ate your CGT

teps to work out your CGT, including and cost base.

al gains tax changes

s to capital gains tax (CGT) announced in the al Budget don't apply to Tax Time 2026. be available at a later date.

x on

e year, such as property or shares, you need to or loss for each asset.

you have a capital gain

u have a capital loss.

pital gains, which is calculated as your:

tract Any
your gains

(CGT) discount of 50% for Australian resident
set for 12 months or more. This means you pay
pital gain on that asset.

home, are exempt from CGT.

h discount

ident, buys a block of land. He owns it for
naking a profit of $10,000. He has no capital

50% CGT discount for the land. He will declare
in his tax return.

CGT

ur online calculator and record keeping tool.

d keeping tool

ts from a deceased estate**, you can't use this
o calculate CGT yourself.

self

ulate your CGT.

you received for the asset

eeds. It is what you receive when you sell the
vent happens to it – for example, if the asset is
ive an insurance payout.

y or sell it to a friend for less than it is worth,
e the market value of the asset.

costs for the asset

t is what it cost you to acquire the asset, plus
had to acquire, hold and dispose of the asset.

e asset, you k out the loss amount using the

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e asset and acquired it before 21 September
cost base for inflation up to that date instead of
to reduce your capital gain. This may give you a
some circumstances, for example if you also

osts (step 2) from what you received

e a capital gain for this asset

a capital loss for this asset (make sure you used
at step 2).

–3 for each CGT event you have had

for each asset you have sold.

capital losses from your capital gains

capital losses, go to step 7.

loss carried forward from previous years,

apital gains to subtract your losses from. If you
hat are not eligible for the CGT discount, subtract
gains first. This will give you the best result (the

u had a net capital gain or loss

ter step 5 is:

step 7

our net capital loss. Go to step 8.

discount (50% for individuals and
ng capital gains that are eligible

is eligible for the discount if you are an
you owned the asset for at least 12 months.

ss than 12 months you can't discount a capital

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ıds, the discount is 33.33%. Companies can't use

that you used for affordable rental housing, apartment, the discount is up to 60%.

t before 21 September 1999 and chose to index you can't use the discount.

et capital gain or loss in your tax return

gain you pay tax on the gain at your marginal

loss you can't deduct it from your other income. it forward to reduce capital gains you make in

CGT for a single asset

property for $500,000 and sells it 5 years later

l gains or losses.

Rhi works out her capital gain as follows.

from the CGT event are $600,000.

0,000, made up of:

$500,000 + $15,000 stamp veyancing fees

00 conveyancing fees + $12,500 agent's

he investment property is 0 = $70,000.

tal gains or losses, so she skips to step 7.

cable.

cable.

discount to reduce her capital gain because esident and c ed the asset for at least discount is $ 00 × 50% = $35,000.

ital gain of $35,000 and a capital gain of
18 – labels **A** and **H** respectively in the
on of her tax return. She will pay tax on the net
arginal income tax rate.

property happens on the date of the sale
f settlement. For example, if contracts are
026 and settlement happens on 6 July 2026,
ital gain in her tax return for the financial year

CGT for multiple assets

above, except that in addition to the
i also sells some shares in the same financial

res at $10 each for a total of $10,000,
and brokerage costs.

at a loss) for $5,500. There are no brokerage
he shares.

Rhi works out her net capital gain or loss as

from the sale of the shares are $5,500.

se is $10,000. This includes stamp duty and
costs Rhi had to acquire the asset.

he shares is $5,500 – $10,000 = ($4,500).

gain of $70,000 on her investment property
e).

l gain calculated as $70,000 (gain from
osses from share) = $65,500

so she continues to step 7.

discount to reduce the remaining capital gain
operty, calculated $65,500 × 50% = $32,750.

ital gain of $ 50 and a capital gain of
18 – labels A d H respectively in the

on of her tax return. She will pay tax on the net
arginal income tax rate.

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We acknowledge the Traditional Owners and Custodians of Country throughout Australia and their continuing connection to land, waters and community. We pay our respects to them, their cultures, and Elders past and present.