



Your First   
Home Era  
Starts Here.

Woodsong   
MICKLEHAM

# Guide to Grants and Help for VIC First Home Buyers.

Buying your first home can feel overwhelming, but the good news? There's real support out there to help you get started. If you're a first home buyer in Victoria, you might be eligible for a mix of grants, stamp duty savings, and low-deposit loan schemes that can make home ownership more affordable than you think.

Here's a simple breakdown of what's available in 2025 and how to take advantage of it.



## 1. First Home Owner Grant (FHOG) – \$10,000

If you're buying or building a brand new home under \$750,000, you could receive a \$10,000 grant. That's money directly toward your purchase, and you don't need to pay it back. This grant is for brand new homes only — not established homes — and you need to live in the home for at least 12 months after moving in.



## 2. Stamp Duty Exemptions and Discounts

Stamp duty is a one-off cost when you buy a property, and it's often one of the biggest. The Victorian Government offers big savings if you're a first home buyer: Discounted stamp duty for homes between \$600,001 and \$750,000. This can save you tens of thousands of dollars — which is often the difference between "someday" and "soon".



## 3. First Home Guarantee

With this scheme, you can buy a home with just a 5% deposit and no Lenders Mortgage Insurance (LMI) — which could save you thousands. It's available for: Singles earning under \$125,000 and couples earning under \$200,000. You must live in the home, and it can be either new or established.



## 4. Family Home Guarantee

If you're a single parent, this one's for you. You can buy a home with just a 2% deposit and no LMI. It's designed to make homeownership more accessible for families doing it on their own.



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

This scheme lets you use your super to save your deposit. You can withdraw up to \$50,000 of your voluntary super contributions when you're ready to buy your first home. It's a great way to grow your deposit faster, thanks to the tax benefits of saving through super.

## So... Where Do You Start?

With so many options, it's hard to know what you're eligible for, or how to apply. At Woodsong, Mickleham, we make it easy. Our First Home Buyer Specialist can:

- Help you understand which grants and schemes you qualify for
- Connect you with trusted finance brokers and builders
- Guide you through the full process, from savings to settlement

You don't have to figure it all out alone. We're here to make your first home journey clear, achievable, and exciting. Start your journey at Woodsong today. Chat with our First Home Buyer Specialist and find out what's possible.

# Your First Home Buyer Cheatsheet.

## 1. Start smart with the Woodsong First Home Buyer Specialist

- Meet with your dedicated Woodsong First Home Buyer Specialist.
- Map your savings, budget, timeline, and available government grants (like FHOG or Stamp Duty concessions).
- Get introduced to Woodsong's trusted mortgage brokers and builders, both experts in first home buyer journeys.
- Understand the full buying and building journey before you begin.

## 2. Arrange Your Finance

- Work with a first-home-focused mortgage broker
- Apply for loan pre-approval based on your full land and build budget.
- Plan ahead for construction loans, staged repayments.

## 3. Save Your Deposit

- Save your minimum 5% deposit (around \$37,500 for a \$750,000 package).
- Set up a savings account dedicated to your first home.

## 4. Secure Your Land

- Choose your ideal block at Woodsong.
- Pay your land deposit to secure your block.
- Engage a conveyancer to review your land contract.
- Prepare for land settlement (typically within 30–60 days).

## Looking to start your first home journey?

Before you make any decisions, talk to our Woodsong First Home Buyer Specialist. We'll connect you with trusted finance brokers and builders, explain every step clearly, and make sure you're fully ready to secure your future. It's the smartest first move you can make.

## 5. Choose Your Home Design

- Explore home designs that suit your lifestyle, block size, and budget.
- Select key inclusions and upgrades.
- Finalise your design and floor plan to get accurate pricing for your build contract with your builder
- Looking for something simpler? Woodsong also offers turnkey first home buyer packages on selected lots.

## 6. Build in Stages (with Staged Repayments)

- When you build a home in Victoria, your payments are split into stages. You only pay as each part of the build is finished. Here's how it usually breaks down.
  - Base (Slab) Stage – 15%
  - Frame Stage – 20%
  - Lock-Up Stage – 35%
  - Fixing Stage – 25%
  - Completion (or Practical Completion) Stage – 5%

## 7. Final Steps

- Conduct your Practical Completion Inspection.
- Settle your construction loan in full.
- Receive your Certificate of Occupancy.
- Collect your keys. Your Woodsong home is ready.

## 8. Move In and Grow

- Move into your home and meet any grant conditions (such as living there for 12 continuous months if required).
- Set up your home and contents insurance.
- Explore your new Woodsong community, parks, schools, shops, and green spaces.

## Key Tips

- Saving a little extra (even \$5,000–\$10,000 beyond your 5% deposit) can help cover moving costs, furniture, and initial setup expenses.
- Living rent-free while building allows you to strengthen your savings buffer during construction.
- Stage-by-stage building means repayments stay lower for longer, giving you financial breathing room.
- Your Woodsong First Home Buyer Specialist is available through every step to ensure a clear, stress-free experience.

# Woodsong Sales and Information Centre.

[woodsong.com.au](http://woodsong.com.au)

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