First Home Buyer Assistance – Australia

Fact Sheet, correct at as 1 July 2026

This fact sheet provides a quick reference to assistance that may be available when purchasing your first home.

State/ Territory	Stamp Duty Concessions / Exemptions	First Home Owner Grant / Other Assistance
NSW	• No duty on homes ≤ $800,000 • Concessional duty $800,001 – $1,000,000 • Vacant land: no duty ≤ $350,000, concessional ≤ $450,000	• $10,000 FHOG • Applies to new/substantially renovated homes ≤ $600,000, OR building/house & land packages ≤ $750,000
VIC	• No duty on homes ≤ $600,000	• $10,000 FHOG for new homes ≤ $750,000
QLD	• Existing home: no duty on homes ≤ $700,000; • Concessional duty ≤ $800,000 • New/substantially renovated home (contracts from 1 May 2025): no duty on home and residential land (no value cap) • Vacant residential land: (from 1 May 2025): no duty (no value cap); duty may apply to additional non-residential land.	• $30,000 FHOG for eligible new homes ≤ $750,000 • Boost continue for eligible contracts from 1 July 2026
WA	• No duty on homes ≤ $500,000 • Concessional duty ≤ $700,000 if property is located in the Metropolitan or Peel regions • Concessional duty ≤ $750,000 if property is located outside the Metropolitan or Peel regions • Vacant land (contracts from 21 March 2025): no duty ≤ $350,000; concessional ≤ $450,000	• $10,000 FHOG for new homes • Cap: $800,000 (South) / $1,000,000 (North)
SA	• Full duty relief for eligible FHBs buying/building a new home, off-the-plan apartment, house & land package, or vacant land to build (no cap from 6 Jun 2024)	• $15,000 FHOG for eligible new homes (no cap from 6 June 2024)
TAS	• Temporary full duty exemption for established homes ≤ $750,000 ended 30 Jun 2026 • Check the SRO for current concessions before contracting	• $30,000 FHOG only for eligible transactions commenced by 30 Jun 2026 • $20,000 FHOG proposed from 1 Jul 2026, subject to legislation
ACT	• From 1 Jul 2026, no conveyance duty for eligible first-home buyers • Eligibility and residence conditions apply; check ACT Revenue Office before contracting	• No FHOG (abolished in ACT)
NT	• House and Land Package Exemption for eligible single-contract packages signed 1 Jul 2022 to 30 Jun 2027	• $50,000 HomeGrown Territory Grant for eligible first-home buyers buying/building a new home • Eligible transactions extended to 30 Sep 2027

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Federal Schemes	n/a	• Australian Government 5% Deposit Scheme: eligible first-home buyers can buy with a 5% deposit and no LMI; 2% for eligible single parents/legal guardians. No income caps or place limits; location-based property price caps apply. • Help to Buy Scheme: minimum 2% deposit; Government shared equity up to 30% for existing homes or 40% for new homes; 10,000 places p.a. Income caps: $103,000 individual / $165,000 joint, single parent or legal guardian; property price caps apply. • First Home Super Saver (FHSS) Scheme: release eligible voluntary super contributions up to $15,000 per financial year / $50,000 total towards a first-home deposit.

Key timing notes

- Queensland: from 1 Aug 2026, transfer-duty home concessions require the buyer to be an Australian citizen, permanent resident or specified foreign retiree.
- WA: announced duty-threshold increases are not yet operational; RevenueWA estimated late July 2026. Apply the thresholds in force on the contract date.

* Thresholds, grants and concessions change frequently. Always check the relevant state/territory revenue office, Housing Australia or the ATO before making a decision.

Author: Accru Melbourne | Information checked: 30 June 2026

Disclaimer: This fact sheet is general information only and is not a substitute for specific professional advice. No responsibility is accepted for loss arising from action taken or not taken on the basis of this information.