

Help to Buy Scheme – Property Price Caps

The Australian Government Help to Buy Scheme is designed to get more Australians into their own homes, while staying within realistic and region-specific price limits. Each participating state and territory has its own property price caps, which set the maximum purchase price for homes eligible under Help to Buy. These caps reflect local market conditions and help ensure the Scheme remains fair and accessible across different regions. Note: Not all states and territories may have passed the enabling legislation to participate in Help to Buy. Be sure to check with your Participating Lender whether your location is currently included.

| State/Territory | Capital City / Regional Centre | Rest of State |
|--|--------------------------------|---------------|
| New South Wales | \$1,300,000 | \$800,000 |
| Victoria | \$950,000 | \$650,000 |
| Queensland | \$1,000,000 | \$700,000 |
| Western Australia | \$850,000 | \$600,000 |
| South Australia | \$900,000 | \$500,000 |
| Tasmania | \$700,000 | \$550,000 |
| Australian Capital Territory | \$1,000,000 | n/a |
| Northern Territory | \$600,000 | \$600,000 |
| Jervis Bay Territory & Norfolk Island | n/a | \$550,000 |
| Christmas Island & Cocos (Keeling) Islands | n/a | \$400,000 |

Regional Centres Include:

New South Wales

- Newcastle and Lake Macquarie
- Illawarra
- Central Coast
- Mid-North Coast
- Coffs Harbour–Grafton
- Richmond–Tweed

Victoria

- Geelong

Queensland

- Gold Coast
- Sunshine Coast

Related Programs:

- First Home Buyers
- First Home Super Saver Scheme
- Australian Government 5% Deposit Scheme