



OVERVIEW

In Q1 2026, Nagambie* recorded a median house price of \$650,000 and a median land price of \$245,000. This represents an annual (Q1 2025 – Q1 2026) house price growth of 0.8%, while the number of houses sold grew by 10.0% (to 22 sales in Q1 2026), The house market is highly demanded, leading to resilient price growth despite cash rate hikes in 2026. Owners can be confident of their investment value. Median land price did soften by -13.9% in the past 12 months to Q1 2026, however the land market in Nagambie* is small, at only 12 sales in Q1 2026. Even so, vacant land price is currently more affordable, creating an opportunity for first home buyers.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↑	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↓	↓

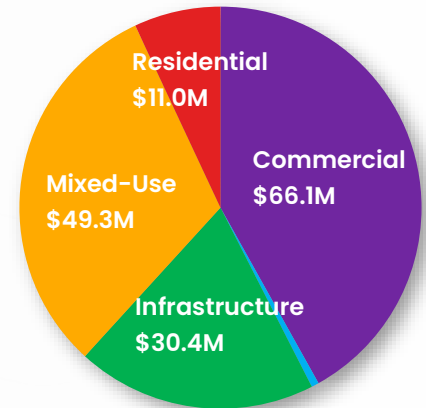


LAND SALES	↑	↓
LAND MEDIAN PRICE	↓	↓



FUTURE DEVELOPMENTS

Nagambie* will see approximately **\$157.7M of new projects commence construction between 2025-2027.**



A key infrastructure project between 2025-2027 is the Nagambie Industrial Truck Bypass (\$10.0M), a Victorian State Government initiative that will assist with connectivity and ease of travel.

There are several residential and mixed-use projects planned between 2025-2027, including:

- 72 Golf Course Road Residential Subdivision (107 Lots)
- 306-308 High Street Units (5 Units)
- 38-44 Cowslip Street (6 Dwellings)

Although 16 new dwellings are planned, when comparing to Q1 2026 sales of 22 houses sold, it is not enough to meet demand. As vacant land lots will take time to build (into houses), property prices for all stock types are expected to increase further in the short term.



MARKET CONDITIONS

MEDIAN PRICE
Q1 2026



\$650K



\$245K

SALES

AVERAGE DAYS
ON MARKET Q1 2026



96
HOUSE



133
LAND

MEDIAN PRICE
Q1 2026



\$430



\$550

RENTALS

AVERAGE DAYS
ON MARKET Q1 2026



15
HOUSE



50
LAND



**5 Units/
Apartments**



16
Dwellings

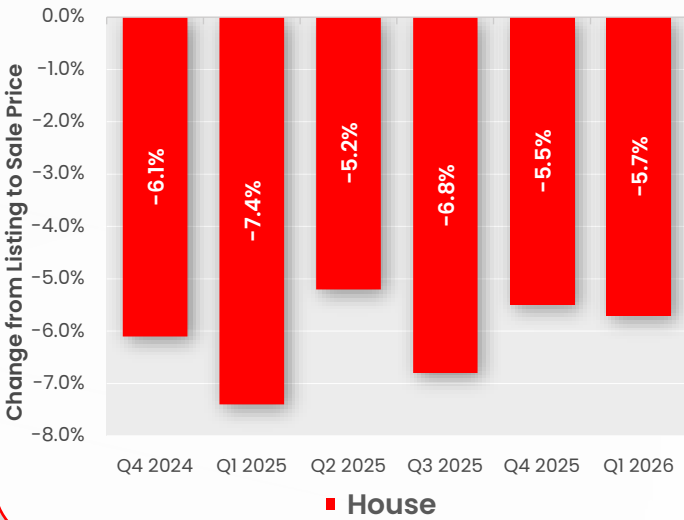


266 Lots



AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



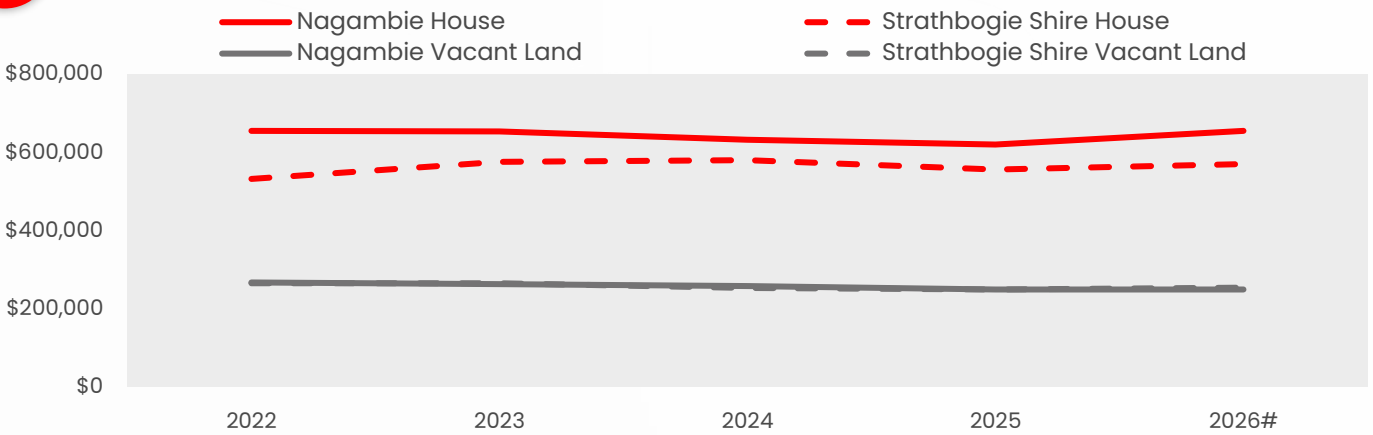
Average vendor discount between Q1 2025 and Q1 2026 have tightened, to a smaller discount of -5.7% for houses. House market conditions in Nagambie* still favour buyers, as sellers are willing to accept below the initial listing prices. However, average discount is tightening, shifting towards a seller's market. With limited new housing stock planned in 2026 buyers must act fast to secure a discount.

The suburb of Nagambie has historically been a more premium house market than the wider Strathbogie Shire Local Government Area (LGA), and an on-par land price. 2026# saw this trend continue, with the suburb and LGA's house prices travelling in the same direction.

The dominant proportion of homes sold in Nagambie* in 2026# was in the more premium price bracket of \$800,000 and above (31.6%) and the most affordable price bracket of less than \$499,999 (26.3%). Most of the vacant land sales were in the middle bracket of \$225,000 to \$249,999 (40.0%) and the premium bracket of \$275,000 and above (30.0%). Overall, Nagambie* offers housing options across all budgets, in goods news for both first home buyers and owners wishing to capitalise on their investment.



MARKET COMPARISON

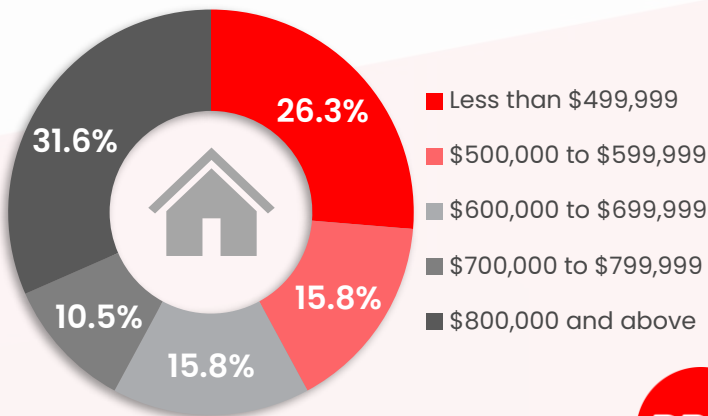


The market comparison graph provides a comparative trend for the median price of houses and land over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Nagambie.

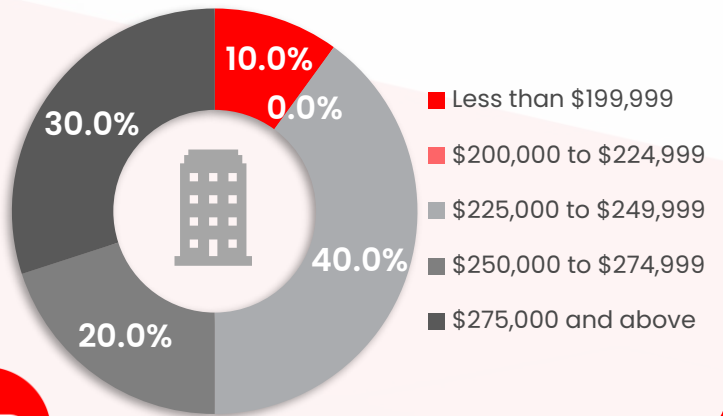


PRICE BREAKDOWN 2026#

HOUSES SOLD



LAND SOLD





RENTAL GROWTH 2026€


House rental yield in Nagambie[€] was 4.4% in March 2026, higher than Northern Victoria (3.8%) and Melbourne Metro (3.1%). Median house rental price did soften by -14.0% in the past 12 months to Q1 2026, at \$430 per week. However, the number of houses rented did significantly declined during this time, by -53.3%, to only 7 rentals in Q1 2026. Combined, this suggests there is resilience in the Nagambie[€] house rental market. Further, Nagambie[€] offers an attractive and more affordable rental option to Melbourne Metro.

4+ bedroom houses have provided investors with +29.3% rental growth annually, achieving a median rent of \$595 per week.

Nagambie[€] recorded a vacancy rate of 1.3% in March 2026, slightly below Melbourne Metro (1.4%). Vacancy rates have decreased in the past 12 months, which suggests a tighter rental market. Moreover, a 1.3% vacancy rate is still below the Real Estate Institute of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes in Nagambie[€]. This is a conducive environment for investors, with only a slightly higher house sale price in Q1 2026.

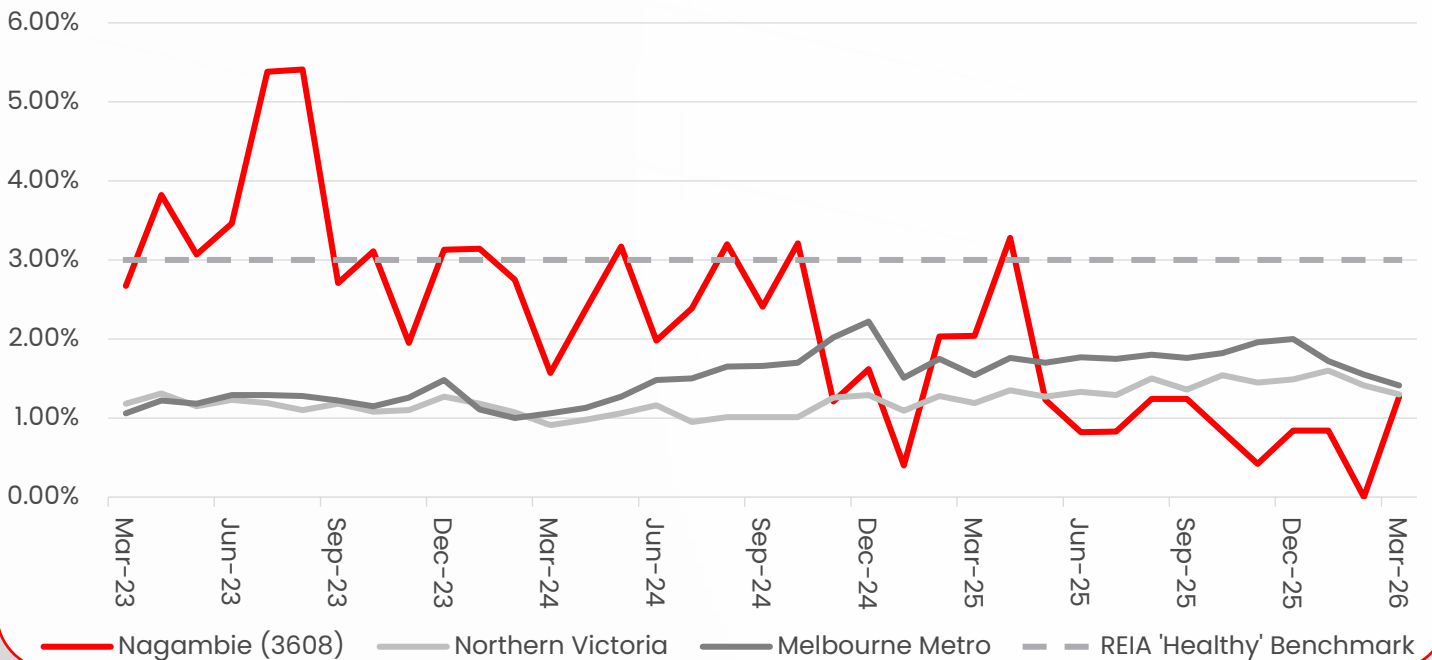
 2 BEDROOMS
+2.5%

 3 BEDROOMS
+12.2%


 4 BEDROOMS
+29.3%





RENTAL VACANCY RATES 2026




RENTAL YIELD 2026§



4.4%
Nagambie
(3608)


3.8%
Northern
Victoria

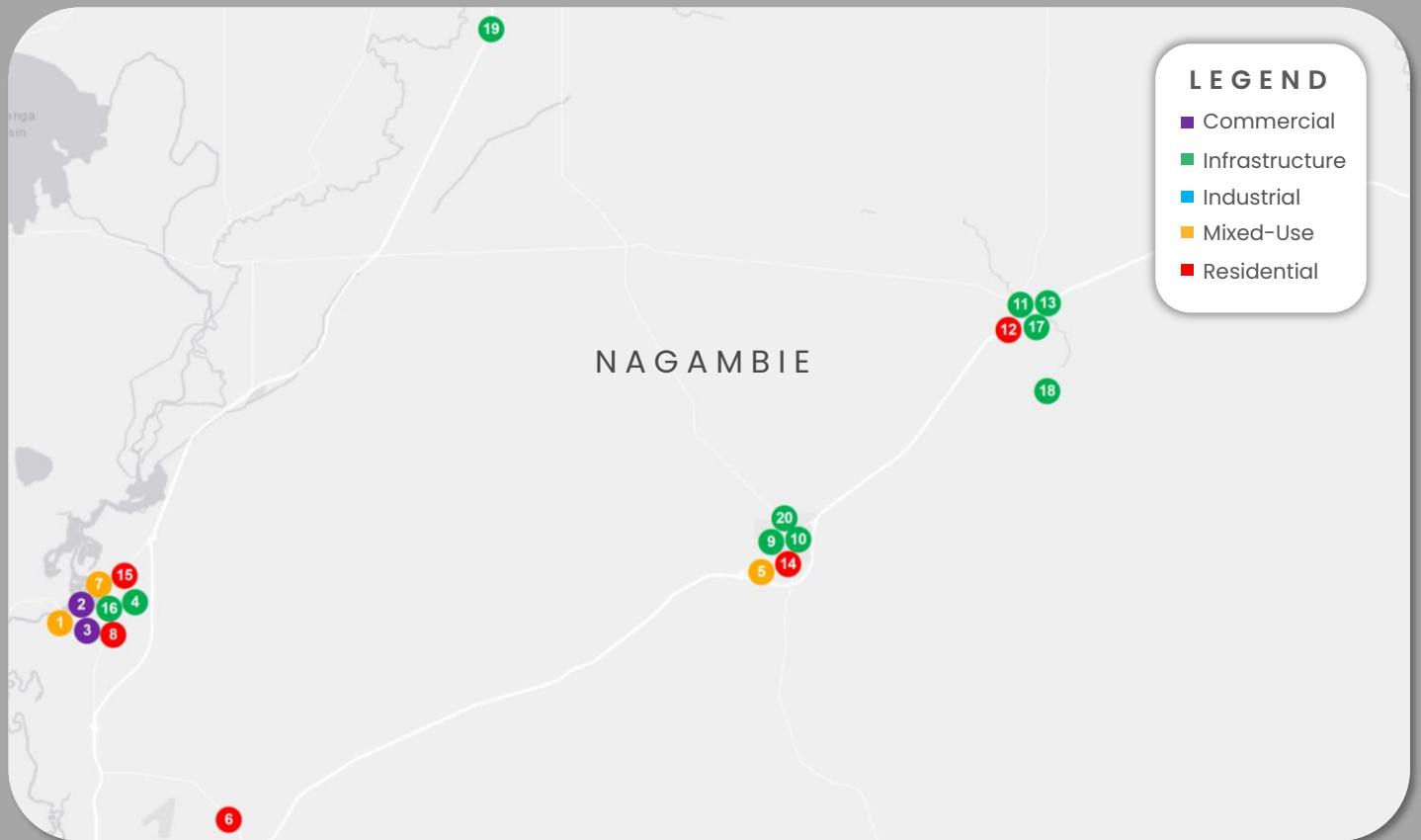

3.1%
Melbourne
Metro


4.1%
Nagambie
(3608)


5.2%
Northern
Victoria


4.5%
Melbourne
Metro

PROJECT DEVELOPMENT MAP 2025-2027^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Elloura On Lake Nagambie - Commercial Mixed-Use Development (Hotel/3 Restaurants/Shops/Conference Centre/Chapel)	Mixed Use	\$40,000,000	13/11/2026
2	Elloura On Lake Nagambie - Lifestyle Village	Commercial	\$40,000,000	16/01/2027
3	Elloura On Lake Nagambie - Tourist Park	Commercial	\$25,000,000	17/02/2025
4	Nagambie Industrial Truck Bypass (State Government)	Infrastructure	\$10,000,000	12/01/2027
5	72 Golf Course Road Residential Subdivision/Retirement Village (107 Residential Lots/Retirement Village)	Mixed Use	\$5,000,000	22/02/2027
6	3 Saleyard Road Residential Subdivision Stages 1-3 (79 Land Lots)	Residential	\$3,600,000	11/03/2027
7	306-308 High Street Units & Shops (5 Units/2 Shops)	Mixed Use	\$3,500,000	3/02/2025
8	Woodland Estate (57 Residential Lots)	Residential	\$2,850,000	12/05/2026
9	Brock & Bury Streets Community & Youth Precinct (Local Government)	Infrastructure	\$2,000,000	12/10/2027
10	Strathbogrie Shire Council Roadworks (Local Government)	Infrastructure	\$2,000,000	1/09/2025
11	Harrys Creek Road Roadworks Culvert Replacement & Associated Works (Local Government)	Infrastructure	\$1,510,000	8/06/2026
12	38-44 Cowslip Street Dwellings (6 Dwellings)	Residential	\$1,500,000	2/09/2025
13	Cowslip Street Level Crossing Upgrade (State Government)	Infrastructure	\$1,500,000	12/05/2025
14	9 Kennedy Street Dwellings (6 Dwellings)	Residential	\$1,392,550	15/12/2025
15	25-29 Racecourse Road Residential Subdivision (23 Land Lots)	Residential	\$1,035,000	23/05/2025
16	Chinamans Bridge Demolition & Removal (Local Government)	Infrastructure	\$1,000,000	11/05/2026
17	Cowslip Street Public Lighting Installation (State Government)	Infrastructure	\$1,000,000	12/01/2026
18	Harrys Creek Road Roadworks Slip Repairs (Local Government)	Infrastructure	\$1,000,000	16/09/2025
19	Nagambie Streetscape Redevelopment (Local Government)	Infrastructure	\$1,000,000	21/07/2025
20	Euroa Railway Precinct Masterplan Development (State Government)	Infrastructure	\$1,000,000	27/01/2025

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RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

* Nagambie sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Nagambie, Avenel, Murchison, Kirwans Bridge.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2026 encapsulates sales transactions for Q1 2026 (01/01/2026 – 31/03/2026) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q1 2025 (01/01/2025 – 31/03/2025) and Q1 2026 (01/01/2026 – 31/03/2026) house median rent figures.

¥ Nagambie rental market data encapsulates aggregate property conditions within the postcode of 3608.

§ Rental yields shown are as reported as of March 2026.

▲ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the Shire of Strathbogie.

µ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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