



From the Leanne

8th March 2026



INTERNATIONAL
WOMEN'S DAY

Happy International Women's Day! Today we celebrate the strength, resilience, and brilliance of women everywhere.

Under the 2026 theme "Give To Gain," we recognize that fostering equality requires collective action and support, as "when women thrive, we all rise". Keep breaking barriers, leading with kindness, and inspiring change.

Congratulations RealWay Property Consultants Hervey Bay

2026 RateMyAgent Award Winner!



BIG CHANGES COMING FOR AUSSIE HOME BUYERS, RENTERS IN 2026

Home buyers and renters face a slew of new rules across the country in 2026, ranging from tighter home lending to the end of sought-after grants and tax concessions.

Governments and authorities at all levels are tweaking the rules this year, making it easier for some and harder for others on their property journey.

What are home prices expected to reach in 2026?

It comes as home prices continue to march higher, with the latest [PropTrack Home Price Index](#) showing the national median home price rising 8.4% to \$883,000 during the year to January 2026. The changes include everything from giving renters more rights to speeding up home building and auction rule changes. Here are nine rule changes coming in 2026.

Home loans

New limits on high debt-to-income mortgages for both owner occupiers and investors nationwide are set to take effect this month.

New home building

A wave of changes to new home building and planning rules continues to sweep Australia in order to build more new homes faster. The changes have been coming in thick and fast, including the federal government's [recent plan](#) to sell off large parcels of land held by Australia's defence forces to build more homes. These are unlikely to be the last home building and planning reforms seen this year, as authorities continue to examine ways to cut red tape and speed up home building nationwide.

Grants and tax concessions

Grants and concessions across the country are set to expire this year, quietly increasing the cost of buying a home for some buyers. Queensland's \$30,000 [First Home Owner Grant \(FHOG\)](#) - offered to first-home buyers or builders of new homes - is set to close in June 2026.

Renters

About one in three households rent in Australia, and authorities have been strengthening renter rights in recent years, with 2026 proving to be no exception. More renter reforms are expected after the federal, state and territory governments agreed to a raft of changes through National Cabinet in 2023, which are still being delivered.

Potential Capital Gains Tax discount changes

The controversial Capital Gains Tax (CGT) discount is making waves once again, with speculation rife that the federal government may slash the discount in the upcoming federal budget in May. No changes to the CGT discount have been announced or confirmed. The CGT discount is a tax rule in Australia that lets you pay tax on only half of the profit you make from selling an investment - such as an investment property - if you've owned it for more than 12 months. Economists, unions and other groups have [called](#) for cuts to the discount to discourage investors from investing in property in a bid to reduce competition for homes. However, investors, property groups and other voices have [warned](#) that changes to the CGT discount could hurt home prices and the rental market. Recent analysis by the Parliamentary Budget Office showed that the CGT discount in its current form would cost the federal budget \$247 billion in forgone revenue over the next 10 years. [Courtesy RealEstate.com.au](#)



HERVEY BAY PROPERTY MARKET UPDATE

Hervey Bay's property market is experiencing sustained growth with 2026 data indicating median house prices approaching \$750,000-\$760,000, driven by a tight market, strong demand, and limited listings. Days on market have decreased, and unit prices are growing rapidly (up over 20% in some 2025 reports), indicating high buyer interest.

Key Hervey Bay Real Estate Trends:

- **Price Growth:** As of late 2025, median house prices rose roughly 9-12% annually, fuelled by low inventory, particularly in desirable coastal spots.
- **Tight Market:** The market has tightened with decreased listings and faster sales, reducing available stock.
- **Unit/Apartment Demand:** Unit prices are seeing significant growth, sometimes outpacing houses in annual growth percentage.
- **Rental Market:** Vacancy rates remain low (approx. 1.0% -1.2%), pointing to continued high demand and a strong investment environment.
- **Market Outlook:** The region continues to attract, with significant infrastructure investment, including health and industry projects, supporting long-term growth.



Photo of the Month by Dael Pettifer



HOT PROPERTY

3 DIANA PLC URANGAN



3 BED 1 BATH 1 CAR

RealWay

INVEST OR NEST – THE CHOICE IS YOURS

\$750,000



Tuesday 17th March 2026

Happy St Patricks Day

