

Improving housing outcomes for Australians





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Home Guarantee Scheme Trends & Insights Report 2023-24

About the Australian Government's Home Guarantee Scheme

The Home Guarantee Scheme (HGS or Scheme) is an Australian Government initiative to support eligible home buyers to buy a home sooner. The Scheme comprises the First Home Guarantee (FHBG), the Family Home Guarantee (FHG), the Regional First Home Buyer Guarantee (RFHBG) and New Home Guarantee (NHG).

During 2023–24, 50,000 places were made available to eligible home buyers under the Scheme, comprising 35,000 places under the First Home Guarantee, 10,000 places under the Regional First Home Buyer Guarantee and 5,000 places under the Family Home Guarantee. The New Home Guarantee closed to new applications on 30 June 2022.

A Scheme place is taken up when a home buyer's eligibility has been confirmed by a participating lender and they have obtained finance pre-approval while they search for a home. A guarantee is then issued by Housing Australia once the home buyer signs a contract of sale and receives unconditional finance approval.

During 2023–24

50,000

places were made available to eligible home buyers under the Scheme;

Comprising

35,000

places under the First Home Guarantee;

10,000

places under the Regional First Home Buyer Guarantee; and

5,000

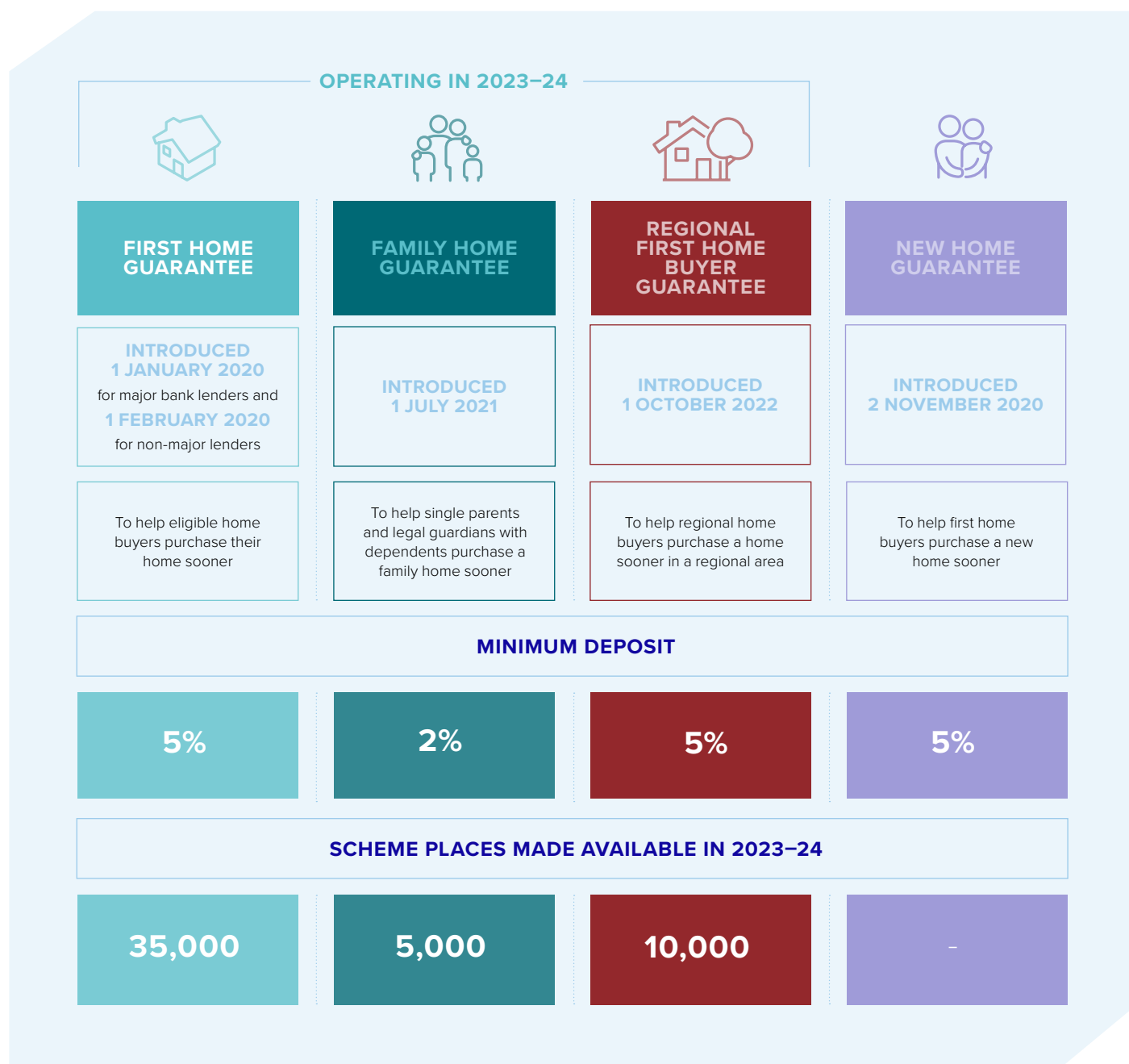
places under the Family Home Guarantee.

The eligibility for the Scheme was expanded on 1 July 2023 to include:

- Australian permanent residents
- Those who have not owned a property in Australia in the last 10 years under the First Home Guarantee and Regional First Home Buyer Guarantee
- Any 2 applicants purchasing together broadly (including partners, friends, siblings and other family members) under the First Home Guarantee and Regional First Home Buyer Guarantee
- Single legal guardians of at least one dependent under the Family Home Guarantee.

More information about the Scheme is available at housingaustralia.gov.au, including about eligibility, participating lenders, property price caps and income caps.

Figure 1: Guarantees under the Scheme administered by Housing Australia



Introduction

Housing Australia’s Home Guarantee Scheme Trends and Insights Report provides the fifth annual snapshot of the Scheme. The report covers the 12 months from 1 July 2023 to 30 June 2024, as well as broader trends since the Scheme’s initial implementation on 1 January 2020.

The insights in this report should be considered in the context of changes in the broader macroeconomic environment. This report includes data insights at a time when home buyers confronted an extended period of high interest rates, which adversely affected affordability and mortgage serviceability. This has led to a decline in first home buyer participation from its peak in 2020–21, at a time when demand for the Scheme was at record levels. In addition, over 16,000 Australians¹ supported by the Scheme were on record low fixed-rate loans that were due to expire and faced a sharp increase to their interest rates and mortgage repayments.

As this report shows, despite the higher interest rate environment, the Scheme continues to support tens of thousands of first home buyers, as well as home buyers re-entering the market after an extended absence, to move into home ownership sooner than they otherwise would. Growing evidence also suggests the Scheme is operating effectively as a temporary support, with thousands of the Home Guarantee Scheme users already transitioning out of the Scheme despite it only operating for a few years.

The following sections include insights into:

Who
The profile of eligible home buyers supported under the Scheme

What
Properties purchased under the Scheme and in what locations

How
The way the Scheme is supporting home buyers, such as key workers and single parents, to buy their own home and how the Scheme portfolio is performing.

This report also includes a brief section on the macroeconomic environment for first home buyers. Housing Australia will continue to monitor how the Scheme is assisting Australian households to achieve home ownership sooner.

¹ Individuals supported under the Home Guarantee Scheme with fixed-rate loans as of 31 May 2022.

Highlights

Scheme share of the first home buyer market continues to grow.

Across Australia, around 1 in 3 first home buyers were supported by the Scheme in 2023–24. This is a significant increase from the 1 in 10 over the Scheme's first year of operation in 2020, with participation increasing each year. The stronger take up under the Scheme in the last year is likely due to a combination of the expanded eligibility criteria, coupled with a more challenging purchasing environment for those without any additional support. Overall first home buyer participation has fallen by 33 per cent from 2020–21.

Almost 9 in 10 of all available Scheme places were taken up in 2023–24.

Nearly 9 in 10 (88 per cent) of all available Scheme places were taken up in 2023–24. This is amid a challenging purchasing environment with relatively high interest rates following 13 cash rate rises since May 2022 and moderate to strong property price growth. The 43,800 places taken up in 2023–24 represent a 34 per cent increase on the 32,600 places taken up in the previous financial year.

The introduction of the Regional First Home Buyer Guarantee on 1 October 2022 has supported more Australians in purchasing a home in regional areas.

In 2023–24, of the 43,800 places taken up, Housing Australia has issued 36,100 guarantees to help eligible home buyers enter the home ownership market sooner, 21 per cent more than in the previous financial year and 72 per cent more than in 2021–22. In its first full year of operation, over 13,100 Australians across 8,000 guarantees in regional areas accessed the Regional First Home Buyer Guarantee, allowing the Home Guarantee Scheme to continue to provide a pathway for more Australians to purchase a home, including those in regional areas. A recent survey of those accessing the Scheme in regional areas showed that 42 per cent had previously been renting in regional Australia for 2 or more years.

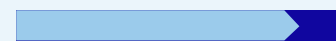
During 2023–24, joint borrower participation and the age and income profile of guarantee recipients increased, likely reflecting the higher costs in servicing a mortgage.

The proportion of buyers aged 30 years or older was 53 per cent – up from 42 per cent in the previous year. 6 in 10 (62 per cent) of all guarantees issued in 2023–24 were to joint borrowers, up from 51 per cent in 2022–23. The 2023–24 median incomes of joint and single borrowers increased by 8 per cent to \$132,000 p.a. and 11 per cent to \$83,000 p.a. respectively year on year.



1 in 3

first home buyers were supported by the Scheme in 2023–24



88%

of available Scheme places were taken up in 2023–24

Over

13,100

Australians were supported by the Regional First Home Buyer Guarantee in 2023–24 – its first full year of operation

Highlights continued

Over
11,000
key workers were
supported in 2023–24



28%
of guarantees were
issued to home buyers
in Victoria in 2023–24



Almost
1 in 5
households have already
transitioned out since the
start of the Scheme



The Scheme supported more than 11,000 key workers to purchase a home in 2023–24, allowing them to live closer to schools, hospitals and other critical workplaces.

Over 11,000 key workers were supported in 2023–24, an increase of 28 per cent from 8,800 in 2022–23. In 2023–24, more than 1 in 4 of all guarantees issued under the Scheme were to key workers, such as teachers, nurses and social workers. In a recent survey of these key workers, the majority said that accessing stable housing close to their place of work, including schools and hospitals, was the main driver for choosing the home they purchased with support from the Scheme.

Take up of the Scheme was highest in Victoria, with take up in Queensland and Western Australia also robust.

Victoria has experienced the strongest take up of the Scheme among the states and territories. 28 per cent of guarantees were issued to Victorian residents in 2023–24, compared with a population share of 26 per cent. Take up in Queensland and Western Australia also continued to be robust, with 24 per cent and 15 per cent of all guarantees issued within these states respectively, both higher than their population share.

Almost 1 in 5 households have already transitioned out of the Scheme since its initial implementation.

More than 19,000 loans that were supported under the Home Guarantee Scheme (18 per cent of total guarantees issued) have now transitioned out, no longer requiring support. Approximately 60 per cent of home buyers who transitioned out of the Scheme either paid down the loan to under the 80 per cent loan-to-value ratio, or refinanced to another lender, likely leveraging additional accumulated equity. This demonstrates the Scheme is proving to be a transitional support mechanism in the home ownership journey.

The Scheme portfolio remains resilient, with performance below market benchmarks.

Approximately 0.1 per cent of active loans supported under the Scheme are currently in arrears and a further 1.0 per cent of the portfolio accessing hardship support, which is well below relevant market benchmarks. Housing Australia continues to monitor the performance of the Scheme portfolio in light of the current macroeconomic environment.

Trends and insights

First home buyers in the current macroeconomic environment

Housing prices continue to rise across the country, supported by strong demand despite relatively high interest rates. This has adversely affected the purchasing power of first home buyers, both from a price and loan serviceability perspective. Increased immigration after borders reopened has put pressure on the existing housing stock to provide enough physical housing for Australia's population. Meanwhile, high inflation and interest rates have made it more costly for developers to deliver new stock to the market.

Housing prices are rising across the country, but growth has been stronger in the smaller capital city markets of Brisbane, Perth and Adelaide than in Sydney and Melbourne. This is partly due to interstate migration away from Sydney and Melbourne, but also due to relatively better affordability in some of these markets.

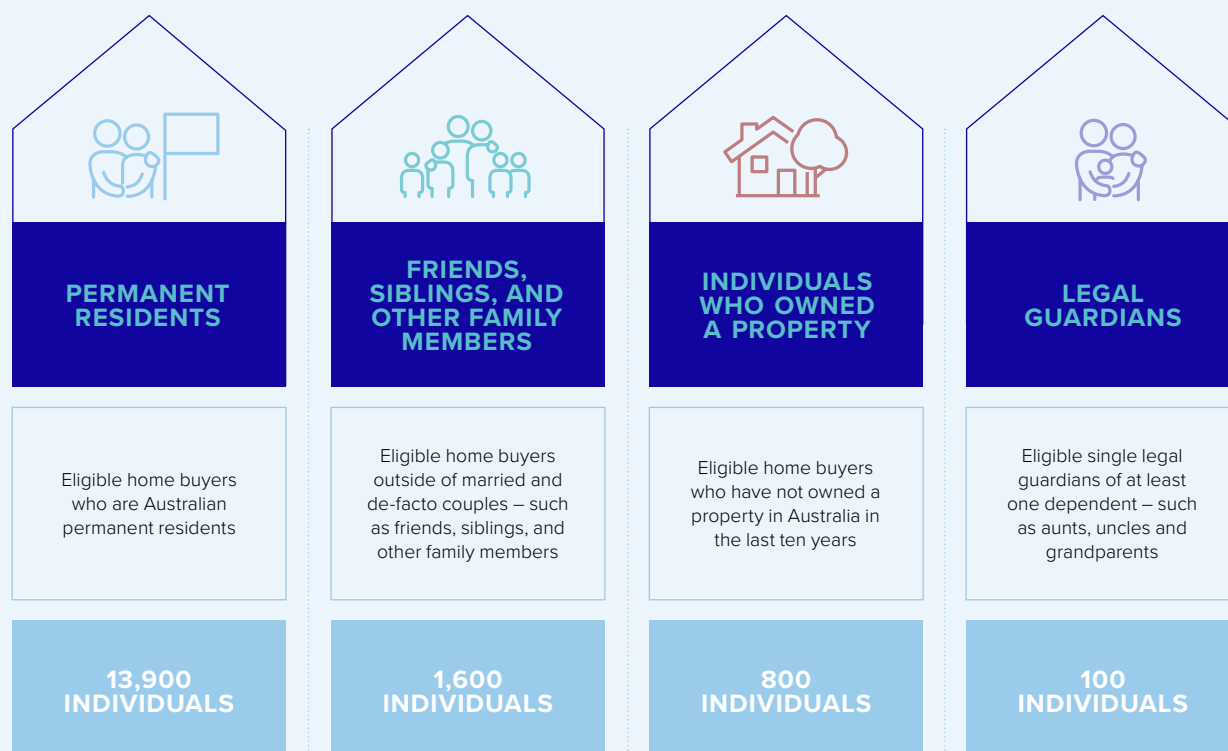
The unemployment rate has risen slightly over the past couple of years. However, at around 4 per cent at the time of drafting, it is both historically low and well below pre-pandemic levels.

Wages growth has picked up in response to the imbalance in the labour market and is rising at around 4 per cent — the fastest pace of growth since 2009.

High inflation and interest rates have been a burden on household finances but have been offset by low unemployment and solid wages growth and this has contributed to the relatively low levels of arrears and mortgage stress observed within the Home Guarantee Scheme portfolio.

Beneficiaries of the Scheme

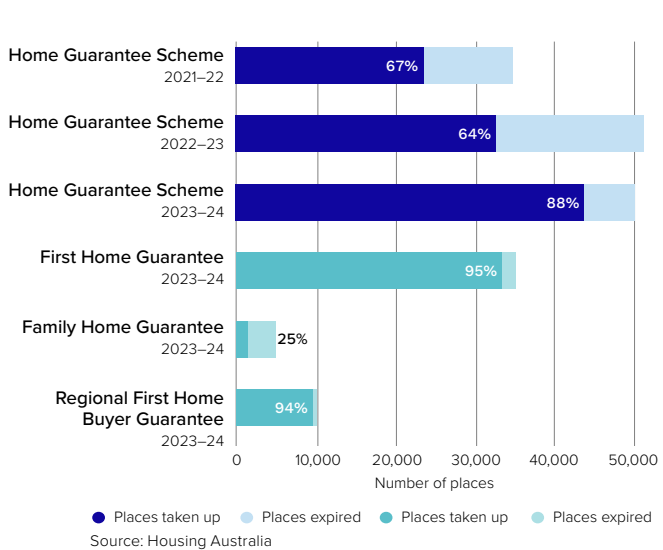
The Scheme eligibility criteria was expanded on 1 July 2023 to include:¹



¹ Numbers have been rounded to the nearest 100.

Beneficiaries of the Scheme continued

Figure 2: Take up of Home Guarantee Scheme places by financial year and guarantee type (as at 30 June)





Typical profile of the Home Guarantee Scheme borrower

In 2023–24, the typical profile of a First Home Guarantee recipient was a household where the primary borrower was in their early 30s, with a median income of around \$85,000 for single borrowers and \$134,000 for joint borrowers. The median purchase price under First Home Guarantee was around \$482,000 for single borrowers and \$624,000 for joint borrowers.

The Regional First Home Buyer Guarantee continued supporting younger buyers aged between 25–29 years. Regional First Home Buyer Guarantee participants typically purchased properties at a lower price point than other guarantee types, with a median purchase price of \$390,000 for single borrowers and \$520,000 for joint borrowers.

The Family Home Guarantee, which is designed to support single parents and guardians, had a higher age profile, with the median age of participants between 35–39 years. Their income and property purchase price were largely similar to other single borrowers participating in the First Home Guarantee and Regional First Home Buyer Guarantee, with a median purchase price of \$425,000 and a median income of \$79,000.

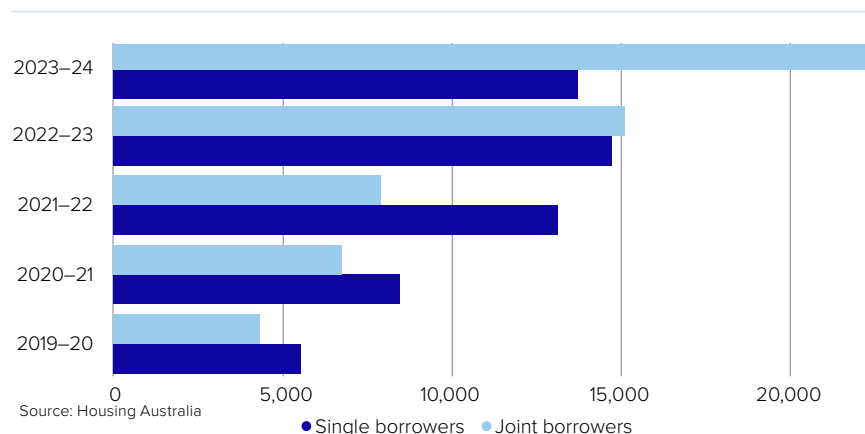
Figure 3: Profile of the median Home Guarantee Scheme borrower

Median Home Guarantee Scheme Borrower Profile						
Single Borrower					Joint Borrower	
First Home Guarantee	Family Home Guarantee	Regional First Home Buyer Guarantee			First Home Guarantee	Family Home Guarantee
\$482,000	\$425,000	\$390,000	Purchase Price	\$624,000	–	\$520,000
25–29	35–39	25–29	Age Bracket	30–34	–	25–29
\$85,000	\$79,000	\$78,000	Household Income	\$134,000	–	\$126,000
45%	82%	43%	Female	50%	–	50%
55%	18%	57%	Male	50%	–	50%
94%	97%	95%	Loan to Value Ratio	95%	–	95%

More Scheme guarantees are being issued to joint borrowers

The Scheme issued 22,400 guarantees to joint borrowers during 2023–24, 48 per cent more than the 15,100 guarantees issued to the same cohort in 2022–23. In 2023–24, the Scheme issued 13,700 guarantees to single borrowers, 1,000 fewer guarantees to the same cohort in 2022–23 (14,700).

Figure 4: Guarantees issued split between single and joint borrowers

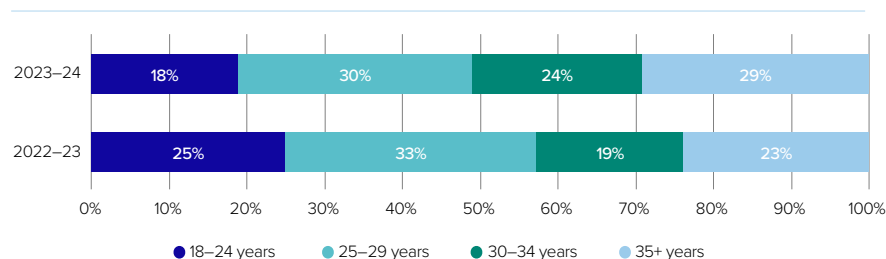


The proportion of joint borrower purchases increased from 51 per cent in 2022–23 to 62 per cent in 2023–24. While guarantees to joint borrowers increased 48 per cent year on year, single borrowers reduced by 7 per cent over the same period.

The overall income profile of home buyers also changed in 2023–24, when the median income of joint borrowers was \$132,000, 8 per cent higher than \$122,000 in 2022–23. Meanwhile, the median income of single borrowers was \$83,000, 12 per cent higher than \$74,000 in 2022–23. The change in overall income levels was largely consistent across states and territories.

These changes align with an increase in the overall age profile, particularly among joint borrowers during 2023–24. The proportion of borrowers aged 30 years or older has increased from 42 per cent in 2022–23 to 53 per cent in 2023–24.

Figure 5: Age distribution of Scheme guarantees issued by financial year



Source: Housing Australia

9 in 10 Scheme places allocated

In 2023–24, 43,800 Scheme places were allocated, supporting more Australians to purchase their homes. Almost 9 in 10 (88 per cent) available places across the Scheme were taken up during the year. The number of places allocated was 34 per cent higher than the 32,600 in the previous financial year.

22,400

guarantees were issued to joint borrowers during 2023–24

48%

increase in guarantees issued to joint borrowers in 2023–24 compared with the previous year



In 2023–24

the Home Guarantee Scheme supported over 11,000 key workers purchase a home





More than 1 in 4 guarantees in the Scheme were issued to key workers in 2023–24. 11,300 key workers were supported in 2023–24, up by 28 per cent on the previous year. Among the key worker cohort, most borrowers continue to be nurses, teachers and social workers.

In a recent survey² of these key workers, the majority said that accessing stable housing close to their place of work, including schools and hospitals, was the main driver for choosing the home they purchased with support from the Scheme.



1 in 4

guarantees issued in 2023-24 were to key workers

² The survey was based on a representative sample of the 11,300 key workers supported in 2023–24.



Figure 6: Key workers supported under the Home Guarantee Scheme by financial year³

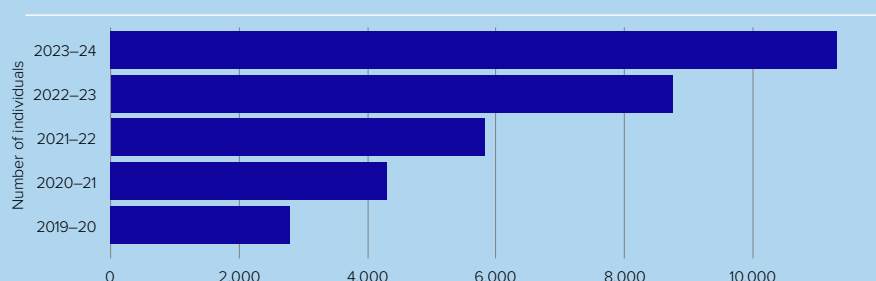
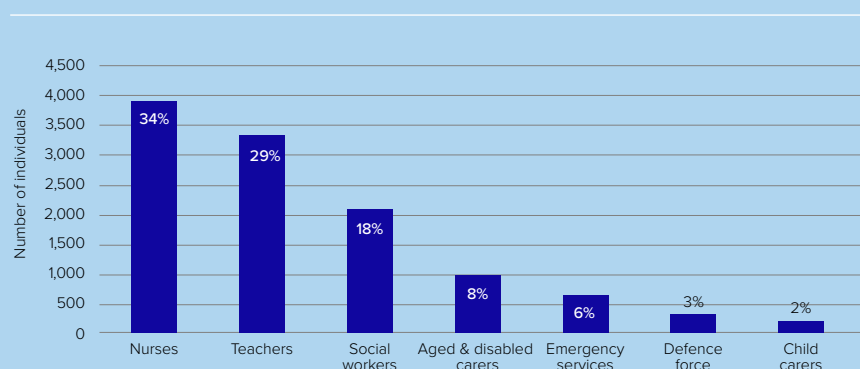


Figure 7: Key workers supported under the Home Guarantee Scheme in 2023–24 by occupation³



Source: Housing Australia

³ Occupations classified as key workers are: teachers; nurses; childcare workers; carers and aides; defence force members, firefighters, police, and other emergency service workers; ambulance officers and paramedics; and social and welfare professionals.



1 in 3

first home buyers were supported by the Scheme in 2023–24

40%

of first home buyers in Queensland benefitted from a Scheme guarantee in 2023–24

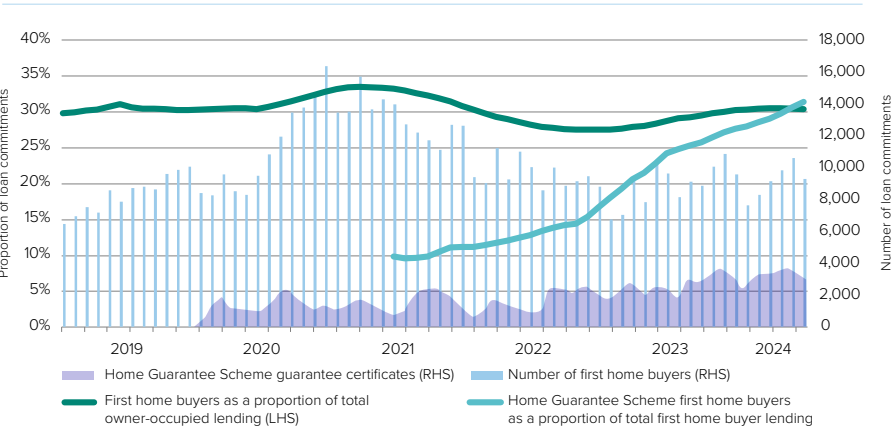
The Home Guarantee Scheme has supported almost one third of all first home buyers in 2023–24

Across Australia, almost 1 in 3 of all first home buyers in 2023–24 were supported by the Scheme. This compares with 1 in 10 of all first home buyers when the Scheme was first implemented in 2020, a number that has increased progressively each year.

The change is likely due to several factors, including:

- An increase in the number of available guarantees
- A widening in eligibility requirements
- A more challenging purchasing environment for all first home buyers.

Figure 8: First home buyer owner occupied loan commitments in Australia, Jan 2019–June 2024

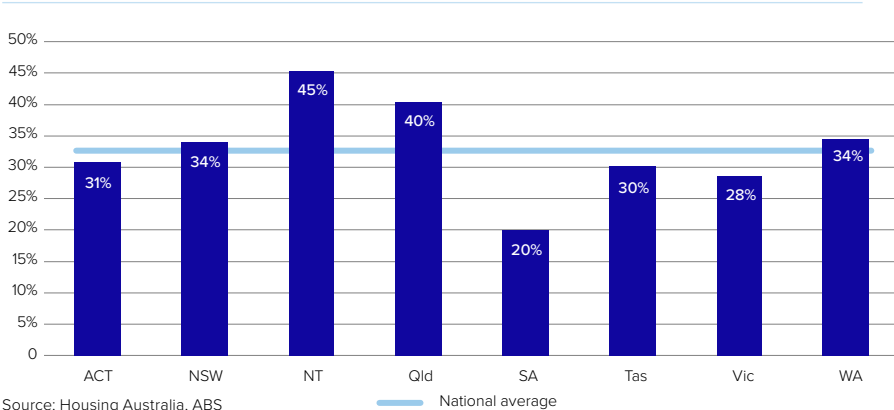


Source: Housing Australia, ABS

The Home Guarantee Scheme is supporting first home buyers across all states and territories

Proportionally, the Home Guarantee Scheme supported the most first home buyers in Queensland with around 40 per cent of owner-occupier first home buyers in 2023–24 benefiting from a Scheme guarantee.⁴

Figure 9: Home Guarantee Scheme first home buyers as a proportion of total owner occupied first home buyer loan commitments within each state/territory (1 July 2023 to 30 June 2024)⁵



Source: Housing Australia, ABS

4 Despite having the highest rate of first home buyer support, the Northern Territory saw a significantly lower number of guarantees issued. This should be considered when interpreting the results.

5 The proportion is calculated using the number of Scheme guarantees issued to first home buyers between 1 July 2023 and 30 June 2024, which may have included places allocated in the 2022–23 financial year and issued in the subsequent year.

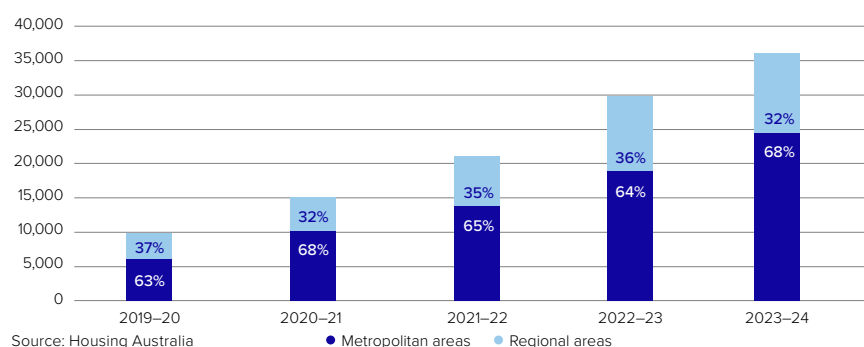
The Regional First Home Buyer Guarantee has provided more places to support Australians into home ownership

In October 2022, the Regional First Home Buyer Guarantee was launched under the Scheme, offering an additional 10,000 places each year to support Australians to purchase a home in regional areas.

This has allowed the First Home Guarantee and Family Home Guarantee to continue providing a pathway for more Australians to purchase their home, with the overall Scheme supporting over 58,000 Australians across 36,100 guarantees in 2023–24. A recent survey of those accessing the Scheme in regional areas showed that 42 per cent had been previously renting in regional Australia for 2 or more years.

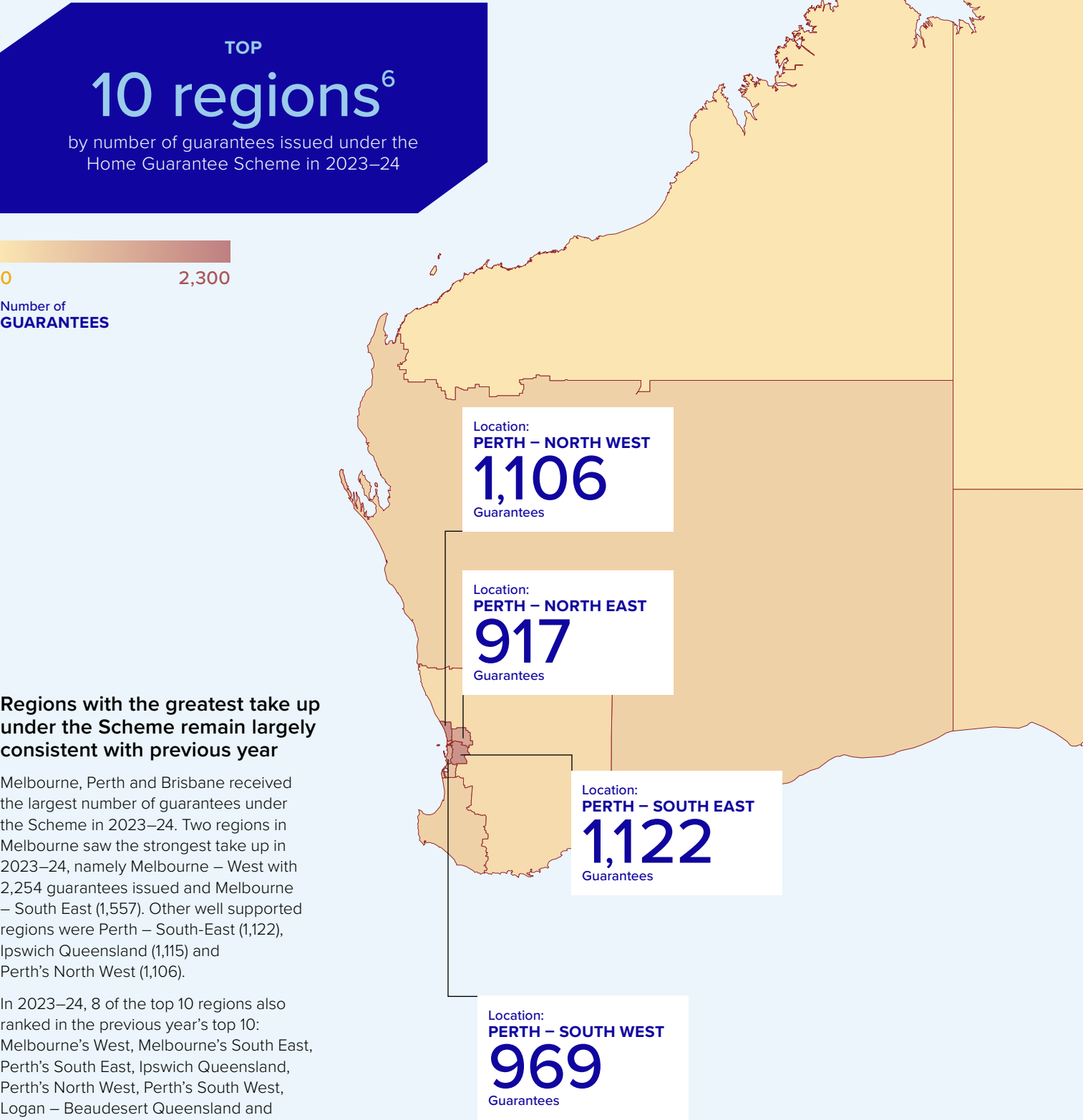
Over
58,000
Australians were supported
by the Home Guarantee
Scheme in 2023–24

Figure 10: Guarantees issued per financial year by metropolitan and regional areas



Beneficiaries of the Scheme continued

Figure 11: Top 10 regions by number of guarantees issued under the Home Guarantee Scheme in 2023–24



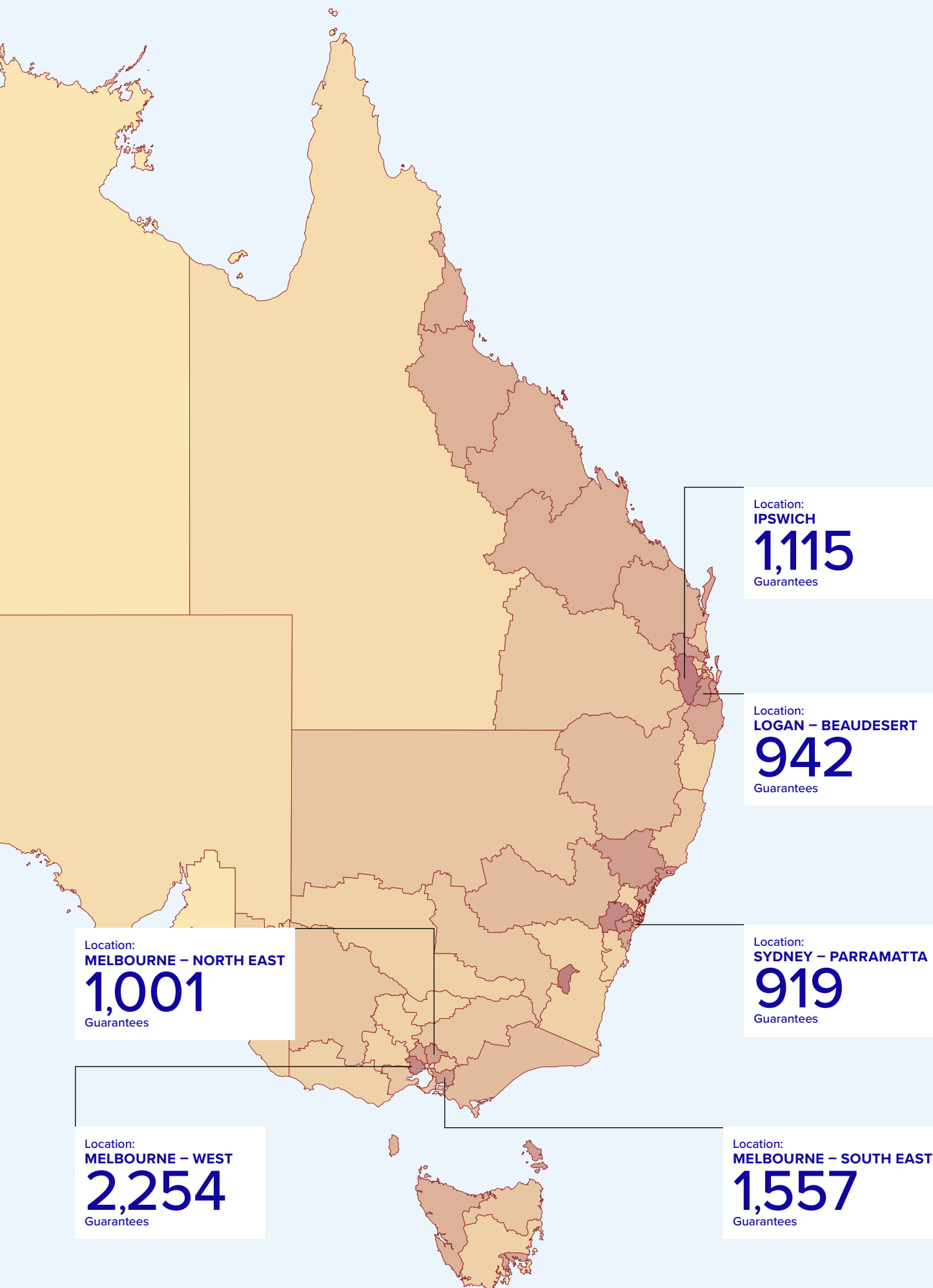
Regions with the greatest take up under the Scheme remain largely consistent with previous year

Melbourne, Perth and Brisbane received the largest number of guarantees under the Scheme in 2023–24. Two regions in Melbourne saw the strongest take up in 2023–24, namely Melbourne – West with 2,254 guarantees issued and Melbourne – South East (1,557). Other well supported regions were Perth – South-East (1,122), Ipswich Queensland (1,115) and Perth’s North West (1,106).

In 2023–24, 8 of the top 10 regions also ranked in the previous year’s top 10: Melbourne’s West, Melbourne’s South East, Perth’s South East, Ipswich Queensland, Perth’s North West, Perth’s South West, Logan – Beaudesert Queensland and Perth’s North East.

The 2 new top 10 regions were North East, Melbourne and Parramatta, Sydney.

⁶ Refers to Statistical Area Level 4 regions, as defined by the Australian Statistical Geography Standard (ASGS): Volume 1 – Main Structure and Greater Capital City Statistical Areas, July 2016, published by the Australian Bureau of Statistics.



57%
increase in Scheme
guarantees issued in
Victoria during 2023–24

Take up of the Scheme was highest in Victoria, with take up in Queensland and Western Australia also robust

In 2023–24, take up in Victoria under the Home Guarantee Scheme remained resilient and was 57 per cent more than the 6,300 guarantees issued in the previous financial year. Property price growth in Victoria increased by just 1 per cent compared to the national average of around 7 per cent.

By comparison, over the same period, take up under the Scheme in South Australia and Queensland was relatively subdued, with dwelling price growth stronger in these areas. In 2023–24, relative to population share, Victoria, Queensland and Western Australia experienced the strongest take up under the Scheme. Victoria had the highest concentration of guarantees out of all the states and territories, with 28 per cent of all guarantees issued within the state, compared with a population share of 26 per cent.

By postcode, 5 of the top 10 by guarantees issued in 2023–24 were in Victoria. The top three areas for home buyers consisted of Hoppers Crossing, Craigieburn and Cardinia in Victoria.

Figure 12: Change in median dwelling purchase price for guarantees issued under the Home Guarantee Scheme and loans committed within the broader market

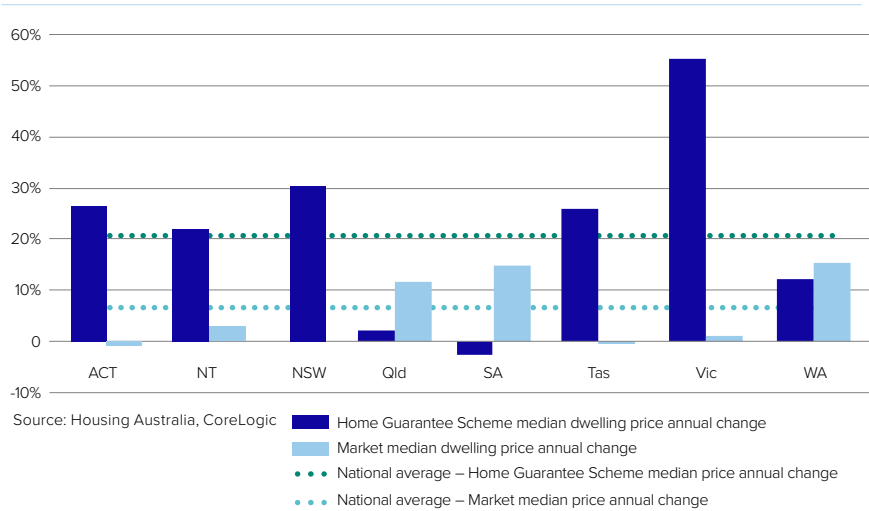


Figure 13: Distribution of Scheme guarantees across states and territories issued in 2023–24, relative to population share

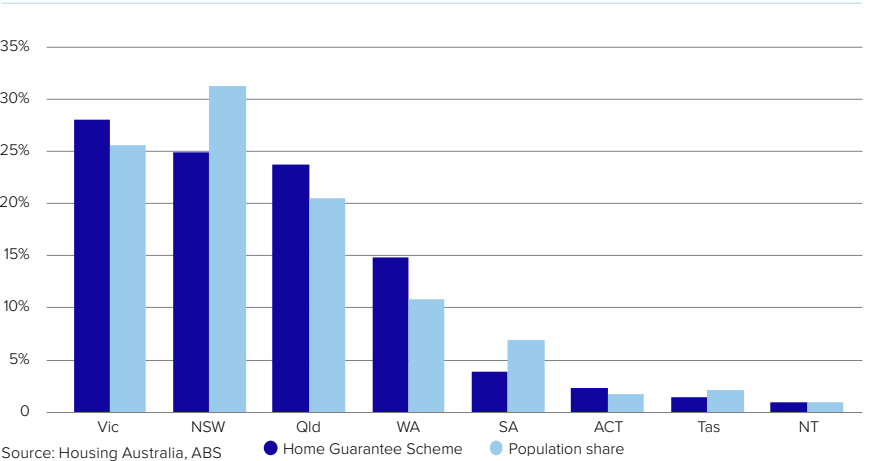


Table 1: Top 10 postcodes by number of guarantees issued under the Scheme in 2023–24

Postcode	State	Indicative Suburb ¹	No. of guarantees issued
3029	Victoria	Hoppers Crossing	617
3064	Victoria	Craigieburn	485
3978	Victoria	Cardinia	371
4740	Queensland	Alexandra	309
3030	Victoria	Cocoroc	296
3977	Victoria	Botanic Ridge	293
6055	Western Australia	Brabham	279
6112	Western Australia	Armadale	272
4207	Queensland	Bahrs Scrub	260
2560	New South Wales	Airds	235

Source: Housing Australia

¹ Postcodes can contain multiple suburbs; one is selected for illustrative purposes here.

More than 19,000 households have successfully transitioned out of the Scheme since its inception

Since the Scheme launched in January 2020, 18 per cent of all guarantees issued have been released. Approximately 60 per cent of home buyers who transitioned out of the Scheme either paid down the loan to under an 80 per cent loan-to-value ratio, no longer required the guarantee or refinanced to another lender, likely leveraging additional equity accumulated. This demonstrates the Scheme is proving to be a transitional support mechanism in the home ownership journey.

19,000+

households have successfully transitioned out of the Scheme since its inception in January 2020



63%

of Scheme-backed loans
that are ahead of their
mortgage repayments



0.1%

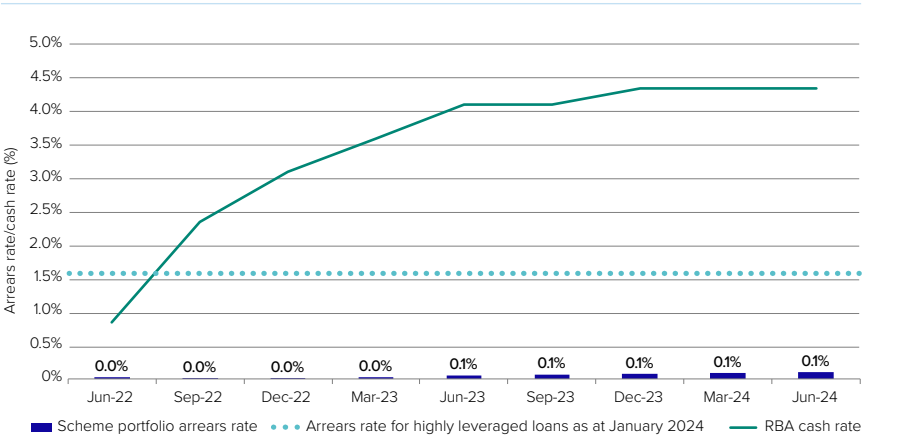
of Scheme-backed loans
are in 90+ day arrears

Home Guarantee Scheme borrowers are resilient amid the recent interest rate cycle

Since May 2022, interest rates have increased by more than 400 basis points. Over this time, Home Guarantee Scheme borrowers have been resilient throughout the contractionary cycle, with less than 1.0 per cent of the portfolio accessing hardship support and 0.1 per cent of the portfolio in arrears.⁷

Loans in hardship under the Scheme have been largely concentrated under the Family Home Guarantee, supporting single parents, and the New Home Guarantee for newly built homes. The arrears rate under the Scheme is well below relevant market benchmarks.⁸

Figure 14: Scheme portfolio arrears rate relative to RBA cash rate decisions and the market arrears rate for highly-leveraged loans (June 2022 to June 2024)

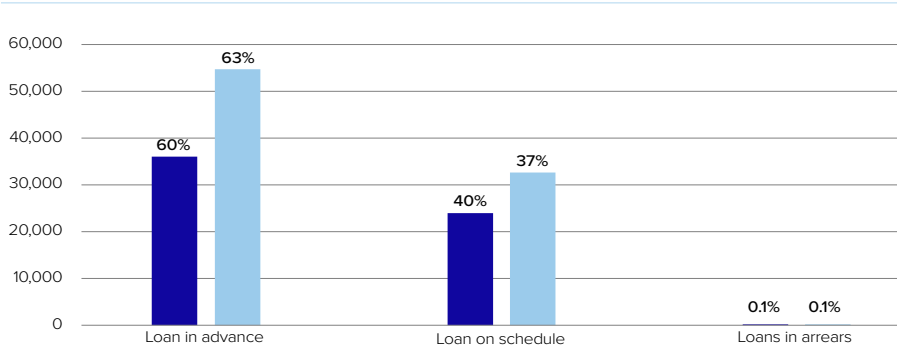


Source: Housing Australia, Reserve Bank of Australia

Borrower serviceability remains strong

More Scheme-backed loans are ahead of their mortgage repayments now (63 per cent) than in the previous year (60 per cent). This points to Scheme recipients having good cashflow; however, Housing Australia continues to monitor the performance of the Scheme portfolio in light of the current macroeconomic environment.

Figure 15: Scheme portfolio repayment status⁹ – as at 30 June 2024 and 30 June 2023



Source: Housing Australia

7 One claim was paid under the Scheme up to 30 June 2024.
8 The RBA stated in January 2024 that high-LVR loans had a delinquency rate of ~1.6 per cent. While the metric is not directly comparable to the Scheme, it provides a benchmark for relativity.
9 A loan is considered in advance when the outstanding principal amount is less than the scheduled principal amount (based on minimum monthly mortgage repayments). A loan is considered in arrears when the amount in arrears is equal to or greater than 3 minimum monthly repayments and excludes those currently accessing hardship arrangements with their respective lenders.

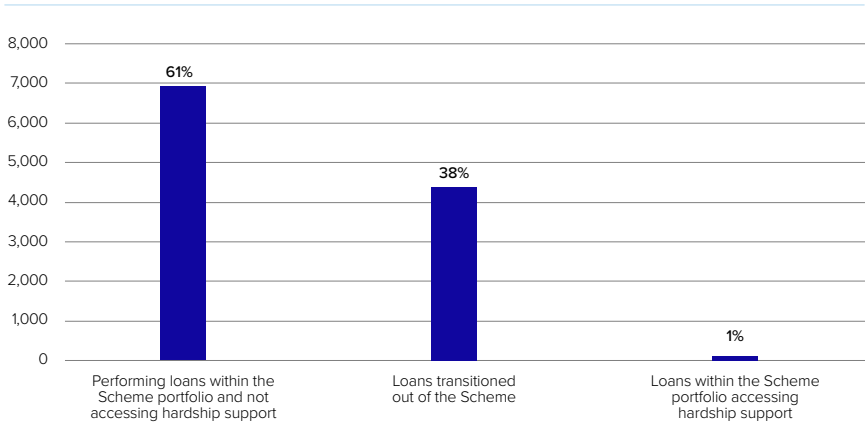
Resilience among those transitioning off record-low fixed-rate loans

In the 2022–23 Home Guarantee Scheme Trends and Insights Report, Housing Australia noted a large number of fixed-rate mortgages secured at record-low interest rates were due to expire and become subject to much higher mortgage rates. Overall, these buyers have been resilient in paying down their mortgages despite increased interest rates.

By May 2022, around 11,000 Scheme-backed loans had been serviced by a mortgage with a fixed-rate term. By June 2024, around 38 per cent of these no longer required a guarantee and had exited the Scheme. More than 1 in 2 borrowers previously on fixed-rate loans who had left the Scheme either paid down their loan to under an 80 per cent LVR or refinanced to another lender, likely having leveraged accumulated equity over the time supported by the Scheme.

For those who remained within the Scheme and largely now moved to variable loans, the vast majority (99 per cent) of the portfolio have been adequately servicing their mortgage over the past two years.

Figure 16: Performance of HGS loans on Fixed rates in May 2022 which have rolled over to variable rate loans as at 30 June 2024



Source: Housing Australia

Over
11,000
Scheme-backed loans transitioned from record-low fixed-rate mortgages, with only a small proportion requiring hardship support





Debt-to-income levels decrease for single borrowers, and remain stable for joint borrowers

The median debt-to-income (DTI) ratio for single borrowers under the First Home Guarantee was 5.1 times their gross annual income, compared with 5.6 times in the previous year. For joint borrowers entering the First Home Guarantee, DTI remained fairly consistent with the previous year at 4.3 times.

DTI ratios for Regional First Home Buyer Guarantee borrowers were slightly lower than those seen in the broader First Home Guarantee, consistent with the Regional First Home Buyer Guarantee's lower average purchase prices.

For borrowers under the Family Home Guarantee, DTI ratios in 2023–2024 decreased from 5.7 times in 2022–23, to 5.0 times in 2023–24, most likely driven by the serviceability issues faced by single borrowers. The ratio is largely in line with single borrowers supported by the First Home Guarantee.

Figure 17: Debt-to-income ratio for Scheme guarantees issued, by single and joint borrowers

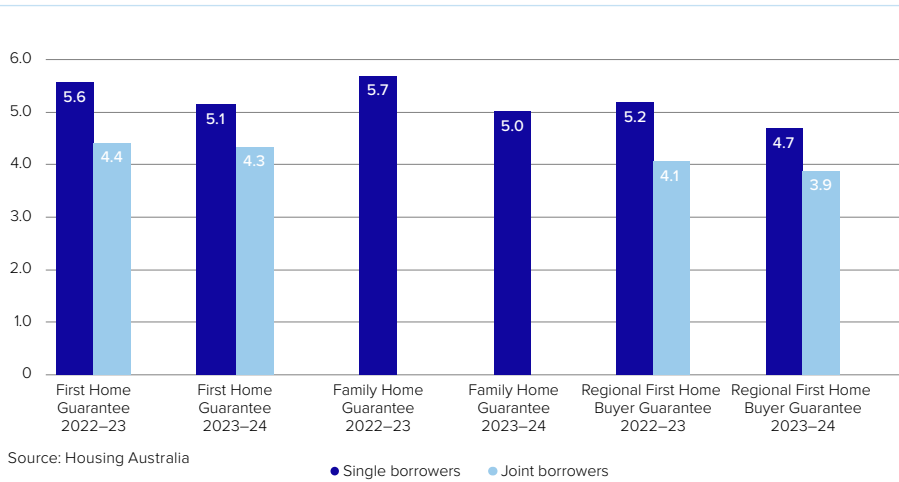


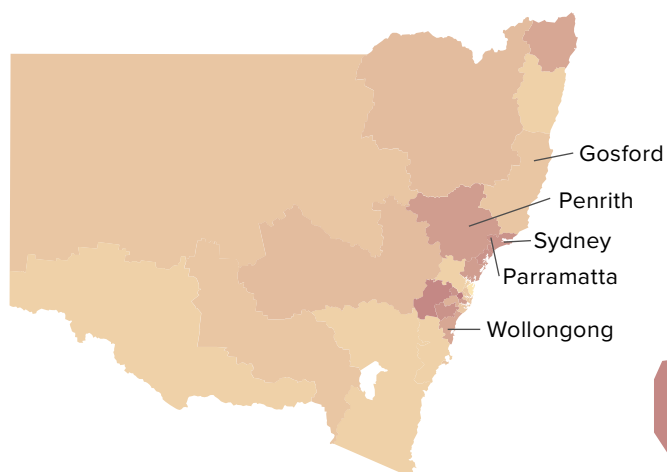
Table 2: Scheme financial statistics for 2023–24

	First Home Guarantee	Family Home Guarantee	Regional First Home Buyer Guarantee	Total Home Guarantee Scheme
MEDIAN DEBT-TO-INCOME RATIO	4.6	5.0	4.1	4.5
MEDIAN LOAN-TO-VALUE RATIO	95 per cent	97 per cent	95 per cent	95 per cent

Source: Housing Australia

Guarantees issued by state/territory 2023–24

New South Wales



Sydney

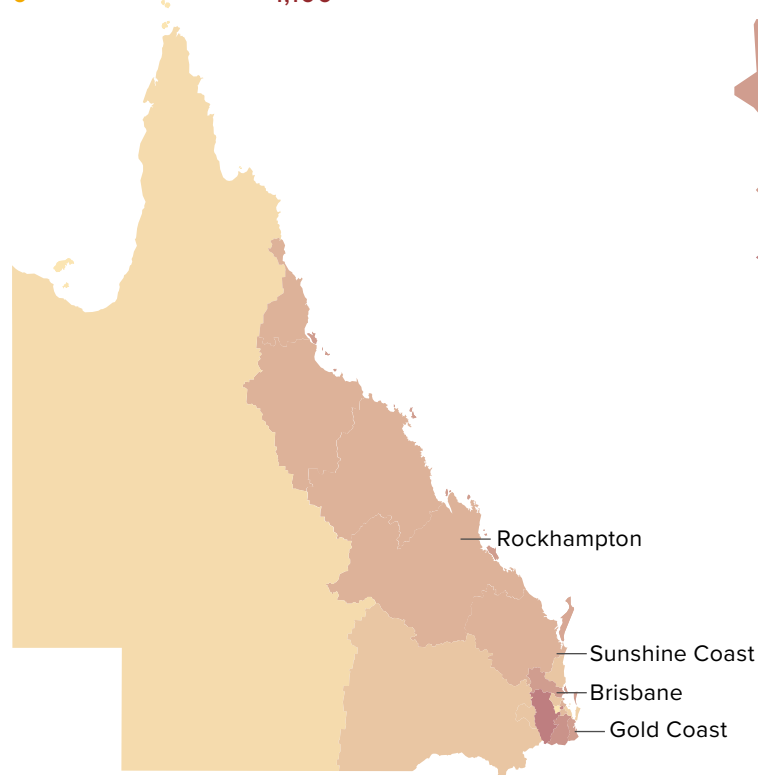


New South Wales		Guarantees	Median purchase price	Median deposit paid
First Home Guarantee	Greater Sydney	5,194	\$700,000	\$44,000
	Rest of New South Wales	1,025	\$600,000	\$37,000
Family Home Guarantee	Greater Sydney	57	\$510,000	\$20,000
	Rest of New South Wales	96	\$405,000	\$13,000
Regional First Home Buyer Guarantee	Rest of New South Wales	2,629	\$573,000	\$35,000

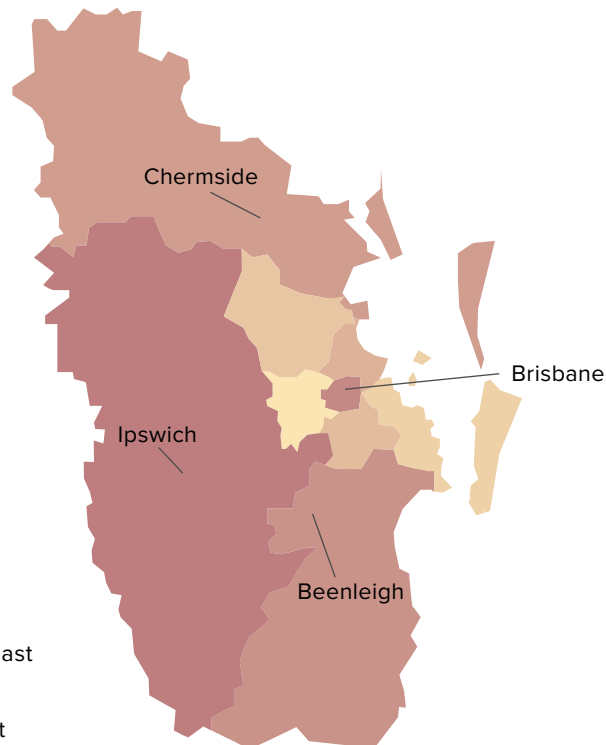
Top 10 postcodes by number of guarantees taken up and issued in 2023–24

Post Code	Guarantees
2560	235
2145	208
2760	170
2747	166
2148	166
2170	159
2765	130
2160	130
2770	125
2259	123

Queensland



Brisbane



Queensland		Guarantees	Median purchase price	Median deposit paid
First Home Guarantee	Greater Brisbane	4,393	\$575,000	\$34,000
	Rest of Queensland	1,025	\$460,000	\$27,000
Family Home Guarantee	Greater Brisbane	132	\$468,000	\$20,000
	Rest of Queensland	226	\$337,000	\$9,000
Regional First Home Buyer Guarantee	Rest of Queensland	2,781	\$435,000	\$25,000

Top 10 postcodes by number of guarantees taken up and issued in 2023–24

Post Code	Guarantees
4740	309
4207	260
4350	200
4305	200
4301	185
4306	181
4006	178
4680	173
4300	167
4870	139

Victoria



Melbourne

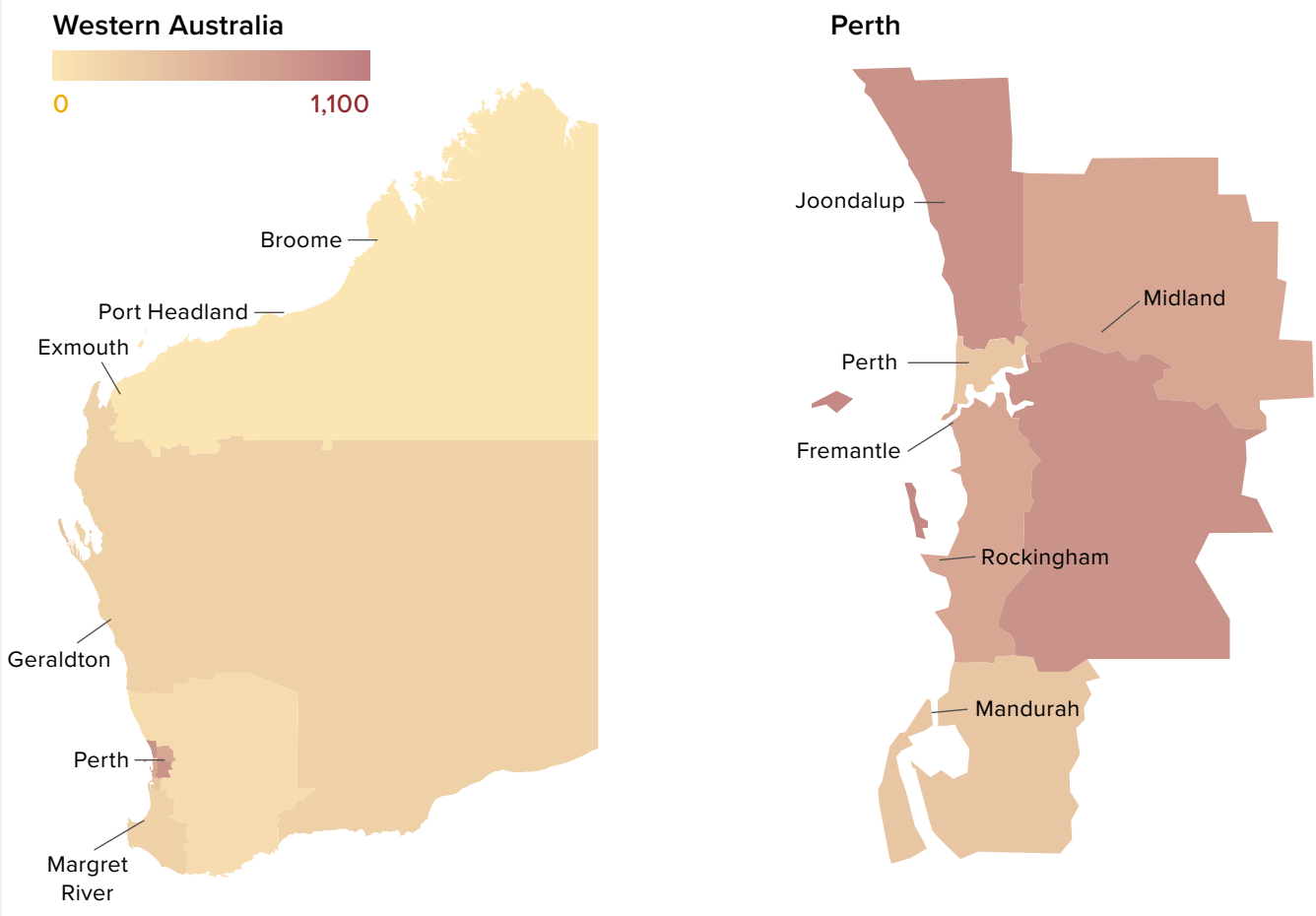


Victoria		Guarantees	Median purchase price	Median deposit paid
First Home Guarantee	Greater Melbourne	7,525	\$620,000	\$38,000
	Rest of Victoria	688	\$535,000	\$31,000
Family Home Guarantee	Greater Melbourne	86	\$535,000	\$27,000
	Rest of Victoria	64	\$384,000	\$13,000
Regional First Home Buyer Guarantee	Rest of Victoria	1,737	\$480,000	\$30,000

Top 10 postcodes by number of guarantees taken up and issued in 2023–24

Post Code	Guarantees
3029	617
3064	485
3978	371
3030	296
3977	293
3810	219
3024	205
3217	194
3338	182
3750	160

Guarantees issued by state/territory 2023–24 continued



Western Australia		Guarantees	Median purchase price	Median deposit paid
First Home Guarantee	Greater Perth	4,449	\$511,000	\$29,000
	Rest of Western Australia	193	\$365,000	\$20,000
Family Home Guarantee	Greater Perth	239	\$458,000	\$12,000
	Rest of Western Australia	53	\$330,000	\$7,000
Regional First Home Buyer Guarantee	Rest of Western Australia	414	\$375,000	\$20,000

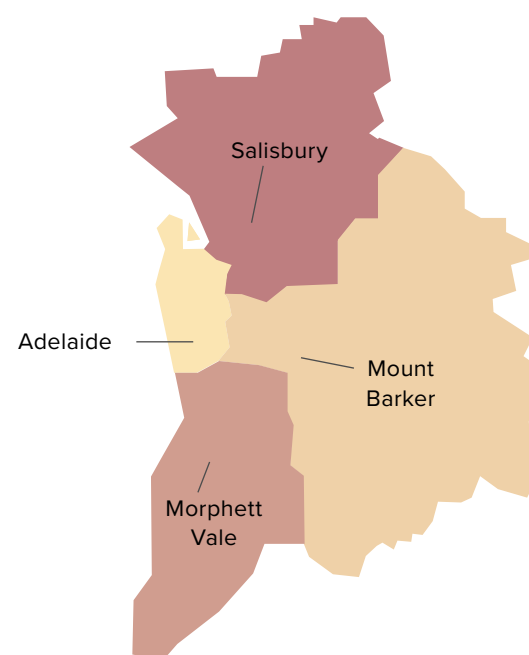
Top 10 postcodes by number of guarantees taken up and issued in 2023–24

Post Code	Guarantees
6055	279
6112	272
6061	229
6171	218
6069	206
6167	170
6164	163
6210	157
6056	154
6107	120

South Australia



Adelaide



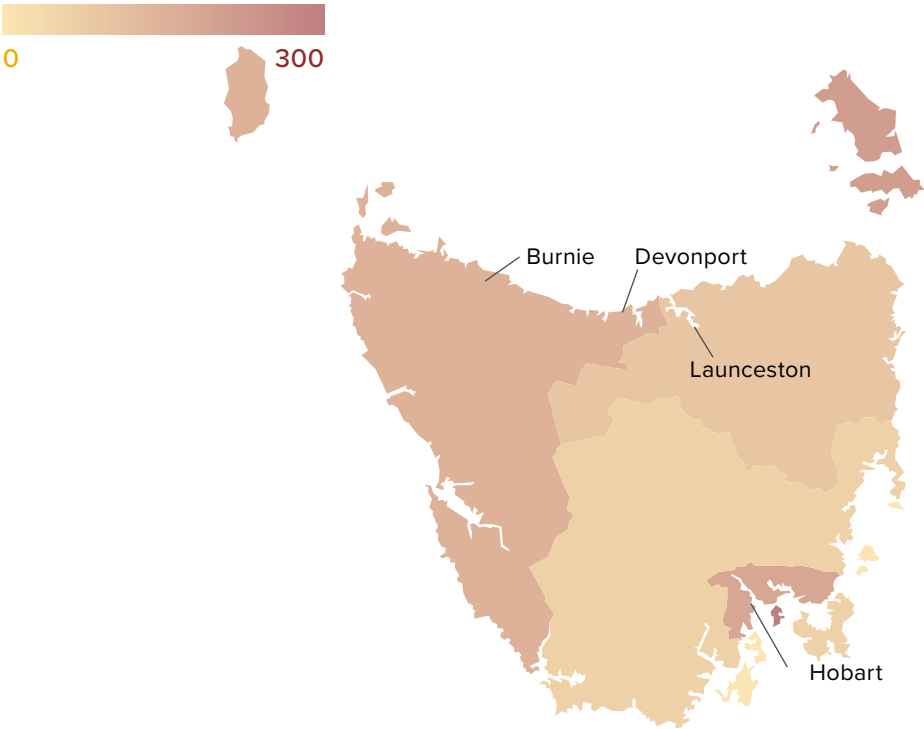
South Australia		Guarantees	Median purchase price	Median deposit paid
First Home Guarantee	Greater Adelaide	1,032	\$535,000	\$30,000
	Rest of South Australia	84	\$328,000	\$18,000
Family Home Guarantee	Greater Adelaide	15	\$441,000	\$20,000
	Rest of South Australia	20	\$255,000	\$7,000
Regional First Home Buyer Guarantee	Rest of South Australia	235	\$315,000	\$18,000

Top 10 postcodes by number of guarantees taken up and issued in 2023–24

Post Code	Guarantees
5114	71
5108	64
5162	48
5115	43
5251	41
5290	36
5540	35
5113	35
5117	34
5608	31

Guarantees issued by state/territory 2023–24 continued

Tasmania

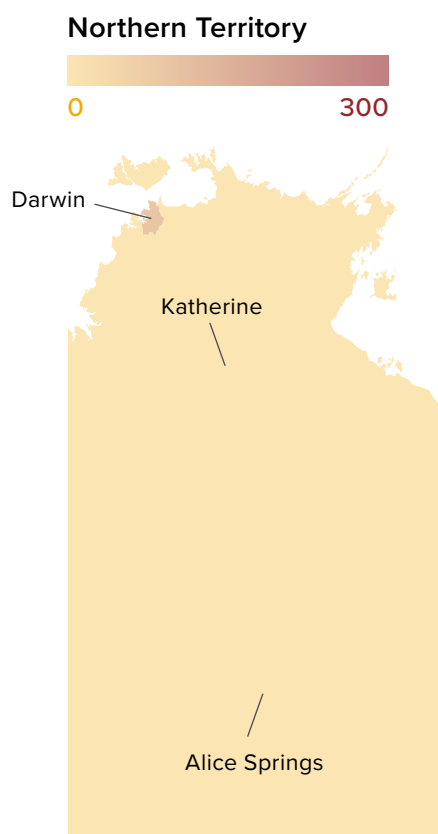


Tasmania		Guarantees	Median purchase price	Median deposit paid
First Home Guarantee	Greater Hobart	251	\$520,000	\$30,000
	Rest of Tasmania	37	\$395,000	\$22,000
Family Home Guarantee	Greater Hobart	n.a. ¹	\$418,000	\$40,000
	Rest of Tasmania	9	\$360,000	\$18,000
Regional First Home Buyer Guarantee	Rest of Tasmania	214	\$404,000	\$22,000

¹ Due to confidentiality limitations, the number of guarantees issued under a certain threshold are not reported.

Top 10 postcodes by number of guarantees taken up and issued in 2023–24

Post Code	Guarantees
7320	40
7011	38
7310	35
7250	33
7010	30
7248	29
7140	23
7018	21
7030	20
7249	18



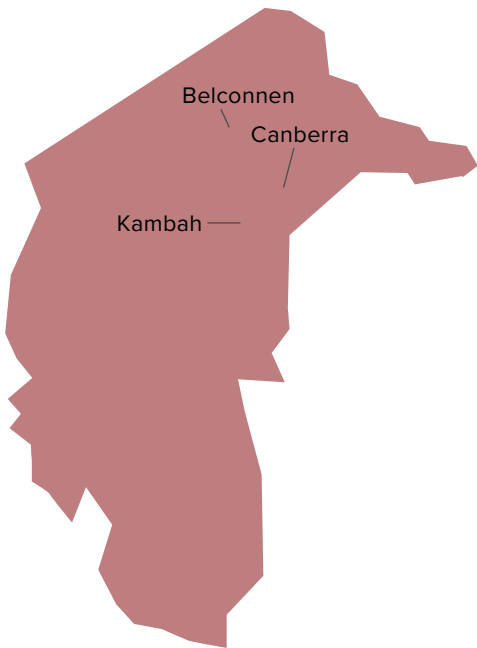
Northern Territory		Guarantees	Median purchase price	Median deposit paid
First Home Guarantee	Greater Darwin & Rest of Northern Territory	288	\$459,000	\$25,000
Family Home Guarantee	Greater Darwin & Rest of Northern Territory	21	\$388,000	\$9,000
Regional First Home Buyer Guarantee	Greater Darwin & Rest of Northern Territory	33	\$350,000	\$21,000

Top 10 postcodes by number of guarantees taken up and issued in 2023–24

Post Code	Guarantees
832	81
830	58
812	38
870	35
810	35
820	30
850	14
810	10
822	9
828	8

Guarantees issued by state/territory 2023–24 continued

Australian Capital Territory



Australian Capital Territory		Guarantees	Median purchase price	Median deposit paid
First Home Guarantee	Australian Capital Territory	819	\$586,000	\$37,000
Family Home Guarantee	Australian Capital Territory	21	\$480,000	\$24,000

Top 10 postcodes by number of guarantees taken up and issued in 2023–24

Post Code	Guarantees
2913	125
2611	89
2615	88
2617	82
2914	67
2606	48
2612	47
2602	46
2905	40
2906	37

