



Quarterly Rental Review

Australia | Released October 2022

Data to September 2022 - Quarter 3



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Australia
Quarter 3, 2022

National Overview

- ▶ National dwelling rents rose 0.6% in September and 2.3% over the September quarter, down from a 2.9% increase recorded over the June quarter.
- ▶ Annual growth in national dwelling rents broke into double digits for the first time on record over the year to August, and held steady at 10.0% over the 12 months to September
- ▶ Quarterly growth in capital city rents outpaced growth in regional rents, rising 2.7% and 1.3% respectively.
- ▶ Each of the capitals saw dwelling rents rise over the quarter and over the year, as did each individual house and unit market. The one exception was Canberra, which saw dwelling rental values fall -0.4% over the three months to September, driven by a -0.9% decline in house rents.
- ▶ National units recorded a new peak annual growth rate of 11.8% over the 12 months to September, while the annual trend in national house rents continued to ease from 9.6% in August to 9.4% in September.
- ▶ The gap between Australia's two most expensive capital city rental markets (Canberra and Sydney) narrowed to just \$17 per week, with Canberra rents falling as Sydney dwellings recorded strong rental growth.
- ▶ National gross dwelling yields recorded the strongest quarterly rise on record, up 24 basis points, from 3.33% in June to 3.57% in September.
- ▶ Over the quarter, gross dwelling yields rose across each of the capitals. Brisbane recorded the strongest recovery in gross yields, up 32 basis points, while Canberra recorded the weakest, up just 11 basis points.
- ▶ An easing in the pace of quarterly rental growth can be seen across both the house and unit sectors in regional Australia, and across house rents in the combined capitals. Unit rents across the combined capitals have been somewhat more resilient, recording a new cyclical peak rate of growth over the three months to August (3.8%).
- ▶ Canberra recorded the weakest rental performance across both sectors, with unit rents rising 1.0% over the three months to September, while house rents fell -0.8% over the same period.
- ▶ Brisbane unit rents recorded the strongest quarterly growth rate in September (4.6%), while Adelaide and Brisbane tied for the strongest rise in house rents (3.6%).
- ▶ Canberra remains the most expensive capital to rent a house, with the typical house renting for \$730 per week, while Sydney overtook Canberra as Australia's most expensive unit rental market (\$594 per week).
- ▶ Melbourne remains Australia's most affordable capital to rent a house in (\$518 per week), while Adelaide maintained its position as the most affordable unit rental market (\$423 per week).



National rental index rises 2.3% over the September quarter

The pace of rental growth has started to ease in recent months, with the national dwelling rental index rising 2.3% over the September quarter. Down 60 basis points from the 2.9% increase seen over the June quarter. The quarterly trend in national rental values is now 70 basis points below the recent peak rate recorded in May (3.0%). Up 0.6% in September, the national rental index recorded its smallest monthly increase over the year to date, further suggesting that affordability constraints are starting to impact rental growth. Despite the slowdown in the monthly and quarterly rate of growth, the annual trend in national rents recorded double digit growth over the 12 months to August, for the first time since CoreLogic records commenced, with the annual trend holding steady at 10.0% over the year to September.

The past few years has seen unprecedented growth in rental values. After falling -0.8% over the first few months of COVID (between March and August 2020), national dwelling rents have risen 19.9%, equivalent to a weekly rental rise of approximately \$90 per week. Initially driven by a reduction in the average household size, the continued upswing in values is likely now predominantly being driven by the strong return of overseas migration, coupled with extremely tight rental supply. While the easing in rental growth is a little surprising, given such low vacancy rates, it may suggest an increasing number of prospective tenants are starting to come up against affordability constraints. As high non-discretionary inflation, along with increasing rents put additional stress on a renter's balance sheet, it is likely a growing number of tenants may be looking to reform larger households or find more affordable rental options in an attempt to share the additional costs.

Supply continues to be an important factor impacting rental markets with the total supply of advertised rental stock -35.4% below the previous five-year average over the four weeks to 2nd October. Additionally, national dwelling vacancy rates tightened from 1.3% in June to 1.1% in September, the lowest national vacancy rate on record. One factor which has likely negatively impacted rental supply is the decline in investor purchasing activity between early 2017 and early 2020. Through this period, a mix of temporary changes to mortgage lending conditions, and the uncertainty surrounding the onset of COVID-19 limited residential property purchases. Additionally, CoreLogic recorded an increase in the portion of investor-owned housing stock being listed for sale through 2021 and into 2022, with many investors possibly looking to maximise capital gains through the upswing.

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	\$665	0.7%	2.9%	10.3%	2.93%	2.45%	1.3%	2.9%
Melbourne	\$495	0.7%	2.3%	8.6%	3.09%	2.76%	1.2%	3.3%
Brisbane	\$573	1.0%	3.8%	13.5%	3.88%	3.93%	0.9%	1.6%
Adelaide	\$508	1.0%	3.6%	12.8%	3.87%	4.06%	0.3%	0.7%
Perth	\$533	0.9%	2.5%	9.1%	4.51%	4.33%	0.6%	1.1%
Hobart	\$551	0.5%	0.4%	7.3%	3.90%	3.89%	1.1%	1.2%
Darwin	\$590	0.7%	3.6%	5.4%	6.26%	6.17%	1.3%	1.8%
Canberra	\$682	-0.1%	-0.4%	7.2%	3.97%	3.92%	1.3%	1.2%
Combined capitals	\$562	0.8%	2.7%	10.2%	3.36%	3.02%	1.1%	2.4%
Combined regions	\$497	0.3%	1.3%	9.7%	4.28%	4.35%	1.0%	1.3%
National	\$544	0.6%	2.3%	10.0%	3.57%	3.29%	1.1%	2.1%

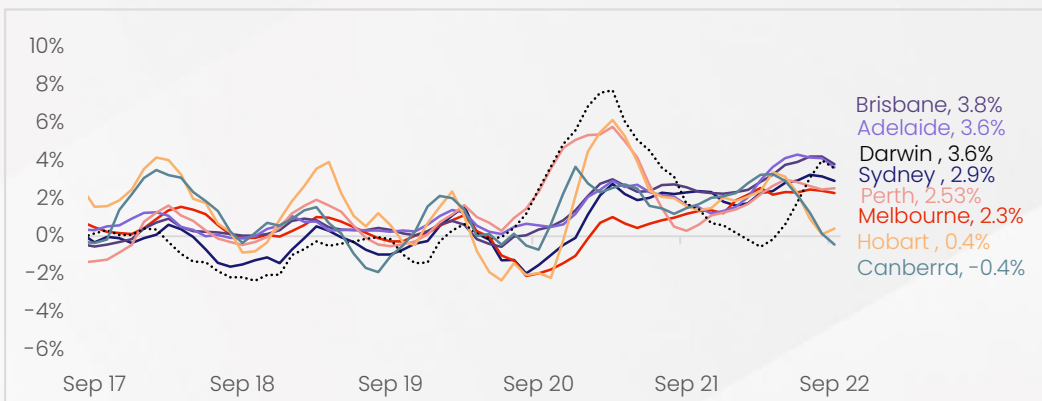
Rental growth across the combined capitals continues to outpace rent rises across the combined regionals, largely owing to the return of overseas migrants, who typically choose to rent in high-density markets of Sydney and Melbourne upon arrival. Rental growth in the combined capitals was up 2.7% and 1.3% across the regions, over the three months to September. While both markets saw the pace of quarterly growth ease compared to the June quarter, the decline in the rate of growth seen across combined regional markets was significantly stronger, falling 1.5 percentage points, compared to a more moderate decline of 30 basis points recorded across the combined capitals. Despite the easing growth trend, both markets saw rental availability remain tight over the quarter, with the capitals recording a monthly vacancy rate of 1.1%, while just 1.0% of regional rental properties were observed as vacant in September.

Across the individual capitals, Brisbane recorded the strongest quarterly rise in dwelling rents (3.8%), despite the pace of growth easing 40 basis point from the recent peak rate of growth (4.2%) recorded over the three months to August. This was followed by Adelaide and Darwin, which both saw rental values rise 3.6% over the quarter, while Sydney, Perth and Melbourne, saw rents rise 2.9%, 2.5% and 2.3% respectively. At the other end of the scale, rents across Canberra declined -0.4% over the three months to September, while rental values across Hobart rose 0.4%, up 30 basis points from the 0.1% rise recorded over the three months to August.

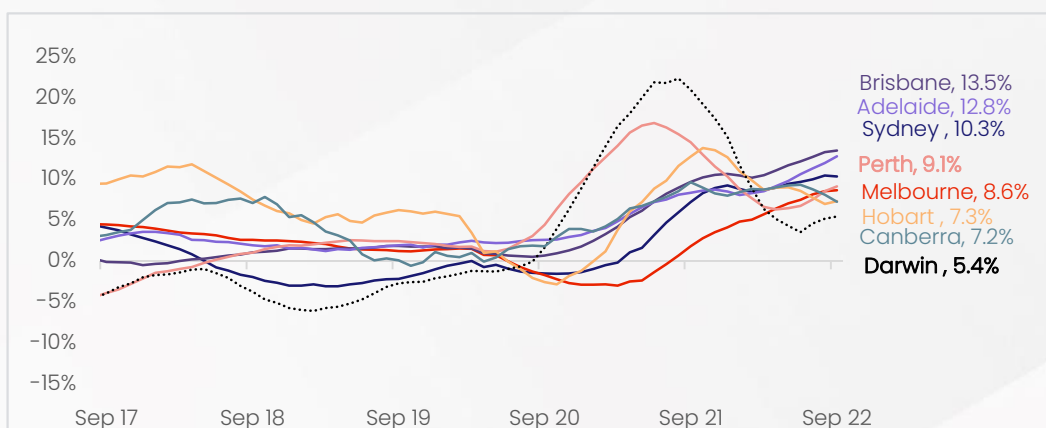
Despite the recent declines, Canberra maintained its position as Australia’s most expensive capital city rental market, with a median weekly rental value of \$682, followed by Sydney (\$665 per week), Darwin (\$590 per week) and Brisbane (\$573 per week). Melbourne retained its position as the most affordable capital to rent in (\$495 per week), followed by Adelaide (\$508 per week), Perth (\$533 per week) and Hobart (\$551 per week).

With Sydney recording strong rental growth at a time when rents are declining across Canberra, the gap between Australia’s two most expensive rental markets has narrowed to just \$17 per week. Given international migration is expected to continue to support rental demand across Sydney, while affordability is expected to continue to weigh on Canberra’s rental growth, it’s likely Sydney will overtake Canberra as Australia’s most expensive capital city rental market in the coming months.

Quarterly rental growth rate – Capital City dwellings



Annual rental growth rate – Capital City dwellings



Rental Yields

Gross rental yields continue to expand, with rental values rising while housing values depreciate. National dwelling values fell -4.1% while national dwelling rental values rose 2.3% in the quarter. This caused dwelling yields to rise 24 basis points over the September quarter, to 3.57%. While yields are now 36 basis points above the record low yields recorded in February (3.21%) and 28 basis points above the yields recorded this time last year (3.29%), they are still 67 basis points below the pre-pandemic decade average (4.24%).

The strong yield recovery has been led by an increase in unit yields, with national unit yields rising 49 basis points over the year to date to 4.15%, while national house yields (3.39%) rose 32 basis points over the same period.

Dwelling yields across the combined capitals rose 25 basis point over the past quarter, the largest quarterly rise in yields on record. This saw capital city yields rise above the levels recorded at this time last year, from 3.02% to 3.36% in September. Similarly, regional dwellings recorded a strong quarterly rise in yields, up 20 basis points over the three months to September. Despite the strong recovery, at 4.28%, regional dwelling yields are still 7 basis points below levels recorded this time last year (4.35%).

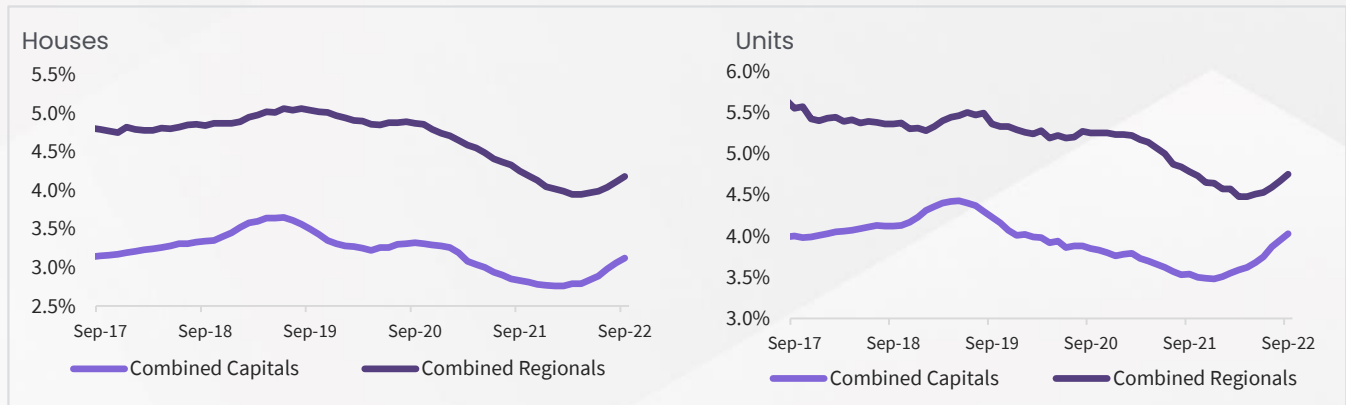
Darwin continues to record the strongest rental yields across the capitals, at 6.26%, followed by Perth (4.51%) and Canberra (3.97%). Brisbane recorded the strongest quarterly rise in yields, up 32 basis points to 3.88%, followed by Sydney which saw

yields rise 28 basis points. Despite the relatively strong recovery, Sydney and Melbourne are still returning the smallest gross rental yields amongst the capitals, at 2.67% and 3.09% respectively.

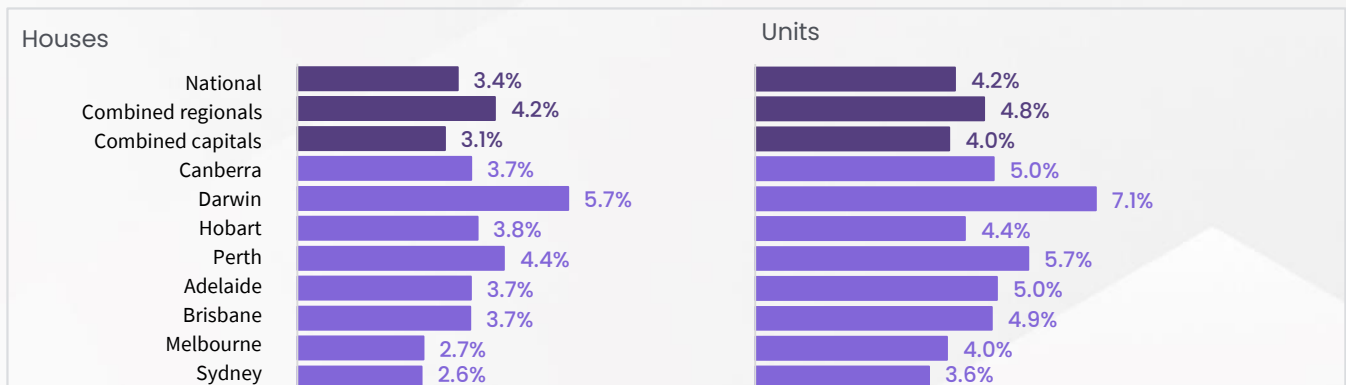
Adelaide (3.87%) and Brisbane (3.88%), which recorded stronger value growth throughout the first half of the year, are the only capitals still recording softer yields compared to this time last year, down -19 and -5 basis points respectively. At the other end of the spectrum, Sydney and Melbourne, which have seen housing values fall compared to this time last year, recorded the strongest yield recovery over the past year, rising from 2.45% to 2.93% across Sydney, and from 2.72% to 3.09% across Melbourne.

With interest rates expected to continue rising throughout the first half of 2023, adding further downwards pressure on values, it is likely rental yields will continue to trend upwards in the coming months. While still below the pre-COVID average, continued rental growth amid falling values could see national dwelling yields returning to around average levels, which could help pacify investors facing higher mortgage costs. Once interest rates have stabilised, higher yields coupled with lower values and stronger buying conditions, could entice more investors to enter the market, which would ultimately help raise rental supply.

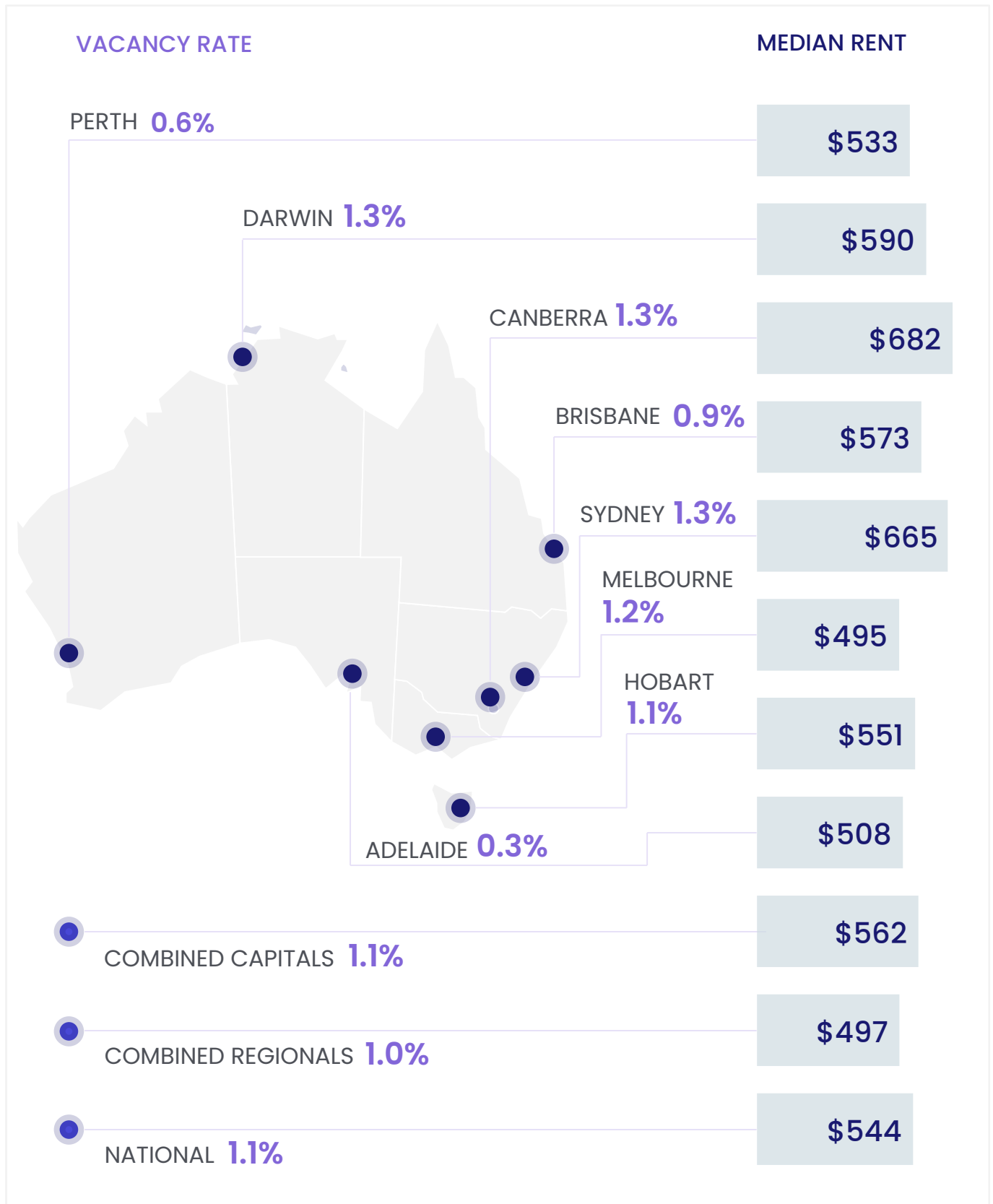
Gross rental yields over time



Gross rental yields, as at September 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	\$665	\$495	\$573	\$508	\$533	\$551	\$590	\$682	\$562	\$497	\$544
Monthly change	0.7%	0.7%	1.0%	1.0%	0.9%	0.5%	0.7%	-0.1%	0.8%	0.3%	0.6%
Quarterly change	2.9%	2.3%	3.8%	3.6%	2.5%	0.4%	3.6%	-0.4%	2.7%	1.3%	2.3%
Year-to-Date change	8.4%	7.3%	11.0%	11.3%	7.8%	5.2%	4.9%	5.0%	8.4%	7.1%	8.0%
Year-on-Year change	10.3%	8.6%	13.5%	12.8%	9.1%	7.3%	5.4%	7.2%	10.2%	9.7%	10.0%
Current vacancy Rate	1.3%	1.2%	0.9%	0.3%	0.6%	1.1%	1.3%	1.3%	1.1%	1.0%	1.1%
Vacancy Rate 12m ago	2.9%	3.3%	1.6%	0.7%	1.1%	1.2%	1.8%	1.2%	2.4%	1.3%	2.1%
Current yield	2.93%	3.09%	3.88%	3.87%	4.51%	3.90%	6.26%	3.97%	3.36%	4.28%	3.57%
Yield 12 mths ago	2.45%	2.76%	3.93%	4.06%	4.33%	3.89%	6.17%	3.92%	3.02%	4.35%	3.29%
Houses											
Median rent	\$727	\$518	\$608	\$532	\$541	\$562	\$660	\$730	\$589	\$501	\$561
Monthly change	0.4%	0.5%	0.9%	1.0%	0.9%	0.5%	0.5%	-0.2%	0.6%	0.2%	0.5%
Quarterly change	2.21%	1.40%	3.58%	3.58%	2.57%	0.21%	3.18%	-0.9%	2.3%	1.0%	1.9%
Year-to-Date change	6.7%	4.5%	11.0%	11.4%	7.9%	4.8%	5.0%	4.8%	7.4%	6.7%	7.2%
Year-on-Year change	9.2%	5.5%	14.0%	13.0%	9.4%	7.3%	5.4%	7.5%	9.4%	9.4%	9.4%
Current vacancy Rate	1.5%	1.2%	1.1%	0.3%	0.5%	1.2%	1.3%	1.2%	1.1%	1.0%	1.1%
Vacancy Rate 12m ago	1.9%	2.0%	1.5%	0.5%	0.8%	1.2%	1.6%	0.8%	1.5%	1.2%	1.4%
Current yield	2.63%	2.67%	3.66%	3.67%	4.37%	3.81%	5.73%	3.68%	3.12%	4.18%	3.39%
Yield 12 mths ago	2.20%	2.42%	3.70%	3.85%	4.21%	3.83%	5.73%	3.51%	2.83%	4.25%	3.15%
Units											
Median rent	\$594	\$471	\$484	\$423	\$464	\$483	\$502	\$582	\$511	\$474	\$505
Monthly change	1.3%	1.0%	1.4%	1.3%	0.8%	0.9%	1.0%	-0.1%	1.1%	0.8%	1.1%
Quarterly change	4.1%	3.6%	4.6%	3.9%	2.3%	1.2%	4.1%	1.0%	3.8%	2.4%	3.5%
Year-to-Date change	11.2%	11.6%	11.0%	10.8%	7.0%	6.8%	4.7%	5.6%	10.7%	8.6%	10.3%
Year-on-Year change	12.3%	13.4%	11.9%	11.7%	7.7%	7.3%	5.5%	6.9%	11.9%	11.0%	11.8%
Current vacancy Rate	1.2%	1.2%	0.7%	0.3%	0.8%	1.0%	1.3%	1.3%	1.1%	1.1%	1.1%
Vacancy Rate 12m ago	3.5%	4.4%	1.9%	1.0%	1.7%	1.3%	1.9%	1.5%	3.3%	1.6%	3.0%
Current yield	3.61%	3.98%	4.91%	5.02%	5.67%	4.35%	7.07%	4.95%	4.03%	4.75%	4.15%
Yield 12 mths ago	3.04%	3.46%	5.02%	5.18%	5.34%	4.18%	6.87%	5.16%	3.54%	4.78%	3.73%

Houses vs Units

Worsening affordability has seen rental demand shift away from the more expensive house segment towards the more affordable medium to high-density sector, as the sustained period of strong rental growth, coupled with high non-discretionary inflation, has pushed more renters up against affordability constraints. While the pace of rental growth across national houses has eased (from 2.7% over the three months to June, to 1.9% over the September quarter) the quarterly rental trend in national units held steady compared to the previous quarter at 3.5%. Looking at the annual trend, growth in house rents eased from 9.6% over the year to August to 9.4% over the 12 months to September, while growth in unit rents recorded a new record high annual growth rate of 11.8% in September.

While there are some early signs the pace of growth across national unit rents has started to ease, with the quarterly trend recording a cyclical peak of 3.7% in July before declining to 3.5% in September, it is unlikely rental demand will shift back towards the low-density sector over the coming months. Worsening rental affordability continues to put downwards pressure on the pace of growth in house rents, while the return

overseas migrants, where demand is typically skewed towards capital city unit markets, is helping to bolster demand for unit rentals.

The easing in the pace of quarterly rental growth for units is most apparent across the combined regionals, with quarterly growth falling to 2.4% over the three months to September, from a recent peak of 3.4% over the three months to May. A similar easing in quarterly rental growth was seen in house rents across the combined capitals (2.3%) and regional Australia (1.0%), down from 2.7% and 2.6% over the June quarter respectively. By contrast, unit rental growth across the capital cities have been more resilient, reaching a new cyclical peak of 3.8% over the three months to August, holding steady over September (3.8%).

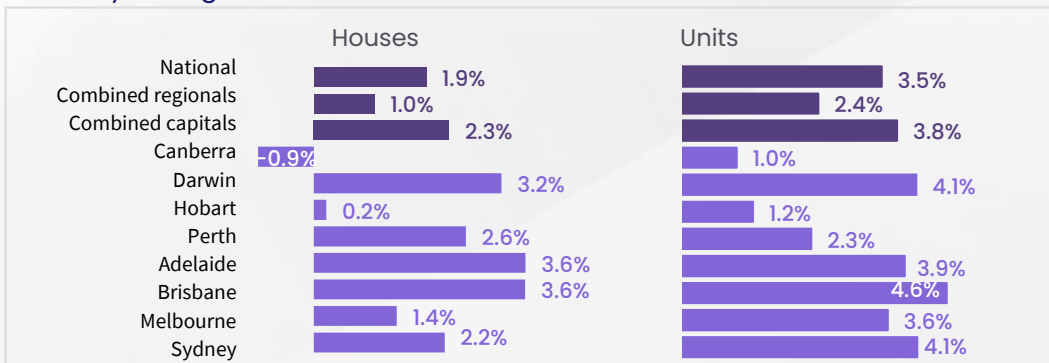


Houses vs Units

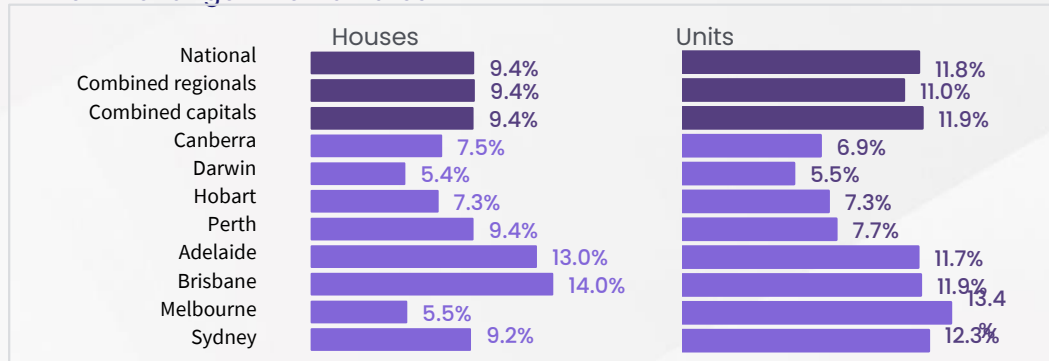
Across the individual capital cities, all market segments recorded a rise in rents over the September quarter, with the exception of house rents in Canberra, which recorded a decline of -0.9%. Following the national trend, each capital city, except Perth (where house rents rose 2.6% as opposed to a 2.3% rise in unit values) recorded stronger quarterly rental growth across its unit market compared to its lower density rental market. Brisbane unit rents recorded the strongest quarterly growth rate in September (4.6%), its strongest quarterly growth rate on record, while Brisbane and Adelaide tied for the strongest rise in house rents (3.6%). Canberra recorded the weakest rental growth across both sectors, with unit rents rising 1.0% over the three months to September, while house rents fell -0.9% over the same period.

Canberra remains the most expensive capital to rent a house in, with the typical house renting for \$730 per week. However, stronger rental growth over the quarter saw the gap between Canberra and Sydney house rents (\$727 per week) narrow to just \$3 per week. A similar disparity in quarterly rental growth saw Sydney overtake Canberra as the most expensive unit rental market in the capital cities, with the typical Sydney unit renting for \$594 per week, compared to \$582 per week for the typical unit in Canberra. At the other end the scale, Melbourne remained Australia's most affordable capital to rent a house in, at \$518 per week, while Adelaide maintained its position as the most affordable unit rental market (\$423 per week).

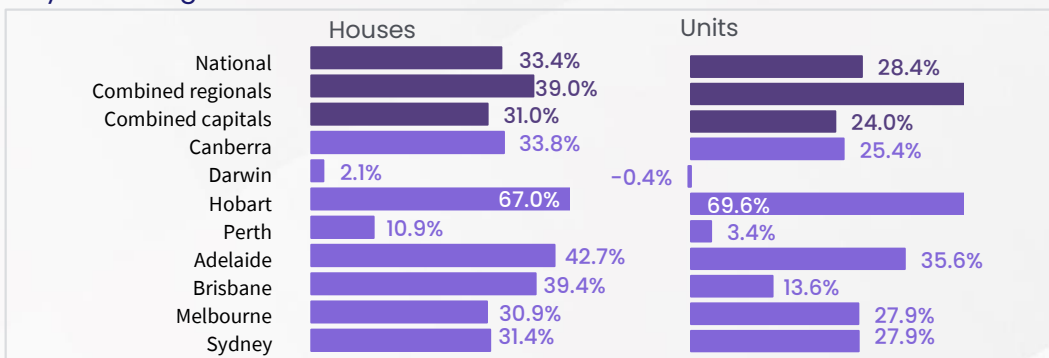
Quarterly change in rental rates



12-month change in rental rates

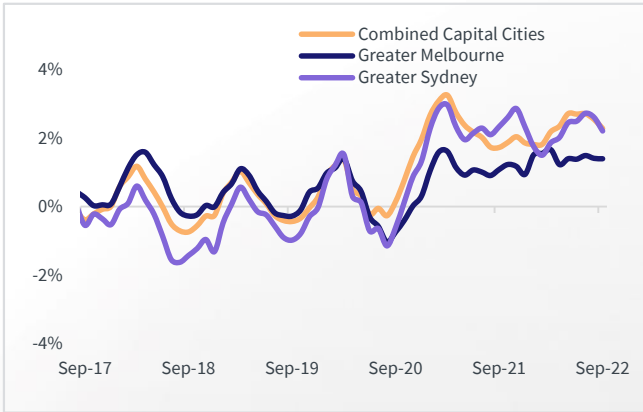


10-year change in rental rates

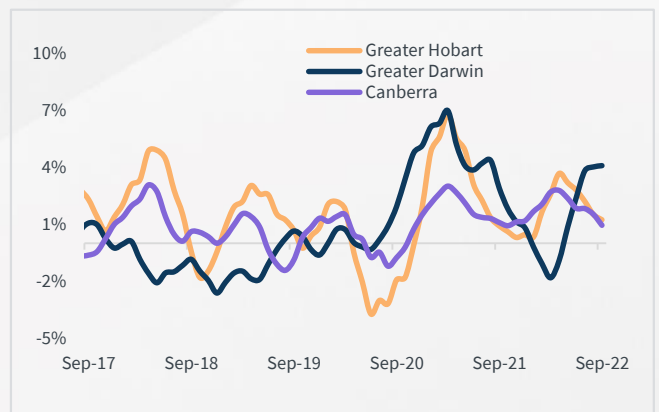
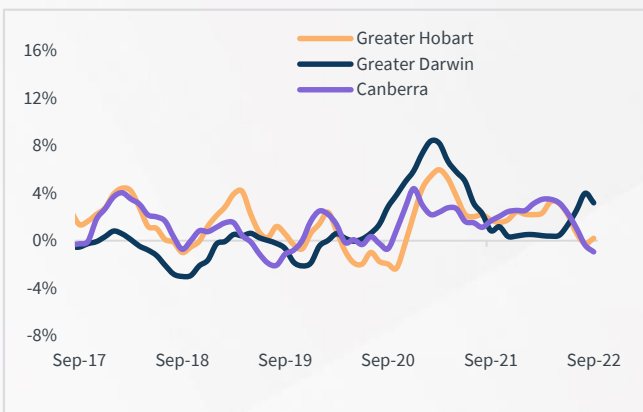
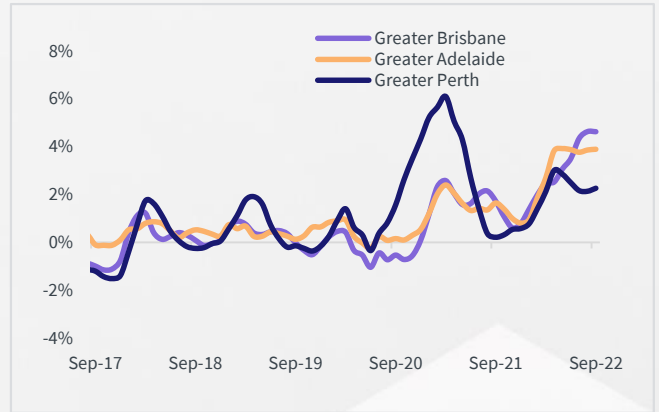
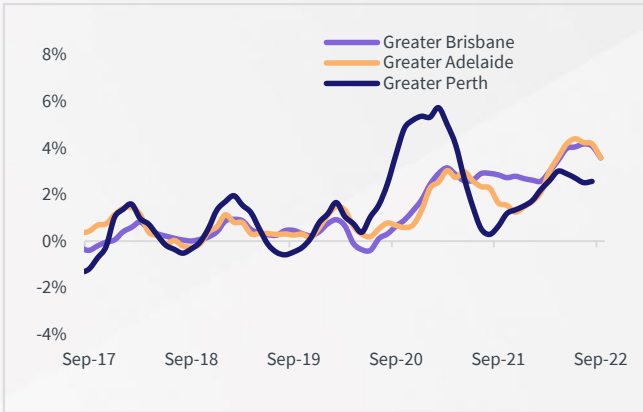
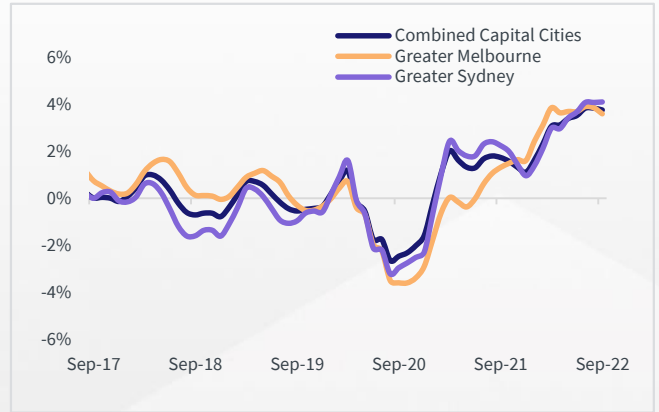


Rolling quarterly change in rental values

Houses



Units



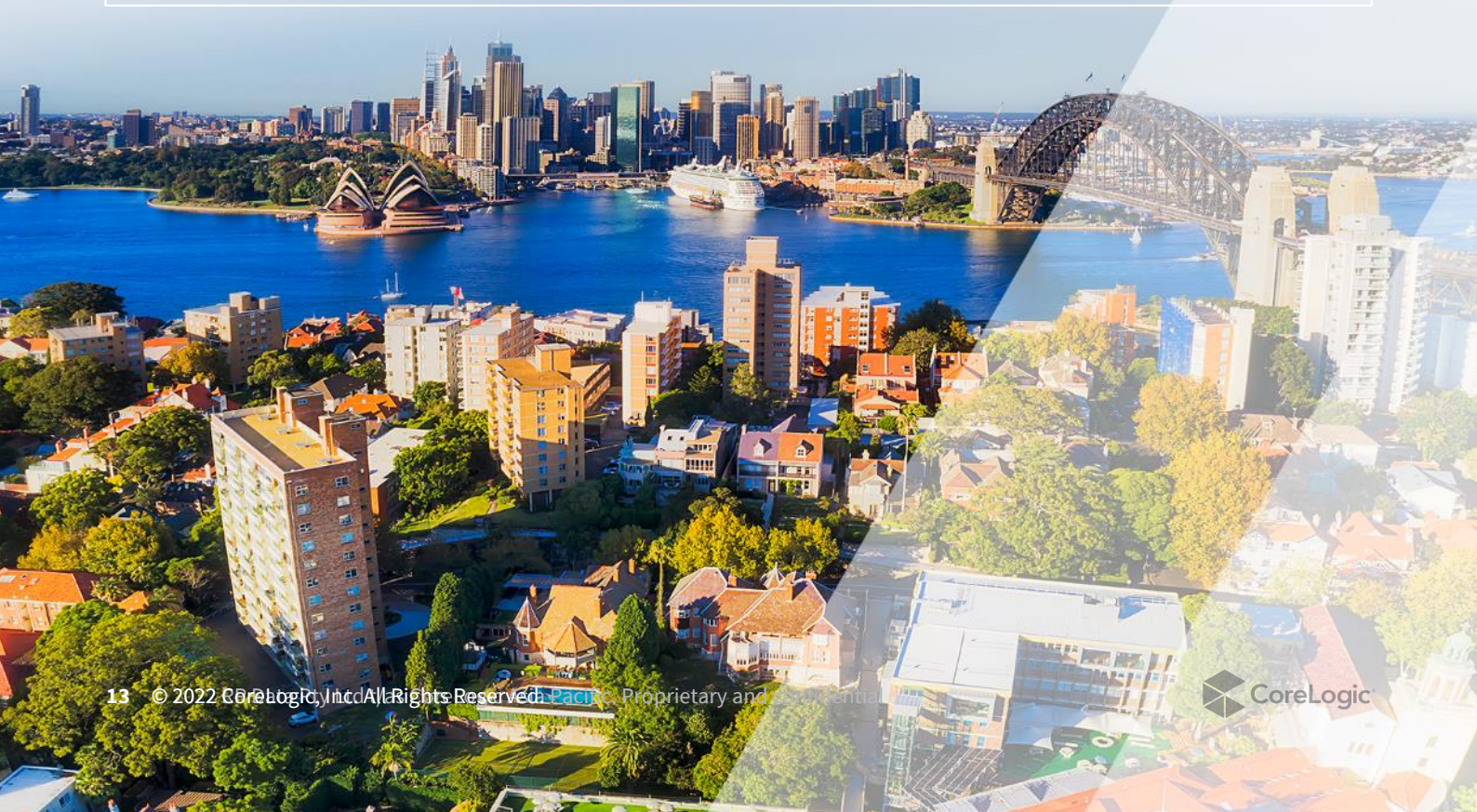
Houses median rent

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	\$8,295,998	1.78%	\$2,632	-0.8%	2.7%	12.9%	4.8%
2	Rose Bay	Sydney - Eastern Suburbs	Houses	\$5,787,939	1.94%	\$2,163	0.6%	5.5%	21.4%	2.0%
3	Mosman	Sydney - North Sydney and Hornsby	Houses	\$4,737,456	2.04%	\$1,961	1.0%	2.4%	8.5%	2.5%
4	Double Bay	Sydney - Eastern Suburbs	Houses	\$5,317,431	1.91%	\$1,897	2.1%	6.2%	13.7%	4.5%
5	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$7,288,204	1.68%	\$1,862	2.3%	6.8%	8.4%	2.8%
6	Clontarf	Sydney - Northern Beaches	Houses	\$4,072,159	2.30%	\$1,799	-0.7%	-2.5%	-4.1%	3.3%
7	Dover Heights	Sydney - Eastern Suburbs	Houses	\$5,276,581	1.95%	\$1,761	-0.6%	2.0%	7.2%	3.8%
8	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,116,558	2.09%	\$1,703	-0.1%	1.7%	6.4%	1.8%
9	Bronte	Sydney - Eastern Suburbs	Houses	\$5,159,816	1.73%	\$1,665	0.1%	0.6%	8.5%	0.4%
10	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$3,563,390	2.41%	\$1,640	0.2%	1.9%	11.9%	2.0%
11	Clovelly	Sydney - Eastern Suburbs	Houses	\$3,795,379	2.31%	\$1,632	1.3%	3.8%	19.4%	1.2%
12	North Bondi	Sydney - Eastern Suburbs	Houses	\$4,035,488	2.15%	\$1,620	-0.4%	-0.7%	5.4%	1.6%
13	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,176,894	1.98%	\$1,605	2.3%	2.7%	9.1%	2.1%
14	Bondi	Sydney - Eastern Suburbs	Houses	\$3,925,360	2.10%	\$1,561	0.6%	3.2%	8.2%	n.a
15	Bayview	Sydney - Northern Beaches	Houses	\$2,630,169	2.93%	\$1,553	0.6%	5.1%	14.7%	2.9%
16	Longueville	Sydney - North Sydney and Hornsby	Houses	\$4,535,629	1.78%	\$1,551	-0.2%	1.7%	6.7%	2.5%
17	Waverley	Sydney - Eastern Suburbs	Houses	\$3,551,691	2.31%	\$1,547	-1.0%	0.0%	11.3%	0.6%
18	Castle Cove	Sydney - North Sydney and Hornsby	Houses	\$3,348,459	2.30%	\$1,527	0.4%	0.0%	10.8%	4.6%
19	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$3,664,314	2.11%	\$1,504	1.4%	1.5%	7.5%	1.5%
20	Queens Park	Sydney - Eastern Suburbs	Houses	\$3,593,943	2.19%	\$1,496	0.2%	1.3%	7.2%	3.8%
21	South Coogee	Sydney - Eastern Suburbs	Houses	\$3,496,993	2.26%	\$1,472	1.2%	6.1%	6.9%	3.1%
22	Coogee	Sydney - Eastern Suburbs	Houses	\$3,480,659	2.23%	\$1,468	1.0%	3.1%	14.0%	1.2%
23	Paddington	Sydney - Eastern Suburbs	Houses	\$2,991,472	2.49%	\$1,459	0.1%	1.1%	8.0%	1.1%
24	Cremorne	Sydney - North Sydney and Hornsby	Houses	\$3,632,115	2.22%	\$1,457	0.1%	2.7%	7.6%	2.5%
25	Balgowlah	Sydney - Northern Beaches	Houses	\$2,897,354	2.49%	\$1,430	0.7%	0.8%	-0.3%	0.3%
26	Riverview	Sydney - North Sydney and Hornsby	Houses	\$3,355,458	2.19%	\$1,426	0.0%	1.4%	9.7%	0.9%
27	East Lindfield	Sydney - North Sydney and Hornsby	Houses	\$3,381,218	2.10%	\$1,425	-1.6%	-1.2%	15.3%	2.4%
28	Warrawee	Sydney - North Sydney and Hornsby	Houses	\$2,863,228	2.44%	\$1,401	0.0%	-0.3%	14.8%	3.9%
29	Burraneer	Sydney - Sutherland	Houses	\$2,929,513	2.49%	\$1,388	1.5%	4.5%	14.6%	1.9%
30	Lindfield	Sydney - North Sydney and Hornsby	Houses	\$3,283,212	2.09%	\$1,384	-2.0%	-2.7%	14.9%	4.7%

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	Vacancy rate
1	Carramar	Sydney - Parramatta	Units	\$375,647	4.94%	\$349	1.0%	3.8%	8.9%	3.6%
2	Cabramatta	Sydney - South West	Units	\$421,397	4.41%	\$351	1.0%	2.4%	7.4%	1.8%
3	Canley Vale	Sydney - South West	Units	\$424,825	4.46%	\$360	1.1%	2.6%	8.6%	3.2%
4	Fairfield	Sydney - South West	Units	\$404,109	4.79%	\$361	1.2%	2.5%	7.2%	2.1%
5	Warwick Farm	Sydney - South West	Units	\$402,677	5.04%	\$378	1.3%	3.2%	8.5%	1.9%
6	Minto	Sydney - Outer South West	Units	\$486,514	4.11%	\$382	1.1%	4.2%	5.1%	0.8%
7	Liverpool	Sydney - South West	Units	\$431,491	4.75%	\$384	1.3%	3.5%	8.1%	2.1%
8	Wiley Park	Sydney - Inner South West	Units	\$420,160	4.93%	\$387	1.3%	4.6%	14.8%	0.7%
9	Mount DrUITT	Sydney - Blacktown	Units	\$445,387	4.43%	\$390	0.5%	3.1%	10.4%	0.6%
10	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$468,919	4.19%	\$391	0.2%	1.6%	8.1%	0.8%
11	Lakemba	Sydney - Inner South West	Units	\$416,669	4.99%	\$393	1.5%	5.2%	13.6%	0.4%
12	Leumeah	Sydney - Outer South West	Units	\$456,579	4.60%	\$399	1.4%	2.8%	7.0%	n.a
13	Punchbowl	Sydney - Inner South West	Units	\$464,948	4.90%	\$401	1.0%	4.3%	13.2%	1.8%
14	Macquarie Fields	Sydney - Outer South West	Units	\$559,632	3.90%	\$410	0.6%	4.0%	6.5%	2.2%
15	Werrington	Sydney - Outer West and Blue Mountains	Units	\$537,646	4.18%	\$410	0.0%	0.9%	5.8%	1.7%
16	Kingswood	Sydney - Outer West and Blue Mountains	Units	\$514,412	4.22%	\$411	0.6%	2.4%	8.3%	1.0%
17	Merrylands West	Sydney - Parramatta	Units	\$438,469	4.99%	\$413	1.6%	4.3%	10.6%	0.9%
18	Belmore	Sydney - Inner South West	Units	\$551,461	4.08%	\$417	0.9%	4.3%	13.8%	1.3%
19	Toukley	Central Coast	Units	\$525,265	4.31%	\$419	-0.1%	-2.2%	7.9%	0.5%
20	Guildford	Sydney - Parramatta	Units	\$469,901	4.83%	\$420	1.1%	4.4%	10.5%	1.1%
21	Roselands	Sydney - Inner South West	Units	\$533,018	4.21%	\$423	1.0%	4.5%	14.7%	1.5%
22	St Marys	Sydney - Outer West and Blue Mountains	Units	\$536,802	4.27%	\$425	0.8%	4.2%	8.2%	1.3%
23	Penrith	Sydney - Outer West and Blue Mountains	Units	\$520,698	4.31%	\$427	0.6%	1.8%	8.3%	1.3%
24	Campbelltown	Sydney - Outer South West	Units	\$499,572	4.41%	\$428	0.9%	2.7%	4.2%	0.5%
25	Gorokan	Central Coast	Units	\$485,754	4.69%	\$429	0.3%	-1.1%	5.8%	n.a
26	Merrylands	Sydney - Parramatta	Units	\$464,466	4.96%	\$429	1.5%	5.0%	13.2%	1.3%
27	Cranebrook	Sydney - Outer West and Blue Mountains	Units	\$639,285	3.57%	\$429	0.7%	2.5%	6.0%	1.0%
28	Richmond	Sydney - Outer West and Blue Mountains	Units	\$553,900	4.01%	\$429	0.8%	3.5%	8.1%	n.a
29	Campsie	Sydney - Inner South West	Units	\$566,764	4.15%	\$429	1.3%	5.1%	14.7%	0.7%
30	Ingleburn	Sydney - Outer South West	Units	\$548,553	4.17%	\$432	1.1%	3.9%	7.1%	1.1%

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	\$3,471,365	1.89%	\$1,268	-0.9%	-5.5%	1.6%	2.7%
2	Black Rock	Melbourne - Inner South	Houses	\$2,538,301	2.40%	\$1,190	-0.2%	0.9%	8.6%	2.1%
3	Toorak	Melbourne - Inner	Houses	\$4,937,095	1.33%	\$1,147	0.7%	0.4%	2.1%	3.0%
4	Sandringham	Melbourne - Inner South	Houses	\$2,307,296	2.46%	\$1,095	-1.6%	-3.2%	6.3%	1.1%
5	Hampton	Melbourne - Inner South	Houses	\$2,537,085	2.15%	\$1,044	-1.0%	-3.8%	-0.3%	1.6%
6	Middle Park	Melbourne - Inner	Houses	\$2,710,675	2.01%	\$1,043	1.2%	3.8%	8.7%	0.6%
7	Brighton East	Melbourne - Inner South	Houses	\$2,267,702	2.32%	\$1,041	-1.9%	-4.3%	4.2%	3.2%
8	Malvern	Melbourne - Inner South	Houses	\$2,959,860	1.80%	\$1,030	-0.8%	-0.5%	4.8%	1.9%
9	Canterbury	Melbourne - Inner East	Houses	\$2,981,596	1.79%	\$994	0.3%	-1.6%	1.5%	2.7%
10	Beaumaris	Melbourne - Inner South	Houses	\$2,150,116	2.40%	\$971	-1.8%	-5.0%	1.1%	1.0%
11	Elwood	Melbourne - Inner	Houses	\$2,362,138	2.09%	\$967	1.0%	3.1%	4.8%	0.8%
12	Deepdene	Melbourne - Inner East	Houses	\$3,165,890	1.57%	\$957	-0.5%	-0.4%	4.5%	1.1%
13	Albert Park	Melbourne - Inner	Houses	\$2,429,095	2.06%	\$948	1.4%	3.2%	6.7%	0.7%
14	Armadale	Melbourne - Inner	Houses	\$2,517,374	1.84%	\$941	0.6%	-0.3%	2.5%	1.8%
15	Kew	Melbourne - Inner East	Houses	\$2,630,977	1.84%	\$937	0.3%	-0.4%	-1.6%	1.4%
16	Caulfield North	Melbourne - Inner South	Houses	\$2,434,125	1.99%	\$929	0.6%	0.1%	6.1%	0.8%
17	Mount Eliza	Mornington Peninsula	Houses	\$1,683,277	2.75%	\$928	-0.1%	-0.7%	5.5%	1.1%
18	Hawthorn	Melbourne - Inner East	Houses	\$2,606,255	1.75%	\$923	-0.2%	-1.2%	-1.6%	1.6%
19	Elsternwick	Melbourne - Inner South	Houses	\$2,189,881	2.22%	\$915	0.4%	-2.5%	0.7%	1.2%
20	South Yarra	Melbourne - Inner	Houses	\$2,274,097	1.97%	\$896	0.0%	-0.2%	4.8%	2.2%
21	St Kilda	Melbourne - Inner	Houses	\$1,809,357	2.42%	\$884	1.4%	4.7%	7.2%	1.6%
22	Hawthorn East	Melbourne - Inner East	Houses	\$2,404,406	1.89%	\$882	-0.9%	-1.4%	-0.3%	2.2%
23	Camberwell	Melbourne - Inner East	Houses	\$2,461,317	1.85%	\$876	0.0%	-1.8%	-0.2%	2.3%
24	Port Melbourne	Melbourne - Inner	Houses	\$1,800,340	2.49%	\$872	1.7%	3.3%	9.2%	0.7%
25	South Melbourne	Melbourne - Inner	Houses	\$1,731,276	2.53%	\$868	1.2%	3.2%	9.3%	1.0%
26	Caulfield	Melbourne - Inner South	Houses	\$1,969,427	2.36%	\$867	1.5%	1.5%	5.1%	1.9%
27	St Kilda East	Melbourne - Inner	Houses	\$1,956,156	2.33%	\$865	1.1%	2.5%	4.2%	2.0%
28	Malvern East	Melbourne - Inner South	Houses	\$2,337,747	1.95%	\$857	-0.2%	0.4%	4.7%	1.9%
29	Princes Hill	Melbourne - Inner	Houses	\$1,841,156	2.38%	\$856	0.9%	5.8%	7.0%	2.2%
30	Glen Iris	Melbourne - Inner East	Houses	\$2,355,323	1.89%	\$851	0.2%	-1.0%	-1.2%	2.8%

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	\$384,899	4.40%	\$320	1.7%	3.0%	3.8%	1.5%
2	Albion	Melbourne - West	Units	\$404,593	4.35%	\$322	0.3%	1.1%	4.4%	0.6%
3	Melton	Melbourne - West	Units	\$376,076	4.52%	\$324	1.8%	2.6%	5.6%	1.6%
4	Kurunjang	Melbourne - West	Units	\$430,735	4.13%	\$337	1.7%	2.5%	3.7%	n.a
5	Hoppers Crossing	Melbourne - West	Units	\$443,840	3.97%	\$340	0.8%	2.4%	4.0%	0.3%
6	Werribee	Melbourne - West	Units	\$421,384	4.19%	\$342	0.9%	2.1%	3.2%	0.6%
7	Bacchus Marsh	Melbourne - West	Units	\$416,195	4.40%	\$347	1.6%	2.2%	4.9%	n.a
8	Melton West	Melbourne - West	Units	\$418,057	4.50%	\$351	1.8%	2.8%	6.2%	0.8%
9	Wyndham Vale	Melbourne - West	Units	\$484,728	3.96%	\$354	0.8%	1.9%	3.9%	1.4%
10	St Albans	Melbourne - West	Units	\$473,723	4.01%	\$356	0.6%	1.2%	4.0%	2.2%
11	Darley	Melbourne - West	Units	\$433,693	4.33%	\$357	1.6%	2.7%	8.6%	n.a
12	Deer Park	Melbourne - West	Units	\$498,713	3.92%	\$362	1.0%	2.4%	4.1%	2.3%
13	Melton	Melbourne - West	Houses	\$504,053	3.73%	\$365	0.3%	1.0%	5.3%	1.9%
14	Wallan	Melbourne - North East	Units	\$449,794	4.50%	\$367	0.3%	0.8%	7.3%	1.0%
15	Tarneit	Melbourne - West	Units	\$455,571	4.38%	\$369	1.1%	2.5%	4.5%	1.2%
16	Werribee South	Melbourne - West	Units	\$447,405	4.23%	\$370	1.1%	2.8%	4.8%	2.1%
17	Dandenong	Melbourne - South East	Units	\$419,350	4.60%	\$371	0.5%	2.5%	5.6%	1.2%
18	Broadmeadows	Melbourne - North West	Units	\$447,691	4.39%	\$373	1.0%	2.7%	5.7%	0.7%
19	Sunshine	Melbourne - West	Units	\$472,533	4.31%	\$375	0.7%	1.2%	4.7%	1.3%
20	Kingsville	Melbourne - West	Units	\$503,592	4.05%	\$376	1.3%	3.5%	10.5%	1.8%
21	Lalor	Melbourne - North East	Units	\$499,988	3.92%	\$377	0.9%	1.8%	4.6%	1.4%
22	Dandenong North	Melbourne - South East	Units	\$497,539	3.93%	\$378	0.2%	1.9%	6.0%	2.3%
23	Pakenham	Melbourne - South East	Units	\$508,377	4.06%	\$378	1.5%	3.7%	7.3%	0.3%
24	Thomastown	Melbourne - North East	Units	\$477,388	4.08%	\$379	0.8%	1.8%	6.0%	1.7%
25	Epping	Melbourne - North East	Units	\$480,828	4.28%	\$380	0.8%	2.0%	6.5%	1.2%
26	Jacana	Melbourne - North West	Houses	\$623,138	3.16%	\$380	1.2%	2.2%	4.5%	2.6%
27	Truganina	Melbourne - West	Units	\$489,805	4.19%	\$380	0.8%	2.0%	4.2%	0.7%
28	Broadmeadows	Melbourne - North West	Houses	\$622,822	3.26%	\$382	1.1%	1.6%	4.8%	1.4%
29	Cranbourne	Melbourne - South East	Units	\$479,735	4.13%	\$382	0.9%	2.1%	7.3%	0.7%
30	Mill Park	Melbourne - North East	Units	\$496,043	4.06%	\$382	1.0%	2.3%	5.6%	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	\$2,175,401	2.59%	\$1,127	-1.7%	-0.9%	15.6%	2.9%
2	Hamilton	Brisbane Inner City	Houses	\$2,121,906	2.51%	\$1,080	-0.9%	0.9%	10.4%	2.8%
3	Bulimba	Brisbane Inner City	Houses	\$1,867,782	2.82%	\$1,076	1.8%	2.6%	6.7%	0.6%
4	Hawthorne	Brisbane Inner City	Houses	\$1,841,989	2.79%	\$1,059	1.3%	3.9%	12.3%	1.1%
5	Hendra	Brisbane Inner City	Houses	\$1,672,950	3.01%	\$1,005	0.3%	2.9%	19.4%	1.5%
6	Balmoral	Brisbane Inner City	Houses	\$1,564,394	3.13%	\$988	1.1%	3.6%	7.7%	2.3%
7	Bardon	Brisbane Inner City	Houses	\$1,751,964	2.71%	\$988	1.4%	4.2%	18.1%	1.7%
8	Paddington	Brisbane Inner City	Houses	\$1,764,377	2.63%	\$958	0.1%	1.8%	15.2%	1.5%
9	Wilston	Brisbane Inner City	Houses	\$1,578,506	2.91%	\$953	-0.1%	3.2%	14.4%	1.4%
10	Ashgrove	Brisbane Inner City	Houses	\$1,475,594	3.00%	\$929	0.3%	4.0%	19.0%	1.8%
11	Teneriffe	Brisbane Inner City	Houses	\$2,317,244	2.08%	\$925	0.3%	1.2%	6.8%	0.7%
12	Clayfield	Brisbane Inner City	Houses	\$1,774,190	2.66%	\$921	-0.3%	3.4%	14.0%	1.6%
13	Fig Tree Pocket	Brisbane - West	Houses	\$1,634,529	2.83%	\$915	1.1%	0.4%	3.9%	1.2%
14	Kenmore Hills	Brisbane - West	Houses	\$1,479,331	3.07%	\$894	1.7%	3.6%	10.6%	0.8%
15	Auchenflower	Brisbane Inner City	Houses	\$1,729,093	2.47%	\$892	-0.4%	1.7%	13.4%	1.3%
16	Samford Valley	Moreton Bay - South	Houses	\$1,595,864	2.96%	\$889	-0.2%	0.6%	7.0%	n.a
17	Chelmer	Brisbane - West	Houses	\$1,594,461	2.68%	\$885	0.4%	0.0%	13.9%	0.5%
18	Grange	Brisbane Inner City	Houses	\$1,521,143	2.81%	\$877	-0.7%	2.2%	12.3%	0.7%
19	Graceville	Brisbane - West	Houses	\$1,397,371	2.89%	\$871	1.1%	2.3%	13.6%	1.3%
20	Sherwood	Brisbane - West	Houses	\$1,311,051	3.08%	\$867	0.7%	3.1%	13.8%	1.2%
21	Chapel Hill	Brisbane - West	Houses	\$1,274,650	3.37%	\$857	1.8%	1.0%	9.8%	1.8%
22	Norman Park	Brisbane Inner City	Houses	\$1,456,857	2.94%	\$850	1.0%	2.0%	8.6%	1.2%
23	Rochedale	Brisbane - South	Houses	\$1,401,965	3.12%	\$849	0.6%	3.0%	10.8%	1.5%
24	Indooroopilly	Brisbane - West	Houses	\$1,363,628	3.02%	\$835	1.0%	2.4%	11.9%	2.2%
25	Carindale	Brisbane - South	Houses	\$1,328,448	3.38%	\$834	1.1%	3.5%	9.5%	1.5%
26	Red Hill	Brisbane Inner City	Houses	\$1,398,273	2.91%	\$828	-0.3%	1.7%	10.0%	1.2%
27	Camp Hill	Brisbane - South	Houses	\$1,452,881	2.98%	\$827	0.9%	3.1%	11.4%	1.5%
28	Seven Hills	Brisbane Inner City	Houses	\$1,439,480	2.83%	\$821	0.5%	-0.6%	1.4%	1.3%
29	Corinda	Brisbane - West	Houses	\$1,110,027	3.48%	\$819	0.3%	1.6%	15.9%	1.3%
30	Mackenzie	Brisbane - South	Houses	\$1,227,853	3.52%	\$818	1.4%	5.1%	15.8%	1.2%

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	Booval	Ipswich	Units	\$277,882	6.09%	\$311	0.5%	3.8%	10.2%	n.a
2	Logan Central	Logan - Beaudesert	Units	\$240,254	6.74%	\$313	1.0%	2.6%	9.2%	1.9%
3	Woodridge	Logan - Beaudesert	Units	\$235,425	7.05%	\$322	0.8%	2.7%	9.0%	0.5%
4	Bellbird Park	Ipswich	Units	\$287,380	5.37%	\$323	0.0%	0.8%	4.3%	n.a
5	Beenleigh	Logan - Beaudesert	Units	\$261,451	6.57%	\$331	1.2%	2.7%	8.6%	0.7%
6	Beaudesert	Logan - Beaudesert	Units	\$375,667	4.57%	\$335	1.5%	4.4%	12.4%	n.a
7	Caboolture	Moreton Bay - North	Units	\$283,967	6.79%	\$343	0.4%	3.4%	7.5%	0.3%
8	Mount Warren Park	Logan - Beaudesert	Units	\$295,522	5.89%	\$349	2.0%	3.4%	9.9%	n.a
9	Slacks Creek	Logan - Beaudesert	Units	\$270,471	6.95%	\$350	0.6%	3.4%	9.9%	0.9%
10	Eagleby	Logan - Beaudesert	Units	\$319,577	6.18%	\$353	1.2%	2.9%	7.3%	0.6%
11	Redbank Plains	Ipswich	Units	\$350,168	5.78%	\$354	0.7%	1.8%	6.8%	0.2%
12	Hillcrest	Logan - Beaudesert	Units	\$315,884	5.99%	\$370	1.0%	4.4%	11.3%	n.a
13	Bethania	Logan - Beaudesert	Units	\$339,432	6.43%	\$374	1.9%	4.9%	13.9%	0.8%
14	Browns Plains	Logan - Beaudesert	Units	\$368,760	5.21%	\$378	0.8%	3.5%	8.8%	0.5%
15	Kingston	Logan - Beaudesert	Units	\$311,877	6.43%	\$379	1.0%	3.1%	10.4%	0.3%
16	Loganlea	Logan - Beaudesert	Units	\$357,403	5.41%	\$379	1.6%	4.4%	13.4%	0.9%
17	Lawnton	Moreton Bay - South	Units	\$359,494	5.93%	\$382	1.0%	5.2%	15.5%	0.7%
18	Marsden	Logan - Beaudesert	Units	\$367,616	5.54%	\$382	1.3%	4.0%	11.2%	0.6%
19	Rochedale South	Logan - Beaudesert	Units	\$401,066	4.95%	\$383	0.9%	1.7%	7.8%	n.a
20	Toogoolawah	Ipswich	Houses	\$353,403	5.22%	\$385	1.3%	4.9%	17.2%	n.a
21	Strathpine	Moreton Bay - South	Units	\$379,587	5.41%	\$392	1.3%	3.1%	10.3%	0.8%
22	Burpengary	Moreton Bay - North	Units	\$366,865	5.66%	\$392	-0.6%	4.7%	13.5%	0.3%
23	Springwood	Logan - Beaudesert	Units	\$367,739	5.41%	\$399	0.6%	2.4%	7.2%	0.5%
24	Morayfield	Moreton Bay - North	Units	\$394,424	5.49%	\$400	-0.2%	2.4%	7.5%	0.5%
25	Kippa-Ring	Moreton Bay - North	Units	\$361,236	6.12%	\$401	4.2%	12.2%	22.7%	n.a
26	Russell Island	Brisbane - East	Houses	\$356,833	5.85%	\$403	-0.6%	2.4%	14.5%	3.3%
27	Gordon Park	Brisbane - North	Units	\$452,255	4.58%	\$403	0.3%	3.5%	10.0%	0.4%
28	Kallangur	Moreton Bay - South	Units	\$396,285	5.49%	\$408	1.8%	3.8%	13.6%	0.4%
29	Daisy Hill	Logan - Beaudesert	Units	\$383,082	5.60%	\$410	-0.2%	0.1%	7.4%	n.a
30	Riverview	Ipswich	Houses	\$378,453	5.45%	\$411	1.2%	3.4%	13.2%	0.4%

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	Toorak Gardens	Adelaide - Central and Hills	Houses	\$2,068,356	2.08%	\$832	2.0%	4.5%	10.6%	n.a
2	Malvern	Adelaide - Central and Hills	Houses	\$1,756,847	2.54%	\$829	2.9%	6.2%	14.8%	n.a
3	Hyde Park	Adelaide - Central and Hills	Houses	\$1,908,407	2.25%	\$829	1.7%	4.3%	15.8%	n.a
4	Glenelg South	Adelaide - South	Houses	\$1,643,275	2.67%	\$818	0.0%	5.3%	20.1%	n.a
5	Unley	Adelaide - Central and Hills	Houses	\$1,536,552	2.65%	\$783	2.6%	5.0%	13.9%	n.a
6	Myrtle Bank	Adelaide - Central and Hills	Houses	\$1,452,855	2.91%	\$779	2.4%	4.0%	13.0%	n.a
7	Somerton Park	Adelaide - South	Houses	\$1,348,874	2.94%	\$775	0.3%	4.9%	17.8%	n.a
8	Glenelg	Adelaide - South	Houses	\$1,495,363	2.97%	\$771	0.0%	5.6%	19.2%	0.7%
9	West Beach	Adelaide - West	Houses	\$1,227,760	3.19%	\$764	-1.0%	4.4%	14.8%	n.a
10	Beaumont	Adelaide - Central and Hills	Houses	\$1,704,962	2.38%	\$764	0.7%	5.3%	9.4%	0.8%
11	North Adelaide	Adelaide - Central and Hills	Houses	\$1,207,677	3.43%	\$763	0.2%	4.4%	16.8%	1.7%
12	Fullarton	Adelaide - Central and Hills	Houses	\$1,475,302	2.80%	\$762	2.9%	5.7%	16.5%	1.5%
13	St Georges	Adelaide - Central and Hills	Houses	\$1,638,834	2.43%	\$762	0.8%	5.3%	13.6%	1.1%
14	Glenunga	Adelaide - Central and Hills	Houses	\$1,658,396	2.43%	\$761	1.4%	5.2%	17.0%	n.a
15	Kingswood	Adelaide - South	Houses	\$1,510,672	2.79%	\$749	1.6%	5.2%	15.0%	n.a
16	Walkerville	Adelaide - Central and Hills	Houses	\$1,684,937	2.34%	\$744	0.9%	4.5%	14.6%	0.8%
17	Glenside	Adelaide - Central and Hills	Houses	\$1,386,438	2.68%	\$741	1.0%	2.1%	12.7%	0.9%
18	Brighton	Adelaide - South	Houses	\$1,143,734	3.13%	\$739	-0.2%	3.2%	17.3%	0.5%
19	Burnside	Adelaide - Central and Hills	Houses	\$1,476,211	2.62%	\$734	0.0%	3.1%	12.0%	1.5%
20	Parkside	Adelaide - Central and Hills	Houses	\$1,335,641	2.88%	\$734	2.8%	4.1%	15.6%	0.2%
21	St Peters	Adelaide - Central and Hills	Houses	\$1,818,838	2.13%	\$731	0.4%	1.8%	12.7%	n.a
22	Kensington Park	Adelaide - Central and Hills	Houses	\$1,488,236	2.53%	\$728	1.2%	3.3%	15.0%	0.7%
23	Torrens Park	Adelaide - South	Houses	\$1,312,942	3.01%	\$727	1.2%	4.7%	13.3%	0.9%
24	Linden Park	Adelaide - Central and Hills	Houses	\$1,526,376	2.50%	\$726	0.6%	2.0%	10.0%	1.4%
25	Glenelg East	Adelaide - South	Houses	\$1,271,349	3.30%	\$723	0.0%	5.0%	21.4%	n.a
26	Henley Beach South	Adelaide - West	Houses	\$1,365,209	2.77%	\$718	1.3%	1.0%	7.4%	n.a
27	Goodwood	Adelaide - Central and Hills	Houses	\$1,405,439	2.67%	\$712	2.5%	3.8%	15.2%	0.5%
28	Henley Beach	Adelaide - West	Houses	\$1,274,266	2.82%	\$704	1.4%	4.0%	14.9%	0.5%
29	Belair	Adelaide - South	Houses	\$1,008,710	3.88%	\$703	0.7%	5.0%	11.8%	n.a
30	Hove	Adelaide - South	Houses	\$1,062,652	3.16%	\$701	-0.1%	3.4%	15.8%	0.7%

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	\$284,389	5.57%	\$316	-0.3%	0.5%	5.4%	n.a
2	Salisbury	Adelaide - North	Units	\$267,085	6.26%	\$323	1.8%	3.7%	7.2%	n.a
3	Andrews Farm	Adelaide - North	Units	\$293,987	5.95%	\$324	3.5%	4.5%	15.1%	n.a
4	Salisbury North	Adelaide - North	Units	\$316,236	5.59%	\$334	2.5%	3.3%	6.0%	n.a
5	Kilburn	Adelaide - North	Units	\$325,482	5.62%	\$353	-0.3%	2.9%	10.9%	1.1%
6	Elizabeth South	Adelaide - North	Houses	\$319,526	5.63%	\$355	0.8%	3.1%	12.4%	0.3%
7	St Marys	Adelaide - South	Units	\$362,368	5.18%	\$355	2.2%	5.2%	15.3%	0.6%
8	Elizabeth North	Adelaide - North	Houses	\$281,234	6.67%	\$360	0.7%	4.3%	16.0%	0.2%
9	Elizabeth Grove	Adelaide - North	Houses	\$337,060	5.51%	\$364	0.9%	3.2%	13.8%	n.a
10	Brooklyn Park	Adelaide - West	Units	\$359,417	5.23%	\$366	1.0%	4.1%	9.0%	0.3%
11	Windsor Gardens	Adelaide - North	Units	\$336,689	5.45%	\$368	-0.5%	3.5%	10.1%	n.a
12	Davoren Park	Adelaide - North	Houses	\$324,393	5.92%	\$369	0.4%	3.5%	15.7%	0.1%
13	Klemzig	Adelaide - North	Units	\$333,695	5.72%	\$374	1.1%	5.6%	12.6%	n.a
14	Kurralta Park	Adelaide - West	Units	\$371,308	5.27%	\$374	1.1%	4.4%	12.0%	0.5%
15	Black Forest	Adelaide - Central and Hills	Units	\$433,664	4.58%	\$375	0.4%	4.4%	8.6%	n.a
16	Plympton	Adelaide - West	Units	\$371,742	5.34%	\$378	1.4%	5.0%	11.2%	0.2%
17	West Beach	Adelaide - West	Units	\$449,675	4.35%	\$380	1.1%	2.7%	6.5%	0.8%
18	St Peters	Adelaide - Central and Hills	Units	\$434,774	4.27%	\$381	1.3%	1.5%	10.1%	n.a
19	Smithfield Plains	Adelaide - North	Houses	\$344,252	5.67%	\$381	0.9%	4.6%	15.1%	0.8%
20	Modbury	Adelaide - North	Units	\$382,476	5.01%	\$381	1.1%	1.8%	10.0%	n.a
21	Morphett Vale	Adelaide - South	Units	\$356,223	5.56%	\$381	0.8%	2.7%	10.8%	n.a
22	Elizabeth Downs	Adelaide - North	Houses	\$298,671	6.57%	\$381	0.9%	4.3%	15.8%	n.a
23	Hope Valley	Adelaide - North	Units	\$380,981	5.15%	\$381	1.2%	2.1%	11.4%	n.a
24	Elizabeth East	Adelaide - North	Houses	\$380,117	5.12%	\$382	0.9%	4.1%	14.4%	0.3%
25	Elizabeth Vale	Adelaide - North	Houses	\$381,506	5.13%	\$383	0.8%	3.8%	16.2%	n.a
26	Broadview	Adelaide - North	Units	\$432,884	4.97%	\$386	1.2%	3.4%	15.3%	n.a
27	Seaton	Adelaide - West	Units	\$392,553	4.96%	\$387	0.7%	2.8%	10.3%	0.3%
28	Semaphore	Adelaide - West	Units	\$422,338	4.73%	\$387	1.6%	2.4%	9.6%	0.5%
29	Camden Park	Adelaide - West	Units	\$373,403	5.38%	\$387	0.4%	4.0%	8.7%	0.4%
30	Elizabeth Park	Adelaide - North	Houses	\$362,277	5.56%	\$388	1.4%	4.5%	14.1%	0.5%

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	Vacancy rate
1	Dalkeith	Perth - Inner	Houses	\$2,978,453	2.08%	\$1,232	-0.5%	2.0%	8.7%	1.5%
2	Cottesloe	Perth - Inner	Houses	\$2,565,939	2.33%	\$1,193	-0.7%	-0.9%	3.8%	0.6%
3	Mount Claremont	Perth - Inner	Houses	\$1,700,852	3.27%	\$1,118	-0.7%	1.1%	7.8%	n.a
4	Swanbourne	Perth - Inner	Houses	\$2,022,099	2.83%	\$1,103	0.0%	1.6%	8.8%	1.5%
5	City Beach	Perth - Inner	Houses	\$2,366,265	2.28%	\$1,101	-0.5%	-1.5%	6.6%	1.6%
6	Mosman Park	Perth - Inner	Houses	\$1,848,914	2.93%	\$1,090	0.6%	1.2%	4.8%	0.6%
7	Claremont	Perth - Inner	Houses	\$1,744,866	2.94%	\$1,049	0.1%	0.0%	6.1%	0.3%
8	Nedlands	Perth - Inner	Houses	\$1,934,947	2.73%	\$1,021	-0.8%	1.4%	8.5%	1.8%
9	North Coogee	Perth - South West	Houses	\$1,346,746	3.90%	\$975	1.1%	3.5%	11.1%	1.9%
10	Floreat	Perth - Inner	Houses	\$1,790,756	2.76%	\$947	-1.3%	-0.2%	5.8%	1.0%
11	Subiaco	Perth - Inner	Houses	\$1,491,124	3.06%	\$892	0.5%	2.9%	9.8%	0.8%
12	Churchlands	Perth - North West	Houses	\$1,566,704	2.93%	\$886	1.5%	3.6%	10.8%	2.7%
13	Shenton Park	Perth - Inner	Houses	\$1,535,107	2.81%	\$843	0.7%	3.4%	8.5%	0.7%
14	Burns Beach	Perth - North West	Houses	\$1,012,192	4.32%	\$841	1.1%	0.4%	7.4%	1.0%
15	Applecross	Perth - South West	Houses	\$1,727,838	2.58%	\$839	1.5%	2.6%	12.1%	0.7%
16	West Leederville	Perth - Inner	Houses	\$1,283,434	3.30%	\$837	0.8%	3.5%	15.6%	0.3%
17	North Fremantle	Perth - South West	Houses	\$1,374,006	3.01%	\$835	0.7%	1.8%	8.6%	1.8%
18	East Fremantle	Perth - South West	Houses	\$1,507,423	2.85%	\$834	0.2%	0.9%	7.2%	0.6%
19	Sorrento	Perth - North West	Houses	\$1,238,447	3.45%	\$831	0.9%	1.9%	8.5%	1.5%
20	Wembley	Perth - Inner	Houses	\$1,425,642	2.95%	\$820	0.1%	2.3%	12.5%	0.6%
21	Trigg	Perth - North West	Houses	\$1,590,387	2.62%	\$817	1.8%	2.0%	10.5%	1.2%
22	Iluka	Perth - North West	Houses	\$1,101,188	3.98%	\$814	1.4%	1.7%	6.6%	n.a
23	Marmion	Perth - North West	Houses	\$1,285,617	3.26%	\$813	0.9%	1.4%	10.0%	n.a
24	East Perth	Perth - Inner	Houses	\$1,017,098	3.84%	\$801	1.5%	2.4%	15.9%	1.1%
25	Wembley Downs	Perth - North West	Houses	\$1,369,072	2.98%	\$791	1.3%	1.8%	6.6%	0.6%
26	Ocean Reef	Perth - North West	Houses	\$970,474	4.27%	\$781	1.0%	3.7%	14.7%	0.5%
27	Attadale	Perth - South West	Houses	\$1,395,502	2.87%	\$780	0.6%	1.8%	7.6%	0.6%
28	South Perth	Perth - South East	Houses	\$1,379,205	2.85%	\$777	0.3%	2.4%	8.8%	1.3%
29	Gwelup	Perth - North West	Houses	\$1,028,429	3.96%	\$776	0.7%	1.8%	11.0%	1.3%
30	North Beach	Perth - North West	Houses	\$1,402,207	2.81%	\$772	1.5%	2.3%	10.4%	n.a

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	\$191,259	8.99%	\$307	0.9%	7.4%	20.8%	1.1%
2	Shoalwater	Perth - South West	Units	\$258,630	6.54%	\$328	-0.9%	-0.4%	8.7%	0.4%
3	Gosnells	Perth - South East	Units	\$285,492	6.71%	\$347	1.3%	2.2%	5.5%	1.2%
4	Kelmscott	Perth - South East	Units	\$262,052	7.28%	\$356	0.5%	1.5%	8.1%	n.a
5	Beckenham	Perth - South East	Units	\$310,670	6.22%	\$361	1.5%	2.6%	9.3%	0.3%
6	Baldivis	Perth - South West	Units	\$306,538	6.25%	\$365	0.6%	0.5%	9.3%	n.a
7	Maddington	Perth - South East	Units	\$285,795	7.29%	\$366	1.2%	2.9%	8.7%	1.8%
8	Dudley Park	Mandurah	Units	\$272,855	6.81%	\$373	2.7%	2.9%	13.4%	n.a
9	Armadale	Perth - South East	Units	\$264,111	8.02%	\$378	1.1%	2.1%	14.3%	1.3%
10	Kalamunda	Perth - South East	Units	\$400,767	5.01%	\$380	0.1%	2.2%	10.0%	0.9%
11	Ellenbrook	Perth - North East	Units	\$287,851	7.31%	\$380	3.3%	3.1%	8.5%	1.6%
12	Rockingham	Perth - South West	Units	\$302,121	6.48%	\$380	0.4%	-0.1%	8.7%	0.6%
13	Bayswater	Perth - North East	Units	\$304,605	6.36%	\$381	-0.5%	0.4%	7.9%	1.9%
14	Midland	Perth - North East	Units	\$286,063	7.07%	\$382	2.1%	3.0%	8.6%	0.9%
15	Noranda	Perth - North East	Units	\$306,753	6.67%	\$390	1.2%	2.4%	11.9%	2.2%
16	Thornlie	Perth - South East	Units	\$311,118	6.95%	\$390	1.5%	2.0%	9.7%	0.9%
17	Maylands	Perth - North East	Units	\$330,452	6.10%	\$392	0.3%	1.1%	8.4%	0.9%
18	Armadale	Perth - South East	Houses	\$315,876	6.82%	\$401	0.6%	2.8%	8.5%	0.7%
19	Coolbellup	Perth - South West	Units	\$320,538	6.68%	\$406	0.1%	1.9%	5.3%	n.a
20	Spearwood	Perth - South West	Units	\$360,891	6.15%	\$407	0.4%	2.1%	6.9%	0.2%
21	Osborne Park	Perth - North West	Units	\$314,906	6.69%	\$408	0.8%	2.0%	8.2%	0.4%
22	Wembley	Perth - Inner	Units	\$290,411	6.83%	\$408	0.5%	2.2%	7.3%	0.4%
23	Bassendean	Perth - North East	Units	\$385,361	5.58%	\$409	-0.1%	-0.2%	6.9%	0.6%
24	Hamilton Hill	Perth - South West	Units	\$315,943	6.53%	\$411	0.8%	2.9%	7.7%	0.4%
25	Yokine	Perth - North West	Units	\$374,185	5.66%	\$411	0.8%	2.1%	7.0%	0.7%
26	Success	Perth - South West	Units	\$319,793	6.78%	\$412	0.4%	1.1%	4.0%	0.4%
27	Medina	Perth - South West	Houses	\$315,606	7.01%	\$413	0.8%	3.4%	12.3%	0.4%
28	Calista	Perth - South West	Houses	\$328,751	6.77%	\$414	1.2%	3.9%	10.2%	1.2%
29	Tuart Hill	Perth - North West	Units	\$374,697	5.78%	\$416	0.4%	1.6%	8.0%	0.4%
30	Glendalough	Perth - Inner	Units	\$278,507	7.46%	\$417	0.8%	3.7%	8.7%	0.2%

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	\$1,356,670	2.71%	\$688	0.5%	-1.2%	7.8%	2.1%
2	Mount Nelson	Hobart	Houses	\$982,515	3.57%	\$653	0.6%	-0.3%	8.0%	0.9%
3	Taroona	Hobart	Houses	\$1,051,141	3.22%	\$639	0.8%	1.8%	9.5%	2.3%
4	North Hobart	Hobart	Houses	\$1,054,094	3.08%	\$638	-0.2%	-1.4%	5.9%	0.8%
5	West Hobart	Hobart	Houses	\$1,050,349	3.16%	\$634	0.0%	-1.9%	5.6%	1.3%
6	Mount Stuart	Hobart	Houses	\$919,156	3.54%	\$626	0.1%	-1.3%	4.6%	1.6%
7	Lenah Valley	Hobart	Houses	\$826,317	3.87%	\$610	-0.1%	-2.5%	4.7%	0.7%
8	New Town	Hobart	Houses	\$957,316	3.32%	\$606	0.9%	-1.5%	5.2%	1.1%
9	South Hobart	Hobart	Houses	\$994,340	3.20%	\$606	0.6%	1.4%	8.7%	0.7%
10	Blackmans Bay	Hobart	Houses	\$904,493	3.57%	\$598	1.9%	2.2%	8.6%	2.1%
11	Kingston	Hobart	Houses	\$766,726	4.18%	\$593	1.6%	2.4%	9.9%	0.5%
12	Kingston Beach	Hobart	Houses	\$861,921	3.64%	\$587	1.6%	2.2%	5.6%	2.9%
13	Howrah	Hobart	Houses	\$838,976	3.67%	\$584	0.8%	0.1%	5.4%	0.7%
14	Geilston Bay	Hobart	Houses	\$754,119	3.99%	\$584	0.8%	-0.3%	9.1%	2.8%
15	Margate	Hobart	Houses	\$812,144	3.78%	\$581	1.1%	1.1%	7.3%	0.6%
16	Bellerive	Hobart	Houses	\$945,887	3.24%	\$580	0.3%	-1.2%	4.8%	1.2%
17	Lauderdale	Hobart	Houses	\$865,967	3.48%	\$578	0.3%	0.3%	3.2%	1.0%
18	Lindisfarne	Hobart	Houses	\$843,428	3.58%	\$574	0.0%	-0.6%	4.4%	1.2%
19	West Moonah	Hobart	Houses	\$684,283	4.26%	\$561	0.0%	-0.3%	7.9%	0.8%
20	Moonah	Hobart	Houses	\$684,910	4.28%	\$558	0.0%	0.4%	7.3%	0.6%
21	Austins Ferry	Hobart	Houses	\$643,751	4.49%	\$556	0.3%	1.9%	11.1%	n.a
22	Lutana	Hobart	Houses	\$618,054	4.69%	\$554	0.7%	1.7%	10.0%	1.1%
23	Mornington	Hobart	Houses	\$649,049	4.42%	\$549	0.6%	0.5%	7.6%	n.a
24	Oakdowns	Hobart	Houses	\$625,951	4.70%	\$545	0.4%	1.1%	6.7%	3.2%
25	Rosetta	Hobart	Houses	\$697,842	4.04%	\$544	0.2%	1.6%	7.6%	1.4%
26	Glenorchy	Hobart	Houses	\$615,058	4.57%	\$540	0.4%	0.5%	8.9%	1.1%
27	Warrane	Hobart	Houses	\$604,440	4.64%	\$537	0.5%	0.6%	8.8%	1.7%
28	Old Beach	Hobart	Houses	\$629,983	4.48%	\$535	0.7%	-0.8%	6.9%	n.a
29	Rokeyby	Hobart	Houses	\$547,730	4.94%	\$528	1.1%	0.5%	7.2%	1.9%
30	Brighton	Hobart	Houses	\$562,197	4.81%	\$518	-0.1%	2.4%	7.7%	0.6%

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	\$468,028	4.91%	\$420	1.0%	0.3%	7.4%	n.a
2	West Moonah	Hobart	Units	\$505,072	4.56%	\$443	1.1%	1.6%	8.8%	n.a
3	Primrose Sands	Hobart	Houses	\$544,238	4.38%	\$443	-0.5%	-0.7%	4.1%	1.4%
4	Glenorchy	Hobart	Units	\$470,982	5.10%	\$448	1.5%	2.9%	9.4%	0.8%
5	Brighton	Hobart	Units	\$474,206	5.07%	\$454	0.6%	2.2%	12.5%	n.a
6	Moonah	Hobart	Units	\$509,927	4.65%	\$455	2.4%	4.0%	9.5%	n.a
7	Lindisfarne	Hobart	Units	\$555,333	4.46%	\$472	1.0%	1.4%	5.6%	0.6%
8	Risdon Vale	Hobart	Houses	\$469,526	5.39%	\$474	0.7%	0.6%	6.5%	1.3%
9	New Norfolk	Hobart	Houses	\$482,542	5.05%	\$480	0.4%	0.0%	8.1%	1.7%
10	Kingston	Hobart	Units	\$599,118	4.35%	\$485	1.4%	1.2%	8.0%	0.7%
11	Dodges Ferry	Hobart	Houses	\$614,992	4.10%	\$487	0.1%	0.6%	7.0%	1.6%
12	Bridgewater	Hobart	Houses	\$468,595	5.27%	\$489	0.3%	0.7%	5.4%	0.4%
13	Gagebrook	Hobart	Houses	\$456,977	5.41%	\$490	0.3%	0.6%	5.6%	3.1%
14	Bellerive	Hobart	Units	\$587,370	4.34%	\$490	1.3%	1.3%	7.0%	0.8%
15	Clarendon Vale	Hobart	Houses	\$502,809	5.23%	\$491	1.1%	1.1%	8.3%	0.8%
16	Blackmans Bay	Hobart	Units	\$622,229	4.25%	\$500	1.7%	0.8%	8.5%	1.6%
17	Howrah	Hobart	Units	\$607,934	4.41%	\$501	0.8%	1.6%	8.5%	1.0%
18	Midway Point	Hobart	Houses	\$643,868	4.23%	\$510	-0.5%	-0.5%	8.1%	1.2%
19	Chigwell	Hobart	Houses	\$564,520	4.81%	\$514	0.8%	1.7%	9.9%	0.9%
20	Sorell	Hobart	Houses	\$706,277	3.98%	\$514	0.0%	-0.6%	5.9%	1.1%
21	Claremont	Hobart	Houses	\$573,940	4.64%	\$514	0.4%	0.9%	8.9%	0.9%
22	Berriedale	Hobart	Houses	\$591,160	4.55%	\$517	0.6%	1.0%	9.2%	1.3%
23	Brighton	Hobart	Houses	\$562,197	4.81%	\$518	-0.1%	2.4%	7.7%	0.6%
24	Rokeby	Hobart	Houses	\$547,730	4.94%	\$528	1.1%	0.5%	7.2%	1.9%
25	Old Beach	Hobart	Houses	\$629,983	4.48%	\$535	0.7%	-0.8%	6.9%	n.a
26	Warrane	Hobart	Houses	\$604,440	4.64%	\$537	0.5%	0.6%	8.8%	1.7%
27	Glenorchy	Hobart	Houses	\$615,058	4.57%	\$540	0.4%	0.5%	8.9%	1.1%
28	Rosetta	Hobart	Houses	\$697,842	4.04%	\$544	0.2%	1.6%	7.6%	1.4%
29	Oakdowns	Hobart	Houses	\$625,951	4.70%	\$545	0.4%	1.1%	6.7%	3.2%
30	Mornington	Hobart	Houses	\$649,049	4.42%	\$549	0.6%	0.5%	7.6%	n.a

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	\$902,384	5.00%	\$927	1.7%	1.8%	2.3%	1.6%
2	Stuart Park	Darwin	Houses	\$828,443	4.98%	\$879	1.8%	3.6%	5.6%	1.7%
3	Parap	Darwin	Houses	\$778,485	4.92%	\$817	2.0%	1.9%	1.5%	3.2%
4	Lyons	Darwin	Houses	\$818,792	5.23%	\$787	-0.3%	1.6%	1.7%	3.1%
5	Muirhead	Darwin	Houses	\$742,487	5.42%	\$772	0.7%	3.4%	4.5%	1.9%
6	Nightcliff	Darwin	Houses	\$969,576	4.23%	\$763	0.7%	3.9%	3.3%	n.a
7	Ludmilla	Darwin	Houses	\$703,136	5.02%	\$756	1.9%	4.2%	3.1%	2.0%
8	Johnston	Darwin	Houses	\$675,868	5.57%	\$710	-0.3%	2.6%	2.9%	0.5%
9	Rapid Creek	Darwin	Houses	\$870,799	4.25%	\$709	1.5%	3.4%	15.0%	n.a
10	Bellamack	Darwin	Houses	\$610,504	6.07%	\$697	0.2%	4.3%	8.5%	2.2%
11	Nakara	Darwin	Houses	\$653,435	5.32%	\$693	1.2%	5.4%	5.0%	0.7%
12	Zuccoli	Darwin	Houses	\$493,758	7.08%	\$687	0.2%	3.2%	6.1%	1.5%
13	Farrar	Darwin	Houses	\$600,684	6.02%	\$680	0.5%	3.9%	6.1%	2.0%
14	Darwin City	Darwin	Houses	\$533,480	6.49%	\$676	1.6%	1.4%	2.3%	4.3%
15	Leanyer	Darwin	Houses	\$618,856	5.48%	\$671	0.8%	4.7%	4.8%	1.1%
16	Moil	Darwin	Houses	\$547,376	6.13%	\$664	1.2%	3.6%	8.2%	0.7%
17	Durack	Darwin	Houses	\$580,490	6.15%	\$664	-0.3%	3.1%	5.1%	1.2%
18	Alawa	Darwin	Houses	\$547,833	5.96%	\$657	0.6%	3.1%	9.1%	n.a
19	Anula	Darwin	Houses	\$557,362	6.03%	\$653	-0.8%	0.6%	6.3%	1.8%
20	Bayview	Darwin	Units	\$528,181	6.82%	\$653	1.5%	3.9%	4.4%	2.2%
21	Rosebery	Darwin	Houses	\$591,389	5.82%	\$651	-0.2%	2.8%	3.7%	0.6%
22	Wanguri	Darwin	Houses	\$637,998	4.96%	\$645	-1.4%	0.8%	0.3%	2.5%
23	Jingili	Darwin	Houses	\$542,245	5.87%	\$644	0.1%	0.6%	0.6%	1.9%
24	Malak	Darwin	Houses	\$541,672	5.87%	\$641	0.2%	2.2%	3.6%	2.0%
25	Wulagi	Darwin	Houses	\$595,371	5.51%	\$635	0.2%	2.1%	4.7%	2.6%
26	Tiwi	Darwin	Houses	\$565,416	5.58%	\$626	0.7%	4.8%	7.0%	1.5%
27	Gunn	Darwin	Houses	\$539,221	6.22%	\$625	-0.1%	3.2%	6.1%	1.0%
28	Karama	Darwin	Houses	\$481,244	6.29%	\$609	0.0%	2.2%	4.1%	1.2%
29	Wagaman	Darwin	Houses	\$555,371	5.55%	\$600	2.4%	6.1%	2.5%	0.8%
30	Darwin City	Darwin	Units	\$434,167	7.49%	\$597	0.8%	3.6%	6.1%	1.8%

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	\$290,739	7.84%	\$435	0.4%	1.6%	2.9%	1.7%
2	Coconut Grove	Darwin	Units	\$335,834	7.38%	\$468	1.9%	6.6%	8.8%	0.4%
3	Rapid Creek	Darwin	Units	\$358,191	7.08%	\$482	1.4%	6.0%	6.3%	1.6%
4	Parap	Darwin	Units	\$363,272	7.50%	\$505	0.5%	1.7%	2.1%	2.8%
5	Moulden	Darwin	Houses	\$397,274	6.93%	\$522	0.4%	2.5%	5.5%	0.9%
6	Fannie Bay	Darwin	Units	\$465,339	6.10%	\$528	1.9%	5.0%	6.4%	0.7%
7	Gray	Darwin	Houses	\$449,158	6.29%	\$546	0.2%	3.5%	4.2%	0.9%
8	The Gardens	Darwin	Units	\$486,327	5.89%	\$547	1.2%	3.9%	5.5%	1.6%
9	Larrakeyah	Darwin	Units	\$435,050	6.77%	\$559	0.7%	3.5%	6.0%	1.2%
10	Stuart Park	Darwin	Units	\$454,584	6.63%	\$559	0.6%	4.2%	6.0%	1.0%
11	Woodroffe	Darwin	Houses	\$458,011	6.47%	\$561	0.6%	3.1%	4.4%	0.3%
12	Driver	Darwin	Houses	\$517,906	5.76%	\$563	0.3%	2.8%	4.9%	2.5%
13	Bakewell	Darwin	Houses	\$500,105	6.22%	\$575	0.3%	4.6%	6.2%	2.2%
14	Woolner	Darwin	Units	\$483,114	6.63%	\$582	0.8%	1.7%	3.7%	0.4%
15	Darwin City	Darwin	Units	\$434,167	7.49%	\$597	0.8%	3.6%	6.1%	1.8%
16	Wagaman	Darwin	Houses	\$555,371	5.55%	\$600	2.4%	6.1%	2.5%	0.8%
17	Karama	Darwin	Houses	\$481,244	6.29%	\$609	0.0%	2.2%	4.1%	1.2%
18	Gunn	Darwin	Houses	\$539,221	6.22%	\$625	-0.1%	3.2%	6.1%	1.0%
19	Tiwi	Darwin	Houses	\$565,416	5.58%	\$626	0.7%	4.8%	7.0%	1.5%
20	Wulagi	Darwin	Houses	\$595,371	5.51%	\$635	0.2%	2.1%	4.7%	2.6%
21	Malak	Darwin	Houses	\$541,672	5.87%	\$641	0.2%	2.2%	3.6%	2.0%
22	Jingili	Darwin	Houses	\$542,245	5.87%	\$644	0.1%	0.6%	0.6%	1.9%
23	Wanguri	Darwin	Houses	\$637,998	4.96%	\$645	-1.4%	0.8%	0.3%	2.5%
24	Rosebery	Darwin	Houses	\$591,389	5.82%	\$651	-0.2%	2.8%	3.7%	0.6%
25	Bayview	Darwin	Units	\$528,181	6.82%	\$653	1.5%	3.9%	4.4%	2.2%
26	Anula	Darwin	Houses	\$557,362	6.03%	\$653	-0.8%	0.6%	6.3%	1.8%
27	Alawa	Darwin	Houses	\$547,833	5.96%	\$657	0.6%	3.1%	9.1%	n.a
28	Durack	Darwin	Houses	\$580,490	6.15%	\$664	-0.3%	3.1%	5.1%	1.2%
29	Moil	Darwin	Houses	\$547,376	6.13%	\$664	1.2%	3.6%	8.2%	0.7%
30	Leanyer	Darwin	Houses	\$618,856	5.48%	\$671	0.8%	4.7%	4.8%	1.1%

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	\$1,106,269	4.84%	\$994	0.6%	-2.1%	14.5%	5.5%
2	Campbell	Australian Capital Territory	Houses	\$1,941,970	2.53%	\$947	-0.7%	-2.8%	3.9%	3.0%
3	Wright	Australian Capital Territory	Houses	\$1,118,809	4.43%	\$926	-0.3%	-2.3%	9.3%	3.9%
4	Garran	Australian Capital Territory	Houses	\$1,611,267	2.94%	\$920	-0.5%	-0.2%	8.6%	n.a
5	Coombs	Australian Capital Territory	Houses	\$1,058,298	4.59%	\$913	-0.1%	-1.8%	10.9%	n.a
6	Throsby	Australian Capital Territory	Houses	\$1,132,448	4.19%	\$889	-0.1%	-1.2%	2.7%	4.1%
7	Isaacs	Australian Capital Territory	Houses	\$1,326,049	3.53%	\$878	0.2%	-1.3%	12.5%	0.7%
8	Farrer	Australian Capital Territory	Houses	\$1,263,348	3.56%	\$869	-0.7%	-2.0%	5.5%	2.5%
9	Chapman	Australian Capital Territory	Houses	\$1,282,177	3.39%	\$864	-0.4%	-1.6%	1.1%	2.7%
10	Nicholls	Australian Capital Territory	Houses	\$1,300,090	3.39%	\$836	-0.1%	-1.9%	12.2%	2.2%
11	Forde	Australian Capital Territory	Houses	\$1,241,035	3.52%	\$824	-0.6%	-1.5%	8.5%	0.6%
12	Hawker	Australian Capital Territory	Houses	\$1,254,119	3.52%	\$821	-0.3%	-1.3%	6.4%	n.a
13	Harrison	Australian Capital Territory	Houses	\$1,124,480	3.85%	\$815	-0.5%	-0.2%	8.7%	1.5%
14	Weetangera	Australian Capital Territory	Houses	\$1,362,177	3.22%	\$813	-0.7%	-1.9%	10.5%	0.9%
15	Gungahlin	Australian Capital Territory	Houses	\$1,023,358	4.21%	\$811	-0.5%	1.2%	12.9%	1.0%
16	Bruce	Australian Capital Territory	Houses	\$1,079,298	3.89%	\$809	-0.1%	-2.0%	8.6%	n.a
17	Moncrieff	Australian Capital Territory	Houses	\$1,051,508	4.11%	\$809	-0.9%	-0.8%	5.7%	1.5%
18	Franklin	Australian Capital Territory	Houses	\$1,107,696	3.90%	\$804	-0.6%	0.0%	8.2%	1.3%
19	Crace	Australian Capital Territory	Houses	\$1,109,967	3.87%	\$802	0.2%	0.3%	5.8%	1.1%
20	Bonner	Australian Capital Territory	Houses	\$1,024,475	4.18%	\$801	-0.6%	-0.5%	12.3%	1.3%
21	ACT Remainder - Gungahlin	Australian Capital Territory	Houses	\$846,917	5.03%	\$799	-0.1%	-2.6%	11.5%	9.2%
22	Stirling	Australian Capital Territory	Houses	\$1,142,203	3.56%	\$798	-0.9%	-1.8%	2.7%	1.1%
23	Monash	Australian Capital Territory	Houses	\$967,572	4.27%	\$789	1.0%	0.4%	11.7%	n.a
24	Amaroo	Australian Capital Territory	Houses	\$1,054,807	3.90%	\$778	-0.8%	-0.4%	7.3%	0.9%
25	O'Connor	Australian Capital Territory	Houses	\$1,623,571	2.62%	\$772	-0.2%	-2.3%	5.1%	1.8%
26	Palmerston	Australian Capital Territory	Houses	\$1,110,436	3.70%	\$766	-0.9%	-1.2%	9.4%	1.2%
27	Casey	Australian Capital Territory	Houses	\$1,012,795	4.12%	\$766	-0.2%	0.0%	11.4%	0.2%
28	Hughes	Australian Capital Territory	Houses	\$1,437,345	2.91%	\$758	-0.3%	-2.1%	2.9%	0.5%
29	Flynn	Australian Capital Territory	Houses	\$967,769	4.07%	\$756	-0.2%	2.0%	8.8%	3.5%
30	Ainslie	Australian Capital Territory	Houses	\$1,555,693	2.61%	\$749	0.1%	-2.0%	5.2%	1.5%

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	Lyons	Australian Capital Territory	Units	\$426,712	5.69%	\$521	-0.7%	-0.7%	8.6%	0.6%
2	Hawker	Australian Capital Territory	Units	\$471,536	5.81%	\$524	1.3%	2.8%	12.0%	2.1%
3	Chifley	Australian Capital Territory	Units	\$498,664	5.22%	\$527	-0.1%	-0.1%	7.0%	1.8%
4	Crace	Australian Capital Territory	Units	\$525,715	5.03%	\$529	-0.9%	0.0%	5.7%	n.a
5	Phillip	Australian Capital Territory	Units	\$495,811	5.43%	\$532	-0.1%	-0.1%	6.1%	0.8%
6	Belconnen	Australian Capital Territory	Units	\$520,807	5.60%	\$540	0.2%	0.7%	6.4%	1.8%
7	Gungahlin	Australian Capital Territory	Units	\$480,274	5.73%	\$541	0.1%	1.9%	8.2%	1.7%
8	Greenway	Australian Capital Territory	Units	\$559,553	5.21%	\$547	0.3%	1.7%	4.7%	0.9%
9	Watson	Australian Capital Territory	Units	\$600,493	4.86%	\$547	0.0%	1.1%	8.9%	0.9%
10	Lyneham	Australian Capital Territory	Units	\$536,782	4.97%	\$553	-0.1%	0.7%	7.6%	0.8%
11	Franklin	Australian Capital Territory	Units	\$529,848	5.50%	\$553	-0.1%	2.6%	9.7%	1.0%
12	Harrison	Australian Capital Territory	Units	\$552,198	5.29%	\$563	-0.1%	2.6%	11.3%	0.7%
13	Wright	Australian Capital Territory	Units	\$521,839	5.69%	\$563	0.0%	1.7%	6.9%	0.9%
14	Macquarie	Australian Capital Territory	Units	\$544,087	5.46%	\$569	0.2%	0.8%	7.4%	0.5%
15	O'Connor	Australian Capital Territory	Units	\$581,908	4.91%	\$572	-0.2%	-0.2%	5.0%	0.6%
16	Holt	Australian Capital Territory	Units	\$547,645	5.07%	\$574	0.7%	1.6%	8.8%	1.0%
17	Bruce	Australian Capital Territory	Units	\$582,847	5.26%	\$576	0.7%	1.7%	7.8%	0.7%
18	Kambah	Australian Capital Territory	Units	\$718,302	4.35%	\$578	0.4%	1.1%	7.4%	0.6%
19	Palmerston	Australian Capital Territory	Units	\$690,046	4.42%	\$583	-0.1%	2.2%	8.6%	1.2%
20	Dickson	Australian Capital Territory	Units	\$637,325	5.05%	\$586	-0.1%	0.3%	5.6%	1.2%
21	Cook	Australian Capital Territory	Units	\$799,479	3.82%	\$589	0.5%	2.1%	10.7%	2.7%
22	Gordon	Australian Capital Territory	Units	\$630,945	4.91%	\$591	-0.5%	0.6%	7.7%	n.a
23	Griffith	Australian Capital Territory	Units	\$657,729	4.83%	\$593	-0.8%	0.4%	5.1%	0.7%
24	Ngunnawal	Australian Capital Territory	Units	\$662,207	4.67%	\$594	-0.5%	2.6%	13.7%	1.4%
25	Florey	Australian Capital Territory	Units	\$651,843	4.70%	\$595	0.8%	0.5%	7.1%	0.7%
26	Barton	Australian Capital Territory	Units	\$664,405	4.44%	\$595	-0.8%	0.9%	4.8%	0.9%
27	Reid	Australian Capital Territory	Units	\$529,792	5.43%	\$597	0.5%	1.8%	6.4%	n.a
28	Coombs	Australian Capital Territory	Units	\$607,881	5.27%	\$597	0.0%	0.6%	5.0%	3.3%
29	Braddon	Australian Capital Territory	Units	\$532,624	5.49%	\$603	0.1%	0.5%	6.8%	1.2%
30	Casey	Australian Capital Territory	Units	\$656,774	5.04%	\$610	0.2%	3.0%	11.3%	1.2%

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