

THE THRIVE NEWSLETTER

“Your Link Between Property and Prosperity”

Hello Thrive family,

As we wrap up Q4 2025, I want to thank you for being part of our journey. It's been another exciting year in Australian property—full of change, resilience, and, yes, opportunity.

At Thrive, our role has always been clear: to cut through the noise, keep things transparent, and help you make smart, sustainable investment decisions. This quarter's report gives you a powerful snapshot of what's happening right now and what it means for your portfolio.

Despite the headlines, fundamentals remain strong. Migration is booming, supply is tight, rental markets are under pressure, and savvy investors are capitalising on strategic buying moments—especially in high-growth corridors.

Let's dig in, stay smart, and keep building toward a thriving financial future.

Here's to clarity, confidence, and continued growth.

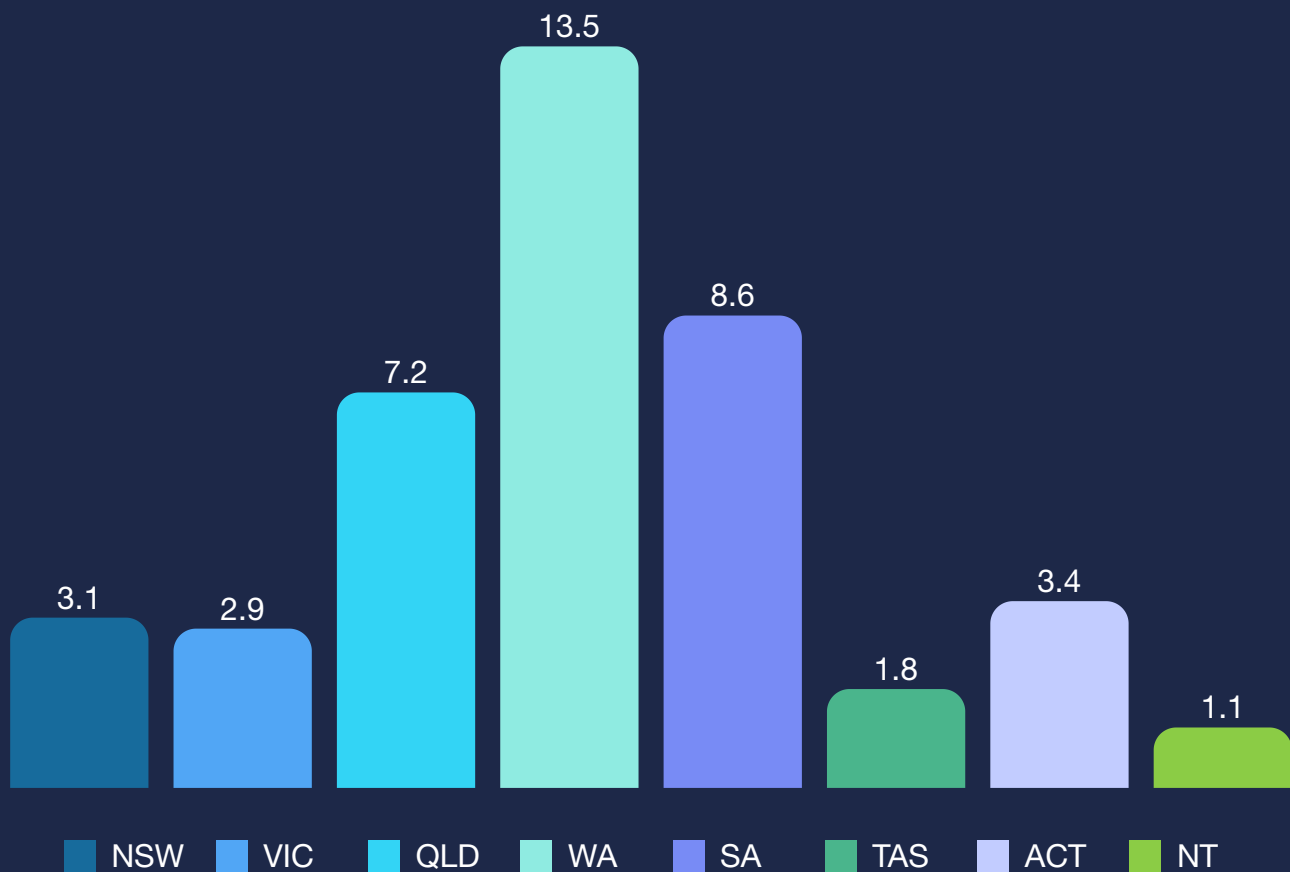
Thank you,

Nic Alessio



National & State-by-State Market Performance (%)

Property Price Growth (Q4 2025 Year-on-Year)



Summary

Western Australia continues to outperform, with Perth offering standout capital growth. Eastern states show stable performance, with Queensland maintaining its upward trajectory. Investors should be wary of generalisations—opportunity lies in the specifics.

Source: CoreLogic, PropTrack, ABS

Capital City Rental Vacancy Rates – Q4 2025 (%)



Summary

Australia remains in a rental crisis. Every capital city is below the 2% 'healthy' benchmark. This is excellent news for investors, with strong tenant demand and rising weekly rents continuing into 2026.

Source: SQM Research, REIA, CoreLogic

Capital City Gross Rental Yields – Q4 2025 (%)



Summary

Rising interest rates have pushed yields higher. Perth and Darwin continue to outperform, with Brisbane and Adelaide close behind. Yields provide investors with strong cash flow buffers and make regional diversification attractive.

Source: CoreLogic, Domain

Additional Investor-Relevant Statistics

Indicator	Value (Q4 2025)	Source
Net Overseas Migration (annualised)	510,000+	ABS
Building Approvals (12-month total)	-14.6% YoY	ABS, HIA
Construction Costs (YoY increase)	+4.2%	Cordell Index
Average Time on Market (National)	33 days	CoreLogic
New Dwelling Completions	158,000 approx.	ABS

Key Insight

Low dwelling completions and high migration = tightening supply. This structural imbalance continues to support both price growth and rental increases into 2026.

The Broader Australian Economic Picture

- **Cash Rate (Dec 2025): 4.35% (stable for 2 consecutive quarters)**
- **Inflation: 3.4% (moderating toward RBA target)**
- **Unemployment: 3.9% (historically low)**
- **Wage Growth: 4.2% YoY**
- **Consumer Confidence: Cautiously optimistic**

Summary

Australia's economy is in a transitional phase—balancing inflation control with the need to stimulate housing supply. Rate hikes have paused, signalling market stability ahead. Investors with a long-term view are well positioned.

Four Key Market Themes for Q4

1. Perth: Still Australia's Most Undervalued Capital

Perth continues to dominate for capital growth, yields, and affordability. The median house price remains well below eastern capitals despite outperforming on almost every metric. For Thrive clients, it represents one of the clearest value plays in the country.

2. The Return of Strategic Investors

After a cautious 2023, smart investors are re-entering with sharper strategies: equity releases, dual-income plays, and early land-stage acquisitions. Thrive clients are leveraging our fee-for-service transparency to make bold but informed decisions.

Four Key Market Themes for Q4 (Continued)

3. The Building Crisis: Supply Isn't Catching Up

The national housing pipeline is strained. Construction approvals are down, insolvencies are up, and timelines are blowing out. For investors, this means:

1. Delays are real—plan with experienced partners.
2. Existing stock is rising in value due to supply-demand imbalance.

4. Rental Reform Watchlist

Several states (notably VIC and QLD) are in reform mode. Thrive monitors these closely to help clients stay compliant and profitable. Key updates include:

- Caps on rent increases
- Minimum housing standards
- Extended tenant rights

We work with investors to mitigate downside and maximise certainty.

Thrive's Perspective – What It All Means for You

It's simple: while the media obsesses over interest rates and affordability headlines, we look at fundamentals.

- Australia's population is growing fast
 - Supply is not keeping up
 - Rents are climbing
- Long-term demand for housing is robust

This creates opportunity for informed, patient investors. Thrive is here to guide you to those opportunities—without bias, without commission pressure, and always with your goals at the center.

Final Word

Q4 2025 shows us one thing clearly: Australia's property market is evolving, not collapsing.

Yes, we're in a different phase of the cycle. But opportunity exists—especially for those who act with clarity, not fear. At Thrive, we're proud to give you the insights, tools, and support to build real wealth through property.

If you'd like to review your current strategy, explore new opportunities, or simply ask us what's next—get in touch. Your next step could be the one that sets you up for life.

Let's Thrive. Together. — Nic & the Thrive Team



Nic



Vanessa



Bree



Jake



Jimmy

Sources

- *CoreLogic Hedonic Home Value Index (Dec 2025)*
- *PropTrack Property Market Indicators (Dec 2025)*
 - *SQM Research Vacancy Rate Report*
 - *Australian Bureau of Statistics (ABS)*
 - *Reserve Bank of Australia (RBA)*
 - *Housing Industry Association (HIA)*
 - *Cordell Construction Cost Index*
- *Treasury Mid-Year Economic and Fiscal Outlook (MYEFO)*