



Factsheet

Affordable Sale Price

With immediate effect from 2 October 2025, the affordable sale price for land and dwellings in South Australia is set out in the table below:

	Affordable Sale Price	Variance (+ 5%)	Variance (+ 10%)	Variance (+ 15%)	Shared Equity Cap
Greater Adelaide dwelling sale price	\$517,000	\$542,850	\$568,700	\$594,550	\$675,000
Greater Adelaide land only sale price	\$232,650	n/a	\$255,915	n/a	n/a
Rest of SA dwelling sale price	\$398,000	\$417,900	\$437,800	\$457,700	\$530,667
Rest of SA land only sale price	\$179,100	n/a	\$197,010	n/a	n/a

**Dwelling sale prices include house-and-land packages and apartments. All prices are inclusive of GST.*

Developers may seek approval from the Department for Housing and Urban Development for price variances where land or dwellings have energy efficient features, proximity to high-frequency public transport or shared equity financing opportunities.

This notification is made in accordance with the *Determination of Criteria for the Purposes of Affordable Housing* as published in the South Australian Government Gazette on 2 October 2025.

Further Information

Affordable Housing and Market Solutions

Department for Housing and Urban Development

www.homeseecker.sa.gov.au/developers

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