Monthly Newsletter JULY Issue 2026

Property Market: Keeping You Updated

Rented:

604/7 Garrigarrang Ave Kogarah

678B Forest Rd Peakhurst

For rent:

36 Bungalow Rd Peakhurst

3/2-4 Montgomery St Miranda

73 Woodlands Ave Lugarno

For sale:

34/232 Railway Pde Kogarah

604/7 Garrigarrang Ave Kogarah

B63/105 Church St Ryde

Featured Property

2 bed / 1 bath / 1 car

Contact: Olive Li

Phone: 0424 873 428

34/232 Railway Pde, Kogarah

Offers Invited

- Modern unit with new floorboards/paint and natural light
- Open plan living/dining area with AC opens onto a massive terrace with view of Botany Bay
- Open plan kitchen: stone bench tops, gas cooking, dishwasher
- 2 big bedrooms both have built-ins and access to the terrace
- Modern combined bathroom & laundry
- Security complex and car park with lift access to each floor
- Handy location only approx. 650m to Kogarah Station, 500m to Carlton Station, St George Hospital, and local shops; close to St George Girls High and Carlton Public School
- Strata $1,171, Council $429, Water $211 per quarter

Shop 1/568 Forest Road, Penshurst
Phone: 0424 873 428
Email: sales@opacrealty.com.au
Website: www.opacrealty.com.au

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OPAC realty

New financial year, new property rules for buyers, sellers, renters & homeowners

Home buyers, sellers and renters are facing a raft of new rules across Australia from today, as the new financial year brings in fresh changes to property taxes and laws.

The new property rules changes span buying, selling and renting.

National anti-money laundering rules begin

Home buyers and sellers will need to provide a driver licence or passport to real estate agents from 1 July 2026 under new anti-money laundering and counter-terrorism financing (AML/CTF) laws. “These reforms are designed to make it harder for criminals to use property transactions to hide or legitimise illicit funds, and to strengthen the integrity of Australia’s economy,” Real Estate Institute of Australia (REIA) chief executive Scott Rollason said.

National Rental Affordability Scheme ends

Low-income households who have been receiving discounted rent will be forced into a competitive rental market as the scheme ends. The scheme, which offered incentives to property owners to rent out affordable homes, has supported about 36,000 households since it was introduced in 2008, but it has been winding down over the past decade.

National home battery rebate changes

Aussie homeowners keen to embrace rooftop solar and battery storage are facing new rebate rules after the federal government overhauled its popular Cheaper Home Batteries Program. The government changed the rebate from a ‘per kWh’ discount to a tiered model from May 1, meaning smaller systems would continue to receive full rebates, while mid-range and larger battery installations would see a reduction in the amount homeowners could claim. The program was designed to slash the upfront cost of a home battery by around 30%, saving homeowners about $4,000 on average.

Feeling stuck? 3 ways home sellers and buyers can regain confidence

Higher interest rates, surging fuel prices and the recent tax shake up have dominated the national conversation, leaving many Australian home sellers and buyers feeling uncertain about taking their next step. But real estate experts say home sellers and buyers can navigate this uncertainty by focusing on three things: your personal situation, the local market reality and understanding what you can control.

Start with your own circumstances, not the market

“Stop reading the headlines and stop trying to pick the market,” Barry Plant chief executive Lisa Pennell said.

Instead, Ms Pennell urges people to assess their own financial and lifestyle position before worrying about timing. She says these factors, not short-term market movements, should drive decisions.

Block out the headlines and focus on your local market

Markets move in cycles and while confidence can fluctuate, there are always people who need to transact due to life circumstances such as upsizing, downsizing, relocation or family changes. Understanding local buyer behaviour, recent comparable sales and the opportunities available in your own market is far more valuable than reacting to national headlines.

Control what you can and execute well

Highland Property chief executive David Highland believes recent sentiment has been more negative than the reality in many parts of the market. While conditions have shifted, Mr Highland says the market is already stabilising, citing progressively increasing inspection numbers.

For sellers in particular, Mr Highland says success in uncertain conditions comes down to process rather than price.“Be open to feedback and be pragmatic around looking at offers. Be prepared for days in the market to be longer. Focus on process, not necessarily price.”

And when offers do come, decisiveness matters.

“When those offers come through, move quickly and respond accordingly, and don’t procrastinate,” he said.

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