



Office of the
Valuer-General

2026-2027 Statutory Valuations

20 25

Year in Review



Acknowledgement of Country

The Office of the Valuer-General acknowledges and respects the Traditional Custodians of South Australia and their deep connection to land, waters, language, and culture. We pay our respects to their Ancestors and to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples. We recognise that their cultural and heritage beliefs, languages, and laws remain of ongoing importance, and are committed to walking side by side with Aboriginal and Torres Strait Islander peoples in a manner that honours their cultural traditions and spiritual connections to Country.

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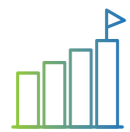


Katherine Bartolo
Valuer-General of South Australia



Personal Profile

Katherine lives on the wonderful Fleurieu Peninsula with her partner and their beautiful fur babies, Monty, Juno and Fred.



Achievements

- Appointed to the role of Valuer-General of South Australia in January 2019 and re-appointed in 2024 for a second term
- Former State Director of Valuation and Advisory Services at CBRE



Education/Qualifications

- Fellow of the Australian Property Institute
- Graduate of Australian Institute of Company Directors
- PACE - Transformative Leadership Program



Personal Life

- Chair of the Animal Welfare League of SA Board
- Trustee of Adelaide Workers Homes
- Women on Boards



Industry

- Member of the Minister's Built Environment Education Taskforce
- Speaker at Women Unlimited 2026
- Speaker at Global Property Congress held in Sydney (2025)
- Finalist for Outstanding Contribution to Property Award (2025)
- Promoting the Valuer profession through career expo involvement



Sponsor

- Adelaide Women in Property Valuation event luncheon
- UniSA Business Prize - Bachelor of Business Student with highest marks in Statutory Valuations



Engagement

- Attendance at regional council meetings with CEO, Elected Members and council staff
- Informative videos to broaden understanding of property valuations. Available on [website](#)

Introduction

Welcome to the Year in Review 2025

In these pages, we share how South Australia's property market moved through 2025 and - most importantly - what that means for the statutory property values that inform land-based rates and taxes for the 2026-2027 financial year. As always, valuations reflect the market at the Date of Valuation, 1 January 2026, and come into effect on 1 July 2026.

Our Purpose

At the Office of the Valuer-General, our role is to ensure fairness and equity in the rating and taxing system. We do this by delivering accurate, independent valuations.

It is critical that we exercise the utmost objectivity and integrity when forming our conclusions. Much of our work is undertaken through a mass appraisal system (please refer to [pages 32-33](#) for more detail).

This brings challenges for my team and for our service provider, Land Services SA. We are empathetic people - deeply aware of the pressures many South Australians are facing - and we firmly believe we can uphold our purpose while remaining compassionate to your concerns.

While we cannot change the value of a property simply to suit a rating or taxing objective, we will always endeavour to assist in helping you understand the broader valuation ecosystem.

A Year of Challenges and Variances

2025 was a year marked by significant challenges, influencing different sectors of the property market in different ways. Greater detail is provided later in this report, but as always, we interpret the evidence - and it tells us the story.

Values in our residential markets generally continued to increase. There were some exceptions, in particularly remote environments. However, in metropolitan areas - where stock remains tight and vacancy rates low - competition among buyers and tenants for limited supply continued to drive prices upward. The challenges in this sector have been the focus of considerable discussion, with strong efforts from both the public and private sectors to improve housing supply as quickly as possible.

Our climate also presented difficulties. Significant areas of primary production land experienced prolonged periods of low rainfall, resulting in reduced yields and hardship. For the first time in nearly a decade, this has begun to affect the value of underlying land, with some areas showing declining values. These impacts are not uniform across the State - they vary by location, soil type, and land use. Notwithstanding these challenges, there remains strong long-term interest in the productive potential of South Australia's agricultural land.

Global instability has also been a defining feature of the year and a source of widespread concern. Property markets - particularly non-residential sectors - do not respond well to uncertainty. Shifting financial policy and associated flow-on effects have heightened risk for purchasers, reflected in our analysis and market engagement.

Despite these pressures, South Australia continues to demonstrate remarkable resilience. The resulting impacts on property values have been tempered by this resilience and by an underlying confidence in the State's economic stability.

As always, my office and Land Services SA are here to help you navigate our role in your land-based rates and taxes. This document includes valuable resources explaining what we do and why, and our website - www.valuergeneral.sa.gov.au - provides further details, fact sheets, and videos to assist.

I wish everyone a healthy and happy 2026.



Katherine Bartolo

Valuer-General of South Australia

The **Date of Valuation** is **1 January** each year. It is reflective of how the property market has performed in the prior calendar year and the circumstances as at the Date of Valuation.

This Year in Review relates to the Calendar Year of **2025** for the Date of Valuation **1 January 2026**. Property values will be in force for the **2026-2027** financial year.



Quick Facts

About Us:



informative web pages

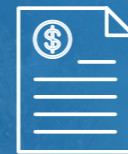
Promoting the Valuer career path at Career Expo's



Maintain the Valuer-General's website that had over **66,000 views** in 2025-2026

35 positions in our structure

What We Do:



Received and actioned over **2,000 non-objection** related enquiries in 2025-2026



Actively involve ourselves in **worldwide, national & state** levels to contribute to the Valuation profession

Nearly **400** valuers would be needed to physically inspect every property in the state



High level liaison with **68 councils** to deliver accurate valuation data



2026-2027 General Valuation:



Proposed values are available each year from the last Thursday in May



Rating and taxing authorities use the Valuer-General's valuation roll as the basis for calculating and distributing rates and taxes



A fact sheet to help property owners understand the market that influences their property value is generated each year. Understanding 2026-2027 Property Values is available [here](#)



The market in calendar year 2025 is for the Date of Valuation 1 January 2026 which determines how your rates and taxes for the 2026-2027 financial year are distributed by the relevant rating and taxing authority

Landowner Information:



Contact us with any of your valuation enquiries on +61 8 8423 5000



From receipt of your first rates notice, if you are dissatisfied with your property value, you have 60 days to lodge an objection



Objection and review rights are outlined in the *Valuation of Land Act 1971 (s24, 25B, 25C)*



Our website has information outlining how property values are determined. Read the [fact sheet](#) or watch the [video](#)



About Us

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Dhilba Guuranda-Innes National Park, Yorke Peninsula
Bayside Glamping
Photographer: Annie Beth

Overview of the Valuer-General's Role and Legislative Framework



Role and Responsibilities of the Valuer-General

The Valuer-General is responsible for administering the *Valuation of Land Act 1971* (the Act) and is accountable to the Parliament of South Australia.

The Office of the Valuer-General is administratively situated within the Department for Housing and Urban Development. The Hon Nick Champion MP, Minister for Planning, is the Minister responsible for matters arising under the Act.

The Valuation of Land Regulations 2020 support the implementation of the legislative framework governing land valuation.

The Valuer-General's role is to ensure property valuations across South Australia are fair and equitable. This includes a commitment to service excellence, accountability, and custodianship of the Valuation Roll.

The Office of the Valuer-General supports this function by providing regulatory oversight and managing services delivered by Land Services SA, the Service Provider. This ensures the integrity of the valuation roll, the quality of service delivery, and the independence of the Valuer-General.

Key Provisions of the Valuation of Land Act 1971

- The Valuer-General must exercise independent judgement when valuing land or performing statutory duties and must not be influenced by any external direction.
- The Valuer-General is required to conduct general valuations of land within designated Areas, which refer to municipalities or districts as defined in the *Local Government Act 1999*.
- A Valuation Roll must be prepared for each Area. While commonly referred to as a single roll, multiple rolls exist - one for each Area.
- Upon completion of a general valuation, the Valuer-General must publish a notice in the South Australian Government Gazette, which occurs annually on the last Thursday in May.
- The Act defines Site and Capital Values as the amounts the land might reasonably be expected to achieve if sold.
- If a person with an interest in the land is dissatisfied with a valuation, they may submit a written objection within 60 days of receiving the first notice of valuation.

Our Purpose

To safeguard the interests of South Australians by ensuring the integrity and accuracy of Property Valuations.

Integrity is at the heart of everything we do - but what does that mean for you?

Whether you're a landowner, tenant, Council, or Government body, it means your property's value is determined independently and without influence. This ensures that the rates and taxes levied by state and local governments are fair and equitable.

We acknowledge that property values - and the associated rates and taxes - are influenced by a variety of factors. At the same time, South Australia has experienced periods of stability, rapid growth, and uncertainty - often occurring simultaneously across different property markets. Alongside these broader changes, many individuals face personal and professional challenges that place additional pressure on their financial circumstances.

However, if property values were adjusted to accommodate every individual situation, the core principles of fairness and equity would be gradually undermined. To preserve equity and transparency, property valuations must be grounded in objective market evidence and remain independent of personal circumstances.

That's why, even when the outcomes delivered by the Office of the Valuer-General may not always be palatable, they are guided by a commitment to integrity - ensuring that every ratepayer and taxpayer is treated fairly and consistently.



Our Strategy

It is essential that our community - who are all affected by our valuations, either directly or indirectly - receives the highest standard of service.

The Office of the Valuer-General performs a range of functions that serve the community, our customers (such as rating and taxing authorities), and stakeholders (including government agencies and industry bodies). Delivering exceptional service to these groups is key to ensuring the accuracy of our valuations.

The provision of accurate valuations is fundamental to ensuring fairness in the collections processes undertaken by our customers. Equally, maintaining transparency in our operations with stakeholders is vital to upholding the accuracy and integrity of our outcomes.

With the first strategic plan successfully completed, the current 2023 strategy now guides the Valuer-General and her office through to 2026. This updated strategy focuses on priorities that matter to our people - supporting workforce wellbeing, enhancing our tools and systems, and driving continuous operational improvement. The existing plan concludes on 31 December 2026, with the Valuer-General and her office scheduled to develop the subsequent plan during 2026.

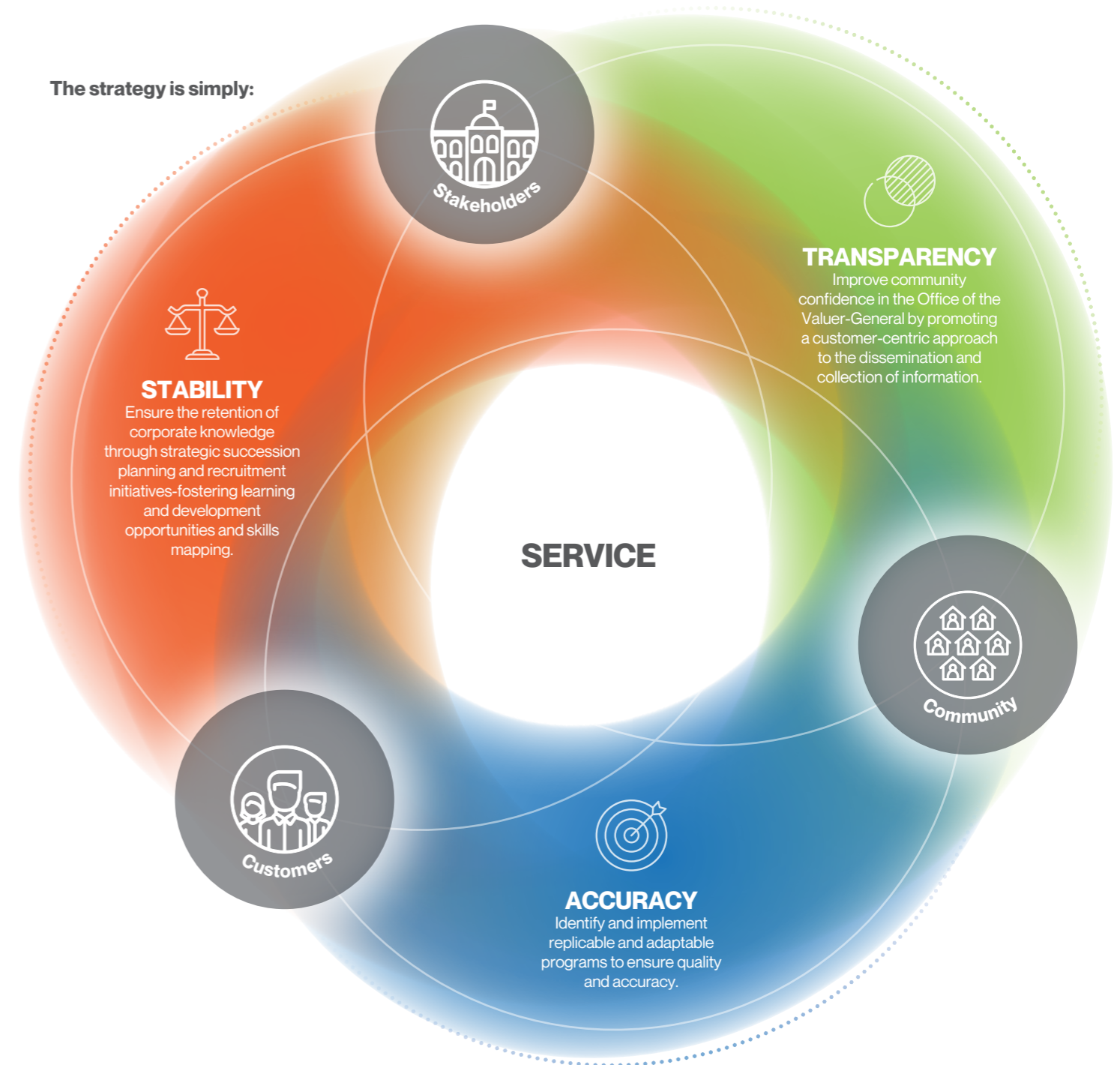
The foundation of our strategy remains the same, in three core principles: **Accuracy, Transparency** and **Stability**, all aimed at delivering outstanding service to the community. As stated in Our Purpose, we strive to provide the best possible service by ensuring the valuations are fair and equitable.

Now in our ninth year since commercialisation, our business processes have become well established. We have built strong, deep-rooted relationships that have played a key role in shaping a business that is resilient, adaptable, and continually focused on enhancing our operations at every opportunity. Our strategic initiatives are well advanced, with deliverables regularly reviewed to maintain consistent, high-quality services and valuations.

In recent years, we've placed a strong focus on our teams and team members. This has been reinforced by new staff at the Office of the Valuer-General sharing their career experiences and up-to-date knowledge, while also promoting knowledge sharing across the organisation. These efforts strengthen our commitment to learning and development, ensuring that valuable expertise is retained through any future changes.

Transparency remains vital in keeping the community, customers, and stakeholders well-informed. While it is crucial that our valuations remain accurate and impartial, we understand their significant impact on landowners, tenants, and authorities. We are committed to continually improving our information resources and engagement efforts.

The strategy is simply:



Our Functions

The Office of the Valuer-General supports the Valuer-General in carrying out her statutory duties, thereby serving the broader community.

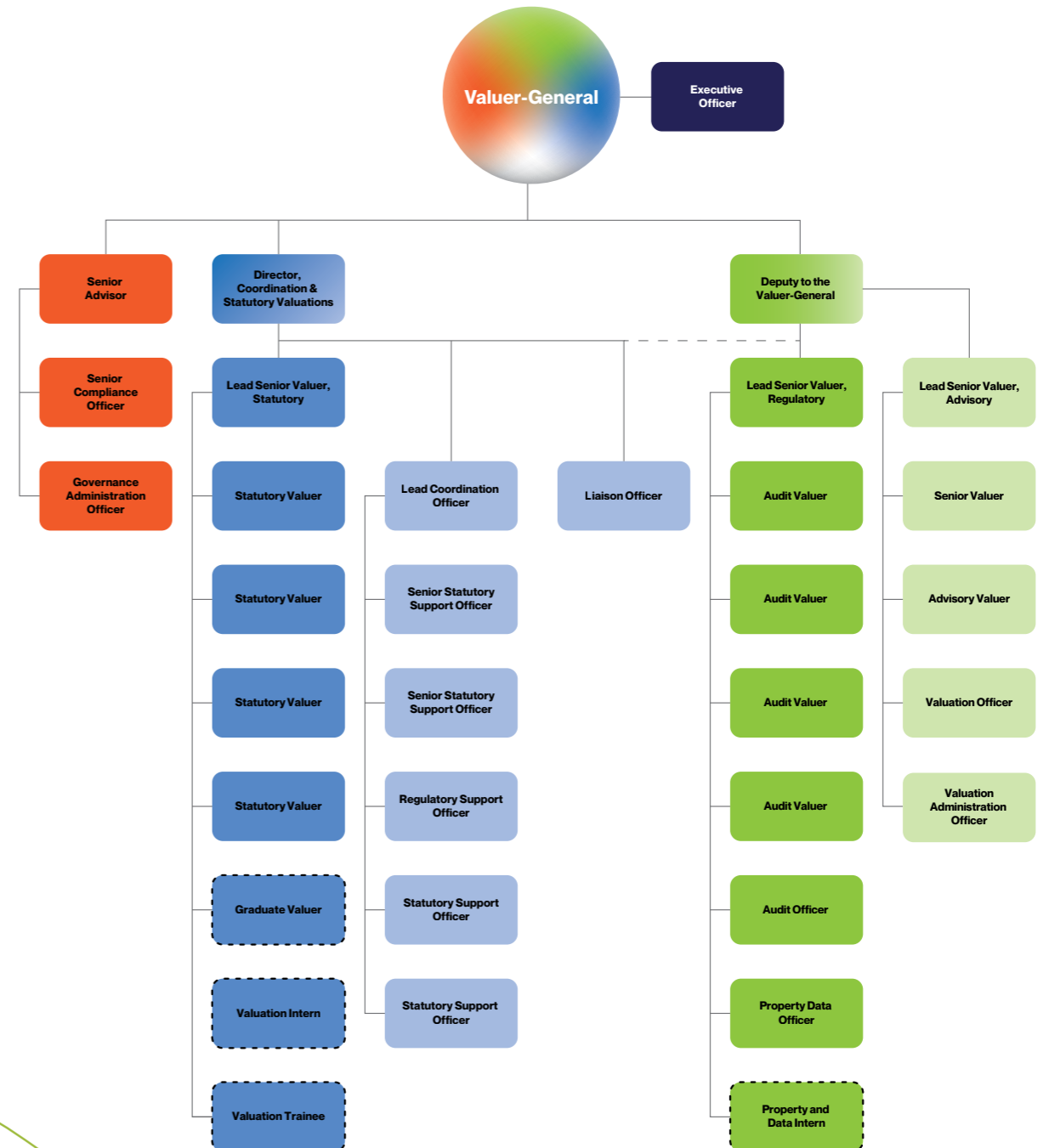
Our organisational structure consists of six distinct teams, each with a specific focus. Through collaboration, these teams combine valuation, legal, and administrative expertise to deliver high-quality services.

Team members at the Office of the Valuer-General are committed to exceeding expectations in order to provide exceptional service to the community, customers, and stakeholders.

Detailed descriptions of each team are provided in the following section of the document.



Organisational Structure



- Valuer-General Services
- Governance
- Statutory
- Coordination
- Regulatory
- Advisory
- Temporary / Term roles

Team Descriptions



Valuer-General Services

The Executive Officer provides high level administrative, organisational, and strategic support to the Valuer-General and the senior leadership team. The role delivers executive level coordination across priority projects, corporate activities, and internal decision making processes, ensuring the Office meets its legislative, operational, and strategic responsibilities.

The Executive Officer has a broad range of business support responsibilities, including the preparation of corporate reporting, Ministerial, Parliamentary and Cabinet correspondence. They also provide critical support across human resource functions - including recruitment, workforce planning, and employee lifecycle processes.

Working closely with internal and external stakeholders, the Executive Officer acts as a trusted advisor to the Valuer-General, enabling informed decision making, effective communication, and the smooth delivery of organisational priorities.



Governance

The Governance team, led by the Senior Advisor, is responsible for establishing and upholding the valuation policy framework that underpins the work of the Office of the Valuer-General and Land Services SA. This includes the development, maintenance and oversight of policies, guidelines and operational directions that ensure valuation activities are carried out consistently, transparently and in line with statutory requirements.

A key function of the team is the oversight of service level obligations within the commercial service provider model. The team continuously monitors all aspects of the service provider agreement to ensure compliance, manage performance and strengthen confidence in the valuation process and the service provider arrangement.

The Governance team also manages the broader governance functions of the Office of the Valuer-General. This includes ensuring legislative compliance across all valuation activities, risk management, and business continuity planning to support the ongoing delivery of critical functions. The team is responsible for the administration of authorisations and delegations, ensuring decision making powers exercised on behalf of the Valuer-General are appropriately assigned, controlled and reviewed. These governance activities provide assurance that the Office of the Valuer-General operates with appropriate internal controls, effective risk management and a high standard of accountability.



Coordination

The Coordination team is central to the operational success of the Office of the Valuer-General, providing the administrative foundation that supports efficient processes and consistent service delivery. Although they are not valuation professionals, the team's strong understanding of valuation principles and procedures enables them to offer accurate, informed guidance to community, customers, and stakeholders.

Their responsibilities span a wide range of organisational support functions, including managing customer enquiries, maintaining the website and public information, producing publications, supporting the valuation grievance process, and administering key business systems. Through this work, the team ensures the reliability, integrity, and smooth functioning of the Office's core operations.

With a focus on accuracy, responsiveness, and service excellence, the Coordination team helps maintain transparency and professionalism across all areas of the Office of the Valuer-General. By working collaboratively with valuers, statutory officers, and external partners, they ensure the objectives of the Valuer-General are upheld and that the community receives clear, accessible information and guidance.



Statutory

The Statutory team supports the Valuer-General in delivering property valuations that are transparent, accurate and consistent. The team plays a key role in maintaining the integrity and independence of the Office of the Valuer-General and in strengthening public confidence in the valuation system.

The team is responsible for high quality customer service and the timely and accurate administration of the valuation grievance process. Staff are qualified valuation professionals with broad expertise who assist the Valuer-General in the regulatory oversight of Land Services SA and its role in delivering valuations for rating and taxation purposes.

Core activities include monitoring Land Services SA's performance against contractual service requirements, exercising the Valuer-General's authorities within the grievance process, and ensuring that information collected from the community is used appropriately, treated confidentially and aligns with legislative intent.

The team oversees legislative compliance across the valuation grievance pathways—Objection, Review by Valuer and matters escalated to the South Australian Civil and Administrative Tribunal (SACAT). In addition to supporting landowners throughout these processes, the team also responds to enquiries from the public, rating authorities and other government agencies, contributing to improved understanding of the State's valuation framework.



Team Descriptions



Regulatory

The Regulatory team ensures accurate, transparent, and reliable valuation data and information through the provision of audit, oversight and data control activities. Activities are delivered across the year with the team focusing on driving efficient outcomes and providing continuous improvement and enhancements.

The team works closely with Land Services SA under the current service provider agreement and through standardised operating functions. This working relationship is at its peak during the preparation and delivery of the annual General Valuation. The close collaboration ensures the valuation work conducted, and the methodology applied by Land Services SA, is of an acceptable standard to the Valuer-General. Combining this with the use of spatial tools and internationally adopted statistical measures, the team ensures both accurate and relative current and proposed valuation assessments.

Various statistical data and information, generated by the Regulatory team and published on the Office of the Valuer-General's website and DataSA keeps the South Australian community informed of property market movements. The Regulatory team also assists other teams within the Office of the Valuer-General with responding to queries from the public, media, rating and taxing authorities, as well as other interested parties. Further to this, the team provides support to State and Local Government agencies and universities through the fulfilment and analysis of various ongoing and ad hoc requests for data.



Advisory

The Advisory team's primary role is focused on providing valuation outcomes to Government and facilitating government department valuation service opportunities for the private sector.

The team consists of qualified valuers and provides specialised inhouse valuation advice, consultancy and property valuation services across government.

Through service engagement, quality assurance and an endorsement service, the team can provide management of private industry valuation projects on behalf of government. This ensures government receive the fit-for-purpose valuation advice they require to the highest standard, taking into consideration best practice principles within the valuation industry.

The team undertakes a range of valuation services and functions which are broadly categorised as:

- Valuation services for market values, rents and licence fees, financial reporting, fair value, insurance value, easements and unit and lot entitlements.
- Provision of specialist technical valuation advice throughout the acquisition process.
- Compulsory acquisition estimates for Statewide projects.
- Portfolio management delivering asset valuations for financial reporting.
- Determination of annual rent for Pastoral land leases as per the *Pastoral Land Management and Conservation Act 1989 (SA)*.
- Supporting the Valuer-General with periodic independent reviews into the retail and commercial lease prescribed rental threshold as per the *Retail and Commercial Leases Act 1995 (SA)*.
- Provision of annual market rents for each SA Housing Authority owned property.
- Stamp Duty determinations for RevenueSA.



South Australian Museum, Adelaide
South Australian Tourism Commission
Photographer: Adam Bruzzone

Careers in Property Valuation

The Office of the Valuer-General assists the Valuer-General in fulfilling her statutory roles and responsibilities, thereby providing a service to our entire community.

The collaborative nature of the teams within the Office of the Valuer-General allows for valuation, legal and administrative expertise to be shared. The structure includes positions that necessitate a suitably qualified individual to fulfill specific roles and duties.

The Office of the Valuer-General's team members are committed to delivering high quality services to the community, their customers and stakeholders.

More information about the functions of each team can be found on [our website](#), or within this document on [page 20](#).

How to become a Property Valuer

If the property valuation industry interests you, completing an accredited bachelor degree with Certified Practising Valuer (CPV) certification, such as a Bachelor of Commerce (Property) will ensure you have the required qualifications to enter the industry.

Becoming a Residential Property Valuer (RPV) first allows you to work your way towards becoming a Certified Practising Valuer (CPV). RPV and CPV each require a different level of experience and prerequisites to achieve. Refer to the [Australian Property Institute website](#) for specifics.



daily tasks, practical mentoring, and engaging field trips to undertake on-site inspections - and that's just the beginning. There's so much to discover and every day brings new opportunities to grow your skills.

If you're keen to kick-start your career and join our enthusiastic team, don't hesitate to reach out to us at OVGenquiries@sa.gov.au for further information.

Career Expos

The Office of the Valuer-General attends career expos across the State to showcase the property valuation industry.

Our presence at these expos allows us to connect directly with students, graduates and professionals interested in making a real impact in South Australia.

If you'd like us to attend an upcoming Career Expo, please contact us at OVGenquiries@sa.gov.au to discuss your event with our team.

We would be delighted to be a stall holder and spread the word about the property valuation industry.

Vacancies within the Office of the Valuer-General

There are a range of roles within the Office of the Valuer-General, Land Services SA and South Australian Government which are both valuation and administration based.

The Office of the Valuer-General lists career vacancies at our website and on the South Australian Government vacancies <https://www.valuergeneral.sa.gov.au/about-us/careers-in-ovg>

Applications for positions within the South Australian Government, including those listed by the Office of the Valuer-General, are submitted through <https://iworkfor.sa.gov.au/>

To apply for vacancies within Land Services SA - visit <https://www.landservices.com.au/about-us/culture-and-careers/vacancies>

Working in the Office of the Valuer-General

In order to meet the requirements to work as a Valuer in the Office of the Valuer-General, the following qualifications and licences are necessary:

- Qualification as a Valuer in accordance with the *Land Valuers Act 1994* and Land Valuers Regulations 2024.
- Eligibility for, or hold a current, Associate or Fellow level Membership of the Australian Property Institute as a CPV.
- Must have previously practiced as a land valuer (whether in the service of the Government or privately).

Interns and Trainees

In 2024, the Office of the Valuer-General proudly launched an exciting 12-month Intern and Trainee program.

These roles offer an incredible chance for students enrolled in the Bachelor of Commerce (Property) to immerse themselves in hands-on, real-world experience within the dynamic property valuation industry.

As an Intern or Trainee, you'll be guided by expert valuers, learning the ropes of the profession through

Land Services SA



In October 2017, Land Services SA was appointed as the exclusive Service Provider for the South Australian Government. This appointment covers a range of land transaction and property valuation services that were previously provided by the State Valuation Office and Lands Titles Office.

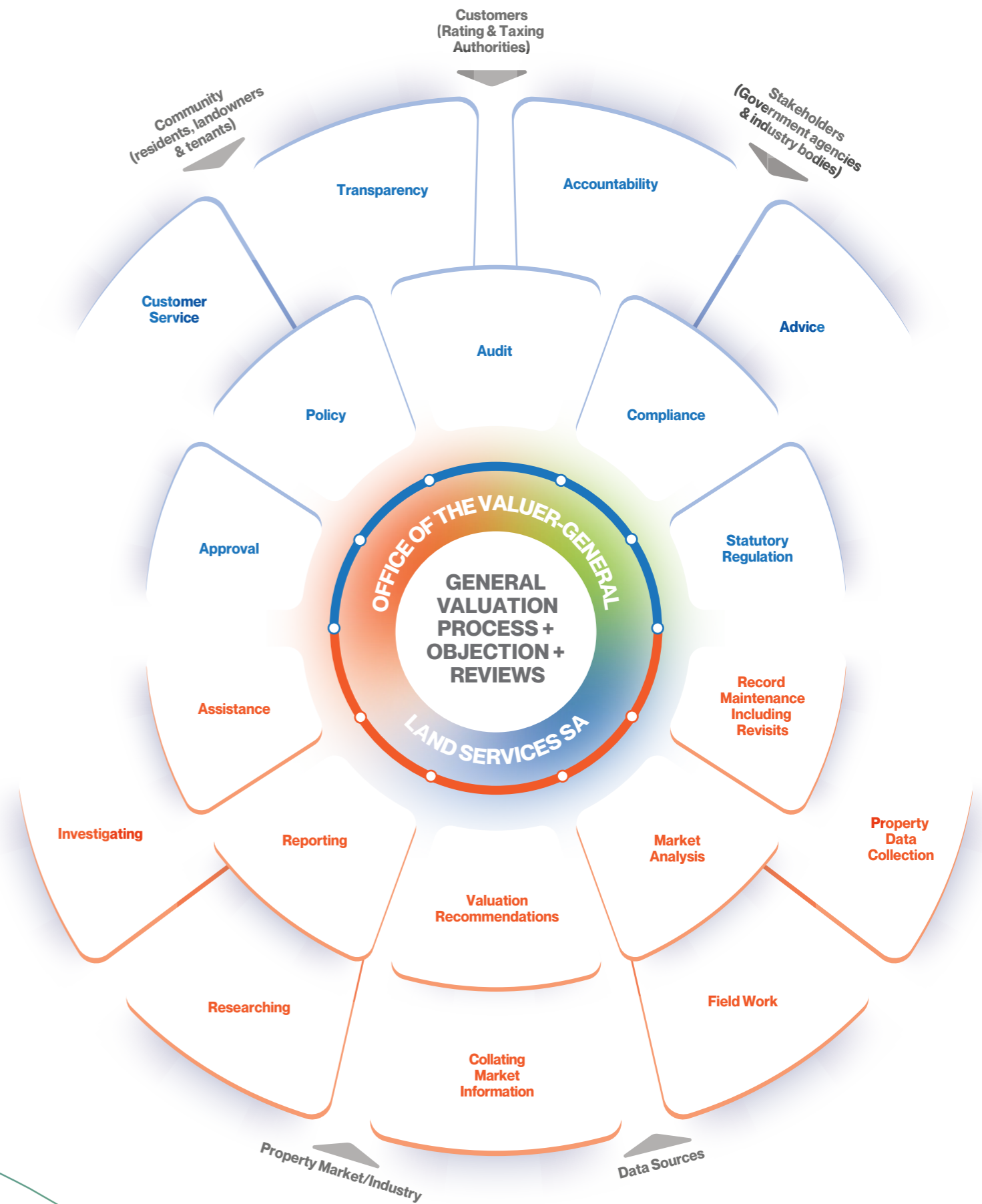
As a trusted partner of the State, Land Services SA, on behalf of the Valuer-General, undertakes the research and analysis which informs the General Valuation on 1 January each year. The Valuer-General retains the independent and Statutory ownership of the valuations.

In addition, it is the responsibility of the Valuer-General and her Office to ensure that the valuation services delivered by Land Services SA are to the highest possible standard and align with her valuation policy directives, thus ensuring the integrity and accuracy of the valuations adopted.

Land Services SA also support the Valuer-General through a range of customer service and communication activities. When property owners contact the Valuer-General using the details provided on the back of their Rating and Taxing notices, they are directed to the Land Services SA Customer Service Team, where their friendly and professional staff address the callers' enquiries and engage with the Office of the Valuer-General as necessary.

Together, the Office of the Valuer-General and Land Services SA have embarked on a series of initiatives to refine and enhance the experiences of the community, customers and stakeholders. We continue to invest in data to improve accuracy and confidence of the valuation roll and deliver innovative technical solutions to enhance our customer's experience. Process and literature reviews are being undertaken on an ongoing basis to increase knowledge and visibility.

In partnership with Land Services SA, the Office of the Valuer-General is committed to promoting a strong and collaborative environment that gives the Valuer-General and consequently, South Australians confidence in the valuation services delivered.





Monash, South Australia
Photographer: tsivbrav

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What Do We Value

The Valuer-General is responsible for determining the value of estates or interests in land as part of the General Valuation for Rating and Taxing purposes. In addition to this statutory role, the Valuer-General also provides valuation advice for advisory purposes, which falls outside the scope of the General Valuation cycle.

In the context of land dealings, including sales, the term refers to transactions involving an estate or interest in land, rather than the physical land itself.

An estate in land includes buildings, structures and other improvements affixed to it; trees, the soil beneath the surface, as well as the water and airspace over it. This is often referred to as 'real property', as opposed to 'personal chattels' which do not form part of an estate in land.

Personal chattels, such as water licences, are excluded from valuations conducted by the Valuer-General.

General Valuation

It is a general principle that a valuation will be undertaken for each separate, saleable parcel of land that is subject to separate ownership. That said, there are instances where land will be valued conjointly with other land, as part of one single assessment, or for a portion of land that is often associated with a separate physical occupation.

The Valuer-General must produce a valuation for an occupancy (tenancy) of land if the Local Government for the Area chooses to rate on this basis in accordance with the *Local Government Act 1999*.

The Valuer-General is required to determine both a Site Value and Capital Value for each property where they are required for rating and taxing purposes.

Both of these bases of valuation are often referred to as statutory valuations, their definitions are provided

by way of legislation, and they both require the unencumbered estate in fee simple in the land to be valued (also referred to as a freehold interest).

This means the Valuer-General can value land as part of the General Valuation assuming it can be sold, even if the taxpayer cannot sell their interest in the land. Also, if the interest in the land is restricted or encumbered in a manner that reduces its value, this can be ignored unless the restrictions are as a consequence of general laws, such as zoning restriction under the *Planning, Development and Infrastructure Act 2016*.



Site Value

In determining a Site Value it must be assumed that certain improvements had not been made, such as buildings, wells, dams and the planting of trees for commercial purposes. Improvements considered to be site works, such as the excavation or levelling of the land, are not hypothetically ignored.



Capital Value

The determination of Capital Value will have regard to buildings, fences, site works and other structures that are affixed to the land. However, there are some exclusions that involve plant and equipment, trees and certain infrastructure used in the connection with the provision of electricity, gas, water and sewerage.

What Our Values Are Used For

The Site and Capital Values determined by the Valuer-General are required under the *Valuation of Land Act 1971*. These values are used by the State's rating and taxing authorities to determine how their rates and taxes are distributed amongst rate payers.

Capital Value refers to the value of a parcel of land, including the improvements that are fixed to the land. Capital Values are used by SA Water, RevenueSA (for Emergency Services Levy), and Councils for the purpose of distributing the payment of rates and taxes.



Site Value refers to the value of a parcel of land excluding most structural improvements. It can have regard to site works such as draining, filling, retaining walls, excavating and grading or levelling of land. Site Value is used by RevenueSA for land tax purposes.

Other purposes:

- Setting rental levels for public and community housing
- Determining compensation following the compulsory acquisition of property
- As a guide for property sales and purchases
- Determining the Regional Landscape Levy collected by Local Government

The General Valuation Cycle

The annual General Valuation is an ongoing, overlapping cycle.

The **Date of Valuation is 1 January** each year. It is reflective of how the property market has performed in the prior calendar year and the circumstances as at the Date of Valuation.

This Year in Review relates to the Calendar Year of 2025 for the Date of Valuation 1 January 2026.

There are approximately **957,000 properties in our state**. Each property requires a Site Value and Capital Value (including a number of occupancy assessments e.g. an office building with many tenants) to be determined every year. This number continues to grow as the State expands and new properties are created.

Mass appraisal is the primary valuation methodology adopted in South Australia and in many jurisdictions worldwide. The scale of the task makes this approach essential. If a valuer were to physically inspect 10 properties per day, they would complete around 50 per week or 2,600 per year - which represents only about 0.27% of all properties in the State.

To inspect every property individually, it would require nearly 400 valuers working continuously, a scenario that is neither practical nor necessary.

Through the course of the year, Land Services SA collect data and undertake research and analysis with the aid of sales evidence and market reports on behalf of the Valuer-General.

There were **almost 44,000 sales transactions in 2025** which were suitable as evidence. Some sales are excluded, for example, when the transfer is in name only for estate purposes.

Properties that are similar in nature, possibly due to locality, land size, property type, vintage, size of equivalent main area and use are grouped into sub-market groups.

The research and analysis is utilised to indicate how the market has performed relative to each of those sub-market groups. The result of such analysis is the adoption of an index which is applied to every property within that particular group. There are **2,262 sub-market groups** in South Australia and whilst some might have similar indices applied, each and every one is analysed separately. All this work then feeds into the cycle outlined below.

The Valuer-General may be requested to provide a valuation at a point in time that differs from the Date of Valuation. Where a supplementary valuation is undertaken (see [page 63](#)) outside the general valuation process, an alternative date may be considered, and regard to the facts as at that time will guide the valuation.

To ensure the valuations are as current and accurate as possible, analysis and the application of indices is ongoing - even after the Date of Valuation, as some sales that occur may not settle until some months later. The valuations then undergo extensive quality assurance and audit checks by the Office of the Valuer-General. As this is occurring, investigations are also undertaken relating to new improvements such as pergolas or swimming pools, or changes, such as demolition – these are called revisits. As at 24 April 2026, there were approximately **74,000 revisit actions** taken.

Audit measures include a series of statistical measures to conform to set parameters. There are international guidelines and long adopted and refined practices that inform those parameters. One such measure is the Median Sales Ratio. This is a measure of where values on the valuation roll compare to recorded sales prices.

As our market is impartial, not always perfect and occurs over a period of time with seasonal, and other influences, some values may sit above or below sales prices.

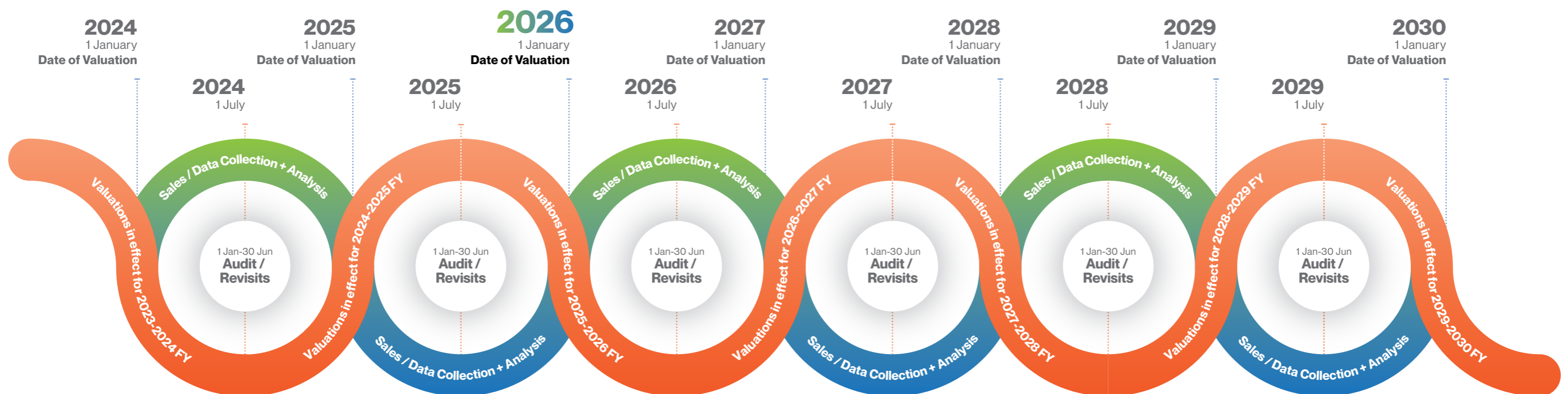
The rating and taxing authorities receive regular updates on the proposed valuations during the period of January to June. These aid in their budget and planning considerations for the next financial year. The Valuer-General declared the Valuation Rolls as complete on the last Thursday in May and they 'came into force' at **midnight on 30 June 2026**. However, Council can nominate their date of adoption in accordance with their own legislation. The valuations are then in force for the financial year.

Whilst quality assurance, audit and revisit activities are being undertaken, work has already commenced in data collection, sales analysis and research in preparation for the next financial year.

For the 2026-2027 financial year, the Date of Valuation is 1 January 2026 and is reflective of the property market throughout the 2025 calendar year.

It is understandable then that this may lead to some confusion. In particular when the property market at the date of valuation may not match the circumstances at the date you receive your rating and taxing notices from your Council, SA Water and RevenueSA. The Office of the Valuer-General and Land Services SA are here to help with your enquiries. Contact details are available on [page 75](#).

Annual General Valuation Cycles



Land Use Codes

Although Land Use Codes are excluded from the Valuation Roll and are not governed by the *Valuation of Land Act 1971*, every valuation record in South Australia is assigned a Land Use Code for administrative purposes, including those for occupancy valuations. The Valuer-General determines the Land Use Code that best represents the predominant use* of the land.

Various rating and taxing authorities utilise the Valuer-General's Land Use Codes to assist in administering their taxing statutes, particularly when land use is factored into rating and taxing determinations.

The Valuer-General utilises over 700 Land Use Codes which are detailed in the Land Use Codes Manual accessible online at <https://www.valuergeneral.sa.gov.au/publications/other/Land-Use-Code-booklet.PDF>

Land Use Codes are Four-Digit Codes.

The first digit is the Primary Code, with the other three digits used for additional detail.

*this is not necessarily the same as the highest and best use.

Land Use Code Primary Codes



Determining Land Use Codes – Predominant Use

A range of factors are considered in determining the predominant use of the land, including:

- Economic use of the land
- Comparative extent of the use of land (intensity of use – either the demands on the land or upon the labour to maintain it)
- Activity conducted on the land gives the land the character of being mainly used for that activity
- Predominance of the activity must be of such a degree as to impart that character to the parcel as a whole.

Utilisation of Land Use Codes

The Valuer-General's view of land use assists various rating authorities in administering their rating and taxing statutes where land use plays a part in determining this, such as:

- Emergency Services Levy
- Council rates (if used for differential rating)
- Sewerage and Supply charges determined by SA Water
- Regional Landscape Levy (if the levy is based on land use).

Valuer-General's Land Use Code additionally plays a role in assisting RevenueSA consider:

- Exemptions to Land Tax
- What is Qualifying Land for Stamp Duty purposes.

Land Use Objections

All objections to land use utilised under any taxing statute are considered by the relevant rating authority (or Minister). The Valuer-General may provide advice upon request to assist them to make their determinations, however the final decision is made by the rating authority. There are time limitations in place to object to the land use attributed to a property. Refer to your Notice of Assessment from the relevant statutory authority for full details regarding the objection process.

Our [Objection to Land Use](#) fact sheet provides greater detail of the respective legislation and associated objection processes.

Highest and Best Use

The Site Value and Capital Value determined by the Valuer-General must be based on the highest and best use of the land that would result in the highest value. This may not necessarily be the actual use of the land.

For any property there are a number of possible uses that the land and its improvements can be put to. But as outlined in the International Valuation Standards the highest and best use must be physically possible, financially feasible, legally allowed and result in the highest value. If different from the current (actual) use, the costs to convert an asset to its highest and best use would impact the value.

In looking at what is legally permissible for the land, regard will be had to such matters as the planning controls outlined in the Planning and Design Code under the *Planning, Development and Infrastructure Act 2016*. The consideration that a possible use be financially feasible takes into account whether an alternative use, that is physically possible and legally permissible, will generate sufficient return to justify a change from the existing use having regard to the cost of conversion.

The highest and best use for the land also guides the valuer as to the appropriate valuation methodology to apply and what can be considered as comparable sales evidence. In certain cases, the Valuer-General may determine notional values under s 22A of the *Valuation of Land Act 1971* that will not have regard to the highest and best use of the land, producing a concessional Site Value and Capital Value instead.



03

2026-2027 General Valuation

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Hummocks Station, Clare Valley
Barunga Homestead Road, Snowtown
South Australian Tourism Commission
Photographer: Jack Fenby

Quick Stats

*as at 24 April 2026



\$216,141,400

Highest Metro Commercial/Industrial sale transaction



\$6,900,003

Highest Regional Residential sale transaction



45,144

Statewide sales transactions in 2025



13,543

Parcels created



4,064

Vacant land sales – Regional



3,558

Vacant land sales – Metro



2,090

Metro LGA with most parcels created (City of Playford)



829

Regional LGA with most parcels created (Mount Barker District Council)



957,162

Valuation records



74,231

Revisits actioned



\$901.8 billion

Total State Capital Value 2026-2027



\$565.2 billion

Total State Site Value 2026-2027



9.34%

Change in Capital Value from 2025-2026 to 2026-2027



13.74%

Change in Site Value from 2025-2026 to 2026-2027

General Valuation

The *Valuation of Land Act 1971* requires the Valuer-General to make General Valuations of land within the Areas of the State.

'Areas' in this context relates to a municipality or district as described in the *Local Government Act 1999*.

It is required that a Valuation Roll be prepared in respect of each Area and as such, there are many Valuation Rolls – though in colloquial terms, they are often referred to as a single Valuation Roll.

The *Valuation of Land Act 1971* requires a General Valuation in each Area at least once in each successive five-year period. In practice, this has been undertaken annually with a Date of Valuation of 1 January. In declaring a General Valuation, all subsequent rights by landowners to, for example, the objection process, is likewise available annually (while the valuation is in force).

The *Valuation of Land Act 1971* defines Site and Capital Values to be the amount the land might reasonably be expected to realise upon sale.

In effect, what the market would be prepared to pay for a particular property – assuming a hypothetical vendor and buyer.

There are nuances contained within the *Valuation of Land Act 1971* and the *Valuation of Land Regulations 2020* that the Valuer-General must have regard for. For example, in the case of Capital Value, trees planted

for commercial purposes (i.e. a plantation) are not to be included. In the case of Site Value, it is assumed that buildings and structures are not included, unless those structures are in the nature of site works.

Informed by many examples, historical precedence and case law, the way the General Valuation and other functions performed by the Office of the Valuer-General and Land Services SA have developed since the creation of the *Valuation of Land Act 1971*.

This Year in Review relates to the **2025 Calendar Year** for 1 January 2026 Date of Valuation. As such, the values you see upon receipt of your rates and tax notices after 1 July 2026 will be reflective of the market during 2025.

Key Considerations

The 1 January 2026 General Valuation is reflective of micro and macro influences responsible for value movements throughout 2025.

The South Australian property market continued to strengthen in the majority of asset classes throughout 2025. We saw impacts of an interest rate cut which divided the opinion of market commentators, a focus on cost-of-living pressures, the continued focus of the Federal and State Governments on the dubbed 'housing crisis' as well as the effects of environmental impacts such as the drought and algal bloom.



Tonsley, South Australia
Photographer: BeyondImages

Market Influences

Industrial

The Adelaide industrial property market continued its strong momentum throughout 2025, underpinned by extremely tight vacancies, sustained tenant demand, and further growth in land values. Vacancy remained one of the lowest in the nation, sitting at 1.6% in early 2025 and rising only modestly to 2.1% by Q3 2025, still well below the national average of 3.3%. Leasing demand remained robust, with gross well above the long-term average. Yields appear to be softening but still overall stable.

Rental growth continued, especially among prime and super-prime facilities while incentives remained stable at around 12%. Secondary stock recorded heightened demand due to limited supply, mirroring 2024's trend of narrowing rental gaps between asset classes.

Industrial land values again surged, driven by constrained supply and strong owner occupier activity. 0.25 ha lot values increased 20 – 25% year-on-year, while larger 1.6 ha lots rose close to 20%. Established precincts in the Inner West and Northern Adelaide remained the state's core industrial engines, with the northern submarkets accounting for most major leasing activity, particularly transport, logistics, manufacturing, and defence-linked occupiers.

The development pipeline for 2026-2027 is elevated, though high construction costs mean pre-commitments remain essential before commencing new projects.

Overall, 2025 has reinforced Adelaide's position as one of the most stable and in demand industrial markets in Australia. This is characterised by tight vacancies, high take up, strong rental growth and rising land values, albeit with developer caution due to construction cost pressures.

Commercial

Adelaide's commercial office market strengthened further through 2025, supported by improving demand, falling vacancies, and consistent rental growth. CBD vacancy fell from 16.4% to 15.0% over the first half of (January to June) 2025, the lowest level since 2022, driven by significant positive net absorption.

Demand was concentrated in prime building, with A-Grade net absorption significantly outperforming secondary stock, which recorded mild contraction. This continued the national "flight-to-quality" trend. Secondary incentives increased to maintain occupancy, further highlighting the divide between asset classes.

Face rents and effective rents both grew. Prime gross face rents increased 6.4% in first half of (January to June) 2025 while effective rents lifted due to stable or slightly reducing incentives. Sublease availability remained extremely low, underscoring improving tenant confidence.

Supply additions were limited, with limited new stock delivered in early 2025. Major upcoming projects - including Festival Tower 2 (circa 50,000 sqm) and Market Square (circa 22,000 sqm) - will shape supply conditions from 2026 onward.

Overall, Adelaide's commercial office property market in 2025 showed solid leasing activity, declining vacancies, stabilising yields, and continued tenant preference for high-quality space, despite economic uncertainty and rising operating costs.

Residential

The Adelaide residential market remained one of Australia's strongest performers entering 2025, characterised by low supply, firm buyer demand, and rising prices. By late 2025, dwelling values had increased 7.3% annually, with a median value of \$906,620 whilst unit values increased 11.69% to \$620,421.

Supply constraints remained a central theme, with listings well below the five-year average, continuing to place upward pressure on prices across both houses and units. Market activity began to moderate slightly, with median days on market rising to just over 30 days and transaction volumes stabilising after previous highs.

Rental conditions remained tight, with Adelaide's median advertised rent up between 5% and 10% annually, among the strongest increases nationwide. Tenants now typically pay \$600+ per week for houses and \$500+ per week for units. Vacancy rates remain extremely low at 0.8%.

Overall, Adelaide's residential market in 2025 was defined by persistently tight supply, strong rental growth, and sustained price appreciation. Though affordability pressures and interest-rate sensitivity may temper future acceleration.

Retail

Retail market performance in Adelaide through 2025 was supported by recovering consumer sentiment, strong activity in the large format retail (LFR) sector, and stable yields. Retail sales in South Australia accelerated to 3.8% year-on-year by early 2025, reflecting renewed spending momentum.

The large-format retail category remained the standout, with prime LFR rents increasing 3.9% quarter-on-quarter, the strongest performance across retail asset classes. Demand for new LFR space is high, supported by broad-based tenant enquiry across furniture, electrical, hardware, recreation, and pet supply categories. Significant development activity is underway, including major new LFR precincts in Noarlunga Centre, Munno Para West, and the Riverland, all attracting strong pre-leasing interest.

Across Adelaide's high streets, vacancy patterns shifted, with some precincts (e.g. The Parade and Prospect Road) seeing rising vacancy due to additional new space or softened organic demand, while others, such as Jetty Road, reached their tightest vacancy levels since tracking began in 2015.

Overall, Adelaide's retail sector in 2025 was characterised by strong LFR performance, selective high-street resilience, stable yields, and gradually improving consumer conditions, despite rising operational costs and continued caution in discretionary categories.

Primary Production

South Australia's primary production property market in 2025 continued to face significant climatic challenges, with widespread drought conditions persisting across most agricultural regions. The period from mid-2024 to mid-2025 saw record-low rainfall across multiple districts, including the Mid North, Eyre Peninsula, and southern cropping belts.

The ongoing drought has resulted in depleted soil moisture, delayed seeding, and lower yields, with some marginal cropping areas experiencing crop failures that were diverted to grazing - echoing

conditions reported in the 2024-2025 PIRSA crop summary. Severe frosts in September 2024 further exacerbated yield declines, contributing to one of the lowest total harvests since 2008-2009.

Despite this, farmland values continued their long-term upward trajectory nationally, though South Australia's rate of growth slowed due to drought pressures. Median farmland values rose with the Fleurieu still commanding high values. Values were expected to strengthen again in the second half of 2025 due to recovering livestock prices and tightening supply.

Overall, South Australia's primary production property market in 2025 was characterised by exceptional climatic stress, reduced crop performance, sustained (but slowing) land value growth, and heightened reliance on government support programs. The outlook remains dependent on seasonal recovery and global commodity conditions.

Algal Bloom

Property values for the 2025-2026 financial year were based on the 2024 property market and sales evidence and set as at 1 January 2025. Those values came into effect from 1 July 2025 and were used by statutory authorities for rating and taxing purposes for that financial year.

Similarly, values for the 2026-2027 financial year are based on the 2025 property market and sales evidence and set as at 1 January 2026.

Sources indicate that the algal bloom was first detected in March 2025, and its full impacts are still being assessed by both community groups and government bodies. Despite this, property values are dictated by market evidence. Current research, supported by industry feedback, shows no meaningful effect on property sales or values across the wider market as a result of the algal bloom.

Commodity Prices

Across 2025, global commodity prices generally trended downward, continuing the softening seen in late 2024. According to the World Bank's Commodity Markets Outlook (October 2025), global commodity prices were forecast to fall by around 7% in 2025, largely due to weak global economic growth, a growing oil surplus, and persistent policy uncertainty¹.

The World Bank's energy price index was projected to fall 17% in 2025, reflecting sharp declines in oil and natural gas. Brent crude oil prices dropped to around US\$60-64 per barrel in early-mid 2025 - representing a four-year low - due to weakening demand and rising supply, especially from OPEC+ nations².

Metals and minerals prices, after a modest rise in 2024, eased slightly in 2025. Industrial metals, including copper, fell by about 7% in April 2025 alone amid trade-related uncertainty and cooling industrial activity³.

Agricultural prices were expected to decline by around 1% in 2025, driven by improved supply conditions and falling global food prices. Weather events (e.g. El Niño) created volatility, impacting yields for crops like wheat, coffee and soybeans⁴.

Several key forces shaped 2025 commodity movements:

- United States of America tariff policies under the current administration added significant uncertainty and weighed on industrial metals and global trade flows⁵.
- Economic slowdowns in Europe and China reduced industrial demand, particularly for metals.
- Improved supplies across oil, gas, and agriculture placed further downward pressure on prices.

Overall, 2025 was a year of price softening with high volatility, and geopolitical risks preventing any sustained stabilisation.

Australia's economy, deeply intertwined with commodity cycles, experienced a mixed impact from 2025's price declines.

Australia's resource and energy exports were expected to decline by 10% to \$372 billion in the 2024-2025 financial year, reflecting lower global commodity prices despite stable or rising export volumes⁶.

Agricultural exports were forecast to fall to \$70.1 billion, driven by softer prices across many major crops. Gold remained a standout performer: rising prices amid global uncertainty pushed it toward becoming Australia's fourth-largest export by the 2025-2026 financial year⁷.

Softer commodity prices reduced national income, putting downward pressure on the AUD in early 2025, though later supported by strong demand for iron ore, lithium, copper and rare earths⁸. Broader economic activity in Australia still grew modestly, supported by strong private investment and government spending⁹.

As expected, lower commodity prices had region-specific effects with mining regions (Western Australia, Queensland, Northern Territory) experiencing softer demand and reduced upward price pressure due to declining export revenues. Property markets in non-mining-dependent states, including South Australia, were more insulated and continued to see structural demand growth driven by population increases and strong rental markets.

South Australia's smaller mining footprint (except for copper and certain non-ferrous metals) again meant that South Australia was less exposed to global metal price declines compared to Western Australia/Queensland but remained vulnerable to soft commodity market movements, particularly grains, wine, and livestock.

Despite mixed commodity conditions, South Australia's property market remained supported by strong interstate migration, improving economic conditions nationally, and renewed investor interest in commercial and alternative asset classes¹⁰.

Looking Ahead: Outlook Beyond 2025

The World Bank projected continued declines in most commodity prices into 2026 (aside from gold and silver which remain strong and copper which will remain stable), marking the fourth straight year of downturn¹¹. However, global uncertainty (Middle East conflict, US tariffs, China's uneven recovery) means volatility will likely remain a defining feature.

For Australia, and especially South Australia, the key watchpoints remain:

- Agricultural price stability,
- Global demand for critical minerals,
- US and Chinese trade policy decisions, and
- Domestic monetary policy and population growth trends influencing property valuations.

¹[worldbank.org]

²[blogs.worldbank.org]

³[blogs.worldbank.org]

⁴[thefinancepost.com]

⁵[flow.db.com]

⁶[exportfinance.gov.au]

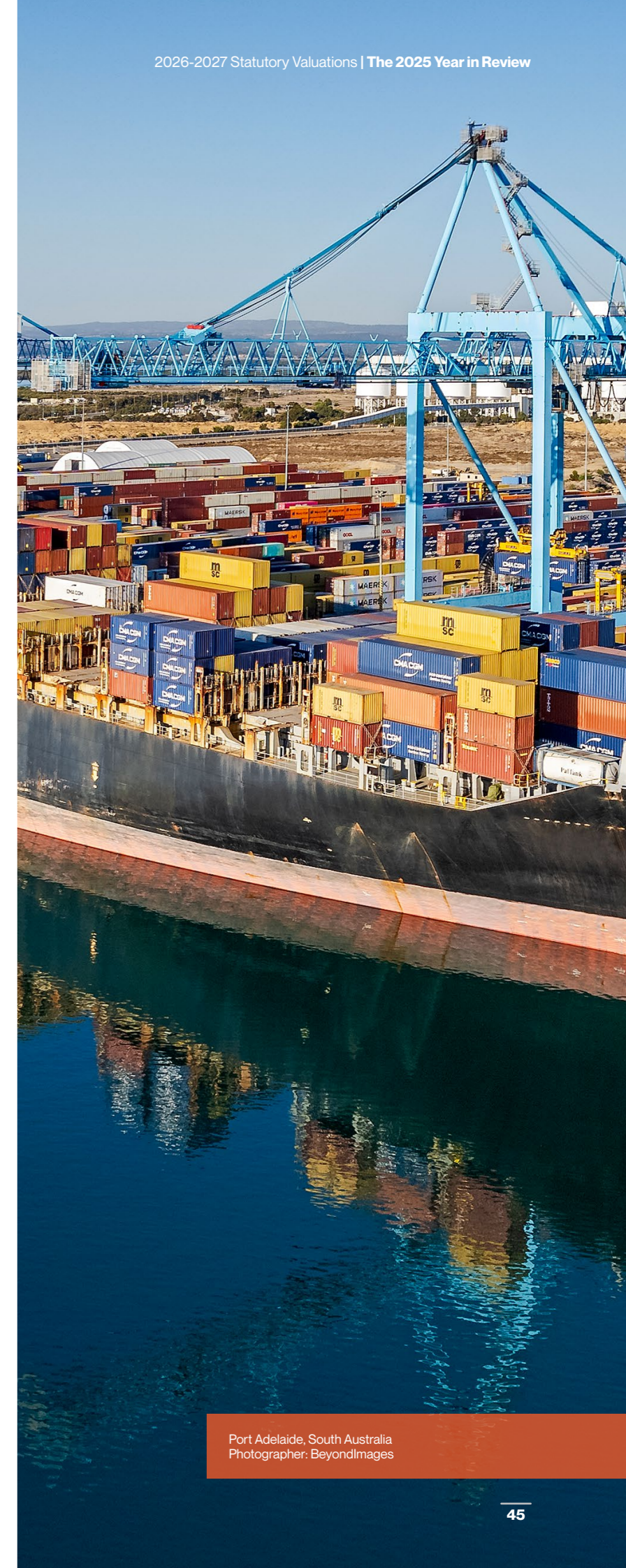
⁷[exportfinance.gov.au]

⁸[houseofwealth.com.au]

⁹[assets.kpmg.com]

¹⁰[cushmanwakefield.com]

¹¹[worldbank.org]



Port Adelaide, South Australia
Photographer: BeyondImages

State Summary

The below table includes the average Site and Capital Value change from 2025-2026 to 2026-2027 for each Local Government Area (LGA) of the State.

South Australia shows a cooling in value growth from 2024 to the most recent period, with many LGA's recording slower increases in both Site and Capital Values, but increases, nonetheless. In metropolitan areas, LGA's that saw strong rises in 2024 will have a more moderate growth as per the 2026-2027 values. Regional markets softened overall with less aggressive increases for

2026-2027 compared to previous years. Overall, the comparison suggests that while property values are still rising across much of the state, the pace of growth has eased notably from the sharper increases seen in 2024.

Please note that dollar and percentage changes to the value of your property may differ slightly due to a variety of circumstances. The below data shows an average across the entirety of the Local Government Area and all property sectors.

LGA	Average Site Value Movement	Average Capital Value Movement
Adelaide	2.05%	4.80%
Adelaide Hills	7.64%	8.93%
Adelaide Plains	22.52%	14.46%
Alexandrina	9.78%	11.86%
Barossa	15.33%	10.41%
Barunga West	1.73%	3.90%
Berri Barmera	14.25%	10.62%
Burnside	7.57%	9.71%
Campbelltown	18.03%	9.68%
Ceduna	-6.40%	-2.20%
Charles Sturt	10.14%	10.93%
Clare & Gilbert Valleys	3.32%	5.02%
Cleve	5.29%	5.69%
Cooper Pedy	0.26%	0.40%
Coorong	12.17%	11.37%
Copper Coast	16.72%	13.98%
Elliston	0.99%	2.20%
Flinders Ranges	-0.37%	3.92%
Franklin Harbour	8.54%	7.94%
Gawler	24.78%	11.65%
Goyder	5.62%	6.64%
Grant	3.08%	3.41%
Holdfast Bay	17.34%	8.63%
Kangaroo Island	-1.50%	0.01%
Karoonda East Murray	1.97%	2.14%
Kimba	13.34%	11.91%
Kingston	-2.23%	-0.11%
Light	14.27%	12.43%
Lower Eyre	4.17%	4.57%
Loxton Waikerie	9.45%	9.63%
Marion	20.40%	10.81%
Mid Murray	5.73%	8.83%
Mitcham	18.97%	9.65%

LGA	Average Site Value Movement	Average Capital Value Movement
Mount Barker	23.34%	10.90%
Mount Gambier	12.71%	9.36%
Mount Remarkable	6.04%	5.94%
Murray Bridge	12.71%	17.08%
Naracoorte Lucindale	5.00%	5.51%
Northern Areas	7.67%	8.53%
Norwood Payneham & St Peters	10.51%	8.11%
Onkaparinga	15.94%	7.42%
Orroroo Carrieton	8.67%	6.68%
Peterborough	2.63%	6.42%
Playford	36.51%	12.65%
Port Adelaide Enfield	15.20%	11.13%
Port Augusta	15.83%	12.77%
Port Lincoln	5.88%	10.06%
Port Pirie	5.07%	10.99%
Prospect	26.15%	13.26%
Renmark Paringa	17.28%	14.08%
Robe	3.03%	2.56%
Roxby	-15.17%	-0.43%
Salisbury	23.93%	9.95%
Southern Mallee	6.02%	8.51%
Streaky Bay	-1.89%	0.75%
Tatiara	4.89%	4.63%
Tea Tree Gully	19.00%	9.96%
Tumby Bay	4.70%	6.36%
Unincorporated Area - Eyre	4.22%	4.88%
Unincorporated Area - Lower North	5.16%	4.70%
Unincorporated Area - Metropolitan	2.13%	2.46%
Unincorporated Area - Northern	12.16%	8.98%
Unincorporated Area - Riverland	14.12%	13.82%
Unincorporated Area - South East	0.00%	0.00%
Unincorporated Area - Southern	-1.82%	-1.27%
Unincorporated Area - Yorke	-0.18%	-0.18%
Unley	4.95%	4.31%
Victor Harbor	18.39%	11.10%
Wakefield	10.52%	10.78%
Walkerville	14.60%	9.25%
Wattle Range	-2.51%	-1.86%
West Torrens	10.91%	12.12%
Whyalla	11.97%	9.47%
Wudinna	-3.11%	-1.88%
Yankalilla	7.50%	9.94%
Yorke Peninsula	9.15%	9.91%

Note: totals exclude concessional values.

Top Sales Metro

Residential

\$11,200,000

Unley Park

\$11,170,000

Gilberton

\$10,500,000

College Park



Commercial/Industrial

\$216,141,400

Gillman

\$128,000,000

Kilkenny

\$70,500,000

Adelaide

Other

\$28,472,070

Adelaide

\$23,711,600

Gillman

\$22,000,000

Angle Vale



Top Sales Regional

Residential

\$6,900,003

Crafers

\$6,200,000

Woodside

\$4,750,000

Stirling

Commercial/Industrial

\$27,980,000

Mount Gambier

\$12,870,000

Mount Barker

\$10,150,000

Gawler



Other

\$39,261,884

Coles

\$31,020,000

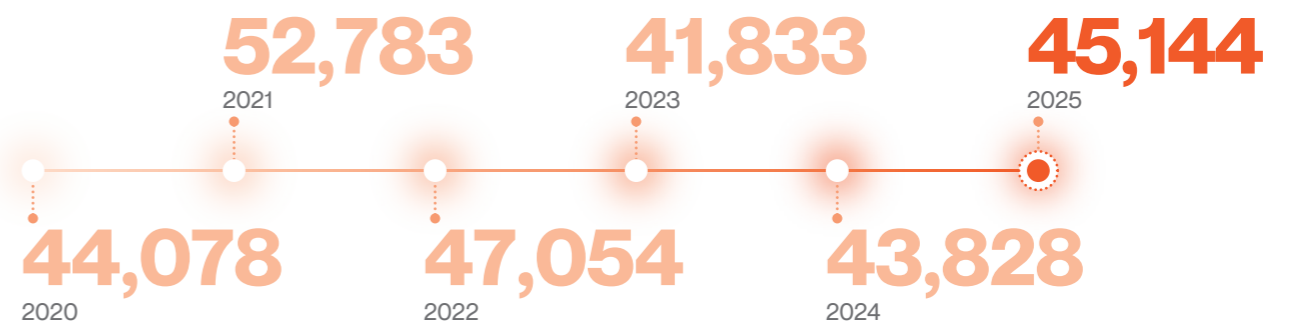
Encounter Bay

\$20,000,000

Reedy Creek



Statewide sales 2020-2025



General Valuation Statewide Valuation Records Summary

The table below shows the number of valuation records across each property classification from 2000 to 2026.

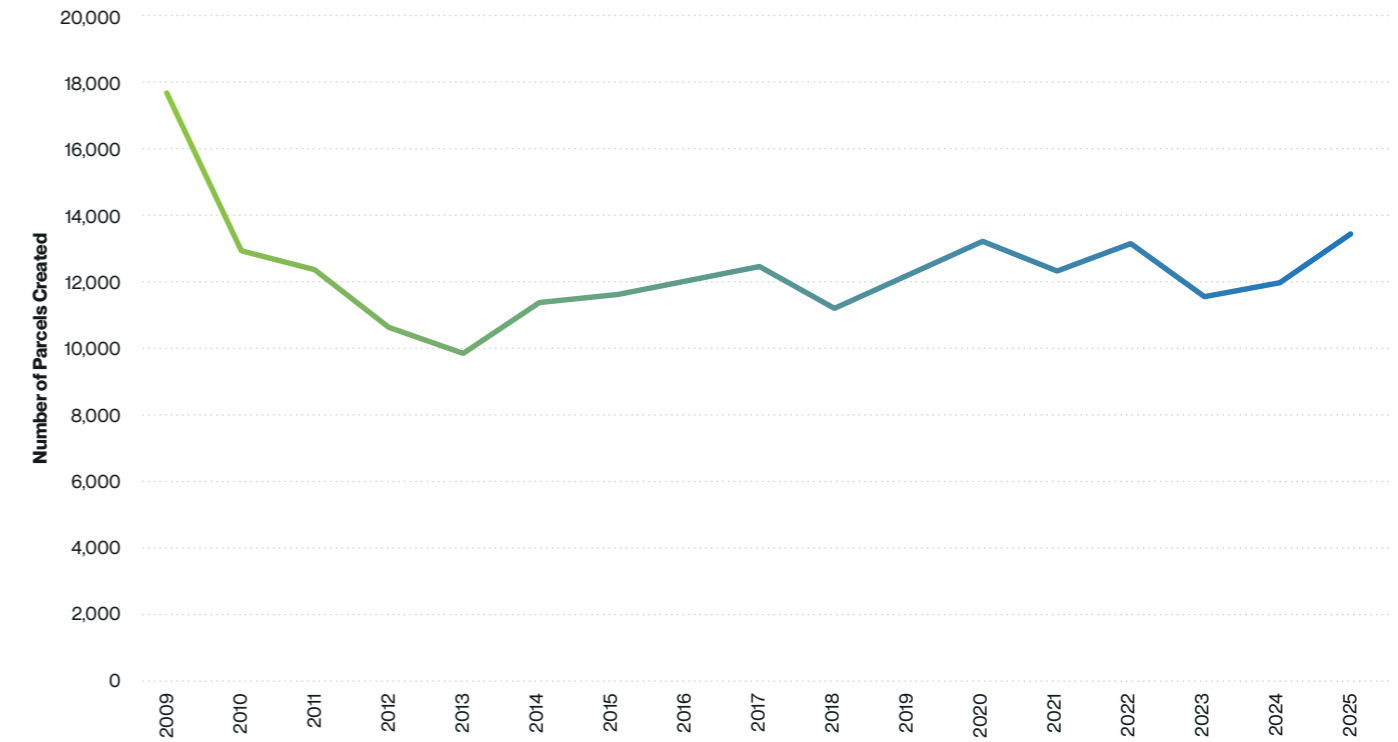
Residential property numbers have steadily increased, rising from around 566,000 in 2000 to more than 779,000 in 2026. This reflects ongoing population growth and sustained housing development. Commercial and industrial records have grown gradually, with industrial properties showing a notable uplift from

2019 onward. Vacant land volumes have remained relatively stable over the past decade, fluctuating between roughly 62,000 and 70,000 parcels. For the past 20 years, the number of rural properties has remained consistent.

For further information on property classifications, refer to Accompanying Information on [page 71](#).

Year	Residential	Commercial	Industrial	Vacant	Rural	Other	Total
2000	580,122	24,224	3,710	85,366	29,056	35,350	757,828
2001	586,601	24,410	3,678	82,690	31,711	35,661	764,751
2002	594,544	24,630	3,637	82,367	32,785	36,678	774,641
2003	603,084	24,809	3,631	62,710	52,437	37,381	784,052
2004	611,817	24,880	3,625	64,145	52,436	38,073	794,976
2005	620,037	25,094	3,564	65,993	52,436	38,712	805,836
2006	628,728	25,355	3,533	66,812	52,608	39,493	816,529
2007	637,405	25,661	3,510	67,357	52,748	40,129	826,810
2008	646,792	26,156	3,479	68,998	52,809	41,098	839,332
2009	657,561	26,476	3,458	69,969	52,873	41,889	852,226
2010	667,507	26,893	3,412	70,761	52,515	42,603	863,691
2011	676,432	27,098	3,371	70,111	52,479	42,950	872,441
2012	684,812	27,369	3,312	68,417	52,442	43,865	880,217
2013	692,207	27,596	3,274	67,309	52,430	44,196	887,012
2014	699,587	27,740	3,247	66,381	52,526	44,798	894,279
2015	707,772	27,947	3,222	65,738	52,584	45,683	902,946
2016	716,560	28,145	3,188	66,215	52,686	46,387	913,181
2017	723,888	28,354	3,149	66,042	52,786	46,846	921,065
2018	732,064	28,556	3,121	65,452	52,808	47,026	929,027
2019	726,559	24,981	10,819	62,272	52,920	33,271	910,822
2020	728,575	24,988	10,846	65,922	53,033	33,293	916,657
2021	735,706	24,999	10,993	69,144	53,009	21,092	914,943
2022	744,679	24,944	11,126	67,525	52,934	20,737	921,945
2023	753,889	25,032	11,346	66,118	52,939	20,724	930,048
2024	765,004	25,120	11,657	63,207	52,923	20,861	938,772
2025	772,389	25,171	11,915	64,261	52,895	20,953	947,584
2026	779,559	25,287	12,150	66,392	52,683	21,091	957,162

Number of Parcels Created Over Time



New Parcel Creation in 2025 – Top 5 Metro Council

LGA	2025	10 Year Average*
City of Playford	2,090	1,256
City of Charles Sturt	1,143	1,144
City of Port Adelaide Enfield	917	1,120
City of Onkaparinga	874	914
City of Marion	780	710

*10 year average 2015-2024

New Parcel Creation in 2025 – Top 5 Regional Council

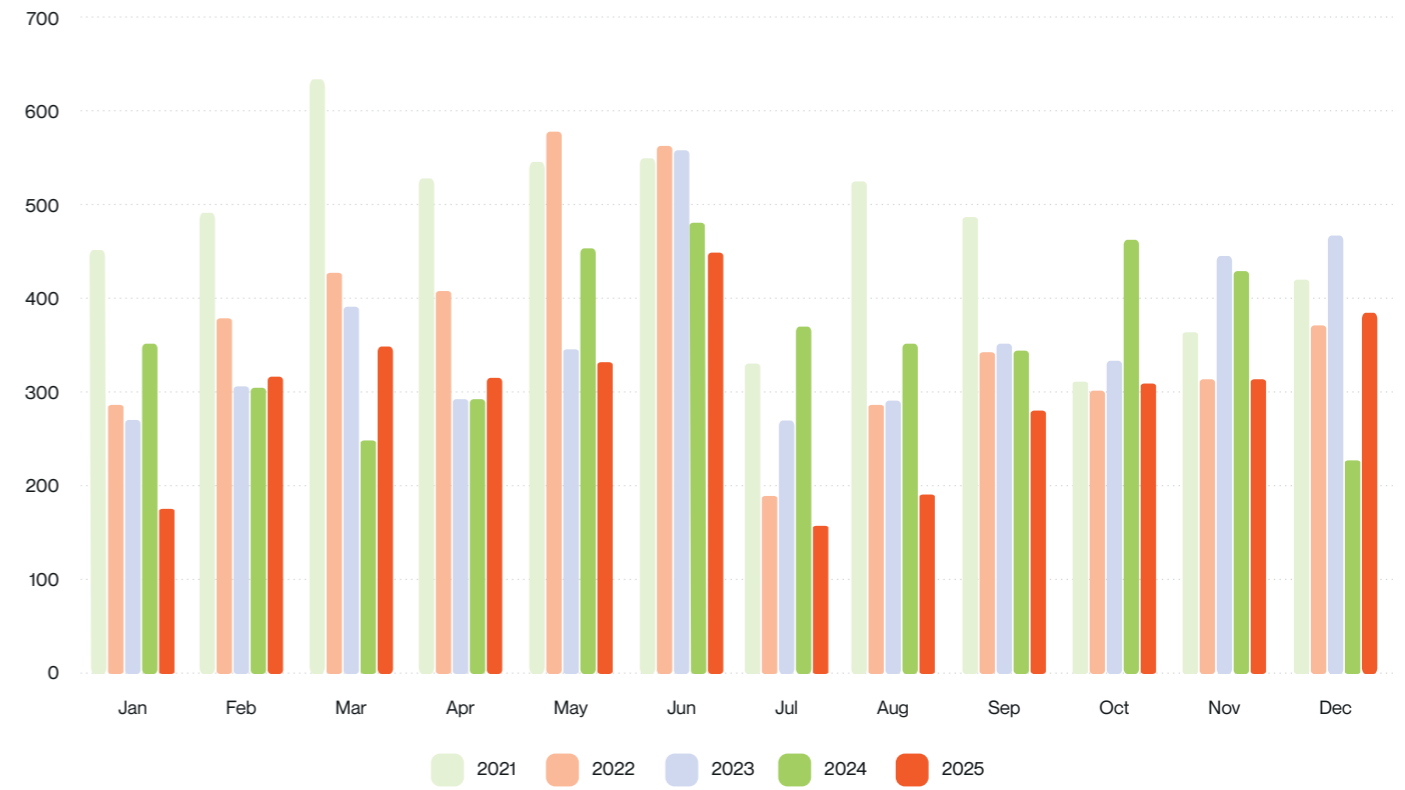
LGA	2025	10 Year Average*
Mount Barker District Council	829	651
The Rural City of Murray Bridge	335	126
The Barossa Council	304	152
Alexandrina Council	264	299
Light Regional Council	252	133

*10 year average 2015-2024

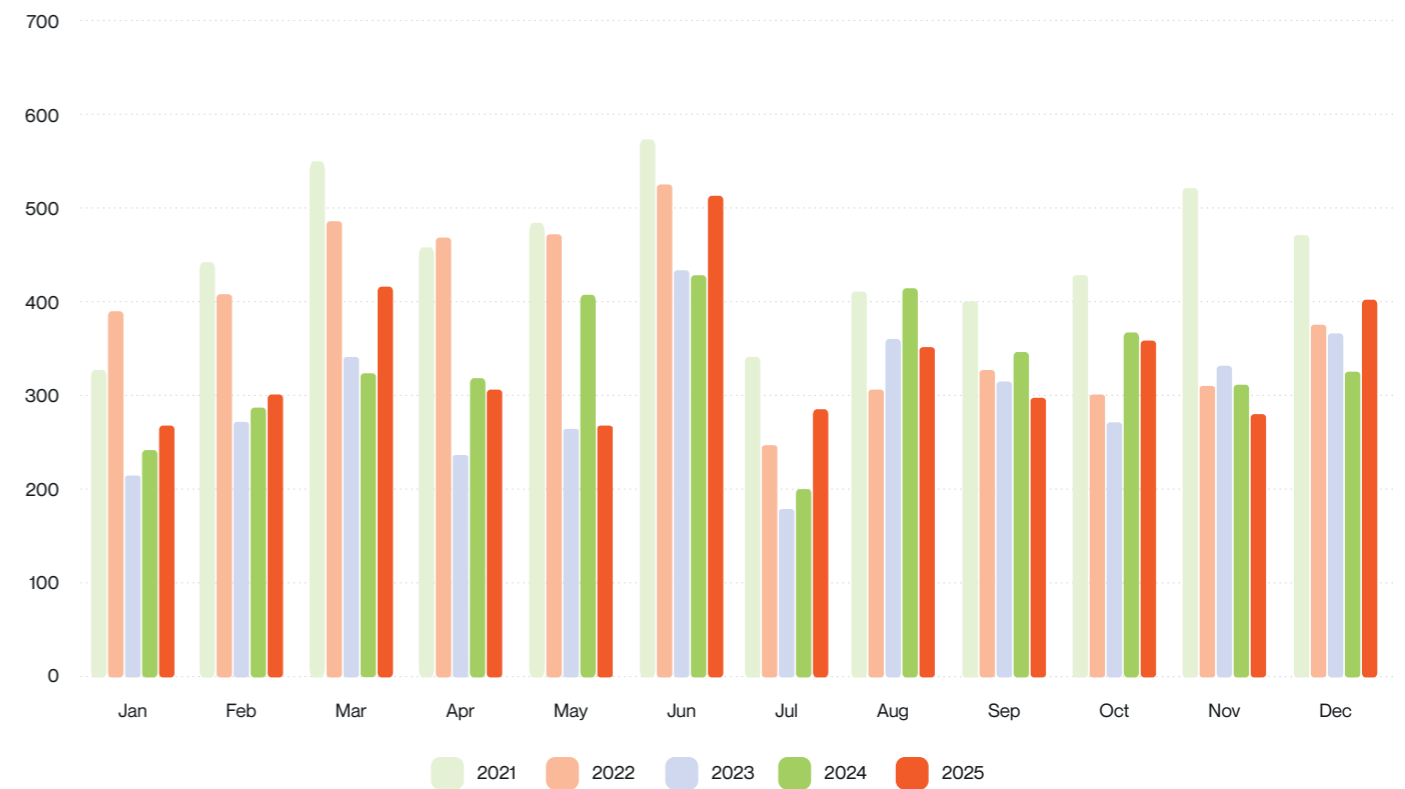


Photographer: BeyondImages

Vacant Land Transaction Volumes – Metro



Vacant Land Transaction Volumes – Regional

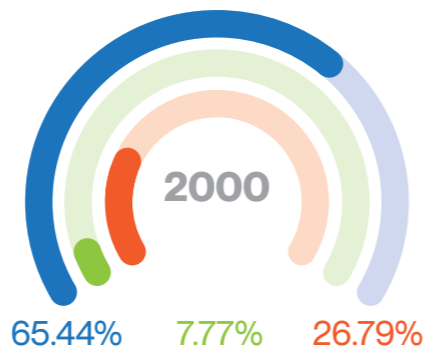
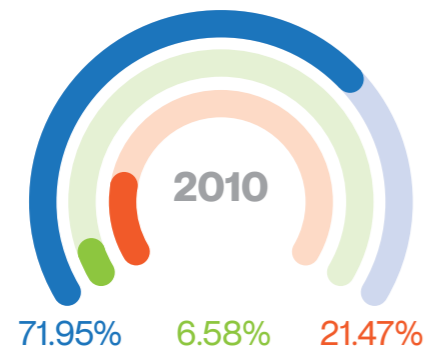
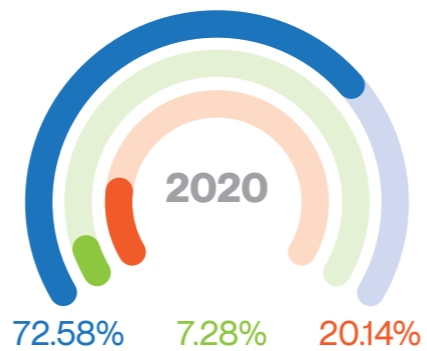
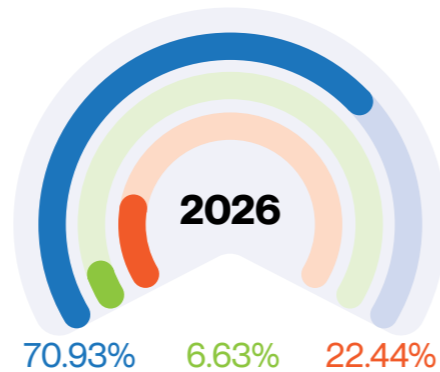
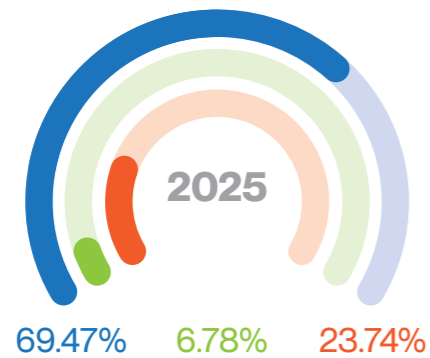


State Site Value

Site Value is the value of a parcel of land excluding structural improvements, but including some improvements such as draining, filling, retaining walls, excavating, grading or levelling of land, removal of rocks, stone, sand or soil, and the clearing of timbers, scrub or other vegetations.

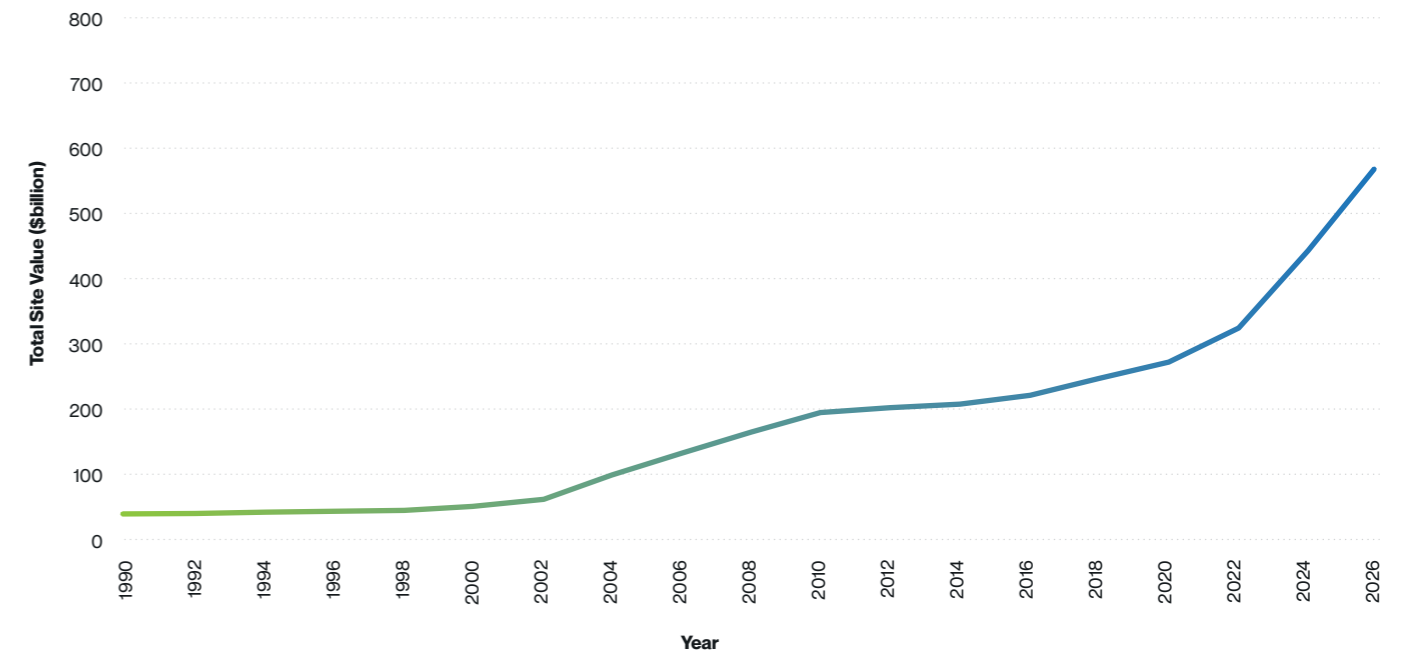
The long-term trend in Site Value points to changing land use and demand patterns across the State. Residential land has steadily increased its share since 2000, driven by sustained housing demand and ongoing urban development. Commercial and industrial land has remained relatively stable over the same period; however the release of more industrial land is a focus of the second term Malinauskas Government.

Some of the issues that have presented themselves in previous years continue to shape the market. The residential market has remained robust, despite cost of living and housing affordability issues. The previously felt effects of the war in the Ukraine have been exacerbated by a change in the international politics landscape. This has placed further pressures on the cost escalation of construction materials and continued land supply constraints.

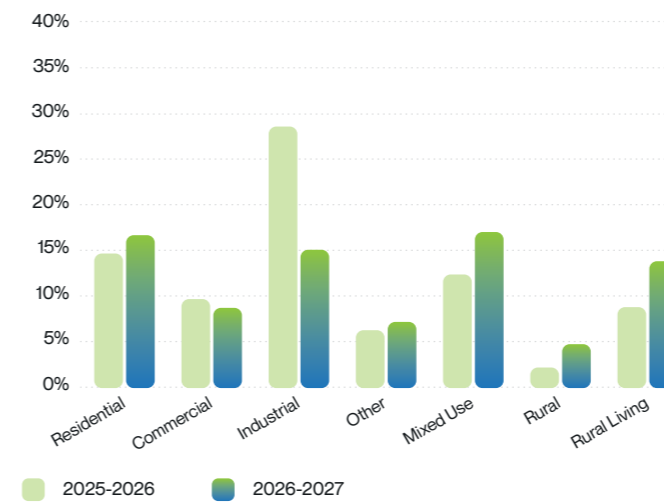


○ Residential ○ Commercial and Industrial ○ Other Uses

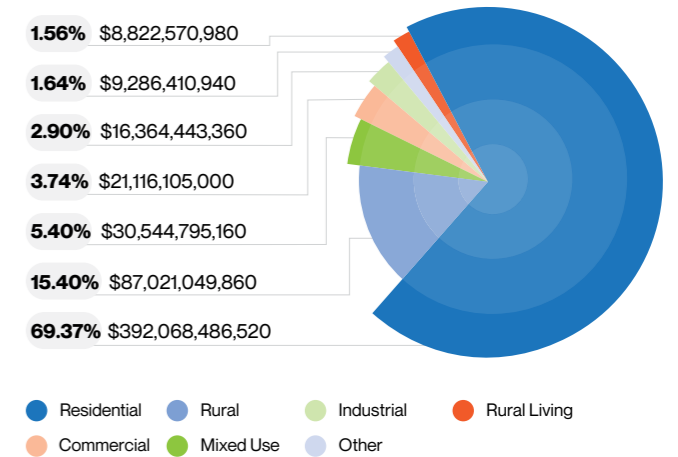
Total Site Value Over Time



Average Movement by Site Value Classification



Total Site Value as at 1 January 2026



Number of Valuation Records by Site Value Classification - as at 1 January 2026

Classification	Count of Valuation Records	Count of Valuation Records %
Residential	705,858	73.82%
Commercial	31,170	3.26%
Industrial	11,046	1.16%
Other	18,286	1.91%
Mixed Use	74,769	7.82%
Rural	93,347	9.76%
Rural Living	21,676	2.27%
Total	956,152	100.00%

State Capital Value

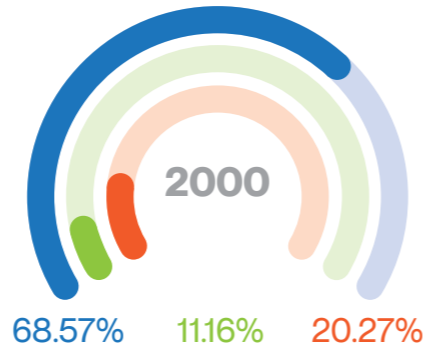
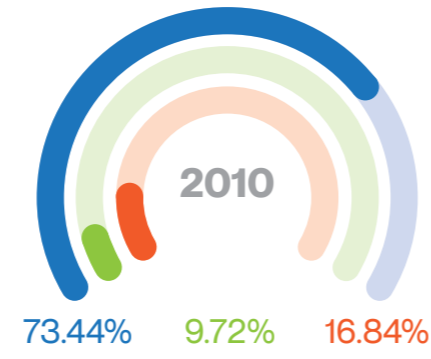
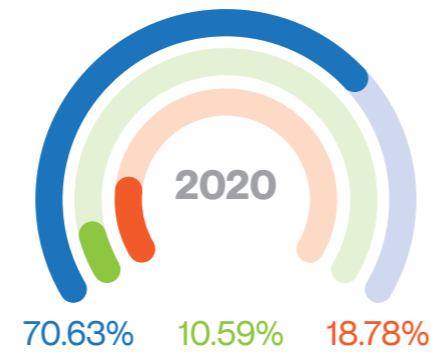
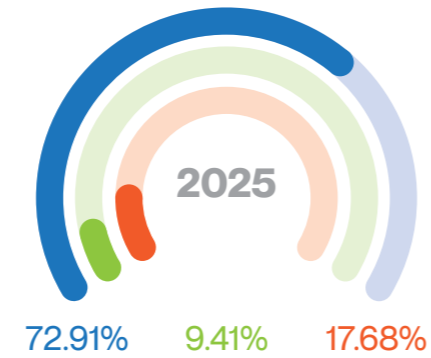
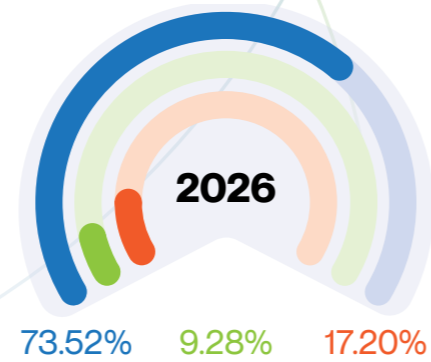
Capital Value represents the value of a parcel of land including structural improvements such as buildings, wells, dams, reservoirs, and the planting of trees for commercial purposes. While *Vacant Land* is not a Capital Value classification, it is included in the dataset for completeness.

The State's overall Capital Value for the 2026–2027 General Valuation exceeded \$900 billion. This is an increase of \$80 billion on the previous 2025–2026 General Valuation. This follows the prior year's stronger uplift of \$96 billion, indicating that while growth remains significant, the rate of increase has moderated slightly.

Residential property continued to represent the largest share of the State's Capital Value. In 2026, residential property accounted for 73.52%, consistent with long-term trends. Commercial and Industrial property comprised 9.28% in 2026, down from 10.59% in 2020, while the Other category represented 17.20%, continuing its gradual decline over time.

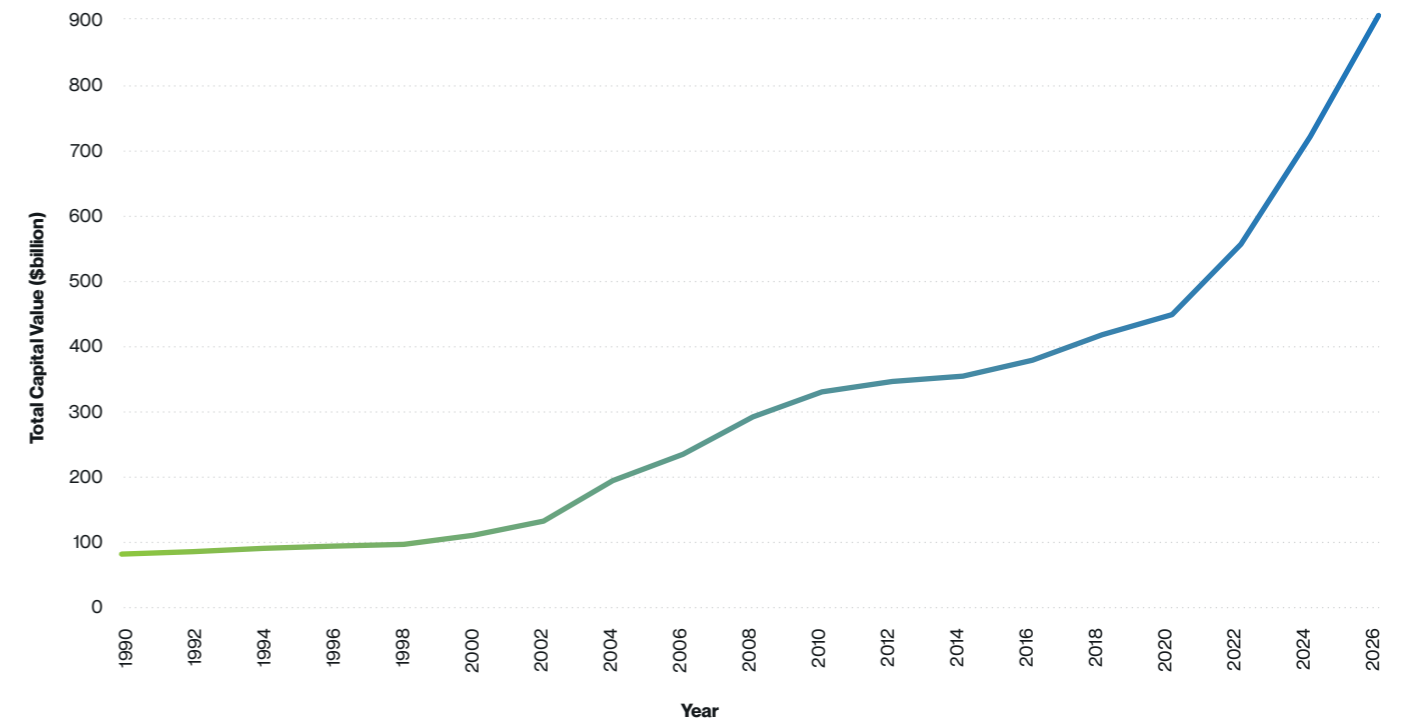
The South Australian residential property market continues to perform well, influenced by strong population growth. Net overseas migration was the major contributor to population change in all states and territories. South Australia's population increase, coupled with an ongoing lack of supply, placed significant pressure on the housing market. Efforts to boost housing supply have pushed urban boundaries further outward into areas previously considered rural. This enabled larger parcels to be converted into residential land to accommodate ongoing population growth as well as a significant number of Code Amendments allowing for denser (and higher) developments in existing residential areas.

After a significant shift in Capital Values over the past number of years, the Commercial and Industrial sector has consolidated its gains and continued to perform strongly. Areas to the west and north of Adelaide continue to dominate sales and leasing activity. Industry is calling for more development-ready land to be released to the market in order to moderate increasing occupation costs and drive State growth.

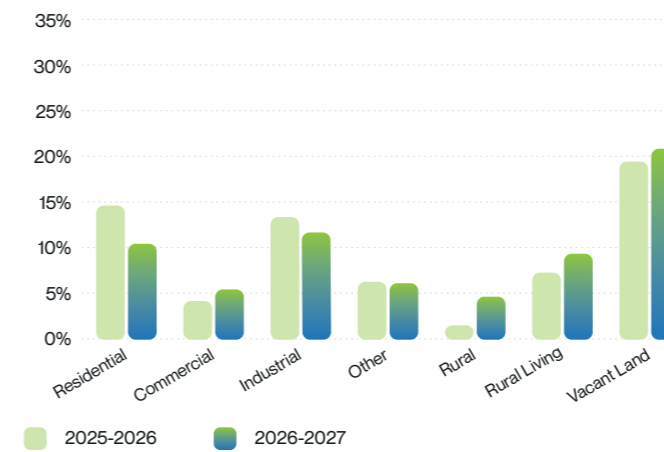


● Residential ● Commercial and Industrial ● Other Uses

Total Capital Value Over Time

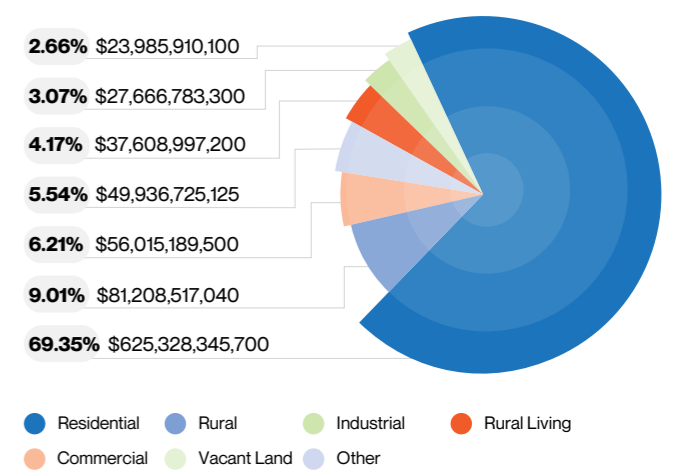


Average Movement by Capital Value Classification



Individual properties may vary within a submarket group.

Total Capital Value as at 1 January 2026



Number of Valuation Records by Capital Value Classification - as at 1 January 2026

Classification	Count of Valuation Records	Count of Valuation Records %
Residential	734,794	76.85%
Commercial	24,690	2.58%
Industrial	12,015	1.26%
Other	20,878	2.18%
Rural	52,680	5.51%
Rural Living	44,688	4.67%
Vacant Land	66,341	6.94%
Total	956,086	100.00%

It is noted that although Vacant Land is not a Capital Value classification, it is included here for completeness.

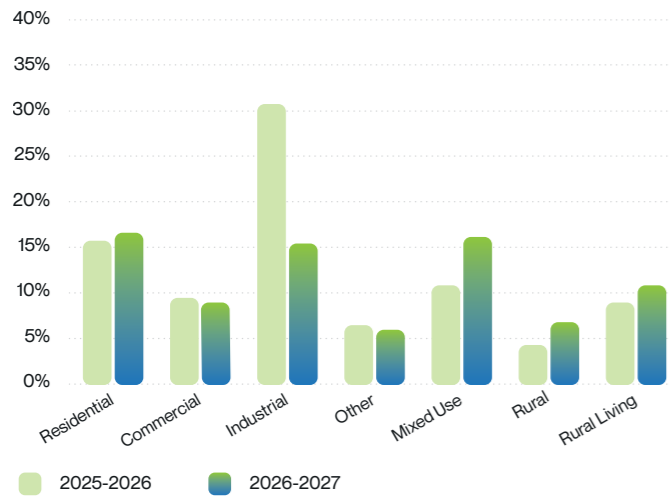
Metro Summary

Given that the majority of South Australians reside within the metropolitan region, changes in metropolitan property values generally provide a reliable reflection of statewide trends.

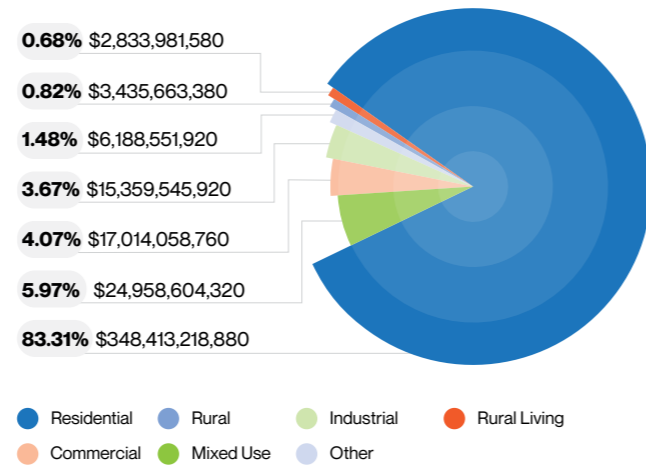
Current data shows that by mid-2025, residential sales volumes in Adelaide had moderated, while total property listings were lower than at the same time last year. Despite this, median house prices continued to rise quarter-by-quarter, supporting ongoing value growth.

More information on the Capital Value and Site Value factors affecting the State, and consequently the metropolitan area, is outlined below.

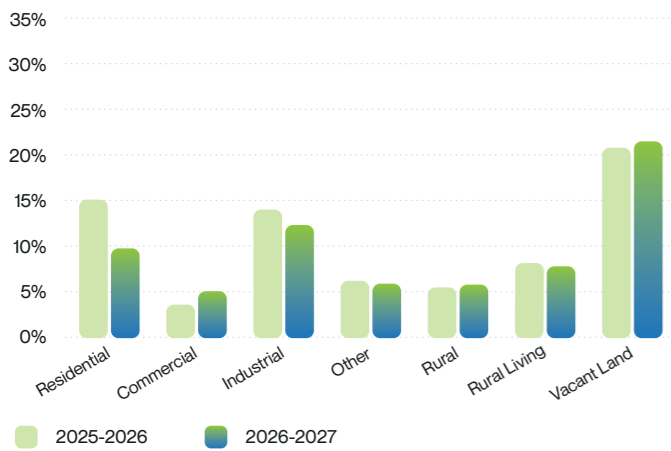
Average Movement by Site Value Classification



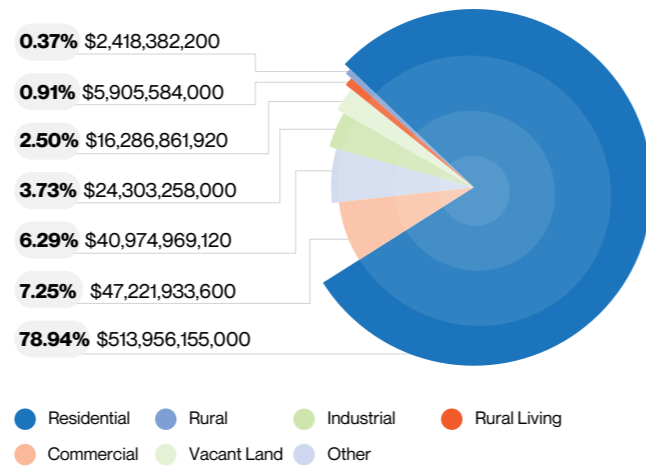
Total Site Value as at 1 January 2026



Average Movement by Capital Value Classification



Total Capital Value as at 1 January 2026



Regional Summary

Across 2025, South Australia's regional market showed continued growth. Helped by steady demand, the residential market outperformed all other classifications. This was assisted by a rising preference for lifestyle-oriented properties as well as some buyers seeking extra purchasing power by moving beyond the metropolitan area into more affordable locations.

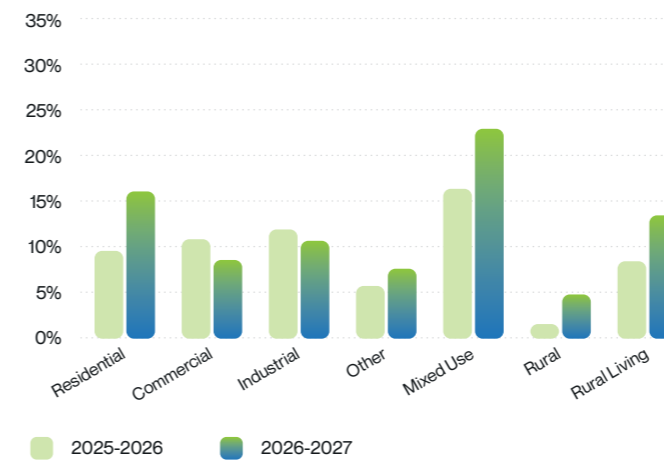
The Adelaide Hills area showed signs of well-paced growth, as did other regional locations such as Murray Bridge and Renmark albeit these areas are coming off varying base level values.

Supply issues and higher individual property values has seen moderate increases in the rental and investment markets with the high levels of growth seen in the recent past cooling slightly.

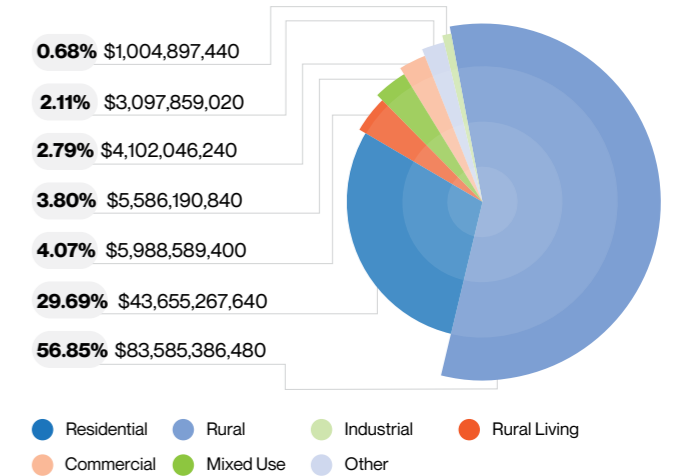
The agricultural sector faced significant challenges in 2025 due to continued dry conditions and localised weather events impacting crop yields and in turn crop values. The wine industry continues to face similar challenges to the previous year with crush volumes below average combined with an oversupply of several red wine varieties. The value of the vines themselves has been impacted, and decisions are being made by owners and operators to continue to maintain or remove vines from land.

The below graphs provide detailed movements across the various classifications for the regional areas.

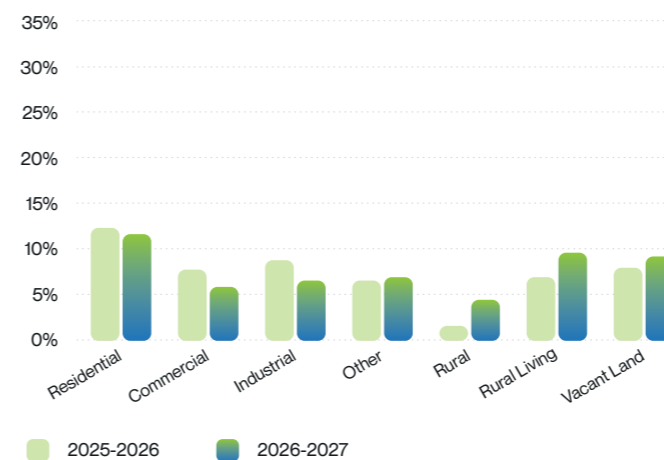
Average Movement by Site Value Classification



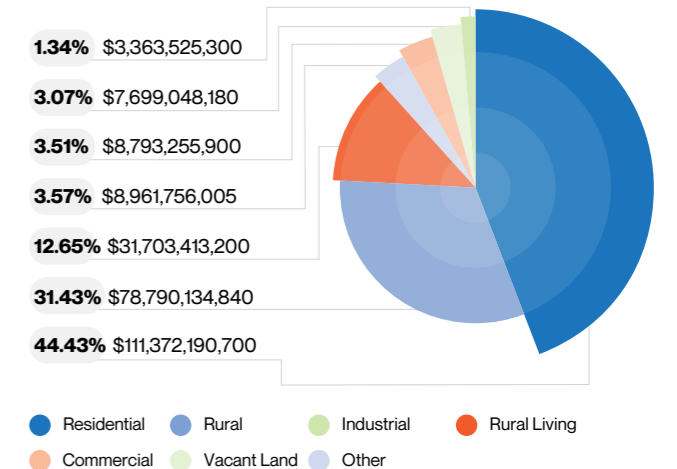
Total Site Value as at 1 January 2026



Average Movement by Capital Value Classification



Total Capital Value as at 1 January 2026





Victor Harbor Horse Drawn Tram, Fleurieu Peninsula
South Australian Tourism Commission
Photographer: Josh Geelen

04 Landowner Information

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Understanding Property Values



The *Valuation of Land Act 1971* requires all properties to be valued every five years. However, in practice it is undertaken annually as part of the General Valuation to ensure fair and equitable property-based rates and taxes. Sales analysis and research is undertaken so that values reflect the market as at the Date of Valuation, 1 January. Those values then come into effect from 1 July for the financial year ending 30 June.

Property values are reviewed across the State to establish Site and Capital Values. These values are used by relevant rating and taxing authorities to determine the amount of property-based rates and taxes to be charged. For greater detail on what our values are used for, refer to [page 31](#).

Valuation Considerations

Qualified valuers analyse property sales and market trends that occur between the General Valuation to determine levels of value. Factors influencing property values include:



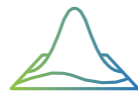
Location

Views, aspect and elevation



Site details

Land classification, zoning, land area and heritage restrictions



Site influences

Shape, topography, nearby uses and frontage



Site use

The highest and best use of the site



The building

Size, age, condition, style, improvements and construction type

Property values are determined by comparing properties to recently sold properties of a similar nature. Appropriate adjustments are made for any differences.

Supplementary Valuations

Where external factors (other than market fluctuations) have altered the property value, supplementary valuations may be performed between general valuations.

Cases that may require a supplementary valuation include physically changed buildings that have been altered, erected or demolished, amalgamated, subdivided or rezoned.

Finding Your Property's Value



A statutory authority rates notice

Such as local council, SA Water or RevenueSA (Emergency Services Levy and Land Tax, where applicable).



The South Australian Integrated Land Information System (SAILIS)

Online land and property information.

Understanding 2026-2027 Property Values

The Valuer-General publishes an annual [fact sheet](#) to assist in understanding property values for the current financial year.

The Understanding 2026-2027 Property Values fact sheet outlines how the 2025 property market performed, and how that influenced the 2026-2027 values utilised by rating and taxing authorities.

Whilst the Valuer-General determines property values in accordance with the *Valuation of Land Act 1971*, she does not determine the rates and taxes payable.

To find out more about the Property Valuation process, see the fact sheet [Understanding the Process](#).

Valuation Objection

Every year, all property values are reviewed across the State to determine the Site Value and Capital Value. These values are used by relevant statutory authorities to determine the amount of land-based rates and taxes to be charged for the financial year.

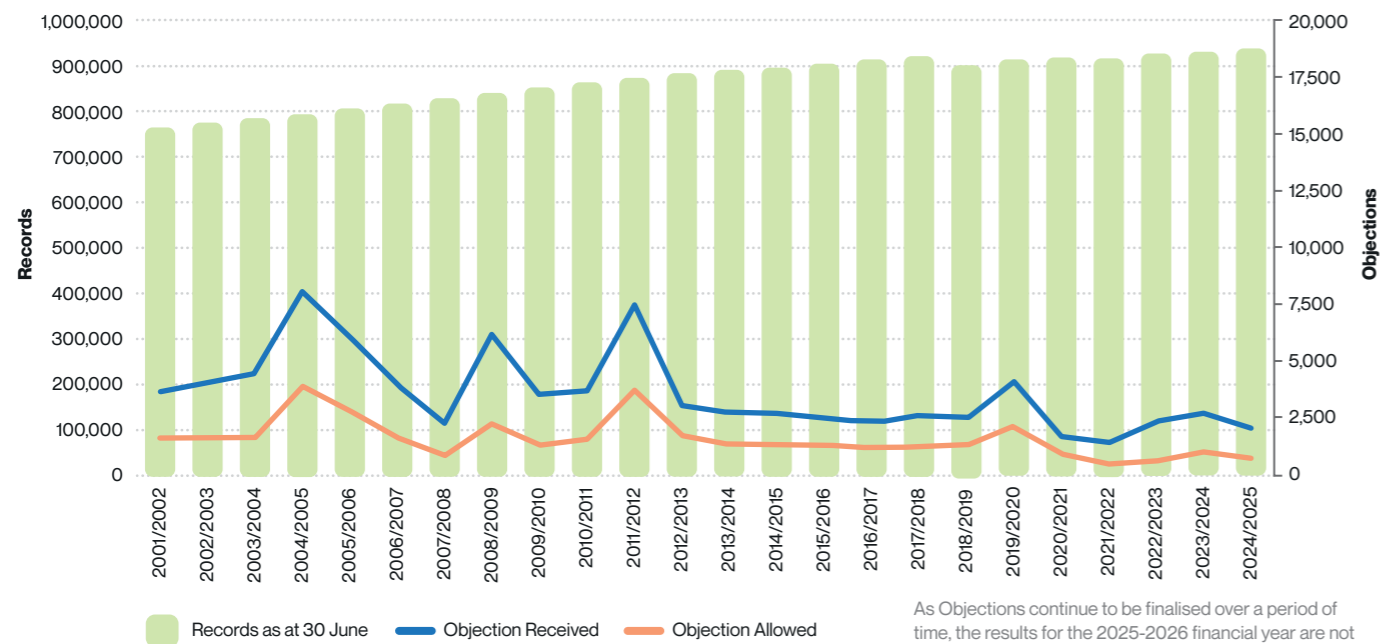
Property values can be found on statutory authority notices (such as local council rates, SA Water rates or RevenueSA rates for Emergency Services Levy and Land Tax, where applicable). They are also available via [South Australian Integrated Land Information System \(SAILIS\)](#) online.

Through the Office of the Valuer-General, any property owner or occupier who does not agree with their valuation may lodge an Objection in writing and have their property valuation re-assessed. The most common reason for an Objection is where a property owner or occupier considers their property value is too low or too high.

A property owner or occupier must lodge an objection within 60 days of receiving the first-rate notice from any rating and taxing authority for the financial year. Further information can be found on our [Objecting to a Property Value](#) webpage and s 24 of the *Valuation of Land Act 1971*.

If a property owner or occupier remains concerned with their property's value following receipt of the Valuer-General's objection decision they can apply for a further review. Further information on these processes are available on [page 66](#).

Objections Over Time



2024-2025 Objection Highlights

Where an objection is "allowed", a change in value has occurred. Values can be adjusted up or down during the objection process. The balance of objections resulted in no change to the property value.

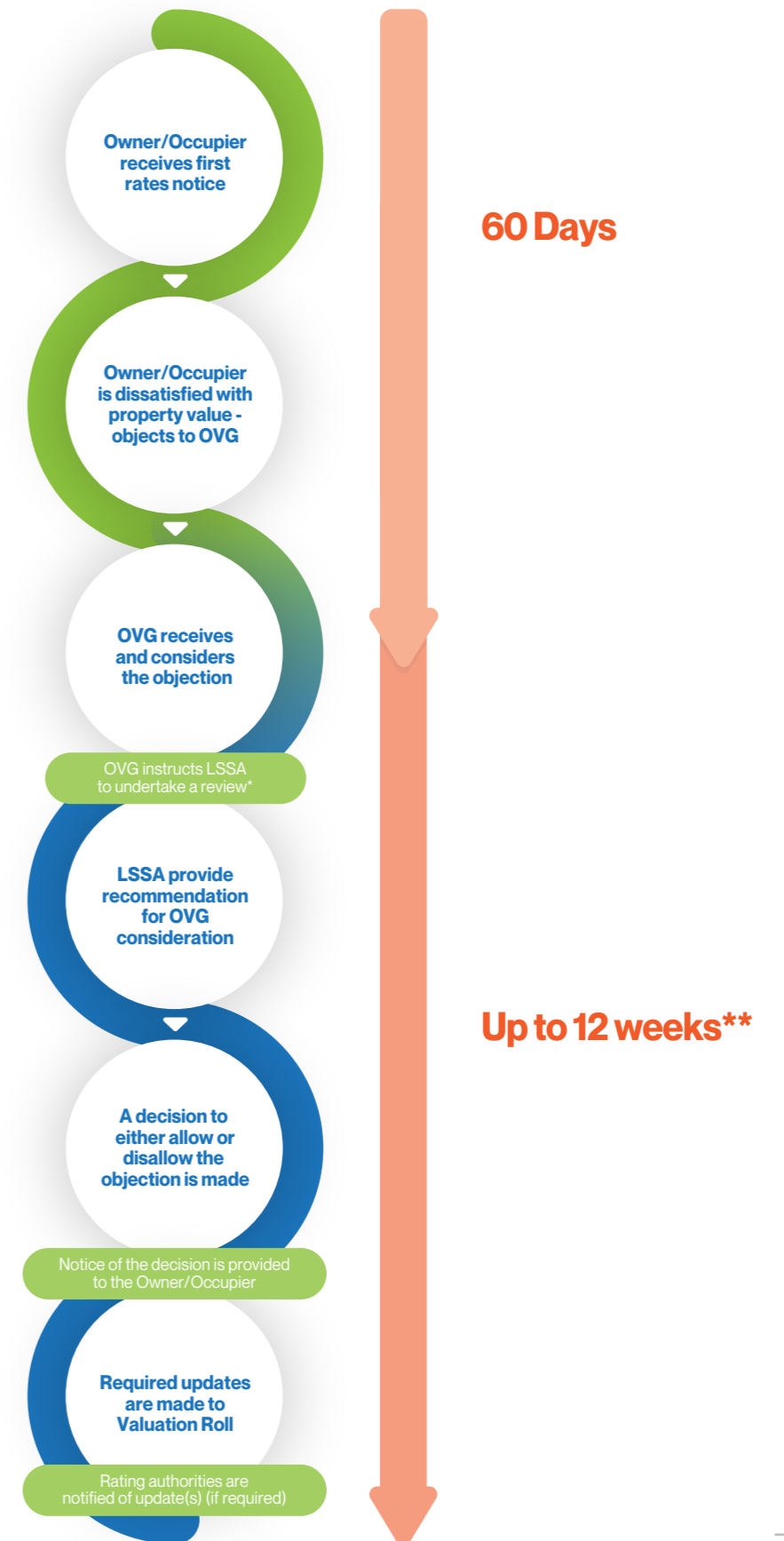
2,120
Objections received

824
Objections allowed

0.23%
% of total valuations objected to

0.09%
% of total valuations which experienced a change due to an objection

The Objection Process



*Having consideration of the information provided and the property market as at the Date of Valuation (1 January).

**This is a guideline where complex properties or failure to provide necessary information can create longer time frames.

Valuation Review

If a property owner or occupier remains concerned with their property's value following receipt of the Valuer-General's objection decision they can apply for a further review. The objection process must be undertaken prior to either of the review options outlined in this section.

Legislated timeframes allow for application for Review by Valuer or Review by the South Australian Civil and Administrative Tribunal (SACAT) within 21 days of receipt of the objection decision letter.

It should be noted that if the Review by Valuer option is chosen, and the property owner or occupier is dissatisfied with the Review by Valuer decision, SACAT can be engaged to have that decision reviewed. However, it is not possible to revert to the Review by Valuer option if the property owner or occupier elects to apply for a Review by SACAT in the first instance.

If the SACAT option is chosen and the property owner or occupier is dissatisfied with SACAT's decision, an internal review by SACAT or review by the Supreme Court can be requested.

Review by Valuer

An owner or occupier can apply for a review of the valuation by a valuer selected from an independent panel of land valuers appointed by Her Excellency the Honourable Frances Adamson AC.

In accordance with the *Valuation of Land Act 1971*, the property owner or occupier is required to lodge a review application form and the relevant fee within 21 days of receipt of the Valuer-General's objection decision.

Note:

- No application for Review by Valuer may be made if the objection to value involves a question of law.
- There is no discretion to extend the 21-day timeframe and it is strictly adhered to regardless of circumstances.

The selected Review Valuer will undertake an independent assessment as per the *Valuation of Land Act 1971* and either confirm (maintain), increase or decrease the valuation. If the Review by Valuer process determines the valuation should increase or decrease by more than 10% of the Valuer-General's

valuation, the Valuer-General must give effect to the decision by amending the valuation and valuation roll as necessary for the respective date of valuation. Where the valuation is reduced by more than 10% through this process, the applicant's fee will be refunded.

A Review Valuer can only consider upon review questions of fact and must not involve questions of law in their determination.

Note:

- If the property owner or occupier remains concerned with the Review Valuers' decision, a further review by SACAT can be engaged.
- The Valuer-General has the right to seek a subsequent review of the Review Valuers' decision by SACAT.

The prescribed review application form and associated fees are available online at <https://www.valuergeneral.sa.gov.au/valuation/review-by-valuer>. A separate application form and fee is required for the review of each value that is sought.

Review by the South Australian Civil and Administrative Tribunal (SACAT)

After the Valuer-General's objection decision, or subsequent to the determination by the Review Valuer, property owners or occupiers may request a further review of the valuation by SACAT, should they remain dissatisfied with the outcome.

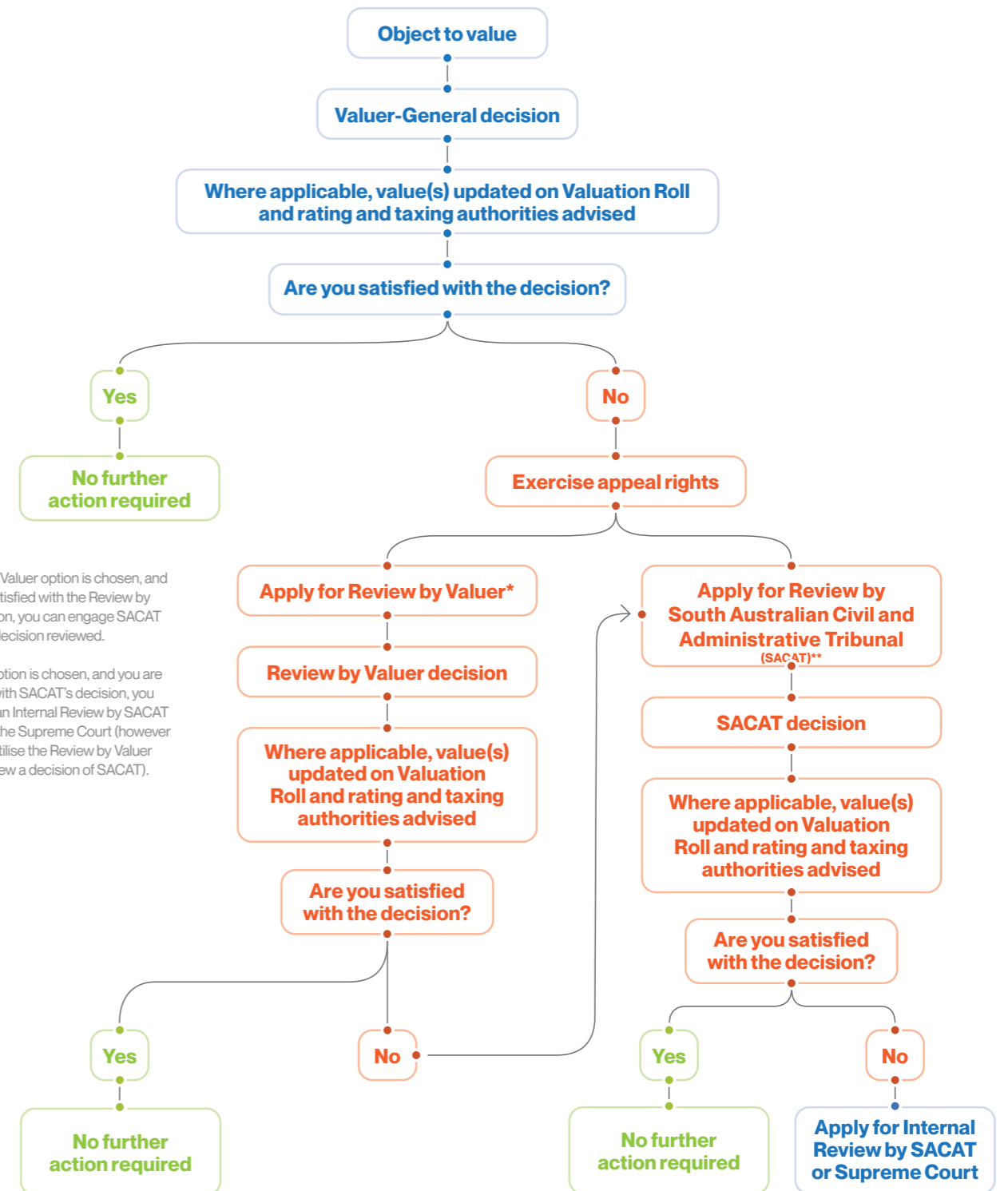
To apply for this process, in accordance with the *South Australian Civil and Administrative Tribunal Act 2013*:

- The property owner or occupier is required to lodge an application within 21 days of receipt of the Valuer-General's objection decision or;
- within 21 days after the decision notice of the valuation review made by the Review Valuer if this option is pursued first.

Any discretion to extend the 21-day period is the decision of SACAT. The decision made by SACAT is final and binding on both parties unless either party seeks leave to appeal to the Supreme Court.

The SACAT review application form and fee information are available online at www.sacat.sa.gov.au.

Grievance Process



Reference Material

This section provides greater detail of the publications available and online tools from the Office of the Valuer-General.

Policies

The Office of the Valuer-General has a number of policies and directives which its' staff, and the staff of Land Services SA, are required to adhere to. These documents can be found on our [website](#).

Legislation

- [Valuation of Land Act 1971](#)
- [Valuation of Land Regulations 2020](#)
- [South Australian Civil and Administrative Tribunal Act 2013](#)

Fact Sheets

Valuation

- [Property Valuations - Understanding the Process](#)
- [Property Valuations - Objecting to a Valuation](#)

Valuation Review

- [Property Valuations - Review of Valuation](#)
- [Review by Valuer - What Happens Next?](#)

Notional Values

- [Notional Values - Primary Production](#)
- [Notional Values - Residential](#)

Other

- [Land Use Codes](#)
- [Objection to Land Use](#)
- [Short Term Rental Accommodation](#)
- [Property Description Codes \(Improvement Abbreviations\)](#)
- [Vulnerable Customers - Support Services](#)

Historical References

Access is available to material that is no longer current or in circulation but available for reference at <https://www.valuergeneral.sa.gov.au/News-and-Publications/fact-sheets>

Information Videos

Available on the [resources page](#). Some include:

- The Property Valuation Process
- Proposed Valuations
- How Property Values are determined
- Information released - effective 1 July
- Site and Capital Value - what's the difference?
- What is a Statutory Valuation?

Objection and Application forms

Objection

To complete an online Objection visit sa.gov.au. Printable objection forms are also available through this link.

Review by Valuer

- [Online](#)
- [Application - Review by Valuer - Site Value](#)
- [Application - Review by Valuer - Capital Value](#)

Notional Value

- [Application - Notional Value - Primary Production](#)
- [Application - Notional Value - Residential](#)



Frequently Asked Questions

Some frequently asked questions are outlined below. A complete list is available online - <https://www.valuergeneral.sa.gov.au/valuation/frequently-asked-questions>

What is the Date of Valuation?

The Date of Valuation is 1 January, each year. This set date allows for consistency across all property valuations each year.

What is a Valuation Number?

A valuation number (also referred to as a VG number) is a unique 10-digit identifier (0123456789 or 123456789*) used by the Valuer-General to identify each property in South Australia.

Valuation numbers are 10-digits or sometimes 9-digits followed by an asterisk. The asterisk replaces the 10th digit and has no reference to a footnote or check digit.

The first 2 digits of a valuation number signifies which council area the property is situated in.

Where can I find my Valuation Number?

Valuation numbers are stated on rates and taxes notices issued by the relevant authorities.

The valuation number is commonly labelled as:

- 'VG Number', 'Assessment Number' or 'Valuation Number' on Council notices
- 'Assess No' on RevenueSA notice/s
- 'Account Number' on SA Water notice

Where can I find the value of my property?

The value of your property is stated on your rates and/or tax notices. You can also get this information via the [South Australian Integrated Land Information System](#) - note that fees may apply in some instances.

How can I find a historical valuation of my property?

Historical property valuation information is available to purchase from Land Services SA. Please contact them via phone +61 8 8423 5000 or email customersupport@landservices.com.au

Accompanying Information

The classification details provided below outline the parameters used in determining Site Values and Capital Values.

The land use codes outlined below are specific to the parameters used for the reporting within this document. For a full list of all Land Use Codes the booklet can be viewed at <https://www.valuergeneral.sa.gov.au/publications/other/Land-Use-Code-booklet.PDF>

Site Value Classifications

Residential

Parcels within zones, policy areas or precincts permitting predominantly residential development.

Commercial

Parcels within zones, policy areas or precincts permitting predominantly commercial development.

Industrial

Parcels within zones, policy areas or precincts permitting predominantly industrial development.

Mixed Use

Parcels within zones, policy areas or precincts permitting a range of development types.

Other

Parcels within zones, policy areas or precincts which only permit open space or passive uses or restrict development to community or other special development which does not fit other categories.

Rural Living

Parcels within zones, policy areas or precincts that permit rural living or properties of a scale that are in the rural living market.

Rural

Parcels within zones, policy areas or precincts which permit primary production activities, and which are not considered rural living in nature.

Capital Value Classifications

Land Use Codes ranges within each classification are outlined below.

Residential

1100 to 1750
1920 to 1979

Commercial

1800 to 1834
2000 to 2591
2605 to 2630
2645 to 2890
2999
5680 to 5681
5700 to 5790

Industrial

2595 to 2600
2640
2900 to 2990
3100 to 3999
6540 to 6560

Other

1760 to 1780
4340
4420
4500 to 4530
5000 to 5670
5690
5800 to 5639
6561 to 8409

Rural

4600
9000 to 9994

Rural Living

1900 to 1915
1990 to 1999

Credits

Front Cover

Headings Cliffs, Riverland
South Australian Tourism Commission
Photographer: Riley Williams

Page 2-3

Photographer: Elena Pochesneva

Page 4-5

Loch Luna Game Reserve, Riverland
Photographer: Isaac Barber

Page 9

Adelaide, South Australia
Photographer: Elliott Thompson @ellshots

Page 10-11

Mylor Farm, Adelaide Hills
Photographer: Kristy Billing @gypsyandherwild

Page 12-13

Dhilba Guuranda-Innes National Park, Yorke Peninsula
Bayside Glamping
Photographer: Annie Beth

Page 14

Credit: Thanakorn Lappattaranan

Page 15

Karrawatta, Adelaide Hills
South Australian Tourism Commission
Photographer: Jack Fenby

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Photographer: skynesher

Page 23

South Australian Museum, Adelaide
South Australian Tourism Commission
Photographer: Adam Bruzzone

Page 24

North Terrace, Adelaide
Photographer: Michael Waterhouse

Page 25

Office of the Valuer-General

Page 28-29

Monash, South Australia
Photographer: tsvibrav

Page 35

Barossa Valley, South Australia
Photographer:imamember

Page 36-37

Hummocks Station, Clare Valley
Barunga Homestead Road, Snowtown
South Australian Tourism Commission
Photographer: Jack Fenby

Page 38-39

Cape Spencer Lighthouse, Yorke Peninsula
South Australian Tourism Commission
Photographer: Josh Geelen

Page 41

Tonsley, South Australia
Photographer: BeyondImages

Page 45

Port Adelaide, South Australia
Photographer: BeyondImages

Page 49

Blue Lake, Mount Gambier
Photographer: Natasha Collyer

Page 52

Photographer: BeyondImages

Page 60-61

Victor Harbor Horse Drawn Tram, Fleurieu Peninsula
South Australian Tourism Commission
Photographer: Josh Geelen

Page 62-63

McLaren Vale
Photographer: moisseyev

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Ozone Hotel Kangaroo Island, Kangaroo Island
Photographer: Heidi Lewis - Heidi Who Photos

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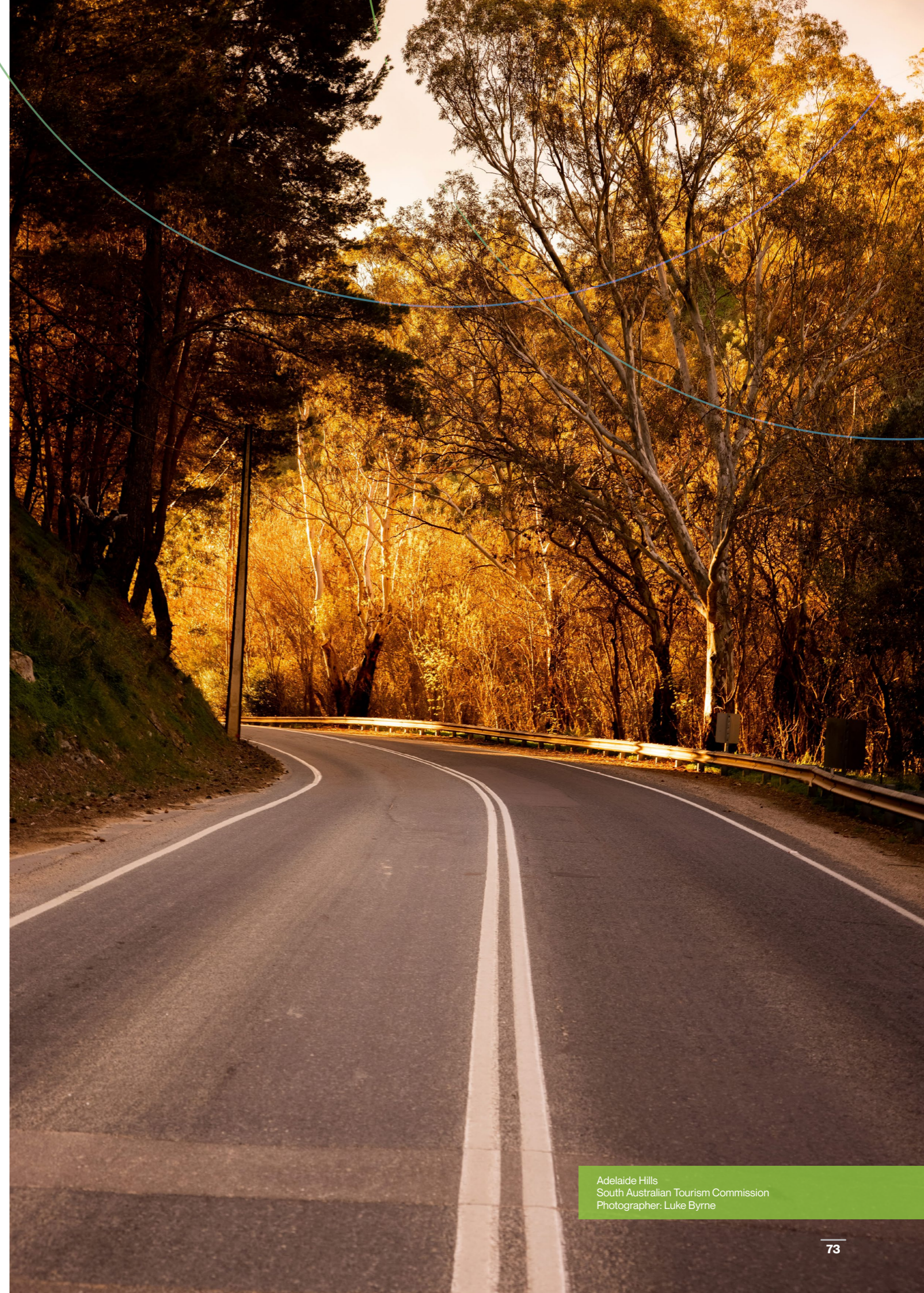
Deep Creek National Park, Fleurieu Peninsula
Photographer: Jack Brookes

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Adelaide Hills
South Australian Tourism Commission
Photographer: Luke Byrne

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Hughes Enginehouse, Yorke Peninsula
Copper Coast Council
Photographer: Heidi Lewis - Heidi Who Photos



Adelaide Hills
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Photographer: Luke Byrne



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Hughes Enginehouse, Yorke Peninsula
Copper Coast Council
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Office of the
Valuer-General

Year in Review
2025

Headings Cliffs, Riverland
South Australian Tourism Commission
Photographer: Riley Williams