

■ 不動産価格指数変動推移

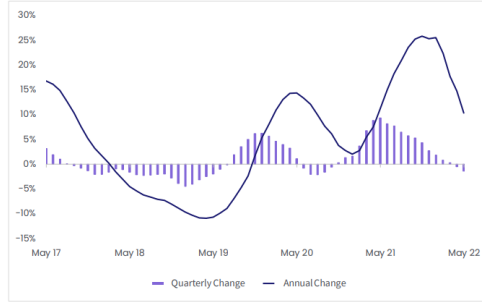
Sydney

In **May** Sydney dwelling values declined **-1.0%**

Over the **quarter** dwelling values decreased by **-1.4%**

Over the **past year** dwelling values increased by **10.3%**

Sydney dwelling values are now -1.5% below the previous record high recorded in January 2022.



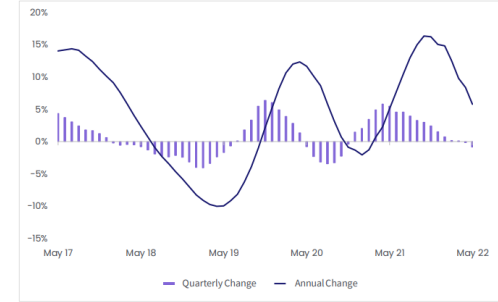
Melbourne

In **May** Melbourne dwelling values were unchanged **-0.7%**

Over the **quarter** dwelling values decreased by **-0.8%**

Over the **past year** dwelling values increased by **5.8%**

Melbourne dwelling values are now -0.8% below the record high recorded in February 2022.



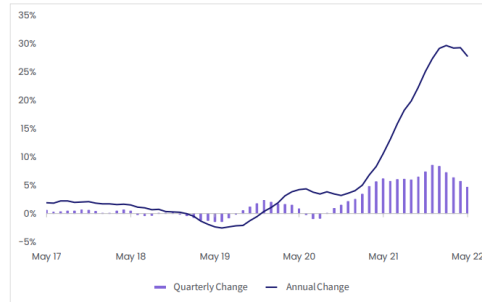
Brisbane

In **May** Brisbane dwelling values rose by **0.8%**

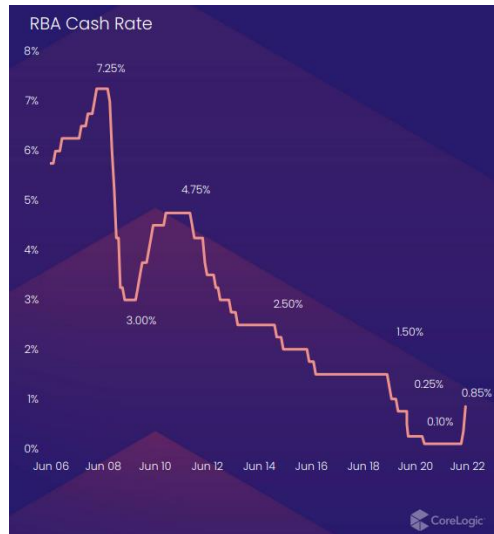
Over the **quarter** dwelling values increased by **4.6%**

Over the **past year** dwelling values increased by **27.8%**

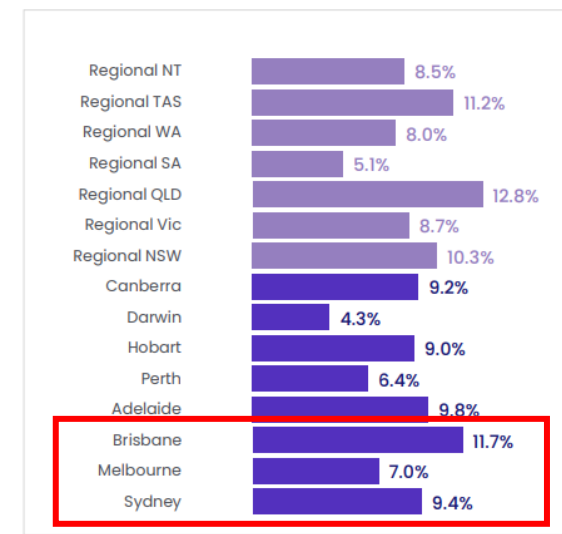
Brisbane dwelling values are currently at a record high.



■ 住宅ローン金利



■ 去年比賃料変動率



オーストラリアのインフレは予想より早く、オーストラリア準備銀行（RBA）が政策金利を0.85%へと引き上げ実施されました。10年前に比べて金利はまだ4分の1だが、金利引き上げを理由に住宅ローン審査に影響が出ると、マーケットが売手市場から買手市場に潮目が変わる可能性が予測できる。