

Dubai real estate market overview for Australian investors

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The current reality for Australian property investors

Australian property has delivered strong price growth over time, but the environment investors now operate in is materially tighter, more expensive and less forgiving than it was even a few years ago.

Key facts on Australia's property cost pressures



Extremely high house prices

Sydney's median house price sits around AUD 1.75m, among the highest in Australia.



Strong price growth persists

National home values rose about 8.6% in 2025, adding roughly AUD 71k to the median home price.



Prices far outpace income

Price-to-income ratios in major cities are near record highs, with Sydney at around 10× income.



Rents rising faster than wages

Over the past decade, Australian rents are up around 48%, well ahead of wage growth.



Rent affordability under strain

In many capital cities, even high earners must spend a large share of income on rent to avoid rental stress.

With prices high and affordability stretched, deploying new capital into Australian property now requires accepting tighter conditions and higher risk than in the past.

What's changed for Australian property investors?

- **Cost of living pressure**
Everyday costs are higher. Less spare cash means less room to comfortably hold property.
- **Affordability gap**
Property prices have climbed faster than wages. Getting in now requires more debt and more risk.
- **Tax at every step**
You pay to buy, you pay while you own and you pay when you sell. Tax keeps cutting into outcomes.
- **Harder to borrow**
Banks lend less than they used to, even to high earners. Growing a portfolio takes longer and is harder to fund.
- **Rules keep changing**
Property is under constant political and regulatory pressure. Uncertainty makes long-term planning harder.
- **Higher holding costs**
Insurance, maintenance and management all cost more. Ongoing expenses eat away at what you actually keep.

As these pressures compound, many Australian investors are reassessing where additional capital is best deployed.



Dubai's role as a global property market

Dubai has become one of the world's most active and liquid real estate markets, attracting global capital across residential, commercial and mixed-use property.

AED 686.8b

Total real estate sales value

Highest on record, up 31% YoY

215,736

Total property transactions in 2025

Transaction volume up 18.7% YoY

+6.7%

Average transaction price growth

Prices rising across key segments

7%

Average rental yields

One of strongest yield ranges globally



- 0 **Global capital participation**
Dubai property attracts buyers and investors from across Europe, Asia, the Middle East and Australia.
- 0 **Active, liquid market**
High transaction volumes support regular buying, selling and price discovery across cycles.
- 0 **Income and growth combined**
The market offers a rare mix of rental income and ongoing capital growth across multiple segments.
- 0 **Clear long-term direction**
Development and infrastructure follow defined growth plans, giving visibility beyond short-term cycles.

Dubai's property market combines scale, liquidity and income in a way few global cities can match.



How the Australian and Dubai property markets differ

Australia's property system is designed to manage housing and limit risk, while Dubai's is intentionally structured to attract capital and support growth.

Australia

A mature, tightly managed system

Australia's property market is built around domestic stability.

Housing plays a central social and political role, which means the system prioritises regulation, oversight and risk management. Property is closely tied to taxation, credit controls and tenancy policy, and is frequently influenced by government intervention.

This creates a market that is:

- Stable and predictable
- Closely regulated
- Focused on local needs

Dubai

A growth-led, capital-attractive system

Dubai's property market is designed as a growth platform.

Real estate plays a clear role in economic expansion, population growth and international capital attraction. Planning, policy and infrastructure are aligned to encourage investment, development and global participation.

This creates a market that is:

- Built for international participation
- Centrally coordinated
- Designed to support investment

Comparing property investment fundamentals

A side-by-side view of the core financial factors that matter most to property investors.

Dubai vs Australia

Factor	Dubai	Australia
Rental income tax	0%	Up to 47%
Capital gains tax	0%	Up to 23.5%
Annual property tax	0%	Land tax applies
Upfront purchase tax	4%	Stamp duty 4-6%
Typical gross rental yield	6-8%	3-5%
Foreign ownership	Allowed	Restricted



Factor	Dubai	Sydney	Melbourne	Brisbane	Perth
Typical gross rental yield	6-8%	3-4%	3-4%	4-5%	4-5%
Average price per sq ft	AUD 700	AUD 1,100	AUD 900	AUD 800	AUD 750
Median property price	AUD 650k	AUD 1.25m	AUD 825k	AUD 1.0m	AUD 940k
Market liquidity	High	High	Medium	Medium	Medium

Side by side, Dubai offers higher income, lower tax and lower entry cost than Australian property markets.

Australians are already part of Dubai's property market

Dubai is not an unfamiliar or untested market for Australians. A growing number of Australians already live, work, invest and own property here.



0 **Australians living in Dubai**

Some 16,000-20,000 Australians live in the UAE, with most based in Dubai.

0 **Australians travelling to Dubai**

Approximately 296,000 Australians visited Dubai in 2024, a record high year for inbound travel.

0 **Direct Australia-Dubai connectivity**

Daily direct flights operate between Dubai and Sydney, Melbourne, Brisbane and Perth.

0 **Australians buying Dubai property**

Australian property purchases in Dubai have more than doubled since 2022.

0 **Australian buyer presence**

Australians now rank among the top Western nationalities purchasing Dubai real estate.

0 **Where Australians buy**

Most Australian buyers focus on Dubai Marina, Downtown Dubai, Business Bay and Palm Jumeirah.

0 **Established Australian networks**

Australians are connected through long-standing business, professional and community networks across Dubai.

0 **Australia-UAE trade relationship**

The UAE is Australia's largest trade and investment partner in the Middle East, supporting long-term economic and capital ties.

0 **Australians working in key sectors**

Australians are active across Dubai's property, finance, aviation and professional services sectors.

These trends point to a clear progression from Australian presence in Dubai to active and growing property investment.

Why global capital is concentrating in Dubai

Dubai has become a focal point for international capital, driven by policy alignment, mobility, connectivity and long-term economic positioning.

What this means for Australian investors

As Australia becomes more constrained by tax, regulation and cost pressures, capital naturally looks for systems that offer greater efficiency and flexibility. Dubai represents a clear structural alternative – one that aligns global capital, policy intent and long-term growth.

For Australians, this helps explain why more investors are putting their money into Dubai rather than keeping it at home.



Wealth migration

Dubai consistently ranks as one of the world's leading destinations for high-net-worth individuals relocating capital and residency.



Investor relocation

Entrepreneurs, business owners and professionals are choosing Dubai as a long-term base for wealth, work and investment.



Sustained capital inflows

International capital continues to flow into Dubai across property, business and infrastructure at scale.



Tax efficiency

No personal income tax and no capital gains tax allow capital to compound with minimal friction.



Pro-investment environment

Policy, regulation and planning are aligned to attract global capital rather than restrict it.



Residency through investment living in Dubai

Long-term residency options, including the Golden Visa, support permanent relocation and capital deployment.



Global connectivity

Dubai sits at the centre of Europe, Asia and Africa, with direct access to the world's major markets.



Stability and quality of life

Safety, infrastructure, education and lifestyle support long-term family and investor decisions.

Ready to explore Dubai property with confidence?

Resura works with Australian investors to navigate Dubai's property market with clarity and precision.

We provide straight-talk advice on locations, pricing, payment structures and developer quality – aligned to your goals, not sales targets.

Whether you're investing offshore for the first time or reallocating existing capital, we help you make informed decisions in a market that rewards preparation.

Speak to an advisor

Get direct guidance from someone who understands both the Australian and Dubai property markets – and can bridge the two effectively.

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