat West Employment Zone (BWEZ)	Staged development 2020-2035	~\$1.0-1.5bn (aggregate public + private)	The city's primary long-term jobs engine. Anchors manufacturing, logistics and defence-linked industry, underpinning population growth and durable housing demand over multiple cycles.
Federation University Ballarat - Teaching, Research & Student Accommodation Expansion	Ongoing staged investment 2021-2030	~\$300-400m	Deepens education and research employment, supports student and academic rentals, and improves demographic depth and demand stability.
Ballarat Station Precinct & Rail Upgrades	Completed / incremental upgrades 2016-2026	~\$200-300m (corridor-wide)	Improves commute reliability and accessibility to Melbourne, supporting owner-occupier demand and price resilience rather than speculative growth.
Western Highway Duplication & Ballarat Ring Road Upgrades	Staged delivery 2018-2028	~\$700-900m (corridor-wide)	Reduces travel times, reinforcing Ballarat's role as a regional employment centre and supporting suburban expansion corridors.
Ballarat GovHub & Civic Precinct (State Government Offices)	Completed 2023; flow-on impacts ongoing	~\$120m	Anchors public-sector employment in the CBD, supporting higher baseline housing demand.

Ballarat is positioned as a structurally strong emerging market, with durable demand tailwinds forming ahead of 2026.

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