



*2025 Government Grants and Schemes for*

# First Home Buyers in VIC



**Disclaimer:** This content is based on our best knowledge and includes links to official sources where possible. It is for general information only and not financial advice.

All the grants and schemes available to **First Home Buyers in Victoria(VIC) in 2025**, including both state and federal programs.

Benefit	Scheme	First Home Buyer Only	Australian Citezen / PR	Income Limit	Deposit Required	Property Price Cap	Must Live In Property	How To Apply?
Buy with 5%, no LMI	First Home Guarantee (FHBG)	Yes (with exceptions)	Yes	Yes – \$125k (Singles) \$200k (Couples)	5%	\$800k metro / \$650k regional	Yes	<ul style="list-style-type: none"> <li><b>Mortgage Broker</b></li> <li>Participating lenders or brokers via <b>NHFIC</b></li> </ul>
Stamp duty exemption/concession – new or existing property	First Home Buyer Duty Exemption or Concession (Stamp Duty Relief)	Yes	Yes	No	Any	<b>New/Existing Home:</b>  <\$600k = \$0 \$600–\$750k = Discount >\$750k = No concession	Yes – for at least 12 months within 12 months of settlement	<ul style="list-style-type: none"> <li>Automatically applied during the transfer process via your conveyancer or solicitor</li> </ul>
A \$10,000 grant – to buy or build a brand new home or substantially renovated home	First Home Owner Grant (FHOG)	Yes	Yes	No	Any	\$750k (total value of home and land)	Yes – for 12 continuous months within 12 months of settlement	<ul style="list-style-type: none"> <li><b>Mortgage Broker</b></li> <li>Through your lender or directly via <b>State Revenue Office Victoria</b>.</li> </ul>
Use your voluntary super contributions (up to \$15,000 per year and \$50,000 total) to save for a deposit.	First Home Super Saver Scheme (FHSSS)	Yes	Yes	No	Voluntary super savings	N/A	Yes – 6 months within 12 months of purchase	Via <b>myGov</b> and the <b>ATO</b> .
Victorian Government contributes up to 25% of the home's purchase price, reducing the deposit required to just 5%.	Victorian Homebuyer Fund (Shared Equity Scheme)	No	Yes	Yes – ≤ \$135,155 (individuals) ≤ \$216,245 (single parents or couples)	Any	\$950,000 in Melbourne/Geelong, ≤\$700,000 in regional VIC.	Yes – Live in the home as principal place of residence.	
For single parents with at least one dependent – Buy with 2%, no LMI	Family Home Guarantee	No – but must not currently own property	Yes	Yes – \$125k	2% (excludes child support)	\$800k metro / \$650k regional	Yes	Through a participating lender or mortgage broker

See next pages for a comprehensive overview of all government grants and schemes.



# Need Help Understanding Which Grants Apply to You?

We recommend connecting with a qualified mortgage broker who can walk you through your options with clarity and confidence.



## Ruban Sohana

Founder and Principal Mortgage Broker

- Ruban began his journey in **2011** and has **5 years** of experience as a mortgage broker.
- Recognised as one of **Finsure's Best Commercial Newcomers** in 2022, he's helped hundreds of Australians secure their first home or investment with a client-first approach.

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## 1. First Home Guarantee (FHBG)

<https://www.housingaustralia.gov.au/support-buy-home/first-home-guarantee>

### What it is:

Buy a home with just **5% deposit** without paying Lenders Mortgage Insurance (LMI). The federal government guarantees the remaining 15%.

### Eligibility:

- Must be a first home buyer.
- Australian citizen or PR.
- Income limit: **\$125k for singles, \$200k for couples.**
- Must live in the property.
- VIC price cap: **\$800,000 in metro areas, \$650,000 in regional areas.**





## 2. First Home Buyer Duty Exemption or Concession (Stamp Duty Relief)

<https://www.sro.vic.gov.au/first-home-owner/exemption-concession-reduction>

### What it is:

A full or partial **stamp duty exemption/concession** for first home buyers purchasing a home under certain thresholds.

### Eligibility:

- Must be a first home buyer.
- Must live in the home for at least 12 months within 12 months of settlement.
- Must be buying a new or existing property.

### Benefits:

- **Full exemption** for homes valued **up to \$600,000**.
- **Concessional rate** for homes valued **between \$600,001 and \$750,000**.

**How to apply:** Automatically applied during the transfer process via your conveyancer or solicitor.



### 3. First Home Owner Grant (FHOG) VIC

<https://www.sro.vic.gov.au/first-home-owner>

#### What it is:

A one-off **\$10,000 grant** to buy or build a **new home**.

#### Eligibility:

- Must be buying/building a new home valued up to **\$750,000**.
- The home must be brand new or substantially renovated.
- You or your partner must not have owned residential property in Australia before.
- Must live in the home for 12 continuous months within 12 months of settlement.

**How to apply:** Through your lender or directly via **State Revenue Office Victoria**.

A close-up photograph showing two hands exchanging a thick stack of Australian dollar banknotes. The background is softly blurred, showing a person in a light blue shirt and a window with natural light. The image is partially covered by a dark blue banner at the bottom.

## 4. First Home Super Saver Scheme (FHSSS)

<https://www.ato.gov.au/individuals-and-families/super-for-individuals-and-families/super/withdrawing-and-using-your-super/early-access-to-super/first-home-super-saver-scheme>

### What it is:

Use **voluntary super contributions** (up to \$50,000 total) to boost your home deposit savings.

### Eligibility:

- Must be a first home buyer.
- Must live in the home for at least 6 months in the first year.
- Up to **\$15,000 per year** can be withdrawn, **\$50,000 max.**

**Apply via myGov** once you've made voluntary contributions and are ready to request a determination and withdrawal:

<https://my.gov.au/>



## 5. Victorian Homebuyer Fund (Shared Equity Scheme)

<https://www.sro.vic.gov.au/homebuyer>

### What it is:

A **shared equity** scheme where the **Victorian Government contributes up to 25%** of the home's purchase price, reducing the deposit required to just 5%.

### Eligibility:

- Must be an Australian citizen or permanent resident.
- Income cap: ≤\$135,155 for individuals, ≤\$216,245 for single parents or couples
- Cannot own property or investment land.
- Live in the home as principal place of residence.
- Property price cap: **\$950,000 in Melbourne/Geelong, \$700,000 or less in regional VIC.**

**You own the home,** but the government retains a share which you can repay over time or when selling.





## 5. Family Home Guarantee

<https://www.housingaustralia.gov.au/support-buy-home/family-home-guarantee>

### What it is:

Buy a home with just **2% deposit** as a **single parent with at least one dependent**, without paying LMI.

### Eligibility:

- Must not currently own property.
- Income cap: \$125,000.
- Must live in the home.
- VIC price cap applies (same as FHBG).

**How to apply:** Through a participating lender or mortgage broker