

AMP Bank Interest Rate Bulletin - Home Loans



Effective:

Friday, 22 August 2025

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		Principal and Interest*		Interest Only 1-5 years		Interest Only 6-10 years	
				Up to 5 years IO		Up to 10 years IO	
Professional Package - Owner Occupied		Annual rate ¹	Comparison rate ²	Annual rate ¹	Comparison rate ²	Annual rate ¹	Comparison rate ²
Variable Rate Loan		LVR					
\$1,000,000 and above	LVR ≤60%	5.39% pa	5.75% pa	5.64% pa	5.83% pa	5.69% pa	5.90% pa
	LVR ≤80%	5.39% pa	5.75% pa	5.69% pa	5.85% pa	5.74% pa	5.93% pa
	LVR ≤90% + LMI	5.64% pa	6.00% pa	-	-	-	-
\$500,000 to less than \$1,000,000	LVR ≤60%	5.49% pa	5.85% pa	5.69% pa	5.90% pa	5.74% pa	5.97% pa
	LVR ≤80%	5.49% pa	5.85% pa	5.74% pa	5.92% pa	5.79% pa	6.00% pa
	LVR ≤90% + LMI	5.64% pa	6.00% pa	-	-	-	-
\$100,000 to less than \$500,000	LVR ≤60%	6.19% pa	6.54% pa	6.39% pa	6.60% pa	6.44% pa	6.67% pa
	LVR ≤80%	6.24% pa	6.59% pa	6.44% pa	6.65% pa	6.49% pa	6.72% pa
	LVR ≤90% + LMI	6.32% pa	6.67% pa	-	-	-	-
Fixed rates (\$100,000 and above)		LVR					
1 Year Fixed Rate	LVR ≤80%	5.29% pa	6.47% pa	5.55% pa	6.49% pa	n/a	
	LVR ≤90% + LMI	5.49% pa	6.56% pa	-	-		
2 Year Fixed Rate	LVR ≤80%	5.19% pa	6.34% pa	5.44% pa	6.38% pa		
	LVR ≤90% + LMI	5.39% pa	6.44% pa	-	-		
3 Year Fixed Rate	LVR ≤80%	5.39% pa	6.28% pa	5.54% pa	6.31% pa		
	LVR ≤90% + LMI	5.59% pa	6.39% pa	-	-		
5 Year Fixed Rate	LVR ≤80%	5.79% pa	6.28% pa	5.84% pa	6.29% pa		
	LVR ≤90% + LMI	5.99% pa	6.41% pa	-	-		
Line of Credit		LVR					
\$1,000,000 and above	LVR ≤60%	n/a		5.84% pa	6.00% pa	5.84% pa	6.00% pa
	LVR ≤80%			5.89% pa	6.04% pa	5.89% pa	6.04% pa
\$500,000 to less than \$1,000,000	LVR ≤60%			5.89% pa	6.07% pa	5.89% pa	6.07% pa
	LVR ≤80%			5.94% pa	6.10% pa	5.94% pa	6.10% pa
\$100,000 to less than \$500,000	LVR ≤60%			6.59% pa	6.77% pa	6.59% pa	6.77% pa
	LVR ≤80%			6.64% pa	6.82% pa	6.64% pa	6.82% pa
Construction		LVR					
\$500,000 and above	LVR ≤90% + LMI	n/a		6.39% pa	6.07% pa	n/a	
\$100,000 to less than \$500,000	LVR ≤90% + LMI			7.40% pa	6.78% pa		
Professional Package - Investment		Annual rate ¹	Comparison rate ²	Annual rate ¹	Comparison rate ²	Annual rate ¹	Comparison rate ²
Variable Rate Loan		LVR					
\$1,000,000 and above	LVR ≤60%	5.59% pa	5.95% pa	5.64% pa	5.94% pa	5.69% pa	5.96% pa
	LVR ≤80%	5.59% pa	5.95% pa	5.69% pa	5.96% pa	5.74% pa	6.00% pa
	LVR ≤90%	5.64% pa	6.00% pa	-	-	-	-
\$500,000 to less than \$1,000,000	LVR ≤60%	5.64% pa	6.00% pa	5.69% pa	5.99% pa	5.74% pa	6.01% pa
	LVR ≤80%	5.69% pa	6.05% pa	5.74% pa	6.04% pa	5.79% pa	6.06% pa
	LVR ≤90%	5.74% pa	6.10% pa	-	-	-	-
\$100,000 to less than \$500,000	LVR ≤60%	6.19% pa	6.54% pa	6.14% pa	6.49% pa	6.19% pa	6.49% pa
	LVR ≤80%	6.24% pa	6.59% pa	6.19% pa	6.54% pa	6.24% pa	6.54% pa
	LVR ≤90%	6.36% pa	6.71% pa	-	-	-	-
Fixed rates (\$100,000 and above)		LVR					
1 Year Fixed Rate	LVR ≤80%	5.45% pa	6.48% pa	5.55% pa	6.49% pa	n/a	
	LVR ≤90%	5.65% pa	6.61% pa	-	-		
2 Year Fixed Rate	LVR ≤80%	5.34% pa	6.36% pa	5.44% pa	6.38% pa		
	LVR ≤90%	5.54% pa	6.50% pa	-	-		
3 Year Fixed Rate	LVR ≤80%	5.39% pa	6.28% pa	5.54% pa	6.31% pa		
	LVR ≤90%	5.59% pa	6.42% pa	-	-		
5 Year Fixed Rate	LVR ≤80%	5.84% pa	6.31% pa	5.84% pa	6.29% pa		
	LVR ≤90%	6.04% pa	6.46% pa	-	-		
Line of Credit		LVR					
\$1,000,000 and above	LVR ≤60%	n/a		5.84% pa	6.07% pa	5.84% pa	6.07% pa
	LVR ≤80%			5.89% pa	6.10% pa	5.89% pa	6.10% pa
\$500,000 to less than \$1,000,000	LVR ≤60%			5.89% pa	6.12% pa	5.89% pa	6.12% pa
	LVR ≤80%			5.94% pa	6.17% pa	5.94% pa	6.17% pa
\$100,000 to less than \$500,000	LVR ≤60%			6.34% pa	6.60% pa	6.34% pa	6.60% pa
	LVR ≤80%			6.39% pa	6.65% pa	6.39% pa	6.65% pa
Construction		LVR					
\$500,000 and above	LVR ≤60%	n/a		6.09% pa	6.04% pa		
	LVR ≤90%			6.39% pa	6.16% pa		
\$100,000 to less than \$500,000	LVR ≤90%			6.39% pa	6.71% pa		


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Principal and Interest*

Interest Only**

Up to 5 years IO

AMP Essential Home Loan - Owner Occupied

Variable Rate Loan

LVR

Annual rate¹

Comparison rate²

Annual rate¹

Comparison rate²

\$750,000 and above

LVR ≤60%

LVR ≤80%

LVR ≤90% + LMI

5.43% pa

5.43% pa

5.54% pa

5.46% pa

5.46% pa

5.57% pa

n/a

\$250,000 to less than \$750,000

LVR ≤60%

LVR ≤80%

LVR ≤90% + LMI

5.59% pa

5.69% pa

5.74% pa

5.62% pa

5.72% pa

5.77% pa

AMP Essential Home Loan - Investor

Variable Rate Loan

LVR

Annual rate¹

Comparison rate²

Annual rate¹

Comparison rate²

\$750,000 and above

LVR ≤60%

LVR ≤80%

LVR ≤90%

5.64% pa

5.64% pa

5.64% pa

5.67% pa

5.67% pa

5.67% pa

n/a

\$250,000 to less than \$750,000

LVR ≤60%

LVR ≤80%

LVR ≤90%

5.79% pa

5.89% pa

5.89% pa

5.82% pa

5.92% pa

5.92% pa

Things you need to know

*Maximum Principal and Interest lending up to 90% LVR + LMI (Owner Occupied), and 90% LVR including LMI (Investment)

** Maximum Interest Only lending up to 80% LVR including LMI

1 Interest rates available for new loans only.

2 The comparison rate is calculated for a secured loan on a loan amount of \$150,000 over a 25-year term. **WARNING:** This comparison rate is true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate. Comparison rates for variable interest only loans (except construction loans) are based on an initial 5 year interest only period and a subsequent 20 year principal and interest period. Comparison rates for construction loans are based on an initial 1 year interest only period and a subsequent 24 year principal and interest period with interest payable at variable rate of the product it is within. Comparison rates for fixed interest only loans are based on an initial interest only period equal to the nominated fixed period and the remaining period (to 25 years) principal and interest at the equivalent product variable rate.

Information correct as at Friday 22 Aug 2025. Full details of relevant terms and conditions available on request.

This Interest Rate Bulletin supersedes all prior Interest Rate Bulletins issued by AMP Bank.

Fees and charges are payable. Interest rates, fees and charges are subject to change at any time. AMP Bank lending criteria applies.

The credit provider and product issuer is AMP Bank Limited ABN 15 081 596 009 Australian credit licence 234517, AFSL No.234517


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		Principal and Interest*		Interest Only**	
				Up to 5 years IO	
Basic Package - Owner Occupied					
Variable Rate Loan		Annual rate ¹	Comparison rate ²	Annual rate ¹	Comparison rate ²
\$40,000 and above	LVR ≤60%	6.74% pa	6.79% pa	7.24% pa	7.06% pa
	LVR ≤80%	6.84% pa	6.89% pa	7.24% pa	7.06% pa
	LVR ≤90% + LMI	7.14% pa	7.19% pa	n/a	n/a
Fixed rates (\$40,000 and above)		(LVR ≤90% + LMI)		(LVR ≤80%)	
1 Year Fixed Rate		7.89% pa	7.27% pa	8.24% pa	7.04% pa
2 Year Fixed Rate		7.64% pa	7.30% pa	7.84% pa	7.09% pa
3 Year Fixed Rate		7.49% pa	7.30% pa	7.69% pa	7.14% pa
5 Year Fixed Rate		7.69% pa	7.44% pa	7.94% pa	7.38% pa
Construction					
\$40,000 and above	LVR ≤90% + LMI	n/a		6.74% pa	7.17% pa
Basic Package - Investment					
Variable Rate Loan		Annual rate ¹	Comparison rate ²	Annual rate ¹	Comparison rate ²
\$40,000 and above	LVR ≤60%	6.99% pa	7.04% pa	7.24% pa	7.18% pa
	LVR ≤80%	7.04% pa	7.09% pa	7.24% pa	7.18% pa
	LVR ≤90%	7.52% pa	7.57% pa	n/a	n/a
Fixed rates (\$40,000 and above)		(LVR ≤90%)		(LVR ≤80%)	
1 Year Fixed Rate		7.94% pa	7.62% pa	8.04% pa	7.20% pa
2 Year Fixed Rate		7.74% pa	7.62% pa	7.84% pa	7.25% pa
3 Year Fixed Rate		7.59% pa	7.59% pa	7.69% pa	7.28% pa
5 Year Fixed Rate		7.84% pa	7.72% pa	7.99% pa	7.51% pa
Construction					
\$40,000 and above	LVR ≤90%	n/a		6.74% pa	7.51% pa
Non-Package Loans - Owner Occupied					
Variable Rate Loan		(LVR ≤90% + LMI)		(LVR ≤80%)	
Land Loan		7.20% pa	7.25% pa	7.40% pa	7.34% pa
Non-Package Loans - Investment					
Variable Rate Loan		(LVR ≤90%)		(LVR ≤80%)	
Land Loan		6.19% pa	6.24% pa	6.39% pa	6.32% pa


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	Principal and Interest**		Interest Only**	
			Up to 5 years IO	
AMP First Home Loan ⁵ - Owner Occupied				
	(LVR ≤90% + LMI)		(LVR ≤80%)	
Variable Rate Loan	5.38% pa	5.38% pa	5.79% pa	5.55% pa
1 Year Fixed Rate	5.27% pa	5.37% pa	5.53% pa	5.39% pa
2 Year Fixed Rate	5.18% pa	5.34% pa	5.42% pa	5.39% pa
3 Year Fixed Rate	5.38% pa	5.38% pa	5.52% pa	5.42% pa
5 Year Fixed Rate	5.78% pa	5.55% pa	5.82% pa	5.56% pa
Line of Credit			Line of credit is up to 10 years IO	
Line of credit	n/a		5.99% pa	5.79% pa
Construction			(LVR ≤90% + LMI)	
Construction	n/a		6.04% pa	5.44% pa
AMP First Home Loan ⁵ - Investment				
	(LVR ≤90%)		(LVR ≤80%)	
Variable Rate Loan	5.59% pa	5.59% pa	5.68% pa	5.63% pa
1 Year Fixed Rate	5.43% pa	5.57% pa	5.53% pa	5.58% pa
2 Year Fixed Rate	5.33% pa	5.54% pa	5.43% pa	5.56% pa
3 Year Fixed Rate	5.38% pa	5.53% pa	5.53% pa	5.57% pa
5 Year Fixed Rate	5.82% pa	5.69% pa	5.82% pa	5.69% pa
Line of Credit			Line of credit is up to 10 years IO	
Line of credit	n/a		5.88% pa	5.79% pa
Construction			(LVR ≤90%)	
Construction	n/a		5.98% pa	5.63% pa
AMP Superedge Loan for SMSF - Investment				
Not available for new business. Fixed rates available for				
1 Year Fixed Rate	7.49% pa	7.74% pa	7.69% pa	7.76% pa
2 Year Fixed Rate	7.79% pa	7.81% pa	7.99% pa	7.84% pa
3 Year Fixed Rate	7.59% pa	7.78% pa	7.79% pa	7.82% pa
5 Year Fixed Rate	7.89% pa	7.93% pa	8.09% pa	8.00% pa
All Lines of Credit (Credit balances)				
From \$0 to less than \$20,000	0.00% pa	n/a	0.00% pa	n/a
From \$20,000 and above	0.25% pa	n/a	0.25% pa	n/a

ADDITIONAL INFORMATION

*Maximum Principal and Interest lending up to 90% LVR + LMI (Owner Occupied), and 90% LVR including LMI (Investment)

** Maximum Interest Only lending up to 80% LVR including LMI

1 Interest rates available for new loans only.

2 The comparison rate is calculated for a secured loan on a loan amount of \$150,000 over a 25-year term. **WARNING:** This comparison rate is true only for the examples

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AMP Bank		Principal and Interest*		Interest Only**		
		Up to 5 years IO				
Select Package ^{3,4} - Owner occupied						
Variable Rate Loan		LVR	Annual rate ¹	Comparison rate ²	Annual rate ¹	Comparison rate ²
\$500,000 and above	LVR ≤80%	6.89% pa	7.24% pa	7.54% pa	7.50% pa	
	LVR ≤90% + LMI	7.11% pa	7.45% pa	n/a	n/a	
\$100,000 to less than \$500,000	LVR ≤80%	6.89% pa	7.24% pa	8.60% pa	7.99% pa	
	LVR ≤90% + LMI	7.14% pa	7.48% pa	n/a	n/a	
Fixed rates (\$100,000 and above)						
		LVR				
1 Year Fixed Rate	LVR ≤80%	7.14% pa	7.24% pa	7.59% pa	7.28% pa	
	LVR ≤90% + LMI	7.34% pa	7.48% pa	n/a	n/a	
2 Year Fixed Rate	LVR ≤80%	6.89% pa	7.19% pa	7.19% pa	7.24% pa	
	LVR ≤90% + LMI	7.09% pa	7.43% pa	n/a	n/a	
3 Year Fixed Rate	LVR ≤80%	6.79% pa	7.14% pa	7.09% pa	7.21% pa	
	LVR ≤90% + LMI	6.99% pa	7.37% pa	n/a	n/a	
5 Year Fixed Rate	LVR ≤80%	6.99% pa	7.18% pa	7.34% pa	7.31% pa	
	LVR ≤90% + LMI	7.19% pa	7.40% pa	n/a	n/a	
Line of Credit						
		LVR	Line of credit is up to 10 years IO			
\$500,000 and above	LVR ≤80%	n/a	7.74% pa	7.80% pa		
\$100,000 to less than \$500,000	LVR ≤80%		8.80% pa	8.59% pa		
Select Package ^{3,4} - Investment						
Variable Rate Loan		LVR	Annual rate ¹	Comparison rate ²	Annual rate ¹	Comparison rate ²
\$500,000 and above	LVR ≤80%	7.39% pa	7.73% pa	7.59% pa	7.80% pa	
	LVR ≤90%	7.52% pa	7.86% pa	n/a	n/a	
\$100,000 to less than \$500,000	LVR ≤80%	7.39% pa	7.73% pa	7.59% pa	7.80% pa	
	LVR ≤90%	7.86% pa	8.20% pa	n/a	n/a	
Fixed rates (\$100,000 and above)						
		LVR				
1 Year Fixed Rate	LVR ≤80%	7.24% pa	7.69% pa	7.44% pa	7.71% pa	
	LVR ≤90%	7.44% pa	8.12% pa	n/a	n/a	
2 Year Fixed Rate	LVR ≤80%	6.99% pa	7.60% pa	7.19% pa	7.63% pa	
	LVR ≤90%	7.19% pa	8.01% pa	n/a	n/a	
3 Year Fixed Rate	LVR ≤80%	6.89% pa	7.51% pa	7.09% pa	7.56% pa	
	LVR ≤90%	7.09% pa	7.90% pa	n/a	n/a	
5 Year Fixed Rate	LVR ≤80%	7.09% pa	7.49% pa	7.34% pa	7.59% pa	
	LVR ≤90%	7.29% pa	7.83% pa	n/a	n/a	
Line of Credit						
		LVR	Line of credit is up to 10 years IO			
\$500,000 and above	LVR ≤80%	n/a	7.79% pa	7.98% pa		
\$100,000 to less than \$500,000	LVR ≤80%		7.79% pa	7.98% pa		

ADDITIONAL INFORMATION

*Maximum Principal and Interest lending up to 90% LVR + LMI (Owner Occupied), and 90% LVR incl

** Maximum Interest Only lending up to 80% LVR including LMI

Settlement fee

\$349 is payable to cover processing and administration costs for settlement of your loan. Applicable for Basic Package, Construction Loan, Land Loan, Classic Club, Affinity Package and Select Package. Not applicable for Professional Package, AMP Essential Home Loan and AMP First Home Loan.

SELECT PACKAGE DETAILS AND ELIGIBILITY

3 AMP Corporate Superannuation Benefits Package:

\$349 and the Annual Package fee of \$349 is waived.

4 AMP Shareholder Benefits Package:

Available to eligible AMP Limited shareholders only. AMP Shareholders must hold a minimum of 500 shares to qualify. For shares first purchased prior to 31 January 2006, no minimum limit applies. The Annual Package fee of \$349 is waived for the first year of the loan for the Shareholder Benefits Package.

5 AMP First Home Loan (available to AMP Employees and AMP Shareholders)

Available to eligible AMP Limited shareholders only. AMP Shareholders must hold a minimum of 500 shares to qualify. For shares first purchased prior to 31 January 2006, no minimum limit applies.

1 Interest rates available for new loans only.

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For more information please contact AMP Bank on 13 30 30, or info@ampbanking.com.au, or amp.com.au