



GOLDFIELDS-ESPERANCE HOUSING & LAND SUMMARY

January - June 2025 (H1)

www.gedc.wa.gov.au



Acknowledgement of Country

The Goldfields-Esperance Development Commission acknowledges the Traditional Owners of Country across the Goldfields-Esperance region. We recognise the connection of Aboriginal peoples to the land, waters and community.

We pay our respects to Elders past and present and acknowledge Aboriginal and Torres Strait Islander peoples, communities and cultures living in the region.

Publication

Goldfields-Esperance
Residential Housing and Land Summary

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The information and data contained in this document were predominantly gathered from Landgate, and supplemented with data acquired from Domain and SQM Research. No person should act on the basis of any matter contained in this document without considering and, if necessary, taking appropriate professional advice. Neither the Goldfields-Esperance Development Commission, State Government, Urbis, or their employees undertake responsibility to any person or organisation in respect to this document.





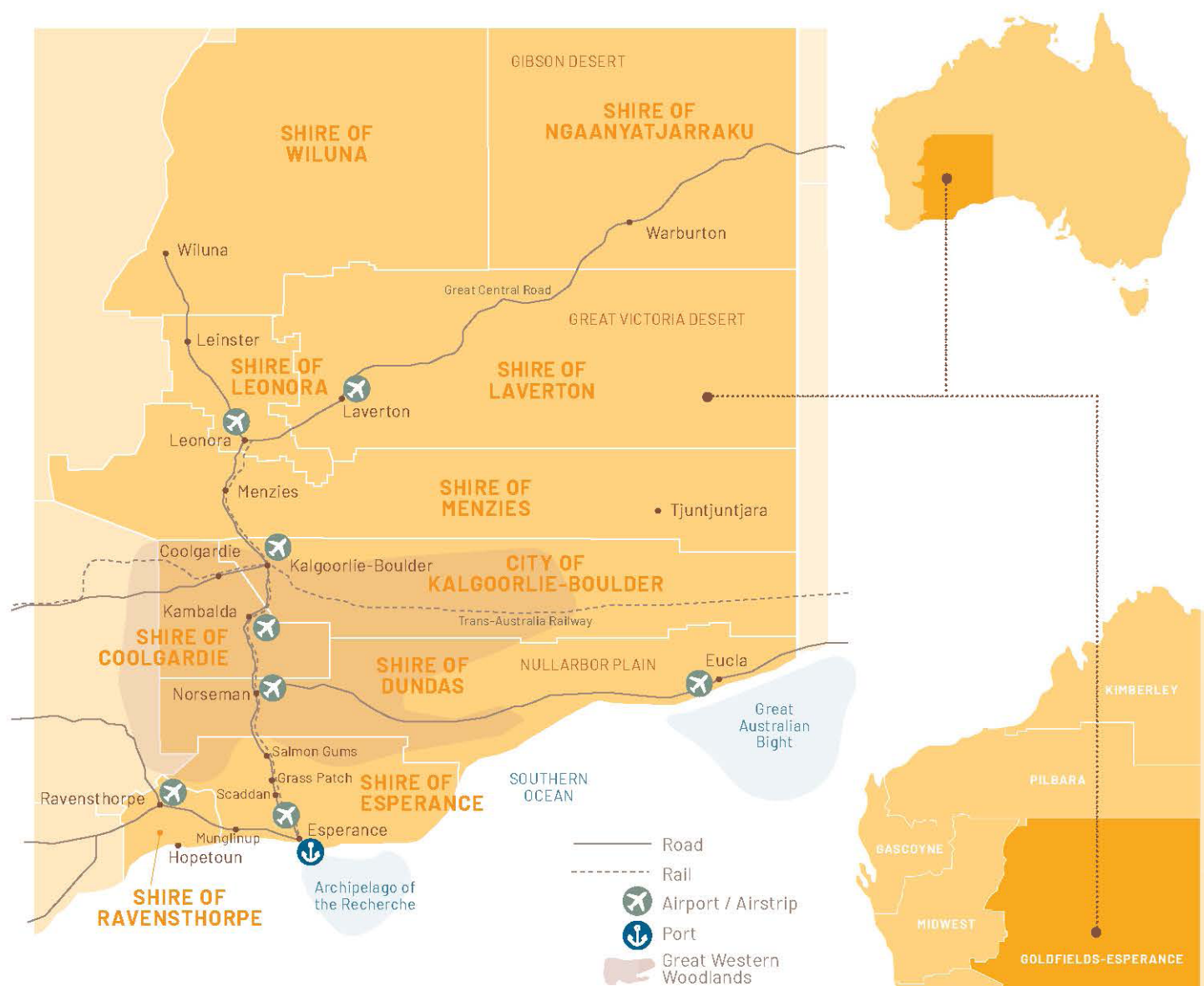
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About the Goldfields-Esperance Region

Region Overview



The Goldfields-Esperance region, located in the southeast corner of Western Australia, spans over 950,000 square kilometres making it the largest region in the state. As of 2025, the region is home to a population of approximately 58,646 people, with Kalgoorlie-Boulder and Esperance being the major population centres. The median age of the population is 36, with the largest age group being 25-29 years, followed by 30-34 years, 35-39 years, 50-54 years, and 5-9 years.

The region is vast and diverse, offering a mix of red central deserts, rich mineral deposits, stunning Great Western Woodlands, pristine beaches and crystal-clear waters of the South Ocean. Known for its lifestyle, close-knit communities, facilities and abundant opportunities, the Goldfields-Esperance region plays a pivotal role in Western Australia's economic landscape.

This edition covers the first half of 2025 (January to June) and provides a profile for the ten local government areas in the region, as well as individual suburb profiles for the City of Kalgoorlie-Boulder.

In light of the relatively small population sizes and limited residential market activity in the Northern Goldfields a combined residential market overview is included for the Shires of Menzies, Leonora, Laverton, and Ngaanyatjaraku.



Economic Overview



\$40.24 billion
Total Economic Output
(REMPAN, 2025)



\$392,000
Per Worker GRP
(REMPAN, 2025)



37,696
Jobs in the region
(REMPAN, 2021)



\$267,763
Per Capita GRP
(REMPAN, 2025)



3.3%
Unemployment Rate
2.4% **2.3%**
Esperance Kalgoorlie



950,461km²
Total land area
Largest regional boundary
in WA (REMPAN 2024)

(DEWR, 2025) (Jobs and Skills Australia, 2025)

Key Sectors by Economic Output



MINING
\$26.95 billion
(REMPAN, 2025)

Value of Major Commodities
(DMIRS Statistical Digest 2024-25)

Gold & Silver
Nickel
Spodumene & Tantalum Pentoxide
Rare Earth Oxide, Iron Ore & Potash

\$21.81 billion
\$2.07 billion
\$879,572 million
\$534,449 million



MANUFACTURING
\$4.43 billion
(REMPAN, 2025)



**RENTAL, HIRING &
REAL ESTATE**
\$1.18 billion
(REMPAN, 2025)



AGRICULTURE
\$984.3 million
(REMPAN, 2025)

Value of Major Commodities
(WARDA Common Data Resource)

Canola **\$260.25 million**
Barley **\$192.54 million**
Cattle & Calves **\$62.01 million**
Wheat **\$34.56 million**



CONSTRUCTION
\$1.78 billion
(REMPAN, 2025)



**TRANSPORT, POSTAL
& WAREHOUSING**
\$856.2 million
(REMPAN, 2025)



Economic Overview cont.

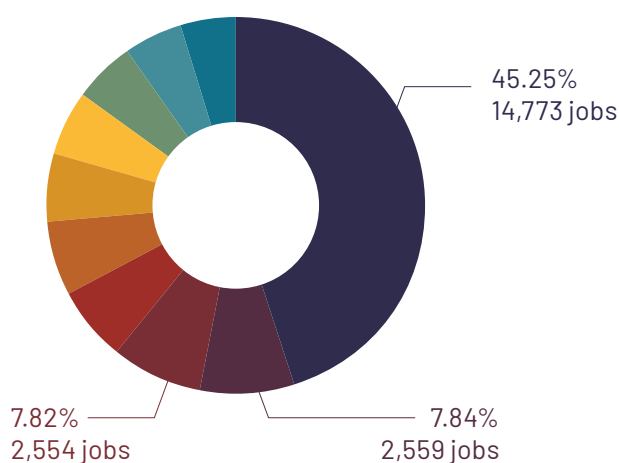
Mining in the region dates back to early 1800s and today, the Goldfields-Esperance region is one of the most significant mining regions in Australia producing commodities including gold, nickel, copper, lithium, iron ore, rare earths and critical minerals. The mining sector accounts for \$26.95 billion of total regional economic output per year. The sector also supports around 14,733 jobs – over a third of all jobs in the region. (REMPPLAN, 2025).

The region is one of the largest producers of rare earth elements suitable for manufacturing batteries, electronics, electric vehicle, renewable energy technology, consumer products, and defence. With a number of new, expansion and reactivation major projects underway, there has been growing investor interest in the region for its battery and technology mineral reserves and resources.

Top 10 Largest Employment Sectors

SECTOR	NUMBER OF JOBS
Mining	14,773
Health Care & Social Assistance	2,559
Construction	2,554
Education & Training	2,131
Retail Trade	2,014
Accommodation & Food Services	1,907
Transport, Postal & Warehousing	1,824
Manufacturing	1,763
Agriculture, Forestry & Fishing	1,613
Public Administration & Safety	1,507

(REMPPLAN, 2021)



The provision of adequate and affordable housing, both to rent and to buy, continues to be a key issue for the region as well as the need to accommodate significant volumes of workers for current and future mining activities and major projects.

Given its strategic location, the region's supply chain is supported by strong road and rail links between Esperance, Dundas, Kalgoorlie-Boulder and Leonora, connecting to the eastern states.

The Southern region has a strong agricultural sector, primarily made up of broadacre crops wheat, barley and canola, supported by smaller livestock, fisheries and forestry industries. The Port of Esperance, part of the Southern Ports Authority, is a major export hub handling 8.2 million tonnes of cargo in FY 2024-2025 (Southern Ports, 2025). The Port handles a diverse range of products including iron ore, grain, spodumene, fuel, sulphur, woodchips, fertiliser, cruise ships and containers.





Economic Overview cont.

The Port of Esperance is the regions second-largest employer (Southern Ports, 2025) making it a key player in the local workforce.

As a key asset, the Port holds large potential for future growth in exports and imports.

In recent years, mines around Kalgoorlie-Boulder, the Yilgarn, and Ravensthorpe have wound down operations due to an oversupply of nickel, iron ore, and lithium in the global markets, which have led to declining commodity prices. This has had adverse effects on export volumes through the Port of Esperance, impacting local employment and investment returned to the community.

Esperance Port Statistics

(Southern Ports Annual Report 2025)



171
Vessel visits
2024-25

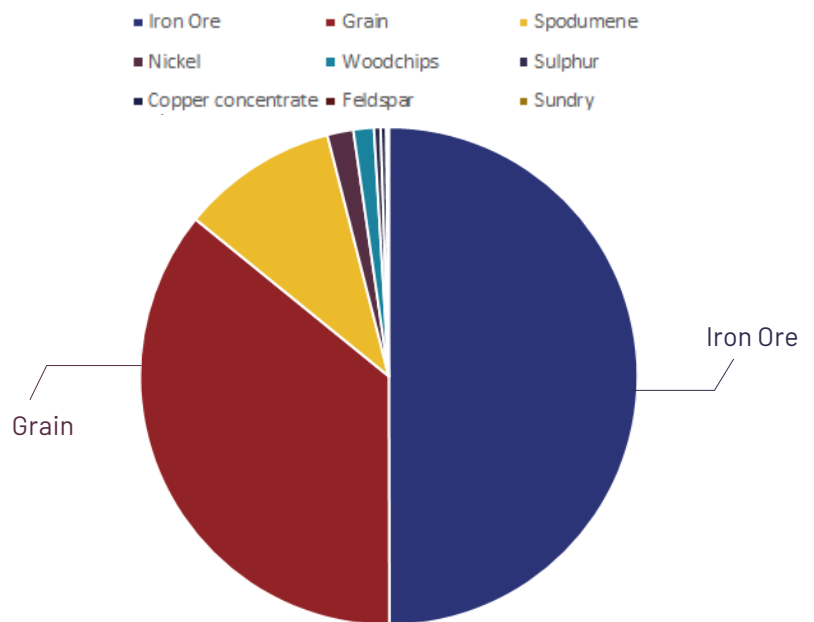


8,226,922
Tonnes Total Trade
2024-25



11
**Traded commodities
incl. cruise ships &
containers**
2024-25

Total Exports



Highest Traded Commodities (2024-25)

Iron Ore	50%
Grain	36%
Spodumene	10%





Residential Property

Market Overview

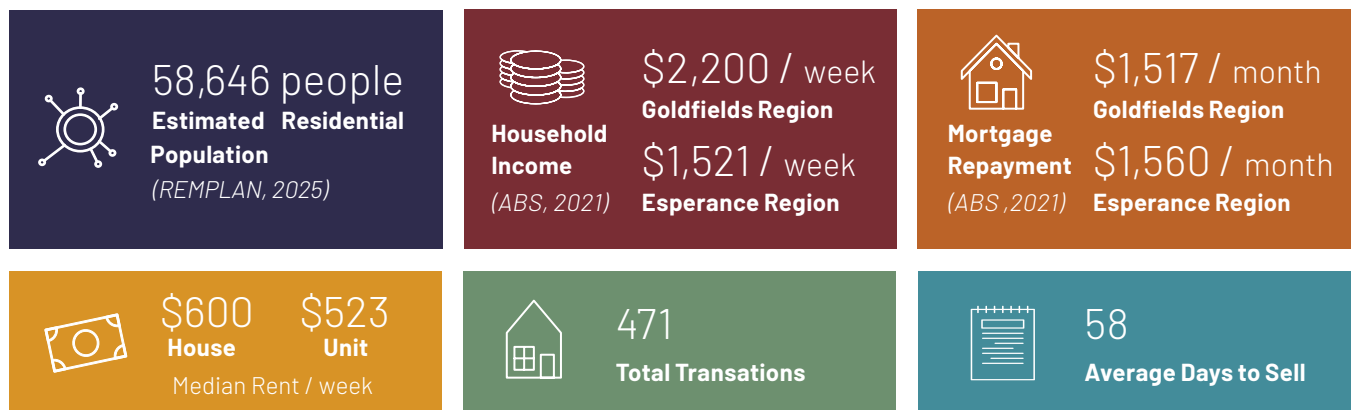
The Goldfields-Esperance region includes ten local government areas and is characterised by a diverse combination of housing and land markets. These include large urban centres such as Kalgoorlie-Boulder and Esperance, smaller established towns, rural properties, remote Aboriginal communities and worker accommodation camps attached to resource projects.

A significant portion of the region's housing stock is built prior to the 1950s with many of these ageing, followed by properties built in the 1980s and 1990s.

The limited supply of rental properties and fast rising rents continue to present challenges for current and prospective residents.

In addition, there are many communities in the region that do not have a formal rental market and rely on State Government provided social housing and government officers accommodation. There is the need to expand provision of such housing to support vulnerable populations and essential workers in the region.

Existing land tenure and mining tenements have limited the land available for residential development in some areas of the region. There are heightened challenges associated with development costs and builder availability but also structural market failures that are exacerbating challenges and the ability for private sector investment in the residential market. Servicing infrastructure is required for larger residential development areas.



Source: Landgate, Domain, SQM Research, The Goldfields Voluntary Regional Organisations of Councils, KBCCI Housing and Land Position Paper

MORTGAGE SERVICEABILITY & REPAYMENTS

The Bankwest Curtin Economic Centre (BCEC) Housing Affordability in Western Australia 2025 Report has compared sales price of residential houses to the median gross income of residents. Households in the Goldfields-Esperance region, including the SA3 areas of Esperance, Goldfields, and Midwest, are allocating a significant portion of their income to rent or mortgage payments.

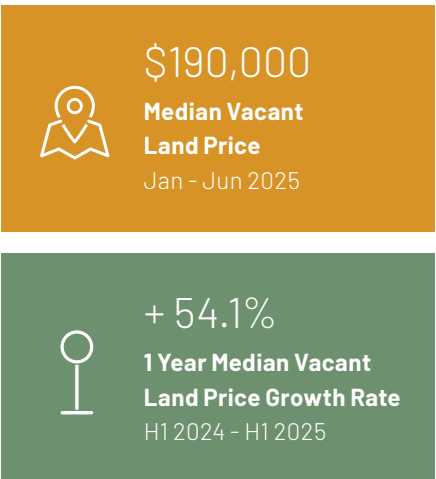
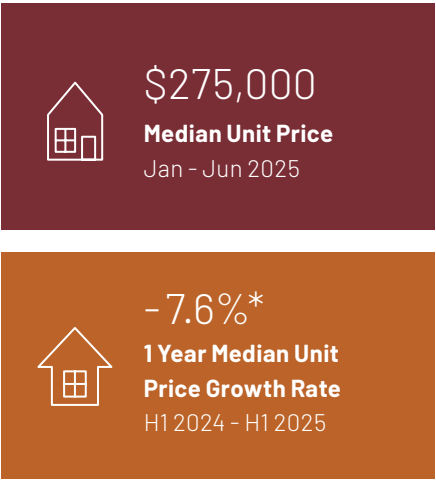
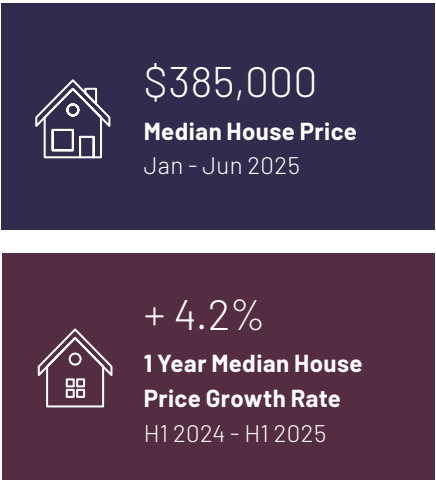
In Esperance, the median rent-to-income ratio is 22%, while in the Goldfields, it is slightly lower at 19.1%, despite a 63.9% increase in rental costs over five years. The Midwest region has a rent-to-income ratio of 22.2%, with rental costs rising by 65.2% during the same period. These figures indicate growing affordability pressures, particularly for lower-income households, as housing costs continue to outpace income growth.



Residential Sales Overview

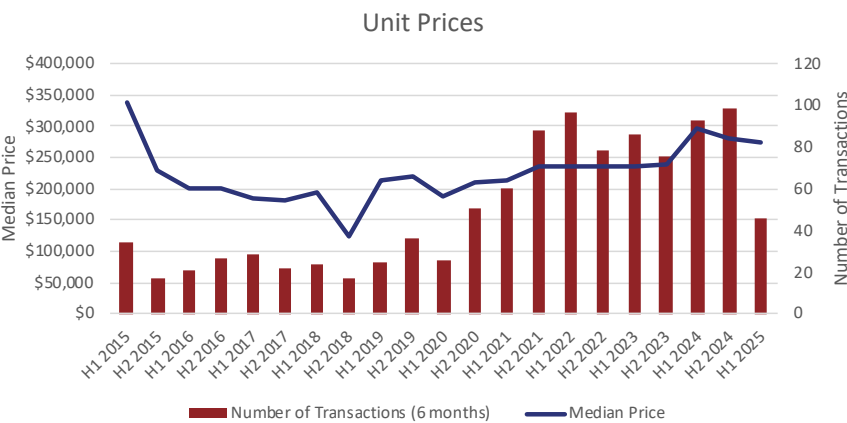
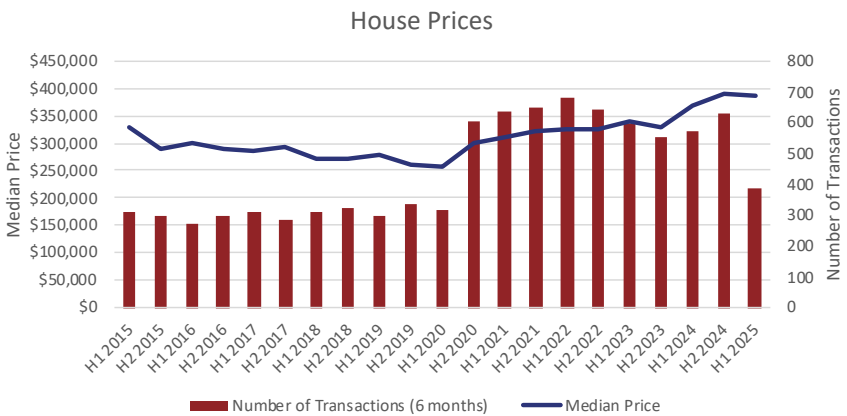
Goldfields-Esperance

Key Statistics

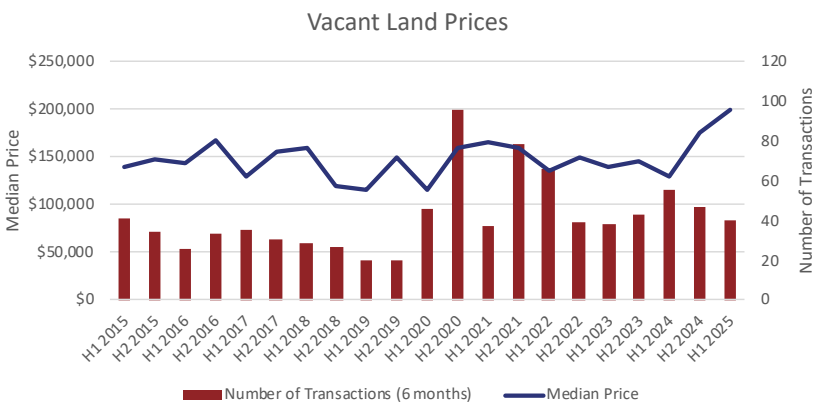


Source: Settled Sales sources from Landgate

Residential Market Trends 2015 - 2025



* Note: Unit price growth is based on a 50% drop in unit scale transactions between H1 2024-H1 2025.



Residential Sales Overview

Goldfields-Esperance

Key Statistics



471
Property Transactions
Jan - Jun 2025

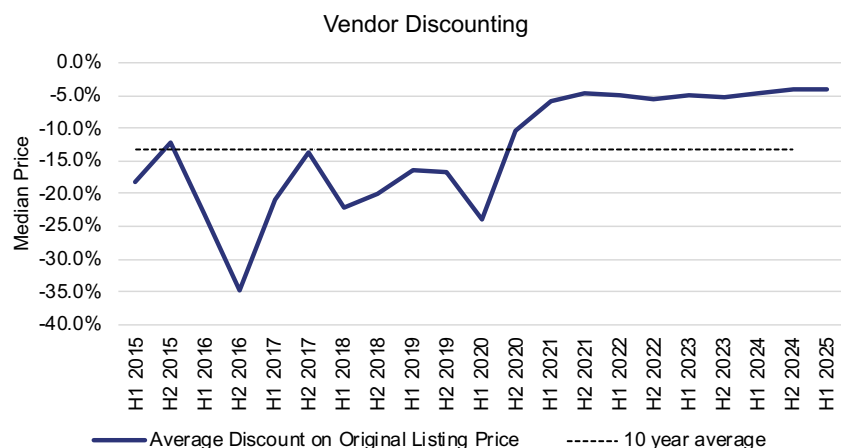


- 4.1%
Average Discount on Listing Price
Jan - Jun 2025



58
Average Days to Sell
Jan - Jun 2025

Discount on Original Price 2015 - 2025



Residential Market Summary January - June 2025

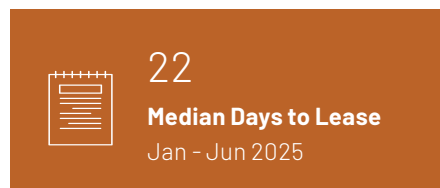
SALES SUMMARY	HOUSE	UNIT	VACANT LAND		
Median Price	\$385,000	\$275,000	\$190,000		
10-year Average	\$315,000	\$245,000	\$150,000		
Variation from Avg. Price	22.2%	12.2%	26.7%		
Number of Transactions	385	45	40		
PRICE GROWTH	HOUSE	UNIT	VACANT LAND		
1 Year	17%	-7.6%	54.1%		
3 Year	21%	16%	48.3%		
5 Year	50%	44.2%	72.7%		
10 Year	23%	-19%	42.5%		
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	\$227,500	\$307,500	\$373,500	\$515,000	\$385,000
Unit	\$223,500	\$272,500	\$384,500	-	\$275,000

Source: Settled Sales sources from Landgate

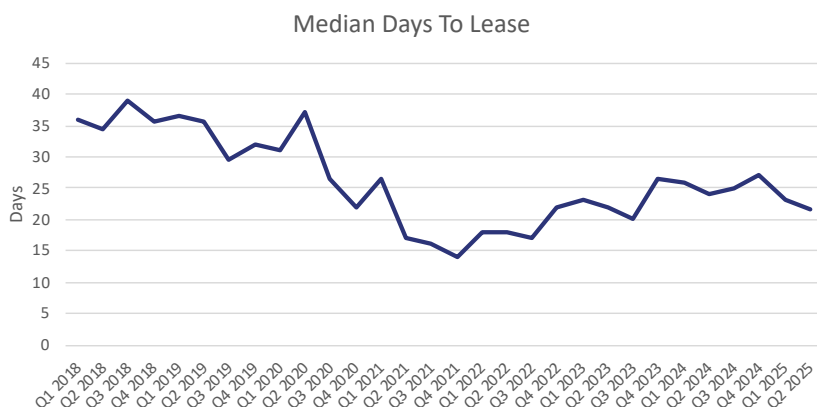
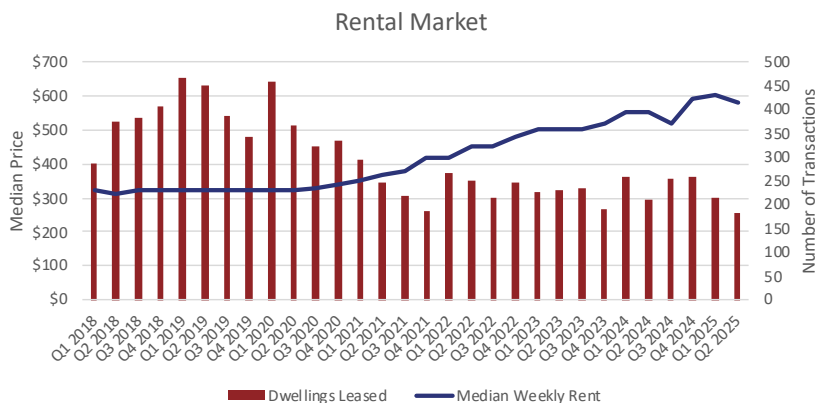
Rental Overview

Goldfields-Esperance

Rental Statistics



Rental Market Trends 2018 - 2025



Rental Market Summary January - June 2025

Weighted average of January to June 2025 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	\$450	\$520	\$591	\$761	\$896	\$600
Unit	\$410	\$493	\$631	\$742	-	\$523

REIWA (2025). Rental vacancy rates. Retrieved from: <https://reiwa.com.au/the-wa-market/rental-vacancy-rates/>

Dwelling Construction Overview

Goldfields-Esperance

Approval Statistics



Source: REMPLAN

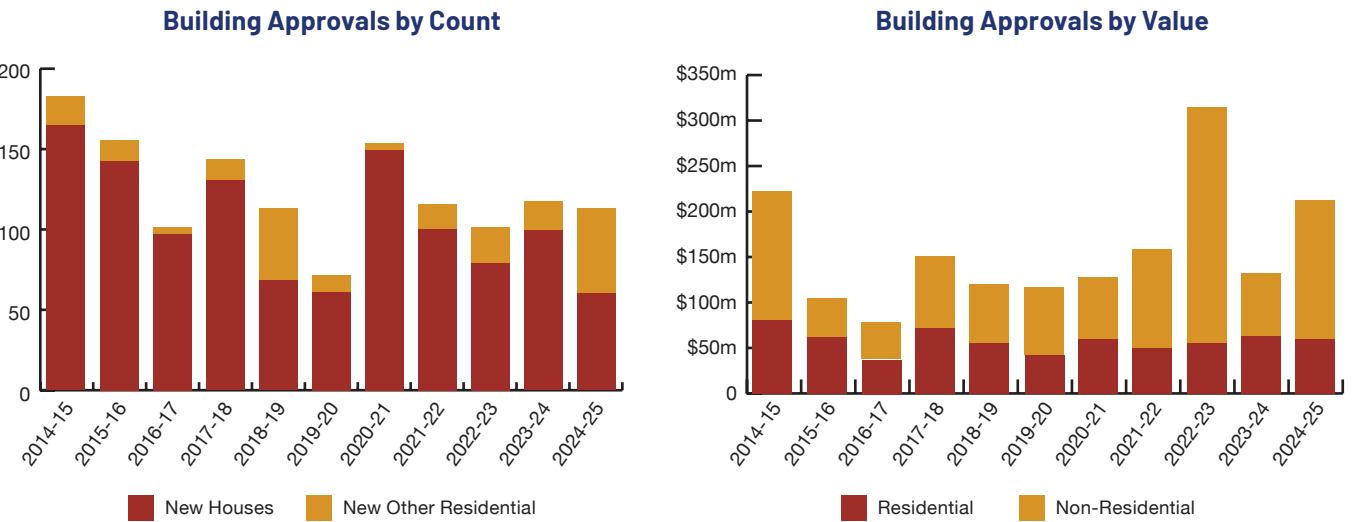
In 2024-25, the value of building approvals in Goldfields-Esperance Region was \$211.723 million. Of this, Residential approvals accounted for 28.4% (\$60.044 million).

Building Approvals do not always result in building commencements, however, they are a useful forward indicator of population growth, investment and economic activity.

Over the 11 years to 2025, the Building Approvals growth rate for Goldfields-Esperance Region is estimated at -3.1%.

Residential Building Approvals 2014 - 2025

Source: REMPLAN



Lot Activity Overview

Goldfields-Esperance

Regional Lot Activity - Residential January 2025 – June 2025

GOLDFIELDS-ESPERANCE REGIONAL ACTIVITY SUMMARY		Developer- lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
01 - 2025	Esperance (S)	5	5	0	126	4
	Kalgoorlie-Boulder (C)	6	5	13	320	10
	Other LGAs	0	0	2	16	0
	Total	11	10	15	462	14
02 - 2025	Esperance (S)	5	5	5	85	0
	Kalgoorlie-Boulder (C)	26	26	5	312	21
	Other LGAs	0	0	0	16	0
	Total	31	31	10	413	21

Final approval is defined as Western Australian Planning Commission (WAPC) endorsement of the proponent's submitted deposited plan or strata / survey plan describing the complete subdivision constructed in accordance with the conditions set down in the conditional approval.

Deposited plans/strata plans that have final approval are registered with Landgate where certificates of titles for the newly created lots can be issued.

The characteristic difference in lot numbers seen between

conditional and final approvals arises from developers choosing not to proceed with the subdivision in the specified four-year period in accordance with the conditions of the approval - either at all, only in part or via another conditional approval incorporating a new plan for the subject land.

More definitions can be found on the WA Department of Planning, Lands and Heritage website.

Source: State Lot Activity sourced from the Department of Planning, Lands and Heritage (DPLH).





City of Kalgoorlie-Boulder

Spotlight

The City of Kalgoorlie-Boulder is the largest regional centre in the Goldfields-Esperance region and supports the region's most substantial residential market. The housing stock is predominantly comprised of established suburbs, with separate houses representing 83% of dwellings and medium-density housing accounting for 13%. Two-person households constitute the largest proportion of household types (24.45%), followed by four-person households (23.26%) and three-person households (18.14%).

The City accommodates both a permanent resident population and a transient population, including seasonal, non-residential workers (e.g., fly-in-fly-out and drive-in-drive-out) as well as residents from regional and remote communities accessing government and community services. The presence of multiple major mining projects, both operational and planned, is driving heightened demand for residential and workers accommodation.



30,991 people
Australia's Largest Outback City
(ABS ERP, 2025)



34 years
Median Age
(ABS, 2021)



2.6
Average Household Size
(ABS, 2021)



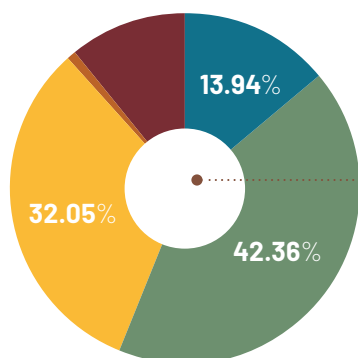
\$2,324 / week
Median Household Income
(ABS, 2021)



\$1,600 / month
Median Mortgage Repayment
(ABS, 2021)



0.98%
Vacancy Rate
June 2025



Housing Typology (REMPLAN, 2021)

Owned outright	13.94%
Owned with mortgage	42.36%
Rented	32.05%
Occupied Rent-Free	1.04%
Other	10.61%

Top Suburbs for Median House Price Growth

1. Karkurla +37.1%
2. Piccadilly +19.2%
3. Boulder +14.8%
4. South Boulder +9.1%
5. South Kalgoorlie +7.1%

Residential Sales Overview

City of Kalgoorlie-Boulder

Key Statistics



\$397,500

Median House Price

Jan - Jun 2025



+ 1.9%

1 Year Median House Price Growth Rate

H1 2024 - H1 2025



\$280,000

Median Unit Price

Jan - Jun 2025



- 3.4%

1 Year Median Unit Price Growth Rate

H1 2024 - H1 2025



\$226,000

Median Vacant Land Price

Jan - Jun 2025

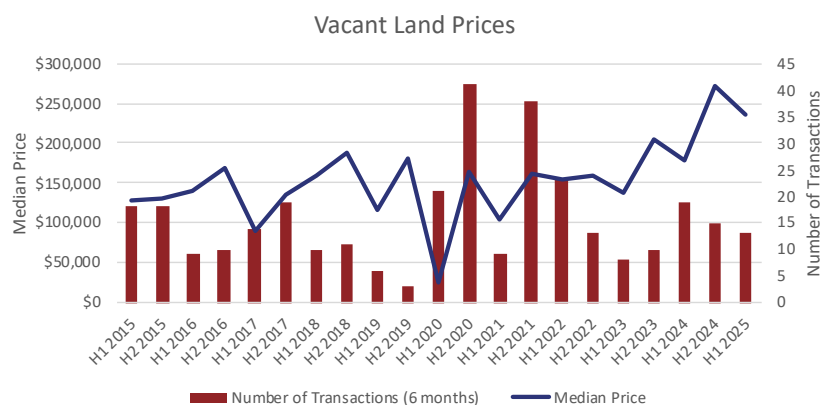
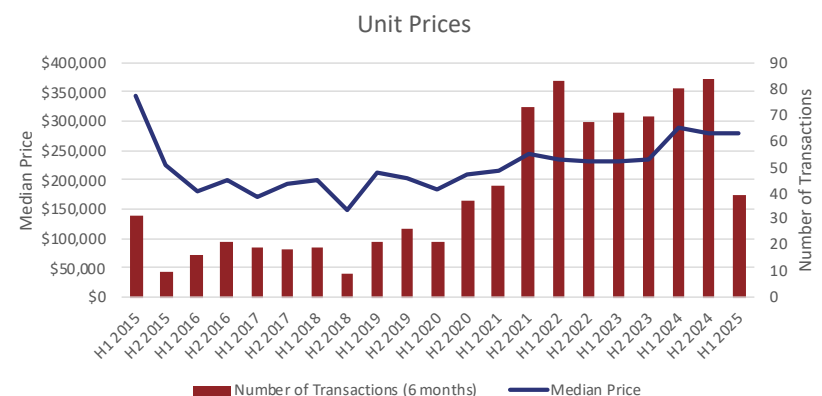
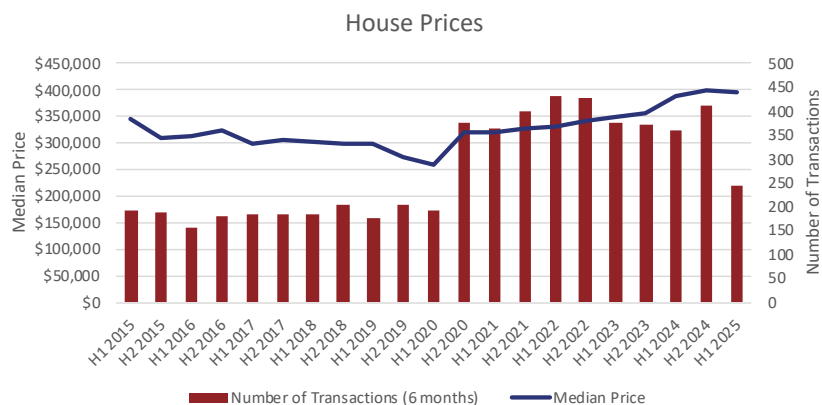


+ 32.1%

1 Year Median Vacant Land Price Growth Rate

H1 2024 - H1 2025

Residential Market Trends 2015 - 2025



Source: Settled Sales sources from Landgate

Residential Sales Overview

City of Kalgoorlie-Boulder

Key Statistics



298

Property Transactions

Jan - Jun 2025



- 3.6%

Average Discount on Listing Price

Jan - Jun 2025

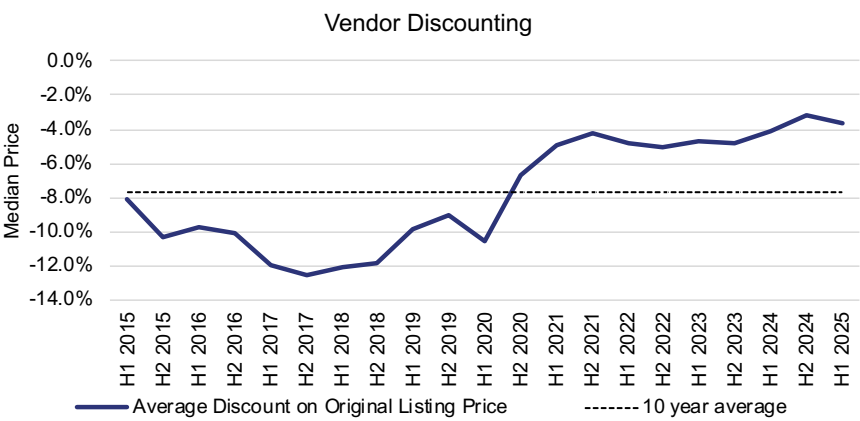


53

Average Days to Sell

Jan - Jun 2025

Discount on Original Price 2015 - 2025



Residential Market Summary January - June 2025

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	\$397,500	\$280,000	\$226,000
10-year Average	\$335,000	\$240,000	\$160,000
Variation from Avg. Price	18.7%	16.7%	41.3%
Number of Transactions	246	39	13

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year	1.9%	-3.4%	32.1%
3 Year	20.5%	19.1%	52.9%
5 Year	53.2%	53%	848%
10 Year	15.2%	-18.2%	83.6%

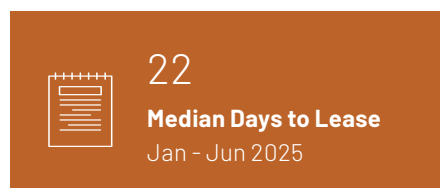
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	\$230,000	\$327,500	\$380,000	\$515,000	\$397,500
Unit	\$235,000	\$277,500	\$380,000		\$280,000

Source: Settled Sales sources from Landgate

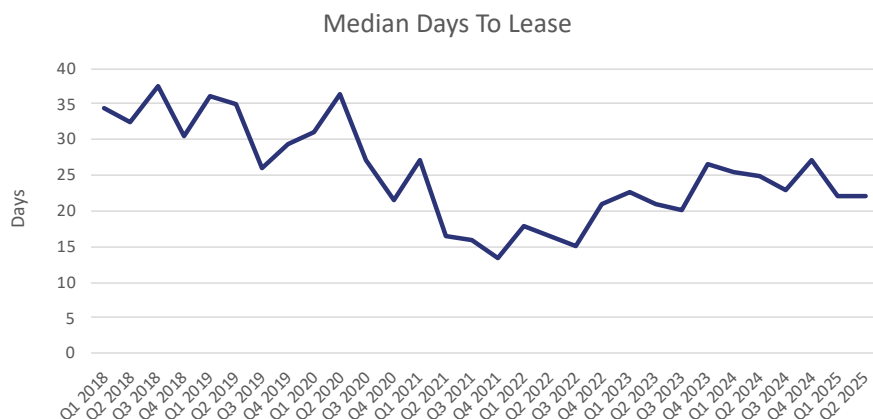
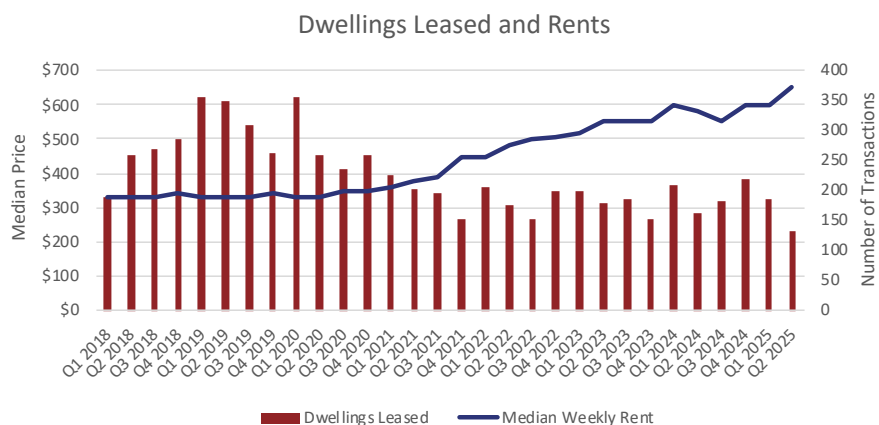
Rental Overview

City of Kalgoorlie-Boulder

Rental Statistics



Rental Market Trends 2018 - 2025



Rental Market Summary January - June 2025

Weighted average of January and April quarters.

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	\$455	\$533	\$613	\$779	\$896	\$634
Unit	\$410	\$534	\$653	\$742	-	\$536

Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Shire of Esperance Spotlight

Standalone homes make up about 89% of dwellings in the Shire of Esperance, followed by medium-density housing. Secondary dwellings such as investment, holiday or second homes are common in the Shire townsites and nearby coastal areas.

Two-person households are most common (30%), followed by four-person (21%) and three-person households (15.75%).

Housing availability is critically low, with a 0.08% vacancy rate and only one rental property available, leading to increased levels of homelessness, overcrowding, and rough sleeping.

High demand is driving prices faster than wage growth, straining low-income, minority and vulnerable members of the community. Pressures rise further during summer due to an influx of tourists and seasonal workers.



14,558
Population
(ABS, 2024)



42 years
Median Age
(ABS, 2021)



2.4
Average Household Size
(ABS, 2021)



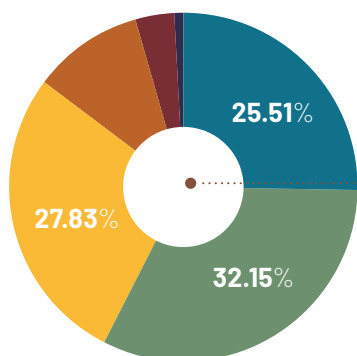
\$1,521 / week
Median Household Income
(ABS, 2021)



\$1,560 / month
Median Mortgage Repayment
(ABS, 2021)



0.08%
Vacancy Rate
June 2025



Housing Typology (REMLAN)

Owned outright	27.83%
Owned with mortgage	32.15%
Rented	25.51%
Not stated	10.27%
Occupied Rent-Free	3.61%
Other	0.62%

Residential Sales Overview

Shire of Esperance

Key Statistics



\$517,500

Median House Price
Jan - Jun 2025



11.3%

1 Year Median House Price Growth Rate
H1 2024 - H1 2025



\$355,000

Median Unit Price
Jan - Jun 2025



- 15%

1 Year Median Unit Price Growth Rate
H1 2024 - H1 2025



\$257,500

Median Vacant Land Price
Jan - Jun 2025



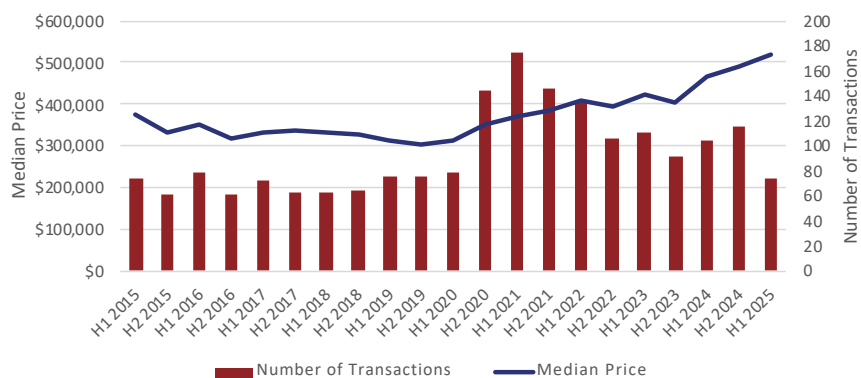
+ 66.1%

1 Year Median Vacant Land Price Growth Rate
H1 2024 - H1 2025

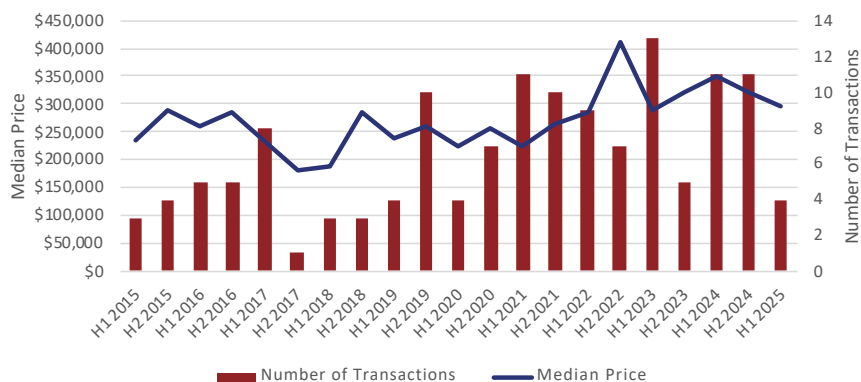
Source: Settled Sales sources from Landgate

Residential Market Trends 2015 - 2025

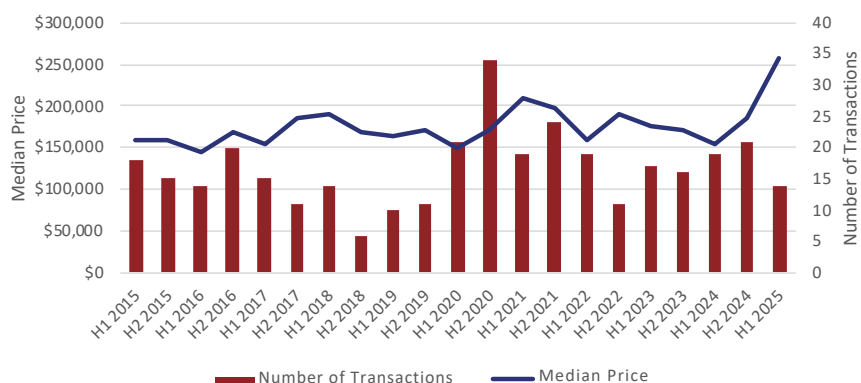
House Prices



Unit Prices



Vacant Land Prices



Residential Sales Overview

Shire of Esperance

Key Statistics



92

Property Transactions

Jan - Jun 2025



- 4.4%

Average Discount on Listing Price

Jan - Jun 2025

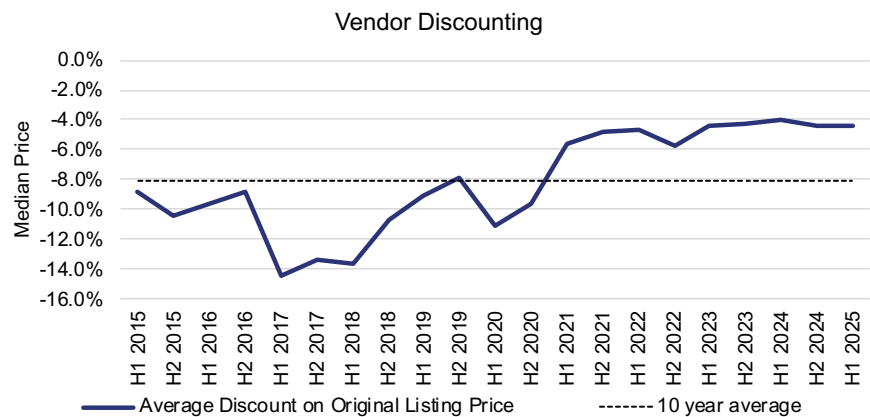


59

Average Days to Sell

Jan - Jun 2025

Discount on Original Price 2014 - 2024



Residential Market Summary January - June 2025

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	\$517,500	\$355,000	\$257,500
10-year Average	\$376,500	\$285,000	\$175,000
Variation from Avg. Price	37.5%	24.6%	47.1%
Number of Transactions	74	3	14

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year	11.3%	-15%	66.1%
3 Year	27.1%	4.4%	60.9%
5 Year	65.9%	33.7%	71.7%
10 Year	38%	26.6%	62.5%

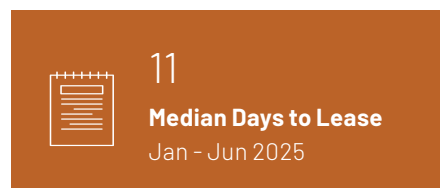
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	\$515,000	\$317,500	\$505,500	\$677,500	\$517,500
Unit	\$200,000	\$355,000	\$410,000	-	\$355,000

Source: Settled Sales sources from Landgate

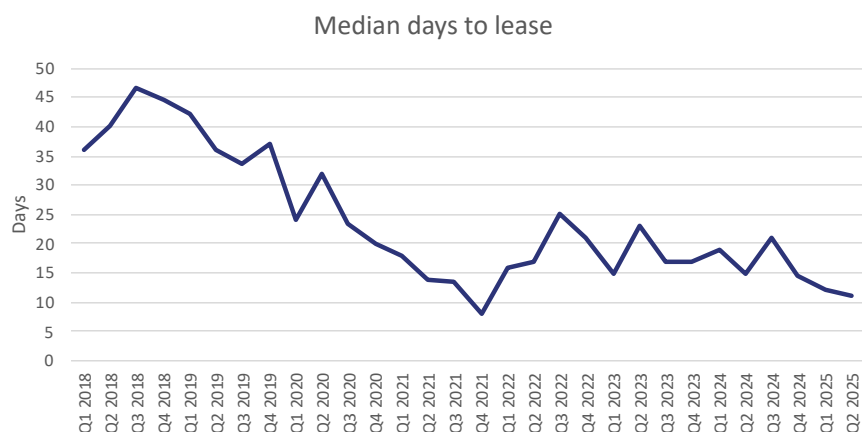
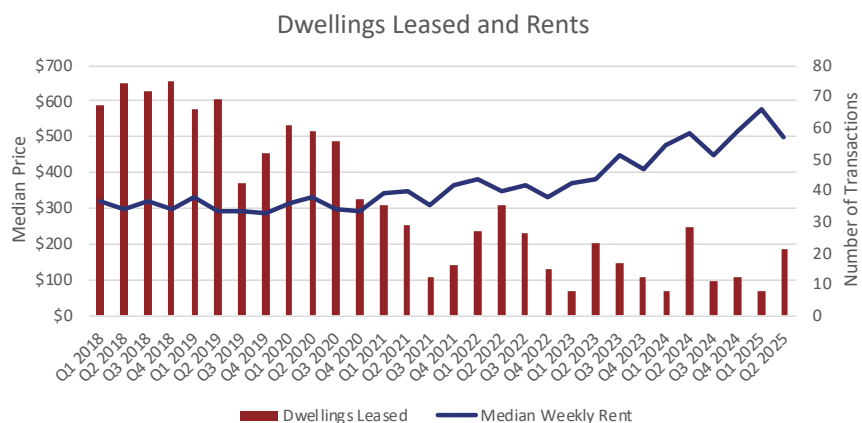
Rental Overview

Shire of Esperance

Rental Statistics



Rental Market Trends 2018 - 2025



Rental Market Summary January - June 2025

Weighted average of January and April 2025 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	\$400	\$403	\$512	\$609	-	\$523
Unit	-	-	\$550	-	-	\$550

Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Shire of Ravensthorpe Spotlight

The Shire of Ravensthorpe includes the towns of Hopetoun and Ravensthorpe, and surrounding rural locations of Jerdacuttup and Munglinup. The housing stock is predominantly detached dwellings, which make up 94% of all housing. The unit market is very small, accounting for less than 3% of dwellings.

Ravensthorpe currently experiences a high vacancy rate compared to neighboring towns. This is largely due to population decline following the closure of mines in the area, which were major employers. As a result, many residents have left the town in search of employment elsewhere.



2,280
Population
(ABS, 2024)



43 years
Median Age
(ABS, 2021)



2.2
Average Household Size
(ABS, 2021)



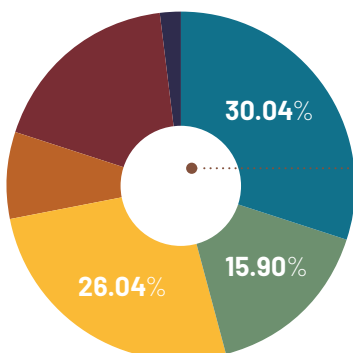
\$1,655 / week
Median Household Income
(ABS, 2021)



\$1,029 / month
Median Mortgage Repayment
(ABS, 2021)



7.3%
Vacancy Rate
June 2025



Housing Typology (REPLAN)

Owned outright	30.04%
Owned with mortgage	15.90%
Rented	26.04%
Not stated	8.11%
Occupied Rent-Free	17.98%
Other	1.93%

Residential Sales Overview

Shire of Ravensthorpe

Key Statistics



\$315,000

Median House Price
Jan - Jun 2025



8.7%

1 Year Median House Price Growth Rate
H1 2024 - H1 2025



\$83,000

Median Vacant Land Price
Jan - Jun 2025



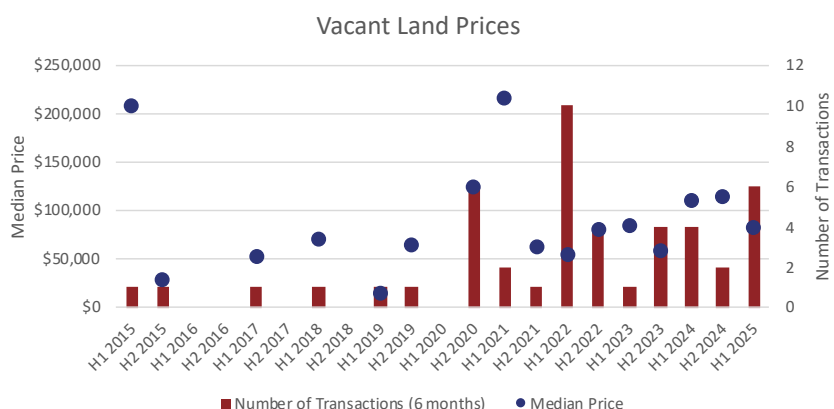
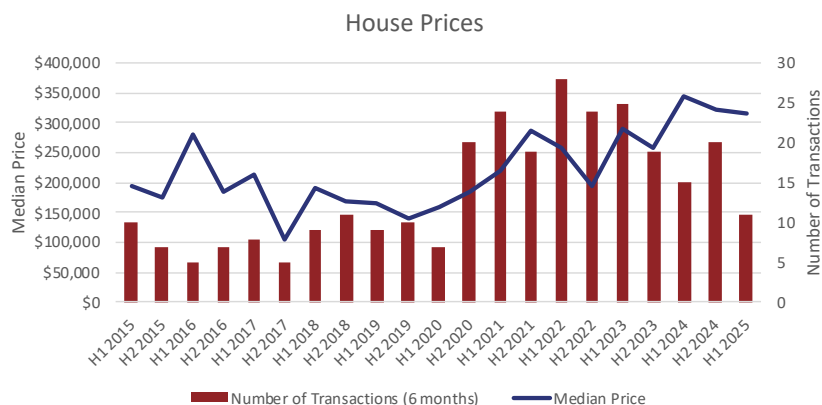
- 24.7%*

1 Year Median Vacant Land Price Growth Rate
H1 2024 - H1 2025

Ravensthorpe does not feature an active unit market, with only a small number of dwellings that can be considered units. As such, unit trends have not been featured.

Source: Settled Sales sources from Landgate

Residential Market Trends 2015 - 2025



*Note: Land price growth rates are based on only a limited number of transactions for this period.



Residential Sales Overview

Shire of Ravensthorpe

Key Statistics



17

Property Transactions

Jan – Jun 2025



- 6.2%

Average Discount on Listing Price

Jan – Jun 2025

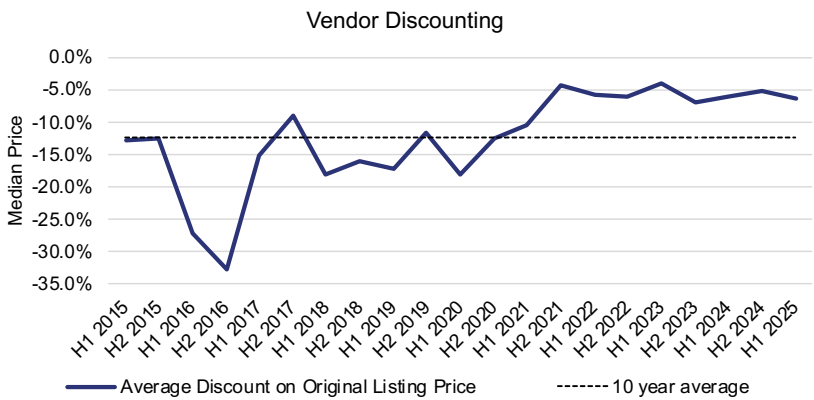


118

Average Days to Sell

Jan – Jun 2025

Discount on Original Price 2015 – 2025



Residential Market Summary January – June 2024

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	\$315,000	-	\$83,000
10-year Average	\$238,000	-	\$79,000
Variation from Avg. Price	32.4%	-	5.1%
Number of Transactions	11	-	6

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year	-8.7%	-	-24.7%
3 Year	22.3%	-	52.3%
5 Year	98.1%	-	76%
10 Year	61.5%	-	59.9%

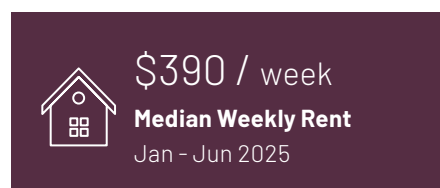
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	\$155,000	\$410,000	\$342,500	\$430,000	\$315,000
Unit	-	-	-	-	-

Source: Settled Sales sources from Landgate

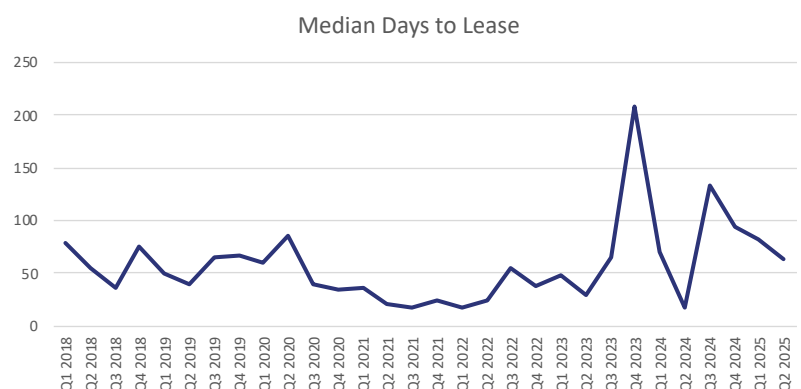
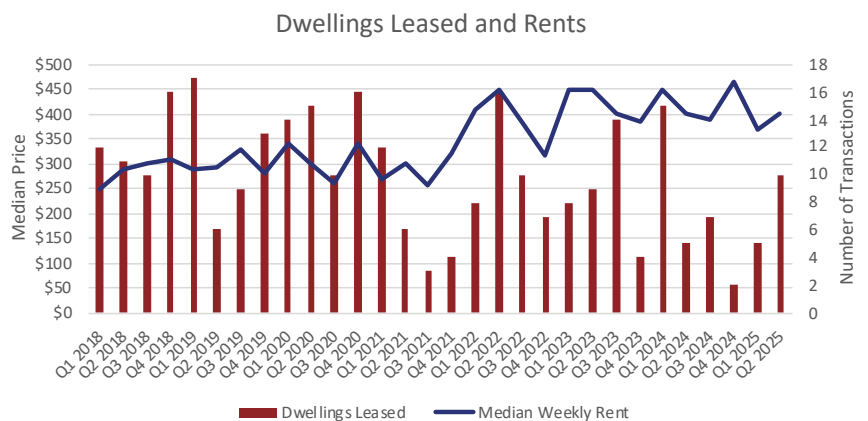
Rental Overview

Shire of Ravensthorpe

Rental Statistics



Rental Market Trends 2018 - 2025



Rental Market Summary January - June 2025

Weighted average of January and April 2025 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	\$363	\$382	\$480	-	\$389
Unit	-	-	\$450	-	-	\$450

Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Shire of Coolgardie Spotlight

The Shire of Coolgardie includes the town of Kambalda, supported by nickel and gold mining, and the historic town of Coolgardie, which is developed around significant gold mining operations. Both towns have substantial non-resident workforces and a high proportion of employer provided housing which is not represented in housing market activity datasets. Other populated areas within the Shire include Widgiemooltha and Kurrawang.



3,779
Population
(ABS, 2024)



38 years
Median Age
(ABS, 2021)



2.3
Average Household Size
(ABS, 2021)



\$1,893 / week
Median Household Income
(ABS, 2021)



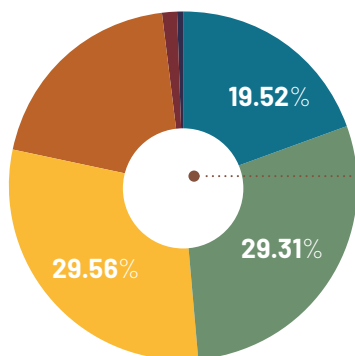
\$975 / month
Median Mortgage Repayment
(ABS, 2021)

0%

Vacancy Rate
Coolgardie Suburb
June 2025

2.9%

Vacancy Rate
Kambalda Suburb
June 2025



Housing Typology (REMPAN)

Owned outright	19.52%
Owned with mortgage	29.31%
Rented	29.56%
Not stated	19.80%
Occupied Rent-Free	1.32%
Other	0.48%

Residential Sales Overview

Shire of Coolgardie

Key Statistics



\$182,000

Median House Price
Jan - Jun 2025



+ 13.8%

1 Year Median House Price Growth Rate
H1 2024 - H1 2025



\$115,000

Median Unit Price
Jan - Jun 2025



- 56.6%*

1 Year Median Unit Price Growth Rate
H1 2024 - H1 2025



\$30,000

Median Vacant Land Price
Jan - Jun 2025

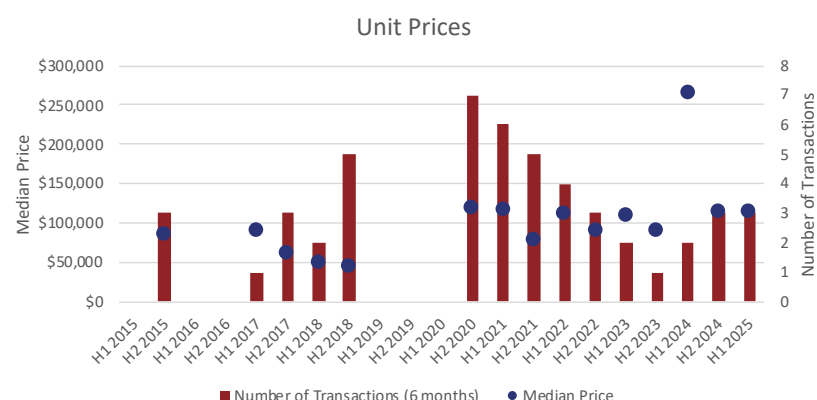
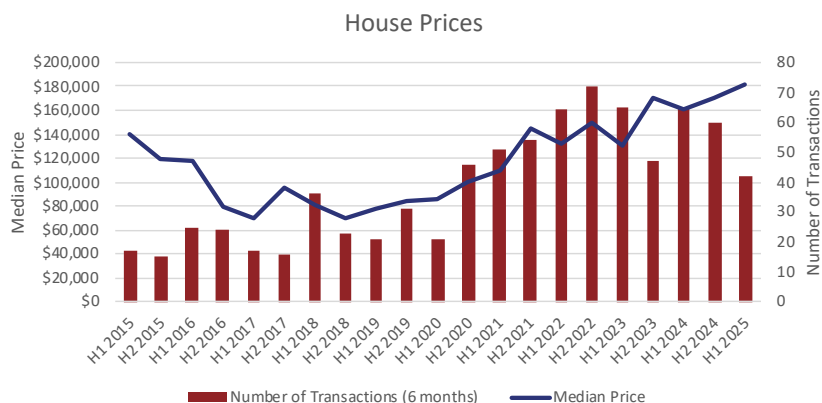


87.5%

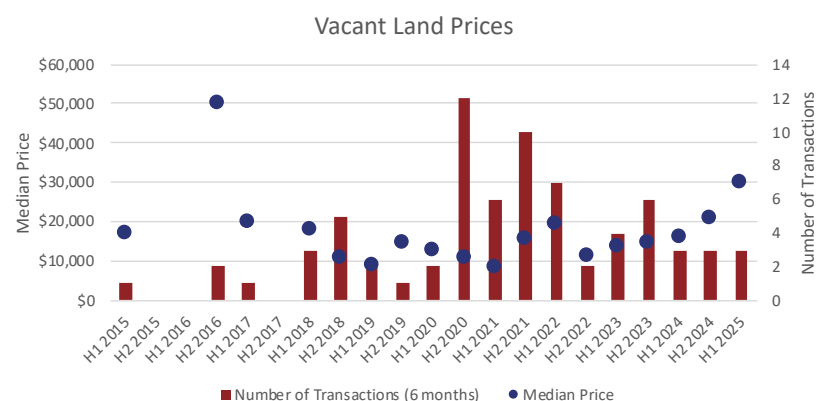
1 Year Median Vacant Land Price Growth Rate
H1 2024 - H1 2025

Source: Settled Sales sources from Landgate

Residential Market Trends 2015 - 2025



* Note: Median unit price growth rate is based on only a few transactions for this period.



Residential Sales Overview

Shire of Coolgardie

Key Statistics



48

Property Transactions

Jan - Jun 2025



- 5.8%

Average Discount on Listing Price

Jan - Jun 2025

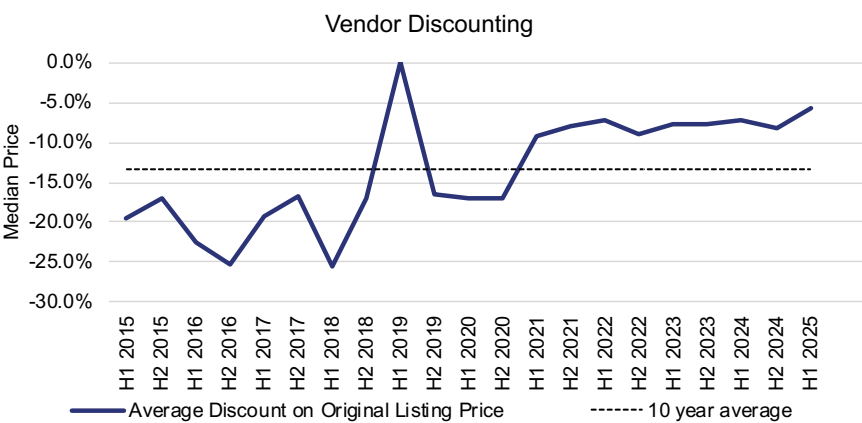


60

Average Days to Sell

Jan - Jun 2025

Discount on Original Price 2015 - 2025



Residential Market Summary January - June 2024

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	\$182,000	\$115,000	\$30,000
10-year Average	\$130,000	\$94,500	\$15,000
Variation from Avg. Price	40%	22%	100%
Number of Transactions	42	3	3

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year	13.8%	-56.6%	87.5%
3 Year	38.1%	2.2%	54.1%
5 Year	114.1%	-	135.3%
10 Year	30%	-	76.5%

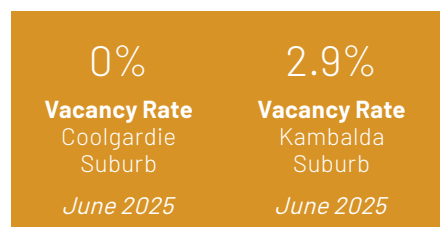
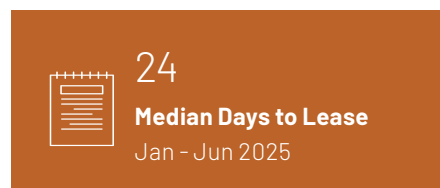
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	\$140,000	\$184,000	\$250,000	\$182,000
Unit	-	\$115,000	-	-	\$115,000

Source: Settled Sales sources from Landgate

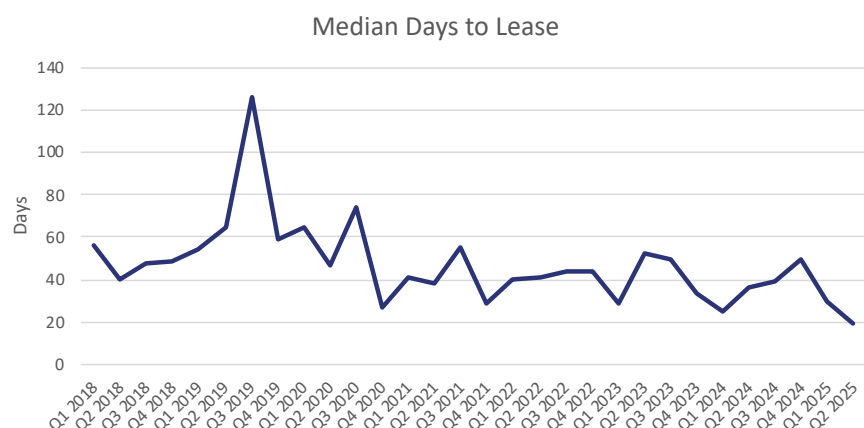
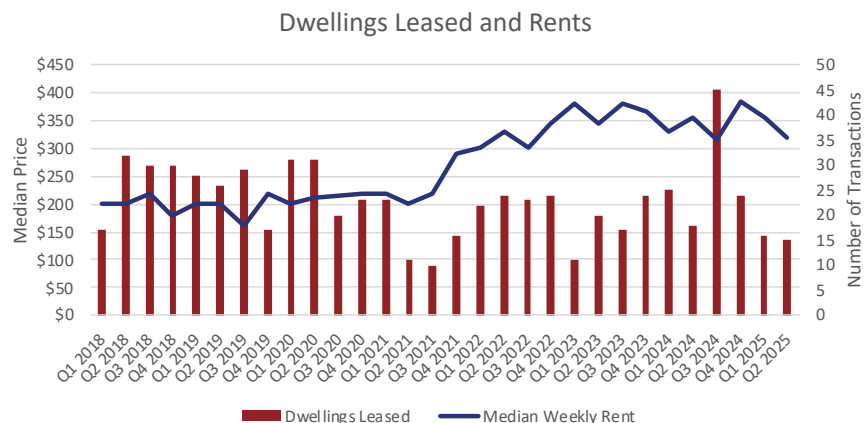
Rental Overview

Shire of Coolgardie

Rental Statistics



Rental Market Trends 2018 - 2025



Rental Market Summary January - June 2025

Weighted average of January and April 2025 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	\$380	\$373	\$419	-	\$383
Unit	-	\$300	-	-	-	\$300

Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Shire of Dundas Spotlight

The primary population centre within the Shire of Dundas is the town of Norseman, a historic settlement that developed around the Norseman Gold Mine. The town's housing stock is predominantly composed of detached dwellings, which account for 81% of all residential properties, indicating a relatively low proportion of unit-style housing.

Eucla, located approximately 700 km from Norseman, is also part of the Shire. Both Norseman and Eucla have a limited number of properties that are charged rates, with a significant share of the housing stock situated on Crown land or owned by government agencies.



723
Population
(ABS, 2024)



50 years
Median Age
(ABS, 2021)



1.8
Average Household Size
(ABS, 2021)



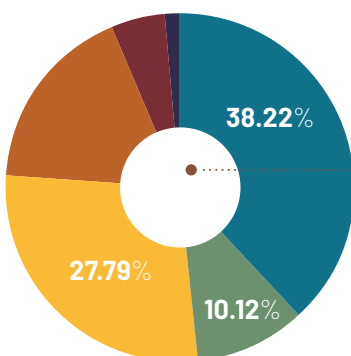
\$827 / week
Median Household Income
(ABS, 2021)



\$600 / month
Median Mortgage Repayment
(ABS, 2021)



2.7%
Vacancy Rate
June 2025



Housing Typology (REMPAN)

Owned outright	38.22%
Owned with mortgage	10.12%
Rented	27.79%
Not stated	17.52%
Occupied Rent-Free	5.14%
Other	1.21%

Residential Sales Overview

Shire of Dundas

Key Statistics



\$105,000

Median House Price

Jan - Jun 2025



+ 22%

1 Year Median House Price Growth Rate

H1 2024 - H1 2025

No unit transactions were recorded from January to June 2025.

Overall, there are few dwellings in Dundas that would be considered to be units that impact on unit transaction levels.



\$12,250

Median Vacant Land Price

Jan - Jun 2025



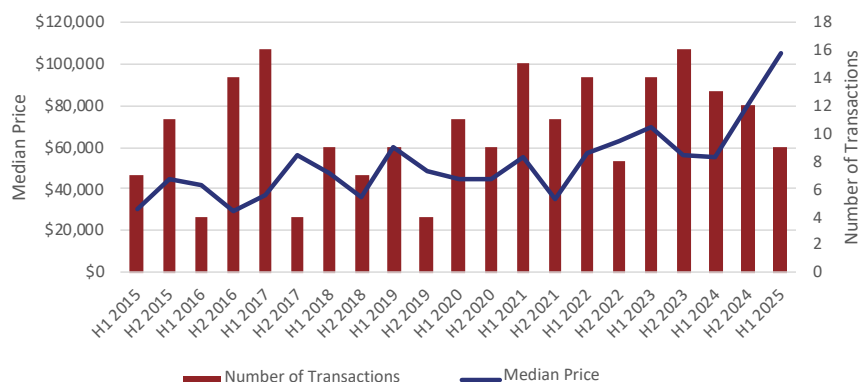
+ 23%

1 Year Median Vacant Land Price Growth Rate

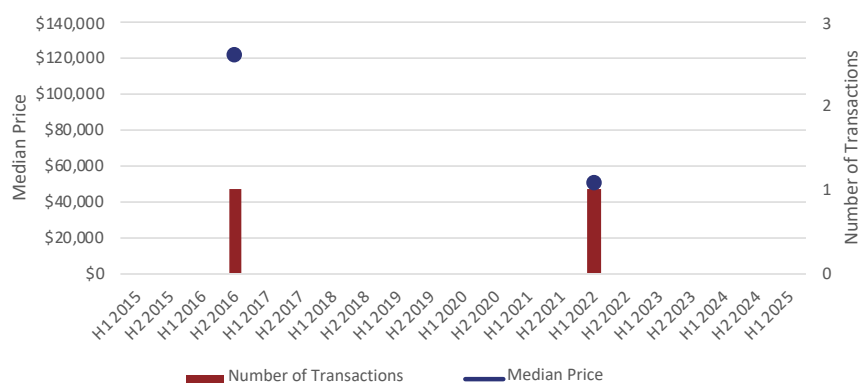
H1 2024 - H1 2025

Residential Market Trends 2015 - 2025

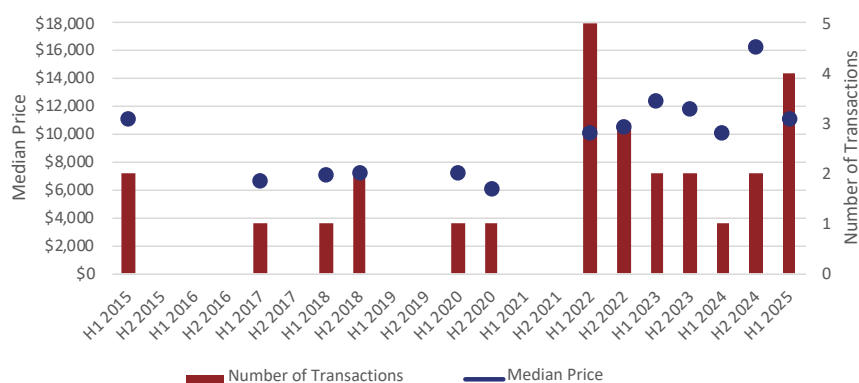
House Prices



Unit Prices



Vacant Land Prices



Source: Settled Sales sources from Landgate

Residential Sales Overview

Shire of Dundas

Key Statistics



13

Property Transactions

Jan – Jun 2025



- 10.7%

Average Discount on Listing Price

Jan – Jun 2025

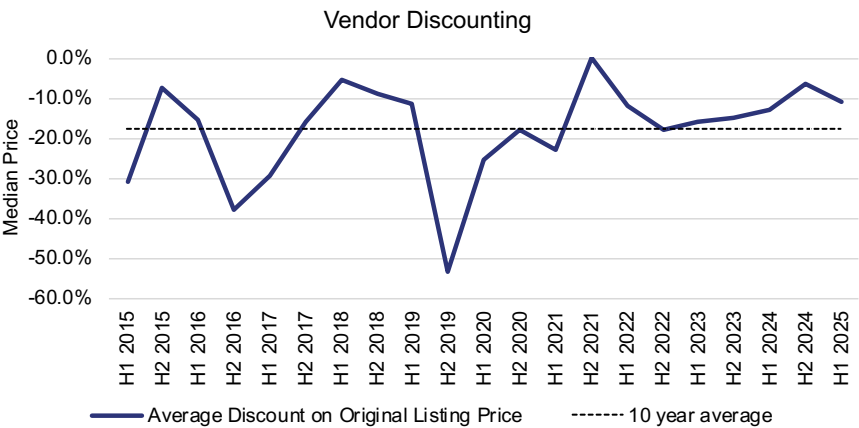


35

Average Days to Sell

Jan – Jun 2025

Discount on Original Price 2015 – 2025



Residential Market Summary January – June 2025

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	\$105,000	-	\$12,000
10-year Average	\$48,000	\$85,500	\$10,000
Variation from Avg. Price	118.8%	-	20%
Number of Transactions	9	-	4

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year	90.9%	-	10%
3 Year	82.6%	-	10%
5 Year	133.3%	-	52.8%
10 Year	250%	-	-

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	\$90,000	\$105,000	\$100,000	\$125,000	\$105,000
Unit	-	-	-	-	-

Source: Settled Sales sources from Landgate

Rental Overview

Shire of Dundas

Rental Statistics

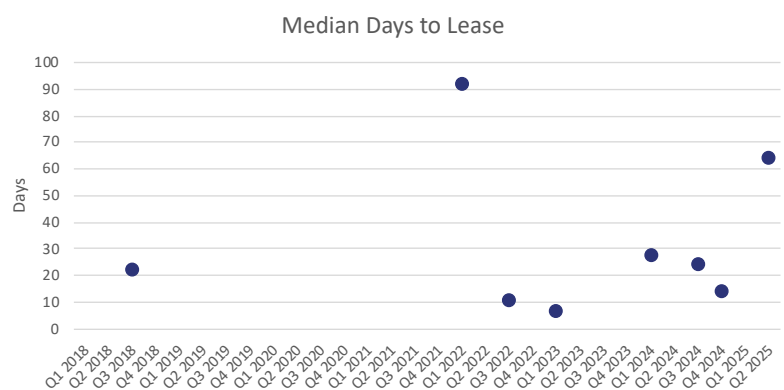
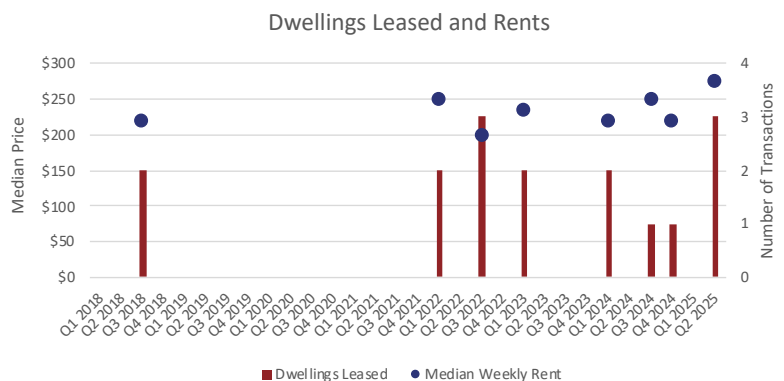
The Shire of Dundas does not feature an active formal rental market to the same extent as larger regional localities. The majority of dwellings leased in the Shire of Dundas occurs outside of the formal market, such as through private agreements and friends and family rather than through agents. As a result, there is limited data that can be sourced for the area. Corporate housing also makes up a portion of housing in Norseman, servicing nearby resource projects such as the Norseman Gold Project.

Tenure & Landlord Type 2021

TENURE AND LANDLORD TYPE	NUMBER OF DWELLINGS
Owned Outright or with a Mortgage	142
Rented from a community group or from state housing authority	10
Rented Privately	39
Rented - Real Estate Agent	6
Rented - Other landlord type	18
Other tenure type	21
Tenure type not stated	28

Source: ABS 2021

Rental Market Trends 2018 - 2025



Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Northern Goldfields & Ngaanyatjaraku Spotlight

The Northern Goldfields and Ngaanyatjarra Lands areas (the Menzies, Laverton, Leonora and Ngaanyatjaraku local government areas) comprise a large geographical area of the Goldfields-Esperance region. These areas are also responsible for significant economic activity in the region, with a number of mines operating and planned in Leonora, Laverton, Menzies and Wiluna. In addition to established towns, this area features a number of smaller mining camps, the mining town of Leinster, and Aboriginal communities such as Warburton, Warakurna, and Tjuntjuntjara.

These local government areas feature relatively low population counts and have comparatively small property markets, particularly formal rental markets. Given the high level of mining activity in the area, there is also a substantial

non-resident workforce that creates a demand for private rentals, though a large volume of accommodation for these workers is catered for at corporate mining accommodation camps. Population fluctuates and growth is dependent on mining employment.

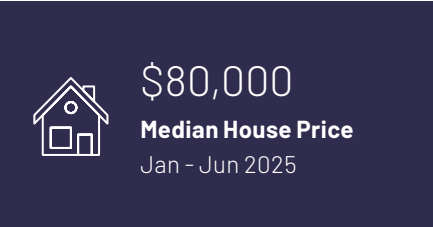
These localities face a number of challenges due to the remote nature of town sites, with service provision and adequate staffing issues being experienced. Sufficient service provision is compounded by issues around the availability and quality of Government Regional Officer Housing and social housing in the area, with stakeholders citing these as barriers to attracting and retaining residents and workers.

	 Population <i>(ABS 2024)</i>	 Median Age <i>(ABS 2021)</i>	 Average Household Size <i>(ABS 2021)</i>	 Median Household Income <i>(ABS 2021)</i>	 Median Mortgage Repayment <i>(ABS 2021)</i>	 Vacancy Rate <i>(SQM Research 2024)</i>
Shire of Wiluna	563	35 years	2.4	\$1,109 / wk	\$0 / mth	0%
Shire of Menzies	577	39 years	2.7	\$1,917 / wk	\$2,383 / mth	0%
Shire of Leonora	1,737	33 years	2.5	\$1,951 / wk	\$683 / mth	0%
Shire of Laverton	1,444	37 years	2.4	\$1,097 / wk	\$413 / mth	1%
Shire of Ngaanyatjaraku	1,482	30 years	3.5	\$1,228 / wk	\$0 / mth	-

Residential Sales Overview

Northern Goldfields & Ngaanyatjaraku

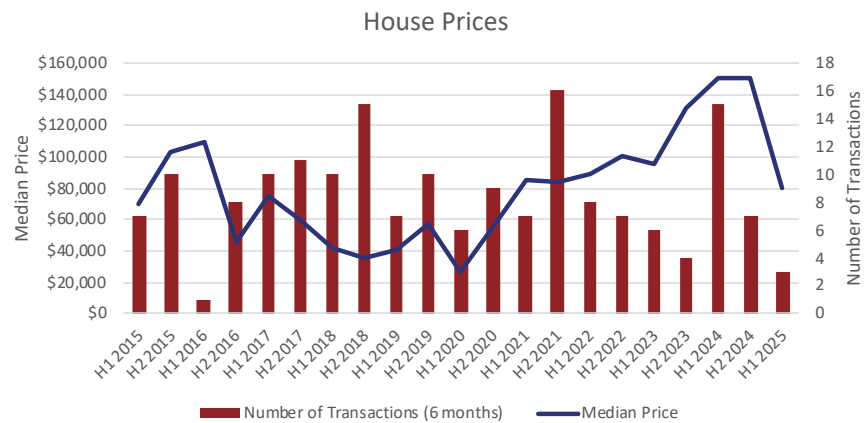
Key Statistics



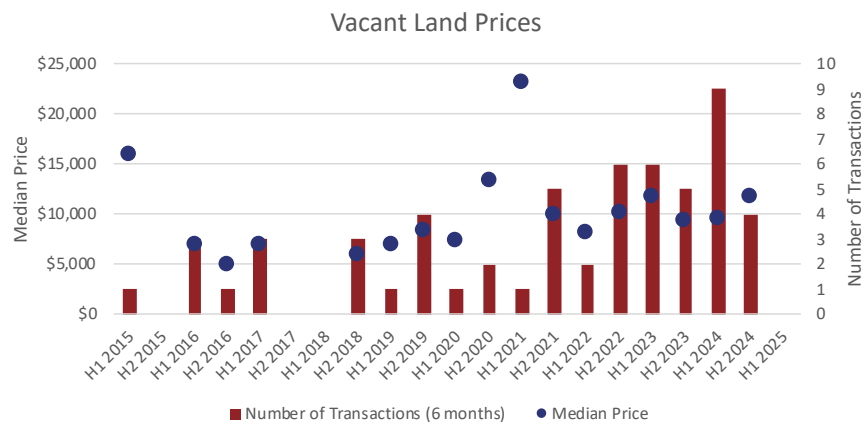
No unit or land transactions were recorded from January to June 2025. Overall there are few dwellings in the Northern Goldfields that would be considered units.

Source: Settled Sales sources from Landgate

Residential Market Trends 2015 - 2025



*Note: the median house price growth rate for this period is based on a limited number of transactions.



Residential Sales Overview

Northern Goldfields & Ngaanyatjaraku

Key Statistics



3

Property Transactions

Jan - Jun 2025



- 5%

Average Discount on Listing Price

Jan - Jun 2025

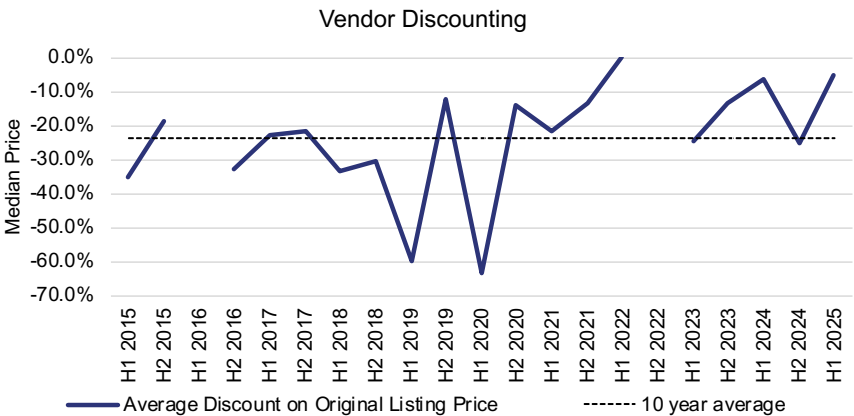


60

Average Days to Sell

Jan - Jun 2025

Discount on Original Price 2015 - 2025



Residential Market Summary January - June 2025

SALES SUMMARY	HOUSE	UNIT	VACANT LAND		
Median Price	\$80,000	-	-		
10-year Average	\$68,500	\$60,000	\$10,000		
Variation from Avg. Price	16.8%	-	-		
Number of Transactions	3	-	-		
PRICE GROWTH	HOUSE	UNIT	VACANT LAND		
1 Year	-46.7%	-	-		
3 Year	-9.9%	-	-		
5 Year	207.7%	-	-		
10 Year	14.3%	-	-		
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	-	\$47,500	\$200,000	\$80,000
Unit	-	-	-	-	-

Source: Settled Sales sources from Landgate

Rental Overview

Northern Goldfields & Ngaanyatjaraku

Rental Commentary

The rental market in the Northern Goldfields and Ngaanyatjarra Lands area features a high volume of social housing stock and there are few dwellings rented through real estate agents. As a result, rental market activity is very limited.

Data collation in these localities is difficult with lower non-response rates to the ABS Census and the transient nature of both the workforce and portions of the population.

Tenure & Landlord Type 2021

LOCAL GOVERNMENT AREA	STATE HOUSING AUTHORITY	HOUSING CO-OPERATIVE, COMMUNITY GROUP	PERSON NOT IN SAME HOUSEHOLD	RENTED FROM REAL ESTATE AGENT	OTHER	NOT STATED
Laverton (S)	42	49	21	3	55	9
Leonora (S)	24	11	35	5	195	3
Wiluna (S)	31	15	9	0	30	5
Ngaanyatjaraku (S)	235	42	3	0	79	41
Menzies (S)	4	25	7	0	30	0

Source: ABS 2021





Kalgoorlie-Boulder

Suburb Spotlight

Suburb Spotlight Overview

The City of Kalgoorlie-Boulder features the most varied composition of housing stock in the region. It is the only local government area in the region with a highly active unit market.

The following pages provide an overview on the residential property markets in the suburbs within the City of Kalgoorlie-Boulder. These profiles identify the changes in median sales prices and transactions, changes in the rental market activity and key characteristics about average selling days.

Suburbs Included

Data is only available for suburbs that have sufficient market activity to generate charts and statistics for the January to June period of 2025 (H1 2025).

These relevant suburbs are listed below:

- **Kalgoorlie**
- **Boulder**
- **Broadwood**
- **Hannans**
- **Karlkurla**
- **Lamington**
- **Piccadilly**
- **Somerville**
- **South Boulder**
- **South Kalgoorlie**
- **Victory Heights**
- **West Lamington**



Kalgoorlie

Suburb Overview

Key Statistics



\$335,000
Median House Price
Jan - Jun 2025



\$259,500
Median Unit Price
Jan - Jun 2025



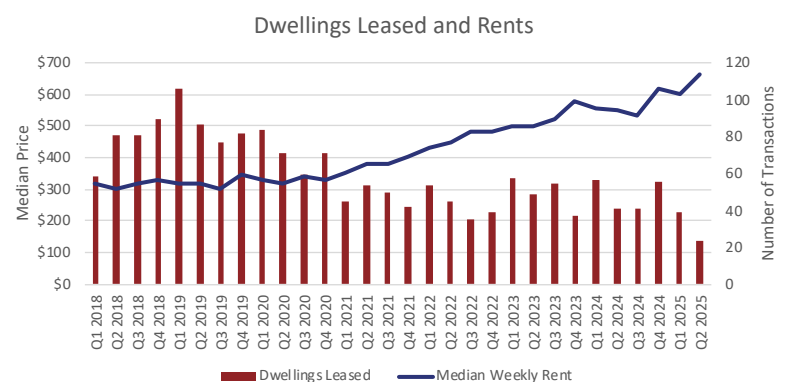
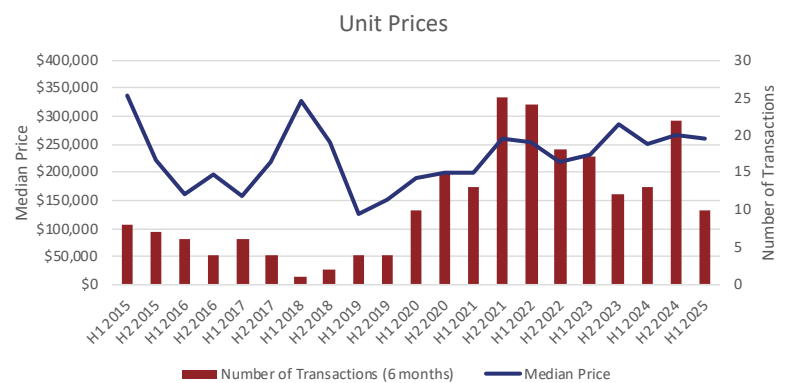
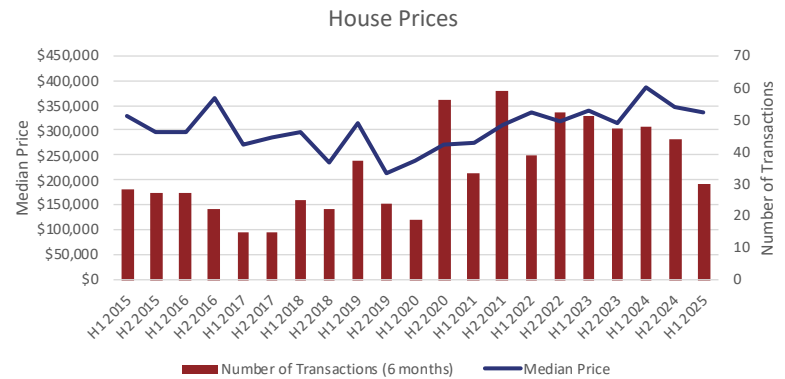
\$622/week
Median Weekly Rent
Jan - Jun 2025



54
Average Days to Sell
Jan - Jun 2025

Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2015 - 2025



Boulder

Suburb Overview

Key Statistics



\$325,000

Median House Price

Jan - Jun 2025



\$221,750

Median Unit Price

Jan - Jun 2025



\$550/week

Median Weekly Rent

Jan - Jun 2025



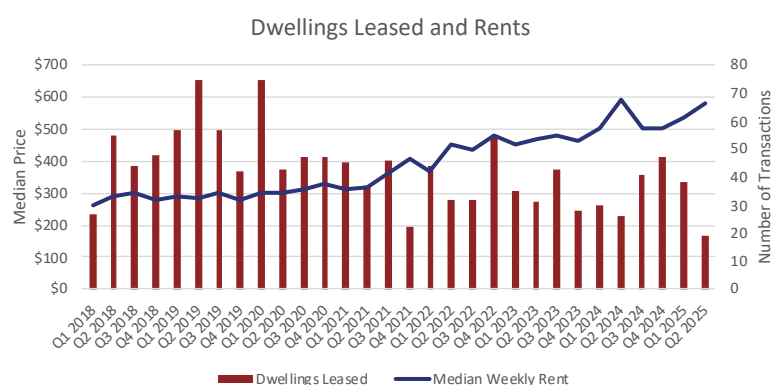
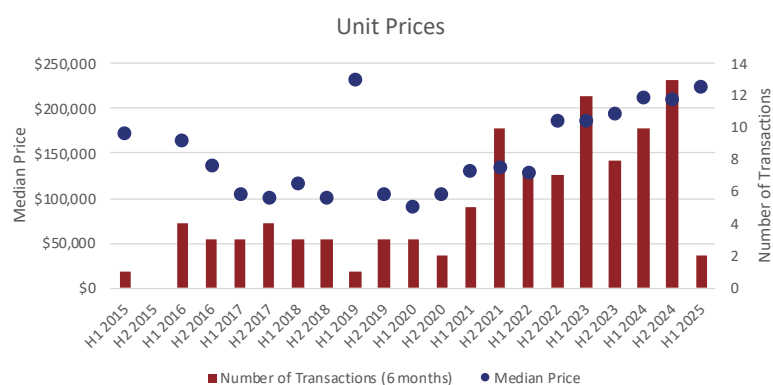
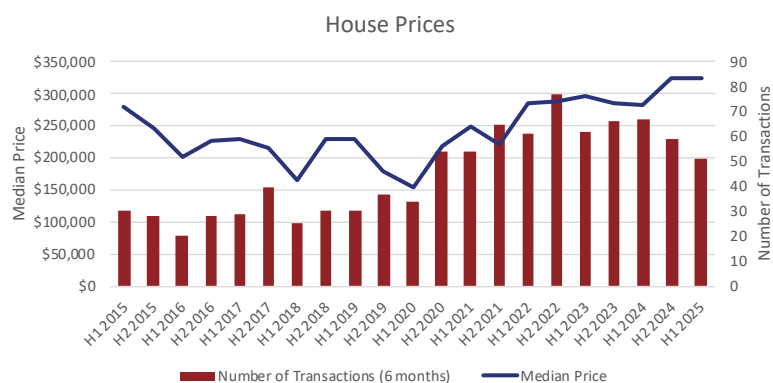
52

Average Days to Sell

Jan - Jun 2025

Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

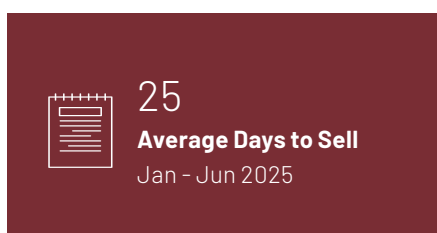
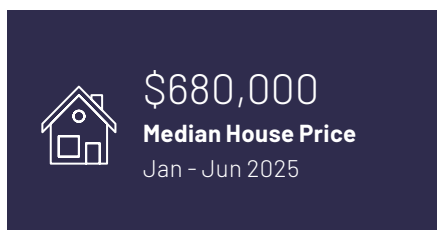
Residential Market Trends 2015 - 2025



Broadwood

Suburb Overview

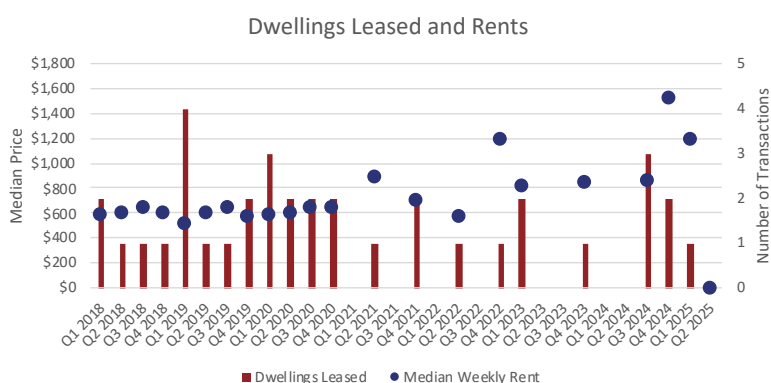
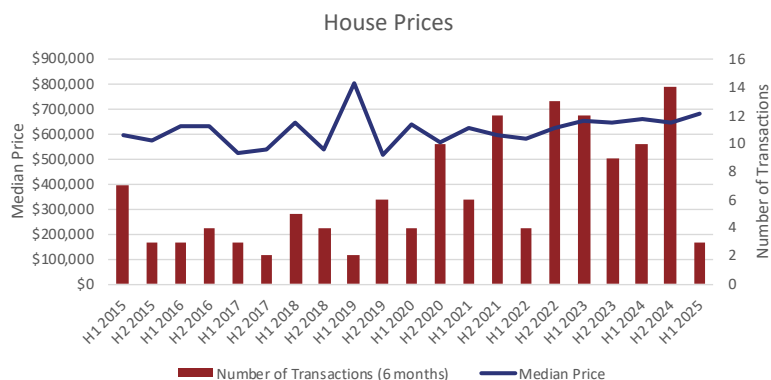
Key Statistics



No unit transactions were recorded over the past decade in Broadwood. As a result, no trends have been presented.

Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2015 - 2025



Hannans

Suburb Overview

Key Statistics



\$485,000

Median House Price
Jan - Jun 2025



\$465,000

Median Unit Price
Jan - Jun 2025



\$748/week

Median Weekly Rent
Jan - Jun 2025

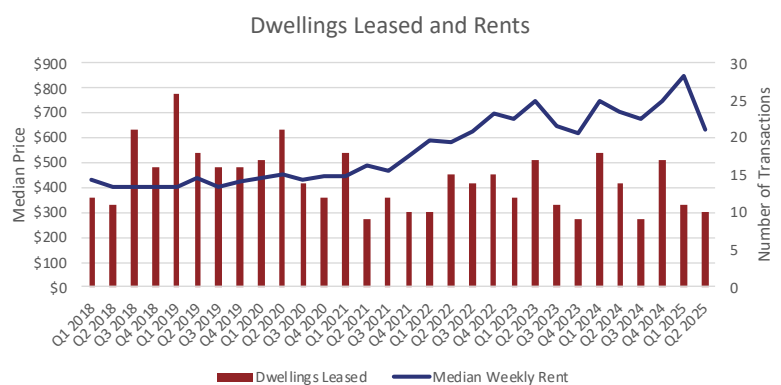
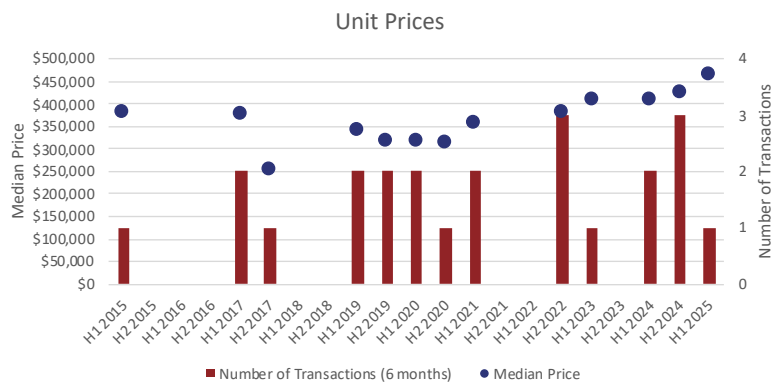
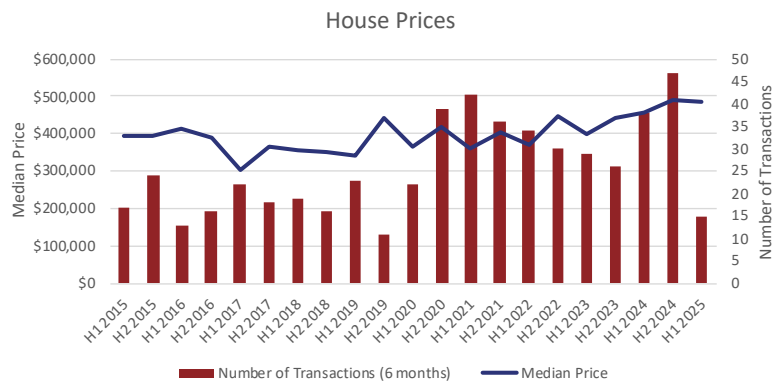


49

Average Days to Sell
Jan - Jun 2025

Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

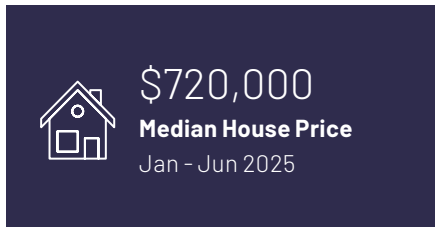
Residential Market Trends 2015 - 2025



Karlkurla

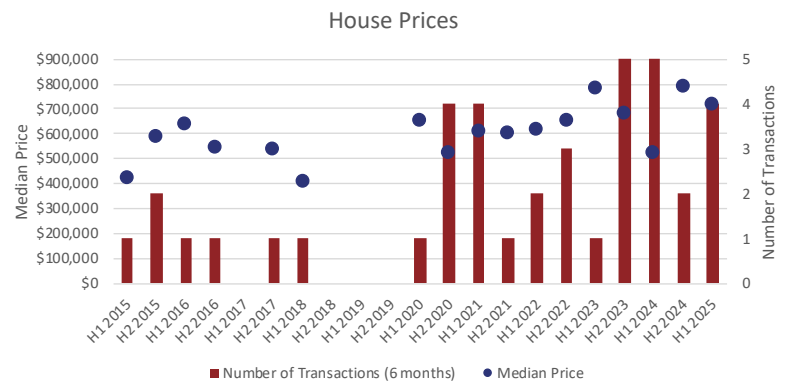
Suburb Overview

Key Statistics

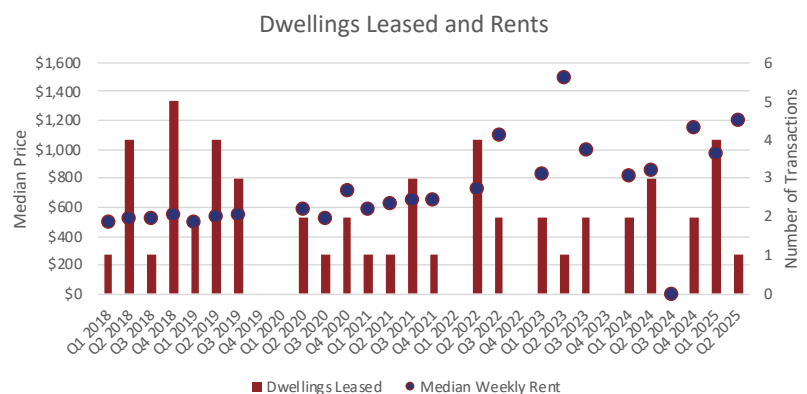


Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2015 - 2025



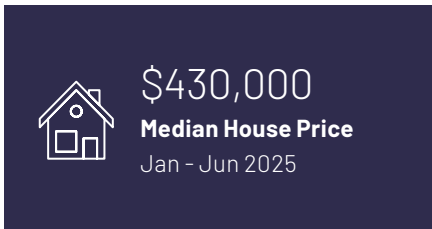
No data is available for unit prices in Karlkurla



Lamington

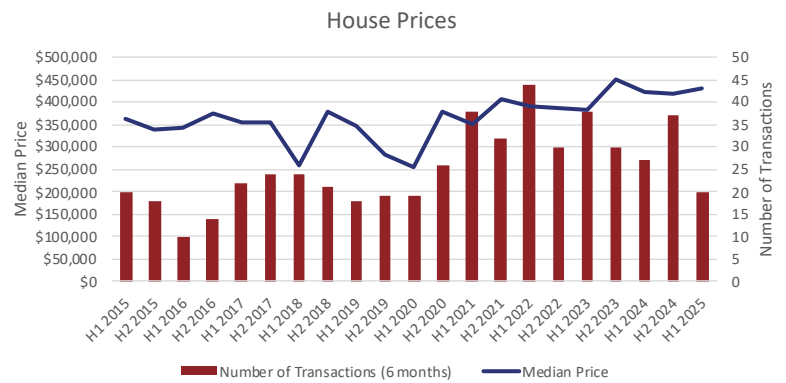
Suburb Overview

Key Statistics

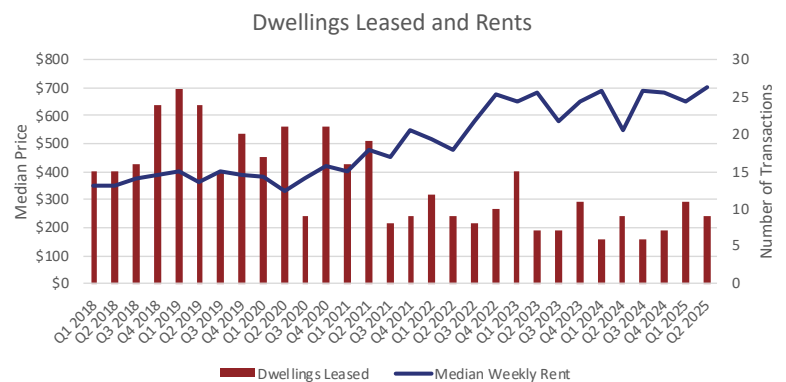


Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2015 - 2025



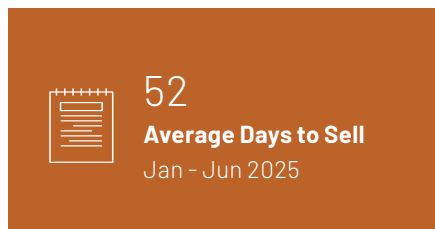
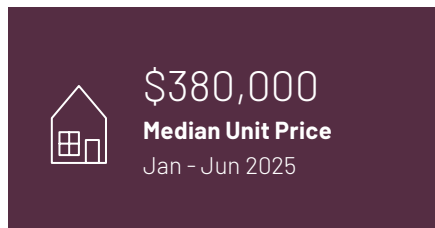
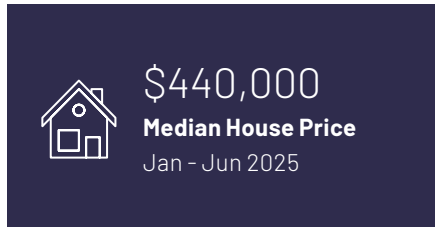
No data is available for unit prices in Lamington



Piccadilly

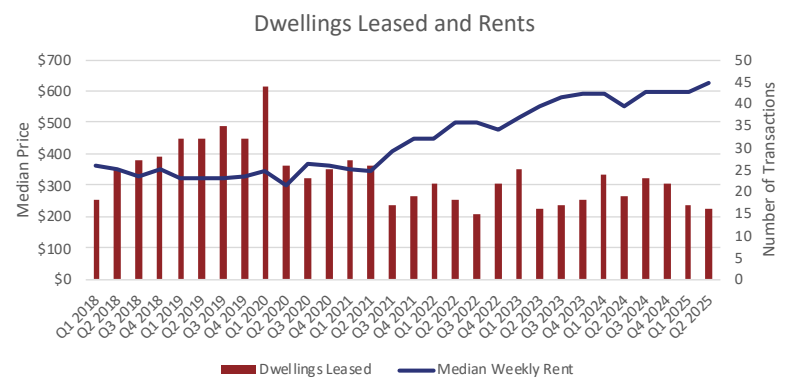
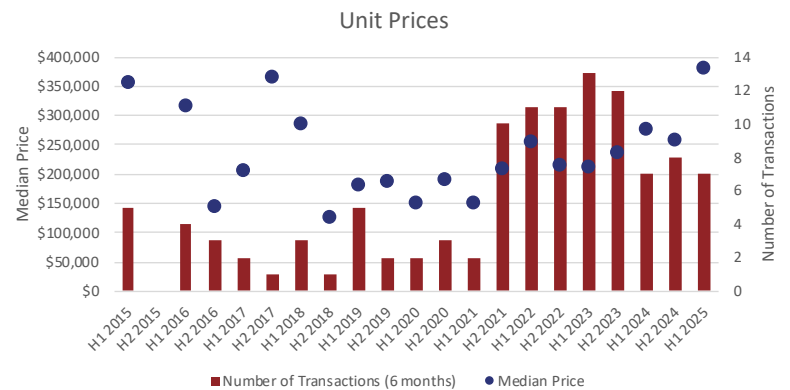
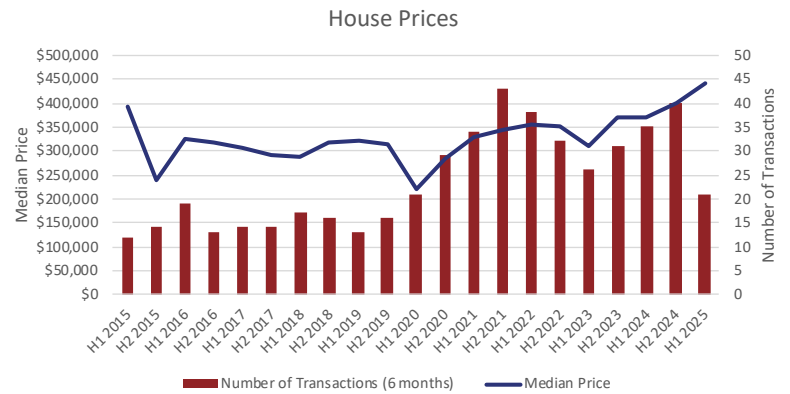
Suburb Overview

Key Statistics



Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2015 - 2025



Somerville

Suburb Overview

Key Statistics



\$577,500

Median House Price

Jan - Jun 2025



\$304,000

Median Unit Price

Jan - Jun 2025



\$714/week

Median Weekly Rent

Jan - Jun 2025



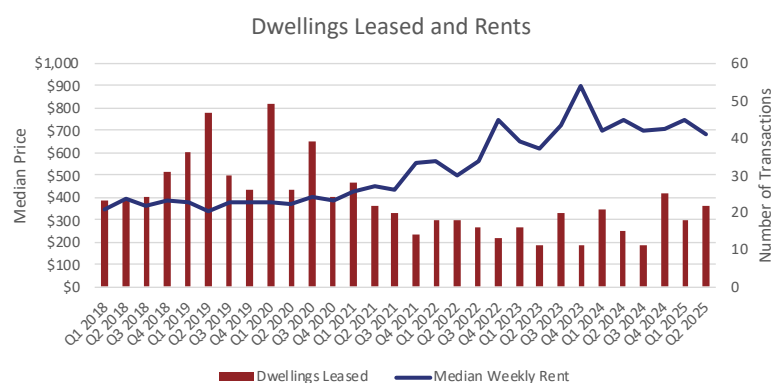
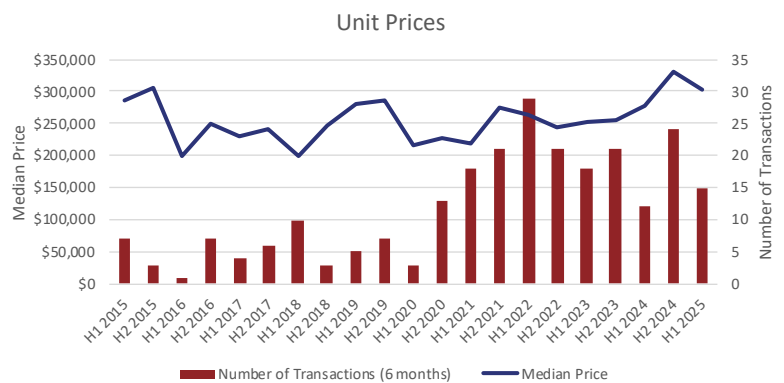
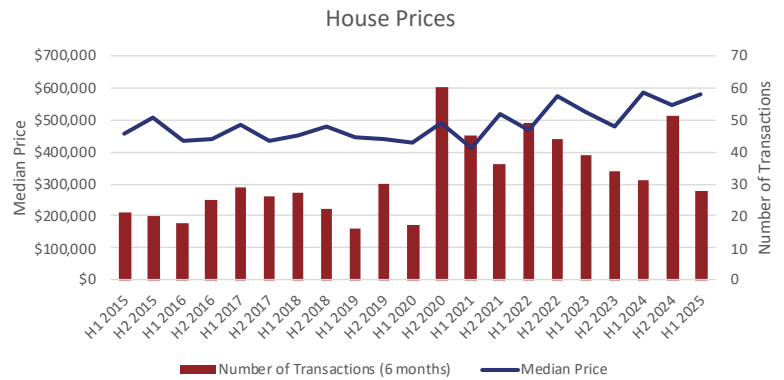
71

Average Days to Sell

Jan - Jun 2025

Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

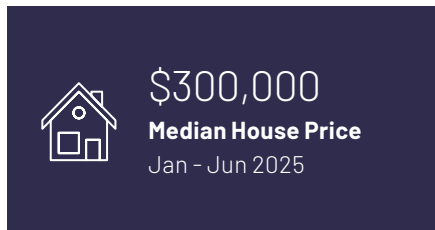
Residential Market Trends 2015 - 2025



South Boulder

Suburb Overview

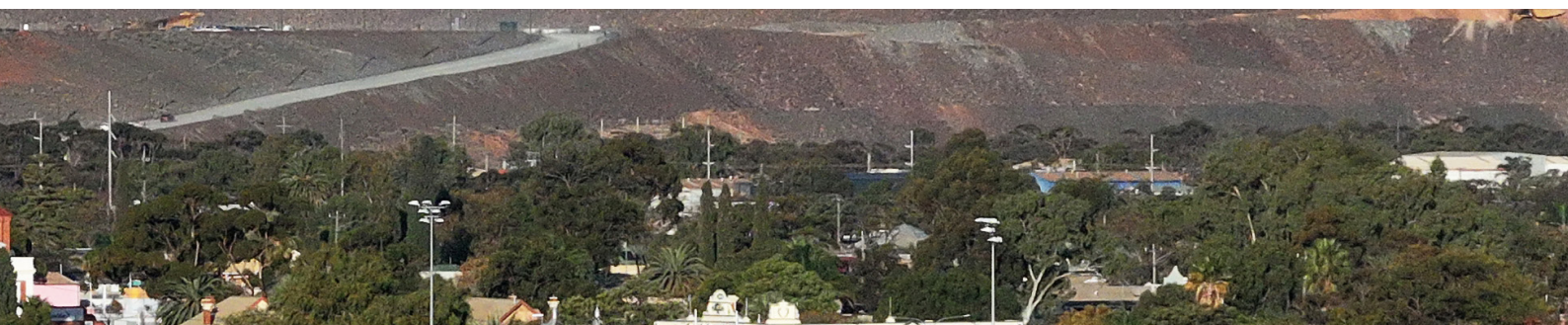
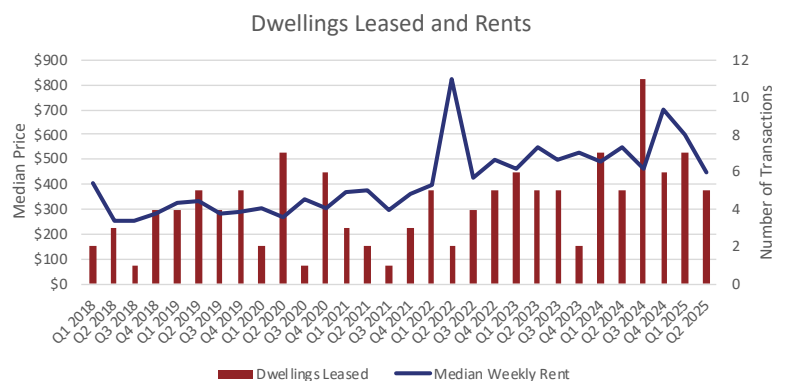
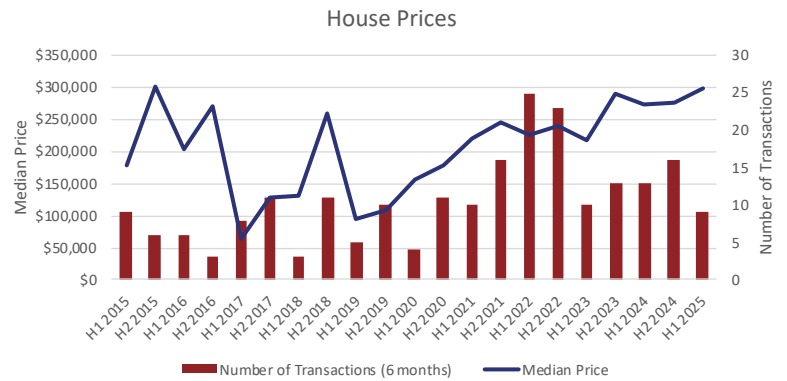
Key Statistics



No unit transactions were recorded over the past decade in South Boulder. As a result, no trends have been presented.

Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2015 - 2025



South Kalgoorlie

Suburb Overview

Key Statistics



\$375,000

Median House Price

Jan - Jun 2025



\$237,000

Median Unit Price

Jan - Jun 2025



\$600/week

Median Weekly Rent

Jan - Jun 2025



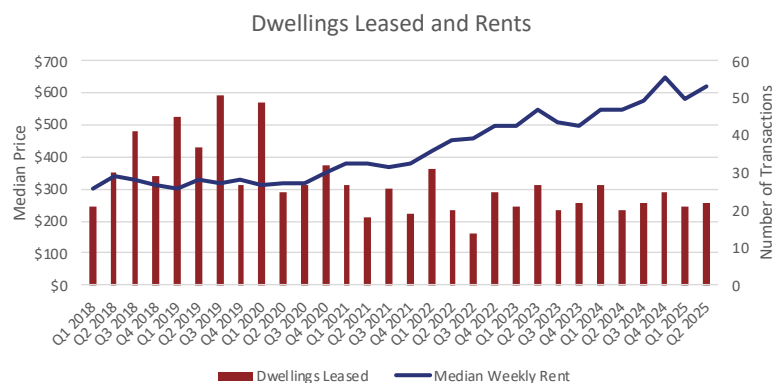
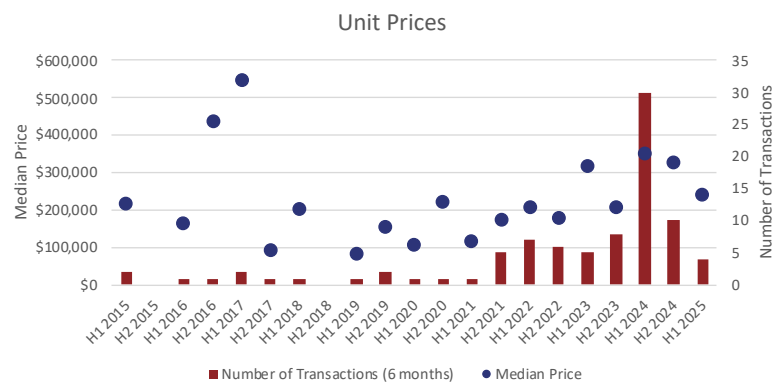
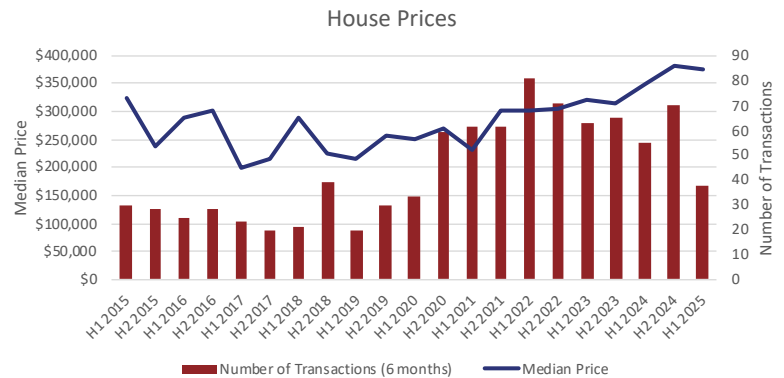
52

Average Days to Sell

Jan - Jun 2025

Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2015 - 2025



Victory Heights

Suburb Overview

Key Statistics



\$340,000
Median House Price
Jan - Jun 2025



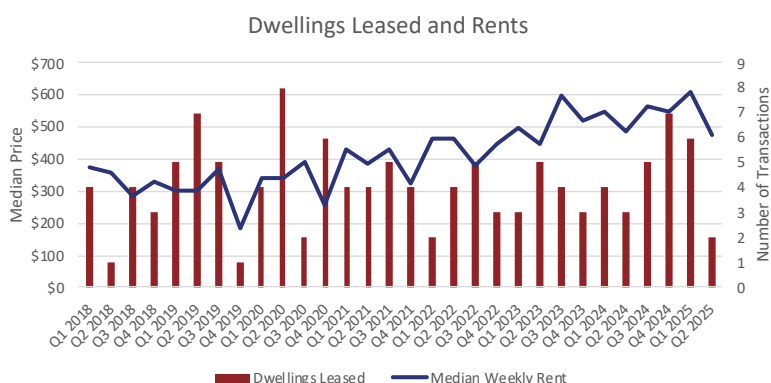
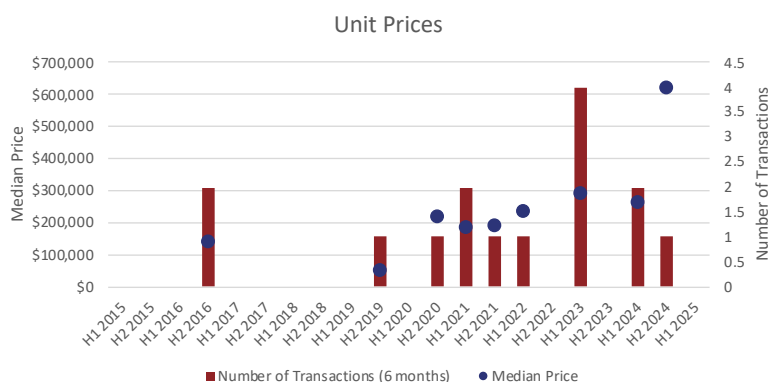
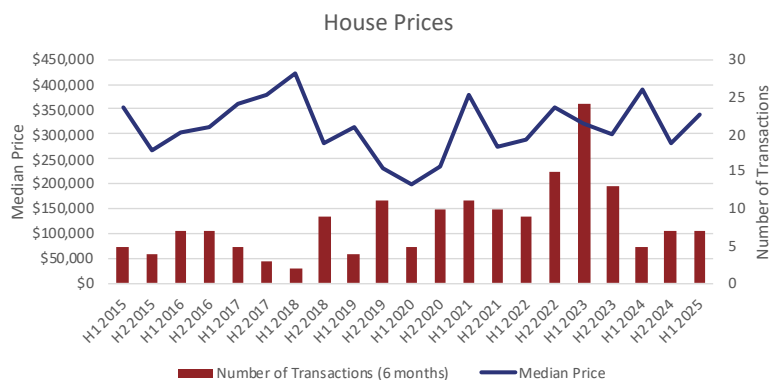
\$575/week
Median Weekly Rent
Jan - Jun 2025



42
Average Days to Sell
Jan - Jun 2025

Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

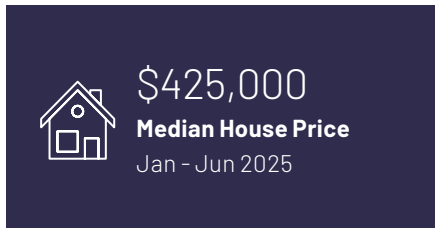
Residential Market Trends 2015 - 2025



West Lamington

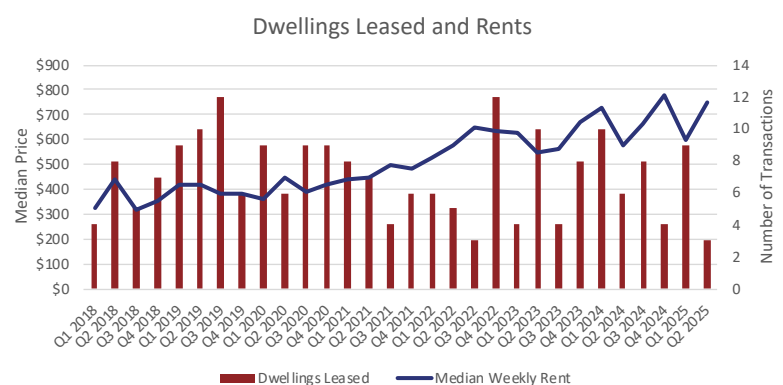
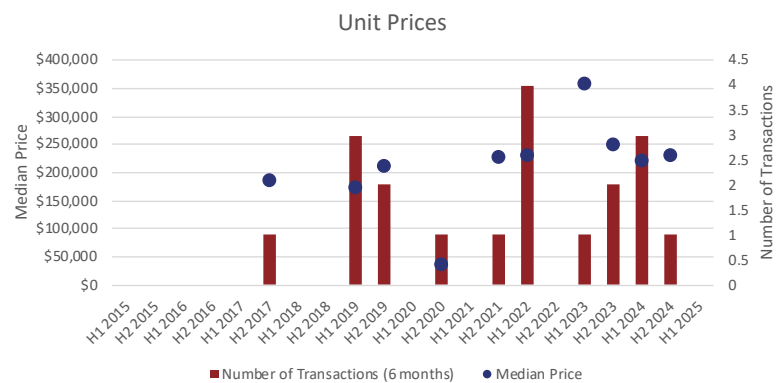
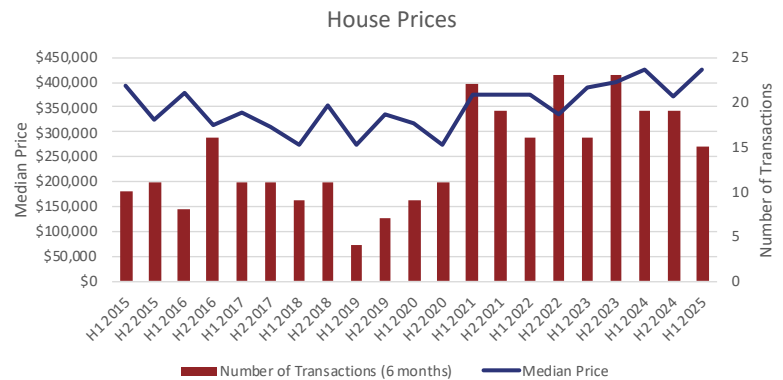
Suburb Overview

Key Statistics



Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2015 - 2025





Data Sources Used to Inform Summary

The table below lists the key data sources used to inform this report. Other data sources used in the commentary of this report have been referred to in the report text.

Dwelling Sales Volumes and Prices	Data sourced from Landgate. Landgate is Western Australia's land information authority. Sales and price data is based on settled sales data as reported to Landgate.
Vendor Discounting, Average Days to Sell	Data sourced from Landgate.
Median Rents, Dwellings Leased, Median Days to Lease	Data sourced from Domain, based on dwelling listings recorded by Domain.
Dwellings Listed and Rental Vacancy Rate	Sourced from SQM Research, based on SQM Research's monitoring of properties listed on major listing websites against the established dwelling volume as of the 2021 ABS census.
Building Approvals and State Lot Activity	Building Approvals sourced from the Australian Bureau of Statistics. Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. State Lot Activity sourced from the Western Australian Department of Planning, Lands and Heritage (DPLH).
Average Household Characteristics, Income, Mortgage Repayments	Data sourced from the ABS Census for 2021.
Tenure and Landlord Type	Data sourced from the ABS Census for 2021.

IMPORTANT NOTE

Most of the community and population data in this report is drawn from the 2021 Census. In some cases, this data does not fully reflect conditions in H1 2025. Where discrepancies exist or data is outdated, it has been omitted or referenced accordingly.

Where recent data is available from alternative sources, these have been used. However, much of the necessary information is only collected during the Census. The next Census is scheduled for 2026. The GEDC looks forward to completing a more up-to-date snapshot of housing, land use and population demographics across the Goldfields-Esperance region following Census results being published.

Housing and land data has primarily been sourced through Urbis, a Perth-based consultancy, using information from CoreLogic, Pricerfinder, SQM Research and others. Additional data has been drawn from REMPLAN, the Australian Bureau of Statistics (ABS), the Bankwest Curtin Economic Centre (BCEC) and realestate.com.au.



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