



# APREF

Australian Property Research and Education Fund

## Research Paper

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# Towards understanding the dynamics of the Regional Property markets of Australia

**Final Report Prepared For**  
Australian Property Research  
and Education Fund (APREF)

**By**

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## Key Highlights

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- Research is based on detailed, comprehensive data on property sales made available by the Valuer General offices to profile and understand the state and dynamics of the property markets across regional areas.
- The study examined the sales volume, median price, demography, and other characteristics of the regional property market in specific states over the last decade to identify the spatio-temporal patterns in their behaviour.
- The primary output of the project – a dynamic, interactive, multi-level, geo-spatial visualisation tool that shows the spatio-temporal patterns of property markets in regional areas together with results of the analysis in summary profiles (median price trend clusters, demographic profiles etc.) across various statistical areas.
- This study is important to the Australian property industry due to a considerable lack of usable publicly available data and resources regarding regional property markets compared to the capital cities.
- The study's datasets will be leveraged with broader available resources to develop a more comprehensive, national level data infrastructure and ecosystem of tools.

Link to full research paper - [Click Here](#)



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## Author Profiles

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### **Dr Balamurugan Soundararaj**

#### **Research Fellow at City Futures Research Centre, UNSW**

Dr Balamurugan Soundararaj is a Research Fellow at City Futures Research Centre. He was a part of the award winning Value Australia project which integrated cutting-edge research, significant data assets, state-of-the-art analytics, and machine learning/ artificial intelligence to deliver secure digital valuation models and tools covering a broad range of land and property types across Australia.

### **Professor Chyi Lin Lee**

#### **Director of Construction Management and Property, UNSW**

Professor Chyi Lin Lee is currently the Discipline Director of Construction Management and Property at the University of New South Wales. His expertise lies in property and housing research, with a focus on property investment.



### **Professor Christopher Pettit**

#### **Director of the City Futures Research Centre, UNSW**

Professor Chris Pettit is the Director of the City Futures Research Centre UNSW – an internationally renowned institute which has been conducting scholarly applied public interest research on our cities since 2005. Prof Pettit is also the current Chair of the Board of Directors for CUPUM (Computational Urban Planning and Urban Management) the premier international academic forum (30 years old) at the intersection of digital technologies, data science, urban planning and city shaping.



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### **Peter Rossini**

#### **Senior Lecturer, University of South Australia**

Peter's research focuses on housing markets and property implications, residential property indexing and market performance, automated valuation methods, mass appraisal, urban renewal evaluation, and water markets. Recent research has focused on inter-generational wealth flows and the impact on housing the aged and first home buyer affordability. Peter holds a Bachelor of Applied Science from the South Australian Institute of Technology (SAIT - now UniSA), and a Graduate Diploma in Economic Statistics from the University of New England.

### **Dr Ali Soltani**

#### **Casual Academic, University of South Australia**

Dr. Ali Soltani is a researcher affiliated with the University of South Australia (UniSA), specializing in spatial science, planning, and data analytics. His work focuses on areas such as urban heat island effects and rural and remote health. He is recognized for his contributions to innovative property valuation techniques using machine learning and big data, aiming to enhance accuracy in predictions for real estate and infrastructure sectors.



### **Mohammad Heidari**

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