

SPRING 2026 CAMPAIGN

“SET THE STAGE FOR SOLD. SET THE STANDARD FOR LEASED.”

Terms and Conditions

V1.0.SY.DO – September 2026

Please read this document carefully. It contains important information about the limitations and exclusions of this offer.

1. Promoted by Xynergy Pty Ltd, trading as Xynergy Realty South Yarra and Xynergy Realty Docklands (ABN. 92 429 507 215).
2. This offer is valid for
 - 2.1. New Vendors (Sellers) who sign an Exclusive Sale Authority (ESA) during the promotion period; or
 - 2.2. New Rental Providers who sign a Xynergy Realty Exclusive Leasing and Managing Authority (ELMA) Version 10.0 and above during the promotion period.
3. *For the Sales Services -*
 - 3.1. The Vendor must sign an ESA with Xynergy Realty during the promotion period and agrees to market the property at the **Sales Agent’s agreed appraisal price as stated in the ESA.**
 - 3.2. The Vendor agrees to a sales commission of **2% excluding GST of the final sale price or a minimum commission of \$10,000 excluding GST, whichever is greater.**
 - 3.3. The professional staging offer is strictly limited to the **first six (6) eligible Vacant properties.**
 - 3.4. Eligible Vendors will receive professional property staging covered by Xynergy Realty up to **\$2,000 inclusive of GST per property**, with a maximum campaign contribution of **\$12,000 inclusive of GST.**
 - 3.5. For property staging as stated in clause 3.4, if staging costs exceed \$2,000 inclusive of GST, the Vendor is responsible for the remaining balance.
 - 3.6. Professional staging must be arranged through a staging provider nominated or approved by Xynergy Realty.
 - 3.7. If the Vendor withdraws the property from sale or terminates the ESA after staging has been arranged or provided, Xynergy Realty reserves the right to recover the staging costs paid or committed, up to **\$2,000 inclusive of GST.**



Headquarters

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SPRING 2026 CAMPAIGN
Terms and Conditions

4. *For the Property Management Services -*
 - 4.1. ELMA with a minimum exclusive managing period of 12 months.
 - 4.2. ELMA with a minimum fee schedule as follows:
 - a. **Management Fee:** 6.6% of collected rent
 - b. **Initial Letting Fee:** 1.65 weeks' rent
 - c. **Reletting Fee:** 0.55 weeks' rent
 - d. **Other Fees** are applicable as per the ELMA.
 - e. All fees are inclusive of GST.
 - 4.3. Eligible Rental Providers will receive:
 - a. **A fixed management fee of \$0.00 per month** for the last three (3) months of the 12-month ELMA period.
 - b. **Free landlord insurance (unfurnished property) for the first year** (up to \$309 inclusive of GST), subject to insurer terms and availability, OR
 - c. Contribution of \$309 inclusive of GST towards landlord insurance for the first year of the furnished property, subject to insurer terms and availability.
 - d. This offer is redeemable only during the first 12 months of the ELMA period.
 - 4.4. This promotion applies strictly to new residential property management listings (including self-managed rental providers and properties transferring from external (non-Xynergy Realty) agencies).
 - 4.5. Commercial properties are strictly excluded from this campaign.
5. The Rental Provider is responsible for all outstanding and future safety compliance requirements and maintenance, as well as any further follow-up repairs if the property is deemed non-compliant and the repair is considered urgent.
6. The terms and conditions for the Exclusive Sale Authority and Exclusive Leasing and Managing Authority apply as per the Authority.
7. The Spring 2026 Campaign – “SET THE STAGE FOR SOLD. SET THE STANDARD FOR LEASED.” offer is valid from 21 September 2026 to 29 November 2026, 23:59 AEDT.
8. This promotion CANNOT be redeemed for cash.
9. This offer is non-transferable and CANNOT be combined with any other promotion(s).
10. The terms and conditions of this campaign are subject to change at any time without notice.
11. By participating in this promotion, vendors or rental providers agree to comply with these terms and conditions.

**SPRING 2026 CAMPAIGN
Terms and Conditions**

12. Xynergy Realty South Yarra or Xynergy Realty Docklands reserves the right to make the final decision in dispute cases.

For further information, please contact our Property Sales Consultants or Property Managers at **1300 884 168** or info@xynergy.com.au

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