



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.homeseekeer.sa.gov.au/developers

homeseekeer.partners@sa.gov.au