2026 CONVEYANCING FEES
(INCL. RETIREMENT VILLAGE LEASES)
(EXCLUDES OFF-THE-PLAN)

Our conveyancing fees are based on the value of the property transaction, which reflects the increased risks, the greater degree of professional responsibility and insurance costs of larger transactions.

PURCHASE – PROFESSIONAL FEES

*Stage 1 - up to unconditional exchange of contracts (advice & negotiations) – payable when exchanged or cooled-off
**Stage 2 is from the formation of the contract until final settlement – payable at settlement.

Purchase Price	Stage 1*	Stage 2**	Total Fees St1 + St2	GST	Incl. GST
up to $999,000	$1,000	$800	$1,800	$180	**$1,980**
up to $1,999,000	$1,200	$1,000	$2,200	$220	**$2,420**
up to $2,499,000	$1,400	$1,200	$2,600	$260	**$2,860**
up to $2,999,000	$1,600	$1,400	$3,000	$300	**$3,300**
up to $3,499,000	$1,800	$1,600	$3,400	$340	**$3,740**
up to $3,999,000	$2,000	$1,800	$3,800	$380	**$4,180**
up to $4,499,000	$2,200	$2,000	$4,200	$420	**$4,620**
up to $4,999,000	$2,400	$2,200	$4,600	$460	**$5,060**
$5M & over	$2,600	$2,400	$5,000	$500	**$5,500**

NB: Add an extra $450+GST for Retirement Village Contract Advice if it is also a purchase of Strata Unit
PLUS DISBURSEMENTS: PEXA workspace fee $146.30, NSW LRS transfer fee $182.73, s603 cert $100.50, s66 certificate $29.70, NSW EDR $21.62 – approx. total $550 (add $119 for strata s184 cert.)
Arrange extra property reports - Building/pest report ~$500 to $1000 - Strata records search - $350

SALE – PROFESSIONAL FEES

*Stage 1 - contract preparation - payable once the contract has been issued to agent
**Stage 2 - negotiation with purchasers, exchange of contract to settlement (Payable at settlement)

Sale Price	Stage 1*	Stage 2**	Total Fees St1 + St2	GST	Incl. GST
up to $999,000	$650	$650	$1,300	$130	**$1,430**
up to $1,499,000	$750	$850	$1,600	$160	**$1,760**
up to $1,999,000	$850	$1,050	$1,900	$190	**$2,090**
up to $2,499,000	$950	$1,250	$2,200	$220	**$2,420**
up to $2,999,000	$1,050	$1,450	$2,500	$250	**$2,310**
up to $3,499,000	$1,150	$1,650	$2,800	$280	**$3,080**
up to $3,999,000	$1,250	$1,850	$3,100	$310	**$3,410**
up to $4,499,000	$1,350	$2,050	$3,400	$340	**$3,740**
up to $4,999,000	$1,450	$2,250	$3,700	$370	**$4,070**
$5M & over	$1,550	$2,450	$4,000	$400	**$4,400**

PLUS DISBURSEMENTS: Stage 1 - Docs for contract assembly $550 House, add $150 for average Strata
Stage 2 - $95.36 Land tax clearance, PEXA workspace $146.30

NB: UNDER THIS REVISED SCALE WE ARE NO LONGER ADDING ANY SUNDRY CHARGES