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**FOR IMMEDIATE RELEASE**

## **The Real Estate Legislation Change No One's Talking About**

A major shakeup is coming to Queensland's real estate industry on 1 August 2025, but you wouldn't know it from the headlines. With only days to go, many agents and sellers still aren't fully aware of the new mandatory disclosure laws that will impact every residential, rural and commercial property transaction under \$10 million across the state. But while the rollout has been surprisingly low profile, one Queensland company is already leading the charge in helping the industry adapt.

SearchX, a homegrown PropTech (Property Technology) platform, has developed an all-in-one solution that helps agents deliver Form 2s quickly, accurately, and with full legal backing. The platform compiles the required searches and documents, checks them for compliance, and produces ready-to-issue disclosure reports. It also integrates seamlessly into major real estate client relationship management systems.

Tim Neville, SearchX Co-Founder and Solicitor explains, "From August 1, sellers will be legally required to provide a compliant Form 2 disclosure statement before a buyer can sign a contract. This includes verified information on property title, zoning, environmental risks, notices, and more, backed by supporting documentation. It's a big change for an industry where such searches have historically been optional or left to buyers. For agents, it's also a big risk: a missing or incorrect disclosure can delay settlements, void contracts, or expose agencies to legal action."

Over 150 Queensland agencies have already adopted the SearchX platform to get ahead of the 1 August deadline including statewide agreements with Ray White, Harcourts and Professionals as well as onboarding individual agencies within Century21, First National, LJ Hooker, Raine and Horne, The Agency, Torres Property, McGrath, Elite Properties, Belle Property Group and One Agency.

"This isn't just a Brisbane thing or a capital city thing. From Cairns to Coolangatta, every property under \$10 million is now subject to the same disclosure laws," says Zac Garven, Head of Brand & Commercial Strategy at SearchX.



“We’ve built SearchX to help Queensland agents handle these new rules confidently. It’s fast, accurate, and reviewed by real legal professionals, not just tech. Our goal is simple: to give real estate agencies a fast, scalable and legally reviewed disclosure solution that removes 100% of the liability from agencies.”

SearchX is Queensland’s ONLY purpose-built, legally-backed Form 2 solution that was built for Agents offering a fast, risk-free solution at a fixed fee.

While the new Form 2 law may not be grabbing headlines, it will redefine real estate transactions across the state. The good news is that Queensland agents now have SearchX, a purpose-built platform that makes compliance simple. Even though the law comes into affect on 1 August, SearchX is available to use right now for disclosure searches for both Real Estate Agencies and Sellers alike. Go to [search-x.com.au](https://search-x.com.au) to learn more.

### **Free Seller Disclosure Training Videos:**

<https://www.youtube.com/playlist?list=PLeBvjz1hWI53rKLw4TsW4m2Aw3AU2A7-B>

### **Background information about the new Form 2:**

In Queensland real estate, a Form 2 is a Seller Disclosure Statement that must be provided to a buyer from 1 August 2025 before they sign a contract to purchase property. This form outlines important details about the property, such as title particulars, encumbrances, zoning, and other relevant information, enabling the buyer to make an informed decision.

### **VNR Videos and Image Files:**

[https://drive.google.com/drive/folders/1Pnw\\_bGsmknoTJW9EAKqHKcBq13DNNX03?usp=share\\_link](https://drive.google.com/drive/folders/1Pnw_bGsmknoTJW9EAKqHKcBq13DNNX03?usp=share_link)

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