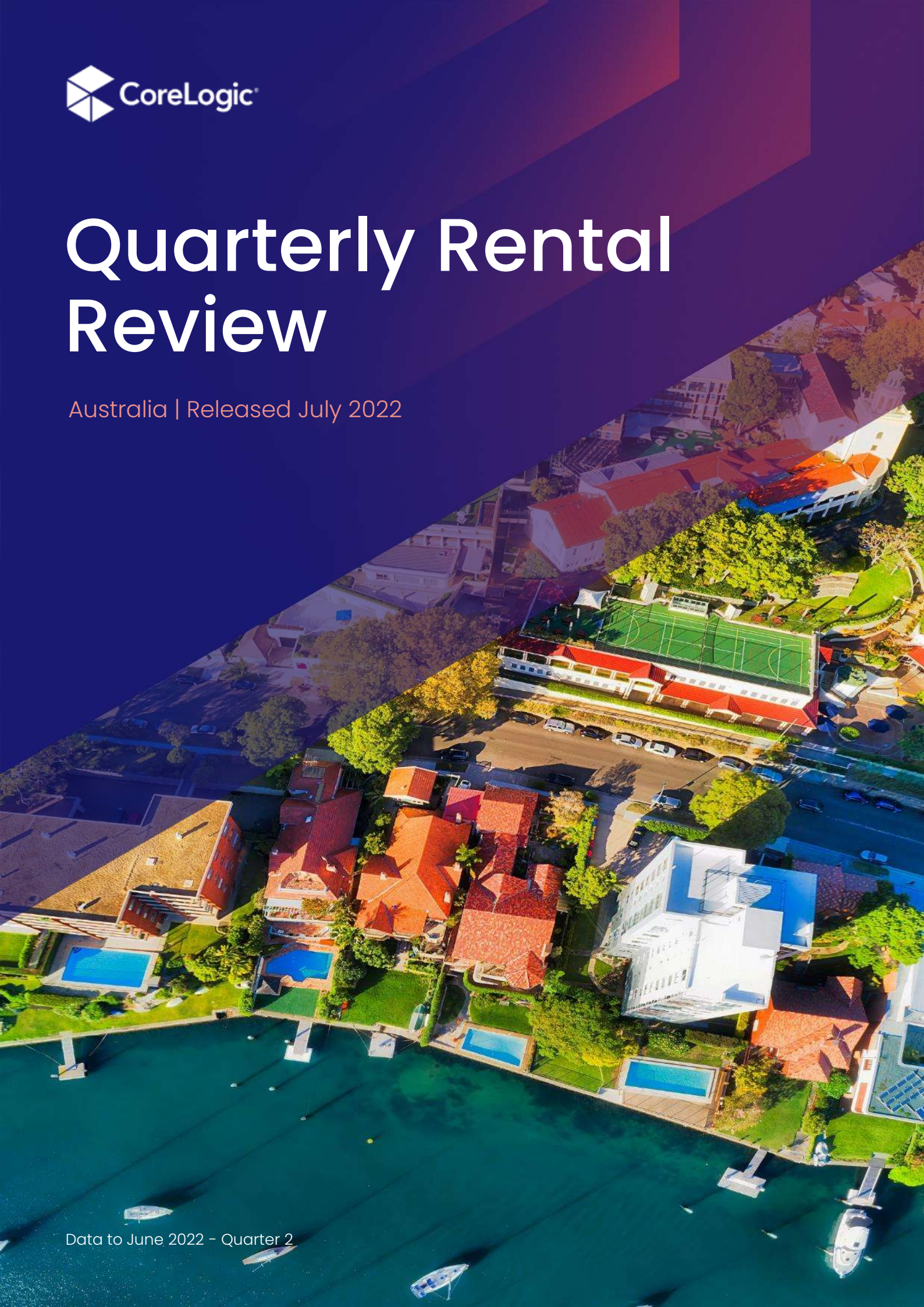




Quarterly Rental Review

Australia | Released July 2022

Data to June 2022 - Quarter 2



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Australia
Quarter 2, 2022

National Overview

- ▶ National dwelling rental values rose 0.9% in June and rose 2.9% over the June quarter, up from the 2.6% rise recorded over the three months to March.
- ▶ National dwelling vacancy rates tightened from 2.2% this time last year to 1.2% in June.
- ▶ Regional rents increased by 2.7% over the June quarter, while capital city rents increased 3.0% over the same period.
- ▶ Driven partially by worsening rental affordability, unit rents outpaced house rents across both the combined capitals (up 3.5% and 2.7% respectively) and combined regional markets (up 3.2% and 2.6% respectively).
- ▶ 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.
- ▶ National unit rents recorded double digit annual growth in rents for the first time, rising 10.0% over the 12 months to June.
- ▶ Adelaide recorded the tightest rental markets across all property types, with 0.3% of Adelaide's houses and units being observed as vacant in June.
- ▶ Adelaide recorded the strongest rental growth across both property types over the June quarter, with unit rents rising 3.9% over the three months to June and up 4.4% for house rents over the same period – the strongest quarterly rental rise for houses on record.
- ▶ Darwin recorded the weakest quarterly growth in house rents, while Canberra recorded the weakest growth in unit rents, up 1.3% and 1.9% respectively.
- ▶ Canberra maintained its position as Australia's most expensive capital city rental market with a typical house renting for \$759 per week and a typical unit costing \$573 per week.
- ▶ Melbourne replaced Adelaide as Australia's most affordable house rental market, with the typical house renting for \$506, while Adelaide recorded the lowest median rental value for units, with the typical unit costing \$405 per week.
- ▶ National gross rental yields across houses and units combined rose ten basis points over the quarter, from 3.22% in March to 3.33%, but results were more diverse amongst the capitals.



National rental index rises 2.9% over the June quarter

National dwelling rents rose 2.9% over the three months to June. Rental growth over the June quarter was 30 basis points higher than the growth seen over the March quarter (2.6%), and up 80 basis points compared to the 2.1% increase recorded over the three months to June 2021. This sustained period of strong rental growth has seen national dwellings record the highest annual growth in rental values (9.5%) since December 2008 (9.7%), when rental demand was supported by record levels of international migration. The current surge in rental demand has occurred largely in the absence of overseas migration and instead has been driven by a decrease in the average household size over the COVID period.

Following the trend seen throughout the year to date, rental supply tightened over the past quarter, from -29.5% below the previous 5-year average in March to -34.0% below the June average. This saw vacancy rates fall to a record low of 1.2% in June, down from 2.2% this time last year.

Bucking the trend seen since the onset of COVID, capital city dwellings recorded a stronger quarterly increase in rents relative to regional dwellings, rising 3.0% and 2.7% respectively. Compared to the March quarter, the pace of rental growth accelerated across both markets, up 50 basis points across the capitals, and 12 basis points across the regions. Looking at the annual trend, the combined capitals recorded the strongest annual growth in rents since October 2008, rising 9.1% over the past year, while the regional trend has continued to ease after peaking in September 2021 (12.5%) to 10.8% over the 12 months to June. Despite the annual growth trend easing across regional Australia, rental availability tightened across both markets, with vacancy rates falling from 1.5% to 1.3% across the combined capitals and holding firm at 1.0% across the combined regional market.

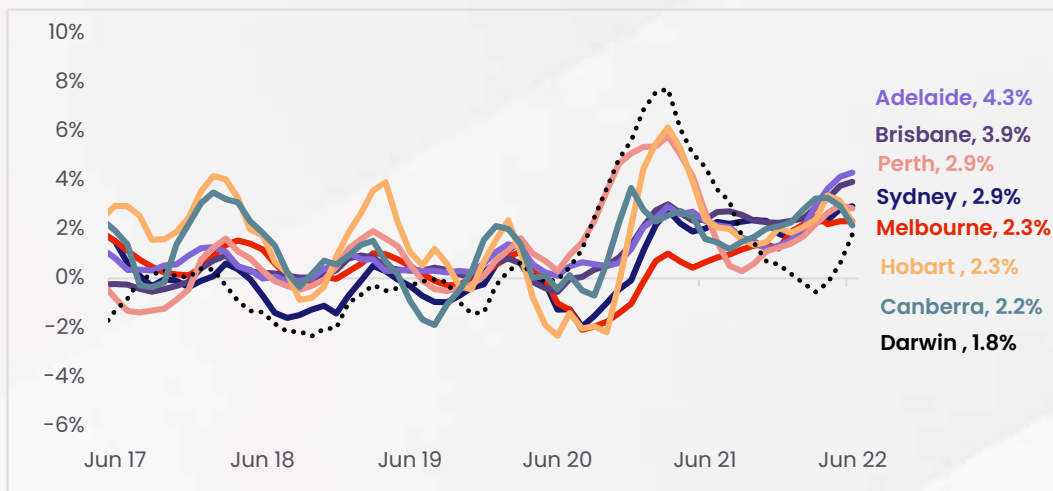
Adelaide recorded the strongest quarterly growth in rents, rising 4.3%, Adelaide's strongest quarterly rental growth since CoreLogic records commenced in 2005. This was followed by Brisbane, where rents rose 3.9% over the quarter, while Sydney and Perth both recorded quarterly rental rises of 2.9%. Darwin (1.8%) was the only capital to record quarterly growth below 2%, while rental values across Canberra, Melbourne and Hobart rose by 2.2%, 2.3% and 2.3% respectively.

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	12 months	Current	12 months ago	Current	12 months ago
Sydney	\$643	1.0%	2.9%	9.7%	2.65%	2.56%	1.6%	3.0%
Melbourne	\$480	0.8%	2.3%	7.5%	2.92%	2.83%	1.5%	3.4%
Brisbane	\$547	1.4%	3.9%	12.1%	3.56%	4.11%	0.8%	1.6%
Adelaide	\$492	1.5%	4.3%	10.6%	3.70%	4.23%	0.3%	0.8%
Perth	\$515	0.8%	2.9%	6.7%	4.38%	4.38%	0.9%	1.4%
Hobart	\$549	0.2%	2.3%	8.6%	3.70%	4.19%	1.2%	1.3%
Darwin	\$565	1.1%	1.8%	3.5%	6.04%	6.08%	1.1%	1.2%
Canberra	\$690	0.4%	2.2%	9.3%	3.86%	4.20%	1.1%	0.9%
Combined capitals	\$541	1.0%	3.0%	9.1%	3.11%	3.12%	1.3%	2.5%
Combined regionals	\$488	0.8%	2.7%	10.8%	4.08%	4.51%	1.0%	1.4%
National	\$526	0.9%	2.9%	9.5%	3.33%	3.41%	1.2%	2.2%

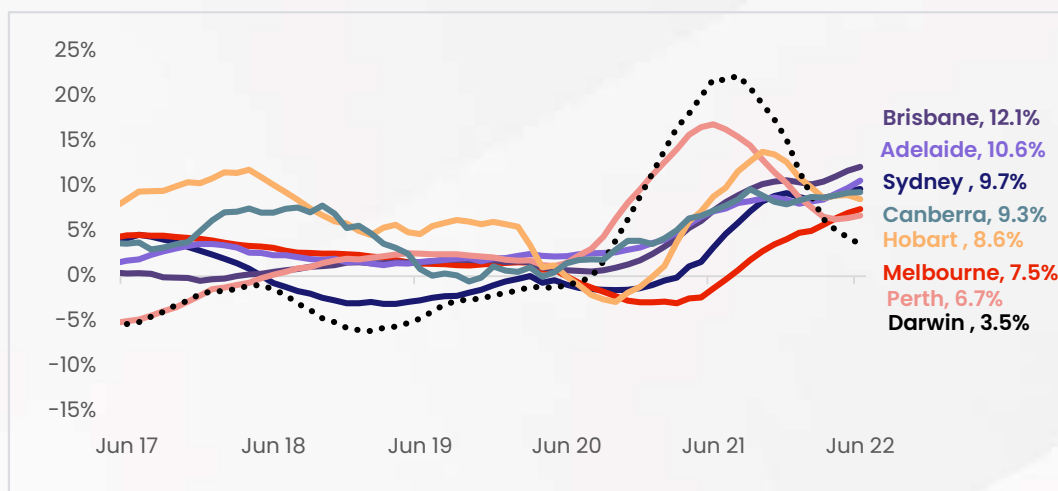
Canberra maintained its position as the country’s most expensive rental market, with the typical dwelling renting for \$690 per week. This was followed by Sydney, which recorded a median rental value of \$643 per week, and Darwin at \$565 per week. Strong growth in Adelaide rents coupled with weaker rental growth in Melbourne, saw Adelaide relinquish its crown as Australia’s most affordable rental market to Melbourne, where the typical property rents for \$480 per week. Adelaide recorded the second cheapest rents at \$492 per week followed by Perth (\$515), Brisbane (\$547) and Hobart (\$549).

With the exception of Darwin, the strong rental growth seen over the past year has seen dwelling rents across all of the capitals reach the highest point on record. Despite growing affordability concerns, rental demand is expected to remain high for some time yet, thanks partly to the low levels of investment in the medium and high-density sector seen between 2017 and 2021. Worsening affordability could have a negative impact on rental demand as more people try to minimise costs by maximising occupancy rates or forming larger households (after households diminished in size through COVID). However, this will likely be offset by additional rental demand as international migration returns to pre-COVID levels.

Quarterly rental growth rate – Capital City dwellings



Annual rental growth rate – Capital City dwellings



Rental Yields

National dwelling rental yields rose 10 basis points over the three months to June, the strongest quarterly rise in yields since April 2019 (when yields rose 12 basis points). Fuelled by strong rental growth (2.9%) and falling dwelling values (-0.2%) over the quarter, national dwelling rental yields were recorded at 3.33% in June, 12 basis points above the record low yield of 3.21% recorded in January. Despite the recent rise, gross yields are still eight basis points below the level recorded this time last year (3.41%) and 67 basis points below the previous five-year average (4.00%).

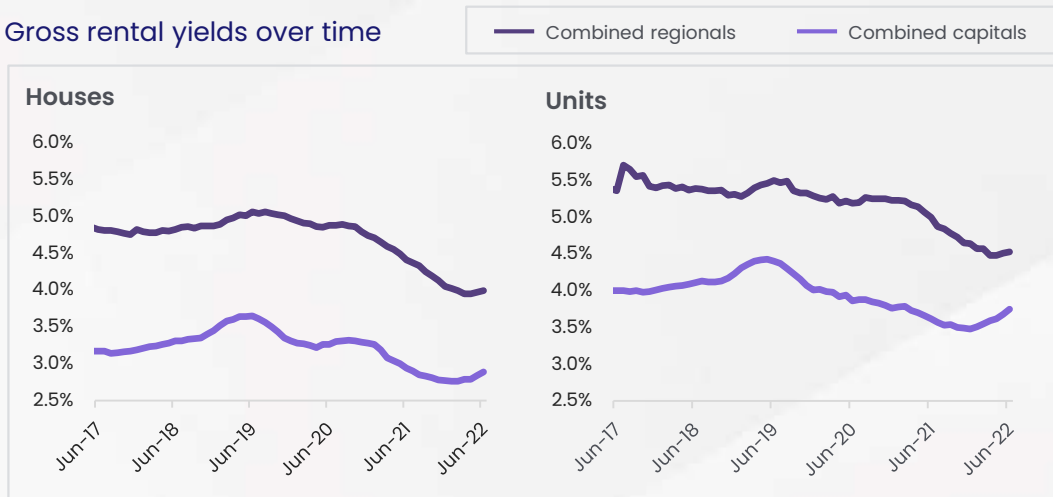
After holding below the 3% mark since October 2021, dwelling rental yields across the combined capitals rose to 3.00% in April before rising further to 3.11% in June. While yields across the combined capitals are now 15 basis points above the record low yields recorded in February 2022 (2.96%), yields are still one basis point below those recorded this time last year (3.12%) and 35 basis points below pre-COVID yields (3.46%).

Compared to the previous quarter, gross rental yields expanded across each of the capital city dwelling markets, with the exception of Adelaide, which saw yields tighten by seven basis points (from 3.77% to 3.70%). Sydney recorded the largest rise in yields, increasing from 2.48% in March, to 2.65% in June, followed by Melbourne, which rose 11 basis points to 2.92%. In April, yields across Darwin fell below 6% for the first time since October 2020, to 5.98% before returning to 6.04% in June.

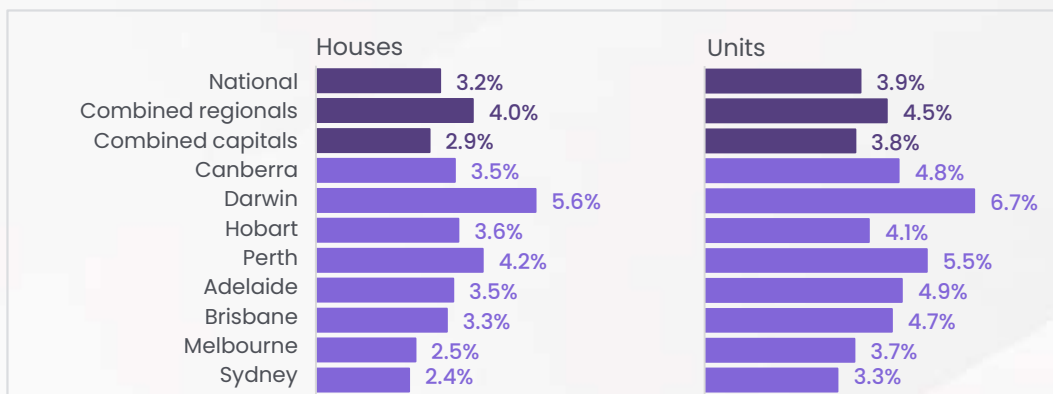
Compared to this time last year, gross yields increased nine basis points across Sydney and Melbourne, and held steady across Perth. Yields fell year on year across the remaining capitals, with Brisbane down 55 basis points, Adelaide down 53 basis points, and Hobart down 49 basis points.

With rental growth expected to outpace capital gains for some time yet, its likely yields will experience a rapid recovery in the coming months. Rising rental yields might help entice investors which would ultimately result in an increase supply of rental properties.

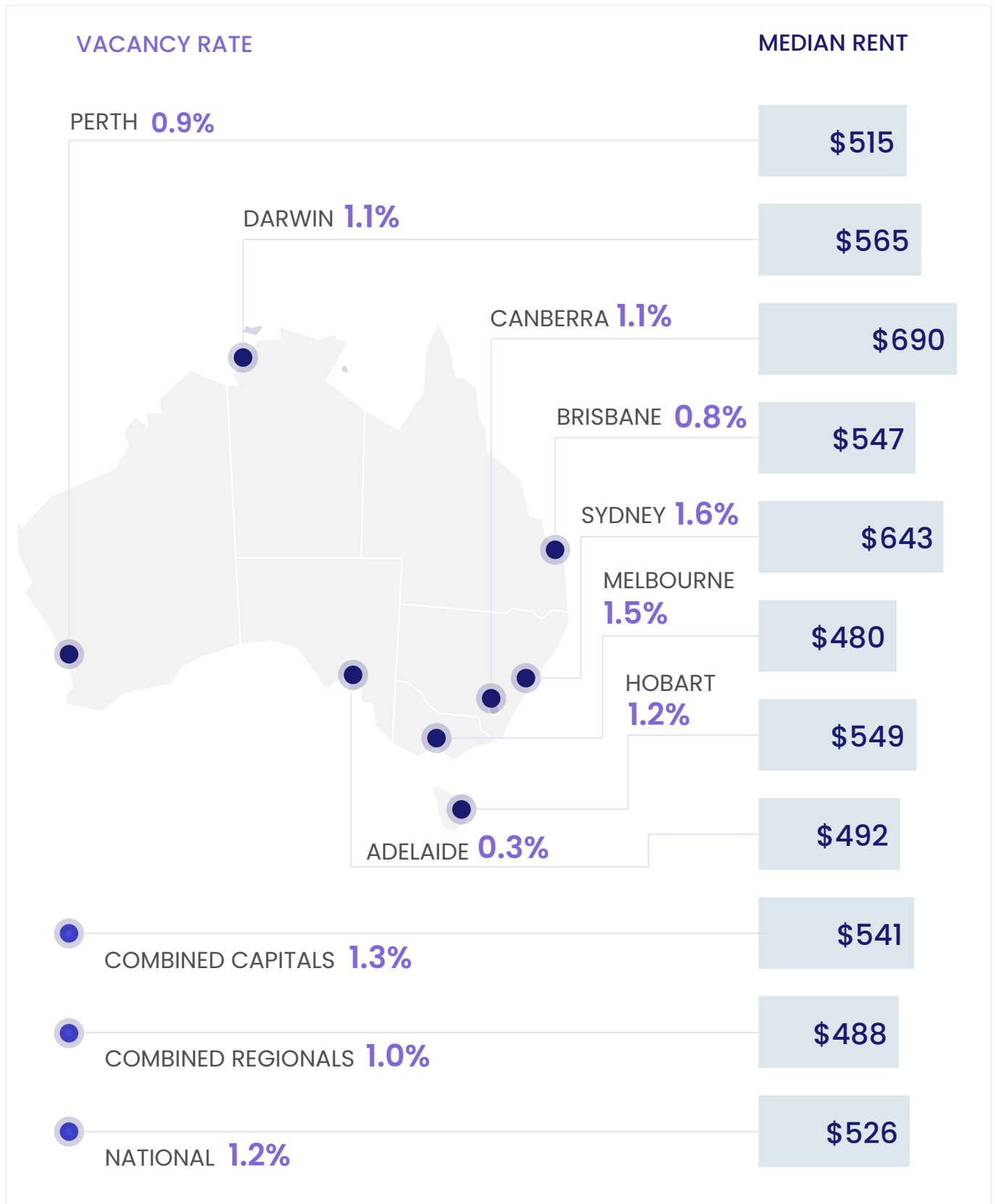
Gross rental yields over time



Gross rental yields, as at March 2022



Key rental and yield statistics



Key rental and yield statistics

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Combined capitals	Combined regionals	National
All Dwellings											
Median rent	\$643	\$480	\$547	\$492	\$515	\$549	\$565	\$690	\$541	\$488	\$526
Monthly change	1.0%	0.8%	1.4%	1.5%	0.8%	0.2%	1.1%	0.4%	1.0%	0.8%	0.9%
Quarterly change	2.9%	2.3%	3.9%	4.3%	2.9%	2.3%	1.8%	2.2%	3.0%	2.7%	2.9%
Year-to-Date change	2.9%	2.3%	3.9%	4.3%	2.9%	2.3%	1.8%	2.2%	3.0%	2.7%	2.9%
Year-on-Year change	9.7%	7.5%	12.1%	10.6%	6.7%	8.6%	3.5%	9.3%	9.1%	10.8%	9.5%
Current vacancy Rate	1.6%	1.5%	0.8%	0.3%	0.9%	1.2%	1.1%	1.1%	1.3%	1.0%	1.2%
Vacancy Rate 12m ago	3.0%	3.4%	1.6%	0.8%	1.4%	1.3%	1.2%	0.9%	2.5%	1.4%	2.2%
Current yield	2.65%	2.92%	3.56%	3.70%	4.38%	3.70%	6.04%	3.86%	3.11%	4.08%	3.33%
Yield 12 mths ago	2.56%	2.83%	4.11%	4.23%	4.38%	4.19%	6.08%	4.20%	3.12%	4.51%	3.41%
Houses											
Median rent	\$702	\$506	\$585	\$513	\$523	\$561	\$636	\$759	\$569	\$494	\$544
Monthly change	0.8%	0.5%	1.4%	1.6%	0.8%	0.0%	1.2%	0.4%	0.9%	0.7%	0.8%
Quarterly change	2.5%	1.4%	4.0%	4.4%	2.9%	2.2%	1.3%	2.3%	2.7%	2.6%	2.7%
Year-to-Date change	2.5%	1.4%	4.0%	4.4%	2.9%	2.2%	1.3%	2.3%	2.7%	2.6%	2.7%
Year-on-Year change	9.3%	5.2%	13.2%	10.9%	6.9%	9.0%	3.0%	10.4%	8.8%	10.7%	9.4%
Current vacancy Rate	1.5%	1.2%	0.9%	0.3%	0.6%	1.3%	0.9%	1.0%	1.1%	1.0%	1.0%
Vacancy Rate 12m ago	1.9%	1.8%	1.4%	0.6%	1.0%	1.3%	1.0%	0.7%	1.5%	1.2%	1.4%
Current yield	2.37%	2.53%	3.33%	3.49%	4.24%	3.62%	5.58%	3.53%	2.89%	3.99%	3.16%
Yield 12 mths ago	2.30%	2.51%	3.88%	4.04%	4.26%	4.12%	5.58%	3.80%	2.94%	4.41%	3.27%
Units											
Median rent	\$570	\$455	\$460	\$405	\$451	\$475	\$475	\$573	\$491	\$463	\$486
Monthly change	1.3%	1.3%	1.4%	1.3%	0.6%	1.2%	0.9%	0.5%	1.2%	0.9%	1.1%
Quarterly change	3.7%	3.7%	3.5%	3.9%	2.5%	2.8%	2.4%	1.9%	3.5%	3.2%	3.5%
Year-to-Date change	3.7%	3.7%	3.5%	3.9%	2.5%	2.8%	2.4%	1.9%	3.5%	3.2%	3.5%
Year-on-Year change	10.3%	10.9%	8.8%	9.3%	5.5%	6.9%	4.3%	7.0%	9.8%	11.0%	10.0%
Current vacancy Rate	1.7%	1.7%	0.7%	0.3%	1.3%	1.1%	1.2%	1.2%	1.5%	1.1%	1.4%
Vacancy Rate 12m ago	3.7%	4.7%	1.9%	1.1%	2.1%	1.2%	1.3%	1.0%	3.5%	1.6%	3.1%
Current yield	3.31%	3.73%	4.66%	4.91%	5.53%	4.09%	6.71%	4.83%	3.75%	4.53%	3.88%
Yield 12 mths ago	3.15%	3.47%	5.11%	5.22%	5.38%	4.51%	6.94%	5.46%	3.62%	5.00%	3.83%

Houses vs Units

Continuing the trend seen since February, national unit rents outperformed national house rents over the June quarter, rising 3.5% and 2.7% respectively. Compared to rental growth seen over the previous quarter (2.4% for houses and 3.0% for units), the pace of quarterly growth has accelerated across both segments - up 30 basis points across the lower density sector and 40 basis points higher for medium-to-high density homes. With unit rents increasing at a faster pace than house rents, annual rental growth in units overtook growth in house rents over the 12 months to May (9.5% and 9.2% respectively) before recording double-digit annual growth for the first time on record over the year to June (10.0%).

Rental demand across the medium and higher density segment has surged throughout the first half of the year, partially driven by worsening affordability across the lower density rental market. Over the COVID period to date, house rental values (18.8%) have increased at nearly twice the rate of unit rental values (9.9%), with the gap between weekly house and unit rents peaking at 13.5% in December 2021. It's likely the gap in rental values will compress further as rental demand continues to shift

towards the relatively more affordable higher density segment.

Over the June quarter, rental growth across the combined capitals outperformed the combined regional market across both property types. Compared to the March quarter, the pace of rental growth accelerated across both capital city houses and units and regional units, but eased across regional houses, from 2.9% over the three months to March, to 2.6% over the June quarter.

Compared to the previous quarter, the pace of rental growth accelerated across most of the individual capital city markets. The notable exceptions to this are house and unit rents across Melbourne and Canberra, and house rents in Hobart, which all saw the pace in quarterly rental growth ease.

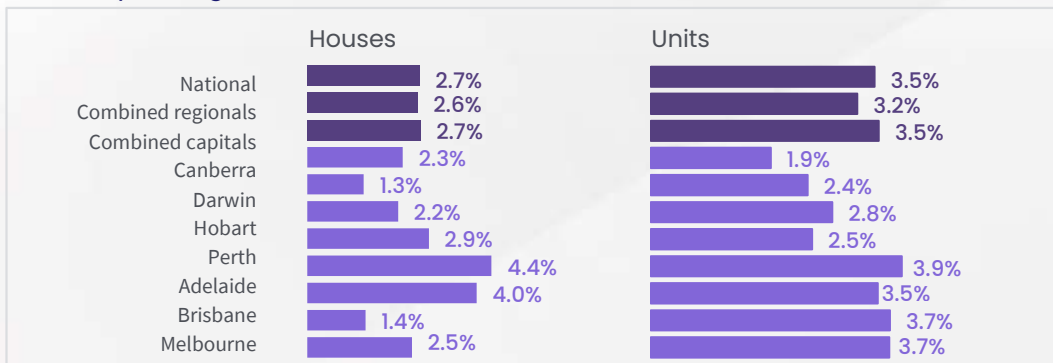
While rental values across Melbourne are now above their pre-COVID levels, Melbourne's rental demand is still somewhat hampered by the sluggish return of overseas migration. Meanwhile, vacancy rates, while still low, rose across Hobart and Canberra over the June quarter, potentially being driven higher by worsening affordability in these areas.

Houses vs Units

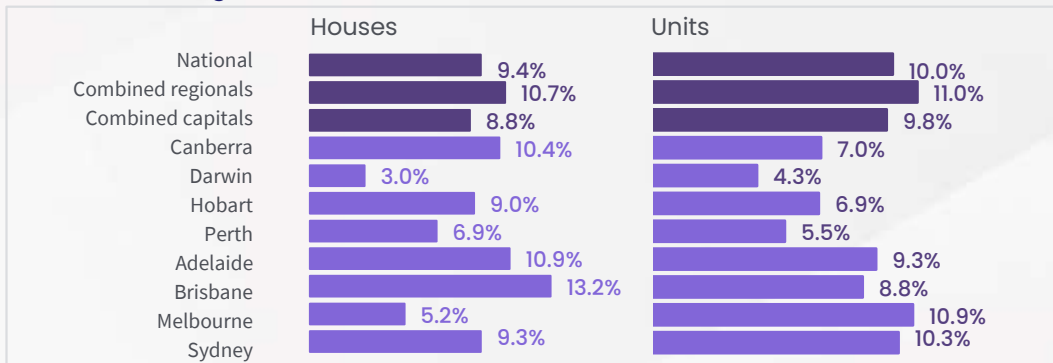
Adelaide recorded the strongest quarterly rental growth across both houses (4.4%) and units (3.9%), the strongest quarterly rise in unit rents since March 2007, and its highest ever quarterly rise in house rents. Darwin houses recorded the weakest quarterly rental growth, rising 1.3% over the three months to June, while Canberra unit rents recorded the lowest increase across the higher density sector, up 1.9% over the quarter.

In dollar values, Adelaide remained the most affordable unit market, with the typical unit renting for \$405 per week, followed by Perth (\$451 p/w) and Melbourne (\$455 p/w). Weaker rental growth in Melbourne coupled with stronger growth in Adelaide saw Melbourne become Australia’s cheapest capital city to rent a house in, with a median weekly rental value of \$506 per week. At the other end of the scale, Canberra maintained its position as Australia’s most expensive capital across both property types, (\$759 p/w for houses and \$573 p/w for units) followed by Sydney (\$702 p/w for houses and \$570 p/w for units) and Darwin (\$636 p/w for houses and \$475 p/w for units).

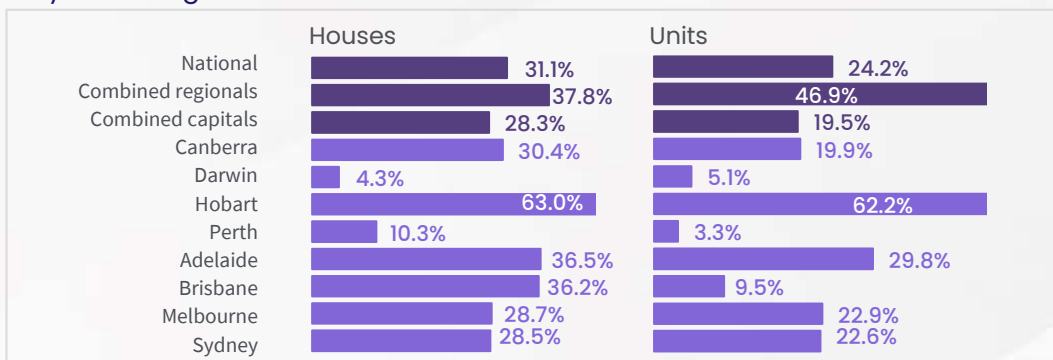
Quarterly change in rental rates



12-month change in rental rates

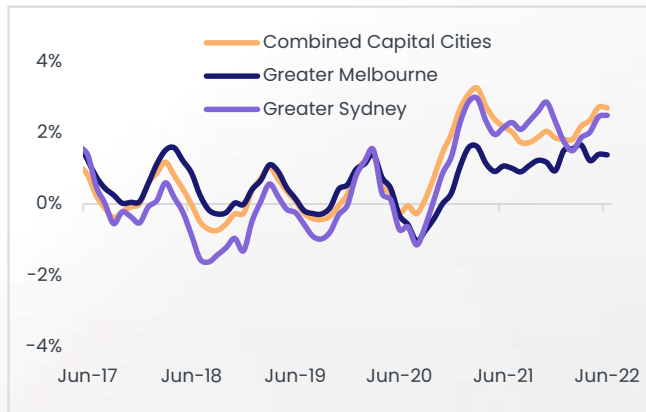


10-year change in rental rates

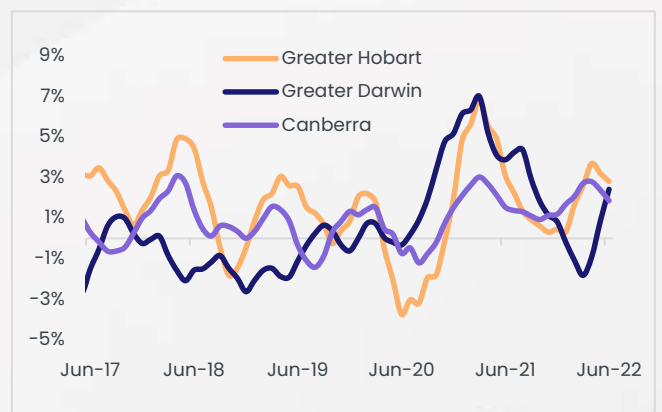
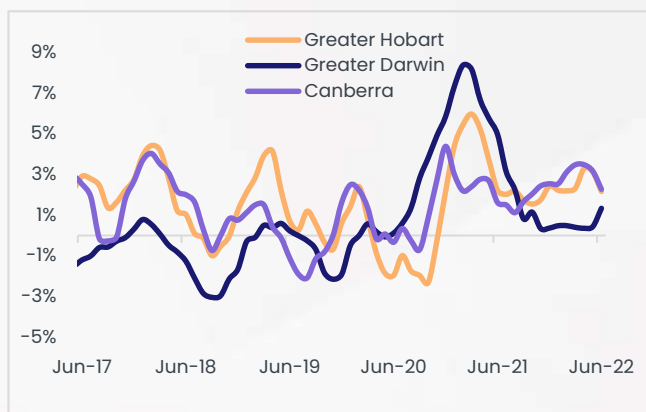
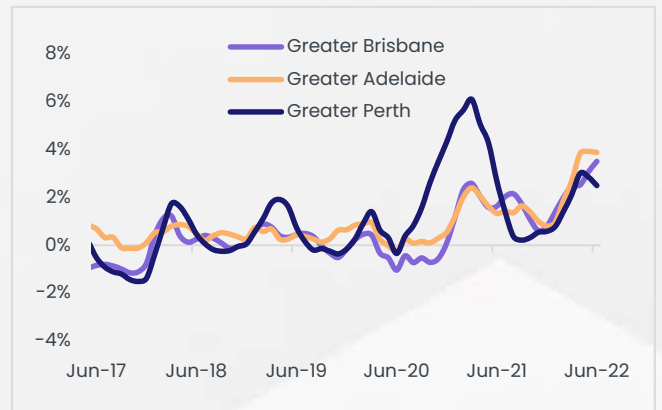
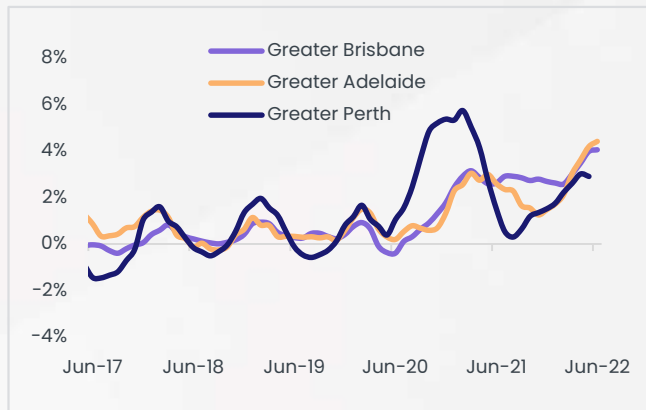
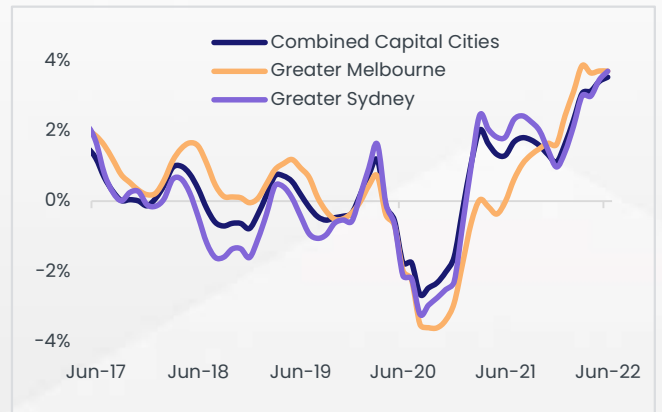


Rolling quarterly change in rental values

Houses



Units



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	Vacancy rate
1	Vaucluse	Sydney - Eastern Suburbs	Houses	\$8,643,979	1.67%	\$2,552	-0.1%	2.8%	15.3%	4.1%
2	Rose Bay	Sydney - Eastern Suburbs	Houses	\$6,139,205	1.74%	\$1,964	1.5%	5.3%	16.8%	2.0%
3	Clontarf	Sydney - Northern Beaches	Houses	\$4,443,199	2.20%	\$1,865	0.1%	0.5%	5.1%	7.4%
4	Mosman	Sydney - North Sydney and Hornsby	Houses	\$5,213,694	1.85%	\$1,860	2.3%	1.3%	9.7%	2.2%
5	Double Bay	Sydney - Eastern Suburbs	Houses	\$6,015,792	1.64%	\$1,767	-0.3%	0.2%	9.1%	5.3%
6	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$8,305,937	1.33%	\$1,751	-0.1%	-1.7%	1.3%	3.7%
7	Balgowlah Heights	Sydney - Northern Beaches	Houses	\$4,274,237	2.09%	\$1,743	-0.8%	-2.1%	1.9%	3.1%
8	Dover Heights	Sydney - Eastern Suburbs	Houses	\$5,775,758	1.71%	\$1,716	0.2%	1.7%	6.9%	1.2%
9	Bronte	Sydney - Eastern Suburbs	Houses	\$5,370,531	1.69%	\$1,681	0.1%	0.5%	11.5%	3.8%
10	North Bondi	Sydney - Eastern Suburbs	Houses	\$4,377,436	2.08%	\$1,676	0.0%	0.8%	10.3%	2.8%
11	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,562,054	1.90%	\$1,669	0.5%	-0.1%	10.2%	0.7%
12	Manly	Sydney - Northern Beaches	Houses	\$4,436,713	1.96%	\$1,659	0.4%	-0.2%	2.8%	1.0%
13	Seaforth	Sydney - Northern Beaches	Houses	\$3,755,894	2.19%	\$1,608	-0.5%	-2.0%	4.1%	2.1%
14	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,646,503	1.75%	\$1,593	-0.4%	0.7%	7.6%	2.5%
15	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$3,987,311	2.18%	\$1,592	1.7%	5.4%	13.0%	4.1%
16	Waverley	Sydney - Eastern Suburbs	Houses	\$3,762,196	2.19%	\$1,558	1.7%	4.3%	15.0%	3.7%
17	Castle Cove	Sydney - North Sydney and Hornsby	Houses	\$3,659,395	2.10%	\$1,538	0.1%	4.6%	12.5%	1.5%
18	Clovelly	Sydney - Eastern Suburbs	Houses	\$4,213,627	1.96%	\$1,532	1.3%	8.8%	15.8%	1.7%
19	Bondi	Sydney - Eastern Suburbs	Houses	\$4,237,862	1.89%	\$1,512	1.1%	0.3%	8.2%	1.2%
20	Queens Park	Sydney - Eastern Suburbs	Houses	\$3,946,548	2.01%	\$1,505	-0.1%	0.4%	9.4%	2.4%
21	Fairlight	Sydney - Northern Beaches	Houses	\$3,933,475	2.13%	\$1,501	-0.7%	-2.1%	1.1%	0.9%
22	Paddington	Sydney - Eastern Suburbs	Houses	\$3,307,932	2.27%	\$1,466	0.9%	1.4%	10.4%	2.0%
23	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$4,141,428	1.84%	\$1,463	1.7%	1.8%	8.9%	2.9%
24	East Lindfield	Sydney - North Sydney and Hornsby	Houses	\$3,670,644	1.99%	\$1,453	2.0%	4.5%	18.7%	1.5%
25	Balgowlah	Sydney - Northern Beaches	Houses	\$3,401,580	2.27%	\$1,443	-0.4%	-1.5%	4.2%	1.6%
26	Bayview	Sydney - Northern Beaches	Houses	\$2,952,197	2.49%	\$1,443	-0.6%	2.6%	13.9%	2.8%
27	Lindfield	Sydney - North Sydney and Hornsby	Houses	\$3,546,020	2.02%	\$1,435	2.5%	5.7%	19.1%	2.4%
28	Riverview	Sydney - North Sydney and Hornsby	Houses	\$3,601,584	2.04%	\$1,421	-1.2%	0.4%	10.6%	2.6%
29	Cremorne	Sydney - North Sydney and Hornsby	Houses	\$3,710,963	2.01%	\$1,416	2.5%	1.1%	7.5%	2.8%
30	Pymble	Sydney - North Sydney and Hornsby	Houses	\$3,094,792	2.27%	\$1,393	2.3%	4.3%	12.5%	1.6%

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	Vacancy rate
1	Carramar	Sydney - Parramatta	Units	\$419,931	4.14%	\$340	1.4%	3.2%	6.5%	2.9%
2	Cabramatta	Sydney - South West	Units	\$435,742	4.11%	\$345	1.0%	1.3%	4.3%	3.5%
3	Canley Vale	Sydney - South West	Units	\$444,070	4.09%	\$351	1.3%	1.7%	5.2%	5.6%
4	Fairfield	Sydney - South West	Units	\$424,471	4.43%	\$352	1.0%	1.8%	4.0%	2.7%
5	Warwick Farm	Sydney - South West	Units	\$409,374	4.80%	\$367	0.7%	1.6%	7.5%	1.6%
6	Wiley Park	Sydney - Inner South West	Units	\$441,271	4.48%	\$370	1.4%	3.7%	10.2%	2.2%
7	Lakemba	Sydney - Inner South West	Units	\$428,404	4.55%	\$371	1.3%	3.0%	8.4%	2.1%
8	Liverpool	Sydney - South West	Units	\$422,163	4.64%	\$372	0.6%	1.3%	6.4%	2.2%
9	Minto	Sydney - Outer South West	Units	\$489,859	3.92%	\$373	1.1%	0.8%	2.1%	0.4%
10	Mount Druitt	Sydney - Blacktown	Units	\$443,511	4.31%	\$382	0.9%	2.6%	7.6%	1.3%
11	Punchbowl	Sydney - Inner South West	Units	\$481,130	4.44%	\$383	1.2%	3.7%	9.2%	2.0%
12	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$463,770	4.18%	\$385	1.1%	2.3%	7.7%	2.0%
13	Leumeah	Sydney - Outer South West	Units	\$452,656	4.46%	\$386	1.8%	2.8%	4.9%	0.3%
14	Macquarie Fields	Sydney - Outer South West	Units	\$560,876	3.68%	\$394	1.5%	3.0%	2.9%	0.8%
15	Villawood	Sydney - Inner South West	Units	\$523,592	4.37%	\$396	1.4%	3.3%	9.6%	7.0%
16	Merrylands West	Sydney - Parramatta	Units	\$467,444	4.53%	\$396	1.2%	3.5%	7.3%	1.4%
17	Picton	Sydney - Outer South West	Units	\$526,861	4.02%	\$398	1.4%	1.2%	3.5%	1.0%
18	Belmore	Sydney - Inner South West	Units	\$575,985	3.76%	\$400	1.5%	3.9%	10.1%	2.7%
19	St Marys	Sydney - Outer West and Blue Mountains	Units	\$564,013	3.88%	\$400	0.4%	2.0%	4.4%	1.4%
20	Kingswood	Sydney - Outer West and Blue Mountains	Units	\$519,510	4.06%	\$401	1.1%	1.9%	6.3%	1.2%
21	Guildford	Sydney - Parramatta	Units	\$480,257	4.45%	\$402	0.9%	3.2%	6.2%	2.2%
22	Roselands	Sydney - Inner South West	Units	\$555,488	3.93%	\$402	1.4%	4.0%	10.7%	1.8%
23	Werrington	Sydney - Outer West and Blue Mountains	Units	\$546,355	4.03%	\$406	0.6%	1.2%	6.3%	0.8%
24	Merrylands	Sydney - Parramatta	Units	\$490,251	4.47%	\$406	1.2%	3.8%	8.0%	1.7%
25	Campsie	Sydney - Inner South West	Units	\$596,219	3.76%	\$406	1.6%	4.1%	9.7%	1.5%
26	Cranebrook	Sydney - Outer West and Blue Mountains	Units	\$659,439	3.23%	\$407	0.6%	0.8%	5.7%	1.0%
27	Richmond	Sydney - Outer West and Blue Mountains	Units	\$555,548	3.85%	\$410	1.3%	2.0%	5.5%	0.3%
28	Campbelltown	Sydney - Outer South West	Units	\$502,821	4.24%	\$415	0.9%	1.3%	3.3%	1.0%
29	Harris Park	Sydney - Parramatta	Units	\$487,782	4.45%	\$416	1.6%	4.3%	10.7%	1.3%
30	Ingleburn	Sydney - Outer South West	Units	\$550,295	3.96%	\$417	0.6%	1.6%	4.4%	0.4%

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	Vacancy rate
1	Brighton	Melbourne - Inner South	Houses	\$3,669,138	1.91%	\$1,321	2.7%	3.0%	5.8%	1.6%
2	Black Rock	Melbourne - Inner South	Houses	\$2,650,186	2.25%	\$1,142	3.9%	6.5%	4.5%	0.5%
3	Sandringham	Melbourne - Inner South	Houses	\$2,443,374	2.38%	\$1,117	2.1%	3.5%	6.8%	1.1%
4	Toorak	Melbourne - Inner	Houses	\$4,612,459	1.53%	\$1,089	1.4%	2.1%	1.3%	2.5%
5	Hampton	Melbourne - Inner South	Houses	\$2,650,937	2.11%	\$1,079	2.2%	0.7%	1.8%	1.2%
6	Brighton East	Melbourne - Inner South	Houses	\$2,393,802	2.28%	\$1,059	2.9%	2.5%	6.7%	1.6%
7	Beaumaris	Melbourne - Inner South	Houses	\$2,297,627	2.37%	\$1,029	0.8%	0.3%	4.3%	0.6%
8	Canterbury	Melbourne - Inner East	Houses	\$3,067,211	1.76%	\$1,026	1.4%	2.2%	6.7%	2.4%
9	Malvern	Melbourne - Inner South	Houses	\$3,183,300	1.69%	\$1,022	-0.8%	2.1%	8.7%	0.7%
10	Middle Park	Melbourne - Inner	Houses	\$2,652,437	1.93%	\$1,019	0.3%	-0.6%	5.7%	0.3%
11	Deepdene	Melbourne - Inner East	Houses	\$3,240,397	1.58%	\$978	0.7%	0.9%	9.2%	1.1%
12	Kew	Melbourne - Inner East	Houses	\$2,649,647	1.84%	\$964	-1.3%	-3.0%	1.7%	1.6%
13	Hawthorn	Melbourne - Inner East	Houses	\$2,684,263	1.76%	\$943	1.1%	0.6%	2.2%	1.1%
14	Mount Eliza	Mornington Peninsula	Houses	\$1,888,888	2.53%	\$941	-0.6%	-0.2%	9.0%	1.4%
15	Elsternwick	Melbourne - Inner South	Houses	\$2,278,239	2.19%	\$941	-0.3%	-0.6%	5.9%	0.6%
16	Armadale	Melbourne - Inner	Houses	\$2,523,172	1.93%	\$936	1.1%	3.1%	4.4%	0.9%
17	Elwood	Melbourne - Inner	Houses	\$2,231,886	2.13%	\$928	0.4%	0.1%	1.7%	1.7%
18	Albert Park	Melbourne - Inner	Houses	\$2,414,805	1.99%	\$926	0.1%	0.6%	4.9%	0.6%
19	Camberwell	Melbourne - Inner East	Houses	\$2,519,434	1.88%	\$915	0.9%	0.1%	6.4%	2.0%
20	Hawthorn East	Melbourne - Inner East	Houses	\$2,448,914	1.90%	\$914	-0.6%	-0.7%	3.9%	1.9%
21	Caulfield North	Melbourne - Inner South	Houses	\$2,581,531	1.87%	\$912	0.3%	1.2%	7.8%	3.1%
22	South Yarra	Melbourne - Inner	Houses	\$1,972,418	2.33%	\$892	0.9%	2.8%	6.1%	1.6%
23	Balwyn	Melbourne - Inner East	Houses	\$2,603,529	1.71%	\$872	0.1%	0.9%	5.4%	1.5%
24	Glen Iris	Melbourne - Inner East	Houses	\$2,373,732	1.90%	\$869	-0.7%	-0.9%	2.2%	1.8%
25	Hampton East	Melbourne - Inner South	Houses	\$1,716,006	2.64%	\$862	2.7%	2.6%	4.1%	0.5%
26	Caulfield	Melbourne - Inner South	Houses	\$2,100,355	2.18%	\$858	-1.7%	-1.9%	5.7%	2.5%
27	Port Melbourne	Melbourne - Inner	Houses	\$1,778,432	2.46%	\$858	-0.1%	1.2%	5.9%	1.8%
28	South Melbourne	Melbourne - Inner	Houses	\$1,761,750	2.41%	\$857	0.2%	1.6%	7.2%	1.8%
29	Malvern East	Melbourne - Inner South	Houses	\$2,397,788	1.77%	\$847	0.6%	3.6%	7.3%	2.4%
30	St Kilda	Melbourne - Inner	Houses	\$1,827,735	2.29%	\$844	0.2%	1.9%	1.3%	2.0%

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	Vacancy rate
1	Melton South	Melbourne - West	Units	\$364,295	4.45%	\$307	-0.1%	0.9%	1.1%	1.2%
2	Melton	Melbourne - West	Units	\$353,851	4.63%	\$313	0.3%	1.3%	2.9%	2.0%
3	Albion	Melbourne - West	Units	\$383,288	4.32%	\$320	0.6%	0.9%	3.1%	2.8%
4	Kurunjang	Melbourne - West	Units	\$409,669	4.25%	\$324	-0.2%	0.4%	1.4%	n.a
5	Hoppers Crossing	Melbourne - West	Units	\$439,064	3.92%	\$333	0.3%	0.8%	1.8%	0.8%
6	Werribee	Melbourne - West	Units	\$431,269	4.00%	\$335	0.3%	0.6%	1.2%	2.1%
7	Darley	Melbourne - West	Units	\$420,715	4.34%	\$339	0.8%	0.6%	5.9%	n.a
8	Bacchus Marsh	Melbourne - West	Units	\$392,533	4.52%	\$339	-0.6%	0.7%	3.6%	1.2%
9	Melton West	Melbourne - West	Units	\$391,243	4.67%	\$342	0.8%	1.7%	3.5%	2.1%
10	Wyndham Vale	Melbourne - West	Units	\$489,733	3.83%	\$348	0.4%	1.1%	2.4%	2.0%
11	St Albans	Melbourne - West	Units	\$480,179	3.86%	\$351	0.3%	0.5%	2.5%	2.8%
12	Deer Park	Melbourne - West	Units	\$518,304	3.68%	\$352	0.1%	-0.2%	1.6%	2.4%
13	Tarneit	Melbourne - West	Units	\$465,650	4.16%	\$358	0.5%	1.1%	1.9%	1.2%
14	Werribee South	Melbourne - West	Units	\$448,473	4.07%	\$358	0.7%	0.8%	3.0%	0.5%
15	Melton	Melbourne - West	Houses	\$506,630	3.62%	\$360	0.6%	1.5%	4.3%	2.7%
16	Dandenong	Melbourne - South East	Units	\$430,642	4.36%	\$360	0.4%	0.8%	3.5%	1.4%
17	Kingsville	Melbourne - West	Units	\$537,331	3.70%	\$361	0.9%	2.9%	6.9%	3.1%
18	Broadmeadows	Melbourne - North West	Units	\$438,644	4.35%	\$364	0.9%	2.0%	2.9%	1.1%
19	Wallan	Melbourne - North East	Units	\$446,825	4.37%	\$365	0.8%	1.2%	7.3%	1.0%
20	Pakenham	Melbourne - South East	Units	\$504,290	3.84%	\$368	1.0%	2.1%	5.7%	0.2%
21	Flemington	Melbourne - Inner	Units	\$408,560	4.63%	\$369	1.1%	2.4%	9.1%	2.1%
22	Lalor	Melbourne - North East	Units	\$511,159	3.77%	\$370	0.6%	1.4%	3.2%	2.1%
23	Epping	Melbourne - North East	Units	\$490,770	4.06%	\$371	0.7%	1.9%	4.5%	0.7%
24	Craigieburn	Melbourne - North West	Units	\$436,021	4.51%	\$371	0.7%	1.3%	2.4%	1.3%
25	Sunshine	Melbourne - West	Units	\$527,490	3.78%	\$371	0.3%	1.0%	3.4%	3.4%
26	Jacana	Melbourne - North West	Houses	\$648,670	2.98%	\$371	0.0%	1.0%	2.6%	2.1%
27	Thomastown	Melbourne - North East	Units	\$489,457	3.91%	\$371	0.6%	1.9%	4.1%	1.4%
28	Dandenong North	Melbourne - South East	Units	\$508,092	3.82%	\$372	0.4%	1.6%	5.1%	1.1%
29	Cranbourne North	Melbourne - South East	Units	\$529,479	3.73%	\$373	0.6%	0.0%	4.3%	n.a
30	Mernda	Melbourne - North East	Units	\$453,511	4.19%	\$373	0.7%	1.5%	4.7%	0.7%

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	Vacancy rate
1	Ascot	Brisbane Inner City	Houses	\$2,394,267	2.33%	\$1,110	1.1%	5.1%	23.5%	3.0%
2	Bulimba	Brisbane Inner City	Houses	\$2,000,937	2.68%	\$1,073	0.2%	1.7%	8.1%	0.9%
3	Hamilton	Brisbane Inner City	Houses	\$2,312,092	2.27%	\$1,057	1.2%	2.7%	14.4%	2.0%
4	Hawthorne	Brisbane Inner City	Houses	\$2,082,060	2.41%	\$1,019	-0.6%	0.7%	10.7%	1.6%
5	Bardon	Brisbane Inner City	Houses	\$1,794,689	2.55%	\$944	-0.4%	3.1%	17.7%	0.7%
6	Paddington	Brisbane Inner City	Houses	\$1,814,611	2.54%	\$942	0.5%	5.4%	18.7%	1.8%
7	Hendra	Brisbane Inner City	Houses	\$1,690,353	2.79%	\$941	2.7%	6.7%	19.3%	0.5%
8	Balmoral	Brisbane Inner City	Houses	\$1,678,829	2.82%	\$931	-0.3%	1.3%	8.9%	n.a
9	Teneriffe	Brisbane Inner City	Houses	\$2,763,043	1.71%	\$926	2.7%	3.9%	11.5%	2.3%
10	Fig Tree Pocket	Brisbane - West	Houses	\$1,782,807	2.53%	\$922	2.1%	2.3%	6.2%	0.8%
11	Wilston	Brisbane Inner City	Houses	\$1,705,191	2.59%	\$906	2.3%	3.6%	14.5%	1.0%
12	Ashgrove	Brisbane Inner City	Houses	\$1,594,356	2.71%	\$896	0.5%	6.4%	18.2%	0.8%
13	Clayfield	Brisbane Inner City	Houses	\$1,889,407	2.39%	\$892	2.7%	5.1%	13.0%	1.8%
14	Chelmer	Brisbane - West	Houses	\$1,713,237	2.62%	\$886	0.8%	4.3%	20.8%	n.a
15	Auchenflower	Brisbane Inner City	Houses	\$1,787,965	2.38%	\$881	1.2%	5.2%	16.7%	1.0%
16	Graceville	Brisbane - West	Houses	\$1,502,245	2.76%	\$853	1.7%	5.2%	17.3%	1.1%
17	Kenmore Hills	Brisbane - West	Houses	\$1,572,734	2.75%	\$847	0.9%	2.0%	7.2%	0.8%
18	Grange	Brisbane Inner City	Houses	\$1,644,574	2.51%	\$845	1.4%	4.0%	11.1%	1.6%
19	Sherwood	Brisbane - West	Houses	\$1,470,156	2.79%	\$844	2.3%	3.0%	14.8%	1.9%
20	Chapel Hill	Brisbane - West	Houses	\$1,352,597	3.14%	\$837	2.1%	3.8%	10.0%	2.1%
21	Norman Park	Brisbane Inner City	Houses	\$1,547,838	2.74%	\$831	0.3%	1.8%	9.9%	1.4%
22	Rochedale	Brisbane - South	Houses	\$1,437,676	2.93%	\$823	1.9%	4.6%	10.3%	1.3%
23	Mount Ommaney	Brisbane - West	Houses	\$1,363,444	3.25%	\$819	0.5%	6.8%	19.1%	n.a
24	Seven Hills	Brisbane Inner City	Houses	\$1,525,995	2.68%	\$815	-0.7%	0.6%	6.6%	0.6%
25	Red Hill	Brisbane Inner City	Houses	\$1,480,180	2.73%	\$814	-0.7%	4.0%	11.8%	1.0%
26	Indooroopilly	Brisbane - West	Houses	\$1,326,128	2.89%	\$808	1.2%	3.5%	13.5%	2.3%
27	Kalinga	Brisbane Inner City	Houses	\$1,644,306	2.37%	\$805	1.2%	2.9%	3.1%	1.6%
28	Toowong	Brisbane Inner City	Houses	\$1,493,502	2.69%	\$803	0.7%	5.9%	19.4%	2.1%
29	Carindale	Brisbane - South	Houses	\$1,440,154	3.00%	\$796	0.0%	2.5%	7.4%	1.3%
30	Corinda	Brisbane - West	Houses	\$1,067,201	3.52%	\$788	1.3%	3.1%	18.0%	1.3%

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	Vacancy rate
1	Logan Central	Logan - Beaudesert	Units	\$233,144	6.75%	\$304	0.7%	3.0%	8.4%	0.9%
2	Booval	Ipswich	Units	\$275,527	5.81%	\$306	0.6%	1.0%	8.3%	0.6%
3	Waterford West	Logan - Beaudesert	Units	\$249,863	6.15%	\$309	1.0%	3.6%	7.3%	n.a
4	Woodridge	Logan - Beaudesert	Units	\$229,170	7.07%	\$311	1.0%	3.2%	8.0%	0.9%
5	Mount Warren Park	Logan - Beaudesert	Units	\$297,737	5.84%	\$320	-0.1%	1.1%	6.1%	n.a
6	Beenleigh	Logan - Beaudesert	Units	\$277,344	5.99%	\$321	-0.1%	2.4%	7.5%	0.7%
7	Bellbird Park	Ipswich	Units	\$278,727	5.33%	\$325	1.3%	0.5%	5.4%	0.5%
8	Beaudesert	Logan - Beaudesert	Units	\$373,699	4.37%	\$326	0.4%	2.6%	7.0%	n.a
9	Caboolture	Moreton Bay - North	Units	\$281,272	6.50%	\$326	0.2%	1.7%	6.7%	1.3%
10	Goodna	Ipswich	Units	\$250,006	7.57%	\$337	0.6%	2.3%	9.1%	1.4%
11	Slacks Creek	Logan - Beaudesert	Units	\$261,231	6.90%	\$339	1.0%	2.9%	7.1%	0.3%
12	Edens Landing	Logan - Beaudesert	Units	\$317,181	5.53%	\$340	-0.1%	2.2%	7.0%	n.a
13	Eagleby	Logan - Beaudesert	Units	\$307,326	5.89%	\$340	-0.5%	1.6%	4.4%	0.3%
14	Redbank Plains	Ipswich	Units	\$308,273	5.88%	\$341	0.3%	0.0%	7.6%	0.6%
15	Kippa-Ring	Moreton Bay - North	Units	\$361,378	5.13%	\$350	0.6%	5.4%	9.3%	0.3%
16	Hillcrest	Logan - Beaudesert	Units	\$329,688	5.52%	\$353	2.0%	3.6%	9.4%	n.a
17	Toogoolawah	Ipswich	Houses	\$350,382	4.96%	\$356	1.5%	5.1%	16.0%	n.a
18	Lawnton	Moreton Bay - South	Units	\$342,773	5.69%	\$359	1.5%	2.6%	11.6%	0.7%
19	Burpengary	Moreton Bay - North	Units	\$349,342	5.54%	\$360	0.3%	3.6%	8.4%	0.3%
20	Kingston	Logan - Beaudesert	Units	\$305,481	6.43%	\$368	1.7%	4.6%	8.4%	0.3%
21	Browns Plains	Logan - Beaudesert	Units	\$376,593	5.35%	\$369	1.5%	3.5%	7.2%	0.5%
22	Bethania	Logan - Beaudesert	Units	\$351,036	6.55%	\$370	1.9%	5.6%	8.1%	0.7%
23	Loganlea	Logan - Beaudesert	Units	\$360,215	5.54%	\$371	1.4%	4.5%	10.2%	1.1%
24	Deception Bay	Moreton Bay - North	Units	\$359,006	5.49%	\$375	0.9%	4.9%	7.3%	0.5%
25	Strathpine	Moreton Bay - South	Units	\$368,661	5.31%	\$375	1.5%	3.0%	7.0%	0.4%
26	Shailer Park	Logan - Beaudesert	Units	\$410,355	4.71%	\$376	0.9%	3.3%	8.9%	n.a
27	Rochdale South	Logan - Beaudesert	Units	\$389,231	4.99%	\$376	0.9%	1.8%	7.1%	0.4%
28	Marsden	Logan - Beaudesert	Units	\$368,680	5.42%	\$376	1.1%	3.6%	7.7%	n.a
29	Morayfield	Moreton Bay - North	Units	\$374,346	5.35%	\$383	1.3%	2.9%	7.3%	0.2%
30	Springwood	Logan - Beaudesert	Units	\$347,026	5.50%	\$386	1.0%	3.1%	5.8%	0.5%

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	Vacancy rate
1	Glenelg South	Adelaide - South	Houses	\$1,602,782	2.76%	\$802	0.7%	4.7%	16.2%	n.a
2	Malvern	Adelaide - Central and Hills	Houses	\$1,778,125	2.33%	\$795	-0.1%	5.7%	8.7%	1.6%
3	Somerton Park	Adelaide - South	Houses	\$1,238,633	3.37%	\$792	0.7%	1.9%	15.1%	n.a
4	Unley	Adelaide - Central and Hills	Houses	\$1,515,162	2.53%	\$763	0.1%	4.3%	10.4%	n.a
5	Toorak Gardens	Adelaide - Central and Hills	Houses	\$2,105,455	1.94%	\$760	0.7%	2.5%	5.1%	1.1%
6	Myrtle Bank	Adelaide - Central and Hills	Houses	\$1,564,222	2.58%	\$752	0.8%	5.0%	9.6%	n.a
7	Fullarton	Adelaide - Central and Hills	Houses	\$1,503,827	2.56%	\$745	0.8%	5.5%	9.6%	0.5%
8	Hove	Adelaide - South	Houses	\$987,313	3.28%	\$735	0.7%	3.2%	15.4%	0.7%
9	North Adelaide	Adelaide - Central and Hills	Houses	\$1,221,994	3.12%	\$733	0.5%	3.4%	13.0%	0.9%
10	Glenelg East	Adelaide - South	Houses	\$1,220,288	3.10%	\$730	0.7%	5.6%	16.3%	0.6%
11	Kingswood	Adelaide - South	Houses	\$1,491,847	2.56%	\$726	1.3%	7.1%	12.0%	2.1%
12	Parkside	Adelaide - Central and Hills	Houses	\$1,334,746	2.75%	\$721	0.3%	4.7%	11.5%	0.2%
13	Beaumont	Adelaide - Central and Hills	Houses	\$1,806,511	2.13%	\$720	0.1%	2.7%	6.1%	0.8%
14	Glenside	Adelaide - Central and Hills	Houses	\$1,405,097	2.58%	\$719	0.7%	3.2%	12.1%	1.7%
15	St Georges	Adelaide - Central and Hills	Houses	\$1,755,255	2.16%	\$719	0.3%	3.6%	9.6%	n.a
16	Hazelwood Park	Adelaide - Central and Hills	Houses	\$1,661,005	2.21%	\$718	0.3%	2.5%	6.6%	3.5%
17	Linden Park	Adelaide - Central and Hills	Houses	\$1,571,610	2.39%	\$717	0.5%	2.8%	9.7%	n.a
18	St Peters	Adelaide - Central and Hills	Houses	\$1,891,552	2.00%	\$716	1.3%	3.8%	12.7%	2.8%
19	Torrens Park	Adelaide - South	Houses	\$1,282,281	2.85%	\$715	1.1%	6.8%	10.2%	0.8%
20	Glenunga	Adelaide - Central and Hills	Houses	\$1,700,651	2.20%	\$713	0.8%	3.8%	12.0%	n.a
21	Brighton	Adelaide - South	Houses	\$1,127,854	3.10%	\$707	0.9%	4.2%	15.4%	n.a
22	Henley Beach South	Adelaide - West	Houses	\$1,359,692	2.71%	\$702	1.0%	4.3%	7.2%	n.a
23	Kensington Park	Adelaide - Central and Hills	Houses	\$1,526,171	2.39%	\$701	1.5%	5.4%	11.2%	1.5%
24	Burnside	Adelaide - Central and Hills	Houses	\$1,503,557	2.48%	\$698	0.5%	3.9%	9.2%	n.a
25	Goodwood	Adelaide - Central and Hills	Houses	\$1,475,710	2.46%	\$692	-0.3%	4.2%	11.6%	n.a
26	Kensington Gardens	Adelaide - Central and Hills	Houses	\$1,455,585	2.44%	\$689	1.3%	5.8%	12.6%	n.a
27	South Brighton	Adelaide - South	Houses	\$956,963	3.19%	\$689	0.7%	2.2%	14.7%	1.4%
28	Walkerville	Adelaide - Central and Hills	Houses	\$1,756,896	2.11%	\$686	1.2%	4.9%	10.5%	0.8%
29	West Beach	Adelaide - West	Houses	\$1,230,714	2.88%	\$686	0.7%	6.4%	10.5%	0.8%
30	Seacliff	Adelaide - South	Houses	\$1,115,378	3.30%	\$671	0.5%	1.5%	13.3%	0.9%

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	Vacancy rate
1	Salisbury East	Adelaide - North	Units	\$277,965	5.75%	\$316	1.4%	5.8%	8.1%	n.a
2	Salisbury	Adelaide - North	Units	\$263,951	6.12%	\$316	1.1%	5.2%	5.8%	0.4%
3	Salisbury North	Adelaide - North	Units	\$292,564	5.79%	\$320	1.0%	2.8%	4.6%	n.a
4	Andrews Farm	Adelaide - North	Units	\$277,445	5.92%	\$327	1.2%	4.9%	15.8%	n.a
5	St Marys	Adelaide - South	Units	\$308,945	5.99%	\$338	0.8%	3.9%	10.5%	n.a
6	Elizabeth North	Adelaide - North	Houses	\$267,804	6.64%	\$343	1.8%	4.4%	15.0%	0.2%
7	Elizabeth South	Adelaide - North	Houses	\$297,322	5.81%	\$343	1.0%	3.6%	13.0%	0.7%
8	Windsor Gardens	Adelaide - North	Units	\$320,015	5.55%	\$345	1.3%	3.4%	9.6%	n.a
9	Brooklyn Park	Adelaide - West	Units	\$351,414	5.08%	\$347	0.8%	2.4%	8.1%	n.a
10	Kilburn	Adelaide - North	Units	\$307,904	5.52%	\$348	1.1%	4.2%	8.6%	n.a
11	Klemzig	Adelaide - North	Units	\$317,960	5.65%	\$348	0.4%	2.7%	8.5%	n.a
12	Elizabeth Grove	Adelaide - North	Houses	\$312,802	5.75%	\$352	1.1%	3.8%	13.1%	n.a
13	Davoren Park	Adelaide - North	Houses	\$302,182	6.09%	\$355	1.5%	4.4%	16.2%	n.a
14	Plympton	Adelaide - West	Units	\$354,188	5.24%	\$356	0.9%	3.4%	7.7%	n.a
15	Kurralta Park	Adelaide - West	Units	\$351,260	5.23%	\$358	1.0%	3.6%	8.8%	n.a
16	Smithfield Plains	Adelaide - North	Houses	\$327,909	5.63%	\$359	1.2%	3.7%	14.6%	0.3%
17	Black Forest	Adelaide - Central and Hills	Units	\$423,488	4.47%	\$359	0.0%	1.8%	7.7%	0.6%
18	Aldinga Beach	Adelaide - South	Units	\$410,832	4.67%	\$359	2.1%	2.4%	5.2%	n.a
19	Elizabeth Downs	Adelaide - North	Houses	\$286,467	6.48%	\$361	1.6%	4.3%	14.5%	0.6%
20	Evanston	Adelaide - North	Houses	\$409,411	5.07%	\$362	0.7%	4.9%	9.2%	n.a
21	Elizabeth East	Adelaide - North	Houses	\$364,353	5.09%	\$366	1.4%	4.3%	12.6%	n.a
22	Elizabeth Vale	Adelaide - North	Houses	\$361,097	5.20%	\$367	1.3%	4.4%	13.2%	n.a
23	Camden Park	Adelaide - West	Units	\$358,792	5.30%	\$368	1.2%	3.3%	6.7%	0.3%
24	Christies Beach	Adelaide - South	Units	\$449,912	4.55%	\$370	1.5%	3.8%	6.4%	n.a
25	Elizabeth Park	Adelaide - North	Houses	\$347,393	5.54%	\$370	1.4%	4.6%	14.2%	0.2%
26	West Beach	Adelaide - West	Units	\$446,959	4.05%	\$370	0.3%	2.7%	5.6%	0.3%
27	Morphett Vale	Adelaide - South	Units	\$346,299	5.59%	\$372	1.6%	5.0%	9.6%	n.a
28	Smithfield	Adelaide - North	Houses	\$317,641	6.07%	\$372	1.5%	4.2%	12.7%	1.2%
29	Broadview	Adelaide - North	Units	\$361,991	5.35%	\$372	1.0%	5.5%	14.5%	n.a
30	Modbury	Adelaide - North	Units	\$371,259	5.10%	\$373	1.0%	4.8%	11.8%	n.a

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	Vacancy rate
1	Dalkeith	Perth - Inner	Houses	\$2,965,364	2.07%	\$1,205	0.2%	-0.3%	5.8%	1.5%
2	Cottesloe	Perth - Inner	Houses	\$2,617,402	2.37%	\$1,191	-0.2%	0.6%	1.8%	1.1%
3	City Beach	Perth - Inner	Houses	\$2,311,861	2.44%	\$1,130	-0.1%	0.6%	4.5%	2.4%
4	Mount Claremont	Perth - Inner	Houses	\$1,734,415	3.19%	\$1,102	-0.7%	-0.7%	3.7%	1.6%
5	Swanbourne	Perth - Inner	Houses	\$2,077,395	2.74%	\$1,084	-0.7%	-0.2%	3.6%	2.3%
6	Mosman Park	Perth - Inner	Houses	\$1,907,577	2.83%	\$1,070	1.4%	-0.4%	1.9%	1.9%
7	Claremont	Perth - Inner	Houses	\$1,760,777	2.93%	\$1,041	-0.2%	0.9%	3.3%	0.5%
8	Nedlands	Perth - Inner	Houses	\$1,970,807	2.68%	\$1,009	0.5%	2.2%	2.5%	1.4%
9	Floreat	Perth - Inner	Houses	\$1,801,240	2.73%	\$944	0.4%	3.4%	2.5%	0.2%
10	North Coogee	Perth - South West	Houses	\$1,345,477	3.98%	\$938	1.6%	3.1%	7.5%	2.5%
11	Churchlands	Perth - North West	Houses	\$1,587,080	2.85%	\$873	0.7%	3.1%	6.9%	2.7%
12	Subiaco	Perth - Inner	Houses	\$1,524,042	2.90%	\$857	0.7%	3.3%	4.9%	0.6%
13	Wembley Downs	Perth - North West	Houses	\$1,358,619	2.90%	\$840	0.1%	2.3%	5.0%	0.5%
14	Burns Beach	Perth - North West	Houses	\$1,018,104	4.26%	\$832	1.4%	4.3%	9.3%	0.5%
15	East Fremantle	Perth - South West	Houses	\$1,518,567	2.83%	\$829	0.7%	2.7%	5.3%	0.8%
16	West Leederville	Perth - Inner	Houses	\$1,303,571	3.13%	\$814	0.5%	4.5%	10.1%	2.5%
17	Shenton Park	Perth - Inner	Houses	\$1,558,110	2.67%	\$814	1.7%	3.3%	1.8%	0.7%
18	Applecross	Perth - South West	Houses	\$1,788,639	2.41%	\$802	0.7%	5.0%	8.7%	1.5%
19	Wembley	Perth - Inner	Houses	\$1,449,892	2.83%	\$802	0.2%	3.6%	9.0%	0.2%
20	North Fremantle	Perth - South West	Houses	\$1,446,160	3.02%	\$797	0.5%	2.7%	5.4%	3.0%
21	Marmion	Perth - North West	Houses	\$1,375,827	3.09%	\$797	1.8%	2.1%	7.3%	n.a
22	Woodlands	Perth - North West	Houses	\$1,242,332	2.97%	\$796	0.1%	3.1%	6.0%	n.a
23	Iluka	Perth - North West	Houses	\$1,097,719	3.89%	\$794	0.9%	2.7%	5.7%	0.4%
24	Trigg	Perth - North West	Houses	\$1,551,927	2.62%	\$778	1.6%	3.4%	7.0%	1.8%
25	East Perth	Perth - Inner	Houses	\$976,325	3.91%	\$777	0.8%	5.9%	10.8%	0.5%
26	Attadale	Perth - South West	Houses	\$1,429,912	2.76%	\$772	0.2%	2.5%	5.9%	0.3%
27	Sorrento	Perth - North West	Houses	\$1,300,830	3.19%	\$768	2.1%	2.0%	5.2%	2.1%
28	Swanbourne	Perth - Inner	Units	\$896,869	4.83%	\$767	-0.3%	0.7%	7.5%	1.9%
29	Gwelup	Perth - North West	Houses	\$1,034,121	3.85%	\$757	1.4%	5.4%	8.5%	0.4%
30	South Perth	Perth - South East	Houses	\$1,307,836	2.91%	\$756	0.9%	2.3%	6.7%	1.1%

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	Vacancy rate
1	Orelia	Perth - South West	Units	\$186,936	8.44%	\$281	2.8%	4.4%	10.6%	1.6%
2	Shoalwater	Perth - South West	Units	\$249,054	6.89%	\$328	0.9%	3.8%	11.8%	1.6%
3	Gosnells	Perth - South East	Units	\$277,099	6.30%	\$347	0.7%	0.9%	3.4%	1.0%
4	Dudley Park	Mandurah	Units	\$249,821	6.88%	\$347	1.7%	2.6%	14.4%	0.6%
5	Kelmscott	Perth - South East	Units	\$250,534	7.46%	\$355	0.9%	3.5%	9.9%	n.a
6	Safety Bay	Perth - South West	Units	\$269,941	7.07%	\$358	1.2%	3.3%	9.4%	1.0%
7	Waikiki	Perth - South West	Units	\$272,356	6.31%	\$361	2.4%	5.6%	12.5%	1.9%
8	Maddington	Perth - South East	Units	\$277,780	6.53%	\$361	0.6%	0.2%	8.4%	2.5%
9	Ellenbrook	Perth - North East	Units	\$291,288	6.65%	\$365	1.6%	2.5%	6.1%	0.8%
10	Midland	Perth - North East	Units	\$288,179	6.77%	\$365	1.0%	2.2%	6.4%	1.1%
11	Baldivis	Perth - South West	Units	\$298,601	6.48%	\$366	1.3%	3.5%	7.0%	n.a
12	Armadale	Perth - South East	Units	\$260,383	7.88%	\$368	0.9%	3.1%	15.8%	0.9%
13	Rockingham	Perth - South West	Units	\$291,907	6.61%	\$371	1.7%	5.1%	9.7%	1.5%
14	Bayswater	Perth - North East	Units	\$299,586	6.40%	\$376	1.2%	3.5%	5.4%	1.2%
15	Kalamunda	Perth - South East	Units	\$411,269	4.96%	\$378	-0.3%	2.2%	10.6%	2.8%
16	Noranda	Perth - North East	Units	\$311,522	6.44%	\$380	1.7%	3.6%	7.9%	0.6%
17	Mandurah	Mandurah	Units	\$330,135	5.31%	\$386	0.2%	2.1%	7.0%	1.3%
18	Armadale	Perth - South East	Houses	\$308,672	6.72%	\$388	0.6%	2.5%	8.8%	0.5%
19	Maylands	Perth - North East	Units	\$339,605	5.94%	\$389	0.9%	3.5%	5.0%	1.2%
20	Spearwood	Perth - South West	Units	\$338,306	6.21%	\$391	0.7%	2.0%	5.2%	1.2%
21	Coolbellup	Perth - South West	Units	\$314,682	6.47%	\$392	0.2%	1.4%	3.8%	3.0%
22	Hamilton Hill	Perth - South West	Units	\$324,420	6.16%	\$393	-0.5%	0.2%	3.8%	0.8%
23	Medina	Perth - South West	Houses	\$308,715	6.90%	\$397	1.8%	3.5%	10.5%	0.7%
24	Osborne Park	Perth - North West	Units	\$308,478	6.64%	\$399	0.6%	2.6%	6.5%	0.4%
25	Glendalough	Perth - Inner	Units	\$275,921	7.24%	\$399	0.5%	2.1%	6.3%	0.2%
26	Yokine	Perth - North West	Units	\$370,820	5.55%	\$401	0.5%	2.3%	5.0%	0.8%
27	Wembley	Perth - Inner	Units	\$292,022	6.70%	\$402	0.4%	2.2%	6.6%	1.0%
28	Halls Head	Mandurah	Units	\$383,920	5.63%	\$403	1.9%	4.3%	12.8%	1.8%
29	Success	Perth - South West	Units	\$313,470	6.78%	\$404	0.1%	0.9%	3.8%	1.3%
30	Kelmscott	Perth - South East	Houses	\$389,416	5.32%	\$407	0.7%	2.8%	6.5%	0.5%

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	Vacancy rate
1	Sandy Bay	Hobart	Houses	\$1,419,979	2.64%	\$698	-1.0%	-0.2%	9.5%	0.8%
2	Mount Nelson	Hobart	Houses	\$1,053,991	3.34%	\$659	-1.7%	-0.7%	8.6%	3.4%
3	West Hobart	Hobart	Houses	\$1,122,726	3.07%	\$657	-1.5%	-1.4%	9.0%	0.2%
4	Mount Stuart	Hobart	Houses	\$962,425	3.48%	\$645	-1.2%	-0.7%	7.3%	3.3%
5	North Hobart	Hobart	Houses	\$1,121,292	2.97%	\$644	-0.3%	0.0%	10.1%	2.4%
6	Lenah Valley	Hobart	Houses	\$857,686	3.87%	\$632	-1.4%	-0.8%	10.0%	1.4%
7	Taroona	Hobart	Houses	\$1,106,509	3.01%	\$630	0.4%	1.3%	10.1%	0.8%
8	New Town	Hobart	Houses	\$1,010,788	3.16%	\$622	-1.4%	-0.7%	7.6%	0.6%
9	Blackmans Bay	Hobart	Houses	\$975,498	3.22%	\$596	-0.3%	2.4%	7.9%	2.1%
10	Geilston Bay	Hobart	Houses	\$837,230	3.64%	\$595	0.4%	3.8%	11.9%	2.1%
11	South Hobart	Hobart	Houses	\$1,015,585	3.07%	\$594	-0.5%	0.3%	7.3%	1.8%
12	Bellerive	Hobart	Houses	\$1,024,120	3.01%	\$592	0.6%	2.2%	7.5%	0.8%
13	Kingston Beach	Hobart	Houses	\$935,483	3.31%	\$588	-1.1%	1.5%	5.6%	4.3%
14	Howrah	Hobart	Houses	\$880,228	3.47%	\$585	-0.3%	1.8%	7.2%	1.1%
15	Battery Point	Hobart	Units	\$1,029,487	3.07%	\$583	1.9%	2.5%	7.4%	1.8%
16	Lindisfarne	Hobart	Houses	\$869,785	3.48%	\$582	0.2%	1.7%	7.0%	1.7%
17	Kingston	Hobart	Houses	\$831,094	3.75%	\$582	-0.3%	2.4%	8.4%	1.1%
18	Lauderdale	Hobart	Houses	\$893,909	3.36%	\$581	-1.1%	0.9%	5.8%	2.0%
19	Margate	Hobart	Houses	\$866,638	3.55%	\$580	-1.2%	2.0%	8.3%	3.6%
20	West Moonah	Hobart	Houses	\$712,573	4.13%	\$561	1.3%	4.3%	11.8%	0.8%
21	Moonah	Hobart	Houses	\$704,558	4.13%	\$555	1.3%	3.2%	10.5%	2.0%
22	Lutana	Hobart	Houses	\$633,398	4.51%	\$547	1.6%	4.3%	9.9%	0.6%
23	Mornington	Hobart	Houses	\$664,576	4.26%	\$544	1.2%	3.4%	8.0%	1.3%
24	Austins Ferry	Hobart	Houses	\$661,329	4.29%	\$544	1.5%	3.2%	9.3%	1.0%
25	Old Beach	Hobart	Houses	\$677,639	4.26%	\$542	0.2%	2.8%	11.2%	1.9%
26	Warrane	Hobart	Houses	\$621,996	4.49%	\$538	1.3%	3.5%	9.0%	n.a
27	Glenorchy	Hobart	Houses	\$629,292	4.42%	\$535	1.3%	4.4%	10.5%	0.8%
28	Rosetta	Hobart	Houses	\$729,680	3.80%	\$530	1.2%	3.9%	7.2%	0.7%
29	Sorell	Hobart	Houses	\$724,107	3.93%	\$526	0.0%	3.2%	8.4%	0.5%
30	Sandy Bay	Hobart	Units	\$781,639	3.43%	\$522	0.5%	1.5%	4.9%	1.7%

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	Vacancy rate
1	Claremont	Hobart	Units	\$471,895	4.76%	\$425	2.2%	3.7%	8.8%	0.7%
2	Glenorchy	Hobart	Units	\$481,547	4.73%	\$425	1.2%	2.9%	8.3%	0.6%
3	Moonah	Hobart	Units	\$529,196	4.27%	\$431	0.5%	3.8%	7.9%	0.5%
4	West Moonah	Hobart	Units	\$547,247	4.20%	\$433	0.7%	3.0%	10.5%	n.a
5	Brighton	Hobart	Units	\$486,811	4.88%	\$444	0.8%	3.3%	11.3%	n.a
6	Primrose Sands	Hobart	Houses	\$570,211	4.22%	\$454	-1.6%	1.0%	8.4%	2.8%
7	Lenah Valley	Hobart	Units	\$573,734	4.25%	\$465	2.0%	1.6%	7.2%	1.3%
8	Lindisfarne	Hobart	Units	\$581,801	4.23%	\$466	1.5%	2.8%	2.8%	0.6%
9	Risdon Vale	Hobart	Houses	\$495,885	5.04%	\$474	0.6%	2.3%	7.7%	n.a
10	Kingston	Hobart	Units	\$611,883	4.16%	\$476	0.9%	3.9%	7.6%	0.7%
11	Dodges Ferry	Hobart	Houses	\$647,031	3.85%	\$478	-1.2%	1.5%	8.2%	1.6%
12	Bridgewater	Hobart	Houses	\$503,175	4.84%	\$480	-0.3%	1.6%	8.2%	0.4%
13	Bellerive	Hobart	Units	\$618,326	4.05%	\$480	1.0%	2.5%	5.3%	0.4%
14	New Norfolk	Hobart	Houses	\$490,069	5.00%	\$482	1.4%	4.0%	10.5%	1.0%
15	Brighton	Hobart	Houses	\$603,068	4.30%	\$490	0.3%	2.7%	6.3%	n.a
16	Clarendon Vale	Hobart	Houses	\$531,461	4.84%	\$490	0.3%	3.2%	9.3%	n.a
17	Blackmans Bay	Hobart	Units	\$626,313	4.17%	\$493	0.9%	3.8%	8.9%	1.6%
18	Howrah	Hobart	Units	\$635,292	4.12%	\$495	1.0%	2.1%	6.1%	n.a
19	Chigwell	Hobart	Houses	\$591,776	4.51%	\$509	0.1%	4.2%	9.2%	0.9%
20	Claremont	Hobart	Houses	\$590,314	4.52%	\$512	1.0%	4.2%	10.0%	2.1%
21	Berriedale	Hobart	Houses	\$622,303	4.30%	\$513	0.1%	4.2%	9.7%	0.6%
22	Midway Point	Hobart	Houses	\$664,732	4.05%	\$515	0.2%	3.7%	10.7%	n.a
23	Rokeby	Hobart	Houses	\$573,241	4.63%	\$515	0.1%	2.7%	7.7%	1.6%
24	Sandy Bay	Hobart	Units	\$781,639	3.43%	\$522	0.5%	1.5%	4.9%	1.7%
25	Sorell	Hobart	Houses	\$724,107	3.93%	\$526	0.0%	3.2%	8.4%	0.5%
26	Rosetta	Hobart	Houses	\$729,680	3.80%	\$530	1.2%	3.9%	7.2%	0.7%
27	Glenorchy	Hobart	Houses	\$629,292	4.42%	\$535	1.3%	4.4%	10.5%	0.8%
28	Warrane	Hobart	Houses	\$621,996	4.49%	\$538	1.3%	3.5%	9.0%	n.a
29	Old Beach	Hobart	Houses	\$677,639	4.26%	\$542	0.2%	2.8%	11.2%	1.9%
30	Austins Ferry	Hobart	Houses	\$661,329	4.29%	\$544	1.5%	3.2%	9.3%	1.0%

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	Vacancy rate
1	Fannie Bay	Darwin	Houses	\$938,466	5.01%	\$833	-0.7%	0.7%	2.3%	1.5%
2	Lyons	Darwin	Houses	\$787,763	5.37%	\$777	1.4%	1.8%	-0.1%	1.3%
3	Muirhead	Darwin	Houses	\$729,062	5.40%	\$744	1.4%	1.5%	0.8%	1.3%
4	Nightcliff	Darwin	Houses	\$899,462	4.40%	\$735	0.9%	2.2%	-0.3%	0.6%
5	Stuart Park	Darwin	Houses	\$829,989	4.59%	\$709	0.8%	1.9%	3.5%	2.8%
6	Johnston	Darwin	Houses	\$656,540	5.55%	\$693	1.4%	0.8%	-1.8%	1.5%
7	Rapid Creek	Darwin	Houses	\$829,661	4.31%	\$693	2.4%	5.1%	8.4%	0.6%
8	Bellamack	Darwin	Houses	\$590,311	6.07%	\$674	1.4%	1.1%	2.3%	n.a
9	Zuccoli	Darwin	Houses	\$503,157	6.74%	\$667	0.3%	0.6%	3.0%	1.0%
10	Anula	Darwin	Houses	\$569,268	5.81%	\$650	1.9%	4.1%	10.7%	1.2%
11	Farrar	Darwin	Houses	\$589,648	5.86%	\$649	1.3%	0.5%	1.8%	1.5%
12	Nakara	Darwin	Houses	\$651,055	5.03%	\$646	1.7%	3.1%	0.4%	1.4%
13	Alawa	Darwin	Houses	\$564,956	5.62%	\$637	2.1%	4.4%	9.5%	n.a
14	Leanyer	Darwin	Houses	\$620,869	5.29%	\$635	2.2%	2.8%	2.0%	0.6%
15	Durack	Darwin	Houses	\$567,822	6.02%	\$635	1.6%	0.7%	4.3%	0.5%
16	Wanguri	Darwin	Houses	\$637,775	5.00%	\$634	0.3%	0.7%	-0.5%	0.8%
17	Rosebery	Darwin	Houses	\$572,148	5.86%	\$632	1.4%	0.7%	1.7%	0.8%
18	Moil	Darwin	Houses	\$542,716	5.86%	\$632	1.7%	3.3%	4.7%	0.7%
19	Parap	Darwin	Houses	\$803,097	4.72%	\$626	-1.1%	0.0%	1.8%	1.3%
20	Malak	Darwin	Houses	\$529,650	5.85%	\$622	0.2%	0.7%	3.5%	n.a
21	Wulagi	Darwin	Houses	\$581,409	5.49%	\$621	0.7%	2.1%	3.4%	1.6%
22	Bayview	Darwin	Units	\$534,424	6.37%	\$614	0.5%	0.4%	2.4%	0.7%
23	Gunn	Darwin	Houses	\$528,974	6.08%	\$602	1.3%	1.3%	4.1%	0.4%
24	Tiwi	Darwin	Houses	\$539,449	5.48%	\$599	1.8%	2.2%	2.5%	0.7%
25	Karama	Darwin	Houses	\$462,618	6.51%	\$596	1.6%	3.1%	3.3%	0.8%
26	Darwin City	Darwin	Units	\$438,306	7.12%	\$564	1.2%	2.1%	4.8%	1.3%
27	Woolner	Darwin	Units	\$467,444	6.49%	\$562	0.9%	1.9%	5.8%	2.0%
28	Darwin City	Darwin	Houses	\$524,871	5.93%	\$558	0.2%	-0.1%	3.1%	n.a
29	Driver	Darwin	Houses	\$515,233	5.69%	\$549	0.7%	0.6%	2.1%	1.2%
30	Bakewell	Darwin	Houses	\$509,624	5.79%	\$546	1.6%	2.3%	2.5%	0.4%

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	Vacancy rate
1	Bakewell	Darwin	Units	\$281,337	7.83%	\$430	0.8%	1.4%	5.1%	1.3%
2	Coconut Grove	Darwin	Units	\$331,623	6.74%	\$431	0.7%	4.4%	6.5%	0.8%
3	Rapid Creek	Darwin	Units	\$343,886	6.70%	\$442	0.9%	3.2%	4.4%	1.0%
4	Nightcliff	Darwin	Units	\$359,675	6.52%	\$444	1.0%	4.9%	6.0%	1.0%
5	Rosebery	Darwin	Units	\$292,438	7.97%	\$475	-0.1%	0.3%	3.1%	2.2%
6	Parap	Darwin	Units	\$352,445	7.47%	\$490	0.5%	1.7%	3.4%	2.0%
7	Fannie Bay	Darwin	Units	\$479,464	5.44%	\$492	0.6%	1.8%	2.9%	0.5%
8	Moulden	Darwin	Houses	\$401,649	6.55%	\$509	2.3%	1.6%	3.8%	1.8%
9	Gray	Darwin	Houses	\$427,480	6.34%	\$522	2.0%	0.2%	0.6%	2.5%
10	The Gardens	Darwin	Units	\$480,559	5.50%	\$527	0.9%	2.6%	4.7%	1.6%
11	Stuart Park	Darwin	Units	\$457,616	6.23%	\$531	1.1%	2.8%	3.8%	1.6%
12	Larrakeyah	Darwin	Units	\$440,040	6.38%	\$536	1.5%	2.5%	5.2%	0.7%
13	Woodroffe	Darwin	Houses	\$439,588	6.50%	\$537	1.2%	0.4%	4.7%	0.6%
14	Bakewell	Darwin	Houses	\$509,624	5.79%	\$546	1.6%	2.3%	2.5%	0.4%
15	Driver	Darwin	Houses	\$515,233	5.69%	\$549	0.7%	0.6%	2.1%	1.2%
16	Darwin City	Darwin	Houses	\$524,871	5.93%	\$558	0.2%	-0.1%	3.1%	n.a
17	Woolner	Darwin	Units	\$467,444	6.49%	\$562	0.9%	1.9%	5.8%	2.0%
18	Darwin City	Darwin	Units	\$438,306	7.12%	\$564	1.2%	2.1%	4.8%	1.3%
19	Karama	Darwin	Houses	\$462,618	6.51%	\$596	1.6%	3.1%	3.3%	0.8%
20	Tiwi	Darwin	Houses	\$539,449	5.48%	\$599	1.8%	2.2%	2.5%	0.7%
21	Gunn	Darwin	Houses	\$528,974	6.08%	\$602	1.3%	1.3%	4.1%	0.4%
22	Bayview	Darwin	Units	\$534,424	6.37%	\$614	0.5%	0.4%	2.4%	0.7%
23	Wulagi	Darwin	Houses	\$581,409	5.49%	\$621	0.7%	2.1%	3.4%	1.6%
24	Malak	Darwin	Houses	\$529,650	5.85%	\$622	0.2%	0.7%	3.5%	n.a
25	Parap	Darwin	Houses	\$803,097	4.72%	\$626	-1.1%	0.0%	1.8%	1.3%
26	Moil	Darwin	Houses	\$542,716	5.86%	\$632	1.7%	3.3%	4.7%	0.7%
27	Rosebery	Darwin	Houses	\$572,148	5.86%	\$632	1.4%	0.7%	1.7%	0.8%
28	Wanguri	Darwin	Houses	\$637,775	5.00%	\$634	0.3%	0.7%	-0.5%	0.8%
29	Durack	Darwin	Houses	\$567,822	6.02%	\$635	1.6%	0.7%	4.3%	0.5%
30	Leanyer	Darwin	Houses	\$620,869	5.29%	\$635	2.2%	2.8%	2.0%	0.6%

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	Vacancy rate
1	Denman Prospect	Australian Capital Territory	Houses	\$1,426,943	4.14%	\$1,075	1.7%	2.5%	18.3%	4.1%
2	Campbell	Australian Capital Territory	Houses	\$2,032,707	2.54%	\$986	-0.2%	1.4%	8.7%	1.1%
3	Wright	Australian Capital Territory	Houses	\$1,200,612	4.26%	\$968	0.7%	2.3%	14.1%	2.9%
4	Coombs	Australian Capital Territory	Houses	\$1,186,173	4.23%	\$954	0.7%	2.3%	13.7%	1.1%
5	Throsby	Australian Capital Territory	Houses	\$1,235,391	3.91%	\$923	0.4%	3.7%	9.5%	2.8%
6	Garran	Australian Capital Territory	Houses	\$1,807,286	2.62%	\$914	0.5%	2.8%	9.7%	1.6%
7	Isaacs	Australian Capital Territory	Houses	\$1,409,074	3.33%	\$901	2.1%	5.3%	14.4%	0.7%
8	Farrer	Australian Capital Territory	Houses	\$1,444,934	3.23%	\$897	0.4%	2.0%	8.4%	1.9%
9	O'Connor	Australian Capital Territory	Houses	\$1,690,624	2.58%	\$895	-0.2%	1.6%	8.6%	2.5%
10	Nicholls	Australian Capital Territory	Houses	\$1,359,741	3.39%	\$866	2.0%	6.4%	17.5%	0.4%
11	Ainslie	Australian Capital Territory	Houses	\$1,573,168	2.64%	\$865	-0.2%	0.3%	7.8%	2.0%
12	Bruce	Australian Capital Territory	Houses	\$1,149,610	3.81%	\$853	-0.3%	2.3%	14.5%	0.6%
13	Chapman	Australian Capital Territory	Houses	\$1,334,984	3.27%	\$852	-0.7%	-1.0%	3.9%	0.9%
14	Curtin	Australian Capital Territory	Houses	\$1,461,130	2.74%	\$852	-0.3%	2.2%	11.0%	1.1%
15	Hughes	Australian Capital Territory	Houses	\$1,601,810	2.67%	\$850	-0.6%	0.8%	6.1%	1.5%
16	Weetangera	Australian Capital Territory	Houses	\$1,526,548	2.95%	\$845	0.8%	3.7%	14.9%	1.0%
17	Forde	Australian Capital Territory	Houses	\$1,292,536	3.46%	\$840	0.0%	3.6%	12.6%	0.9%
18	Pearce	Australian Capital Territory	Houses	\$1,413,432	2.75%	\$839	0.2%	2.2%	12.3%	3.1%
19	Torrens	Australian Capital Territory	Houses	\$1,211,396	3.29%	\$839	1.0%	4.7%	14.4%	1.4%
20	Mawson	Australian Capital Territory	Houses	\$1,212,173	3.36%	\$830	-0.3%	1.1%	12.5%	1.5%
21	Hawker	Australian Capital Territory	Houses	\$1,351,480	3.27%	\$826	0.7%	2.5%	10.5%	1.0%
22	Bonner	Australian Capital Territory	Houses	\$1,043,730	4.18%	\$822	1.8%	5.1%	15.2%	0.4%
23	Harrison	Australian Capital Territory	Houses	\$1,198,181	3.64%	\$821	-0.3%	2.5%	11.0%	0.9%
24	Duffy	Australian Capital Territory	Houses	\$1,119,510	3.46%	\$817	-0.6%	0.6%	5.8%	n.a
25	Moncrieff	Australian Capital Territory	Houses	\$1,083,809	3.98%	\$816	0.7%	2.0%	10.1%	n.a
26	Franklin	Australian Capital Territory	Houses	\$1,185,881	3.67%	\$812	-0.8%	2.2%	9.5%	1.5%
27	Hackett	Australian Capital Territory	Houses	\$1,313,270	2.98%	\$811	-0.8%	-1.3%	4.9%	0.5%
28	Crace	Australian Capital Territory	Houses	\$1,167,545	3.60%	\$809	-0.1%	0.7%	7.6%	n.a
29	Weston	Australian Capital Territory	Houses	\$1,048,936	3.40%	\$805	0.8%	3.0%	8.3%	1.0%
30	ACT Remainder - Gungahlin	Australian Capital Territory	Houses	\$1,112,712	4.45%	\$804	0.0%	2.3%	13.3%	3.7%

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	Vacancy rate
1	Hawker	Australian Capital Territory	Units	\$469,027	5.70%	\$504	0.2%	2.2%	9.7%	n.a
2	Gungahlin	Australian Capital Territory	Units	\$488,717	5.69%	\$528	-0.2%	1.4%	8.4%	1.3%
3	Greenway	Australian Capital Territory	Units	\$570,481	5.02%	\$528	0.8%	0.8%	5.7%	0.3%
4	Phillip	Australian Capital Territory	Units	\$515,961	5.28%	\$532	0.1%	2.0%	7.9%	1.2%
5	Watson	Australian Capital Territory	Units	\$591,938	4.82%	\$534	0.9%	3.0%	9.2%	0.7%
6	Crace	Australian Capital Territory	Units	\$574,495	4.80%	\$535	0.4%	0.3%	7.1%	2.0%
7	Chifley	Australian Capital Territory	Units	\$506,394	4.93%	\$537	0.6%	3.2%	9.2%	2.3%
8	Lyons	Australian Capital Territory	Units	\$525,270	5.20%	\$537	0.2%	3.8%	10.9%	0.3%
9	Franklin	Australian Capital Territory	Units	\$540,298	5.39%	\$540	0.6%	1.9%	8.3%	0.5%
10	Belconnen	Australian Capital Territory	Units	\$539,230	5.45%	\$540	0.3%	1.6%	7.2%	0.9%
11	Harrison	Australian Capital Territory	Units	\$578,817	5.12%	\$542	1.3%	3.1%	9.7%	n.a
12	Wright	Australian Capital Territory	Units	\$526,172	5.54%	\$550	0.0%	2.0%	7.3%	0.7%
13	Lyneham	Australian Capital Territory	Units	\$546,723	5.01%	\$555	0.1%	1.7%	7.6%	0.7%
14	Macquarie	Australian Capital Territory	Units	\$557,906	5.29%	\$564	0.3%	1.1%	8.2%	0.5%
15	Holt	Australian Capital Territory	Units	\$598,412	4.83%	\$565	1.1%	3.0%	9.5%	0.5%
16	Kambah	Australian Capital Territory	Units	\$717,128	4.35%	\$567	1.2%	1.5%	8.8%	n.a
17	O'Connor	Australian Capital Territory	Units	\$599,538	4.78%	\$569	0.4%	2.4%	5.6%	0.6%
18	Coombs	Australian Capital Territory	Units	\$607,099	5.17%	\$569	-0.3%	1.3%	8.1%	1.4%
19	Palmerston	Australian Capital Territory	Units	\$685,421	4.32%	\$570	1.0%	1.3%	9.0%	0.4%
20	Bruce	Australian Capital Territory	Units	\$582,148	5.26%	\$572	0.6%	1.7%	8.1%	0.3%
21	Ngunnawal	Australian Capital Territory	Units	\$675,676	4.40%	\$574	0.7%	2.9%	11.7%	0.3%
22	Narrabundah	Australian Capital Territory	Units	\$560,783	5.10%	\$579	1.4%	3.0%	7.8%	0.5%
23	Dickson	Australian Capital Territory	Units	\$636,540	4.93%	\$581	0.0%	1.9%	5.9%	5.3%
24	Mawson	Australian Capital Territory	Units	\$723,846	4.50%	\$581	0.1%	2.7%	8.6%	0.6%
25	Cook	Australian Capital Territory	Units	\$843,525	3.55%	\$582	1.3%	2.1%	9.9%	n.a
26	Pearce	Australian Capital Territory	Units	\$863,512	3.52%	\$583	1.1%	2.1%	7.7%	n.a
27	Casey	Australian Capital Territory	Units	\$651,697	5.04%	\$583	0.1%	2.8%	10.0%	4.3%
28	Reid	Australian Capital Territory	Units	\$588,089	5.21%	\$584	1.0%	1.7%	3.7%	0.5%
29	Braddon	Australian Capital Territory	Units	\$553,773	5.25%	\$588	0.0%	1.9%	6.5%	2.6%
30	Barton	Australian Capital Territory	Units	\$642,970	4.65%	\$594	0.6%	1.3%	3.1%	1.1%

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