



# *Month in Review*

Australian Grain - April 2025

The Month in Review identifies the latest movements and trends for property markets across Australia.

## New South Wales

The New South Wales grain market is expected to continue to grow in the coming years, driven by strong demand from both domestic and international markets. The state's grain production is expected to increase by ten per cent over the next five years, with wheat, barley and canola remaining the key crops.

The demand for New South Wales grain is expected to be supported by several factors, including:

- ▶ A growing population in Australia and Asia;
- ▶ Increasing demand for biofuels and animal feed;
- ▶ The expansion of the global middle class.

The New South Wales grain industry is well-positioned to meet this growing demand, with a number of competitive advantages, including favourable climate and soils, a highly skilled workforce and well-developed infrastructure.

The New South Wales government is committed to supporting the grain industry and has a number of policies and programs in place to help farmers improve their productivity and profitability. These include:

- ▶ Funding for research and development;
- ▶ Investment in infrastructure;
- ▶ Assistance with marketing and trade.

The New South Wales grain industry is a vital part of the state's economy and is expected to continue to grow in the coming years. The industry is well-

positioned to meet the growing demand for grain, and the New South Wales government is committed to supporting its continued success.

**Wheat:** Prices are holding steady at \$350 per tonne. The USDA forecasts that global production in 2024/25 will increase by six million metric tonnes compared to the previous year, with increased production expected in Australia, Argentina, Ukraine and Russia.

**Barley:** Prices have slightly increased to \$312 per tonne. The concentrated supply in New South Wales continues to be drawn south due to competition between domestic feed buyers and exporters, which is supporting prices.

**Sorghum:** Prices remain steady at \$360 per tonne. Northern market prices have increased as they recover from ex-Tropical Cyclone Alfred. Additionally, China has imposed an additional tariff on US sorghum.

Sources: NSW Govt Weekly Commodity Report, Profarmer and Grain Central



Angus Ross  
Director

## Central West and Western NSW

The market has cooled lately, with more listings, longer days on market and a higher auction pass-in rate. This is due to variable seasonal conditions (most of the area is dry), uncertainty around interest rates and commodity prices and vendors needing to adjust their reserve prices to align

with market value. While premium properties are sluggish and there's limited interest in lower-tier properties, there's still underlying interest in the market. This is mainly due to favourable seasons and commodity prices in the past five years, allowing for debt reduction and the ability to purchase assets of interest.

Recent sales show a contrast in scale and pricing:

**Darriwell Aggregation, Trundle:** 8828 hectares sold for \$38 million (including a substantial cereal crop). Unimproved and ex-crop value: \$3,795 per hectare. This well-regarded aggregation boasts above-average, extensive improvements and was managed as a corporate-style operation.

**Gunners Dam, Curra Creek (Wellington/Yeoval):** 528.2 hectares sold at auction for \$4.875 million. Unimproved value: \$7999 per hectare.



Allister Rodgers  
Valuer

## Western Victoria

In 2024, rainfall was below average across most of the state, particularly during the growing season. Thankfully, many areas had some stored soil moisture from rain in late 2023.

Victoria's total grain crop in 2024 is estimated to be around 15 per cent lower than the previous year.

Property sales decreased in 2024 as farmers focused on preserving cash during the dry period from April to October. Some properties didn't sell because vendors wanted 2022 sale prices, which buyers weren't willing to pay. Property values are thought to have peaked in 2023 and have remained flat since.

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AUSTRALIAN  
GRAIN

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There haven't been many significant sales in the past six months.

One sale from late 2024 is a 2580-hectare well-developed cropping property north of Manangatang in the Mallee region. The property, located in a 310 mm rainfall area, sold for just over \$3,000 per hectare of arable land.



Graeme Whyte  
Director

## Western Australia

A return to the high production years of late has now been confirmed by the Grain Industry Association of Western Australia in its February 2025 Crop Report, with total grain production for the 2024/25 season reported to have reached over 22.4 million tonnes, making this past season's result the third largest on record behind 2021/22 (over 24 million tonnes) and 2022/23 (over 26 million tonnes), a remarkable result considering the low growing season rainfall experienced across most of the state. The increased production over recent years can be attributed to not only modern farming techniques, which have allowed for more consistent results, but also a shift to warmer growing seasons and significant decreases in sheep numbers due to

the impact of the live export phase-out which has resulted in larger areas being cropped.

2024 Season GIWA February 2025 Western Australia Crop Production Estimates (tonnes)

Port Zone	Wheat	Barley	Canola	Oats	Lupins	Pulses	State Total
Kwinana	5,630,000	2,540,000	1,100,000	370,000	185,000	12,000	9,837,000
Albany	1,790,000	2,250,000	860,000	270,000	90,000	15,000	5,275,000
Esperance	1,830,000	980,000	640,000	20,000	40,000	40,000	3,550,000
Geraldton	3,200,000	120,000	270,000	5,000	165,000	1,000	3,761,000
Totals	12,450,000	5,890,000	2,870,000	665,000	480,000	68,000	22,423,000

Note: the grain totals reported are for whole farm production. This includes on-farm seed and feed requirements as well as trade outside of the CBI network.

Source: GIWA

As we progress into the 2025 season, there is currently a more positive sentiment throughout many of the state's grain growing regions compared to 12 months prior due to the recent 2024/25 harvest result, subsoil moisture reserves in some regions ready for 2025, and expected continued interest rate relief, however sustained high input and fuel prices, transport prices and delays and political uncertainty have tempered the outlook of some producers.



Mitchell Boylan  
Valuer

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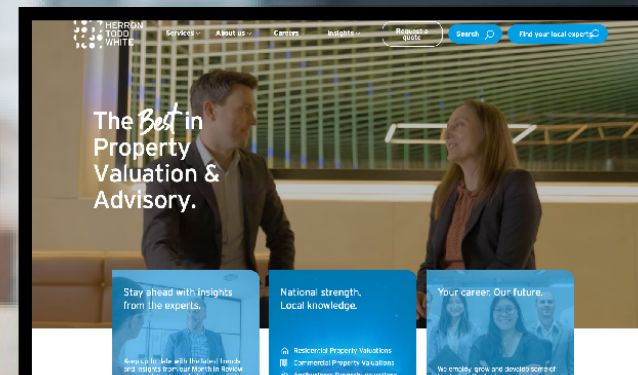
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