

FIRST HOME BUYERS GUARANTEE 2025

Essential tips for First Home Buyers
and single parents

A photograph of a modern, multi-story apartment building. The building features a light-colored facade with large windows and balconies. The balconies are enclosed with metal railings and have various potted plants and outdoor furniture. The building is set against a clear sky. A semi-transparent blue banner is overlaid across the middle of the image, containing white text.

Navigate your journey to
homeownership successfully



First Home Buyer Guarantee 2025

Key Facts

The First Home Guarantee (FHG) helps first-time buyers purchase a home with just a 5% deposit. The government acts as guarantor, covering up to 15% of the property's value with participating lenders. This means you can borrow up to 95% without paying costly lender's mortgage insurance (LMI).

Great news for single parents too!

There is also a Family Home Guarantee that allows eligible single parents and single legal guardians to buy a home with as little as a 2% deposit, with the government guaranteeing up to 18%.



Eligibility

- Australian citizen or permanent resident
- Aged 18+
- Buying to live in the property (not invest)
- No property ownership in Australia in the past 10 years
- 5% minimum deposit
- 2% for single parents/guardians under the Family Home Guarantee

What's new from 1 October 2025

- No income caps – higher earners now eligible (previously \$125k single, \$200k joint)
- Higher property price caps – up by an average of \$150k nationwide (Sydney up nearly 70%)
- No place limits – previously capped at 35,000 places
- Regional access simplified – regional scheme now rolled into the FHG



Who Benefits Most?

- Higher-income earners now included
- Buyers seeking higher-priced homes
- Sydney, Brisbane and Adelaide buyers – cap rises of \$600k in Sydney and \$300k in Brisbane/Adelaide
- Regional buyers – no more 10,000-place limit
- Single parents/guardians – ability to enter the market with just a 2% deposit

Deposit Saving Time Reduced

- Average saving time cut by about 3 years for couples
- Sydney entry houses: saving time cut by up to 5 years
- Brisbane and Canberra: up to 4 years
- Entry-level units in Darwin, Canberra and regional areas may need less than 1 year of saving
- Single parents/guardians face the lowest barrier, needing only a 2% deposit

The deposit hurdle has been lowered, property price caps lifted, and income limits removed.



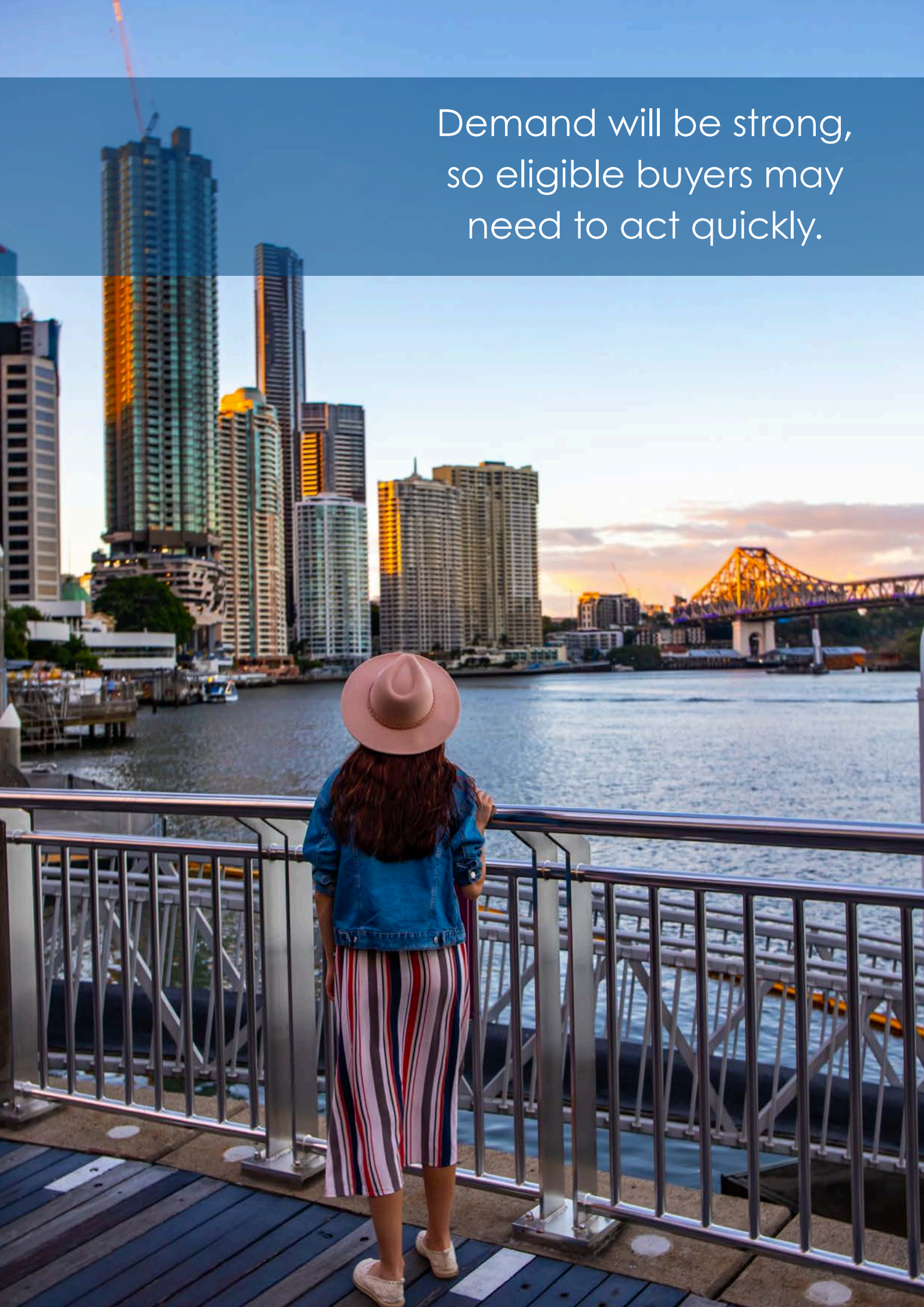
What It Means for Buyers

- More homes are now within reach under new price caps
- Easier access to both houses and units in major cities
- Likely stronger competition and faster-moving properties
- Smaller deposits make ownership more achievable

No time to waste

For first-home buyers and single parents, this is a significant opening. The deposit hurdle has been lowered, property price caps lifted, and income limits removed. Demand will be strong, so eligible buyers may need to act quickly.

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How much can I spend?

Location	Current Cap	Cap from 1 Oct 2025
NSW - capital city and regional centre	\$900,000	\$1,500,000
NSW - other	\$750,000	\$800,000
VIC - capital city and regional centre	\$800,000	\$950,000
VIC - other	\$650,000	\$650,000
QLD - capital city and regional centre	\$700,000	\$1,000,000
QLD - other	\$550,000	\$700,000
WA - capital city	\$600,000	\$850,000
WA - other	\$450,000	\$600,000
SA - capital city	\$600,000	\$900,000
SA - other	\$450,000	\$500,000
TAS - capital city	\$600,000	\$700,000
TAS - other	\$450,000	\$550,000
ACT	\$750,000	\$1,000,000
NT	\$600,000	\$600,000
Jervis Bay Territory and Norfolk Island	\$550,000	\$550,000
Christmas Island and Cocos (Keeling) Islands	\$400,000	\$400,000

NSW regional centres - Lake Macquarie, Newcastle & Illawarra

Victorian regional centres - Geelong

Queensland regional centres - Sunshine Coast & Gold Coast

Ready to Buy Your First Home?

With the First Home Buyer Guarantee, saving for a deposit has never been faster or simpler. Whether you're a first-time buyer or a single parent using the 2% deposit pathway, now is the time to take advantage of this opportunity.

At First National Real Estate, we'll guide you through every step – from understanding your eligibility to finding the right property and securing the best terms.

- ✓ Local experts who know your market
- ✓ Support with government schemes
- ✓ Faster, smoother buying process
- ✓ Access to homes others don't see

Talk to your local First National agent today and take the first step towards owning your home.