



Raine&Horne
Commercial

RAINE & HORNE CONFERENCE · 2026

Workflows built specifically for commercial agents.

Five markets, measured to one standard — and the workflows that turn that evidence into client-ready work.

— Doug Curry · CEO





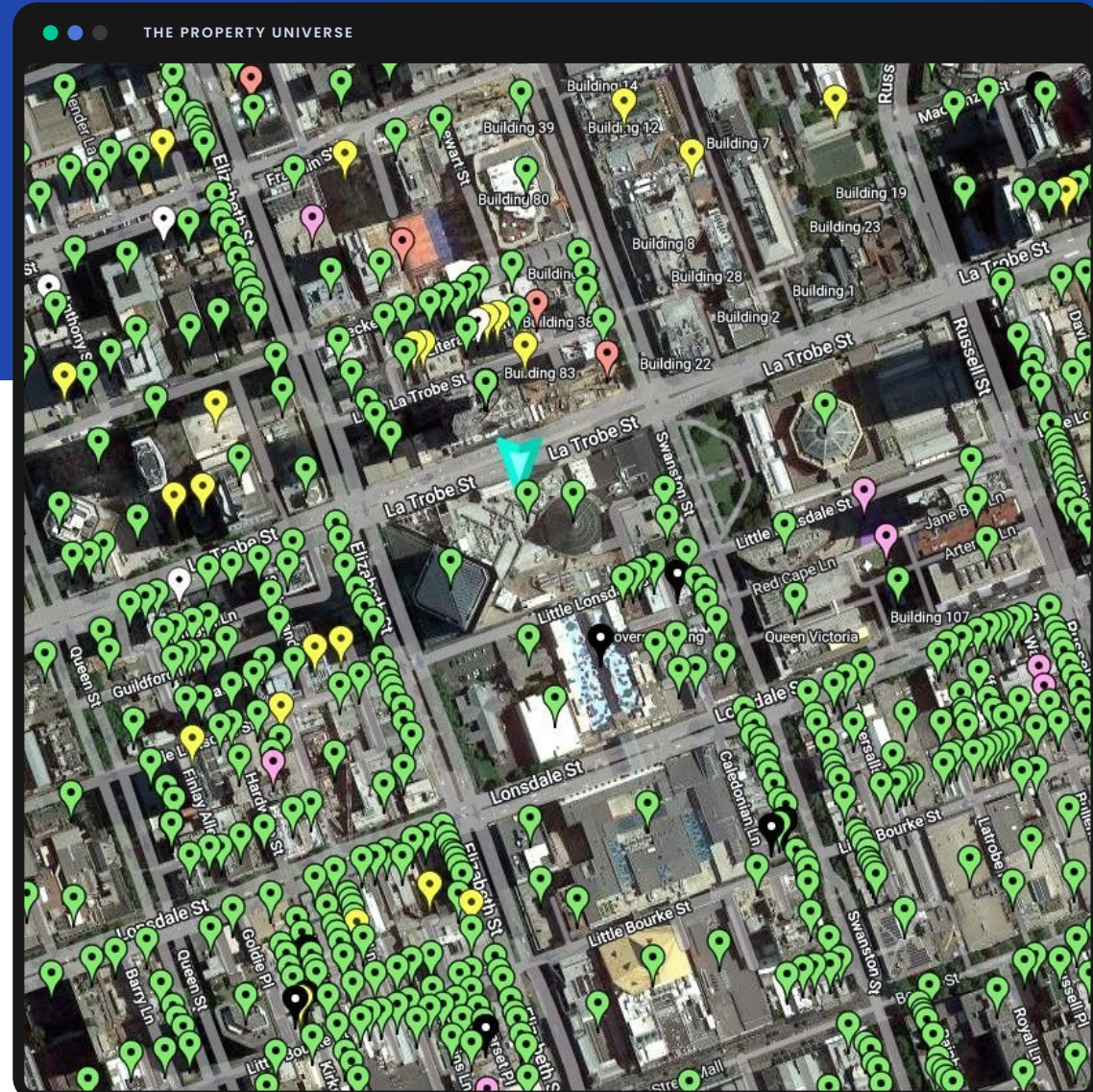
Sydney, Melbourne, South East Queensland, Perth and Adelaide — every commercial asset, freehold and strata, on one national standard.

MARKETS LIVE

COMMERCIAL ASSETS

SALES TRANSACTIONS

ACTIVE LEASES



Measured deeper. Priced sharper.

Work led with CBA drove deeper measurement of every property — producing the most accurate broad-market price per square metre evidence available.

01

Deeper measurement

every property measured to one standard, not sampled

02

Broad-market \$/m² evidence

the most accurate available across the five markets

03

CBA outcome

TODO — confirm the 30% valuation-accuracy figure is attributable

VERIFIED SALE RECORD			
		Property Overview	
		Property Type	Office
		Property Size (m ²)	45,000
		Land Size (m ²)	3,244
		Floors	30
		Structure Type	Freehold
		Zoning	Sp5 - Metropolitan Centre
		True Owner	Dexus - Australia
Sale Details			
Sold Date	22/03/2021	Conveyed	Building And Land
Sold Price	\$374,962,500	Share Sold Percentage	Partial - 37%
Sale Conditions	Tenanted Investment,other	Sold Size (m ²)	26,158
Arms Length Transaction	Arm's-length Commercial Sale	Sale Rate (\$/m ²)	\$14,334
Portfolio	No	Sold Land Size (m ²)	3,244
Strata Sale		Land Rate (\$/m ²)	\$113,043
Strata Unit/Lot #			



LEASE DEPTH & WORKFLOWS

50,000 leases to over 100,000.

Lease depth combined with the new sales price index unlocks a multi-valuation approach to market studies — four approaches to value, in one workflow.

01

CMA

four approaches to value in one comparative market analysis

02

DigiKit

the same four approaches, packaged for the client

03

Lease Insights Tool

brief to branded proposal in under 30 minutes

04

PRISM

coming — immediate market valuations

05

Investment Committee reports

coming — for IC decisions

06

Quarterly loan valuations

portfolio revaluation, quarterly

NOTE

Retail lease evidence lands September 2026.

CUSTOMISED DIGITAL PROPOSAL



Subject Property



Office & Agent



Comparable

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Raine & Horne.
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FIELD RESEARCH & IMAGERY

We fly it, measure it and model it.

Arealytics and realcommercial vehicles are through the market with certified drone operators — now flying all industrial markets with oblique imagery.

01

Full 360° drone flights

for your listings and offerings

02

iGuide interiors

walkthroughs of the tenancy

03

Floor plans to scale

measured, not sketched

04

Fit-out examples

CAD-ready, development-submission quality

05

3D exterior models

coming — drone imagery tied to iGuide

NOTE

TODO — add the Raine & Horne examples link.

