

# Australian Government 5% Deposit Scheme



## What Is The Australian Government 5% Deposit Scheme?

The **Australian Government 5% Deposit Scheme** (currently the Home Guarantee Scheme) is designed to help more Australians achieve homeownership sooner. Since its launch, it has already supported over 230,000 buyers to purchase their home – and from 1 October 2025, exciting changes will make it even easier.

Home buyers usually need a deposit of 20% of the Property Value to get a home however under the **Australian Government 5% Deposit Scheme** buyers only need up to a 5% deposit (2% Single Parent Stream). This helps home buyers to buy a home sooner, with a lower upfront costs.

## What's Changing From 1 October 2025?

**Unlimited Places** No more set limits for Single Parent Stream and General Stream.

**New Name** Rebranded from the Home Guarantee Scheme to the Australian Government 5% Deposit Scheme.

**Simplified Streams** First Home Guarantee - General Stream.

Family Home Guarantee - Single Parent Stream.

**Higher Property Price Caps** Increased property values.

**No Income Cap** More Australians can now take advantage of the scheme.

## Property Price Caps

Location	Pre 1 October 2025	From 1 October 2025
NSW - capital city & regional centre	\$900,000	\$1,500,000
VIC - capital city & regional centre	\$800,000	\$950,000
QLD - capital city & regional centre	\$700,000	\$1,000,000
WA - capital city	\$600,000	\$850,000
SA - capital city	\$600,000	\$900,000
TAS - capital city	\$600,000	\$700,000
ACT	\$750,000	\$1,000,000
NT	\$600,000	\$600,000

## Who Can Apply?

- Australian citizens or permanent residents 18 or over.
- First home buyers.
- Buyers who have a minimum deposit of 2% (Single Parent Stream) or 5% (General Stream).

## How This Benefits You?

**Reduced Deposit** Enter the market with as little as 5% instead of the usual 20%.

**No Lenders Mortgage Insurance (LMI)** Government guarantee lets you skip costly lenders mortgage insurance.

**Expanded Access** Unlimited places, no income caps, and higher price caps make homeownership easier.

**Potential Savings For Buyers** Lower deposit requirements can cut saving time from years to months.

**Speak to us today to find out if  
you're eligible and how to get started.**



0431 073 350



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\* The information in this flyer is current as at September 2025 and is subject to change. Updates to the Australian Government 5% Deposit Scheme will take effect from 1 October 2025. Please refer to [housingaustralia.gov.au](https://housingaustralia.gov.au) for the most up-to-date information and eligibility criteria. OAKBURY FINANCIAL GROUP is an authorised Representative of AFG Ltd ACN 066 385 822. Australian Credit Licence: 389087.