6.55 per cent above their June 2023 levels.

Price growth has slowed in the capital cities and bumped up by just 0.22 per cent in June, marking a 6.91 per cent lift year-on-year.

"National home prices have cycled through 18 consecutive months of growth to hit a fresh peak in June despite the pace of growth slowing as winter begins," PropTrack said.

"Although the number of homes hitting the market this year has lifted, strong population growth, tight rental markets and home equity gains continue to bolster demand."

The research house said building activity remained challenged, pauses also influencing the market.

"Interest rate stability has sustained buyer and seller confidence, while the continuous rise in home prices is motivating many to overcome affordability challenges and transact with the expectation of further growth. As a result, demand is outpacing supply, pushing prices and rents higher and offsetting the higher interest rate environment," PropTrack said.

The market could see a burst of activity this month as tax cuts come into play. "From July, tax cuts will lift household incomes, increasing borrowing capacities and buyers' budgets, further supporting price growth. Although home prices are expected to rise in the coming months, they will likely maintain a slower pace through the seasonally quieter winter period, particularly with increasing uncertainty around interest rates," PropTrack said.

Capital cities	7.23%	$960,000
Regional areas	5.54%	$663,000
Sydney	6.85%	$1,428,000
Melbourne	-0.18%	$914,000
Brisbane	13.67%	$936,000
Adelaide	14.96%	$810,000
Perth	23.08%	$762,000
Hobart	-2.37%	$717,000
Darwin	4.06%	$558,000
ACT	1%	$973,000

Source: PropTrack

Over the past quarter, every capital saw a slowdown in home the strongest growth in June. Meanwhile Melbourne (-0.43 per cent), Hobart (-0.21 per cent), Darwin (-0.11 per cent) and Canberra (-0.05 per cent) were weakest.

A split has emerged with Perth, Adelaide and Brisbane recording the fastest pace of growth for much of the past two years, with Perth prices up 22.52 per cent in the past year, while Adelaide and Brisbane have seen increases of 14.61 per cent and 14.14 per cent respectively. Capital city prices have outpaced regional areas over the past year and did so again in June, despite slowing growth.

Sydney home prices lifted 0.41 per cent in June, the slowest pace of monthly growth since December 2023. But they still hit a new above their November 2022 low.

More properties hitting the market this year has been met with strong demand, driving further price growth. However, the pace of growth has eased steadily since the end of the summer selling season.

Melbourne home prices fell 0.43 per cent in June, down 0.07 per cent year-on-year, in keeping with the sluggish Victorian market that has been hit by taxes and a loss of confidence. Home prices in the city are 3.89 per cent below their March 2022 post-pandemic peak.

Brisbane has surpassed Canberra to become the second-most expensive capital following a period of consistently strong growth.

Brisbane remains one of the strongest performing markets over the past year, with home prices now 14.14 per cent above June 2023 levels. Prices lifted a further 0.5 per cent in June, reaching a new peak, although the pace of growth is slowing compared to earlier in the year.

The runaway Perth market has maintained its outperformance and remains the strongest market in the country for monthly (+0.65 per cent) and annual (+22.52 per cent) home price growth. The relative affordability of the West Australian capital's homes, population growth and a tight rental market are also supporting home values.

m detection 00m safe

bourne last week. "And unfortunately, I do feel that criminals are going to get more sophisticated. And the advent of capabilities like AI and generative AI are going to increase the threat vectors and the sophistication of the attacks."

Each of the major banks has been ramping up detection and prevention against scams and fraud, as the government takes aim at fraud prevention at the banks, telcos and social media platforms.

Online scams can range from theft from merchants to romance and tax scams, as well as fraudulent investment schemes peddled on social media platforms.

They are believed to rake in trillions of dollars a year globally. Australians reported a record 600,000 scams last year, with losses topping $2.7bn, according to the Australian Competition & Consumer Commission.

As banks tackle scammers *head on, super funds are tightening* their own processes following warnings from Assistant Treasurer Stephen Jones in recent weeks that scammers would move down the chain to target workers' nest eggs.

'That's $100m in scam losses we've avoided'

CHRIS SHEEHAN
NAB GROUP INVESTIGATIONS AND FRAUD EXECUTIVE

The Financial Services Council, which represents retail super funds, will on Monday bring in a new standard in which funds have a consistent approach in mitigating and dealing with scams and fraud.

The new standard for retail super funds puts in place multi-factor authentication on all high-risk transactions, among other requirements.

"With scammers becoming more and more sophisticated, the industry recognises it needs to be ahead of the curve when it comes to dealing with criminals," FSC chief executive Blake Briggs said.

"The superannuation industry is responsible for over $3.5 trillion in retirement savings for Australians and FSC members take their duty to protect their customers very seriously. Although there are already mitigation measures in place, this industry-first standard provides our members with a consistent approach for dealing with scams and fraudulent activity."

The standard is voluntary from July 1 until mid-2026, when full compliance is required. It covers retail funds but not industry funds.

Ryan puts luxury safari resort up for sale

CAMERON ENGLAND

Jayco founder Gerry Ryan has put the Monarto Safari Park southeast of Adelaide up for sale, just months ahead of the opening of the $40m-plus development.

Australia's caravan king announced the South Australian development in 2019, after being introduced to the Monarto Safari Park and its rhinoceros conservation program.

The development includes two main elements – a safari resort on 17.8ha, including 78 five-star rooms, conference facilities and a day spa, plus the Wild Africa Lodge featuring 20 glamping tents, pools and conference and restaurant facilities.

A prospective sale price for the tourism development has not been released. However, the expected capital expenditure for the project when it was announced was $40m.

"I was introduced to Monarto Safari Park through their rhino conservation program and was immediately captivated by the vision of creating accommodation that would draw more people to South Australia to experience the beauty of the land and learn about the park's vital conservation efforts," Mr Ryan said.

"This inspiration led to the development of a five-star resort and glamping site in the heartland of the world's largest open-range safari park outside of Africa.

"Our aim has always been to offer guests an unparalleled experience, allowing them to immerse themselves in the natural wonder of the land while raising awareness about the crucial conservation initiatives taking place.

"Monarto Safari Park offers a truly unique and captivating experience and we are excited for the next visionary, who will continue to share its wonders with the world."

The development is nearing completion, and is expected to open in the third quarter of the year once new ownership is finalised.

Mr Ryan is no stranger to tourism development, previously developing the Nagambie Lakes Leisure Park, now owned by the G'Day Group, and buying the Mitchelton winery, which he improved with a luxury hotel and day spa. The Ryan family also owns and has invested heavily in the Hubert Estate winery in the Yarra Valley.

Gerry Ryan (inset) is seeking to sell his Monarto Safari Park, the largest such park outside of Africa

Zoos SA chief executive Elaine Bensted said the organisation was looking forward to the safari lodge operations opening.

"This has been a vision of ours for many years and it is incredibly exciting that we are almost ready to open to accommodation guests," Ms Bensted said.

The expressions of interest sale process is being run by JLL Hotels & Hospitality Group's Nick MacFie and Peter Harper.

Mr MacFie said the development presented an immediate opportunity to acquire and operate a state-of-the-art five-star resort with significant destination hotel potential.

"Incoming investors will have an attractive entry-point with flexibility of branding and management, together with the further potential for expansion and/or complementary uses," he said.

Advise Transact managing director Mark Wizel, who is advising Mr Ryan on the deal, said the sale presented a highly strategic and rarely offered opportunity to own an exclusive, five-star resort and hospitality asset in the world's burgeoning $40bn safari tourism sector.

The Monarto Safari Park is the largest such park outside of Africa, and is home to rhinoceros, elephants, lions, giraffes, meerkats and many other animals.

Mr Ryan, dubbed the caravan king, has also long been a backer of many sporting teams, ranging from his part-ownership of the NRL's Melbourne Storm, professional cycling outfit Team Jayco-AlUla and women's basketball side Southside Flyers.

Jayco, the caravans manufacturer Mr Ryan started in 1975, showed yearly revenue of $561m for the 2022 financial year, from which the business made EBITDA of about $75m, according to financial accounts lodged by the company in 2023.

Bourse set for slow start to year after a mixed global lead

NICK EVANS

The Australian sharemarket is set for a soft start to the new financial year on the back of a mixed lead from overseas markets last week, and as local investors weigh the impact of sticky inflation rates.

The end of tax-loss selling traditionally heralds good trading in July on the Australian stockmarket as investors reposition themselves for the new financial year.

AMP chief economist Shane Oliver noted on the weekend that, while global sharemarkets delivered mixed results in the last week of the financial year's trading, they delivered strong financial returns over the past year.

"Shares were star performers over the last financial year with US shares returning around 25 per cent, global shares around 21 per cent and Australian shares around 12 per cent. Cash returned around 4.5 per cent and bonds returned around 2-3 per cent but unlisted commercial property remained negative as office valuations remained under pressure," he said in a client note.

The latest Australian CPI figures, which showed a shock rise to 4 per cent in the 12 months to the end of May, have stoked fears the Reserve Bank could again lift rates when it next meets.

But Dr Oliver said his base case remained that interest rates had peaked.

"June quarter inflation may surprise on the downside as the monthly CPI is an unreliable guide to the quarterly, which remains the gold standard," he said.

"More fundamentally, the RBA needs to be cautious here as monetary policy is judged by the Bank itself to be 'restrictive' and working to slow the economy."

Major economic data releases for the first week of July includes with Monday's release of the latest CoreLogic house price figures for June, with analysts expecting a 0.7 per cent lift across the nation.

The minutes of the last RBA meeting will be released on Tuesday, potentially giving an insight into the central bank's thinking on inflation, with May retail sales and building approvals due out on Wednesday.

's $200m Pakistan deal with Google

ing every student in the country has access to cutting-edge classroom technology.

It follows a deal in January for Allied to make Chromebook laptops for Australian school students – the only agreement of its

both Chromebook and Allied-branded gaming products.

Google Pakistan's country director, Farhan S. Qureshi, said the partnership had the potential to "transform education in Pakistan for the better" by providing mil-

fence, space, healthcare and infrastructure industries.

The launch of a manufacturing facility in Pakistan adds to the three facilities from which the company operates in Adelaide's western suburbs, as well as satel-

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