

OUR TOP10 MORTGAGE STRESS REPORT

Q3 2026

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OUR TOP10

POWERED BY:

DIGITAL FINANCE ANALYTICS.

2026

00 — Q3 2026 AT A GLANCE

Q3 2026 *At a glance*

+7.5%

RISE IN STRESSED HOUSEHOLDS THIS QUARTER

+21%

RISE OVER THE PAST 12 MONTHS

61/77

RANKED POSTCODES ROSE THIS QUARTER

≈450,500

STRESSED HOUSEHOLDS ACROSS THE 77 RANKED POSTCODES

+156%

MANUNDA (QLD 4870) – AUSTRALIA'S SHARPEST POSTCODE JUMP

+610%

DRUMMOYNE (NSW 2047) – FASTEST RISE IN SEVERE STRESS

WHAT STANDS OUT THIS QUARTER

Melbourne leads on size. Victoria's top 10 added 10,501 stressed households in three months (+11%), the largest rise of any market, and now holds 104,325 – the biggest total in the index.

Cairns produced the sharpest postcode jump in the country. Manunda (QLD 4870) rose 156% in a quarter, from 2,194 to 5,616 stressed households.

Tasmania rose fastest as a market. Every ranked Tasmanian postcode went up and the state's total climbed 14% in three months. Perth, last quarter's leader, slowed to +5%.

"Melbourne is now the centre of the story: more stressed households than any other market, and the biggest rise. But the sharpest moves are in the regions – Cairns, Toowoomba, Launceston."

Mansour Soltani, Head of Research, OurTop10

"Next time, we expect stress to go higher still and continue to spread. We are at a tipping point."

Martin North, Principal of Digital Finance Analytics

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01 — FOREWORD • NATIONAL OVERVIEW

OUR TOP10 MORTGAGE STRESS REPORT *Q3 2026*

Mortgage stress kept building across Australia in the September quarter. Across the 77 ranked postcodes, stressed households rose 7.5% in three months and 21% over the year, and 61 of the 77 postcodes went up.

The **OurTop10** Capital City Index Series, powered by Digital Finance Analytics, ranks the top 10 postcodes in and around each capital city with the highest levels of mortgage stress, and tracks how those figures have changed over the past quarter and year. This third edition adds a six-month tracker, following every postcode from March to September 2026.

The pace has eased from last quarter's 14% jump, but it has not turned. Melbourne is the new pressure point and Tasmania is rising fastest in percentage terms. The sharpest postcode moves sit in regional centres: Cairns, Toowoomba and Launceston.

MANSOUR SOLTANI

Head of Research, OurTop10



02 — FROM DIGITAL FINANCE ANALYTICS

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This past quarter has seen a marked rise in households experiencing mortgage stress across the country. In June 53.2% of households with a mortgage had greater regular outgoing, including mortgage repayments, than income, rising to 54.9% in September as higher interest rates and living costs outstripped income growth. Stress is spreading into more wealthy areas, who in theory have more buffers and options, but in practice have bigger living expenses, and bigger mortgages to match their bigger incomes. Next time, we expect stress to go higher still and continue to spread. We are at a tipping point.”

**MARTIN NORTH**

Principal of Digital Finance Analytics

DEFINITION:

Mortgage stress refers to households in negative monthly cash flow, where regular expenses exceed income, including owner-occupier mortgage repayments.



Note: Figures reflect each market's top 10 ranked postcodes for mortgage stress, which extend beyond strict metro boundaries in several cases — e.g. Brisbane/QLD includes Toowoomba, Cairns and Mackay; Perth/WA includes Bunbury; Hobart/TAS includes Launceston; Sydney/NSW includes Tamworth and Orange. Tasmania lists seven distinct postcodes, so the index covers 77 postcodes. National totals include ten Northern Territory postcodes, which are not reported separately this quarter.

03 — CAPITAL CITY INDEX • NATIONAL SNAPSHOT

NATIONAL *Snapshot*

Across the 77 ranked mortgage stress postcodes nationally, the number of stressed households rose by around **7.5%** in three months — a net increase of roughly **31,300**, taking the total to about **450,500**. **61 of the 77** ranked postcodes rose over the September quarter; 15 fell and 1 is new, with no prior-quarter figure.

Across the 76 postcodes with a June figure, the total climbed from **417,989** to **449,307**; one new postcode adds 1,232, taking the total to **450,539** — the third consecutive quarterly rise since this index launched.

450,539

 STRESSED HOUSEHOLDS ACROSS 77
RANKED POSTCODES

+31,318

 NET QUARTERLY INCREASE (≈7.5% IN 3
MONTHS)

61/77

 RANKED POSTCODES ROSE OVER THE
QUARTER

MARKET	POSTCODES	NET INCREASE (Q3 2026)	% CHANGE (QTR)	TOTAL STRESSED HOUSEHOLDS
Melbourne/ VIC	10	+10,501	+11.2%	104,325
Brisbane/QLD	10	+6,295	+9.1%	75,387
Sydney/NSW	10	+5,923	+6.7%	94,459
Perth/WA	10	+3,994	+5.5%	76,801
Hobart/TAS	7	+2,725	+13.7%	22,646
Adelaide/SA	10	+1,418	+3.5%	41,539
Canberra/ACT	10	+1,388	+5.8%	25,151

Over the past 12 months, stressed households across the 76 ranked postcodes with a year-earlier figure rose by a net **79,072**, from 370,235 to 449,307 — roughly **21%**. Some 68 postcodes recorded higher levels of mortgage stress over the year and 8 recorded a decrease. The seven markets shown total 440,308; national totals also include ten Northern Territory postcodes, which are not reported separately this quarter.

03 — CAPITAL CITY INDEX • NATIONAL SNAPSHOT

BIGGEST *Movers*

BIGGEST QUARTERLY INCREASES • Q3 2026

01	QLD's 4870 (Manunda, Cairns)	+156%
02	ACT's 2614 (Macquarie, Canberra)	+83%
03	QLD's 4053 (McDowall, Brisbane)	+78%
04	VIC's 3030 (Derrimut, Wyndham)	+54%
05	WA's 6163 (Samson, Cockburn)	+50%
06	NSW's 2148 (Blacktown, Blacktown)	+33%
07	TAS's 7249 (Youngtown, Launceston)	+30%
08	ACT's 2611 (Weston, Canberra)	+27%
09	VIC's 3029 (Tarneit, Wyndham)	+26%
10	TAS's 7250 (Riverside, Launceston)	+25%

BIGGEST ANNUAL INCREASES • Q3 2026

01	ACT's 2614 (Macquarie, Canberra)	+84%
02	QLD's 4053 (McDowall, Brisbane)	+69%
03	SA's 5038 (South Plympton, Marion)	+68%
04	ACT's 2905 (Calwell, Canberra)	+65%
05	TAS's 7249 (Youngtown, Launceston)	+62%
06	WA's 6164 (Success, Cockburn)	+60%
07	VIC's 3064 (Roxburgh Park, Hume)	+53%
08	TAS's 7010 (Rosetta, Glenorchy)	+50%
09	NSW's 2148 (Blacktown, Blacktown)	+47%
10	QLD's 4870 (Manunda, Cairns)	+47%

Queensland holds two of the three biggest quarterly jumps — Manunda in Cairns and McDowall in Brisbane's north — and Canberra's Macquarie sits between them. Over the year the fastest growth is spread across the markets: Macquarie is up 84%, and the ACT and Tasmania account for four of the ten biggest annual rises.

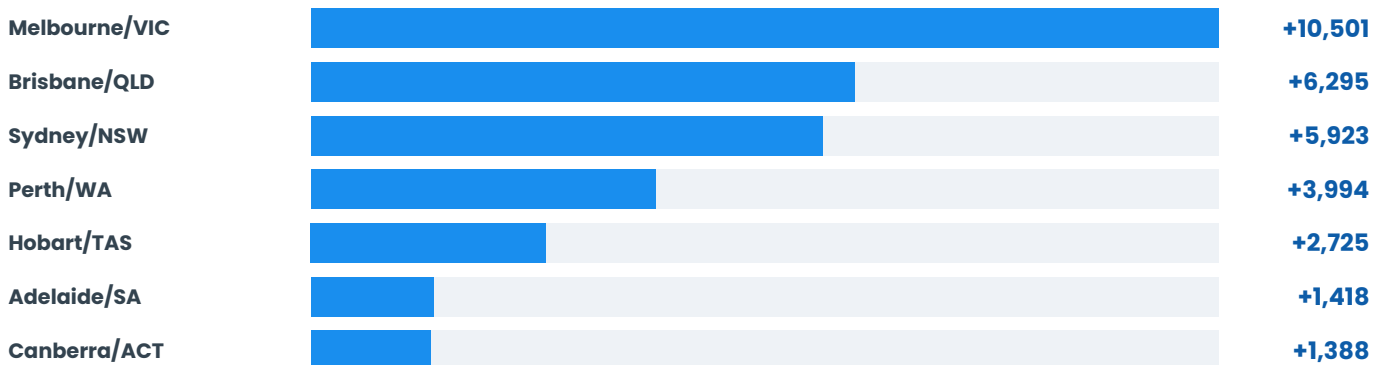
Note: ranked by percentage change in stressed households. Postcodes with no prior-period figure are excluded; movements off small bases (ACT, Tasmania) can be volatile.

04 — NATIONAL TRENDS

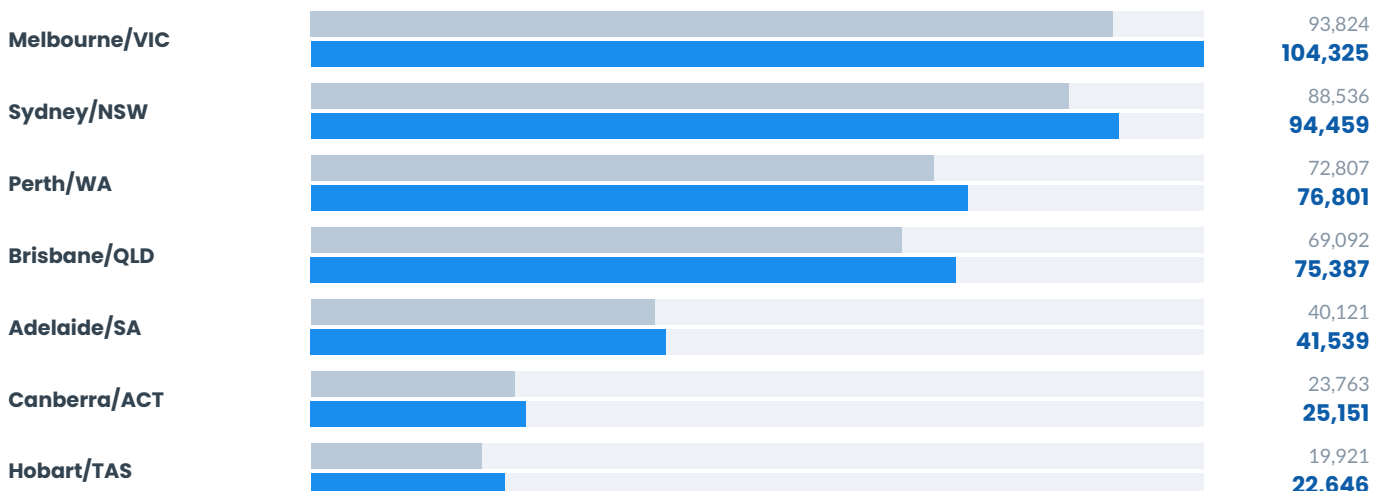
NATIONAL Trends

All seven reported markets rose over the quarter. The size of the rise ranged from Melbourne's 10,501 extra stressed households to Canberra's 1,388. In percentage terms Tasmania led (+14%), followed by Melbourne (+11%) and Brisbane (+9%); Adelaide (+4%) was the steadiest.

GROWTH IN STRESSED HOUSEHOLDS BY MARKET • Q3 2026



TOTAL STRESSED HOUSEHOLDS IN RANKED POSTCODES • Q2 vs Q3 2026



END Q2 2026 END Q3 2026

04 — SIX-MONTH TRACKER • MARCH TO SEPTEMBER 2026

WHERE STRESS IS *Growing*

New this edition: each of the current ranked postcodes traced back through the March and June reports. Across the 71 postcodes with a March figure, stressed households rose from 353,131 to 419,989 — up 19% in six months — and 64 of the 71 rose. The 15 fastest risers among the reported markets are below; each state edition has its full list.

FASTEST SIX-MONTH RISERS • MARCH → JUNE → SEPTEMBER 2026

#	CODE	SUBURB	MARKET	SEP 2025	MAR 2026	JUN 2026	SEP 2026	6-MONTH CHANGE
01	6163	Samson	Perth/WA	6,032	2,389	4,368	6,539	▲ +174%
02	6155	Canning Vale	Perth/WA	5,771	2,448	5,028	6,072	▲ +148%
03	4300	Bellbird Park	Brisbane/QLD	5,882	5,370	8,034	7,838	▲ +46%
04	4350	Toowoomba	Brisbane/QLD	11,700	10,228	13,178	14,853	▲ +45%
05	6112	Armadale	Perth/WA	5,339	4,362	7,170	6,316	▲ +45%
06	2904	Monash	Canberra/ACT	986	1,014	1,389	1,423	▲ +40%
07	3037	Sydenham	Melbourne/VIC	7,247	6,263	8,665	8,698	▲ +39%
08	7140	New Norfolk	Hobart/TAS	2,023	1,659	2,211	2,270	▲ +37%
09	2148	Blacktown	Sydney/NSW	4,881	5,329	5,387	7,189	▲ +35%
10	5125	Golden Grove	Adelaide/SA	3,091	2,802	3,597	3,771	▲ +35%
11	2614	Macquarie	Canberra/ACT	911	1,263	916	1,679	▲ +33%
12	5251	Mount Barker	Adelaide/SA	3,501	2,868	3,208	3,760	▲ +31%
13	6164	Success	Perth/WA	4,782	5,878	7,197	7,665	▲ +30%
14	6061	Balga	Perth/WA	4,414	4,926	6,082	6,419	▲ +30%
15	4305	Ipswich	Brisbane/QLD	6,411	6,302	6,832	8,151	▲ +29%

Note: March figures come from the March 2026 extract or, where a postcode was not ranked in March, from the June extract's prior-quarter column. Postcodes with no March figure are excluded. The September 2025 column shows whether a rise is new pressure or a recovery of an earlier fall: Samson and Canning Vale in Perth, for example, are back near their year-ago levels after a dip in March.

04 — NATIONAL TRENDS • WHO IS UNDER PRESSURE

WHO IS *Under pressure*

Digital Finance Analytics' household survey work points to three groups behind most of this quarter's increase.

- 01 Recent first home buyers.** Buyers who entered with small deposits (including users of the Government's 5% deposit scheme) carry large mortgages relative to income. DFA's 'young growing families' segment is especially exposed.
- 02 Urban-fringe households.** Families in newer outer-suburban estates and house-and-land packages are over-represented, with higher basic living costs from longer commutes, higher transport costs and the need for multiple vehicles. Roxburgh Park, Tarneit, Derrimut and Cranbourne in Melbourne, and Riverstone and Camden in Sydney, fit this pattern.
- 03 Affluent, heavily leveraged households.** Pockets of stress are appearing in wealthier suburbs where households hold large mortgages despite high incomes — often alongside investment properties that are losing money month to month. This quarter's severe-stress risers (page 17) are mostly in this group.

Based on commentary from Digital Finance Analytics' rolling household surveys, Q3 2026.

ALSO AVAILABLE

SEVEN STATE & TERRITORY EDITIONS

Six states and the ACT each have their own edition of this report, with the full top-10 table, the six-month tracker and the severe-stress list for that market. All seven are free to download at ourtop10.com.au/reports/.

Media pre-briefings: mansour@ourtop10.com.au

05 — CAPITAL CITY INDEX • TOP 10 POSTCODES

SYDNEY

MORTGAGE STRESS • NEW SOUTH WALES

The ten worst-hit NSW postcodes now hold 94,459 stressed households. That is about 5,900 more than in June: up 6.7% for the quarter and 21.2% for the year. Nine of the ten went up.

Blacktown (2148) moved most, up 33% from 5,387 to 7,189. It also has the strongest annual growth in the state, at 47%. South Tamworth (2340) was next, up 19% from 6,379 to 7,608.

Liverpool (2170) is still the biggest hotspot in NSW, with 15,553 stressed households. That is 6% more than three months ago.

Most of the stress still sits in the south-west and north-west growth corridors: Liverpool, Campbelltown, Camden and Riverstone. Two regional centres, Tamworth and Orange, are now inside the NSW top 10.

NSW'S BIGGEST RISER

POSTCODE 2148 • BLACKTOWN

+33%

QUARTERLY INCREASE

3 MOS AGO

5,387



NOW

7,189

TOP 10 NSW POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H'HOLDS	BWR	STRESSED	3MOS AGO	12MOS AGO	%3MOS	%12MOS	SUBURB	LGA
01	2148	23,829	9,585	7,189	5,387	4,881	▲ +33.5%	▲ +47.3%	Blacktown	Blacktown
02	2340	21,045	7,912	7,608	6,379	5,640	▲ +19.3%	▲ +34.9%	South Tamworth	Tamworth
03	2800	19,204	7,938	7,442	6,587	6,549	▲ +13.0%	▲ +13.6%	Orange	Orange
04	2170	39,019	15,553	15,553	14,705	12,704	▲ +5.8%	▲ +22.4%	Liverpool	Liverpool
05	2171	11,147	7,366	7,366	7,002	5,495	▲ +5.2%	▲ +34.0%	Hoxton Park	Liverpool
06	2567	13,606	8,683	8,683	8,458	7,084	▲ +2.7%	▲ +22.6%	Mount Annan	Camden
07	2560	30,124	13,290	13,290	12,946	11,842	▲ +2.7%	▲ +12.2%	Campbelltown	Campbelltown
08	2765	14,473	9,737	9,737	9,485	8,676	▲ +2.7%	▲ +12.2%	Riverstone	Blacktown
09	2770	20,261	6,670	6,670	6,498	5,943	▲ +2.6%	▲ +12.2%	Mount Druitt	Blacktown
10	2570	21,889	13,237	10,921	11,089	9,140	▼ -1.5%	▲ +19.5%	Camden	Camden

06 — CAPITAL CITY INDEX • TOP 10 POSTCODES

MELBOURNE

MORTGAGE STRESS • VICTORIA

Victoria has the biggest total in the index: 104,325 stressed households across its top 10 postcodes. The quarter added around 10,500, an 11.2% rise, and the annual increase is 25.4%. Nine of the ten postcodes rose.

Derrimut (3030) jumped 54%, from 6,493 to 10,020. Tarneit (3029) rose 26%, from 9,276 to 11,663. Both are in Wyndham, in Melbourne's west.

Roxburgh Park (3064) is the largest hotspot and the fastest grower over the year: 13,624 stressed households, up 15% on the quarter and 53% in 12 months.

The western growth belt is now moving as fast as the south-east, and Roxburgh Park in Hume has overtaken the Casey corridor as the state's biggest single hotspot.

VIC'S BIGGEST RISER
POSTCODE 3030 • DERRIMUT

+54%

QUARTERLY INCREASE

3 MOS AGO

6,493



NOW

10,020

TOP 10 VIC POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H'HOLDS	BWR	STRESSED	3MOS AGO	12MOS AGO	%3MOS	%12MOS	SUBURB	LGA
01	3030	41,850	22,219	10,020	6,493	7,243	▲ +54.3%	▲ +38.3%	Derrimut	Wyndham
02	3029	41,054	24,903	11,663	9,276	8,426	▲ +25.7%	▲ +38.4%	Tarneit	Wyndham
03	3064	35,171	23,912	13,624	11,875	8,926	▲ +14.7%	▲ +52.6%	Roxburgh Park	Hume
04	3350	28,251	10,855	10,855	9,547	9,013	▲ +13.7%	▲ +20.4%	Ballarat	Ballarat
05	3810	20,450	11,465	11,042	10,491	8,988	▲ +5.3%	▲ +22.9%	Pakenham	Cardinia
06	3806	18,324	10,357	10,357	9,878	9,036	▲ +4.8%	▲ +14.6%	Berwick	Casey
07	3977	39,431	25,768	8,886	8,509	8,018	▲ +4.4%	▲ +10.8%	Cranbourne	Casey
08	3805	19,385	11,571	11,571	11,272	9,729	▲ +2.7%	▲ +18.9%	Narre Warren	Casey
09	3037	17,076	9,941	8,698	8,665	7,247	▲ +0.4%	▲ +20.0%	Sydenham	Brimbank
10	3199	23,815	10,166	7,609	7,818	6,563	▼ -2.7%	▲ +15.9%	Frankston	Frankston

07 — CAPITAL CITY INDEX • TOP 10 POSTCODES

BRISBANE

MORTGAGE STRESS • QUEENSLAND

Queensland's top 10 postcodes hold 75,387 stressed households, about 6,300 more than in June. That is up 9.1% in three months and 21.7% over the year. Seven of the ten rose and three fell.

Manunda in Cairns (4870) went from 2,194 to 5,616, a 156% rise and the steepest of any postcode in Australia. McDowall (4053), in Brisbane, climbed 78% from 2,942 to 5,234.

Toowoomba (4350) is the largest hotspot with 14,853 stressed households, up 13% on the quarter. McDowall has grown fastest over 12 months, up 69%.

Much of Queensland's stress is regional. Outside Sydney and Melbourne, no postcode in the country has more stressed households than Toowoomba.

QLD'S BIGGEST RISER
POSTCODE 4870 • MANUNDA

+156%

QUARTERLY INCREASE

3 MOS AGO

2,194



NOW

5,616

TOP 10 QLD POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H'HOLDS	BWR	STRESSED	3MOS AGO	12MOS AGO	%3MOS	%12MOS	SUBURB	LGA
01	4870	29,368	11,071	5,616	2,194	3,814	▲ +156.0%	▲ +47.2%	Manunda	Cairns
02	4053	19,563	8,455	5,234	2,942	3,102	▲ +77.9%	▲ +68.7%	McDowall	Brisbane
03	4305	25,929	10,147	8,151	6,832	6,411	▲ +19.3%	▲ +27.1%	Ipswich	Ipswich
04	4306	15,439	9,136	7,309	6,282	7,401	▲ +16.3%	▼ -1.2%	Pine Mountain	Ipswich
05	4350	48,135	16,910	14,853	13,178	11,700	▲ +12.7%	▲ +26.9%	Toowoomba	Toowoomba
06	4352	11,158	6,234	6,234	5,639	5,050	▲ +10.6%	▲ +23.4%	Highfields	Toowoomba
07	4034	19,268	7,858	7,858	7,655	6,578	▲ +2.7%	▲ +19.5%	Geebung	Brisbane
08	4300	23,852	12,573	7,838	8,034	5,882	▼ -2.4%	▲ +33.3%	Bellbird Park	Ipswich
09	4152	19,025	8,662	6,706	8,197	6,289	▼ -18.2%	▲ +6.6%	Camp Hill	Brisbane
10	4740	33,374	14,831	5,588	8,139	5,703	▼ -31.3%	▼ -2.0%	Mount Pleasant	Mackay

08 — CAPITAL CITY INDEX • TOP 10 POSTCODES

PERTH

MORTGAGE STRESS • WESTERN AUSTRALIA

Perth has cooled since leading the country last quarter. WA's top 10 postcodes added about 4,000 stressed households, a 5.5% rise, to reach 76,801. The total is up 21.7% over the year, and eight of the ten rose.

Samson (6163, Cockburn) rose 50%, from 4,368 to 6,539. Canning Vale (6155) rose 21%, from 5,028 to 6,072.

Wanneroo (6065) is the largest hotspot at 13,756 stressed households, up 2% on the quarter. Success (6164) has grown fastest over 12 months, up 60%.

Samson, Success and Canning Vale in the Cockburn–Canning belt all rose. Samson and Canning Vale have both more than doubled since March, but each is back near its September 2025 level after a dip in March, so that is a recovery more than new pressure.

WA'S BIGGEST RISER
POSTCODE 6163 • SAMSON

+50%

QUARTERLY INCREASE

3 MOS AGO

4,368



NOW

6,539

TOP 10 WA POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H'HOLDS	BWR	STRESSED	3MOS AGO	12MOS AGO	%3MOS	%12MOS	SUBURB	LGA
01	6163	23,782	10,462	6,539	4,368	6,032	▲ +49.7%	▲ +8.4%	Samson	Cockburn
02	6155	17,947	9,715	6,072	5,028	5,771	▲ +20.8%	▲ +5.2%	Canning Vale	Canning
03	6230	18,751	8,111	6,452	5,805	4,633	▲ +11.1%	▲ +39.3%	Carey Park	Bunbury
04	6164	24,756	15,858	7,665	7,197	4,782	▲ +6.5%	▲ +60.3%	Success	Cockburn
05	6061	17,243	7,040	6,419	6,082	4,414	▲ +5.5%	▲ +45.4%	Balga	Stirling
06	6018	17,412	8,006	6,440	6,117	5,432	▲ +5.3%	▲ +18.6%	Innaloo	Stirling
07	6065	24,746	16,733	13,756	13,442	12,780	▲ +2.3%	▲ +7.6%	Wanneroo	Wanneroo
08	6030	15,508	9,554	9,422	9,307	7,531	▲ +1.2%	▲ +25.1%	Merriwa	Wanneroo
09	6069	16,475	11,974	7,720	8,291	6,376	▼ -6.9%	▲ +21.1%	Ellenbrook	Swan
10	6112	25,692	17,431	6,316	7,170	5,339	▼ -11.9%	▲ +18.3%	Armadale	Armadale

09 — CAPITAL CITY INDEX • TOP 10 POSTCODES

ADELAIDE

MORTGAGE STRESS • SOUTH AUSTRALIA

Adelaide was the steadiest of the big markets. Its top 10 postcodes hold 41,539 stressed households, about 1,400 more than in June: up 3.5% for the quarter and 19.0% for the year. Even so, nine of the ten rose.

Gawler East (5118, Gawler) led, up 23% from 3,373 to 4,154. Mount Barker (5251), in the hills, rose 17% from 3,208 to 3,760.

Paralowie (5108) is the largest hotspot with 7,475 stressed households, up 4% on the quarter. South Plympton (5038) has grown most over 12 months, up 68%.

Yattalunga (Playford) went the other way, falling sharply after a big rise last quarter.

SA'S BIGGEST RISER
POSTCODE 5118 • GAWLER EAST

+23%

QUARTERLY INCREASE

3 MOS AGO

3,373



NOW

4,154

TOP 10 SA POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H' HOLDS	BWR	STRESSED	3 MOS AGO	12 MOS AGO	%3 MOS	%12 MOS	SUBURB	LGA
01	5118	8,044	4,154	4,154	3,373	2,961	▲ +23.2%	▲ +40.3%	Gawler East	Gawler
02	5251	7,924	4,102	3,760	3,208	3,501	▲ +17.2%	▲ +7.4%	Mount Barker	Mount Barker
03	5085	9,697	4,707	4,586	3,975	3,187	▲ +15.4%	▲ +43.9%	Clearview	Port Adelaide Enfield
04	5162	15,332	7,946	4,552	4,035	3,766	▲ +12.8%	▲ +20.9%	Morphett Vale	Onkaparinga
05	5169	8,230	4,516	3,682	3,360	3,229	▲ +9.6%	▲ +14.0%	Seaford Rise	Onkaparinga
06	5043	9,445	3,414	3,414	3,181	2,535	▲ +7.3%	▲ +34.7%	Marion	Marion
07	5125	8,222	4,514	3,771	3,597	3,091	▲ +4.8%	▲ +22.0%	Golden Grove	Tea Tree Gully
08	5108	16,626	7,777	7,475	7,173	6,204	▲ +4.2%	▲ +20.5%	Paralowie	Salisbury
09	5038	7,971	3,088	3,088	3,008	1,834	▲ +2.7%	▲ +68.4%	South Plympton	Marion
10	5114	13,699	7,642	3,057	5,211	4,613	▼ -41.3%	▼ -33.7%	Yattalunga	Playford

10 — CAPITAL CITY INDEX • TOP 10 POSTCODES

HOBART

MORTGAGE STRESS • TASMANIA

All seven ranked Tasmanian postcodes rose, the only market where that happened. Together they hold 22,646 stressed households, around 2,700 more than in June. The 13.7% quarterly rise is the fastest of any market, and the annual rise is 21.1%.

Youngtown (7249), in Launceston, rose 30% from 1,669 to 2,163 and is up 62% over the year, the strongest annual growth in the state. Riverside (7250) rose 25%, from 5,978 to 7,446.

Riverside is also the state's largest hotspot, so Launceston carries the biggest numbers this quarter.

Five postcodes ranked in June, including Kingston (7050), did not appear in the September sample, so the list is not a like-for-like match with last quarter.

TAS'S BIGGEST RISER
POSTCODE 7249 •
YOUNGTOWN

+30%

QUARTERLY INCREASE

3 MOS AGO

1,669



NOW

2,163

TOP 7 TAS POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H/HOLDS	BWR	STRESSED	3MOS AGO	12MOS AGO	%3MOS	%12MOS	SUBURB	LGA
01	7249	6,254	2,569	2,163	1,669	1,335	▲ +29.6%	▲ +62.0%	Youngtown	Launceston
02	7250	22,285	8,591	7,446	5,978	6,379	▲ +24.6%	▲ +16.7%	Riverside	Launceston
03	7010	7,942	2,721	2,381	2,078	1,587	▲ +14.6%	▲ +50.0%	Rosetta	Glenorchy
04	7011	6,763	2,851	2,281	2,037	1,997	▲ +12.0%	▲ +14.2%	Berriedale	Glenorchy
05	7140	4,954	2,270	2,270	2,211	2,023	▲ +2.7%	▲ +12.2%	New Norfolk	Derwent Valley
06	7018	10,170	4,003	4,003	3,900	3,567	▲ +2.6%	▲ +12.2%	Warrane	Clarence
07	7009	5,843	2,102	2,102	2,048	1,806	▲ +2.6%	▲ +16.4%	Moonah	Glenorchy

Percentage movements in smaller postcodes can be volatile quarter-to-quarter because of smaller household bases. The September extract lists seven distinct Tasmanian postcodes (three entries were repeated in the source data), so Tasmania's figures cover seven ranked postcodes rather than ten.

11 — CAPITAL CITY INDEX • TOP 10 POSTCODES

CANBERRA

MORTGAGE STRESS • AUSTRALIAN CAPITAL TERRITORY

The ACT's top 10 postcodes hold 25,151 stressed households, about 1,400 more than in June. That is a 5.8% rise for the quarter and 18.2% for the year. Eight of the ten rose.

Macquarie (2614), in the inner north, moved fastest. It went from 916 to 1,679 stressed households in three months, an 83% rise, and is up 84% over the year.

Amaroo (2914) is the territory's largest hotspot with 5,531 stressed households, up 5% on the quarter. Weston (2611) bounced back 27%, from 2,510 to 3,192, after falling sharply last quarter.

Stress is still concentrated in Gungahlin and Tuggeranong.

ACT'S BIGGEST RISER
POSTCODE 2614 • MACQUARIE

+83%

QUARTERLY INCREASE

3 MOS AGO

916



NOW

1,679

TOP 10 ACT POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H'HOLDS	BWR	STRESSED	3MOS AGO	12MOS AGO	%3MOS	%12MOS	SUBURB	LGA
01	2614	8,466	3,358	1,679	916	911	▲ +83.3%	▲ +84.3%	Macquarie	Canberra
02	2611	14,556	8,158	3,192	2,510	2,769	▲ +27.2%	▲ +15.3%	Weston	Canberra
03	2906	6,913	4,452	1,613	1,503	1,167	▲ +7.3%	▲ +38.2%	Banks	Canberra
04	2914	11,738	7,542	5,531	5,275	5,040	▲ +4.9%	▲ +9.7%	Amaroo	Canberra
05	2902	6,327	3,071	3,071	2,991	2,736	▲ +2.7%	▲ +12.2%	Kambah	Canberra
06	2904	5,143	2,688	1,423	1,389	986	▲ +2.4%	▲ +44.3%	Monash	Canberra
07	2903	3,789	1,859	1,690	1,654	1,381	▲ +2.2%	▲ +22.4%	Wanniassa	Canberra
08	2615	18,558	10,539	3,052	2,994	3,043	▲ +1.9%	▲ +0.3%	Latham	Canberra
09	2905	11,144	6,443	1,938	2,241	1,174	▼ -13.5%	▲ +65.1%	Calwell	Canberra
10	2913	14,931	8,484	1,962	2,290	2,074	▼ -14.3%	▼ -5.4%	Ngunnawal	Canberra

12 — SEVERE MORTGAGE STRESS

SEVERE *Mortgage stress*

MORTGAGE STRESS

The household's regular monthly expenses, including the home loan repayment, add up to more than its income. It is running at a cash-flow loss, but is usually still making repayments — by cutting spending, drawing down savings or using credit.

SEVERE MORTGAGE STRESS

The same cash-flow gap, but much deeper and persistent. These households can no longer paper over it: they are behind on repayments, trying to refinance, seeking hardship help from their lender, or putting the property on the market.

The fastest-growing severe-stress postcodes this quarter are, again, mostly established and affluent suburbs rather than outer growth corridors. Drummoyne (NSW 2047) rose **610%**, from 224 to 1,591 households. Hornsby (NSW 2077, +289%) and Elwood (VIC 3184, +256%) followed. Bondi Beach (NSW 2026) is the largest listed severe-stress hotspot at 3,710 households.

TOP 10 SEVERE STRESS RISERS – NATIONAL • Q3 2026

#	CODE	SUBURB	MARKET	SEVERE NOW	3MOS AGO	%3MOS
01	2047	Drummoyne	Sydney/NSW	1,591	224	▲ +610%
02	2077	Hornsby	Sydney/NSW	1,555	400	▲ +289%
03	3184	Elwood	Melbourne/VIC	1,989	558	▲ +256%
04	3122	Hawthorn	Melbourne/VIC	1,499	624	▲ +140%
05	6153	Mount Pleasant	Perth/WA	657	311	▲ +111%
06	4218	Mermaid Waters	Brisbane/QLD	515	244	▲ +111%
07	4007	Ascot	Brisbane/QLD	392	209	▲ +88%
08	2070	Lindfield	Sydney/NSW	1,813	980	▲ +85%
09	3124	Camberwell	Melbourne/VIC	2,025	1,118	▲ +81%
10	6008	Subiaco	Perth/WA	667	421	▲ +58%

Note: ranked by quarterly percentage change in severely stressed households. Postcodes with no prior-quarter severe-stress reading are excluded; movements off small bases can be volatile. The September extract carries severe-stress lists for NSW, Victoria, Queensland and WA only.

13 — METHODOLOGY

METHODology

The data behind this report comes from research carried out by **Digital Finance Analytics (DFA)** and is based on a simple idea: what matters isn't how much of your income goes to your mortgage, it's whether you have any money left at the end of the month.

Mortgage stress refers to households in negative monthly cash flow, where regular expenses exceed income, including owner-occupier mortgage repayments. Income is weighed against all regular expenses, not just loan repayments. That includes essentials like utilities, insurance, transport and day-to-day living costs. If a household is consistently spending more than it earns, it's classified as being in 'mortgage stress'. The data applies to owner-occupiers only.

That's a different lens to the usual '30% of income' rule, and it tends to reflect real pressure more accurately. Plenty of households sit under that threshold and still struggle once everything else is factored in.

The data in this report was captured from a rolling survey of around 4,500 households each month, which is scaled up to reflect the broader population. It's been running consistently for years and is aligned with Census and lending data to keep it grounded.

The analysis is done at a postcode level, not suburb, and smaller areas can be less reliable simply because there are fewer households to draw from. It also relies on self-reported information, which is filtered for outliers but can't be independently verified.

The six-month tracker in this edition joins the March, June and September 2026 extracts postcode by postcode. Where a postcode was not ranked in March, its March figure is taken from the June extract's prior-quarter column; where neither exists it is shown as n/a.

Note: suburb and LGA pairings are representative localities. DFA's geographic mapping is derived from detailed ABS statistical zones (around 28,000 nationally), which split across adjacent postcodes — postcodes and LGAs are not a 1:1 match.

13 — FREQUENTLY ASKED QUESTIONS

FAQs

Why might Digital Finance Analytics (DFA) mortgage stress results differ from other publicly available datasets?

DFA's mortgage stress model measures household financial pressure at a cash-flow level. It assesses whether regular income is enough to cover all ongoing expenses, not just mortgage repayments. Unlike traditional measures, DFA does not rely on the common rule that defines mortgage stress as spending 30% or more of gross household income on home loan repayments. Instead, it focuses on whether households are running at a cash flow deficit after accounting for all major living costs.

Is the mortgage stress data based on actual household data, modelling, or both?

Both. Around 4,500 households are surveyed each month, a rolling base of about 52,000 or roughly 0.5% of households, optimised using Census data, migration trends and postcode-level demographic updates. Results are scaled to Australia's roughly 10 million households and benchmarked against Census and RBA lending data.

Why do some postcodes show close to 100% of mortgaged households in stress?

As a postcode approaches the upper bound, the model reports approximately 100% (with a margin of roughly $\pm 2\%$ depending on sample size). In real terms it is possible for nearly all mortgaged households in an area to be cash-flow negative, though with varying severity. In those postcodes the quarterly change tracks the change in the number of borrowing households.

What is the difference between mortgage stress and severe mortgage stress?

Mortgage stress means a household's monthly outgoings, including the mortgage, exceed its income — it is cash-flow negative but generally still paying. Severe mortgage stress means that gap is deep and ongoing, and the household has already fallen behind on repayments, is trying to refinance, has asked its lender for hardship help, or is selling. Severe stress is a subset of mortgage stress, and the group most likely to default.

Why are the state lists not limited to the capital city itself?

The ranking covers the whole state or territory. Where a regional postcode has more stressed households than a metropolitan one, it ranks ahead of it. That is why centres such as Toowoomba, Cairns, Launceston, Bunbury and Tamworth appear in their state lists.

How reliable is the data at postcode versus suburb level?

Results are reported at postcode level because the sample is more statistically reliable there, particularly in smaller population centres. Suburb-level data is not used, as sample sizes would often be too small to produce dependable results.

ABOUT *OurTop10*

OurTop10 is an Australian comparison and research platform dedicated to helping consumers identify leading mortgage brokers, accountants, conveyancers and buyer's agents across Australia's major cities.

Our mission is to simplify the research process, reduce decision-making friction, and provide Australians with trusted rankings of top-performing professional service providers.

In addition to comparison services, OurTop10 delivers market research, property insights and industry news to support informed financial and property-related decisions.



MEDIA CONTACT

Mansour Soltani

Head of Research, OurTop10

Phone: 0405 500 981

Email: mansour@ourtop10.com.au

Web: ourtop10.com.au/reports

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