

The RayWhite logo consists of a solid yellow square with the brand name "RayWhite." in a bold, black, sans-serif font centered within it.

RayWhite.

RAY WHITE WHITSUNDAY MARKET UPDATE.

Quarter 1, 2026

RAYWHITEWHITSUNDAY.COM.AU

Hi and thanks for reading this Quarters Property Update.

The biggest news this Quarter is, of course, the new Budget released very recently.

The Federal Budget has confirmed a major shift in housing tax policy, with negative gearing to be limited to new builds and CGT changes designed to reduce the tax advantage of investing in property. The intent is clear: reduce investor competition for existing homes and redirect capital into new housing. But while this may be politically neat, the housing market is more complicated. Australia's affordability problem is not simply the result of investors buying established homes. It is the result of not enough homes being built in the places people need to live. These changes do not remove housing pressure - they risk shifting it from purchase prices into rents.

The changes are significant. Negative gearing will be limited to new builds from 1 July 2027. Established properties acquired before 7:30pm (AEST) on 12 May 2026 will be grandfathered until sold, while established properties acquired after that time will be subject to the new rules from 1 July 2027.

The 50 per cent capital gains tax discount will also be replaced from 1 July 2027 with cost-base indexation for assets held for more than 12 months, alongside a 30 per cent minimum tax on net capital gains. This means investors will generally be taxed on inflation-adjusted gains rather than receiving a flat 50 per cent discount, although gains accrued before 1 July 2027 will retain the existing discount and investors in new residential properties will be able to choose either the 50 per cent discount or the new indexation/minimum-tax treatment.

Together, the changes are designed to reduce the tax advantage of buying established investment properties and push more investor demand toward new supply.

For some local owners and Australian investors, there will be some major changes, and for those without mortgages, there will be minimal or no changes.

The local market is continuing to be buoyant despite some headwinds, and as we head into 2026, we will watch to see how our little market performs.

Till next time,



Mark Beale

Principal - Ray White Whitsunday

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RayWhite

VIEW OUR
CURRENT
LISTINGS

VIEW OUR
SOLD
LISTINGS

ON THE COVER
72/11 Altmann Avenue, Cannonvale



RAY WHITE WHITSUNDAY

SALE OF THE QUARTER.

72/11 Altmann Avenue,
Cannonvale

\$3,200,000

Anita Edgar
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Mark Beale
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0487 002 506 | whitsundaypm@raywhite.com



\$638

Average
Rent



HIGH

Rental Yield



469

Applications
Recieved



243

Property
Viewings



71

Properties
Leased

RENTAL MARKET SNAPSHOT

SUBURB RESEARCH

The following research includes information on properties in
the 4802 postcode.



Fast Facts - 4802



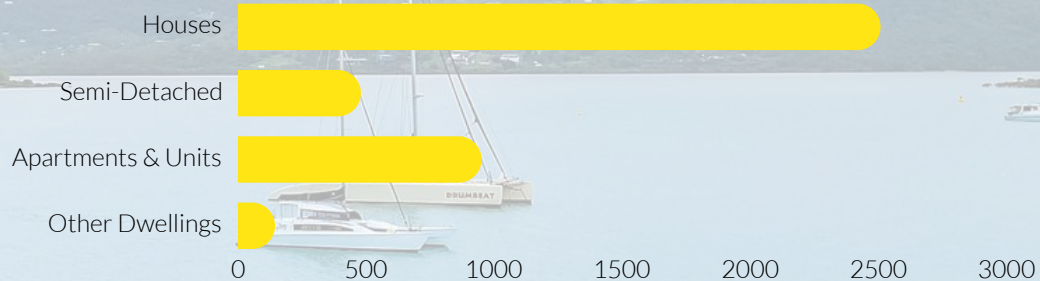
Current Population
13,393



Average Household Size (People)
2.3



Number Of Private Dwellings
6,151



Dwelling Structure

Source: Census 2021 Data

Provided by Ray White Whitsunday
Total Sales by Quarter

	2026	2025	2024
Jan - Mar	125	117	193
Apr - Jun	-	152	147
Jul - Sep	-	146	128
Oct - Dec	-	150	166

SALES MARKET SNAPSHOT

Average House Sale Price

\$866,430

Average Unit Sale Price

\$666,450

Sold in
4802



Click on your suburb to view
recently sold properties


AIRLIE BEACH

CANNONVALE & CANNON VALLEY

JUBILEE POCKET

MANDALAY & SHUTE HARBOUR

WOODWARK

An aerial photograph of a coastline. The top half of the image shows a vast expanse of clear, turquoise water under a bright blue sky with a few wispy clouds. In the distance, a small island is visible on the horizon. The bottom half of the image shows a shoreline with a sandy beach, a dense line of green trees, and a dirt road winding through the vegetation. The overall scene is bright and scenic.

SUBURB RESEARCH

The following research includes information on properties in
the 4800 postcode.

Fast Facts - 4800



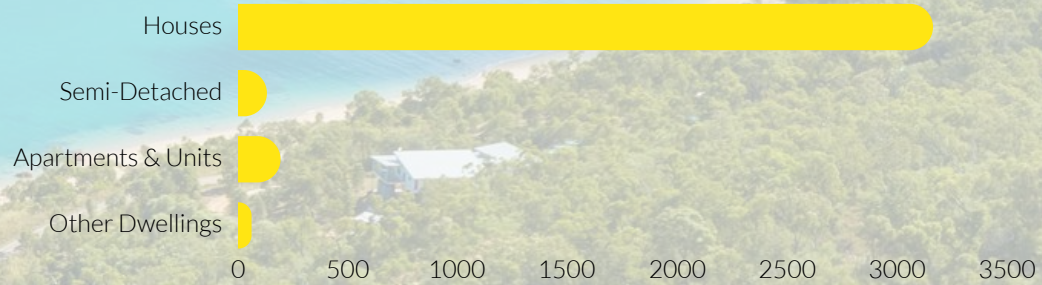
Current Population
10,081



Average Household Size (People)
2.5



Number Of Private Dwellings
4,782



Dwelling Structure

Source: Census 2021 Data

Provided by Ray White Whitsunday
Total Sales by Quarter

	2026	2025	2024
Jan - Mar	125	49	102
Apr - Jun	-	73	67
Jul - Sep	-	62	50
Oct - Dec	-	69	88

SALES MARKET SNAPSHOT

Average House Sale Price

\$925,491

Average Unit Sale Price

\$370,500

Sold in
4800



Click on your suburb to view
recently sold properties

PROSERPINE

STRATHDICKIE, SUGARLOAF & RIORDANVALE

BRANDY CREEK, MOUNT MARLOW & MOUNT
JULIAN

PRESTON, CONWAY & WILSON BEACH

DINGO BEACH, HYDEAWAY BAY & CAPE
GLOUCESTER

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📍 'Airlie's Best Views', Airlie Beach



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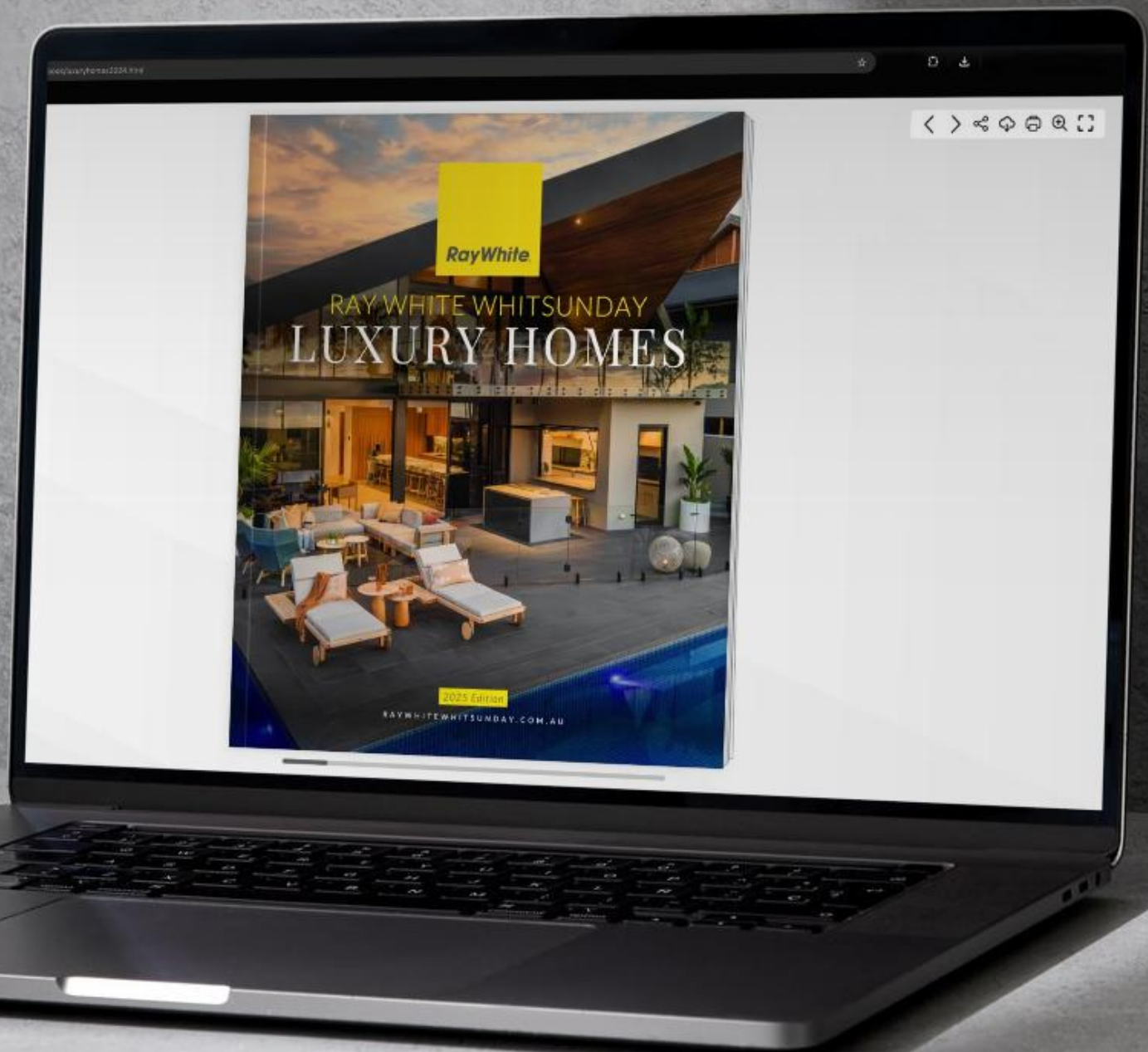
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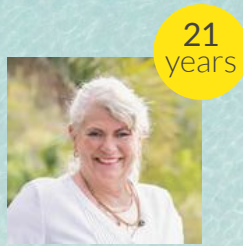
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11 agents. One shared commitment: your success.

When it comes to your property, local knowledge isn't just an advantage, it's your greatest asset.
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■ We bring the *whole* team

RAY WHITE WHITSUNDAY