



# Quarterly Rental Review

Australia | Released April 2022

Data to March 2022 – Quarter 1

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**Australia**  
Quarter 1, 2022



# National Overview

- ▶ National dwelling rents increased 1.0% over the month of March and rose 2.6% over the three months to March, up from the 1.9% rise recorded over the December Quarter.
- ▶ Regional rents increased by 2.9% over the March quarter, while capital city rents rose by 2.5% over the same period.
- ▶ Capital city unit rents outperformed capital city houses over the first quarter, rising 3.1% and 2.2% respectively.
- ▶ Regional house rents outperformed regional units, recording a 2.9% quarterly rise in the rental index, compared to a 2.8% rise in regional unit rents.
- ▶ All eight capital cities saw an increase in rental values over both the latest quarter and year-on-year, as did the individual house and unit markets, with the exception of Darwin, which saw dwelling rents fall -0.6% over the March quarter, driven by a -1.8% fall in units.
- ▶ Canberra maintained its position as the most expensive capital city rental market across both property types, with the typical rental house costing \$743 per week, and a typical unit renting for \$560 per week.
- ▶ Adelaide maintained its position as the most affordable capital city rental market across both property types, with the typical rental house costing \$485 per week and a typical unit renting for \$384 per week.
- ▶ Canberra recorded the strongest growth in house rents over the three months to March, up 3.5%, while Melbourne recorded the strongest growth in unit rents (3.9%) equivalent to a rental increase of \$16 per week.
- ▶ Darwin recorded the weakest quarterly growth across both house and unit rents, recording a 0.4% rise in house rents and a -1.8% fall in unit rents.
- ▶ National dwelling yields rose 1 basis point over the quarter, from 3.22% in December to 3.23%, but results were more diverse amongst the capitals.



## National rental index rises 2.6% over the March quarter

The pace of rental growth increased over the first quarter of 2022 with the national rental index recording a 2.6% quarterly rise. This was comprised of a 0.8% rise in January and February and a 1% rise in March. The March result is down 60 basis points from the peak rate of quarterly growth recorded over the three months to March 2021 (3.2%), however, it is 70 basis points up from the 1.9% rental growth recorded over the December quarter, suggesting the rental market is seeing some re-acceleration in growth. With the peak quarterly growth now falling out of the annual growth calculation, the annual pace of growth fell from its peak rate (9.44%) recorded over the year to November, to 8.7% over the 12 months to March.

Continuing the trend seen since the onset of the pandemic (March 2020), regional rental growth outpaced growth in capital city rents over the first quarter, with regional rents rising 2.9% compared with a 2.5% rise across the capitals. Compared to the December quarter, the pace of growth increased across both markets, up 80 and 40 basis points for the combined capitals and combined regionals respectively.

Despite this, the annual growth trend weakened over the quarter for both the combined capitals and the combined regional market. The combined capitals recorded an annual rental rise of 8.0% over the 12 months to March, down from a peak rate of 8.4% in December, while the combined regional's annual growth rate fell from 12.5% in November to 10.7% over the 12 months to March.

Canberra recorded both the highest median rental value (\$674 p/w) and strongest quarterly rental growth (3.3%) amongst capital city dwellings, recording an average rental rise of equivalent to \$21 per week. Adelaide recorded the second strongest rental performance, recording a 3.0% rise over the three months to March, up from the 1.3% rise recorded over the December quarter, followed by Brisbane (2.9%) and Melbourne (2.5%). At the other end of the spectrum, Darwin recorded a -0.6% decrease in dwelling rents over the quarter, equivalent to a \$3 fall in median dwelling rents.

A noteworthy reversal of quarterly growth trends is occurring across the capital cities. Melbourne rent values have now seen a rise in quarterly growth for four consecutive quarters. Meanwhile, rent markets that saw high demand earlier in the cycle, such as Perth and Darwin, have been consistently easing. Recent momentum in the Melbourne rental market coincides with eased travel restrictions for overseas arrivals, which is likely aiding the recovery in this market. Additionally, eased social distancing and increased rates of vaccination will also aid return to office strategies, which may flow through to more rental demand in inner Melbourne markets.

Adelaide remained the cheapest capital city for renters, with the typical dwelling renting for \$464 per week, followed by Melbourne (\$468 p/w) and Perth (\$496 p/w). Comparing the most and least expensive markets, the typical Canberra dwelling is renting for approximately \$210 p/w more than the typical rental dwelling in Adelaide.

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)	
		Month	Quarter	12 months	Current	12 months ago
Sydney	\$621	0.8%	2.3%	8.7%	2.48%	2.74%
Melbourne	\$468	0.8%	2.5%	5.7%	2.81%	2.92%
Brisbane	\$523	1.2%	2.9%	10.5%	3.51%	4.28%
Adelaide	\$464	1.3%	3.0%	8.5%	3.77%	4.31%
Perth	\$496	0.9%	2.2%	6.6%	4.34%	4.40%
Hobart	\$532	1.1%	2.4%	8.7%	3.65%	4.50%
Darwin	\$559	-0.1%	-0.6%	6.3%	6.04%	6.21%
Canberra	\$674	1.2%	3.3%	8.7%	3.82%	4.43%
Combined capitals	\$522	0.9%	2.5%	8.0%	2.99%	3.25%
Combined regionals	\$478	1.2%	2.9%	10.7%	4.05%	4.69%
National	\$509	1.0%	2.6%	8.7%	3.23%	3.55%



## Houses vs Units

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Bucking the trend seen since May 2019, national unit rents rose at a faster pace than national house rents over the first three months of the year, recording a quarterly growth of 3.0% compared to 2.4% for houses. Compared to the final quarter of last year, both segments saw an increase in the pace of quarterly rental growth, up from 2.1% and 1.3% for houses and units respectively. Despite the recent surge in unit rents, houses (9.0%) are still outperforming units (8.0%) in the annual trend.

Similar to the national results, the combined capitals unit rents outperformed house rents over the first quarter, increasing 3.1% compared to a 2.2% rise in house rents. The pace of capital city rental growth has accelerated compared to the previous quarter, up 30 basis points for houses and two percentage points for units. This has seen the annual performance gap between capital city houses and units fall to the smallest gap since the onset of COVID, at just 80 basis points.

Across the individual capital cities, all market segments recorded a rise in rents over the latest quarter, with the exception of Darwin units, which recorded a -1.8% rent reduction. Melbourne unit rents recorded the strongest quarterly rental growth rate in March (3.9%), more than double the rental rise recorded in the December quarter (1.6%), while Canberra recorded the strongest rise in house rents (3.5%). After recording strong rental growth in the first half of last year, Darwin is now recording the weakest rental performance across both segments, with the annual rate of rental growth for Darwin houses falling from a peak rate of 23.6% in June to an annual growth rate of just 6.7% over the 12 months to March.

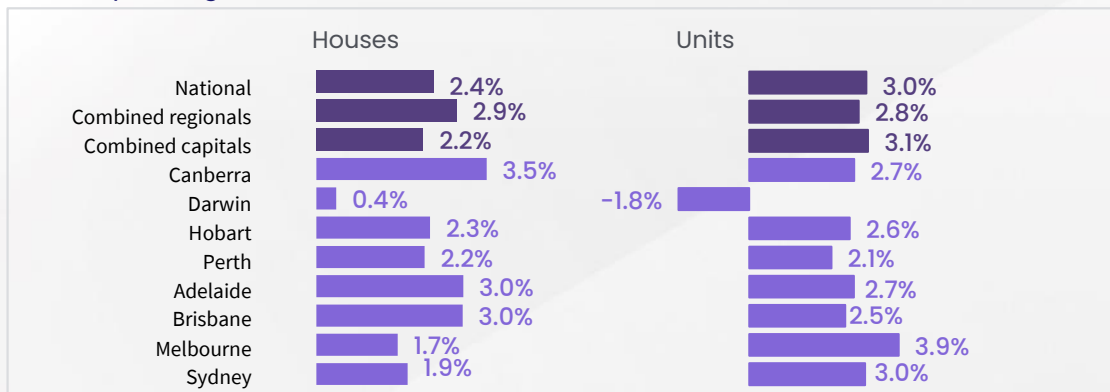
Across the combined regionals, both houses and units recorded a softening in the annual rental growth trend, despite quarterly growth strengthening. Regional house rents (which were up 2.9% in the quarter) continued to outperform regional unit rents (which rose 2.8%), albeit by only a 10 basis point gap in quarterly rental growth.



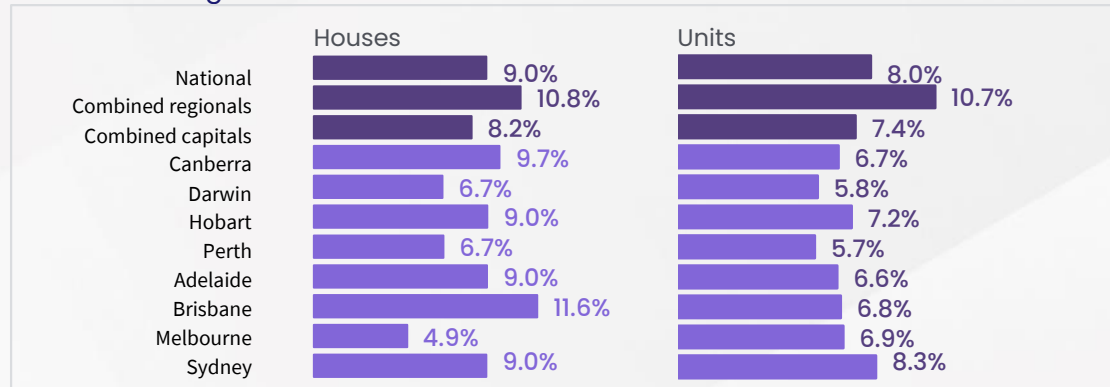
## Houses vs Units

Canberra maintains its position as the most expensive rental market across both property types, with the typical rental house costing \$743 per week, and the typical unit renting for \$560 per week, while Sydney came in as the second (\$687 p/w for houses and \$546 p/w for units). Similarly, Adelaide remained the most affordable capital across both segments, at \$485 per week for houses and \$384 per week for units. Melbourne came in second for houses at \$498 per week, while Perth was the second most affordable unit market (\$437). The dollar gap between the most and least affordable capital cities grew, from a house rental gap of \$247 in December to a \$258 gap in March, while the gap in unit rents grew from \$168 to \$176 over the same period.

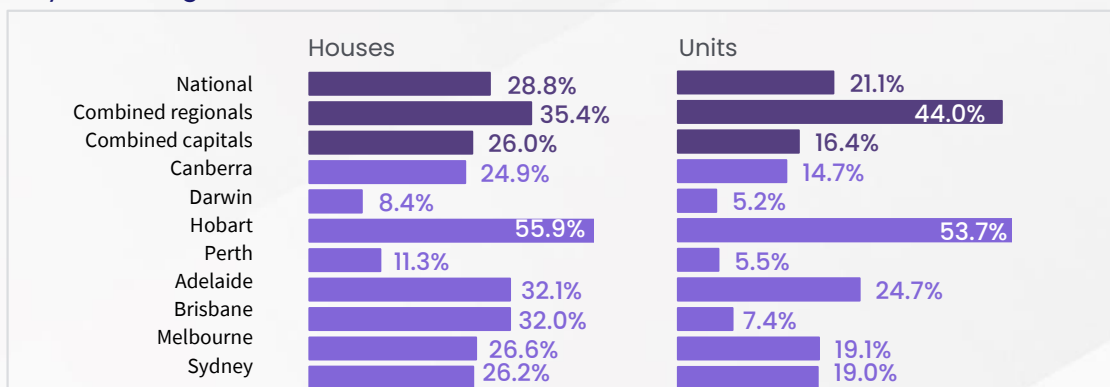
### Quarterly change in rental rates



### 12-month change in rental rates



### 10-year change in rental rates



## Rental Yields

Over the month of March, Australian dwellings recorded a small increase in its gross rental yields (3.23%) for the first time since August 2020 after reaching a new record low (3.21%) in January and February. With rental growth (2.6%) outperforming value growth (2.4%) over the three months to March, national dwelling yields have recorded a one basis point rise since December (3.22%) and two basis points since February (3.21%). Despite the recent rise, national rental yields are still 32 basis points below the yield recorded this time last year (3.55%)

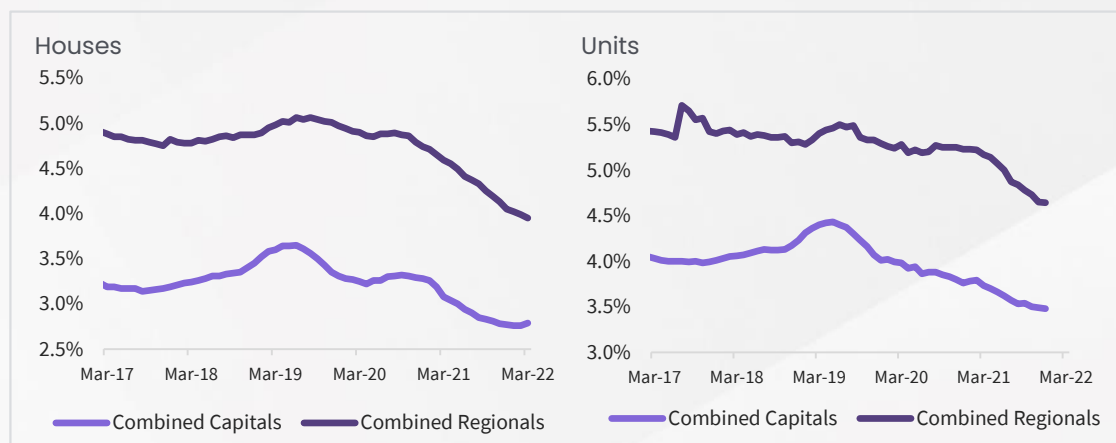
After remaining steady for three consecutive months, the combined capitals recorded a three-basis point increase over March, taking the combined capitals gross rental yields to just below the 3% mark with a yield at 2.99%. The combined regional's gross rental yield compressed over the first quarter, from 4.15% in December to 4.05% in March, as value growth (5.1%) continued to outpace rental growth (2.5%). Both the combined capitals and combined regionals rental yields are down compared to the yields recorded this time last year (3.25% and 4.69% respectively).

Compared to the previous quarter, yields rose across Sydney, Melbourne and Canberra, and fell across Brisbane, Adelaide, Perth, Hobart and Darwin. Brisbane recorded the largest fall in rental yields, recording an 18 basis point fall, from 3.69% in December to 3.51% in March.

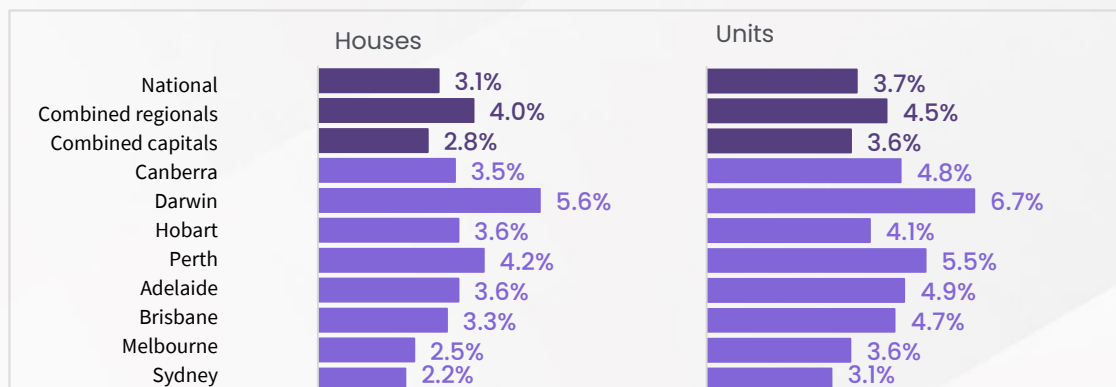
Darwin (6.04%) continues to record the highest rental yield amongst the capitals, despite recording a one basis point fall over the quarter, followed by Perth (4.34%) and Canberra (3.82%). At the other end of the spectrum, the Sydney (2.48%) and Melbourne (2.81%) markets, which saw a sharp decline in rental demand throughout the COVID period recorded the lowest yields, despite recording a small rise over the quarter.

Perth recorded the smallest year on year change in yields, down just six basis points (from 4.40% to 4.34%) following annual value growth of 10.6% and annual rental growth of 6.6%. This was followed by Melbourne and Darwin, with these markets recording an 11 and 17 basis point fall in dwelling yields respectively. Hobart recorded the largest reduction in yields, from 4.50% in March 2021 to 3.65% in March 2022.

### Gross rental yields over time

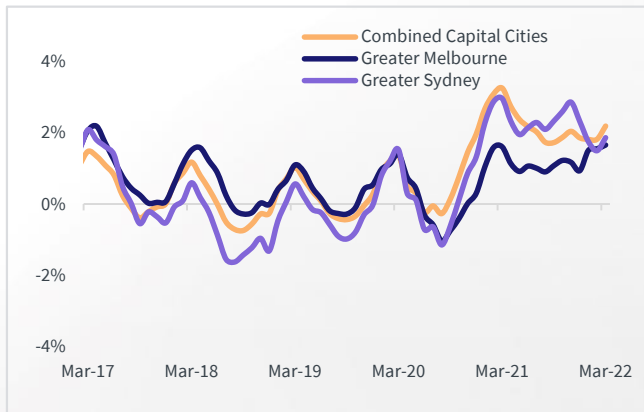


### Gross rental yields, as at March 2022

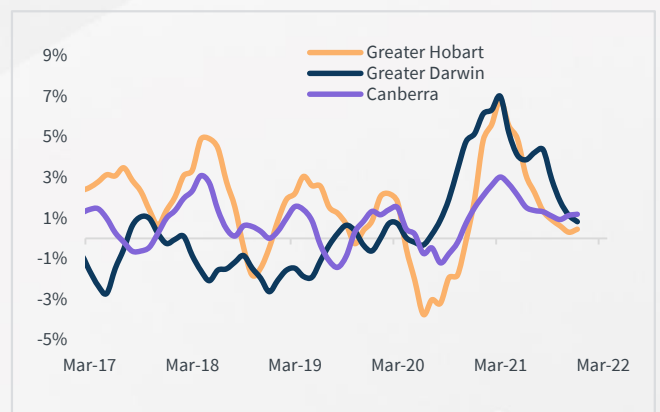
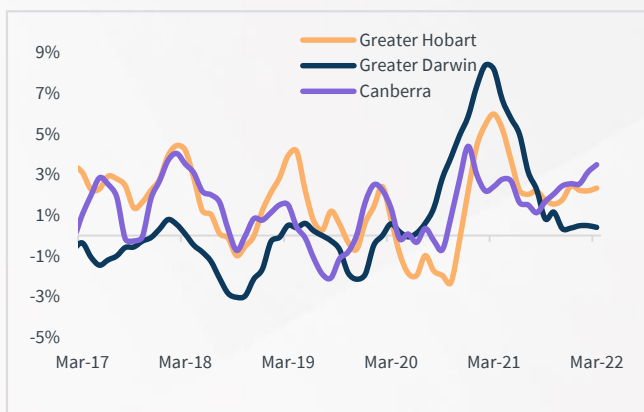
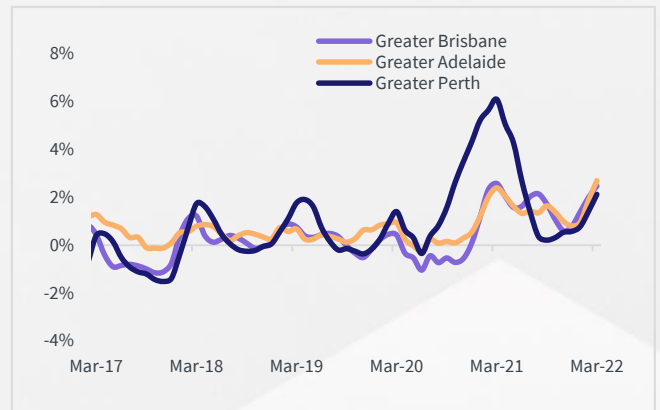
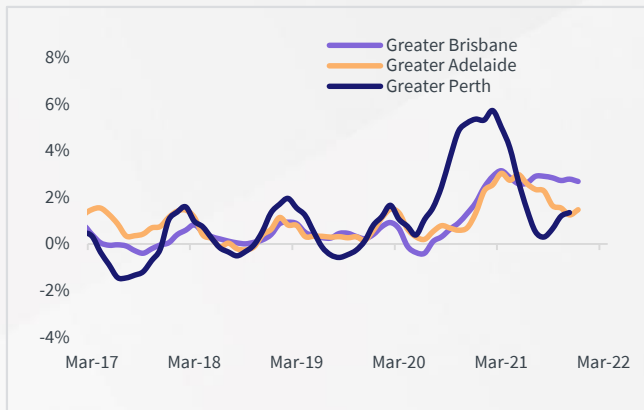
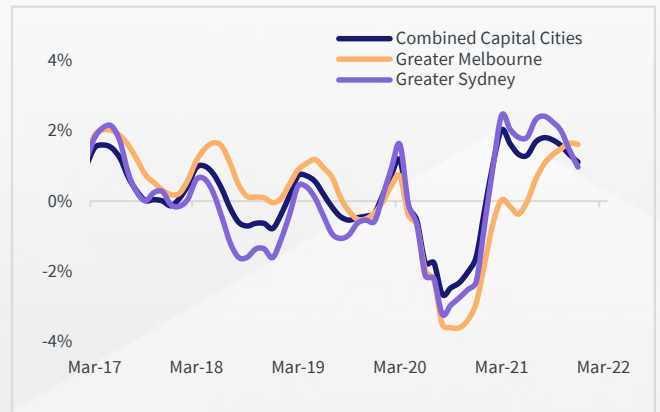


## Rolling quarterly change in rental values

### Houses

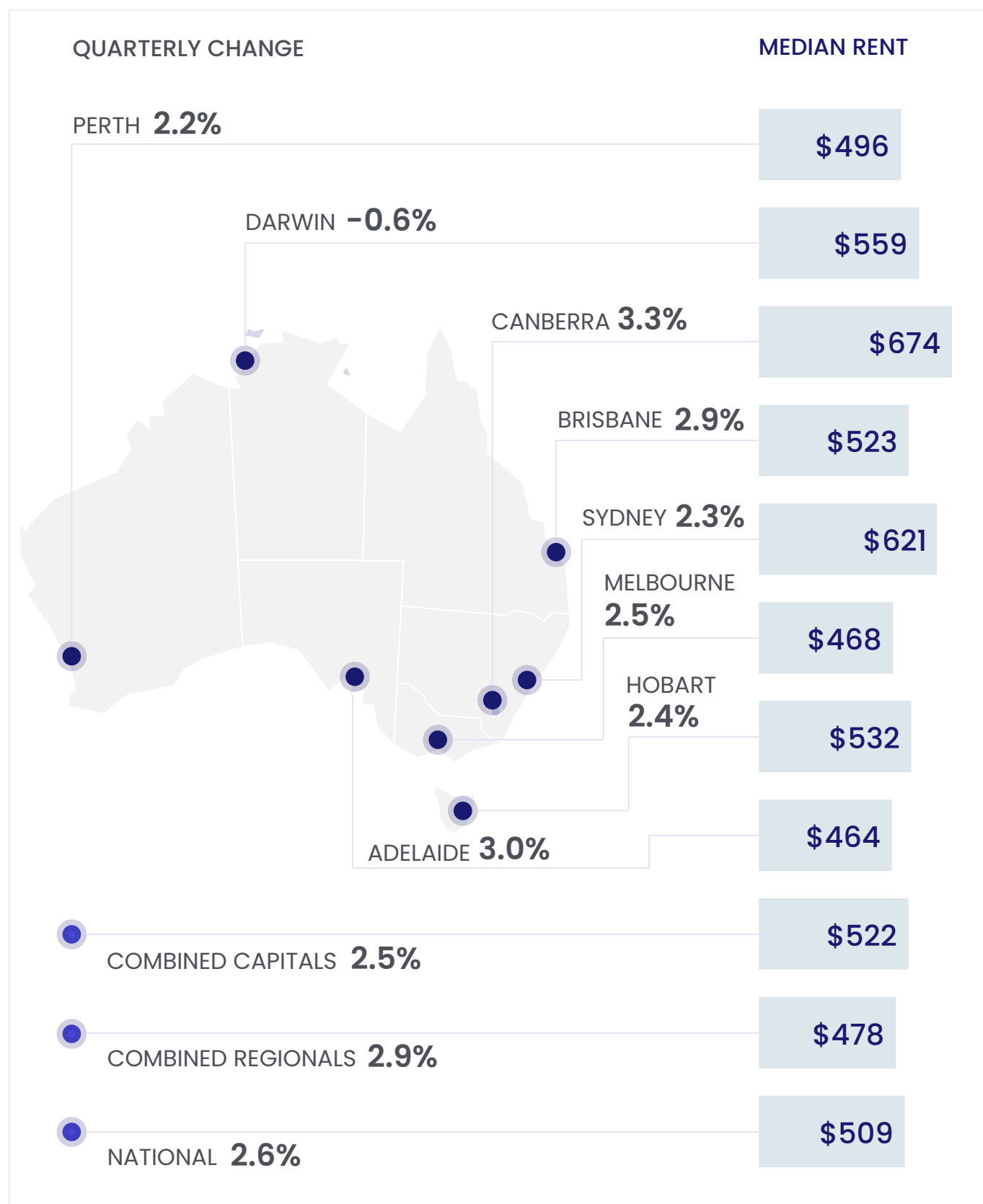


### Units





# Key rental and yield statistics



# Key rental and yield statistics

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Combined capitals	Combined regionals	National
<b>All Dwellings</b>											
Median rent	\$621	\$468	\$523	\$464	\$496	\$532	\$559	\$674	\$522	\$478	\$509
Monthly change	0.8%	0.8%	1.2%	1.3%	0.9%	1.1%	-0.1%	1.2%	0.9%	1.2%	1.0%
Quarterly change	2.3%	2.5%	2.9%	3.0%	2.2%	2.4%	-0.6%	3.3%	2.5%	2.9%	2.6%
Year-to-Date change	2.3%	2.5%	2.9%	3.0%	2.2%	2.4%	-0.6%	3.3%	2.5%	2.9%	2.6%
Year-on-Year change	8.7%	5.7%	10.5%	8.5%	6.6%	8.7%	6.3%	8.7%	8.0%	10.7%	8.7%
Current yield	2.48%	2.81%	3.51%	3.77%	4.34%	3.65%	6.04%	3.82%	2.99%	4.05%	3.23%
Yield 12 mths ago	2.74%	2.92%	4.28%	4.31%	4.40%	4.50%	6.21%	4.43%	3.25%	4.69%	3.55%
<b>Houses</b>											
Median rent	\$687	\$498	\$558	\$485	\$504	\$547	\$630	\$743	\$552	\$485	\$528
Monthly change	0.8%	0.5%	1.3%	1.3%	0.9%	1.0%	0.3%	1.3%	0.9%	1.2%	1.0%
Quarterly change	1.9%	1.7%	3.0%	3.0%	2.2%	2.3%	0.4%	3.5%	2.2%	2.9%	2.4%
Year-to-Date change	1.9%	1.7%	3.0%	3.0%	2.2%	2.3%	0.4%	3.5%	2.2%	2.9%	2.4%
Year-on-Year change	9.0%	4.9%	11.6%	9.0%	6.7%	9.0%	6.7%	9.7%	8.2%	10.8%	9.0%
Current yield	2.22%	2.45%	3.28%	3.57%	4.21%	3.57%	5.64%	3.48%	2.79%	3.95%	3.07%
Yield 12 mths ago	2.50%	2.65%	4.07%	4.13%	4.28%	4.43%	5.63%	4.07%	3.08%	4.59%	3.42%
<b>Units</b>											
Median rent	\$546	\$439	\$443	\$384	\$437	\$447	\$463	\$560	\$470	\$452	\$467
Monthly change	1.0%	1.3%	0.9%	1.3%	1.0%	1.6%	-0.6%	1.0%	1.1%	1.2%	1.1%
Quarterly change	3.0%	3.9%	2.5%	2.7%	2.1%	2.6%	-1.8%	2.7%	3.1%	2.8%	3.0%
Year-to-Date change	3.0%	3.9%	2.5%	2.7%	2.1%	2.6%	-1.8%	2.7%	3.1%	2.8%	3.0%
Year-on-Year change	8.3%	6.9%	6.8%	6.6%	5.7%	7.2%	5.8%	6.7%	7.4%	10.7%	8.0%
Current yield	3.11%	3.58%	4.68%	4.92%	5.45%	4.06%	6.66%	4.83%	3.59%	4.48%	3.74%
Yield 12 mths ago	3.28%	3.58%	5.16%	5.25%	5.41%	4.80%	7.27%	5.52%	3.73%	5.17%	3.94%

# Houses median rent

Most expensive vs most affordable suburbs





# Units median rent

Most expensive vs most affordable suburbs



## Top 30 Most expensive suburbs to rent

### Sydney

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Vaucluse	Sydney - Eastern Suburbs	Houses	\$8,141,777	1.73%	\$2,394	3.4%	3.7%	14.7%
2	Mosman	Sydney - North Sydney and Hornsby	Houses	\$5,515,635	1.76%	\$1,873	0.5%	2.3%	10.4%
3	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$8,286,839	1.35%	\$1,819	0.2%	-1.8%	6.6%
4	Rose Bay	Sydney - Eastern Suburbs	Houses	\$6,252,484	1.63%	\$1,807	1.3%	1.4%	11.9%
5	Balgowlah Heights	Sydney - Northern Beaches	Houses	\$4,486,840	2.05%	\$1,797	-0.6%	-3.1%	3.1%
6	Double Bay	Sydney - Eastern Suburbs	Houses	\$6,225,750	1.61%	\$1,778	3.0%	2.5%	12.3%
7	Dover Heights	Sydney - Eastern Suburbs	Houses	\$5,799,676	1.66%	\$1,756	-1.2%	-3.8%	6.5%
8	Bronte	Sydney - Eastern Suburbs	Houses	\$5,627,072	1.62%	\$1,700	1.9%	3.2%	15.3%
9	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,481,686	1.94%	\$1,690	1.3%	3.8%	13.0%
10	Manly	Sydney - Northern Beaches	Houses	\$4,485,342	2.00%	\$1,682	0.1%	-1.6%	2.1%
11	Seaforth	Sydney - Northern Beaches	Houses	\$3,781,310	2.22%	\$1,670	-0.5%	-0.8%	8.0%
12	North Bondi	Sydney - Eastern Suburbs	Houses	\$4,429,411	2.05%	\$1,644	0.5%	1.2%	10.9%
13	Fairlight	Sydney - Northern Beaches	Houses	\$3,952,317	2.14%	\$1,586	0.5%	-1.6%	5.1%
14	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,834,400	1.65%	\$1,579	2.6%	0.7%	12.4%
15	Queens Park	Sydney - Eastern Suburbs	Houses	\$4,079,433	1.98%	\$1,526	1.1%	1.8%	9.6%
16	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$4,103,858	2.01%	\$1,512	0.8%	2.2%	6.5%
17	Balgowlah	Sydney - Northern Beaches	Houses	\$3,628,115	2.14%	\$1,508	0.8%	1.9%	6.4%
18	Waverley	Sydney - Eastern Suburbs	Houses	\$3,997,748	2.00%	\$1,504	0.6%	0.1%	10.7%
19	Bondi	Sydney - Eastern Suburbs	Houses	\$4,446,806	1.83%	\$1,495	3.6%	4.5%	9.6%
20	Castle Cove	Sydney - North Sydney and Hornsby	Houses	\$3,829,337	1.91%	\$1,479	2.7%	2.8%	8.0%
21	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$4,514,253	1.72%	\$1,459	1.5%	-1.2%	10.7%
22	Paddington	Sydney - Eastern Suburbs	Houses	\$3,442,030	2.16%	\$1,458	1.5%	2.5%	11.1%
23	Bayview	Sydney - Northern Beaches	Houses	\$3,174,139	2.20%	\$1,421	-1.2%	5.1%	13.4%
24	East Lindfield	Sydney - North Sydney and Hornsby	Houses	\$3,866,376	1.84%	\$1,421	2.4%	2.8%	16.8%
25	Clovelly	Sydney - Eastern Suburbs	Houses	\$4,614,945	1.65%	\$1,408	2.7%	6.6%	8.4%
26	South Coogee	Sydney - Eastern Suburbs	Houses	\$4,068,399	1.81%	\$1,395	1.2%	5.3%	7.2%
27	Riverview	Sydney - North Sydney and Hornsby	Houses	\$3,741,393	1.92%	\$1,393	2.0%	1.6%	11.8%
28	Lindfield	Sydney - North Sydney and Hornsby	Houses	\$3,728,239	1.84%	\$1,376	2.4%	3.8%	15.7%
29	Bondi Junction	Sydney - Eastern Suburbs	Houses	\$2,981,785	2.37%	\$1,374	0.7%	1.5%	13.0%
30	Cremorne	Sydney - North Sydney and Hornsby	Houses	\$3,917,918	1.97%	\$1,370	1.0%	1.3%	8.7%

## Top 30 Most affordable suburbs to rent

### Sydney

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Cabramatta	Sydney - South West	Units	\$443,790	4.01%	\$342	0.5%	1.5%	2.0%
2	Fairfield	Sydney - South West	Units	\$424,765	4.32%	\$346	0.5%	1.5%	1.1%
3	Carramar	Sydney - Parramatta	Units	\$398,445	4.18%	\$348	0.2%	0.8%	3.6%
4	Canley Vale	Sydney - South West	Units	\$452,656	3.99%	\$348	0.6%	1.4%	2.7%
5	Oran Park	Sydney - South West	Units	\$581,362	3.69%	\$356	1.6%	3.3%	9.8%
6	Wiley Park	Sydney - Inner South West	Units	\$434,453	4.34%	\$357	0.8%	2.9%	6.2%
7	Warwick Farm	Sydney - South West	Units	\$405,219	4.82%	\$359	0.6%	1.7%	7.2%
8	Lakemba	Sydney - Inner South West	Units	\$424,405	4.44%	\$361	0.9%	2.7%	5.2%
9	Liverpool	Sydney - South West	Units	\$432,594	4.54%	\$362	0.8%	1.8%	6.4%
10	Minto	Sydney - Outer South West	Units	\$504,534	3.83%	\$366	-1.3%	-1.9%	2.2%
11	Leumeah	Sydney - Outer South West	Units	\$449,729	4.34%	\$372	-0.4%	0.8%	3.6%
12	Punchbowl	Sydney - Inner South West	Units	\$485,000	4.33%	\$372	0.7%	2.8%	5.4%
13	Mount Druitt	Sydney - Blacktown	Units	\$424,967	4.45%	\$375	0.0%	2.0%	5.3%
14	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$456,289	4.19%	\$375	0.4%	0.8%	5.0%
15	Macquarie Fields	Sydney - Outer South West	Units	\$530,970	3.79%	\$381	-0.5%	0.0%	0.8%
16	Merrylands West	Sydney - Parramatta	Units	\$468,399	4.26%	\$381	1.1%	1.6%	3.6%
17	Belmore	Sydney - Inner South West	Units	\$585,837	3.59%	\$386	0.5%	2.6%	5.6%
18	Merrylands	Sydney - Parramatta	Units	\$487,649	4.24%	\$388	0.8%	2.6%	4.1%
19	Campsie	Sydney - Inner South West	Units	\$602,832	3.62%	\$391	0.8%	2.6%	4.9%
20	Kingswood	Sydney - Outer West and Blue Mountains	Units	\$499,745	4.08%	\$392	0.5%	1.4%	4.5%
21	Roselands	Sydney - Inner South West	Units	\$548,647	3.85%	\$392	0.8%	3.2%	6.4%
22	Guildford	Sydney - Parramatta	Units	\$478,431	4.30%	\$392	0.6%	1.7%	3.3%
23	Werrington	Sydney - Outer West and Blue Mountains	Units	\$534,800	4.00%	\$394	0.2%	1.0%	4.8%
24	St Marys	Sydney - Outer West and Blue Mountains	Units	\$553,722	3.84%	\$398	1.0%	1.2%	3.6%
25	Harris Park	Sydney - Parramatta	Units	\$491,908	4.21%	\$401	1.0%	3.1%	5.5%
26	Berala	Sydney - Parramatta	Units	\$491,621	4.33%	\$402	1.2%	2.7%	3.7%
27	Richmond	Sydney - Outer West and Blue Mountains	Units	\$546,503	3.88%	\$403	-0.4%	0.3%	5.0%
28	Glenfield	Sydney - Outer South West	Units	\$584,659	3.73%	\$408	-0.1%	-0.3%	0.4%
29	Penrith	Sydney - Outer West and Blue Mountains	Units	\$521,574	4.14%	\$408	0.8%	1.8%	5.2%
30	Campbelltown	Sydney - Outer South West	Units	\$501,241	4.22%	\$408	-0.8%	-0.2%	2.8%



## Top 30 Most expensive suburbs to rent

### Melbourne

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Brighton	Melbourne - Inner South	Houses	\$3,876,814	1.72%	\$1,281	-0.6%	1.1%	0.7%
2	Toorak	Melbourne - Inner	Houses	\$5,017,216	1.38%	\$1,114	-0.8%	0.2%	2.2%
3	Sandringham	Melbourne - Inner South	Houses	\$2,553,200	2.22%	\$1,086	-0.8%	1.7%	1.3%
4	Hampton	Melbourne - Inner South	Houses	\$2,697,731	2.05%	\$1,066	-0.9%	2.3%	-0.5%
5	Brighton East	Melbourne - Inner South	Houses	\$2,461,013	2.16%	\$1,042	-0.4%	2.2%	0.8%
6	Black Rock	Melbourne - Inner South	Houses	\$2,654,341	2.01%	\$1,037	-1.6%	-1.5%	-4.6%
7	Middle Park	Melbourne - Inner	Houses	\$2,925,420	1.78%	\$1,015	1.4%	5.1%	8.0%
8	Kew	Melbourne - Inner East	Houses	\$2,761,325	1.86%	\$1,007	-0.6%	2.0%	8.3%
9	Beaumaris	Melbourne - Inner South	Houses	\$2,373,936	2.24%	\$1,006	0.0%	2.3%	2.0%
10	Malvern	Melbourne - Inner South	Houses	\$3,270,161	1.59%	\$993	-0.1%	2.7%	11.2%
11	Canterbury	Melbourne - Inner East	Houses	\$3,167,373	1.64%	\$982	-0.1%	2.3%	6.2%
12	Deepdene	Melbourne - Inner East	Houses	\$3,317,997	1.51%	\$954	-0.5%	1.3%	12.8%
13	Hawthorn	Melbourne - Inner East	Houses	\$2,847,747	1.66%	\$951	-1.2%	-0.3%	4.7%
14	Mount Eliza	Mornington Peninsula	Houses	\$1,932,645	2.48%	\$937	0.5%	3.2%	14.0%
15	Elwood	Melbourne - Inner	Houses	\$2,435,341	1.94%	\$927	1.3%	2.1%	2.7%
16	Elsternwick	Melbourne - Inner South	Houses	\$2,368,710	2.09%	\$923	0.2%	3.4%	12.0%
17	Armadale	Melbourne - Inner	Houses	\$2,558,769	1.82%	\$920	0.1%	0.4%	4.0%
18	Hawthorn East	Melbourne - Inner East	Houses	\$2,490,252	1.88%	\$916	-0.6%	1.5%	6.7%
19	Albert Park	Melbourne - Inner	Houses	\$2,567,961	1.87%	\$914	0.9%	3.6%	5.6%
20	Camberwell	Melbourne - Inner East	Houses	\$2,627,211	1.78%	\$903	-0.5%	2.1%	10.0%
21	South Yarra	Melbourne - Inner	Houses	\$2,276,063	1.94%	\$891	1.4%	2.4%	6.2%
22	Glen Iris	Melbourne - Inner East	Houses	\$2,450,424	1.86%	\$879	-0.4%	2.1%	7.2%
23	Balwyn	Melbourne - Inner East	Houses	\$2,764,696	1.60%	\$862	-0.5%	1.6%	8.9%
24	Caulfield	Melbourne - Inner South	Houses	\$2,234,910	2.09%	\$859	0.1%	2.7%	9.8%
25	Caulfield North	Melbourne - Inner South	Houses	\$2,767,552	1.67%	\$851	2.0%	2.9%	8.5%
26	Hampton East	Melbourne - Inner South	Houses	\$1,811,770	2.43%	\$848	-2.0%	-0.7%	-0.4%
27	Port Melbourne	Melbourne - Inner	Houses	\$1,798,763	2.40%	\$843	1.9%	5.2%	5.9%
28	South Melbourne	Melbourne - Inner	Houses	\$1,810,967	2.29%	\$837	1.1%	3.8%	5.5%
29	Prahran	Melbourne - Inner	Houses	\$1,751,029	2.33%	\$831	0.9%	1.6%	6.4%
30	Mount Martha	Mornington Peninsula	Houses	\$1,721,872	2.46%	\$823	1.0%	4.0%	14.6%

## Top 30 Most affordable suburbs to rent

### Melbourne

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Melton South	Melbourne - West	Units	\$370,666	4.25%	\$305	-0.1%	-0.3%	0.3%
2	Melton	Melbourne - West	Units	\$366,165	4.46%	\$310	0.0%	0.6%	1.1%
3	Albion	Melbourne - West	Units	\$388,543	4.21%	\$319	0.2%	1.7%	1.1%
4	Hoppers Crossing	Melbourne - West	Units	\$419,546	4.04%	\$329	0.2%	0.8%	1.4%
5	Melton West	Melbourne - West	Units	\$399,355	4.43%	\$329	0.5%	0.4%	1.3%
6	Darley	Melbourne - West	Units	\$385,901	4.80%	\$331	1.2%	2.6%	6.4%
7	Werribee	Melbourne - West	Units	\$412,195	4.13%	\$332	0.3%	0.6%	0.5%
8	Bacchus Marsh	Melbourne - West	Units	\$369,758	4.66%	\$335	0.5%	0.6%	2.6%
9	Wyndham Vale	Melbourne - West	Units	\$476,361	3.88%	\$344	0.4%	0.7%	1.4%
10	St Albans	Melbourne - West	Units	\$496,616	3.73%	\$350	0.2%	1.6%	1.6%
11	Tarneit	Melbourne - West	Units	\$460,737	4.21%	\$353	0.3%	0.5%	0.3%
12	Kingsville	Melbourne - West	Units	\$534,544	3.58%	\$353	0.5%	1.8%	3.1%
13	Werribee South	Melbourne - West	Units	\$438,445	4.11%	\$354	0.5%	1.1%	3.5%
14	Deer Park	Melbourne - West	Units	\$531,105	3.59%	\$355	0.5%	1.6%	2.0%
15	Dandenong	Melbourne - South East	Units	\$423,334	4.37%	\$355	0.6%	1.6%	3.2%
16	Broadmeadows	Melbourne - North West	Units	\$432,252	4.35%	\$356	0.0%	1.3%	0.1%
17	Melton	Melbourne - West	Houses	\$493,293	3.71%	\$356	0.5%	1.9%	2.8%
18	Pakenham	Melbourne - South East	Units	\$486,425	3.90%	\$359	0.1%	0.5%	5.1%
19	Wallan	Melbourne - North East	Units	\$443,600	4.31%	\$362	1.1%	2.5%	5.6%
20	Thomastown	Melbourne - North East	Units	\$475,656	3.97%	\$363	0.7%	1.2%	1.7%
21	Epping	Melbourne - North East	Units	\$489,287	4.02%	\$364	0.4%	1.2%	2.0%
22	Flemington	Melbourne - Inner	Units	\$417,910	4.58%	\$364	1.0%	3.7%	4.7%
23	Lalor	Melbourne - North East	Units	\$506,281	3.77%	\$365	0.6%	0.5%	1.8%
24	Craigieburn	Melbourne - North West	Units	\$431,964	4.49%	\$365	0.2%	1.0%	1.4%
25	Dandenong North	Melbourne - South East	Units	\$504,782	3.78%	\$366	0.7%	1.4%	3.6%
26	Mill Park	Melbourne - North East	Units	\$500,961	3.82%	\$366	0.8%	1.3%	2.0%
27	Mernda	Melbourne - North East	Units	\$495,517	3.97%	\$367	0.7%	1.1%	3.5%
28	Coolaroo	Melbourne - North West	Houses	\$536,310	3.52%	\$367	0.0%	-0.2%	-1.3%
29	Meadow Heights	Melbourne - North West	Units	\$441,055	4.45%	\$367	0.2%	1.1%	-0.1%
30	Sunshine	Melbourne - West	Units	\$523,086	3.55%	\$369	0.1%	2.0%	1.5%

## Top 30 Most expensive suburbs to rent

### Brisbane

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Ascot	Brisbane Inner City	Houses	\$2,399,435	2.18%	\$1,055	2.4%	6.3%	18.5%
2	Hamilton	Brisbane Inner City	Houses	\$2,229,608	2.26%	\$1,044	2.3%	3.7%	15.7%
3	Bulimba	Brisbane Inner City	Houses	\$2,042,052	2.55%	\$1,037	0.8%	0.5%	4.7%
4	Hawthorne	Brisbane Inner City	Houses	\$2,095,362	2.34%	\$1,002	2.6%	2.7%	11.9%
5	Balmoral	Brisbane Inner City	Houses	\$1,666,313	2.77%	\$914	1.0%	0.4%	9.7%
6	Teneriffe	Brisbane Inner City	Houses	\$2,947,585	1.57%	\$912	0.2%	-0.2%	2.0%
7	Bardon	Brisbane Inner City	Houses	\$1,719,780	2.57%	\$906	1.5%	5.9%	19.5%
8	Hendra	Brisbane Inner City	Houses	\$1,672,312	2.60%	\$902	1.2%	4.3%	12.0%
9	Paddington	Brisbane Inner City	Houses	\$1,824,181	2.39%	\$886	0.4%	4.2%	16.7%
10	Fig Tree Pocket	Brisbane - West	Houses	\$1,673,167	2.64%	\$879	0.7%	-2.5%	8.9%
11	Wilston	Brisbane Inner City	Houses	\$1,717,628	2.44%	\$878	0.5%	4.8%	13.1%
12	Chelmer	Brisbane - West	Houses	\$1,679,383	2.59%	\$852	2.6%	2.5%	17.6%
13	Clayfield	Brisbane Inner City	Houses	\$1,819,480	2.29%	\$844	1.8%	4.4%	10.5%
14	Ashgrove	Brisbane Inner City	Houses	\$1,548,452	2.61%	\$835	1.2%	6.1%	14.2%
15	Kenmore Hills	Brisbane - West	Houses	\$1,513,116	2.79%	\$830	1.0%	1.8%	9.0%
16	Auchenflower	Brisbane Inner City	Houses	\$1,687,998	2.38%	\$829	1.0%	3.9%	13.8%
17	Sherwood	Brisbane - West	Houses	\$1,336,907	2.93%	\$826	2.9%	2.5%	14.1%
18	Graceville	Brisbane - West	Houses	\$1,402,543	2.75%	\$819	1.7%	0.6%	13.0%
19	Norman Park	Brisbane Inner City	Houses	\$1,559,069	2.64%	\$814	0.5%	1.5%	7.7%
20	Grange	Brisbane Inner City	Houses	\$1,578,866	2.44%	\$802	2.6%	6.1%	9.1%
21	Chapel Hill	Brisbane - West	Houses	\$1,294,087	3.11%	\$784	0.6%	0.8%	8.0%
22	Seven Hills	Brisbane Inner City	Houses	\$1,460,868	2.69%	\$782	0.4%	0.3%	4.9%
23	Kalinga	Brisbane Inner City	Houses	\$1,615,766	2.27%	\$782	1.9%	-0.6%	0.6%
24	Indooroopilly	Brisbane - West	Houses	\$1,438,398	2.66%	\$780	1.6%	0.5%	9.7%
25	Carindale	Brisbane - South	Houses	\$1,418,152	2.92%	\$780	1.3%	4.1%	9.4%
26	Camp Hill	Brisbane - South	Houses	\$1,523,551	2.50%	\$779	1.9%	3.5%	9.7%
27	Milton	Brisbane Inner City	Houses	\$1,781,452	2.28%	\$777	0.4%	4.1%	13.9%
28	Red Hill	Brisbane Inner City	Houses	\$1,457,511	2.65%	\$776	0.4%	3.0%	11.0%
29	Rosedale	Brisbane - South	Houses	\$1,371,554	2.92%	\$771	0.3%	0.9%	8.8%
30	Newmarket	Brisbane Inner City	Houses	\$1,388,551	2.64%	\$769	-0.2%	2.4%	7.5%



## Top 30 Most affordable suburbs to rent

### Brisbane

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Logan Central	Logan - Beaudesert	Units	\$222,374	7.00%	\$294	0.9%	1.7%	7.2%
2	Woodridge	Logan - Beaudesert	Units	\$214,693	7.30%	\$302	0.5%	1.4%	6.3%
3	Bellbird Park	Ipswich	Units	\$256,033	5.89%	\$310	1.1%	2.2%	6.8%
4	Beenleigh	Logan - Beaudesert	Units	\$258,731	6.29%	\$311	0.6%	1.4%	7.0%
5	Caboolture	Moreton Bay - North	Units	\$260,620	6.64%	\$317	0.5%	1.8%	6.6%
6	Mount Warren Park	Logan - Beaudesert	Units	\$291,388	6.10%	\$318	1.1%	1.5%	5.2%
7	Beaudesert	Logan - Beaudesert	Units	\$377,040	4.64%	\$320	1.3%	2.5%	6.6%
8	Goodna	Ipswich	Units	\$238,261	6.98%	\$321	1.1%	4.0%	7.7%
9	Slacks Creek	Logan - Beaudesert	Units	\$245,448	7.05%	\$323	0.4%	1.8%	5.6%
10	Edens Landing	Logan - Beaudesert	Units	\$286,023	5.82%	\$330	0.6%	1.2%	6.6%
11	Toogoolawah	Ipswich	Houses	\$334,139	5.05%	\$332	1.6%	3.0%	12.4%
12	Redbank Plains	Ipswich	Units	\$309,467	5.64%	\$332	0.7%	2.4%	9.0%
13	Eagleby	Logan - Beaudesert	Units	\$287,225	6.17%	\$333	0.3%	0.6%	4.4%
14	Hillcrest	Logan - Beaudesert	Units	\$292,721	6.20%	\$340	0.0%	1.2%	7.4%
15	Kingston	Logan - Beaudesert	Units	\$288,583	6.60%	\$346	0.3%	1.2%	5.7%
16	Kippa-Ring	Moreton Bay - North	Units	\$349,736	5.23%	\$350	0.5%	0.9%	7.3%
17	Loganlea	Logan - Beaudesert	Units	\$311,570	5.72%	\$354	1.0%	2.3%	7.4%
18	Burpengary	Moreton Bay - North	Units	\$326,646	5.70%	\$355	1.3%	2.6%	6.8%
19	Browns Plains	Logan - Beaudesert	Units	\$323,124	6.01%	\$356	0.0%	0.5%	4.6%
20	Morayfield	Moreton Bay - North	Units	\$345,523	5.31%	\$357	0.2%	0.9%	6.2%
21	Bethania	Logan - Beaudesert	Units	\$292,282	6.80%	\$361	0.9%	3.7%	3.2%
22	Deception Bay	Moreton Bay - North	Units	\$332,466	5.59%	\$362	1.6%	2.4%	3.6%
23	Marsden	Logan - Beaudesert	Units	\$328,457	5.97%	\$362	0.8%	1.9%	6.5%
24	Lawnton	Moreton Bay - South	Units	\$321,946	5.87%	\$363	-0.5%	2.1%	10.4%
25	Rosedale South	Logan - Beaudesert	Units	\$354,808	5.42%	\$368	1.2%	2.2%	7.5%
26	Strathpine	Moreton Bay - South	Units	\$346,051	5.51%	\$369	0.4%	0.9%	5.0%
27	Lowood	Ipswich	Houses	\$392,823	5.03%	\$372	1.4%	2.7%	14.8%
28	Kallangur	Moreton Bay - South	Units	\$358,560	5.50%	\$374	1.4%	4.4%	7.8%
29	Russell Island	Brisbane - East	Houses	\$338,203	5.72%	\$375	2.3%	3.7%	10.6%
30	Springwood	Logan - Beaudesert	Units	\$320,345	5.88%	\$375	0.4%	0.5%	3.9%

## Top 30 Most expensive suburbs to rent

### Adelaide

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Glenelg South	Adelaide - South	Houses	\$1,324,960	2.83%	\$784	0.6%	5.9%	11.0%
2	Malvern	Adelaide - Central and Hills	Houses	\$1,778,440	2.23%	\$775	1.0%	4.5%	4.7%
3	Myrtle Bank	Adelaide - Central and Hills	Houses	\$1,492,415	2.57%	\$754	0.2%	2.5%	7.3%
4	Unley	Adelaide - Central and Hills	Houses	\$1,500,324	2.49%	\$753	1.0%	4.7%	10.2%
5	Beaumont	Adelaide - Central and Hills	Houses	\$1,696,756	2.24%	\$751	-0.3%	-0.5%	8.0%
6	Glenelg North	Adelaide - South	Houses	\$970,812	3.57%	\$744	1.8%	4.6%	11.2%
7	Somerton Park	Adelaide - South	Houses	\$1,143,481	3.07%	\$742	1.6%	7.4%	12.3%
8	St Georges	Adelaide - Central and Hills	Houses	\$1,669,591	2.19%	\$735	0.3%	0.7%	10.8%
9	Fullarton	Adelaide - Central and Hills	Houses	\$1,472,582	2.51%	\$730	1.0%	4.3%	6.7%
10	North Adelaide	Adelaide - Central and Hills	Houses	\$1,202,870	3.05%	\$719	1.5%	3.7%	12.6%
11	Burnside	Adelaide - Central and Hills	Houses	\$1,416,259	2.57%	\$716	1.7%	0.5%	6.7%
12	St Peters	Adelaide - Central and Hills	Houses	\$1,791,466	2.04%	\$715	2.0%	4.5%	12.3%
13	Walkerville	Adelaide - Central and Hills	Houses	\$1,654,873	2.21%	\$705	0.1%	2.4%	8.3%
14	Linden Park	Adelaide - Central and Hills	Houses	\$1,503,874	2.49%	\$704	1.7%	1.6%	12.1%
15	Parkside	Adelaide - Central and Hills	Houses	\$1,310,835	2.70%	\$704	1.3%	5.2%	9.2%
16	Glenside	Adelaide - Central and Hills	Houses	\$1,367,368	2.66%	\$700	2.6%	2.6%	14.0%
17	Glenelg East	Adelaide - South	Houses	\$1,113,253	3.30%	\$699	0.9%	5.3%	12.9%
18	Goodwood	Adelaide - Central and Hills	Houses	\$1,413,702	2.52%	\$687	1.2%	4.3%	10.6%
19	Glenunga	Adelaide - Central and Hills	Houses	\$1,624,842	2.21%	\$686	0.9%	1.7%	14.4%
20	Kensington Park	Adelaide - Central and Hills	Houses	\$1,442,193	2.40%	\$685	1.4%	1.3%	10.0%
21	Brighton	Adelaide - South	Houses	\$974,718	3.36%	\$684	0.8%	5.7%	11.4%
22	Kensington Gardens	Adelaide - Central and Hills	Houses	\$1,377,260	2.42%	\$680	1.3%	1.3%	10.9%
23	Henley Beach South	Adelaide - West	Houses	\$1,360,639	2.54%	\$675	-0.5%	1.0%	4.7%
24	South Brighton	Adelaide - South	Houses	\$877,788	3.58%	\$661	0.9%	5.4%	13.3%
25	Kingswood	Adelaide - South	Houses	\$1,470,139	2.39%	\$661	0.7%	1.2%	10.7%
26	Hove	Adelaide - South	Houses	\$932,375	3.38%	\$657	1.5%	5.8%	14.7%
27	Norwood	Adelaide - Central and Hills	Houses	\$1,383,687	2.42%	\$655	0.7%	0.7%	6.2%
28	Stirling	Adelaide - Central and Hills	Houses	\$1,077,304	3.01%	\$643	2.1%	3.2%	6.3%
29	Torrens Park	Adelaide - South	Houses	\$1,267,972	2.59%	\$639	0.5%	0.7%	6.9%
30	Vale Park	Adelaide - Central and Hills	Houses	\$1,264,956	2.63%	\$631	1.4%	4.4%	11.6%

## Top 30 Most affordable suburbs to rent

### Adelaide

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Salisbury	Adelaide - North	Units	\$238,130	6.32%	\$289	-0.9%	-1.8%	2.4%
2	Salisbury East	Adelaide - North	Units	\$252,800	5.89%	\$291	-0.4%	-0.7%	3.0%
3	Andrews Farm	Adelaide - North	Units	\$260,906	6.05%	\$306	1.7%	3.2%	12.1%
4	Salisbury North	Adelaide - North	Units	\$265,697	6.23%	\$312	0.4%	-1.3%	3.0%
5	Elizabeth North	Adelaide - North	Houses	\$248,235	6.79%	\$326	0.9%	3.0%	11.9%
6	Elizabeth South	Adelaide - North	Houses	\$263,129	6.24%	\$327	1.2%	3.3%	11.0%
7	Windsor Gardens	Adelaide - North	Units	\$289,485	5.76%	\$332	-0.1%	0.2%	7.7%
8	Elizabeth Grove	Adelaide - North	Houses	\$281,662	6.10%	\$334	1.3%	3.5%	10.8%
9	Croydon Park	Adelaide - West	Units	\$336,758	5.08%	\$339	2.9%	4.2%	3.9%
10	Davoren Park	Adelaide - North	Houses	\$282,792	6.24%	\$339	1.0%	4.0%	13.4%
11	Bedford Park	Adelaide - South	Units	\$268,550	6.41%	\$339	2.4%	3.7%	11.7%
12	Brooklyn Park	Adelaide - West	Units	\$322,928	5.41%	\$339	1.1%	2.1%	7.1%
13	Klemzig	Adelaide - North	Units	\$304,051	5.81%	\$341	-0.8%	0.5%	8.2%
14	Kurralta Park	Adelaide - West	Units	\$329,283	5.50%	\$341	1.6%	3.8%	6.1%
15	Plympton	Adelaide - West	Units	\$329,622	5.51%	\$341	1.0%	2.6%	5.4%
16	Elizabeth Downs	Adelaide - North	Houses	\$263,173	6.70%	\$342	0.9%	3.2%	11.8%
17	Smithfield Plains	Adelaide - North	Houses	\$302,978	5.81%	\$344	1.3%	4.0%	12.6%
18	Elizabeth Vale	Adelaide - North	Houses	\$323,634	5.48%	\$348	1.4%	3.9%	10.4%
19	Elizabeth East	Adelaide - North	Houses	\$335,744	5.25%	\$348	0.9%	1.9%	10.3%
20	Hope Valley	Adelaide - North	Units	\$338,704	5.29%	\$350	1.1%	1.8%	8.6%
21	Smithfield	Adelaide - North	Houses	\$295,041	6.18%	\$350	0.7%	3.3%	9.7%
22	Elizabeth Park	Adelaide - North	Houses	\$321,045	5.72%	\$351	1.1%	2.0%	11.7%
23	Modbury	Adelaide - North	Units	\$341,439	5.13%	\$352	1.0%	1.9%	8.1%
24	Hectorville	Adelaide - Central and Hills	Units	\$371,271	5.08%	\$353	1.6%	2.3%	6.3%
25	Black Forest	Adelaide - Central and Hills	Units	\$389,007	4.72%	\$354	0.6%	2.6%	7.3%
26	Broadview	Adelaide - North	Units	\$359,230	5.37%	\$354	0.8%	2.6%	10.2%
27	Morphett Vale	Adelaide - South	Units	\$322,993	5.72%	\$355	2.2%	1.2%	7.1%
28	Daw Park	Adelaide - South	Units	\$369,165	5.07%	\$356	1.7%	4.8%	11.1%
29	Camden Park	Adelaide - West	Units	\$332,780	5.50%	\$357	0.6%	1.6%	3.6%
30	Edwardstown	Adelaide - South	Units	\$348,829	5.37%	\$358	0.6%	0.9%	6.5%



## Top 30 Most expensive suburbs to rent

### Perth

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Dalkeith	Perth - Inner	Houses	\$2,960,484	2.05%	\$1,200	-0.9%	3.9%	8.3%
2	Cottesloe	Perth - Inner	Houses	\$2,575,553	2.36%	\$1,176	0.4%	2.1%	5.7%
3	Mount Claremont	Perth - Inner	Houses	\$1,691,834	3.30%	\$1,117	0.5%	5.2%	7.9%
4	City Beach	Perth - Inner	Houses	\$2,322,808	2.34%	\$1,105	0.9%	5.0%	5.6%
5	Swanbourne	Perth - Inner	Houses	\$2,010,885	2.84%	\$1,092	1.9%	4.8%	5.7%
6	Mosman Park	Perth - Inner	Houses	\$1,915,844	2.83%	\$1,082	0.3%	3.9%	7.0%
7	Claremont	Perth - Inner	Houses	\$1,774,462	2.90%	\$1,031	0.5%	3.4%	3.8%
8	Nedlands	Perth - Inner	Houses	\$2,005,593	2.54%	\$973	-0.9%	3.5%	2.9%
9	Floreat	Perth - Inner	Houses	\$1,771,812	2.66%	\$912	1.4%	3.0%	-0.9%
10	North Coogee	Perth - South West	Houses	\$1,226,421	3.74%	\$847	0.6%	3.5%	6.2%
11	Subiaco	Perth - Inner	Houses	\$1,551,238	2.80%	\$830	2.0%	2.6%	2.2%
12	Churchlands	Perth - North West	Houses	\$1,562,821	2.81%	\$826	1.1%	2.3%	3.2%
13	Burns Beach	Perth - North West	Houses	\$993,925	4.20%	\$786	0.6%	1.6%	7.9%
14	West Leederville	Perth - Inner	Houses	\$1,329,618	2.99%	\$784	2.6%	4.5%	6.7%
15	East Fremantle	Perth - South West	Houses	\$1,435,461	2.85%	\$782	1.0%	1.7%	6.8%
16	Shenton Park	Perth - Inner	Houses	\$1,580,476	2.56%	\$782	1.5%	2.6%	0.2%
17	Sorrento	Perth - North West	Houses	\$1,172,758	3.45%	\$778	1.6%	2.6%	6.4%
18	Iluka	Perth - North West	Houses	\$1,070,673	3.88%	\$774	0.5%	1.2%	5.6%
19	Wembley	Perth - Inner	Houses	\$1,404,131	2.82%	\$769	2.0%	4.6%	4.7%
20	Trigg	Perth - North West	Houses	\$1,539,251	2.63%	\$760	1.7%	3.3%	3.7%
21	Applecross	Perth - South West	Houses	\$1,758,590	2.33%	\$759	1.9%	3.9%	3.8%
22	Wembley Downs	Perth - North West	Houses	\$1,345,508	2.92%	\$745	0.8%	1.6%	2.8%
23	Attadale	Perth - South West	Houses	\$1,413,300	2.73%	\$742	1.5%	3.7%	4.0%
24	South Perth	Perth - South East	Houses	\$1,335,494	2.79%	\$741	0.4%	1.6%	6.4%
25	North Fremantle	Perth - South West	Houses	\$1,371,324	2.94%	\$739	1.8%	2.5%	7.1%
26	East Perth	Perth - Inner	Houses	\$1,041,278	3.69%	\$724	2.7%	4.2%	4.7%
27	Waterford	Perth - South East	Houses	\$1,087,384	3.47%	\$720	0.1%	0.6%	6.9%
28	Gwelup	Perth - North West	Houses	\$986,605	3.78%	\$715	1.0%	3.2%	4.3%
29	North Beach	Perth - North West	Houses	\$1,340,947	2.78%	\$713	2.1%	3.1%	2.8%
30	Ocean Reef	Perth - North West	Houses	\$911,521	4.08%	\$708	0.7%	2.0%	6.2%

## Top 30 Most affordable suburbs to rent

### Perth

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Orelia	Perth - South West	Units	\$183,372	8.23%	\$268	1.9%	3.0%	9.2%
2	Shoalwater	Perth - South West	Units	\$239,342	6.64%	\$324	0.3%	4.4%	13.4%
3	Gosnells	Perth - South East	Units	\$264,642	6.27%	\$336	-0.2%	0.6%	6.4%
4	Kelmscott	Perth - South East	Units	\$258,904	6.80%	\$337	0.7%	0.4%	10.3%
5	Dudley Park	Mandurah	Units	\$223,377	7.56%	\$342	0.4%	5.6%	13.7%
6	Safety Bay	Perth - South West	Units	\$259,197	6.68%	\$342	-0.2%	4.1%	8.6%
7	Girrawheen	Perth - North West	Units	\$282,525	6.64%	\$351	1.9%	4.6%	11.8%
8	Armadale	Perth - South East	Units	\$244,999	7.98%	\$353	1.9%	4.6%	15.8%
9	Midland	Perth - North East	Units	\$281,652	6.46%	\$353	-0.6%	2.1%	9.5%
10	Ellenbrook	Perth - North East	Units	\$290,917	6.62%	\$354	-0.7%	1.8%	8.7%
11	Rockingham	Perth - South West	Units	\$297,721	6.06%	\$359	-0.2%	2.7%	8.2%
12	Midvale	Perth - North East	Houses	\$404,841	5.14%	\$371	1.4%	1.2%	4.3%
13	Bayswater	Perth - North East	Units	\$303,014	6.13%	\$371	-0.2%	1.5%	5.3%
14	Noranda	Perth - North East	Units	\$321,211	6.09%	\$372	0.6%	3.7%	8.7%
15	Kalamunda	Perth - South East	Units	\$384,918	5.20%	\$373	1.6%	2.1%	10.1%
16	Mandurah	Mandurah	Units	\$311,918	5.40%	\$374	0.9%	5.1%	4.9%
17	Armadale	Perth - South East	Houses	\$298,314	6.72%	\$376	1.1%	1.6%	11.6%
18	Halls Head	Mandurah	Units	\$375,837	5.64%	\$379	1.0%	4.0%	7.6%
19	Maylands	Perth - North East	Units	\$338,781	5.82%	\$381	0.1%	2.4%	5.9%
20	Osborne Park	Perth - North West	Units	\$310,730	6.38%	\$382	1.3%	2.8%	7.4%
21	Spearwood	Perth - South West	Units	\$331,621	6.16%	\$382	0.1%	0.9%	6.0%
22	Medina	Perth - South West	Houses	\$296,138	6.91%	\$383	0.9%	3.3%	13.5%
23	Clarkson	Perth - North West	Units	\$321,281	6.19%	\$386	2.2%	4.2%	7.4%
24	Mandurah	Mandurah	Houses	\$320,870	6.27%	\$387	0.9%	1.8%	4.6%
25	Coolbellup	Perth - South West	Units	\$311,428	6.52%	\$387	0.2%	-0.5%	4.5%
26	Glendalough	Perth - Inner	Units	\$272,508	7.06%	\$387	1.2%	1.9%	9.4%
27	Wembley	Perth - Inner	Units	\$289,077	6.54%	\$389	1.5%	2.3%	8.0%
28	Erskine	Mandurah	Units	\$346,359	6.38%	\$390	1.1%	5.1%	11.1%
29	Kelmscott	Perth - South East	Houses	\$373,078	5.37%	\$391	0.1%	0.3%	8.7%
30	Yokine	Perth - North West	Units	\$365,206	5.48%	\$391	1.1%	2.3%	4.6%

## Top 30 Most expensive suburbs to rent

### Hobart

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Sandy Bay	Hobart	Houses	\$1,433,837	2.65%	\$722	3.7%	5.4%	9.8%
2	Mount Nelson	Hobart	Houses	\$999,320	3.61%	\$687	3.2%	6.1%	10.5%
3	West Hobart	Hobart	Houses	\$1,092,458	3.26%	\$685	3.7%	5.2%	12.5%
4	North Hobart	Hobart	Houses	\$1,103,025	3.11%	\$665	3.3%	5.0%	11.4%
5	Mount Stuart	Hobart	Houses	\$992,233	3.41%	\$662	3.4%	4.2%	9.8%
6	Hobart	Hobart	Houses	\$1,209,131	2.80%	\$654	2.9%	3.6%	9.2%
7	Lenah Valley	Hobart	Houses	\$885,575	3.80%	\$647	3.0%	4.7%	13.1%
8	New Town	Hobart	Houses	\$1,007,457	3.26%	\$638	3.0%	4.7%	8.8%
9	Taroona	Hobart	Houses	\$1,049,782	3.18%	\$619	0.5%	1.1%	12.1%
10	South Hobart	Hobart	Houses	\$1,074,856	2.97%	\$613	2.3%	3.2%	7.9%
11	Blackmans Bay	Hobart	Houses	\$969,241	3.21%	\$588	0.7%	2.3%	8.9%
12	Bellerive	Hobart	Houses	\$1,016,284	2.93%	\$581	0.2%	1.7%	7.1%
13	Kingston Beach	Hobart	Houses	\$968,032	3.19%	\$577	-0.1%	0.5%	7.8%
14	Howrah	Hobart	Houses	\$853,827	3.47%	\$576	0.2%	1.7%	8.1%
15	Lauderdale	Hobart	Houses	\$925,710	3.17%	\$575	-0.1%	1.2%	7.9%
16	Lindisfarne	Hobart	Houses	\$860,517	3.41%	\$573	-0.4%	0.8%	8.3%
17	Margate	Hobart	Houses	\$874,876	3.48%	\$573	1.6%	2.2%	7.5%
18	Kingston	Hobart	Houses	\$814,124	3.73%	\$572	1.5%	2.6%	9.3%
19	Geilston Bay	Hobart	Houses	\$816,691	3.56%	\$568	0.0%	2.3%	10.4%
20	West Moonah	Hobart	Houses	\$731,442	3.86%	\$541	1.3%	0.9%	10.8%
21	Moonah	Hobart	Houses	\$712,976	3.96%	\$539	0.9%	1.5%	10.7%
22	Austins Ferry	Hobart	Houses	\$662,974	4.21%	\$533	1.7%	2.8%	10.3%
23	Mornington	Hobart	Houses	\$660,535	4.19%	\$530	0.6%	2.4%	7.0%
24	Old Beach	Hobart	Houses	\$682,149	4.11%	\$526	1.3%	1.2%	11.4%
25	Lutana	Hobart	Houses	\$623,304	4.39%	\$523	0.4%	0.8%	9.5%
26	Warrane	Hobart	Houses	\$599,378	4.45%	\$516	0.8%	2.5%	7.7%
27	Glenorchy	Hobart	Houses	\$613,879	4.36%	\$516	0.9%	1.8%	9.3%
28	Rosetta	Hobart	Houses	\$727,324	3.69%	\$511	0.2%	1.4%	6.5%
29	Sorell	Hobart	Houses	\$688,228	3.92%	\$506	-0.8%	1.1%	5.9%
30	Rokeby	Hobart	Houses	\$573,434	4.51%	\$505	0.7%	3.1%	6.5%



## Top 30 Most affordable suburbs to rent

### Hobart

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Claremont	Hobart	Units	\$469,269	4.59%	\$406	0.0%	4.0%	8.8%
2	Glenorchy	Hobart	Units	\$488,610	4.49%	\$407	0.6%	4.2%	9.8%
3	Moonah	Hobart	Units	\$530,545	4.06%	\$409	0.6%	4.2%	8.4%
4	West Moonah	Hobart	Units	\$551,585	4.02%	\$414	0.3%	3.5%	11.2%
5	Brighton	Hobart	Units	\$460,877	4.99%	\$425	1.9%	2.7%	11.5%
6	Bellerive	Hobart	Units	\$616,610	3.82%	\$437	1.4%	1.5%	6.4%
7	Primrose Sands	Hobart	Houses	\$556,043	4.18%	\$446	-0.4%	1.9%	11.2%
8	Kingston	Hobart	Units	\$615,980	4.00%	\$449	1.8%	0.8%	6.6%
9	New Norfolk	Hobart	Houses	\$482,411	4.90%	\$460	0.2%	1.3%	10.7%
10	Howrah	Hobart	Units	\$621,295	4.07%	\$462	2.1%	2.6%	6.5%
11	Blackmans Bay	Hobart	Units	\$616,885	4.12%	\$466	2.2%	1.7%	8.8%
12	Risdon Vale	Hobart	Houses	\$487,563	5.01%	\$472	-0.3%	1.6%	7.9%
13	Bridgewater	Hobart	Houses	\$498,494	4.84%	\$474	1.0%	0.6%	8.9%
14	Dodges Ferry	Hobart	Houses	\$658,765	3.74%	\$476	-0.2%	2.0%	10.3%
15	Clarendon Vale	Hobart	Houses	\$513,274	4.91%	\$481	0.7%	2.9%	7.4%
16	Brighton	Hobart	Houses	\$577,613	4.39%	\$485	0.5%	0.9%	3.6%
17	Chigwell	Hobart	Houses	\$579,662	4.42%	\$491	0.5%	1.3%	8.2%
18	Claremont	Hobart	Houses	\$602,941	4.25%	\$494	1.0%	2.3%	8.5%
19	Berriedale	Hobart	Houses	\$605,926	4.26%	\$496	0.3%	1.1%	8.3%
20	Midway Point	Hobart	Houses	\$662,552	3.96%	\$502	-0.7%	1.7%	8.3%
21	Rokeby	Hobart	Houses	\$573,434	4.51%	\$505	0.7%	3.1%	6.5%
22	Sorell	Hobart	Houses	\$688,228	3.92%	\$506	-0.8%	1.1%	5.9%
23	Rosetta	Hobart	Houses	\$727,324	3.69%	\$511	0.2%	1.4%	6.5%
24	Glenorchy	Hobart	Houses	\$613,879	4.36%	\$516	0.9%	1.8%	9.3%
25	Warrane	Hobart	Houses	\$599,378	4.45%	\$516	0.8%	2.5%	7.7%
26	Lutana	Hobart	Houses	\$623,304	4.39%	\$523	0.4%	0.8%	9.5%
27	Old Beach	Hobart	Houses	\$682,149	4.11%	\$526	1.3%	1.2%	11.4%
28	Mornington	Hobart	Houses	\$660,535	4.19%	\$530	0.6%	2.4%	7.0%
29	Austins Ferry	Hobart	Houses	\$662,974	4.21%	\$533	1.7%	2.8%	10.3%
30	Moonah	Hobart	Houses	\$712,976	3.96%	\$539	0.9%	1.5%	10.7%

## Top 30 Most expensive suburbs to rent

### Darwin

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Stuart Park	Darwin	Houses	\$767,543	5.14%	\$774	0.0%	-1.4%	6.8%
2	Fannie Bay	Darwin	Houses	\$885,542	4.63%	\$771	0.4%	0.2%	6.8%
3	Lyons	Darwin	Houses	\$752,263	5.54%	\$763	0.3%	-1.0%	2.4%
4	Parap	Darwin	Houses	\$765,458	5.19%	\$758	0.5%	-0.1%	8.7%
5	Muirhead	Darwin	Houses	\$698,540	5.51%	\$731	0.5%	0.7%	3.8%
6	Nightcliff	Darwin	Houses	\$824,347	4.59%	\$706	1.6%	-1.8%	2.7%
7	Johnston	Darwin	Houses	\$621,877	5.76%	\$681	0.2%	1.0%	4.6%
8	Bellamack	Darwin	Houses	\$576,616	6.11%	\$662	0.8%	1.2%	6.2%
9	Zuccoli	Darwin	Houses	\$510,707	6.73%	\$657	0.7%	1.2%	6.6%
10	Rapid Creek	Darwin	Houses	\$774,618	4.26%	\$649	0.4%	3.5%	5.5%
11	Farrar	Darwin	Houses	\$561,303	6.11%	\$642	-0.6%	1.1%	8.1%
12	Durack	Darwin	Houses	\$560,523	6.02%	\$627	0.6%	1.1%	8.5%
13	Rosebery	Darwin	Houses	\$562,289	5.89%	\$622	0.5%	-0.5%	7.1%
14	Anula	Darwin	Houses	\$539,824	5.86%	\$620	0.4%	0.4%	14.2%
15	Leanyer	Darwin	Houses	\$584,989	5.35%	\$616	1.1%	-0.8%	4.7%
16	Wanguri	Darwin	Houses	\$590,190	5.18%	\$611	0.3%	-0.3%	0.9%
17	Malak	Darwin	Houses	\$508,659	6.04%	\$610	0.9%	0.7%	7.6%
18	Bayview	Darwin	Units	\$523,977	6.48%	\$605	-0.7%	-1.4%	5.6%
19	Wulagi	Darwin	Houses	\$537,866	5.78%	\$603	1.3%	0.8%	7.6%
20	Alawa	Darwin	Houses	\$548,868	5.48%	\$600	1.1%	3.4%	7.8%
21	Moil	Darwin	Houses	\$506,061	5.95%	\$598	0.1%	1.2%	7.0%
22	Gunn	Darwin	Houses	\$511,950	6.20%	\$593	0.2%	0.7%	7.9%
23	Tiwi	Darwin	Houses	\$534,087	5.43%	\$581	1.1%	1.5%	1.8%
24	Karama	Darwin	Houses	\$436,285	6.55%	\$570	0.1%	-0.2%	6.6%
25	Darwin City	Darwin	Houses	\$516,073	6.52%	\$561	0.9%	-1.8%	5.1%
26	Woolner	Darwin	Units	\$453,733	6.50%	\$548	-0.9%	-2.1%	8.8%
27	Darwin City	Darwin	Units	\$429,107	7.02%	\$547	-0.6%	-1.8%	4.8%
28	Driver	Darwin	Houses	\$494,589	5.83%	\$545	1.1%	0.9%	6.7%
29	Woodroffe	Darwin	Houses	\$434,217	6.58%	\$534	-0.2%	-0.5%	8.9%
30	Bakewell	Darwin	Houses	\$492,468	5.79%	\$529	0.2%	-0.1%	6.3%

## Top 30 Most affordable suburbs to rent

### Darwin

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Bakewell	Darwin	Units	\$271,435	7.78%	\$410	0.0%	0.1%	8.9%
2	Nightcliff	Darwin	Units	\$337,698	6.39%	\$418	-0.4%	-1.1%	6.9%
3	Rapid Creek	Darwin	Units	\$317,006	6.74%	\$425	-0.7%	-1.6%	7.1%
4	Fannie Bay	Darwin	Units	\$475,223	5.45%	\$480	-1.1%	-2.7%	1.5%
5	Parap	Darwin	Units	\$337,856	7.77%	\$482	-0.6%	-1.8%	4.4%
6	Moulden	Darwin	Houses	\$380,400	6.75%	\$497	0.3%	1.2%	8.3%
7	Stuart Park	Darwin	Units	\$463,106	5.98%	\$517	-1.2%	-3.5%	4.0%
8	Gray	Darwin	Houses	\$407,025	6.57%	\$518	-0.3%	-0.6%	8.2%
9	Larrakeyah	Darwin	Units	\$451,693	6.11%	\$523	-0.7%	-2.1%	6.2%
10	Bakewell	Darwin	Houses	\$492,468	5.79%	\$529	0.2%	-0.1%	6.3%
11	Woodroffe	Darwin	Houses	\$434,217	6.58%	\$534	-0.2%	-0.5%	8.9%
12	Driver	Darwin	Houses	\$494,589	5.83%	\$545	1.1%	0.9%	6.7%
13	Darwin City	Darwin	Units	\$429,107	7.02%	\$547	-0.6%	-1.8%	4.8%
14	Woolner	Darwin	Units	\$453,733	6.50%	\$548	-0.9%	-2.1%	8.8%
15	Darwin City	Darwin	Houses	\$516,073	6.52%	\$561	0.9%	-1.8%	5.1%
16	Karama	Darwin	Houses	\$436,285	6.55%	\$570	0.1%	-0.2%	6.6%
17	Tiwi	Darwin	Houses	\$534,087	5.43%	\$581	1.1%	1.5%	1.8%
18	Gunn	Darwin	Houses	\$511,950	6.20%	\$593	0.2%	0.7%	7.9%
19	Moil	Darwin	Houses	\$506,061	5.95%	\$598	0.1%	1.2%	7.0%
20	Alawa	Darwin	Houses	\$548,868	5.48%	\$600	1.1%	3.4%	7.8%
21	Wulagi	Darwin	Houses	\$537,866	5.78%	\$603	1.3%	0.8%	7.6%
22	Bayview	Darwin	Units	\$523,977	6.48%	\$605	-0.7%	-1.4%	5.6%
23	Malak	Darwin	Houses	\$508,659	6.04%	\$610	0.9%	0.7%	7.6%
24	Wanguri	Darwin	Houses	\$590,190	5.18%	\$611	0.3%	-0.3%	0.9%
25	Leanyer	Darwin	Houses	\$584,989	5.35%	\$616	1.1%	-0.8%	4.7%
26	Anula	Darwin	Houses	\$539,824	5.86%	\$620	0.4%	0.4%	14.2%
27	Rosebery	Darwin	Houses	\$562,289	5.89%	\$622	0.5%	-0.5%	7.1%
28	Durack	Darwin	Houses	\$560,523	6.02%	\$627	0.6%	1.1%	8.5%
29	Farrar	Darwin	Houses	\$561,303	6.11%	\$642	-0.6%	1.1%	8.1%
30	Rapid Creek	Darwin	Houses	\$774,618	4.26%	\$649	0.4%	3.5%	5.5%

## Top 30 Most expensive suburbs to rent

### Canberra

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Campbell	Australian Capital Territory	Houses	\$1,936,249	2.58%	\$978	0.5%	2.7%	9.9%
2	Wright	Australian Capital Territory	Houses	\$1,190,887	4.15%	\$950	0.1%	1.8%	14.2%
3	Farrer	Australian Capital Territory	Houses	\$1,438,889	3.19%	\$887	0.2%	3.5%	9.3%
4	Chapman	Australian Capital Territory	Houses	\$1,452,074	3.14%	\$885	1.0%	3.4%	6.9%
5	Turner	Australian Capital Territory	Houses	\$2,124,691	2.16%	\$884	0.3%	1.4%	10.5%
6	O'Connor	Australian Capital Territory	Houses	\$1,733,610	2.46%	\$883	0.7%	3.8%	8.4%
7	Garran	Australian Capital Territory	Houses	\$1,714,688	2.65%	\$882	0.0%	3.9%	8.5%
8	Throsby	Australian Capital Territory	Houses	\$1,174,290	3.98%	\$880	-0.7%	2.0%	12.6%
9	Ainslie	Australian Capital Territory	Houses	\$1,620,679	2.58%	\$876	0.8%	4.1%	10.0%
10	Curtin	Australian Capital Territory	Houses	\$1,397,306	2.79%	\$839	1.0%	4.6%	9.7%
11	Bruce	Australian Capital Territory	Houses	\$1,151,087	3.75%	\$832	1.8%	4.7%	12.9%
12	Hackett	Australian Capital Territory	Houses	\$1,336,331	2.94%	\$830	0.2%	4.1%	9.0%
13	Hughes	Australian Capital Territory	Houses	\$1,527,184	2.74%	\$824	-0.3%	2.6%	6.1%
14	Isaacs	Australian Capital Territory	Houses	\$1,351,010	3.19%	\$822	1.8%	3.6%	9.1%
15	Nicholls	Australian Capital Territory	Houses	\$1,370,139	3.12%	\$817	2.7%	3.6%	14.2%
16	Weetangera	Australian Capital Territory	Houses	\$1,462,677	2.96%	\$814	1.4%	3.6%	11.1%
17	Forde	Australian Capital Territory	Houses	\$1,275,440	3.37%	\$808	1.4%	3.3%	11.5%
18	Pearce	Australian Capital Territory	Houses	\$1,398,277	2.71%	\$806	0.7%	4.2%	10.0%
19	Mawson	Australian Capital Territory	Houses	\$1,153,533	3.36%	\$804	1.7%	4.0%	11.7%
20	Harrison	Australian Capital Territory	Houses	\$1,159,777	3.64%	\$799	1.6%	4.6%	11.1%
21	Duffy	Australian Capital Territory	Houses	\$1,196,809	3.27%	\$798	0.8%	2.6%	6.8%
22	Moncrieff	Australian Capital Territory	Houses	\$1,064,906	3.98%	\$794	-0.8%	1.7%	8.9%
23	Torrens	Australian Capital Territory	Houses	\$1,242,106	3.01%	\$791	0.4%	3.0%	8.9%
24	Crace	Australian Capital Territory	Houses	\$1,176,753	3.52%	\$788	1.1%	2.8%	9.3%
25	Chifley	Australian Capital Territory	Houses	\$1,217,176	3.13%	\$787	0.4%	4.7%	11.8%
26	Franklin	Australian Capital Territory	Houses	\$1,192,943	3.51%	\$786	1.4%	2.9%	10.3%
27	Stirling	Australian Capital Territory	Houses	\$1,231,746	3.27%	\$776	-0.1%	2.4%	5.8%
28	Bonner	Australian Capital Territory	Houses	\$1,025,378	3.95%	\$773	2.1%	3.6%	11.3%
29	Palmerston	Australian Capital Territory	Houses	\$1,173,542	3.44%	\$773	1.4%	5.0%	13.9%
30	Lyons	Australian Capital Territory	Houses	\$1,275,056	2.89%	\$771	0.2%	3.6%	14.4%



## Top 30 Most affordable suburbs to rent

### Canberra

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change
1	Hawker	Australian Capital Territory	Units	\$443,706	5.68%	\$496	2.0%	4.5%	8.2%
2	Lyons	Australian Capital Territory	Units	\$386,766	6.03%	\$511	1.3%	3.5%	7.7%
3	Chifley	Australian Capital Territory	Units	\$483,290	4.82%	\$514	1.6%	3.3%	7.2%
4	Gungahlin	Australian Capital Territory	Units	\$493,743	5.57%	\$518	1.2%	2.1%	9.0%
5	Harrison	Australian Capital Territory	Units	\$563,910	5.00%	\$521	1.6%	3.1%	7.8%
6	Greenway	Australian Capital Territory	Units	\$511,137	5.37%	\$522	0.2%	1.3%	6.8%
7	Belconnen	Australian Capital Territory	Units	\$512,491	5.46%	\$524	0.6%	2.3%	7.1%
8	Phillip	Australian Capital Territory	Units	\$482,684	5.32%	\$526	1.2%	3.0%	6.5%
9	Franklin	Australian Capital Territory	Units	\$531,743	5.28%	\$527	1.3%	2.4%	7.5%
10	Watson	Australian Capital Territory	Units	\$548,477	4.93%	\$529	1.9%	4.2%	6.1%
11	Crace	Australian Capital Territory	Units	\$491,554	5.37%	\$533	1.3%	2.7%	10.4%
12	Lyneham	Australian Capital Territory	Units	\$525,608	4.93%	\$538	1.9%	4.4%	6.5%
13	Wright	Australian Capital Territory	Units	\$501,231	5.73%	\$540	0.7%	2.7%	7.3%
14	Holt	Australian Capital Territory	Units	\$611,139	4.67%	\$540	0.8%	2.9%	7.6%
15	Dickson	Australian Capital Territory	Units	\$623,049	4.97%	\$543	1.1%	2.9%	4.7%
16	O'Connor	Australian Capital Territory	Units	\$587,071	4.70%	\$548	1.5%	2.8%	3.1%
17	Macquarie	Australian Capital Territory	Units	\$544,876	5.11%	\$555	0.7%	3.2%	8.3%
18	Bruce	Australian Capital Territory	Units	\$550,877	5.37%	\$555	0.6%	2.6%	7.8%
19	Ngunnawal	Australian Capital Territory	Units	\$663,807	4.44%	\$556	1.9%	5.1%	10.1%
20	Palmerston	Australian Capital Territory	Units	\$697,034	4.24%	\$562	1.9%	2.8%	10.9%
21	Pearce	Australian Capital Territory	Units	\$745,940	3.96%	\$562	0.9%	2.4%	7.2%
22	Coombs	Australian Capital Territory	Units	\$586,863	5.32%	\$565	1.0%	3.0%	9.3%
23	Reid	Australian Capital Territory	Units	\$534,801	5.38%	\$566	0.9%	2.6%	2.6%
24	Bonython	Australian Capital Territory	Units	\$734,415	4.11%	\$567	1.0%	3.1%	5.2%
25	Kambah	Australian Capital Territory	Units	\$730,888	4.11%	\$567	1.2%	2.6%	10.9%
26	Mawson	Australian Capital Territory	Units	\$631,903	4.63%	\$567	1.8%	3.4%	7.1%
27	Casey	Australian Capital Territory	Units	\$657,642	4.74%	\$569	1.3%	2.0%	8.1%
28	Braddon	Australian Capital Territory	Units	\$527,996	5.35%	\$572	1.3%	3.3%	5.0%
29	Narrabundah	Australian Capital Territory	Units	\$572,727	4.72%	\$576	0.8%	2.6%	7.7%
30	Barton	Australian Capital Territory	Units	\$664,908	4.52%	\$583	0.3%	1.5%	4.1%

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