Checklists

Before You Buy: Property Due Diligence Checklist

Reviewed: 18 October 2026

A property inspection reveals only part of what you are buying. Before making an offer or bidding at auction, consider whether you have investigated the following areas. Use these prompts to organise questions, rather than as confirmation that a property is suitable or a project is feasible.

Use these questions to organise your enquiries. Checking every box does not establish suitability or feasibility.

Property and legal information

- ☐ Have the contract of sale and Section 32 statement been reviewed by your conveyancer or lawyer?
- ☐ Have relevant title documents, easements, covenants and restrictions been considered?

Planning and development

- ☐ Have you checked the property's planning zone and overlays?
- ☐ If you intend to renovate, have you investigated whether your plans may be constrained?

Building condition

- ☐ Have you considered an appropriate building and pest inspection?
- ☐ Have you asked about previous renovations, approvals and available building records?

Site and surroundings

- ☐ Have you considered drainage, slope, access, neighbouring properties and potential hazards?
- ☐ Have you inspected the property at different times where practicable?

Financial and practical matters

- ☐ Have you allowed for acquisition costs, possible repairs and future work?
- ☐ Do you know which unresolved questions could materially change your purchase decision?

Sources: Consumer Affairs Victoria — Due diligence checklist - for home and residential property buyers; Consumer Affairs Victoria — Buying property - checklist; Consumer Affairs Victoria — Seek expert advice on property

Before committing: Identify which answers are incomplete, who can verify them, and whether further investigation is needed before signing a contract.

For auction purchases, obtain appropriate advice and necessary inspections before bidding. The conditions and protections available in private sales and auctions differ.

For organising your enquiries, not certifying a property.

References & Further Reading

Consumer Affairs Victoria — Due diligence checklist - for home and residential property buyers

Consumer Affairs Victoria — Buying property - checklist

Consumer Affairs Victoria — Seek expert advice on property

General information

This resource provides general educational information, not a property-specific assessment or legal, architectural, engineering, building inspection or planning approval advice. Circumstances differ and requirements can change. It does not establish development feasibility or complete due diligence; seek appropriate specialist advice for your circumstances.

Back to Resources Request a Review