



FEDERAL BUDGET IMPACT

Federal Budget Follow-Up: What It Could Mean for Perth Investors

Following last week's Federal Budget announcement, there continues to be strong discussion around the proposed changes to negative gearing and capital gains tax. While there is uncertainty nationally, Perth's property market remains supported by one key factor – supply is still well behind demand.

For current investors, there is no need to panic. Existing investment properties are expected to be grandfathered under the proposed rules, meaning current owners are unlikely to lose their existing negative gearing benefits.

WA also continues to experience strong population growth, low rental vacancy rates, and high demand for quality homes. Until a significant number of new properties are built, these fundamentals are expected to continue supporting both the sales and rental markets across Perth.

There are also opportunities emerging from the proposed changes, particularly for investors considering new builds or development projects, as future incentives may encourage additional housing supply.

While policy changes may influence investor behaviour over time, Perth remains one of the strongest-performing property markets in the country, supported by solid long-term demand.

“The proverb who am I does a fair job at empowering the virtues of property which overtime outlives government policies.” – Peter Kuhne (Quote of the week)

To discuss how these changes may affect your investment property or future plans, please feel free to contact our team for an updated market appraisal and rental review.

PROPERTY OF THE WEEK

Recently Leased

18 Shannon Road, Dianella, WA, 6059

\$650 per week



Another strong result in the current rental market, with quality homes in sought-after suburbs continuing to attract excellent tenant demand.

If you're considering leasing your property or would like an updated rental appraisal, please contact our team today.



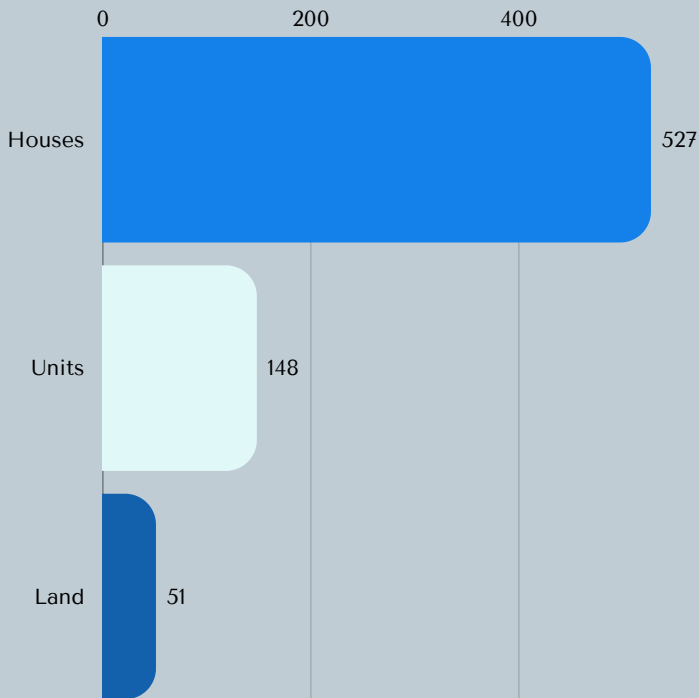
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MARKET INSIGHTS

Property Sales



Top Selling Suburbs

Baldivis:	16
Perth:	15
Rockingham:	13
Aveley:	11
Cockburn Central:	11
Halls Head:	10
North Perth:	9

Comparison

This week: 726

Four Weeks Ago: 718

Same Week Last Year: 889

Median Sales Prices



\$908,000

2BR

\$865K

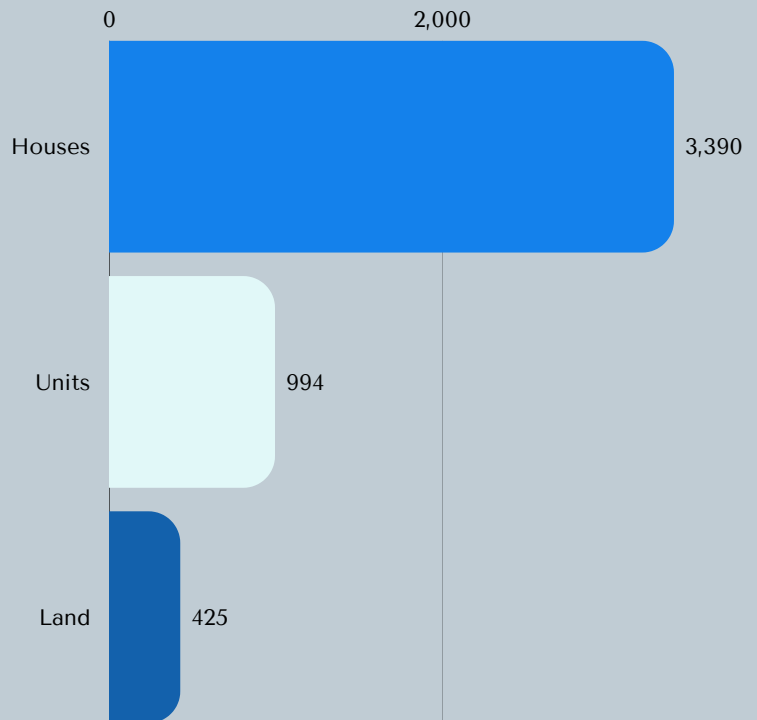
3BR

\$845K

4BR

\$980K

Properties Listed for Sales



Comparison

This week: 4,809

Four Weeks Ago: 3,966

Same Week Last Year: 4,744

Median Selling Days

11

QUOTE OF THE WEEK

WHO AM I?

I am the basis of all wealth, the heritage of the wise, the thrifty and the prudent.

I am the poor mans joy and comfort, the rich man's prize the right hand of capital, the silent partner of many thousands of successful people.

I am the solace of the widow, the comfort of old age, the cornerstone of security against misfortune and want.

I am handed down to children through generations, as a thing of great worth.

I am the choicest fruit of toil, credit respects me. Yet I am humble. I stand before every person bidding them to know me for what I am, and possess me.

I grow and increase in value through countless days. Though I seem dominant, my worth increases, never failing, never ceasing. Time is my aid and population heaps up my gain.

Yet I am so common, that thousands, unthinking and unknowing, pass me by.

I AM PROPERTY!



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