



 Print whole section

Capital gains tax record keeping tool

Work out your capital gains or losses and keep records of your CGT assets and CGT event details.

Last updated 6 November 2025

Go to the tool

[Capital gains tax record keeping tool – via myGov](#)

If you use ATO Online services to access the tool, you'll be able to save your CGT records to your ATO account for use in your tax return. This will save you time when you complete your tax return.

You will need a myGov account linked to the ATO. If you don't have a myGov account, or your myGov account is not linked to the ATO, go to [Create a myGov account and link it to the ATO](#).

You can [access this tool without a myGov account](#), but you **won't** be able to save your records to your ATO account.

What you can do with this tool

For assets with a capital gains tax (CGT) event date, the tool works out your net capital gain or loss amount for the year. It will apply the CGT calculation method that gives you the best result (the smallest net capital gain).

The tool results are based on the information you provide at the time. You should use the results as an estimate and for guidance purposes only.

Foreign residents

For 2017–18 and later income years, foreign or temporary residents can now use this tool.

For 2016–17 and earlier income years foreign or temporary residents need to use the [CGT discount worksheet \(PDF, 149KB\)](#) to calculate your CGT discount percentage.

The worksheet also shows you how to apply your CGT discount percentage if you have no capital losses or small business CGT concessions to apply.

For more information, see [Calculating your CGT](#).

What you will need

To access the tool you need a myGov account linked to the ATO. If you don't have a myGov account you can still access the [website version of the tool](#).

You may need the following information when using the tool:

- asset purchase or acquisition costs
- expense records (such as legal fees, stamp duty, advertising, brokerage)
- borrowing expenses (such as loan application and mortgage discharge fees)
- records of any repairs, maintenance and improvement costs.

Limitations

If you have inherited assets from a deceased estate, you can't use this tool. For more information, see [Inherited property and CGT](#).

Instructions

For full step-by-step instructions and examples, see [Calculating your CGT](#).

Go to the website version

If you access this tool without a myGov account, you **won't** be able to save your records to the ATO.

You can however:

- print a copy of the calculation results for your records
- remain anonymous when using the tool.

Capital gains tax record keeping tool – Website version

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If you follow our information and it turns out to be incorrect, or it is misleading and you make a mistake as a result, we will take that into account when determining what action, if any, we should take.

Some of the information on this website applies to a specific financial year. This is clearly marked. Make sure you have the information for the right year before making decisions based on that information.

If you feel that our information does not fully cover your circumstances, or you are unsure how it applies to you, contact us or seek professional advice.

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