SPROAL

PROPERTY LAW & CONVEYANCING



Conveyancing fee guide

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Conveyancing Fee Guide

SALE

Our standard conveyancing fee: **$2,585 incl GST ($2,350 + GST)**

Plus standard disbursements*: **$421.50**, comprising:

- Title search: $39.20 per title
- Land tax search: $14.70
- Section 132 rates certificate: $58.80
- Land Tasmania administration charge: $3.50
- InfoTrack verification of identity and client authorisation form: $45 per person
- Sundries: $99
- Bankruptcy search: $15 per person
- PEXA electronic settlement fee: $146.30

ESTIMATED TOTAL: $3,006.50 incl GST, plus a Land Titles Office discharge of mortgage registration fee of $207.76 per mortgage, if applicable.

PURCHASE

Our standard conveyancing fee: **$2,585 incl GST ($2,350 + GST)**

Plus standard disbursements*: **$748.88**, comprising:

- Title search: $39.20 per title
- Priority notice: $29.59
- Land tax search: $14.70
- TasWater certificate: $49.00
- Section 132 rates certificate: $58.80
- Council certificate: $259.70
- Land Tasmania administration charge: $3.50
- InfoTrack verification of identity and client authorisation form: $45 per person
- Sundries: $99
- PEXA electronic settlement fee: $150.39

Plus Land Titles Office transfer registration fee: **$256.76**

Plus duty: Calculate an estimate here

ESTIMATED TOTAL: $3,590.64 incl GST, plus duty

**These amounts include GST where applicable. The above fee applies to residential sales and purchases up to $2 million. Each estimate is based on one seller or purchaser and one title. Add $60 per additional seller and $45 per additional purchaser for verification and associated searches, and $39.20 per additional title search. The purchase total excludes duty. Please also read the Important Information in this guide.*

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IMPORTANT INFORMATION

About this guide

Our conveyancing fee guide outlines our professional fees and estimated standard disbursements for sale and purchase matters.

The amounts use 2026/27 fees. Government search and registration fees typically increase on 1 July each year, and other third-party charges may also change. We will confirm the costs applicable to your matter in our costs agreement.

If we provide an individual costs estimate, it is valid for 14 days, subject to receiving your instructions within that time.

Scope of work

These estimates apply to standard residential conveyancing matters, including residential dwellings, units and vacant land sold on the open market through a real estate agent, with a sale or purchase price up to $2 million.

Matters outside this scope, including complex transactions, company, SMSF or trust structures, private sales or purchases, rural or farming properties and commercial transactions, are subject to our review and availability. These matters will usually involve additional work and cost.

Assumptions and additional work

Our estimates assume that your matter proceeds as a standard conveyancing transaction and that the information provided to us is complete and accurate.

Unless you tell us otherwise, we assume that all registered proprietors and other relevant parties are alive and have legal capacity to participate in the transaction, that the transaction is not affected by a family law separation, property settlement or dispute, and that no unusual legal, title or compliance issues arise.

Please let us know if any of these assumptions are incorrect, your circumstances change or further information comes to light. If additional work is required or our estimate needs to change, we will explain the adjustment as soon as practicable.

Contract review before signing

A review of contract terms before signing is additional to our standard conveyancing service and is subject to our availability and a separate fee. Please see our website for further information and confirm our availability before relying on us to review a contract. Our starting fee for a contract review is $450 + GST.

Disbursements

Disbursements are third-party costs incurred in your matter. The amounts required may vary depending on the property, the searches needed and the relevant authorities.

Additional searches, certificates or other third-party expenses may be required during the transaction and will be payable by you.

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Duty on purchase matters

Duty is additional to the purchase estimate. Any amount shown in an individual estimate or calculated using the linked calculator is indicative only and may not account for all exemptions, concessions or surcharges relevant to your circumstances.

The final duty payable will be confirmed closer to settlement.

Payment

There is no need to pay anything upfront. Our fees are payable at settlement.

If your matter does not proceed, or our engagement ends earlier, we will issue an invoice at that time or within seven days. Our fees will be based on the work completed to that point, rather than the full estimate. A minimum fee of $300 + GST will be payable.

Your information and online onboarding

To meet our anti-money laundering and counter-terrorism financing obligations, we need to collect and verify information about you and your transaction before providing services.

We use InfoTrack to manage our onboarding process remotely online. This may include verification of identity, client authorisation, customer due diligence checks and related requirements.

Please consider whether this online process suits you before proceeding with our firm. If you are not comfortable completing onboarding remotely online, our service may not be the right fit for you.

Acceptance of your matter

Sending us your contract does not automatically mean we have accepted the matter.

We need to check for conflicts, review the timeframes and our availability, and confirm whether we can act. Our acceptance is also subject to completion of our onboarding requirements.

Next steps

Thank you for your interest in working with us.

We understand that buying and selling real estate comes with a lot to manage. Our role is to handle the legal process efficiently and thoroughly, so you don't have to spend time thinking about it.

If you would like us to act, email your signed contract to contracts@sproal.au, or ask your real estate agent to send it through on your behalf.

For general enquiries, email info@sproal.au or call 03 6331 5500.

We hope we can assist.

Angie Sproal & Penny Sproal – Directors
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