



Quarterly Rental Review

Australia | Released July 2023

Data to June 2023 - Quarter 2



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Australia
Quarter 2, 2023

National Overview

- ▶ National rent values rose 2.5% in the June quarter, in line with the 2.5% rise recorded over the March quarter, but down from the 2.8% increase seen over the three months to May.
- ▶ The 30 basis point decline recorded between May and June, marked the first deceleration in the quarterly trend since November last year.
- ▶ Month-on-month, national rents increased 0.7% in June compared to 0.8% in May.
- ▶ While a slowdown in the pace of national rental growth is now evident across the monthly, quarterly and annual trends, rental growth remains well above average.
- ▶ Despite recording a larger slowdown in the pace of growth, units continue to be the main driver of rental appreciation, up 3.6% over the three months to June compared to a 2.0% increase in national house rents.
- ▶ Following the national trend, quarterly rental growth across the combined capitals peaked in May (3.5%) before easing to 3.0% over the June quarter. By comparison, regional rents rose 1.1% over the three months to June.
- ▶ The pace of quarterly growth across the four largest capitals accelerated through May before easing in June. Melbourne recorded the strongest growth across the capitals, with dwelling rents rising 3.9%, while both Canberra and Hobart saw rents fall -1.0% over the quarter.
- ▶ With the exception of regional Tasmania (-0.4%), rents across each regional market rose over the quarter, albeit at a slower pace relative to the capital city counterpart.
- ▶ With national dwelling values rising faster than national rental values, national gross rental yields fell four basis points over the quarter, from 3.88% in March to 3.84% in June.
- ▶ Over the three months to June, gross rental yields fell across Sydney (3.12%), Brisbane (4.28%), Adelaide (4.06%), Hobart (4.27%) and Canberra (4.02%), but rose across Melbourne (3.47%), Perth (4.89%) and Darwin (6.44%). Yields are higher across each capital compared to this time last year.
- ▶ Canberra and Hobart were the only capitals to see rent values fall across both property types over the quarter, with both recording a -1.0% decline in house rents and a -0.8% and -1.0% fall respectively, in unit rents.
- ▶ Perth recorded the strongest quarterly rise in units, up 4.6%, while Melbourne recorded the largest increase in house rents, up 3.5%.
- ▶ Sydney remains the country's most expensive rental capital, across all property types with the typical dwelling renting for \$733 p/w, the typical house renting for \$778 p/w and the typical unit renting for \$688 p/w.
- ▶ Melbourne (\$567 p/w) narrowly lost its position as the country's most affordable rental capital for houses to Hobart (\$565 p/w), while Adelaide (\$455 p/w) remained the cheapest capital for unit rents.



National rents rose 2.5% over the three months to June

The pace of quarterly rental growth continued to accelerate through April (2.8%) and May (2.8%) before easing to 2.5% over the three months to June. Although the national rental index has seen the monthly trend ease over the past three months, the 30 basis point decline recorded between May and June marked the first deceleration in the quarterly trend since November last year. The June quarter increase was in line with the 2.5% growth recorded in the March quarter. The slowdown in national rental appreciation can also be seen in the annual trend, with national rents rising 9.7% over the 2022-23 financial year, down from the record 10.2% lift seen over the 2022 calendar year. Despite the easing in rental growth now evident across the monthly, quarterly and annual series, national rental increases remain well above the previous decade's average across all timeframes.

The softening in rental growth occurred in spite of an ongoing surge in overseas migration and a continued shortage in rental supply, suggesting an increasing portion of tenants are reaching their affordability ceiling. While rental demand from overseas migrants is likely to remain strong for some time yet, particularly across the largest capitals, we've already seen a reduction in domestic rental demand via an increase in the average household size. With national rents 27.4% higher since the onset of COVID, equivalent to a \$127 per week increase on the median dwelling rent in Australia, we'll likely see a further uptick in household size as more renters re-form share houses as a means of sharing the increased rental burden.

On the supply side, rental listings remain well below the previous five-year average, with a national shortfall of approximately -32.4% or 47,500 rental listings recorded over the four weeks to June 3rd. Despite the continued shortage in listings, national vacancy rates eased slightly over the quarter, from 1.1% in March, to 1.2% in June, but remain well below the pre-Covid decade average (3.3%). Several factors are helping to keep advertised supply low, including increases in the average rental hold period and sustained undersupply of medium-to-high-density development approvals. Additionally, the portion of 'for sale' listings owned by investors remains elevated, suggesting that some investors may be choosing to cash out as rental growth fails to keep pace with interest rate rises.

Rental growth continues to be the strongest across the more affordable unit market, with national unit rents recording a new peak quarterly growth rate over the three months to May (4.4%) before easing to 3.6% over the June quarter. National houses recorded a milder rental increase of 2.0% over the quarter. While units remain the more affordable option, the continued preference for unit rentals has seen the gap between median house and unit rents shrink from \$62 in December 2021 to just \$34 in June.

Capital city rental growth continues to outpace the combined regionals, with rents up 3.0% and 1.1% over the three months to June respectively. Similar to the national and unit trends, the pace of quarterly rental growth across the capitals peaked in May at 3.5% before falling 50 basis points in June.

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	\$733	0.7%	3.2%	12.9%	3.12%	2.65%	1.5%	1.9%
Melbourne	\$551	1.1%	3.9%	12.6%	3.47%	2.92%	0.8%	1.7%
Brisbane	\$614	0.7%	2.1%	10.3%	4.28%	3.56%	1.2%	1.1%
Adelaide	\$549	1.0%	2.5%	9.6%	4.06%	3.70%	0.4%	0.4%
Perth	\$599	0.9%	3.4%	13.4%	4.89%	4.38%	0.7%	1.2%
Hobart	\$552	-0.8%	-1.0%	1.3%	4.27%	3.70%	2.7%	1.6%
Darwin	\$600	0.5%	0.7%	3.5%	6.44%	6.04%	1.3%	1.5%
Canberra	\$669	-0.4%	-1.0%	-2.8%	4.02%	3.86%	2.2%	1.2%
Combined capitals	\$617	0.8%	3.0%	11.5%	3.6%	3.1%	1.1%	1.5%
Combined regionals	\$517	0.3%	1.1%	4.9%	4.6%	4.1%	1.5%	1.4%
National	\$589	0.7%	2.5%	9.7%	3.8%	3.3%	1.2%	1.5%

By comparison, regional rents recorded a milder 20 basis point decline from the 1.3% rental increase seen over the three months to April.

Across the individual capitals, Melbourne continues to lead the pace of quarterly rental growth, with dwelling rents rising 3.9% in the quarter, followed by Perth (3.4%), Sydney (3.2%), Adelaide (2.5%) and Brisbane (2.1%). The four largest cities all saw the pace of quarterly rental growth accelerate through to May before easing in June. At the other end of the spectrum, rents across Darwin rose just 0.7% over the quarter, while both Hobart and Canberra saw rents decline by -1.0%.

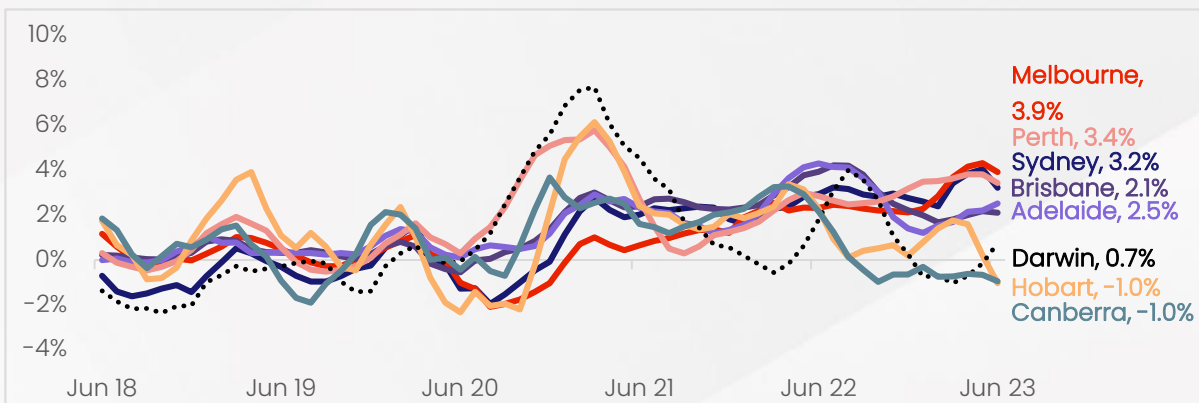
A combination of supply and demographic shifts can help explain some of the variance in rental growth seen across the capitals. Recent ABS data showed a strong surge in net overseas migration to NSW and Victoria, with the majority of migrants choosing to settle in Sydney or Melbourne upon arrival. Similarly, strong net internal migration, coupled with an above average flow of overseas migrants has seen WA record the strongest population growth across the country. Sydney, Melbourne and Perth have also seen total rental supply between -30% and -50% below the previous five-year average for this time of year.

On the other hand, markets like Hobart and Canberra, which typically receive a smaller portion of overseas migrants, have seen stock levels accumulate and vacancy rates rise, putting downward pressure on rental values.

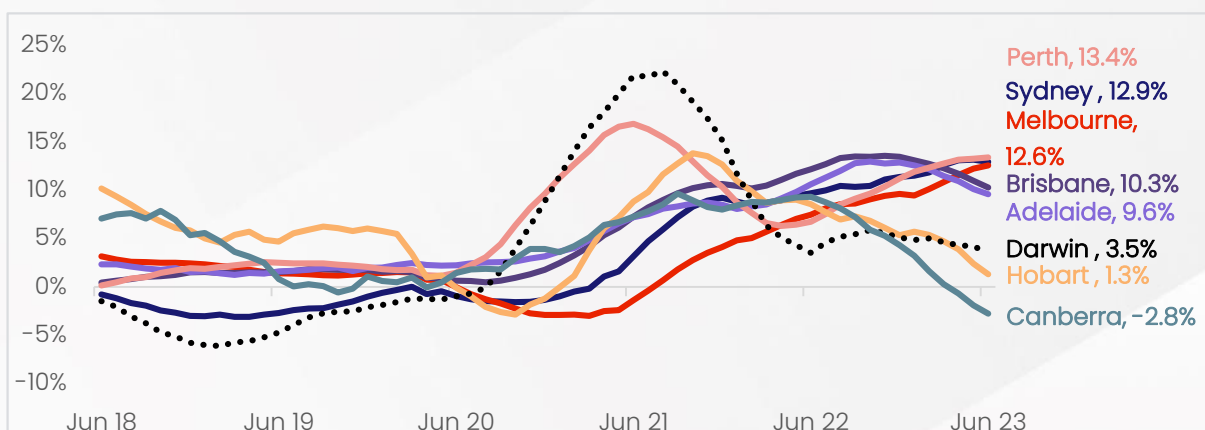
Across the individual rest of state markets, Regional WA (2.6%) recorded the strongest rental increase over the three months to June, followed by Regional Victoria, Regional Queensland, Regional SA and Regional NSW up 1.5%, 1.5%, 1.4% and 0.3%, respectively. Regional Tasmania was the only regional market to record a quarterly decline in rents, falling -0.4% over the June quarter.

Stronger rental growth over the quarter saw Melbourne lose its position as the country's most affordable rental capital to Adelaide, with the typical Adelaide dwelling renting for \$549 p/w compared to \$551 p/w for Melbourne. However, Adelaide could soon lose its new title to Hobart (\$552 p/w). With a gap of just \$3 separating Hobart and Adelaide rents, Hobart could soon become the country's most affordable rental capital if the current growth trend continues (Adelaide rents rising and Hobart rents falling). Sydney maintained its position as the most expensive capital for the second quarter in a row, with a median weekly rental value of \$733.

Quarterly rental growth rate – Capital City dwellings



Annual rental growth rate – Capital City dwellings



Rental Yields

National gross rental yields inched four basis points lower over the June quarter, with quarterly value growth (2.8%) now outpacing quarterly rent rises (2.5%). After expanding 68 basis points between February 2022 (3.21%) and April 2023 (3.89%), national gross rental yields have now fallen five basis points to 3.84% in June.

With houses leading the recovery trend while also recording weaker rental growth, gross rental yields for houses (3.60%) have declined more than units (4.61%), falling six basis points since March. Units yields displayed more resilience, rising from 4.56% in March, to 4.64% in May, before falling to 4.61% in June.

Following the national trend, gross rental dwelling yields across the combined capital cities and combined regional markets rose through April before compressing through May and June. The net quarterly result was a decline of four bias points across the combined capitals (3.64%) and one basis point drop across the combined regionals (4.55%).

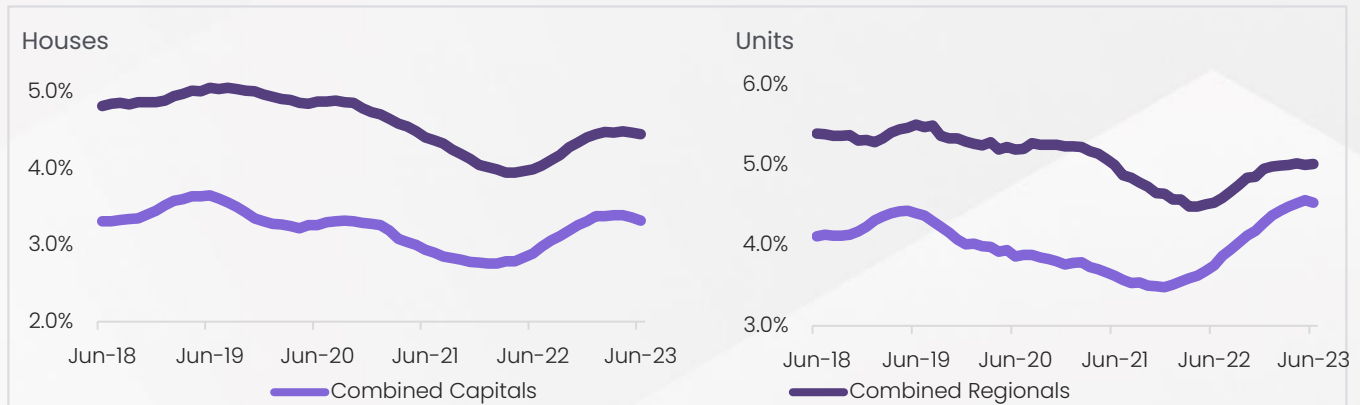
Although the trend has broadly been towards declining yields, there is a bit of variance among the individual capitals. Darwin continued to record the strongest dwelling rental yields across the capitals, at 6.44%, followed by Perth (4.89%). Both capitals, along with Melbourne (3.47%), saw gross yields rise between four and seven basis points over the quarter. In contrast, Canberra (4.02%) and Hobart (4.27%), where rental values fell -

1.0% over the quarter, and Sydney (3.12%), where housing values rose 4.9% over the three months to June, all saw gross yields fall by 10 basis points or more. Brisbane (4.28%) and Adelaide (4.06%) saw gross yields fall six and three basis points, respectively.

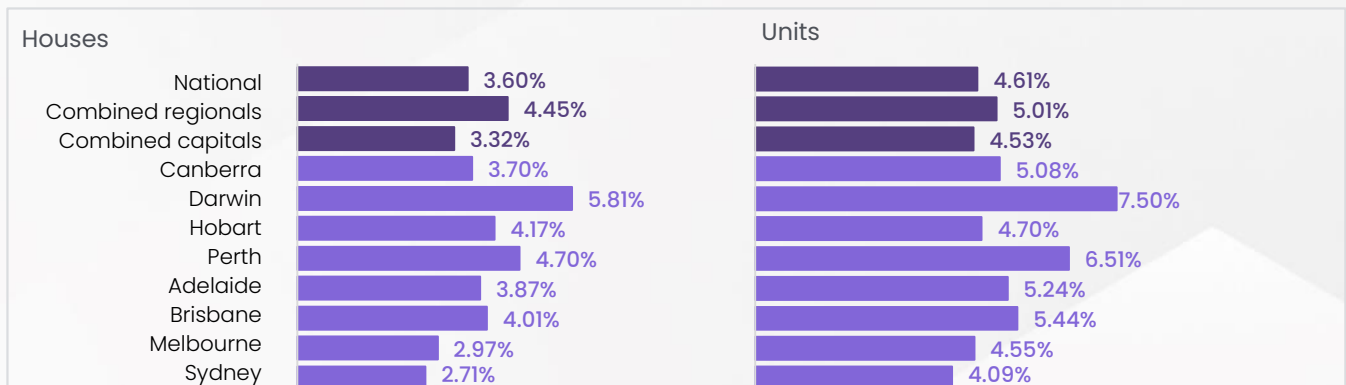
While most capitals are still recording gross rental yields below the pre-Covid decade average, all of the capitals are recording yields higher than this time last year.

If values continue to recover while rental growth continues to ease, it's likely gross yields will compress further over the coming months. Although the prospect of capital gain could motivate more investors into the market, it's unlikely we'll see much of an improvement in net yields until interest rates start to decline.

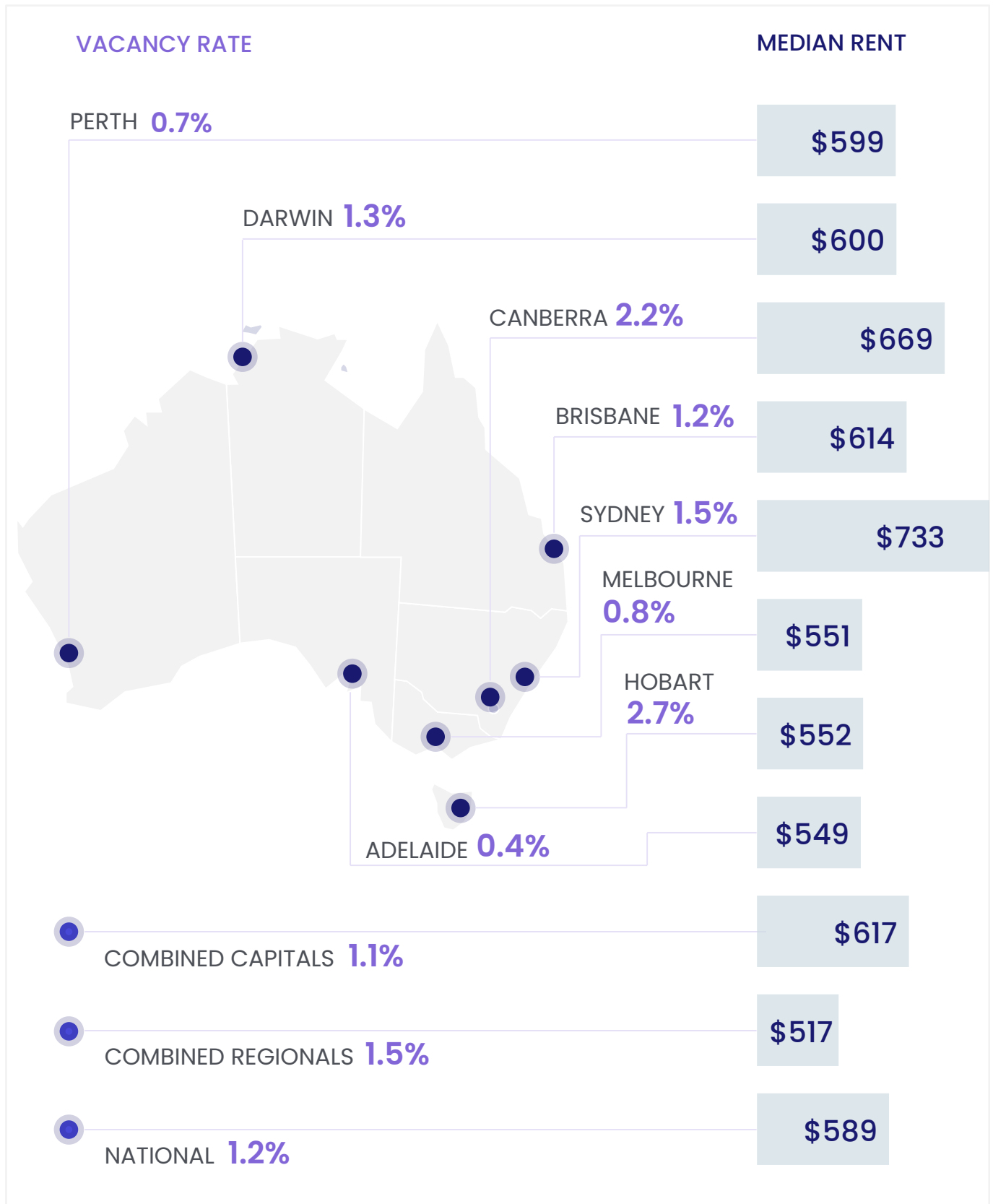
Gross rental yields over time



Gross rental yields, as at March 2023



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	\$733	\$551	\$614	\$549	\$599	\$552	\$600	\$669	\$617	\$517	\$589
Monthly change	0.7%	1.1%	0.7%	1.0%	0.9%	-0.8%	0.5%	-0.4%	0.8%	0.3%	0.7%
Quarterly change	3.2%	3.9%	2.1%	2.5%	3.4%	-1.0%	0.7%	-1.0%	3.0%	1.1%	2.5%
Year-to-date change	6.8%	7.8%	3.9%	4.2%	7.2%	0.7%	-0.3%	-1.7%	6.1%	2.3%	5.0%
Year-on-year change	12.9%	12.6%	10.3%	9.6%	13.4%	1.3%	3.5%	-2.8%	11.5%	4.9%	9.7%
Current vacancy rate	1.5%	0.8%	1.2%	0.4%	0.7%	2.7%	1.3%	2.2%	1.1%	1.5%	1.2%
Vacancy rate 12m ago	1.9%	1.7%	1.1%	0.4%	1.2%	1.6%	1.5%	1.2%	1.5%	1.4%	1.5%
Current yield	3.12%	3.47%	4.28%	4.06%	4.89%	4.27%	6.44%	4.02%	3.64%	4.55%	3.84%
Yield 12 mths ago	2.65%	2.92%	3.56%	3.70%	4.38%	3.70%	6.04%	3.86%	3.11%	4.08%	3.33%
Houses											
Median rent	\$778	\$567	\$639	\$569	\$607	\$565	\$660	\$707	\$635	\$520	\$599
Monthly change	0.7%	1.0%	0.6%	1.0%	0.9%	-0.8%	0.6%	-0.4%	0.7%	0.3%	0.6%
Quarterly change	2.5%	3.5%	1.6%	2.4%	3.2%	-1.0%	1.0%	-1.0%	2.5%	0.9%	2.0%
Year-to-date change	4.8%	6.9%	3.0%	4.0%	6.8%	0.3%	-0.5%	-2.3%	4.9%	2.1%	4.0%
Year-on-year change	9.4%	10.6%	8.6%	9.1%	13.1%	0.7%	2.3%	-4.0%	9.5%	4.3%	7.9%
Current vacancy rate	1.5%	0.9%	1.4%	0.5%	0.7%	2.8%	1.4%	2.2%	1.1%	1.5%	1.3%
Vacancy rate 12m ago	1.8%	1.4%	1.2%	0.4%	0.9%	1.6%	1.3%	1.1%	1.3%	1.3%	1.3%
Current yield	2.71%	2.97%	4.01%	3.87%	4.70%	4.17%	5.81%	3.70%	3.32%	4.45%	3.60%
Yield 12 mths ago	2.37%	2.53%	3.33%	3.49%	4.24%	3.62%	5.58%	3.53%	2.89%	3.99%	3.16%
Units											
Median rent	\$688	\$532	\$547	\$455	\$532	\$476	\$510	\$581	\$578	\$499	\$565
Monthly change	0.9%	1.2%	1.2%	1.0%	1.3%	-1.0%	0.3%	-0.4%	1.0%	0.4%	0.9%
Quarterly change	4.3%	4.5%	3.7%	3.0%	4.6%	-1.0%	0.4%	-0.8%	4.0%	1.7%	3.6%
Year-to-date change	9.9%	8.9%	7.2%	5.3%	9.4%	2.4%	0.0%	-0.2%	8.6%	3.2%	7.6%
Year-on-year change	18.8%	15.5%	16.3%	11.6%	15.4%	3.8%	5.2%	0.6%	16.2%	7.4%	14.5%
Current vacancy rate	1.5%	0.8%	0.8%	0.3%	0.8%	2.6%	1.2%	2.2%	1.1%	1.5%	1.2%
Vacancy rate 12m ago	2.0%	1.9%	0.9%	0.5%	1.6%	1.5%	1.7%	1.3%	1.7%	1.5%	1.7%
Current yield	4.09%	4.55%	5.44%	5.24%	6.51%	4.70%	7.50%	5.08%	4.53%	5.01%	4.61%
Yield 12 mths ago	3.31%	3.73%	4.66%	4.91%	5.53%	4.09%	6.71%	4.83%	3.75%	4.53%	3.88%

Houses vs Units

Strong demand from overseas migrants, particularly international students, continues to support stronger growth in the medium to high-density sector, with national unit rents increasing by 3.6% in the June quarter compared to a 2.0% increase in house rents. Although higher, the pace of quarterly unit rental growth has been more volatile than house rents, with the trend accelerating to 4.4% in May before dropping 80 basis points in June.

A similar trend was seen in unit rents across the combined capitals, with the quarterly trend rising to 5.0% in May before easing to 4.0% in June. By comparison, capital city house rents rose 2.5% over the three months to June.

The sharp decline in the pace of rental growth across unit markets is likely due to worsening affordability across the sector. While still more affordable than the median capital city house rental (\$635 p/w), the affordability advantage that units offer is shrinking, with the typical capital city unit now renting for approximately \$578 p/w. The typical rent for units in

Melbourne, Brisbane, and Perth have all risen by more the \$70 p/w over the past year, while Sydney unit rents, up 18.8% over the year, are almost \$110 p/w more expensive. With the rising cost of living also weighing heavily on renters' balance sheets, we could see the pace of unit rental growth ease further over the coming months as more tenants, who had previously looked to the unit sector for its affordability, are priced out.

Across the individual capital cities and housing types, house and unit rents in Hobart and Canberra were the only segment to see rental values fall over the quarter, with house and unit rent across Hobart and house rent in Canberra declining by -1.0%, while Canberra unit rents fell -0.8%. With the exception of Darwin (where house rents rose 1.0% compared to a 0.4% rise in unit rents), each of the remaining capitals recorded stronger quarterly rental growth in the unit market compared to the lower-density sector.

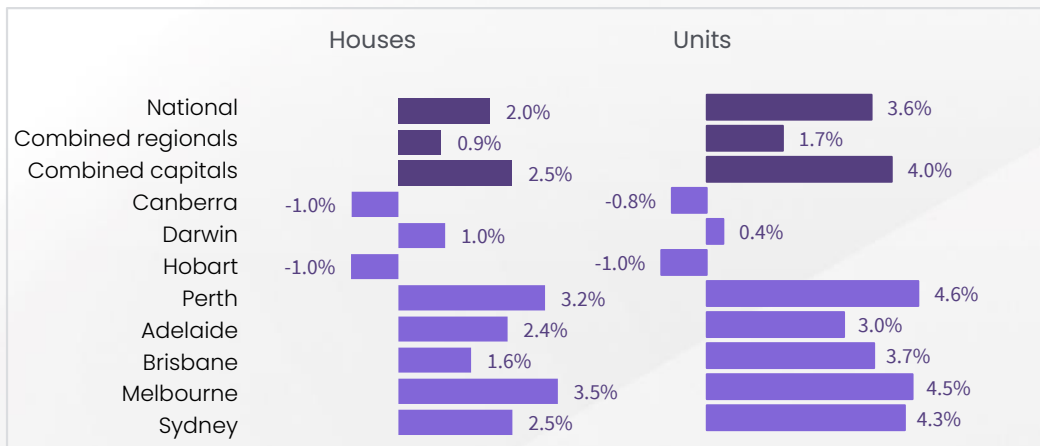


Houses vs Units

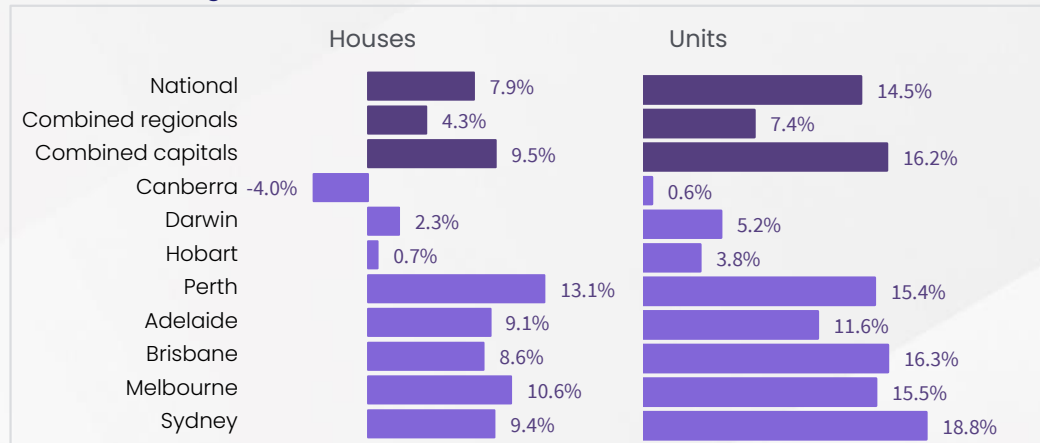
Perth recorded the strongest quarterly rise in unit rental values (4.6%), followed by Melbourne (4.5%) and Sydney (4.3%). Melbourne recorded the strongest rise in house rents, up 3.5% over the three months to June, followed by Perth (3.2%), and Sydney (2.5%).

Sydney maintained its position as the country's most expensive rental capital across both property types, with the typical house renting for \$778 p/w and the typical unit renting for \$688 p/w. Melbourne (\$567 p/w) narrowly lost its position as the country's most affordable rental capital for houses to Hobart (\$565 p/w), while Adelaide (\$455 p/w) remained the cheapest capital for unit rents.

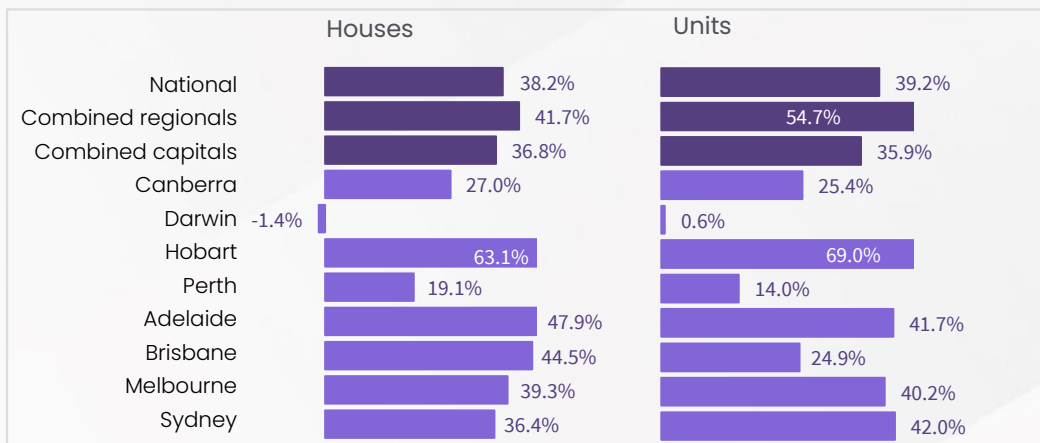
Quarterly change in rental rates



12-month change in rental rates

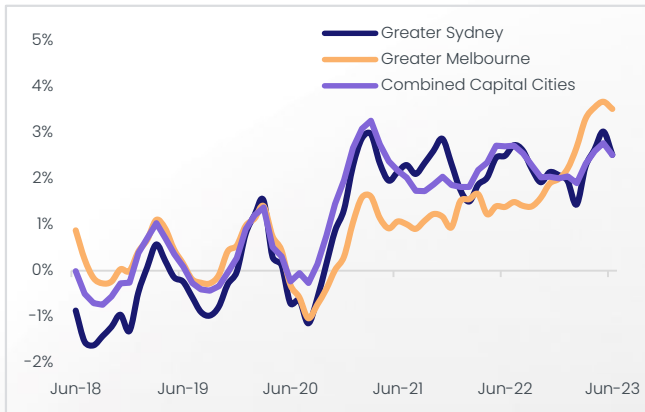


10-year change in rental rates

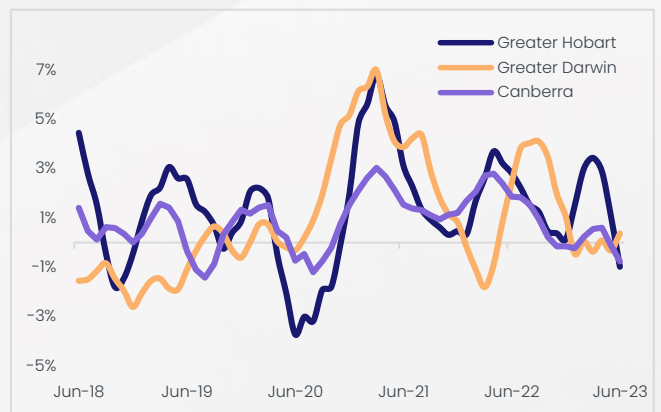
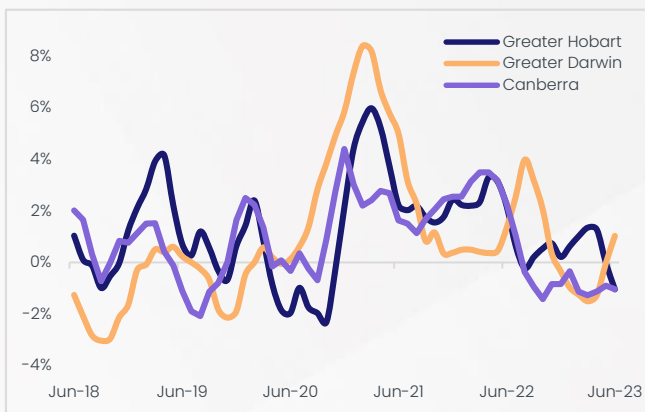
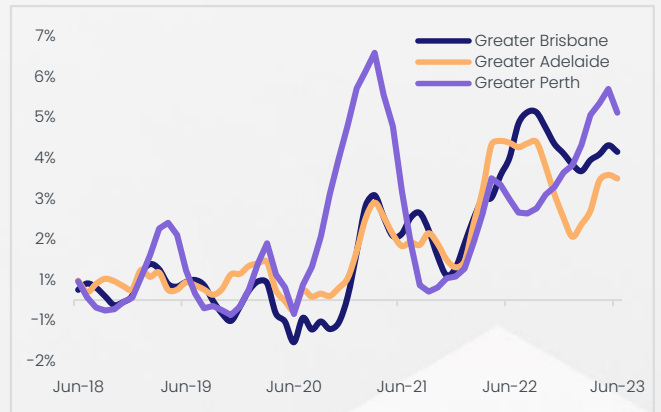
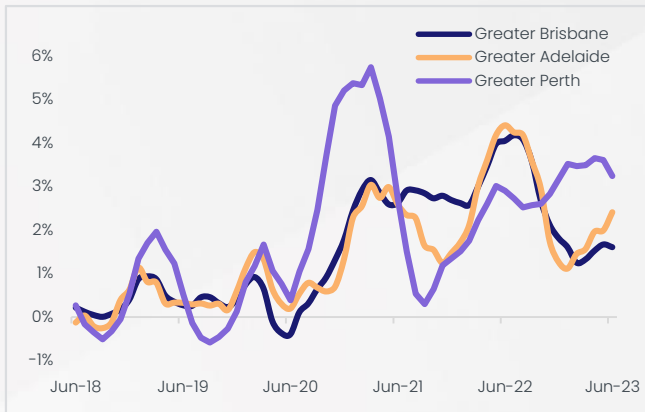
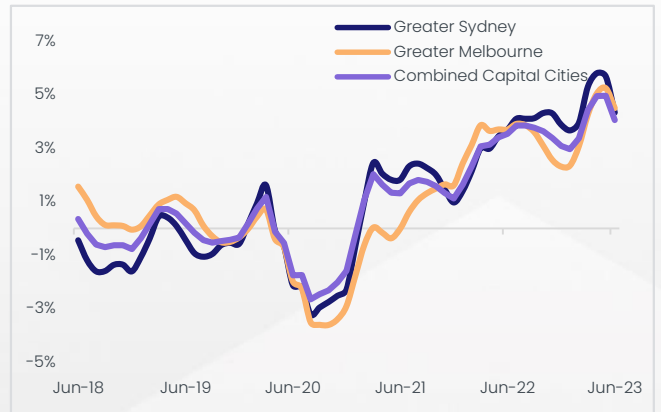


Rolling quarterly change in rental values

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	Quarterly change	Annual change	Vacancy rate
1	Vaucluse	Sydney - Eastern Suburbs	Houses	\$8,687,781	1.84%	\$2,692	-4.4%	8.3%	4.5%
2	Rose Bay	Sydney - Eastern Suburbs	Houses	\$6,121,899	2.04%	\$2,270	-3.9%	11.7%	1.9%
3	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$8,665,820	1.56%	\$2,180	-2.6%	16.0%	5.5%
4	Balgowlah Heights	Sydney - Northern Beaches	Houses	\$4,369,971	2.46%	\$2,026	1.1%	14.4%	2.6%
5	Clontarf	Sydney - Northern Beaches	Houses	\$4,845,371	2.16%	\$2,020	-2.0%	7.6%	4.2%
6	Clovelly	Sydney - Eastern Suburbs	Houses	\$4,230,708	2.55%	\$2,001	2.2%	20.3%	4.6%
7	Dover Heights	Sydney - Eastern Suburbs	Houses	\$5,981,866	1.96%	\$1,996	-5.0%	12.9%	3.6%
8	North Bondi	Sydney - Eastern Suburbs	Houses	\$4,340,622	2.36%	\$1,930	0.0%	12.6%	3.3%
9	Bronte	Sydney - Eastern Suburbs	Houses	\$5,276,235	1.95%	\$1,887	-2.1%	14.1%	4.0%
10	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,461,471	2.12%	\$1,873	-2.0%	10.7%	4.2%
11	Bondi	Sydney - Eastern Suburbs	Houses	\$4,090,426	2.37%	\$1,840	0.5%	22.4%	1.9%
12	Coogee	Sydney - Eastern Suburbs	Houses	\$3,690,038	2.56%	\$1,806	3.3%	22.7%	3.6%
13	Seaforth	Sydney - Northern Beaches	Houses	\$3,562,625	2.58%	\$1,783	-0.3%	9.5%	3.7%
14	South Coogee	Sydney - Eastern Suburbs	Houses	\$3,776,369	2.51%	\$1,759	5.0%	23.8%	3.0%
15	Queens Park	Sydney - Eastern Suburbs	Houses	\$3,919,911	2.38%	\$1,749	0.6%	15.4%	4.3%
16	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,432,751	1.92%	\$1,691	0.6%	6.2%	4.1%
17	Paddington	Sydney - Eastern Suburbs	Houses	\$3,216,815	2.59%	\$1,664	-1.2%	11.9%	2.3%
18	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$4,046,179	2.04%	\$1,645	1.7%	7.9%	3.8%
19	Fairlight	Sydney - Northern Beaches	Houses	\$3,617,790	2.33%	\$1,642	-0.7%	7.1%	1.0%
20	Bondi Junction	Sydney - Eastern Suburbs	Houses	\$2,812,289	2.87%	\$1,599	0.7%	14.4%	2.6%
21	Randwick	Sydney - Eastern Suburbs	Houses	\$3,205,442	2.61%	\$1,594	5.4%	24.1%	2.4%
22	Curl Curl	Sydney - Northern Beaches	Houses	\$3,645,804	2.27%	\$1,588	2.8%	16.7%	2.4%
23	Burraneer	Sydney - Sutherland	Houses	\$3,135,949	2.55%	\$1,566	4.7%	13.0%	5.9%
24	Castle Cove	Sydney - North Sydney and Hornsby	Houses	\$3,605,484	2.12%	\$1,553	1.8%	2.6%	4.3%
25	Balgowlah	Sydney - Northern Beaches	Houses	\$3,225,139	2.43%	\$1,517	-2.7%	10.5%	0.6%
26	Collaroy	Sydney - Northern Beaches	Houses	\$3,038,954	2.54%	\$1,496	-0.1%	17.1%	1.3%
27	North Curl Curl	Sydney - Northern Beaches	Houses	\$3,162,644	2.49%	\$1,480	0.0%	20.3%	3.2%
28	Freshwater	Sydney - Northern Beaches	Houses	\$3,325,723	2.37%	\$1,476	4.4%	14.5%	1.8%
29	Little Bay	Sydney - Eastern Suburbs	Houses	\$2,296,098	3.37%	\$1,450	5.4%	27.8%	1.8%
30	Bayview	Sydney - Northern Beaches	Houses	\$2,788,873	2.48%	\$1,437	0.7%	7.0%	3.8%

Top 30 Most affordable suburbs to rent

Sydney

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Carramar	Sydney - Parramatta	Units	\$400,176	4.77%	\$357	2.8%	12.6%	1.0%
2	Cabramatta	Sydney - South West	Units	\$436,607	4.49%	\$386	2.9%	12.2%	0.4%
3	Canley Vale	Sydney - South West	Units	\$445,133	4.57%	\$400	3.1%	12.4%	0.9%
4	Fairfield	Sydney - South West	Units	\$397,351	5.33%	\$409	3.3%	15.3%	0.8%
5	Warwick Farm	Sydney - South West	Units	\$383,047	5.96%	\$424	3.7%	14.7%	1.0%
6	Leumeah	Sydney - Outer South West	Units	\$442,420	5.11%	\$424	1.0%	8.6%	n.a
7	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$465,306	4.63%	\$425	2.5%	9.7%	n.a
8	Mount Druitt	Sydney - Blacktown	Units	\$416,156	5.21%	\$436	4.9%	12.8%	0.6%
9	Minto	Sydney - Outer South West	Units	\$487,860	4.68%	\$436	4.7%	16.2%	0.4%
10	Liverpool	Sydney - South West	Units	\$408,981	5.62%	\$438	3.8%	14.6%	1.2%
11	Wyong	Central Coast	Units	\$472,935	5.01%	\$439	2.0%	-2.5%	2.9%
12	Macquarie Fields	Sydney - Outer South West	Units	\$547,414	4.26%	\$439	2.7%	10.5%	0.6%
13	Cranebrook	Sydney - Outer West and Blue Mountains	Units	\$628,732	3.64%	\$444	1.8%	5.8%	2.0%
14	Gorokan	Central Coast	Units	\$510,271	4.60%	\$446	2.3%	1.2%	1.5%
15	Kingswood	Sydney - Outer West and Blue Mountains	Units	\$503,760	4.71%	\$451	2.3%	10.5%	0.9%
16	Willmot	Sydney - Blacktown	Houses	\$680,788	3.45%	\$451	1.4%	6.7%	0.5%
17	Tregear	Sydney - Blacktown	Houses	\$620,303	3.70%	\$456	2.3%	10.5%	1.8%
18	Werrington	Sydney - Outer West and Blue Mountains	Units	\$538,816	4.68%	\$461	3.5%	10.4%	1.0%
19	Campbelltown	Sydney - Outer South West	Units	\$507,606	4.74%	\$464	3.1%	9.9%	0.6%
20	Penrith	Sydney - Outer West and Blue Mountains	Units	\$521,169	4.70%	\$465	2.7%	10.0%	0.6%
21	Wiley Park	Sydney - Inner South West	Units	\$439,638	5.70%	\$466	8.9%	24.9%	0.2%
22	St Marys	Sydney - Outer West and Blue Mountains	Units	\$557,221	4.61%	\$468	1.8%	11.7%	1.4%
23	Ingleburn	Sydney - Outer South West	Units	\$564,147	4.41%	\$470	3.4%	11.7%	0.4%
24	Richmond	Sydney - Outer West and Blue Mountains	Units	\$545,979	4.36%	\$472	2.3%	10.6%	n.a
25	Glenfield	Sydney - Outer South West	Units	\$572,874	4.36%	\$476	2.5%	10.4%	0.3%
26	Lakemba	Sydney - Inner South West	Units	\$425,677	5.97%	\$480	9.1%	26.9%	0.3%
27	Punchbowl (Canterbury-	Sydney - Inner South West	Units	\$478,223	5.50%	\$480	7.4%	22.0%	0.4%
28	Whalan	Sydney - Blacktown	Houses	\$689,803	3.50%	\$481	1.6%	8.3%	1.5%
29	Lethbridge Park	Sydney - Blacktown	Houses	\$629,167	3.76%	\$482	2.2%	10.0%	2.3%
30	Shalvey	Sydney - Blacktown	Houses	\$643,865	3.72%	\$482	2.2%	9.8%	0.6%

Top 30 Most expensive suburbs to rent

Melbourne

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Brighton	Melbourne - Inner South	Houses	\$3,536,439	2.00%	\$1,343	3.0%	0.3%	1.4%
2	Black Rock	Melbourne - Inner South	Houses	\$2,417,299	2.62%	\$1,245	0.8%	8.0%	2.1%
3	Middle Park	Melbourne - Inner	Houses	\$2,704,089	2.33%	\$1,225	3.8%	17.5%	1.8%
4	Malvern	Melbourne - Inner South	Houses	\$3,017,759	1.99%	\$1,199	6.2%	11.1%	1.2%
5	Canterbury	Melbourne - Inner East	Houses	\$3,027,662	2.03%	\$1,174	2.1%	13.2%	0.3%
6	Sandringham	Melbourne - Inner South	Houses	\$2,234,508	2.76%	\$1,172	2.1%	1.6%	0.3%
7	Elwood	Melbourne - Inner	Houses	\$2,294,361	2.52%	\$1,163	4.5%	18.9%	1.5%
8	Kew	Melbourne - Inner East	Houses	\$2,775,550	2.13%	\$1,141	7.1%	18.9%	1.3%
9	Hampton	Melbourne - Inner South	Houses	\$2,343,891	2.51%	\$1,129	4.6%	3.1%	1.0%
10	Brighton East	Melbourne - Inner South	Houses	\$2,258,676	2.49%	\$1,121	2.9%	1.2%	1.8%
11	Beaumaris	Melbourne - Inner South	Houses	\$2,081,709	2.84%	\$1,115	5.3%	5.4%	1.7%
12	Albert Park	Melbourne - Inner	Houses	\$2,435,736	2.35%	\$1,110	3.5%	17.7%	0.8%
13	Caulfield North	Melbourne - Inner South	Houses	\$2,566,585	2.17%	\$1,090	2.9%	14.7%	1.4%
14	Hawthorn	Melbourne - Inner East	Houses	\$2,580,442	2.05%	\$1,065	3.0%	12.9%	1.0%
15	Malvern East	Melbourne - Inner South	Houses	\$2,180,009	2.38%	\$1,056	6.2%	16.4%	1.7%
16	Camberwell	Melbourne - Inner East	Houses	\$2,526,162	2.14%	\$1,050	4.1%	13.7%	2.0%
17	St Kilda	Melbourne - Inner	Houses	\$1,665,302	2.98%	\$1,036	5.6%	20.3%	1.8%
18	Elsternwick	Melbourne - Inner South	Houses	\$2,302,385	2.36%	\$1,029	5.4%	10.8%	1.5%
19	St Kilda East	Melbourne - Inner	Houses	\$1,891,790	2.80%	\$1,013	4.9%	17.0%	1.4%
20	Caulfield	Melbourne - Inner South	Houses	\$2,123,496	2.48%	\$1,009	4.9%	13.6%	1.3%
21	Hawthorn East	Melbourne - Inner East	Houses	\$2,381,928	2.17%	\$1,007	4.9%	12.6%	1.7%
22	South Melbourne	Melbourne - Inner	Houses	\$1,783,151	2.82%	\$1,005	4.6%	14.8%	1.4%
23	Glen Iris	Melbourne - Inner East	Houses	\$2,382,498	2.16%	\$1,003	4.3%	13.7%	1.8%
24	Port Melbourne	Melbourne - Inner	Houses	\$1,693,953	2.95%	\$1,000	4.7%	13.5%	1.1%
25	Balwyn	Melbourne - Inner East	Houses	\$2,673,498	1.92%	\$997	4.5%	16.4%	0.8%
26	Caulfield South	Melbourne - Inner South	Houses	\$1,837,827	2.76%	\$985	5.3%	18.4%	1.0%
27	Fitzroy	Melbourne - Inner	Houses	\$1,582,411	3.19%	\$966	2.1%	16.3%	1.8%
28	Balaclava	Melbourne - Inner	Houses	\$1,454,150	3.26%	\$953	4.1%	14.2%	2.0%
29	Kew East	Melbourne - Inner East	Houses	\$2,006,894	2.44%	\$945	7.8%	21.3%	0.8%
30	Hampton East	Melbourne - Inner South	Houses	\$1,478,416	3.10%	\$941	4.0%	1.6%	1.9%

Top 30 Most affordable suburbs to rent

Melbourne

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Melton South	Melbourne - West	Units	\$373,495	4.81%	\$342	1.1%	8.6%	1.2%
2	Melton	Melbourne - West	Units	\$374,242	4.89%	\$351	2.0%	9.4%	0.8%
3	Albion	Melbourne - West	Units	\$359,076	5.14%	\$358	3.7%	12.4%	0.3%
4	Melton West	Melbourne - West	Units	\$416,439	4.68%	\$360	0.9%	6.5%	0.9%
5	Bacchus Marsh	Melbourne - West	Units	\$379,138	5.01%	\$366	0.9%	7.9%	1.3%
6	Werribee	Melbourne - West	Units	\$409,964	4.70%	\$369	3.0%	9.9%	0.5%
7	Hoppers Crossing	Melbourne - West	Units	\$418,192	4.64%	\$374	2.8%	11.1%	0.3%
8	Melton	Melbourne - West	Houses	\$461,916	4.24%	\$387	3.1%	5.9%	1.5%
9	St Albans	Melbourne - West	Units	\$471,096	4.50%	\$394	2.8%	11.3%	0.6%
10	Deer Park	Melbourne - West	Units	\$478,523	4.45%	\$396	2.2%	10.6%	0.5%
11	Pakenham	Melbourne - South East	Units	\$489,229	4.52%	\$404	1.9%	10.5%	0.1%
12	Kurunjang	Melbourne - West	Houses	\$542,818	3.92%	\$405	3.0%	6.7%	1.9%
13	Tarneit	Melbourne - West	Units	\$486,100	4.57%	\$405	3.0%	11.0%	n.a
14	Thomastown	Melbourne - North East	Units	\$444,486	4.70%	\$406	3.0%	8.0%	0.6%
15	Broadmeadows	Melbourne - North West	Units	\$430,548	5.03%	\$408	3.9%	12.0%	0.3%
16	Lalor	Melbourne - North East	Units	\$475,701	4.49%	\$409	3.5%	9.6%	0.4%
17	Epping	Melbourne - North East	Units	\$474,235	4.68%	\$410	3.0%	8.5%	0.6%
18	Meadow Heights	Melbourne - North West	Units	\$433,522	5.00%	\$410	2.0%	8.9%	0.3%
19	Dandenong	Melbourne - South East	Units	\$399,268	5.28%	\$411	3.7%	11.8%	0.7%
20	Truganina	Melbourne - West	Units	\$459,937	4.82%	\$412	2.8%	9.8%	0.5%
21	Craigieburn	Melbourne - North West	Units	\$437,941	5.09%	\$414	3.0%	11.2%	0.3%
22	Mill Park	Melbourne - North East	Units	\$488,943	4.53%	\$414	3.9%	10.7%	0.7%
23	Sunshine	Melbourne - West	Units	\$488,077	4.62%	\$414	2.1%	10.8%	0.3%
24	Sydenham	Melbourne - West	Units	\$469,927	4.73%	\$415	2.0%	9.1%	0.8%
25	Mernda	Melbourne - North East	Units	\$479,495	4.71%	\$416	2.6%	10.2%	0.5%
26	Sunshine West	Melbourne - West	Units	\$536,663	4.23%	\$416	2.3%	9.3%	0.4%
27	Cranbourne	Melbourne - South East	Units	\$452,895	4.73%	\$417	2.7%	11.3%	0.3%
28	Kingsville	Melbourne - West	Units	\$504,690	4.53%	\$420	4.9%	15.4%	n.a
29	Dandenong North	Melbourne - South East	Units	\$510,002	4.26%	\$421	4.2%	11.8%	0.3%
30	Albanvale	Melbourne - West	Houses	\$568,571	3.89%	\$421	3.0%	8.0%	0.3%

Top 30 Most expensive suburbs to rent

Brisbane

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Hamilton	Brisbane Inner City	Houses	\$2,243,083	2.61%	\$1,218	3.1%	6.0%	3.0%
2	Ascot	Brisbane Inner City	Houses	\$2,247,902	2.51%	\$1,156	2.0%	-0.5%	3.1%
3	Hawthorne	Brisbane Inner City	Houses	\$1,771,908	3.21%	\$1,155	-0.5%	10.8%	1.6%
4	Bulimba	Brisbane Inner City	Houses	\$1,788,271	3.14%	\$1,132	-0.7%	9.2%	1.0%
5	New Farm	Brisbane Inner City	Houses	\$1,867,609	3.05%	\$1,109	0.7%	11.2%	2.4%
6	Pullenvale	Brisbane - West	Houses	\$1,678,158	3.38%	\$1,084	3.2%	4.2%	2.9%
7	Hendra	Brisbane Inner City	Houses	\$1,598,918	3.28%	\$1,084	0.7%	4.7%	2.0%
8	Balmoral	Brisbane Inner City	Houses	\$1,494,749	3.40%	\$1,015	-0.2%	9.8%	1.8%
9	Fig Tree Pocket	Brisbane - West	Houses	\$1,567,332	3.24%	\$1,012	-0.2%	4.7%	2.9%
10	Clayfield	Brisbane Inner City	Houses	\$1,631,925	3.03%	\$999	1.6%	7.8%	2.6%
11	Bardon	Brisbane Inner City	Houses	\$1,449,346	3.16%	\$990	-2.1%	6.0%	1.2%
12	Wilston	Brisbane Inner City	Houses	\$1,637,828	2.80%	\$976	0.5%	1.9%	2.0%
13	Norman Park	Brisbane Inner City	Houses	\$1,342,691	3.59%	\$955	0.5%	14.1%	1.2%
14	Grange	Brisbane Inner City	Houses	\$1,437,753	3.16%	\$949	2.4%	7.5%	1.0%
15	Paddington	Brisbane Inner City	Houses	\$1,564,947	2.82%	\$934	-3.1%	2.3%	1.3%
16	Seven Hills	Brisbane Inner City	Houses	\$1,304,009	3.41%	\$927	-1.0%	9.3%	1.9%
17	Kenmore Hills	Brisbane - West	Houses	\$1,362,823	3.74%	\$927	2.7%	11.6%	3.5%
18	Ashgrove	Brisbane Inner City	Houses	\$1,336,514	3.16%	\$922	-2.2%	5.5%	0.9%
19	Chapel Hill	Brisbane - West	Houses	\$1,218,979	3.79%	\$918	0.9%	7.9%	2.0%
20	West End	Brisbane Inner City	Houses	\$1,423,345	3.29%	\$914	2.6%	13.4%	1.3%
21	Spring Hill	Brisbane Inner City	Houses	\$1,489,214	3.12%	\$908	2.2%	17.7%	2.4%
22	Auchenflower	Brisbane Inner City	Houses	\$1,431,032	2.99%	\$905	-2.3%	3.6%	1.1%
23	Camp Hill	Brisbane - South	Houses	\$1,327,056	3.25%	\$891	0.4%	8.9%	1.1%
24	Rochedale	Brisbane - South	Houses	\$1,511,129	3.03%	\$890	1.5%	8.5%	2.9%
25	Carindale	Brisbane - South	Houses	\$1,258,774	3.64%	\$876	0.0%	7.1%	3.0%
26	East Brisbane	Brisbane Inner City	Houses	\$1,195,269	3.63%	\$873	0.0%	13.4%	2.2%
27	Bridgeman Downs	Brisbane - North	Houses	\$1,194,361	3.81%	\$867	2.2%	8.8%	2.3%
28	Highgate Hill	Brisbane Inner City	Houses	\$1,645,294	2.60%	\$860	1.7%	13.1%	1.4%
29	Woolloowin	Brisbane Inner City	Houses	\$1,247,780	3.54%	\$859	3.1%	10.4%	1.6%
30	Kenmore	Brisbane - West	Houses	\$995,629	4.30%	\$856	2.5%	14.1%	2.8%

Top 30 Most affordable suburbs to rent

Brisbane

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Woodridge	Logan - Beaudesert	Units	\$251,564	7.62%	\$357	3.9%	12.2%	1.6%
2	Bellbird Park	Ipswich	Units	\$321,455	6.01%	\$361	1.6%	10.1%	0.9%
3	Caboolture	Moreton Bay - North	Units	\$301,872	7.13%	\$369	1.6%	13.0%	1.6%
4	Goodna	Ipswich	Units	\$297,615	6.77%	\$376	0.8%	12.9%	2.5%
5	Mount Warren Park	Logan - Beaudesert	Units	\$325,032	6.31%	\$379	3.0%	12.8%	n.a
6	Bundamba	Ipswich	Units	\$346,496	6.64%	\$385	-1.1%	15.3%	0.6%
7	Beenleigh	Logan - Beaudesert	Units	\$287,460	6.91%	\$386	4.7%	16.2%	0.9%
8	Waterford West	Logan - Beaudesert	Units	\$282,200	7.13%	\$396	4.0%	20.1%	0.8%
9	Lawnton	Moreton Bay - South	Units	\$374,311	5.95%	\$415	0.9%	12.9%	0.7%
10	Redbank Plains	Ipswich	Units	\$356,942	6.24%	\$416	1.7%	12.2%	0.4%
11	Russell Island	Brisbane - East	Houses	\$369,599	5.72%	\$417	1.1%	5.4%	4.3%
12	Rochedale South	Logan - Beaudesert	Units	\$425,879	5.20%	\$424	4.3%	11.8%	0.4%
13	Hillcrest	Logan - Beaudesert	Units	\$336,467	6.85%	\$424	4.8%	17.2%	1.4%
14	Kallangur	Moreton Bay - South	Units	\$403,591	5.73%	\$434	1.0%	8.9%	0.6%
15	Browns Plains	Logan - Beaudesert	Units	\$389,916	6.08%	\$436	5.0%	16.1%	n.a
16	Marsden	Logan - Beaudesert	Units	\$388,243	6.10%	\$437	4.6%	15.4%	0.6%
17	Kippa-Ring	Moreton Bay - North	Units	\$362,911	6.25%	\$438	3.1%	22.7%	1.3%
18	Morayfield	Moreton Bay - North	Units	\$407,085	5.85%	\$439	2.4%	12.1%	1.0%
19	Riverview	Ipswich	Houses	\$393,389	5.76%	\$439	1.5%	10.8%	2.0%
20	Macleay Island	Brisbane - East	Houses	\$425,719	5.29%	\$444	0.1%	3.4%	3.6%
21	Burpengary	Moreton Bay - North	Units	\$373,994	6.27%	\$445	4.0%	19.9%	0.7%
22	Loganlea	Logan - Beaudesert	Units	\$375,406	6.36%	\$447	4.4%	19.4%	0.9%
23	Petrie	Moreton Bay - South	Units	\$416,469	5.75%	\$448	2.3%	11.8%	n.a
24	Deception Bay	Moreton Bay - North	Units	\$387,749	6.10%	\$449	2.6%	15.3%	0.3%
25	Dakabin	Moreton Bay - South	Units	\$431,295	5.54%	\$451	-0.4%	3.1%	0.3%
26	Bethania	Logan - Beaudesert	Units	\$419,798	5.98%	\$452	3.5%	18.4%	1.5%
27	Strathpine	Moreton Bay - South	Units	\$386,844	6.28%	\$453	3.1%	16.4%	0.4%
28	Springwood	Logan - Beaudesert	Units	\$381,386	6.13%	\$454	4.7%	12.8%	0.5%
29	One Mile	Ipswich	Houses	\$409,810	5.73%	\$457	0.1%	12.7%	0.4%
30	Leichhardt	Ipswich	Houses	\$414,190	5.70%	\$462	1.4%	12.2%	1.9%

Top 30 Most expensive suburbs to rent

Adelaide

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Malvern	Adelaide - Central and Hills	Houses	\$1,754,431	2.59%	\$872	1.9%	9.9%	0.9%
2	St Georges	Adelaide - Central and Hills	Houses	\$1,596,910	2.70%	\$830	2.0%	10.6%	2.1%
3	Beaumont	Adelaide - Central and Hills	Houses	\$1,631,417	2.65%	\$821	2.2%	10.5%	1.7%
4	Glenunga	Adelaide - Central and Hills	Houses	\$1,598,506	2.68%	\$820	2.8%	10.3%	1.6%
5	Glenelg East	Adelaide - South	Houses	\$1,383,024	3.30%	\$819	2.6%	13.1%	n.a
6	Unley	Adelaide - Central and Hills	Houses	\$1,466,309	2.82%	\$815	2.7%	8.6%	1.2%
7	Fullarton	Adelaide - Central and Hills	Houses	\$1,402,624	2.93%	\$811	3.1%	9.1%	n.a
8	North Adelaide	Adelaide - Central and Hills	Houses	\$1,245,090	3.38%	\$810	1.2%	6.4%	1.1%
9	St Peters	Adelaide - Central and Hills	Houses	\$1,792,382	2.34%	\$793	1.5%	7.5%	2.1%
10	Somerton Park	Adelaide - South	Houses	\$1,370,423	3.08%	\$785	3.0%	10.8%	0.7%
11	West Beach	Adelaide - West	Houses	\$1,229,882	3.30%	\$782	4.8%	10.2%	0.4%
12	Kensington Park	Adelaide - Central and Hills	Houses	\$1,454,912	2.72%	\$782	2.9%	8.5%	0.7%
13	Mitcham	Adelaide - South	Houses	\$1,403,952	3.07%	\$773	-0.5%	10.2%	1.1%
14	Henley Beach	Adelaide - West	Houses	\$1,236,050	3.20%	\$769	4.3%	11.8%	1.3%
15	Glenside	Adelaide - Central and Hills	Houses	\$1,297,372	3.01%	\$768	3.9%	6.4%	0.8%
16	North Brighton	Adelaide - South	Houses	\$1,198,742	3.36%	\$760	2.0%	11.7%	n.a
17	Parkside	Adelaide - Central and Hills	Houses	\$1,239,206	3.14%	\$758	3.5%	7.4%	1.3%
18	Linden Park	Adelaide - Central and Hills	Houses	\$1,391,929	2.83%	\$757	2.9%	5.9%	2.8%
19	Henley Beach South	Adelaide - West	Houses	\$1,314,937	3.01%	\$753	1.1%	5.3%	1.9%
20	Kensington Gardens	Adelaide - Central and Hills	Houses	\$1,415,023	2.70%	\$752	2.2%	5.8%	n.a
21	Belair	Adelaide - South	Houses	\$1,032,509	3.98%	\$749	2.5%	11.3%	1.5%
22	Fulham Gardens	Adelaide - West	Houses	\$1,063,516	3.61%	\$734	5.2%	15.4%	n.a
23	Norwood	Adelaide - Central and Hills	Houses	\$1,358,342	2.80%	\$732	1.8%	7.2%	0.7%
24	Goodwood	Adelaide - Central and Hills	Houses	\$1,303,756	2.92%	\$731	2.6%	6.6%	0.5%
25	West Lakes	Adelaide - West	Houses	\$1,039,966	3.73%	\$729	1.8%	10.9%	1.4%
26	Glenelg North	Adelaide - South	Houses	\$1,073,357	3.56%	\$728	5.0%	10.1%	0.7%
27	Beulah Park	Adelaide - Central and Hills	Houses	\$1,279,266	2.90%	\$727	3.2%	10.5%	1.4%
28	Seacliff	Adelaide - South	Houses	\$1,099,433	3.49%	\$719	2.9%	8.9%	4.7%
29	Vale Park	Adelaide - Central and Hills	Houses	\$1,150,870	3.19%	\$715	2.0%	9.7%	0.5%
30	Stirling	Adelaide - Central and Hills	Houses	\$1,170,546	3.26%	\$715	0.4%	11.0%	n.a

Top 30 Most affordable suburbs to rent

Adelaide

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Salisbury East	Adelaide - North	Units	\$337,360	5.52%	\$355	4.2%	13.4%	n.a
2	Salisbury	Adelaide - North	Units	\$286,613	6.45%	\$366	3.1%	14.4%	0.4%
3	Elizabeth South	Adelaide - North	Houses	\$344,625	5.69%	\$388	1.9%	11.0%	n.a
4	Brooklyn Park	Adelaide - West	Units	\$365,233	5.59%	\$390	1.2%	13.2%	0.3%
5	Elizabeth Grove	Adelaide - North	Houses	\$357,955	5.64%	\$392	1.4%	9.4%	n.a
6	Kilburn	Adelaide - North	Units	\$383,856	5.22%	\$393	1.3%	9.1%	n.a
7	Andrews Farm	Adelaide - North	Units	\$374,679	5.80%	\$401	4.4%	17.6%	n.a
8	Kurralt Park	Adelaide - West	Units	\$385,124	5.82%	\$401	3.0%	13.5%	n.a
9	Elizabeth North	Adelaide - North	Houses	\$319,762	6.52%	\$401	2.3%	12.1%	0.6%
10	St Peters	Adelaide - Central and Hills	Units	\$429,910	5.08%	\$401	2.1%	7.3%	n.a
11	Plympton	Adelaide - West	Units	\$388,614	5.78%	\$402	3.0%	13.2%	n.a
12	Richmond	Adelaide - West	Units	\$451,529	4.78%	\$402	2.3%	9.0%	n.a
13	Davoren Park	Adelaide - North	Houses	\$367,804	5.82%	\$409	2.4%	11.3%	0.4%
14	Modbury	Adelaide - North	Units	\$398,918	5.14%	\$411	3.0%	7.6%	n.a
15	Klemzig	Adelaide - North	Units	\$384,522	5.38%	\$412	-0.4%	12.2%	n.a
16	Elizabeth Downs	Adelaide - North	Houses	\$334,786	6.43%	\$415	2.6%	10.8%	0.7%
17	Broadview	Adelaide - North	Units	\$400,816	5.37%	\$415	2.3%	7.7%	n.a
18	Elizabeth East	Adelaide - North	Houses	\$410,940	5.19%	\$417	1.7%	11.0%	0.6%
19	Morphett Vale	Adelaide - South	Units	\$377,344	5.65%	\$418	3.6%	10.4%	0.2%
20	Camden Park	Adelaide - West	Units	\$425,450	5.29%	\$419	3.1%	14.0%	n.a
21	Blackwood	Adelaide - South	Units	\$424,178	5.17%	\$419	3.9%	5.2%	2.0%
22	Marleston	Adelaide - West	Units	\$430,718	5.23%	\$420	2.5%	13.3%	0.6%
23	Elizabeth Vale	Adelaide - North	Houses	\$402,665	5.41%	\$421	2.6%	10.4%	0.4%
24	Smithfield Plains	Adelaide - North	Houses	\$390,848	5.61%	\$421	2.7%	12.6%	1.1%
25	Smithfield	Adelaide - North	Houses	\$362,757	6.15%	\$423	2.3%	11.0%	0.4%
26	West Beach	Adelaide - West	Units	\$443,056	5.03%	\$424	4.1%	14.3%	n.a
27	Gawler South	Adelaide - North	Houses	\$486,211	4.81%	\$428	2.1%	8.4%	n.a
28	New Port	Adelaide - West	Units	\$344,912	5.94%	\$429	1.5%	10.7%	0.8%
29	Elizabeth Park	Adelaide - North	Houses	\$391,067	5.84%	\$432	3.5%	15.1%	0.5%
30	Christies Beach	Adelaide - South	Units	\$456,535	5.26%	\$435	4.3%	14.2%	n.a

Top 30 Most expensive suburbs to rent

Perth

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Dalkeith	Perth - Inner	Houses	\$3,100,718	2.17%	\$1,329	3.4%	9.4%	1.3%
2	Swanbourne	Perth - Inner	Houses	\$2,040,845	3.20%	\$1,255	1.3%	10.7%	1.1%
3	Cottesloe	Perth - Inner	Houses	\$2,739,259	2.32%	\$1,242	-0.9%	3.0%	2.1%
4	City Beach	Perth - Inner	Houses	\$2,400,402	2.58%	\$1,234	2.6%	8.5%	1.1%
5	Mount Claremont	Perth - Inner	Houses	\$1,732,196	3.69%	\$1,217	3.3%	10.8%	1.3%
6	Mosman Park	Perth - Inner	Houses	\$1,992,111	2.98%	\$1,175	1.6%	10.3%	0.6%
7	Claremont	Perth - Inner	Houses	\$1,794,977	3.11%	\$1,130	1.3%	7.7%	0.8%
8	Nedlands	Perth - Inner	Houses	\$1,958,162	2.97%	\$1,106	1.3%	10.0%	1.5%
9	North Coogee	Perth - South West	Houses	\$1,389,882	4.00%	\$1,088	4.0%	12.6%	0.6%
10	Floreat	Perth - Inner	Houses	\$1,739,475	3.12%	\$1,050	3.3%	10.5%	1.8%
11	Churchlands	Perth - North West	Houses	\$1,554,403	3.33%	\$1,024	2.6%	12.9%	0.7%
12	East Fremantle	Perth - South West	Houses	\$1,436,359	3.71%	\$1,000	4.2%	12.8%	0.3%
13	North Fremantle	Perth - South West	Houses	\$1,267,220	3.90%	\$955	3.8%	14.5%	2.5%
14	Subiaco	Perth - Inner	Houses	\$1,514,020	3.25%	\$943	1.8%	8.9%	1.2%
15	Burns Beach	Perth - North West	Houses	\$1,029,368	4.69%	\$939	1.6%	9.8%	1.5%
16	Iluka	Perth - North West	Houses	\$1,126,514	4.35%	\$920	1.9%	13.6%	0.9%
17	Wembley Downs	Perth - North West	Houses	\$1,379,072	3.43%	\$917	3.4%	12.1%	0.6%
18	Shenton Park	Perth - Inner	Houses	\$1,539,256	3.02%	\$912	2.4%	10.7%	1.7%
19	Trigg	Perth - North West	Houses	\$1,626,917	2.83%	\$908	3.2%	12.8%	1.2%
20	Marmion	Perth - North West	Houses	\$1,387,607	3.29%	\$883	3.0%	11.1%	1.7%
21	West Leederville	Perth - Inner	Houses	\$1,293,373	3.48%	\$883	-0.6%	9.1%	1.0%
22	Sorrento	Perth - North West	Houses	\$1,313,264	3.40%	\$879	1.8%	9.7%	1.2%
23	Wembley	Perth - Inner	Houses	\$1,383,688	3.29%	\$876	1.5%	8.8%	0.8%
24	North Beach	Perth - North West	Houses	\$1,386,434	3.21%	\$866	3.7%	14.7%	n.a
25	Salter Point	Perth - South East	Houses	\$1,313,846	3.28%	\$851	3.5%	11.9%	1.9%
26	Woodlands	Perth - North West	Houses	\$1,230,741	3.55%	\$850	2.8%	13.8%	0.5%
27	Applecross	Perth - South West	Houses	\$1,804,201	2.92%	\$849	1.3%	10.8%	2.2%
28	Mount Lawley	Perth - Inner	Houses	\$1,250,489	3.43%	\$843	3.7%	14.4%	1.2%
29	Gwelup	Perth - North West	Houses	\$1,090,488	4.05%	\$842	3.1%	10.3%	n.a
30	Attadale	Perth - South West	Houses	\$1,539,988	3.01%	\$842	2.0%	11.8%	0.6%

Top 30 Most affordable suburbs to rent

Perth

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Shoalwater	Perth - South West	Units	\$255,839	7.45%	\$367	3.2%	8.1%	0.7%
2	Orelia	Perth - South West	Units	\$195,985	10.58%	\$370	4.1%	25.7%	na.
3	Baldivis	Perth - South West	Units	\$344,980	5.85%	\$380	3.2%	9.3%	1.3%
4	Dudley Park	Mandurah	Units	\$269,915	7.10%	\$383	-1.6%	9.2%	0.6%
5	Safety Bay	Perth - South West	Units	\$287,622	7.24%	\$399	3.5%	8.8%	n.a
6	Kelmscott	Perth - South East	Units	\$268,954	8.31%	\$414	3.3%	14.6%	1.2%
7	Waikiki	Perth - South West	Units	\$298,638	7.63%	\$414	4.6%	9.7%	0.9%
8	Rockingham	Perth - South West	Units	\$313,697	6.97%	\$422	1.6%	6.5%	0.8%
9	Midland	Perth - North East	Units	\$309,696	7.47%	\$428	4.3%	13.5%	0.5%
10	Ellenbrook	Perth - North East	Units	\$316,316	7.08%	\$431	4.9%	15.4%	n.a
11	Armadale	Perth - South East	Units	\$267,473	9.05%	\$431	4.5%	13.9%	0.8%
12	Gosnells	Perth - South East	Units	\$290,895	8.01%	\$433	3.8%	14.2%	0.4%
13	Spearwood	Perth - South West	Units	\$373,024	6.37%	\$442	3.5%	11.1%	0.2%
14	Success	Perth - South West	Units	\$329,191	6.97%	\$443	0.0%	7.2%	1.3%
15	Armadale	Perth - South East	Houses	\$354,922	6.84%	\$449	4.8%	14.1%	0.2%
16	Noranda	Perth - North East	Units	\$329,052	7.33%	\$450	5.6%	16.5%	n.a
17	Hamilton Hill	Perth - South West	Units	\$363,936	6.48%	\$452	4.1%	12.4%	0.9%
18	Bentley	Perth - South East	Units	\$383,230	6.22%	\$454	4.0%	8.5%	0.8%
19	Coolbellup	Perth - South West	Units	\$332,843	7.07%	\$454	3.5%	12.2%	0.4%
20	Medina	Perth - South West	Houses	\$350,459	6.84%	\$455	3.4%	12.1%	n.a
21	Mandurah	Mandurah	Units	\$360,034	5.79%	\$455	-0.4%	11.2%	0.9%
22	Maylands	Perth - North East	Units	\$345,986	7.12%	\$458	5.5%	16.5%	0.5%
23	Calista	Perth - South West	Houses	\$354,908	6.83%	\$459	3.8%	13.5%	1.2%
24	Maddington	Perth - South East	Units	\$316,117	7.91%	\$461	4.8%	16.6%	n.a
25	Bayswater	Perth - North East	Units	\$337,283	7.59%	\$464	6.8%	18.9%	1.1%
26	Halls Head	Mandurah	Units	\$375,162	6.53%	\$464	-1.3%	11.2%	2.7%
27	Cannington	Perth - South East	Units	\$370,058	6.94%	\$469	5.1%	11.4%	0.6%
28	Kelmscott	Perth - South East	Houses	\$428,096	5.60%	\$469	3.2%	12.3%	0.4%
29	Glendalough	Perth - Inner	Units	\$287,351	8.25%	\$470	5.7%	18.3%	0.2%
30	Cockburn Central	Perth - South West	Units	\$323,878	7.66%	\$470	2.7%	8.2%	0.6%

Top 30 Most expensive suburbs to rent

Hobart

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Tranmere	Hobart	Houses	\$1,040,170	3.57%	\$703	-0.6%	2.1%	1.3%
2	Sandy Bay	Hobart	Houses	\$1,263,932	2.86%	\$678	-2.4%	-0.5%	2.8%
3	North Hobart	Hobart	Houses	\$870,776	3.76%	\$643	-2.6%	-0.3%	2.0%
4	West Hobart	Hobart	Houses	\$984,979	3.36%	\$633	-1.9%	-1.0%	2.7%
5	Lenah Valley	Hobart	Houses	\$751,498	4.34%	\$622	-0.9%	-0.5%	3.7%
6	Taroona	Hobart	Houses	\$863,960	3.68%	\$620	-1.8%	-0.4%	1.4%
7	Lauderdale	Hobart	Houses	\$797,166	4.05%	\$614	1.7%	5.1%	3.2%
8	New Town	Hobart	Houses	\$855,220	3.66%	\$612	-1.6%	0.3%	3.6%
9	South Hobart	Hobart	Houses	\$841,112	3.79%	\$609	-1.5%	3.4%	1.5%
10	Blackmans Bay	Hobart	Houses	\$846,993	3.80%	\$602	-1.2%	1.0%	3.2%
11	Kingston	Hobart	Houses	\$739,548	4.28%	\$590	-0.6%	1.8%	2.6%
12	Margate	Hobart	Houses	\$772,439	4.02%	\$589	0.8%	1.2%	3.1%
13	Howrah	Hobart	Houses	\$740,846	4.15%	\$588	-1.4%	0.7%	2.3%
14	Geilston Bay	Hobart	Houses	\$685,302	4.41%	\$584	-2.0%	-0.4%	4.0%
15	Lindisfarne	Hobart	Houses	\$715,741	4.22%	\$582	0.2%	-0.5%	4.2%
16	Oakdowns	Hobart	Houses	\$599,756	5.13%	\$580	0.1%	4.7%	4.0%
17	Rosetta	Hobart	Houses	\$613,241	4.77%	\$575	-0.4%	3.8%	1.3%
18	Kingston Beach	Hobart	Houses	\$864,672	3.55%	\$573	-1.2%	-0.6%	0.8%
19	Bellerive	Hobart	Houses	\$806,181	3.68%	\$572	-1.6%	-1.8%	2.7%
20	Montrose	Hobart	Houses	\$582,675	4.98%	\$570	-0.4%	2.8%	3.1%
21	Old Beach	Hobart	Houses	\$620,119	5.08%	\$558	-3.2%	-0.1%	1.9%
22	Austins Ferry	Hobart	Houses	\$623,993	4.60%	\$556	1.2%	1.7%	3.1%
23	West Moonah	Hobart	Houses	\$610,287	4.69%	\$554	-1.0%	-1.4%	4.6%
24	Moonah	Hobart	Houses	\$585,933	4.87%	\$550	-1.6%	-0.8%	1.9%
25	Lutana	Hobart	Houses	\$543,881	5.23%	\$550	-1.4%	0.8%	2.8%
26	Sandy Bay	Hobart	Units	\$648,729	4.19%	\$547	-0.2%	4.4%	3.0%
27	Glenorchy	Hobart	Houses	\$544,210	5.19%	\$545	-0.2%	1.0%	2.7%
28	Warrane	Hobart	Houses	\$528,486	5.36%	\$544	-1.1%	0.5%	0.6%
29	Mornington	Hobart	Houses	\$550,618	5.13%	\$543	-1.9%	0.3%	3.4%
30	Rokeby	Hobart	Houses	\$510,732	5.26%	\$542	-0.9%	1.5%	5.2%

Top 30 Most affordable suburbs to rent

Hobart

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Claremont	Hobart	Units	\$433,988	5.27%	\$420	1.3%	-0.2%	3.3%
2	Bridgewater	Hobart	Houses	\$472,051	4.78%	\$426	-2.9%	-0.3%	1.7%
3	West Moonah	Hobart	Units	\$461,890	5.27%	\$438	1.3%	3.8%	1.0%
4	Glenorchy	Hobart	Units	\$441,448	5.55%	\$447	0.8%	5.5%	2.3%
5	Primrose Sands	Hobart	Houses	\$507,448	4.56%	\$452	0.1%	1.6%	4.9%
6	Lindisfarne	Hobart	Units	\$518,996	4.74%	\$468	-3.8%	2.3%	2.4%
7	Kingston	Hobart	Units	\$555,332	4.72%	\$470	-1.9%	4.9%	2.7%
8	Bellerive	Hobart	Units	\$548,775	4.58%	\$474	-2.9%	1.3%	0.8%
9	New Norfolk	Hobart	Houses	\$443,940	5.40%	\$475	-0.3%	-0.6%	4.1%
10	Howrah	Hobart	Units	\$565,859	4.55%	\$480	-2.1%	2.2%	3.0%
11	Risdon Vale	Hobart	Houses	\$441,446	5.84%	\$489	-1.1%	2.6%	3.7%
12	Dodges Ferry	Hobart	Houses	\$554,562	4.61%	\$503	1.6%	5.2%	4.2%
13	Blackmans Bay	Hobart	Units	\$577,614	4.72%	\$504	-2.6%	1.4%	1.6%
14	Brighton	Hobart	Houses	\$586,221	4.96%	\$507	-2.9%	3.8%	1.8%
15	Midway Point	Hobart	Houses	\$567,972	4.73%	\$517	0.4%	1.9%	1.7%
16	Chigwell	Hobart	Houses	\$488,859	5.59%	\$521	-1.3%	1.7%	3.5%
17	Claremont	Hobart	Houses	\$528,933	5.06%	\$524	-0.8%	1.0%	3.1%
18	Berriedale	Hobart	Houses	\$504,853	5.31%	\$529	-1.3%	0.9%	2.0%
19	Sorell	Hobart	Houses	\$647,919	4.49%	\$542	1.0%	3.9%	3.7%
20	Rokeby	Hobart	Houses	\$510,732	5.26%	\$542	-0.9%	1.5%	5.2%
21	Mornington	Hobart	Houses	\$550,618	5.13%	\$543	-1.9%	0.3%	3.4%
22	Warrane	Hobart	Houses	\$528,486	5.36%	\$544	-1.1%	0.5%	0.6%
23	Glenorchy	Hobart	Houses	\$544,210	5.19%	\$545	-0.2%	1.0%	2.7%
24	Sandy Bay	Hobart	Units	\$648,729	4.19%	\$547	-0.2%	4.4%	3.0%
25	Lutana	Hobart	Houses	\$543,881	5.23%	\$550	-1.4%	0.8%	2.8%
26	Moonah	Hobart	Houses	\$585,933	4.87%	\$550	-1.6%	-0.8%	1.9%
27	West Moonah	Hobart	Houses	\$610,287	4.69%	\$554	-1.0%	-1.4%	4.6%
28	Austins Ferry	Hobart	Houses	\$623,993	4.60%	\$556	1.2%	1.7%	3.1%
29	Old Beach	Hobart	Houses	\$620,119	5.08%	\$558	-3.2%	-0.1%	1.9%
30	Montrose	Hobart	Houses	\$582,675	4.98%	\$570	-0.4%	2.8%	3.1%

Top 30 Most expensive suburbs to rent

Darwin

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Parap	Darwin	Houses	\$811,681	5.44%	\$855	3.6%	3.3%	2.0%
2	Lyons	Darwin	Houses	\$809,347	5.51%	\$821	2.4%	4.3%	0.5%
3	Muirhead	Darwin	Houses	\$694,231	5.84%	\$777	2.5%	3.4%	1.5%
4	Stuart Park	Darwin	Houses	\$842,776	4.85%	\$757	-0.7%	0.8%	1.1%
5	Nightcliff	Darwin	Houses	\$862,877	4.54%	\$735	0.6%	-0.7%	0.6%
6	Rapid Creek	Darwin	Houses	\$799,166	4.79%	\$729	0.6%	4.1%	1.1%
7	Nakara	Darwin	Houses	\$589,301	6.18%	\$729	4.1%	10.1%	n.a
8	Humpty Doo	Darwin	Houses	\$689,985	5.02%	\$700	-0.2%	3.8%	1.5%
9	Johnston	Darwin	Houses	\$635,566	5.87%	\$691	1.4%	3.1%	1.5%
10	Zuccoli	Darwin	Houses	\$487,733	7.01%	\$687	0.9%	2.6%	2.7%
11	Bayview	Darwin	Units	\$531,333	6.89%	\$680	1.1%	5.8%	2.0%
12	Bellamack	Darwin	Houses	\$587,414	6.18%	\$680	1.2%	2.3%	2.0%
13	Farrar	Darwin	Houses	\$604,710	5.88%	\$672	-0.9%	1.8%	2.0%
14	Wanguri	Darwin	Houses	\$593,764	5.74%	\$667	2.0%	4.0%	1.7%
15	Millner	Darwin	Houses	\$604,702	5.72%	\$664	0.3%	4.0%	1.7%
16	Rosebery	Darwin	Houses	\$601,651	5.85%	\$663	0.8%	3.6%	0.8%
17	Durack	Darwin	Houses	\$595,079	5.99%	\$658	-0.2%	3.0%	1.5%
18	Leanyer	Darwin	Houses	\$587,968	5.78%	\$652	2.0%	3.8%	0.3%
19	Wagaman	Darwin	Houses	\$497,902	6.66%	\$646	3.7%	9.7%	2.5%
20	Alawa	Darwin	Houses	\$514,005	6.31%	\$634	1.2%	-2.8%	1.6%
21	Malak	Darwin	Houses	\$507,024	6.16%	\$631	1.5%	0.0%	0.7%
22	Gunn	Darwin	Houses	\$530,731	6.35%	\$617	0.0%	3.8%	1.1%
23	Anula	Darwin	Houses	\$552,194	5.88%	\$615	2.0%	-3.5%	2.5%
24	Darwin City	Darwin	Units	\$416,232	7.90%	\$609	0.2%	3.6%	1.1%
25	Moil	Darwin	Houses	\$541,315	5.92%	\$604	1.2%	-1.1%	2.9%
26	Wulagi	Darwin	Houses	\$571,595	5.49%	\$596	1.3%	-2.4%	1.6%
27	Karama	Darwin	Houses	\$466,406	6.58%	\$595	1.5%	-0.1%	0.4%
28	Stuart Park	Darwin	Units	\$423,698	7.31%	\$589	-0.1%	6.5%	1.4%
29	Larrakeyah	Darwin	Units	\$442,869	6.96%	\$584	-0.2%	4.5%	0.5%
30	Bakewell	Darwin	Houses	\$494,307	6.22%	\$565	-0.9%	4.3%	2.6%

Top 30 Most affordable suburbs to rent

Darwin

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Bakewell	Darwin	Units	\$281,187	8.18%	\$444	-0.5%	4.2%	2.6%
2	Driver	Darwin	Units	\$286,939	8.16%	\$447	0.7%	3.3%	2.8%
3	Leanyer	Darwin	Units	\$345,026	7.27%	\$459	-0.6%	4.0%	1.1%
4	Coconut Grove	Darwin	Units	\$332,712	7.64%	\$462	0.6%	5.6%	0.7%
5	Millner	Darwin	Units	\$309,398	8.37%	\$470	0.5%	8.3%	1.6%
6	Marrara	Darwin	Units	\$366,476	7.08%	\$480	1.4%	5.2%	0.9%
7	Rapid Creek	Darwin	Units	\$370,549	7.04%	\$484	0.3%	5.0%	1.1%
8	Nightcliff	Darwin	Units	\$367,488	7.39%	\$487	-0.1%	7.1%	0.4%
9	Rosebery	Darwin	Units	\$328,729	8.02%	\$496	-0.1%	4.8%	1.8%
10	Moulden	Darwin	Houses	\$390,344	7.00%	\$520	0.2%	2.1%	1.8%
11	Parap	Darwin	Units	\$350,358	7.95%	\$525	0.2%	3.0%	1.5%
12	Gray	Darwin	Houses	\$399,399	7.05%	\$537	0.6%	2.4%	2.5%
13	Driver	Darwin	Houses	\$452,577	6.43%	\$547	1.8%	0.0%	1.7%
14	The Gardens	Darwin	Units	\$428,466	6.75%	\$562	-0.5%	4.9%	2.1%
15	Woodroffe	Darwin	Houses	\$460,971	6.49%	\$564	2.1%	4.0%	1.7%
16	Fannie Bay	Darwin	Units	\$451,058	6.67%	\$565	2.8%	10.0%	1.3%
17	Bakewell	Darwin	Houses	\$494,307	6.22%	\$565	-0.9%	4.3%	2.6%
18	Larrakeyah	Darwin	Units	\$442,869	6.96%	\$584	-0.2%	4.5%	0.5%
19	Stuart Park	Darwin	Units	\$423,698	7.31%	\$589	-0.1%	6.5%	1.4%
20	Karama	Darwin	Houses	\$466,406	6.58%	\$595	1.5%	-0.1%	0.4%
21	Wulagi	Darwin	Houses	\$571,595	5.49%	\$596	1.3%	-2.4%	1.6%
22	Moil	Darwin	Houses	\$541,315	5.92%	\$604	1.2%	-1.1%	2.9%
23	Darwin City	Darwin	Units	\$416,232	7.90%	\$609	0.2%	3.6%	1.1%
24	Anula	Darwin	Houses	\$552,194	5.88%	\$615	2.0%	-3.5%	2.5%
25	Gunn	Darwin	Houses	\$530,731	6.35%	\$617	0.0%	3.8%	1.1%
26	Malak	Darwin	Houses	\$507,024	6.16%	\$631	1.5%	0.0%	0.7%
27	Alawa	Darwin	Houses	\$514,005	6.31%	\$634	1.2%	-2.8%	1.6%
28	Wagaman	Darwin	Houses	\$497,902	6.66%	\$646	3.7%	9.7%	2.5%
29	Leanyer	Darwin	Houses	\$587,968	5.78%	\$652	2.0%	3.8%	0.3%
30	Durack	Darwin	Houses	\$595,079	5.99%	\$658	-0.2%	3.0%	1.5%

Top 30 Most expensive suburbs to rent

Canberra

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Griffith	Australian Capital Territory	Houses	\$2,287,074	2.55%	\$1,129	0.7%	-1.8%	2.3%
2	Campbell	Australian Capital Territory	Houses	\$1,667,580	2.93%	\$940	-1.3%	-5.7%	6.2%
3	Denman Prospect	Australian Capital Territory	Houses	\$1,236,065	3.80%	\$882	-2.3%	-12.1%	11.1%
4	Garran	Australian Capital Territory	Houses	\$1,433,559	3.21%	\$856	-1.6%	-5.9%	1.1%
5	Wright	Australian Capital Territory	Houses	\$1,131,051	3.93%	\$847	-2.0%	-10.8%	1.8%
6	Coombs	Australian Capital Territory	Houses	\$1,111,791	4.00%	\$844	-1.7%	-9.9%	n.a
7	Farrer	Australian Capital Territory	Houses	\$1,321,079	3.33%	\$820	-1.7%	-6.2%	4.6%
8	Isaacs	Australian Capital Territory	Houses	\$1,251,264	3.36%	\$814	-1.2%	-7.7%	4.5%
9	Aranda	Australian Capital Territory	Houses	\$1,288,860	3.29%	\$808	-0.6%	-5.6%	1.0%
10	ACT Remainder - Belconnen	Australian Capital Territory	Houses	\$908,730	4.18%	\$806	-1.2%	-7.4%	3.7%
11	Crace	Australian Capital Territory	Houses	\$1,142,572	3.76%	\$792	0.6%	0.1%	1.4%
12	Hawker	Australian Capital Territory	Houses	\$1,253,296	3.37%	\$791	-0.5%	-4.5%	3.3%
13	Moncrieff	Australian Capital Territory	Houses	\$1,014,806	4.08%	\$789	-0.9%	-2.7%	2.5%
14	Fadden	Australian Capital Territory	Houses	\$1,114,507	3.73%	\$787	-3.1%	-10.8%	0.9%
15	Nicholls	Australian Capital Territory	Houses	\$1,231,748	3.33%	\$785	-1.6%	-5.8%	0.9%
16	Throsby	Australian Capital Territory	Houses	\$1,184,861	3.59%	\$784	-0.8%	-6.0%	6.4%
17	O'Connor	Australian Capital Territory	Houses	\$1,521,989	2.76%	\$770	-1.2%	-3.4%	1.6%
18	Harrison	Australian Capital Territory	Houses	\$1,084,934	3.77%	\$768	0.2%	-3.9%	3.1%
19	Forde	Australian Capital Territory	Houses	\$1,158,396	3.50%	\$766	-1.5%	-6.3%	0.7%
20	Ainslie	Australian Capital Territory	Houses	\$1,388,233	2.85%	\$764	0.7%	-1.2%	1.3%
21	Bruce	Australian Capital Territory	Houses	\$1,051,797	3.74%	\$763	-1.1%	-6.1%	2.8%
22	Braddon	Australian Capital Territory	Houses	\$1,353,515	3.23%	\$762	-1.0%	-4.5%	1.3%
23	Narrabundah	Australian Capital Territory	Houses	\$1,207,535	3.46%	\$758	-1.2%	-3.8%	1.9%
24	ACT Remainder - Gungahlin	Australian Capital Territory	Houses	\$957,764	3.96%	\$756	-0.7%	-8.1%	6.3%
25	Gungahlin	Australian Capital Territory	Houses	\$978,645	4.07%	\$754	-2.3%	-3.7%	1.1%
26	Palmerston	Australian Capital Territory	Houses	\$1,041,163	3.82%	\$751	-0.4%	-2.9%	4.0%
27	Weetangera	Australian Capital Territory	Houses	\$1,345,282	2.97%	\$747	-1.2%	-8.4%	1.0%
28	Franklin	Australian Capital Territory	Houses	\$1,058,060	3.77%	\$747	-1.2%	-5.7%	1.3%
29	Hackett	Australian Capital Territory	Houses	\$1,139,667	3.37%	\$747	-0.6%	-0.4%	2.6%
30	Chapman	Australian Capital Territory	Houses	\$1,260,186	3.16%	\$746	-2.3%	-6.9%	1.9%

Top 30 Most affordable suburbs to rent

Canberra

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Lyons	Australian Capital Territory	Units	\$419,263	5.74%	\$487	0.3%	-2.9%	3.4%
2	Chifley	Australian Capital Territory	Units	\$509,726	4.59%	\$502	0.0%	-2.7%	1.9%
3	Hawker	Australian Capital Territory	Units	\$479,665	5.67%	\$504	-2.1%	1.7%	2.2%
4	Crace	Australian Capital Territory	Units	\$492,483	5.58%	\$524	-1.7%	-1.8%	1.8%
5	Greenway	Australian Capital Territory	Units	\$522,744	5.29%	\$531	-0.1%	-0.5%	1.3%
6	Phillip	Australian Capital Territory	Units	\$519,477	5.34%	\$532	0.2%	0.0%	3.5%
7	Belconnen	Australian Capital Territory	Units	\$517,484	5.58%	\$538	-0.4%	-0.2%	2.0%
8	Gungahlin	Australian Capital Territory	Units	\$466,297	6.01%	\$539	-1.6%	0.9%	3.5%
9	Franklin	Australian Capital Territory	Units	\$528,168	5.48%	\$544	-1.7%	1.7%	1.5%
10	Wright	Australian Capital Territory	Units	\$529,137	5.43%	\$553	-0.4%	-0.7%	2.2%
11	Harrison	Australian Capital Territory	Units	\$544,146	5.31%	\$554	-1.3%	0.9%	2.0%
12	Lyneham	Australian Capital Territory	Units	\$547,919	5.56%	\$554	-0.6%	3.2%	1.7%
13	Isabella Plains	Australian Capital Territory	Units	\$619,016	4.78%	\$556	0.1%	0.9%	2.2%
14	Kambah	Australian Capital Territory	Units	\$644,588	4.65%	\$561	-0.1%	-1.2%	0.7%
15	Watson	Australian Capital Territory	Units	\$583,908	5.11%	\$566	-0.1%	2.9%	2.3%
16	Cook	Australian Capital Territory	Units	\$734,295	4.02%	\$569	-2.3%	-1.8%	n.a
17	Ngunnawal	Australian Capital Territory	Units	\$637,879	4.83%	\$574	-2.1%	0.4%	1.5%
18	Macquarie	Australian Capital Territory	Units	\$564,474	5.29%	\$577	-0.6%	-1.3%	1.6%
19	Bruce	Australian Capital Territory	Units	\$593,903	5.19%	\$577	-1.3%	1.3%	1.8%
20	Palmerston	Australian Capital Territory	Units	\$643,350	4.79%	\$581	-1.9%	1.5%	1.3%
21	Holt	Australian Capital Territory	Units	\$566,797	5.29%	\$582	-0.2%	2.3%	0.5%
22	Coombs	Australian Capital Territory	Units	\$563,037	5.40%	\$591	-0.6%	-1.1%	4.0%
23	O'Connor	Australian Capital Territory	Units	\$560,139	5.09%	\$594	-1.1%	2.1%	2.3%
24	Barton	Australian Capital Territory	Units	\$632,590	4.57%	\$597	-0.2%	2.2%	1.8%
25	Casey	Australian Capital Territory	Units	\$623,626	5.18%	\$597	-2.7%	1.0%	2.0%
26	Griffith	Australian Capital Territory	Units	\$641,387	4.91%	\$598	-0.4%	0.8%	1.8%
27	Bonython	Australian Capital Territory	Units	\$728,689	4.67%	\$608	-0.5%	-0.1%	2.3%
28	Mawson	Australian Capital Territory	Units	\$584,184	4.88%	\$609	-0.2%	1.0%	0.7%
29	Denman Prospect	Australian Capital Territory	Units	\$642,489	5.02%	\$609	-0.7%	-2.2%	7.7%
30	Dickson	Australian Capital Territory	Units	\$609,606	5.25%	\$610	-0.2%	2.1%	2.9%

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