



## Factsheet

Agent Fact Sheet – Updated 10 April 2026

# HomeSeeker SA Listing and Sales Process

## About HomeSeeker SA

HomeSeeker SA is an initiative of the Government of South Australia designed to benefit [eligible homebuyers](#) by providing exclusive access to affordable homes.

Properties listed on the [HomeSeeker SA website](#) must be offered at a **fixed price** for at least **60 days**, to provide eligible homebuyers the exclusive opportunity to purchase a property before a vendor can list them for sale on the open market.

While a property is listed on the HomeSeeker SA website, it must not be sold to anyone other than an eligible buyer that has provided confirmation of their eligibility in the form of a signed and witnessed Declaration of Eligibility.

After the HomeSeeker SA exclusive listing period, properties may be sold on the open market, however the sale price must not exceed the approved affordable sale price to satisfy the vendor's affordable housing agreement with the Department for Housing and Urban Development (DHUD).

The HomeSeeker SA website has been created to advertise affordable properties for sale created by both the private development sector and the Government of South Australia. Typically, affordable housing is delivered in the following ways:

- new build affordable homes developed by SA Housing Trust and Renewal SA.
- private developers who are required to deliver a minimum amount of affordable housing as a condition of purchasing former Government owned land.
- private developers who commit to delivering affordable housing in accordance with SA planning policy and to access planning incentives designed to encourage the creation of more affordable housing.

## Affordable sale price

As of 10 April 2026, affordable housing properties must be made available to home buyers at or below the following sale prices:

	Affordable Sale Price	Variance (+ 5%)	Variance (+ 10%)	Variance (+ 15%)	Shared Equity Cap
Greater Adelaide dwelling sale price	\$522,000	\$549,000	\$575,000	\$601,000	\$696,000
Greater Adelaide land only sale price	\$235,000	n/a	\$259,000	n/a	n/a
Rest of SA dwelling sale price	\$401,000	\$422,000	\$442,000	\$462,000	\$535,000
Rest of SA land only sale price	\$181,000	n/a	\$200,000	n/a	n/a

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

## Eligible buyer criteria

Buyers are only considered eligible if they meet all eligibility criteria:

- are 18 years of age or older and are an Australian citizen or permanent resident
- don't currently own a residential property and plan to live in the new affordable home for at least 6 months following property settlement
- have finance pre-approval from a bank or financial institution
- are below the annual income limits and asset limits



	Single person household		Multi-person household (including single parents, couples and families)	
	Annual Income Limit	Asset Limit	Annual Income Limit	Asset Limit
Greater Adelaide	\$120,000	\$566,000	\$155,000	\$722,000
Rest of SA	\$90,000	\$566,000	\$115,000	\$722,000

The eligibility criteria are updated from time-to-time and published on the [HomeSeeker SA eligibility webpage](#). Buyers must sign a Declaration of Eligibility (statutory declaration) as a self-assessment of their eligibility.

Exemptions to the eligibility criteria based on exceptional circumstances may be granted at the discretion of DHUD, via the [homeseeker@sa.gov.au](mailto:homeseeker@sa.gov.au) email address. Agents must not sell a HomeSeeker SA property to a buyer who does not meet the eligibility criteria unless they have provided the agent with a written letter of exemption from DHUD.

## The HomeSeeker SA sales process

1. Prior to releasing homes for sale, contact the Affordable Housing and Market Solutions team to discuss how to best promote the project to the HomeSeeker SA audience – including project EDMs, a coming soon link to the project website and social media posts.
2. To request listing on the HomeSeeker SA website, complete a HomeSeeker SA Listing Form and send to [homeseeker.partners@sa.gov.au](mailto:homeseeker.partners@sa.gov.au) – along with images – for uploading to the website. Allow at least 2-3 business days processing time. The Affordable Housing and Market Solutions team will advise when listings have been published.
3. Following the publication of the property listings, agents must keep an ordered list of eligible buyers who register their interest in a first-in-line sales process. Agents must use this list to make the property available for customers to purchase in sequential order, beginning with the first customer.

A customer can only be added to the list of first-in-line buyers once:

- the customer advises the agent they meet the HomeSeeker SA eligibility criteria and are willing to sign a statutory declaration; and
- the customer provides the agent with evidence of finance pre-approval or a letter of comfort, as proof of their ability to purchase.

If shared equity financing is a mandatory requirement for the property, the customer must have finance pre-approval or letter of comfort from a [HomeStart](#) authorised broker or from the Australian Government's [Help to Buy](#) shared equity scheme.

4. Agents must provide a HomeSeeker SA Declaration of Eligibility to the first-in-line buyer, with the relevant property address noted. Allow the first-in-line buyer 5 business days to return a signed and witnessed declaration. A list of authorised witnesses for statutory declarations can be found [here](#).
5. If the first-in-line buyer does not return a completed Declaration of Eligibility within the 5 days, agents may contact the next in line buyer on their ordered list and repeat the process.
6. Once the customer returns a signed and witnessed Declaration of Eligibility, the agent may proceed put the property under contract with a standard sales contract. HomeSeeker SA does not require any amendments or modifications to a sales contract or Form 1.

## After the HomeSeeker SA listing

Advise DHUD when the property is under contract and send a copy of the Declaration of Eligibility to [homeseeker.partners@sa.gov.au](mailto:homeseeker.partners@sa.gov.au). Properties will not be removed from the website until a Declaration of Eligibility has been provided to DHUD.

If a property is not sold during the listing period on HomeSeeker SA, it will be automatically unpublished on the website.

Unsold properties may be sold on the open market after the end of the listing period on HomeSeeker SA, however the price point restrictions for affordable housing are still applicable.



## Terms and conditions for HomeSeeker SA listings

- New build properties must comply with the HomeSeeker SA [Turn Key Standard](#).
- Properties must be offered exclusively to eligible buyers for the period agreed by the vendor and DHUD.
- Any external marketing or promotion undertaken while the property is listed with HomeSeeker SA must include HomeSeeker SA branding and disclaimers.
- All properties must be listed at a fixed price and under the approved affordable sale prices.
- While listed on the HomeSeeker SA website, dwellings must be sold to eligible buyers on a first-in-line basis.
- A HomeSeeker SA Declaration of Eligibility must be completed by the eligible home buyer and returned to the DHUD as part of the process.
- After the exclusive listing period has expired if the property has not sold, the listing will be removed from the HomeSeeker SA website, and the vendor can make the property available to the open market.
- The HomeSeeker SA website may only list a maximum of 5 identical properties within the same development per week. If you have more than 5 properties to list on HomeSeeker SA website, then the listing start dates may be staggered. At the discretion of the DHUD, you may request to list more than 5 identical properties at once.
- During the exclusive listing period, properties are listed on the HomeSeeker SA website and on [realestate.com.au](http://realestate.com.au) free of charge.

## Further Information

### Affordable Housing and Market Solutions

Department for Housing and Urban Development

[www.homeseecker.sa.gov.au/developers](http://www.homeseecker.sa.gov.au/developers)

[homeseecker.partners@sa.gov.au](mailto:homeseecker.partners@sa.gov.au)