

Algal Bloom

2026-2027 Property Values

Office of the
Valuer-General

**This information provides an update to the 2025–2026
Property Values: Algal Bloom fact sheet and outlines any impact as at
1 January 2026 for the 2026–2027 rating period**

How, and when, is the value of my property determined?

Property values for the 2026-2027 financial year are based on the 2025 property market and sales evidence, and set as at 1 January 2026. These values come into effect from 1 July 2026 and are used by statutory authorities for rating and taxing purposes for the financial year.

Has there been any effect to residential sale prices and listings resulting from the algal bloom?

Research, combined with industry engagement, indicates that there has been no notable impact to property sales and in turn property values due to the algal bloom for the market as a whole.

Are there any effects of the algal bloom on property values?

A review of evidence suggests that, generally, property values as at 1 January 2026 remain largely unaffected by the algal bloom. All value shifts for the 2026-2027 values are attributable to normal market movement.

What if I do not agree with my 2026-2027 property valuation?

Under the *Valuation of Land Act 1971* property owners have the right to object if they disagree with their property value. Grounds for objection can be outlined in your objection submission, however, please be aware that general reference to the algal bloom may not be sufficient grounds for

a reduction in property value. Any objections lodged will be processed as per standard practice and consideration will be given to the market conditions as at 1 January 2026. Further information on lodging an objection is available on our [website](#).

Will property valuations be reviewed if the outbreak conditions change?

The algal bloom situation continues to be monitored. Our office will continue to be guided by research, industry engagement and our usual monitoring and analysis of the property market.

General Algal Bloom queries

The Algal Bloom Hotline for South Australia is 1800 774 779. The free hotline is available seven days a week from 9am to 5pm and can provide general information, health advice, industry support, and a way to report fish kills or dead wildlife. This service is provided by the Government of South Australia.

Further information is also available, and regularly updated, online at <https://www.algalbloom.sa.gov.au/>

For more information, please contact the Office of the Valuer-General

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