PRD. REAL ESTATE

Wodonga Market Update 2nd Half 2026

OVERVIEW

In Q2 2026, Wodonga* recorded a median house price of $700,000 and a median vacant land price of $225,000. This represents an annual (Q2 2025 – Q2 2026) median price growth of 12.7% for houses and 4.7% for vacant land. During this time (Q2 2025 and Q2 2026) sales decreased, by -26.9% for houses (to 166 sales in Q2 2026) and by -47.4% for vacant land (to only 41 sales in Q2 2026). This indicates a clear undersupply in the market. Despite higher interest rates in 2026, these supply constraints have supported continued price growth. Thus, now remains an ideal time for owners to capitalise on their investments. With a limited number of ready-to-sell houses and units planned in the 2026 construction pipeline, competition is likely to intensify. Thus, buyers need to act fast.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↔	↑
LAND SALES	↓	↓
LAND MEDIAN PRICE	↑	↓

MARKET CONDITIONS

SALES

MEDIAN PRICE Q2 2026

$700K (house)

$225K (land)

AVERAGE DAYS ON MARKET Q2 2026

40 HOUSE

132 LAND

RENTALS

MEDIAN PRICE Q2 2026

$550 (house)

$422 (unit)

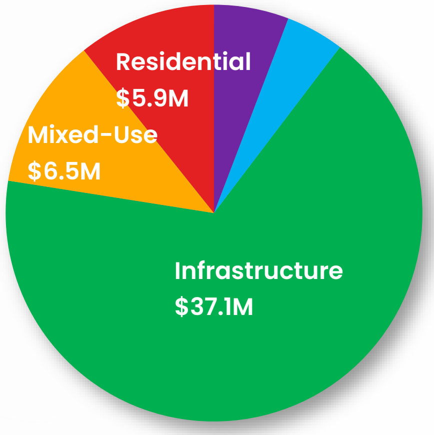
AVERAGE DAYS ON MARKET Q2 2026

19 HOUSE

16 UNIT

FUTURE DEVELOPMENTS**

Wodonga£ will see approx. **$55.2M of new projects commencing in 2026**.



A key commercial project in 2026 is Belvoir Village Motel which aims to construct 20 motel units with the project costing an estimated $1.8M. This will stimulate the local economy through job creation and can attract more people to Wodonga.

Most projects that are planned in 2026 are infrastructure, which include a function centre, improvements to military facilities, roadworks, footpath, and others. This will improve liveability for current residents.

Some key residential projects include:

- 7-15 Morelli Way (12 Dwellings)
- 3 Sage Court (9 Units)

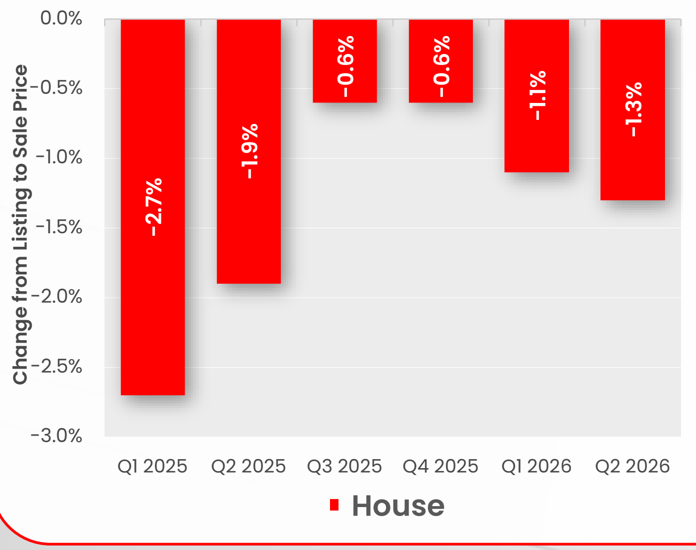
In 2026, two residential projects are in the pipeline. That said, the number of ready-to-sell stock planned (9 units and 12 houses) will not be enough, especially compared to Q2 2026 sales of 166 houses. Thus, an undersupply in housing stock is likely, which will push up property prices even higher.

12 Dwellings

9 Units/ Apartments

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.

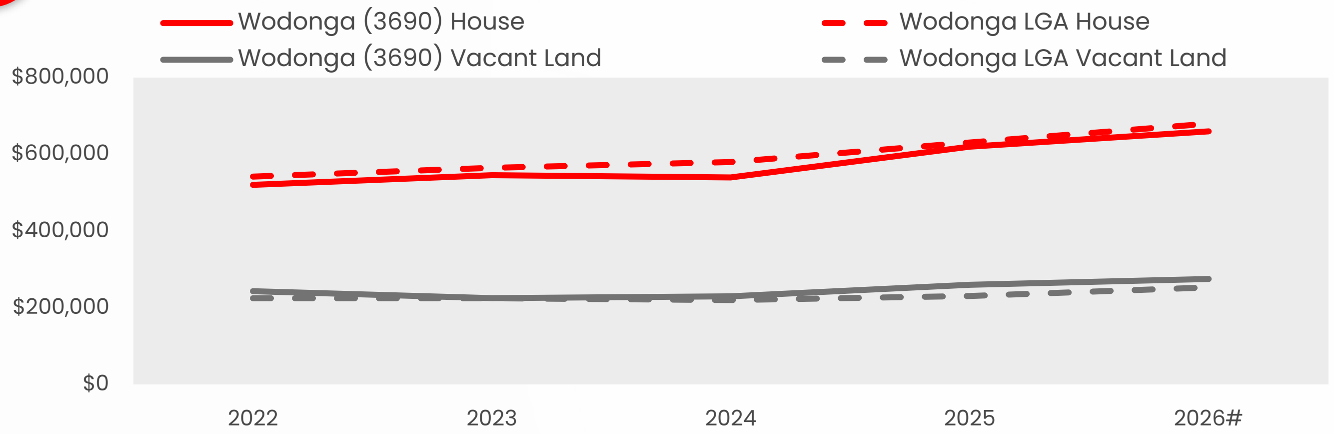


Average vendor discounts between Q2 2025 and Q2 2026 have tightened to -1.3% for houses. Market conditions in Wodonga* favour buyers, as sellers are willing to accept below the listed prices. Q3 & Q4 2025 recorded the tightest average discounts in the past 24 months, which indicates better discounts in 2026; even if median house price have increased. With limited new supply, buyers must act fast.

The suburb of Wodonga has historically been on par with the wider Wodonga LGA in house and land median prices for the past 5 years. 2026# saw this trend continue, with median house price in the suburb and LGA growing in the same direction and pace.

In 2026, most of the homes sold in Wodonga* were in the middle price brackets, with 36.7% sold between $600,000 and $699,999. Similarly, 32.6% of land sold were between $200,000 and $249,999. That said, the most affordable price brackets were still available, with 9.2% of houses sold below $499,999 and 12.9% of land sold below $149,999. This is good news for first home buyers. The premium market for houses has increased slightly, with 15.2% of stock sold above $800,000, which will benefit homeowners.

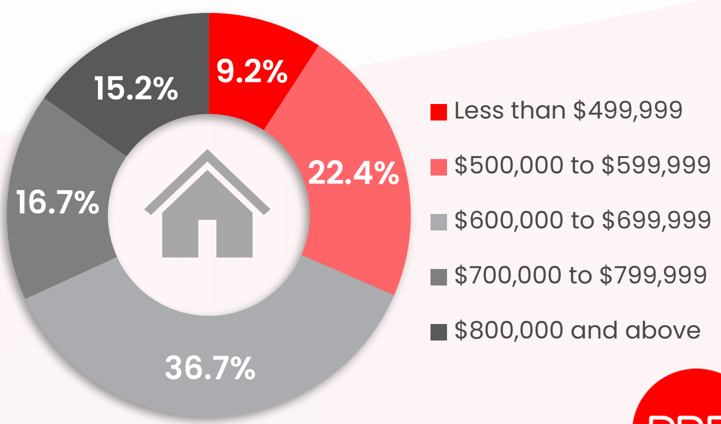
MARKET COMPARISON



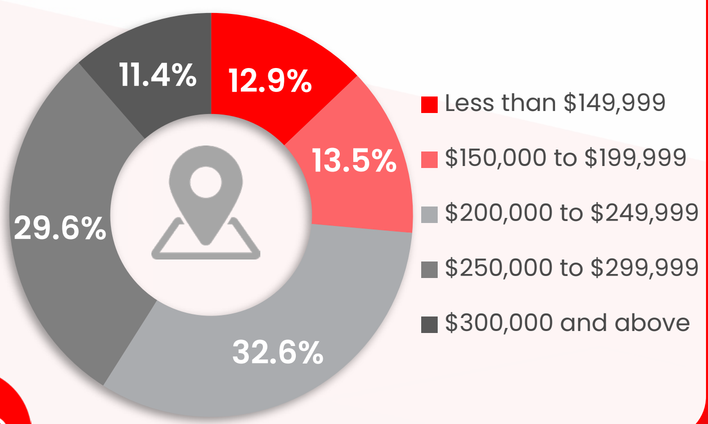
The market comparison graph provides a comparative trend for median price of houses and vacant land over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Wodonga.

PRICE BREAKDOWN 2026#

HOUSES SOLD



VACANT LAND SOLD



RENTAL GROWTH 2026€

House rental yield in Wodonga¥ was 3.6% as of June 2026, on par with Wodonga LGA (3.9%) and higher than Melbourne Metro (3.3%). This is paired with a stable median house rental price growth in the past 12 months to Q2 2026, to $550 per week; along with a -16.7% decline in the number of houses rented (to 165 rentals in Q2 2025). This suggests a highly-resilient and competitive house rental market in Wodonga¥, which is beneficial to investors.

2-Bedroom houses have provided investors with +9.1% rental growth annually, achieving a median rent of $480 per week.

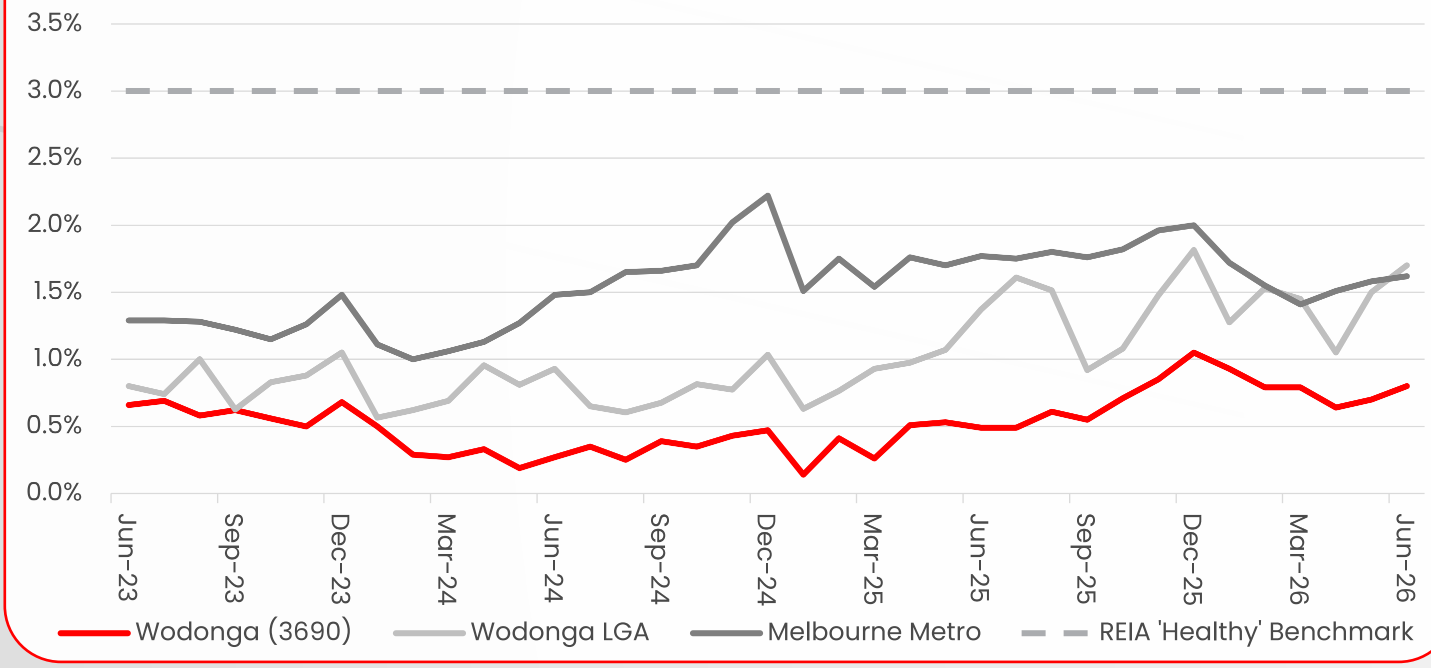
Wodonga¥ recorded a vacancy rate of 0.8% in June 2026, well below Melbourne Metro's 1.6%. Vacancy rates have increased slightly in the past 12 months, due to investors re-entering the rental market. However, a 0.8% vacancy rate is significantly below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental properties in Wodonga¥. This suggests a conducive and sustainable investment environment for investors, even with a higher house sales price (thus, entry price) in the past 12 months to Q2 2026.

2 BEDROOMS
+9.1%

3 BEDROOMS
+0.0%

4 BEDROOMS
+3.7%

RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.6%
Wodonga (3690)

4.6%
Wodonga LGA

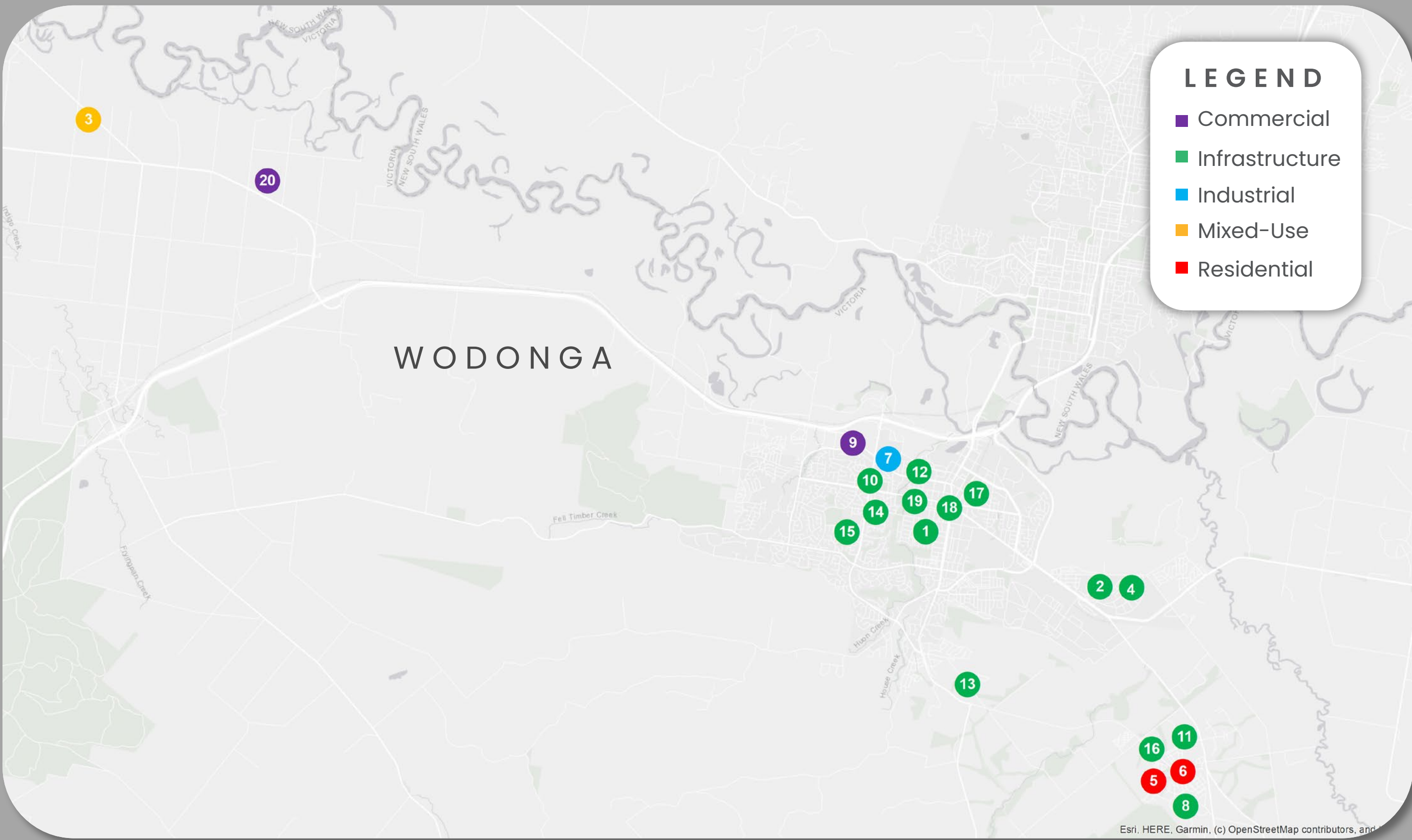
4.5%
Melbourne Metro

4.8%
Wodonga (3690)

4.6%
Wodonga LGA

4.5%
Melbourne Metro

PROJECT DEVELOPMENT MAP 2026[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Brockley Street Pavilion Building & Function Centre (Local Government)	Infrastructure	$10,000,000	2/12/2026
2	Bandiana Military Area Pfas Water Treatment Plant (Federal Government)	Infrastructure	$8,577,343	13/04/2026
3	Barnawartha North Solar Farm & Battery Energy Storage System (Solar Farm/ Battery Energy Storage System)	Mixed Use	$6,500,000	16/12/2026
4	North & East Bandiana Safety Works (Federal Government)	Infrastructure	$5,000,000	10/08/2026
5	7-15 & 21-23 Morelli Way Dwellings (12 Dwellings)	Residential	$3,680,000	23/10/2026
6	3 Sage Court Units (9 Units)	Residential	$2,250,000	12/05/2026
7	17 Plunketts Road Industrial Subdivision	Industrial	$2,200,000	19/11/2026
8	City Of Wodonga Amenities Pavilions Transfer Station & Buildings Renewal Project 2025-2026 (Local Government)	Infrastructure	$2,000,000	8/06/2026
9	Belvoir Village Motel West Wodonga Motel Units Redevelopment	Commercial	$1,800,000	5/11/2026
10	Wodonga & Baranduda Tennis Club Court Resurfacing & Fencing Works (Local Government)	Infrastructure	$1,800,000	10/08/2026
11	John Schubert Drive Pedestrian Underpass Replacement – Baranduda (Local Government)	Infrastructure	$1,200,000	13/07/2026
12	Wodonga Tennis Centre Sports Lighting (Local Government)	Infrastructure	$800,000	2/02/2026
13	Kinchington Road Roadworks Reconstruction (Local Government)	Infrastructure	$800,000	23/02/2026
14	Marigold Court Stormwater Pipes Replacement & Associated Works Replacement (State Government)	Infrastructure	$800,000	9/03/2026
15	Emerald Oval & Wodonga Hockey Field Led Sports Field Lighting (Local Government)	Infrastructure	$800,000	13/04/2026
16	Baranduda Boulevard Shared Path (Local Government)	Infrastructure	$800,000	27/04/2026
17	Wodonga City Council Offices Basement Refurbishment Stage 2 (Local Government)	Infrastructure	$800,000	11/05/2026
18	Nilmar Avenue Stormwater Pipes Replacement (Local Government)	Infrastructure	$750,000	11/05/2026
19	Snowdon Street Roadworks Reconstruction Works (State Government)	Infrastructure	$674,000	27/04/2026
20	Unmanned Service Station	Commercial	$660,000	19/05/2026

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- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

* Wodonga sales market data and key indicators encapsulates aggregate property market conditions within the Wodonga Local Government Area.

** 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 1st half of 2026 (01/01/2026 – 30/06/2026) 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 Q2 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures.

¥ Wodonga rental market data encapsulates aggregate property conditions within the postcode of 3690.

§ Rental yields shown are as reported as of June 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 postcodes of 3690 and 3691.

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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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