



# Quarterly Rental Review

Australia | Released April 2023

Data to March 2023 - Quarter 1





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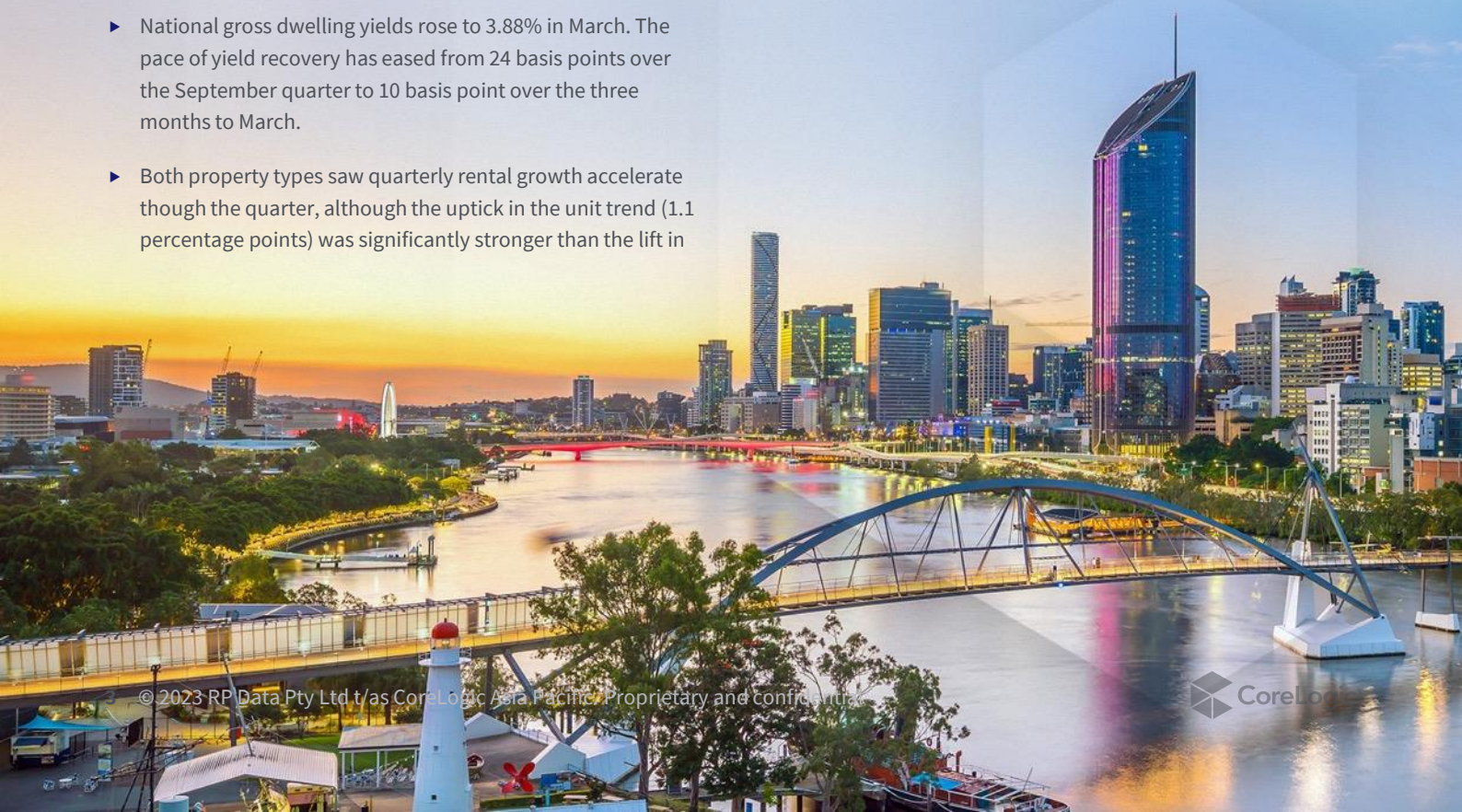
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**Australia**  
Quarter 1, 2023

# National Overview

- ▶ The pace of growth across Australia's rental market reaccelerated over the March quarter, with rents up 2.5%, compared to a 2.0% lift over the three months to December.
- ▶ The uptick in the quarterly rental trend was driven by a surge in unit rents across the largest capitals, with unit rental values across Sydney and Melbourne rising 5.3% and 4.3%, respectively. National unit rents increased 3.9% over the quarter, while house rents recorded a milder 2.0% rise.
- ▶ Annual rental growth held fairly steady over the year to March at 10.1%, 10 basis points lower than the record growth recorded over the 12 months to December (10.2%).
- ▶ Quarterly growth across capital city rents continued to outpace regional rents, rising 3.0% and 1.2%, respectively. The pace of rental appreciation increased over the quarter across the capitals (+60 basis points) and eased across the regions (-10 basis points).
- ▶ Most of the capital and broad rest-of-state regions continued to record positive rental growth over the March quarter. The exceptions were Canberra and Darwin, where rents fell -0.7% and -1.0%, respectively.
- ▶ Despite recording the largest quarterly increase in rents (3.7%), Melbourne remained the country's most affordable capital to rent in (\$526 p/w). Falling rents in Canberra (-0.7%) and rising rents in Sydney (3.4%) saw Sydney become the country's most expensive rental capital for all dwellings (\$699 p/w).
- ▶ National gross dwelling yields rose to 3.88% in March. The pace of yield recovery has eased from 24 basis points over the September quarter to 10 basis point over the three months to March.
- ▶ Both property types saw quarterly rental growth accelerate though the quarter, although the uptick in the unit trend (1.1 percentage points) was significantly stronger than the lift in the house trend (20 basis points).
- ▶ The annual growth trend in house rents eased to 8.5% in March, while the annual trend in unit rents rose to a new record high of 14.3%.
- ▶ Sydney recorded the strongest quarterly rise in units, up 5.3%, while Perth recorded the largest increase in house rents, up 3.5%.
- ▶ Darwin recorded the weakest quarterly growth across both house and unit rents, recording a -1.5% fall in house rents and a -0.4% decline in unit rents.
- ▶ Sydney is the most expensive capital city rental market across both property types for the second quarter in a row, with the typical rental house costing \$747 per week, and a typical unit renting for \$648 per week.
- ▶ Adelaide maintained its position as the most affordable capital city rental market for units with a typical unit renting for \$443 per week. Melbourne recorded the most affordable house rents, at \$545 per week.
- ▶ Each of the capital and rest of state regions recorded a lift in yields over the quarter, except regional NT (6.83%), which saw dwelling yields fall 26 basis points.





## National rental index rises 2.5% over the March quarter

After easing through the second half of 2022, the quarterly rental growth trend reaccelerated through the March quarter, with the national rental index rising 2.5%, up from 2.0% in the December quarter. This has seen the annual trend hold fairly steady, at 10.1% over the 12 months to March, equivalent to a rental increase of \$52 per week or \$2,727 per year.

With the total rental listings trend holding substantially below average through 2022 and into 2023, limited supply continues to be an important factor pushing rental values higher. Over the four weeks to April 2nd, the total count of national dwelling rental listings came in just under 95,000; -17.3% below the levels recorded over the same period last year and -36.3% below the previous five-year average. Combined with the strongest net overseas migration on record, the shortage in rental listings has seen the national vacancy rate tighten once again to a new record low of 1.0% in February and 1.1% in March, down from 1.3% in December.

The uptick in rental growth can largely be attributed to surging unit rents, particularly across the largest capitals, with increased overseas migration and a return of foreign students pushing rental demand higher. At a national level, unit rents rose 3.9% over the quarter, up from 2.8% in the December quarter of 2022. National house rents recorded a milder uptick in quarterly growth, from 1.7% to 2.0%, with affordability pressures likely pushing more renters towards the medium to high-density sector.

Continuing the trend seen since June 2022, rental growth across the combined capitals outpaced growth across the combined regional markets, with momentum building in the capital city rental trend and easing across the regions. Over the three months to March, combined capital city rents (3.0%) rose at twice the pace of the combined regionals (1.2%), up 60 basis points and down -10 basis points, respectively, from the 2.3% and 1.3% increases recorded in the December quarter. While the return of overseas migration has seen the capital city rental trend reaccelerate, stronger growth through the earlier stages of COVID has seen regional rents rise by 28.2% since March 2020, while capital city rents have risen by 23.0%.

Across the individual capitals, Melbourne (3.7%), Perth (3.6%), Sydney (3.4%), Hobart (1.8%) and Adelaide (1.7%) each saw the pace of quarterly growth rise over the quarter. Brisbane recorded an easing in rental growth, from 2.2% in December to 1.8% in March, while Darwin (-1.0%) and Canberra (-0.7%) saw rents fall over the quarter.

Despite recording the largest quarterly rental increase, Melbourne remained the country's most affordable capital, with a median rental value of \$526 per week. Weaker rental demand due to extended lockdowns and closed international borders saw Melbourne's relative rental affordability improve through the first two years of COVID. However, the return of overseas migrants and international students, who typically choose to rent in Melbourne and Sydney, has seen the gap between Melbourne and the second most affordable rental capital, Adelaide (\$531), narrow from \$15 per week in December to just \$5 per week in March.

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	\$699	1.6%	3.4%	12.6%	3.22%	2.48%	1.2%	2.1%
Melbourne	\$526	1.5%	3.7%	10.8%	3.40%	2.81%	0.7%	2.0%
Brisbane	\$599	0.8%	1.8%	12.3%	4.34%	3.51%	1.1%	1.2%
Adelaide	\$531	0.7%	1.7%	11.5%	4.09%	3.77%	0.3%	0.4%
Perth	\$573	1.3%	3.6%	12.8%	4.85%	4.34%	0.6%	1.1%
Hobart	\$563	0.4%	1.8%	4.7%	4.39%	3.65%	1.7%	1.1%
Darwin	\$588	-0.4%	-1.0%	4.6%	6.39%	6.04%	1.8%	1.7%
Canberra	\$674	-0.1%	-0.7%	0.3%	4.19%	3.82%	2.0%	0.7%
<b>Combined capitals</b>	\$594	1.3%	3.0%	11.5%	3.7%	3.0%	0.9%	1.7%
<b>Combined regionals</b>	\$507	0.4%	1.2%	6.6%	4.6%	4.1%	1.4%	1.3%
<b>National</b>	<b>\$570</b>	<b>1.0%</b>	<b>2.5%</b>	<b>10.1%</b>	<b>3.9%</b>	<b>3.2%</b>	<b>1.1%</b>	<b>1.6%</b>

Sydney (\$699 p/w) overtook Canberra (\$674 p/w) as the most expensive capital to rent in over the March quarter, with Canberra recording a -0.7% decline in rents over the three months to March while Sydney's quarterly rental trend gained momentum, from 2.8% over the December quarter to 3.4%. The reacceleration in the quarterly rental trend has seen Sydney record its highest quarterly rise (3.4%) since the three months to April 2010 (3.6%) and its highest annual increase (12.6%) since CoreLogic records began in 2006.

Perth recorded the strongest annual increase in rents across the capitals, rising 12.8% over the 12 months to March, equivalent to a \$65 per week rental increase, followed by Sydney (12.6%) and Brisbane (12.3%). Canberra recorded the smallest annual rent increase, up just 0.3%, while Darwin and Hobart recorded annual increases of 4.6% and 4.7%, respectively.

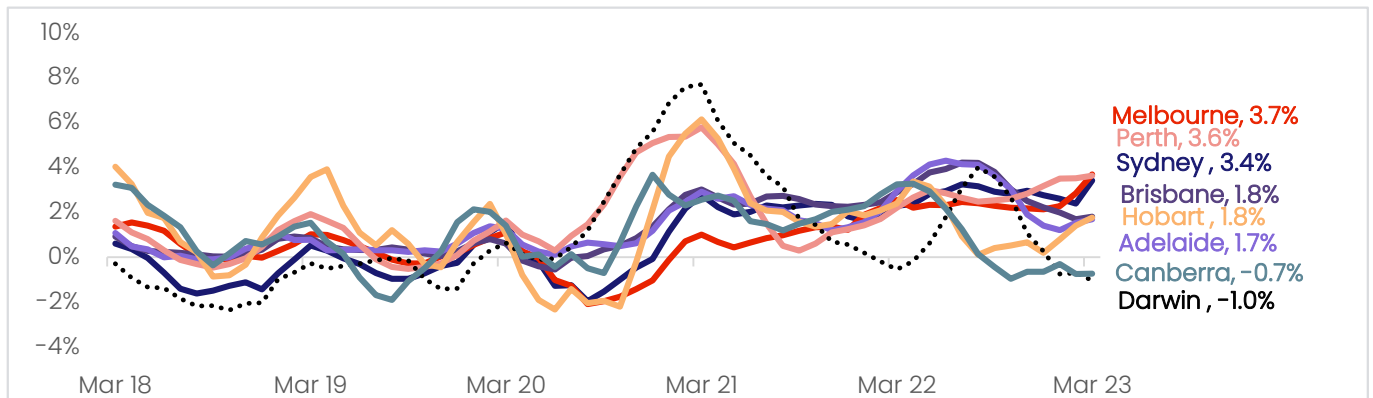
Each of the broad rest-of-state regions saw rents rise over the quarter, although the rate of increase varied. Regional SA recorded the largest rent rise over the three months to March, up 2.3%, followed by regional WA (2.2%), regional QLD (1.4%) and regional Victoria (1.2%). Regional Tasmania recorded the smallest increase, up just 0.1%, while regional NSW and regional NT rents rose 0.7% and 0.9%, respectively.

Given the imbalance between supply and demand, it's unlikely there will be much in the way of relief for renters over the short to medium term. Despite recording the strongest annual rental appreciation CoreLogic has on record over the year to December (10.2%), the recent increase in rental income has failed to keep pace with increases in investor mortgage repayments, leaving many investors with negative cash flow.

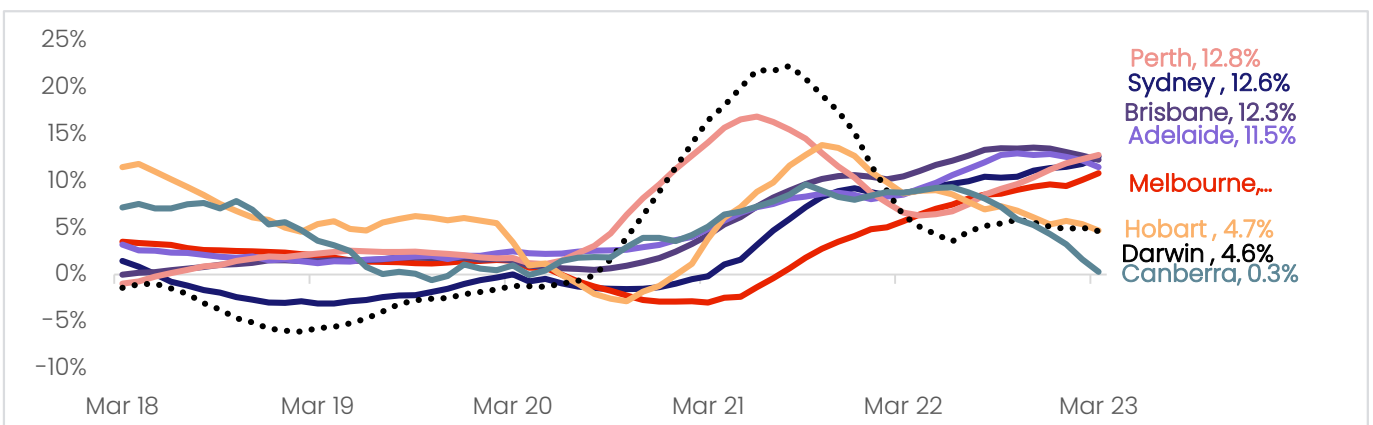
Additionally, net migration is likely to remain strong for some time yet, adding to rental demand and placing additional upwards pressure on rental values.

Some tenants coming up against affordability constraints are likely to be taking matters into their own hands, sacrificing the spare room or home office and re-forming share houses that disbanded throughout COVID. The [RBA went into some detail on this trend in their latest bulletin](#), noting a sharp reduction in the average household size through the pandemic; a trend which is now reversing as group households reform. Others tenants are choosing to stay put, extending their current lease, rather than hunt for a new rental. This can be seen with CoreLogic's 12-month rental hold period increasing from 1.57 years at the onset of COVID to 1.88 years in March.

### Quarterly rental growth rate – Capital City dwellings



### Annual rental growth rate – Capital City dwellings



# Rental Yields

With national dwelling values falling -0.6% and national rents rising 2.5% over the three months to March, gross rental yields continued to recover throughout the quarter to 3.88%. While still rising, the pace of yield recovery has slowed, from a 24-basis point increase over the September quarter to a 10-basis point lift in the March quarter. National gross rental yields are now 65 basis points higher than they were this time last year (3.23%) and just 36 basis points below the pre-COVID decade average (4.24%). After reaching record lows in February 2022 (3.21%), the yield recovery period to date has been fueled by both falling values and rising rents. However, with the [CoreLogic national Home Value Index](#) recording a rise in dwelling values over March (0.6%), the upwards trend in yields will likely continue to ease.

Following the trend in rental values, national unit yields (4.56% gross) rose at twice the pace of national house yields (3.66% gross), up 17 and eight basis points, respectively, over the quarter. Thanks to the strong yield recovery seen across both property types, houses are now recording their strongest gross yields since September 2020 (3.67%), while unit yields are at their highest level since May 2019 (4.58%).

Dwelling yields across the combined capitals (3.68%) also rose at twice the pace of the combined regionals (4.56%), up 12 and six basis points, respectively, over the three months to March.

Each capital and rest of state region saw gross rental yields rise over both the quarter and year.

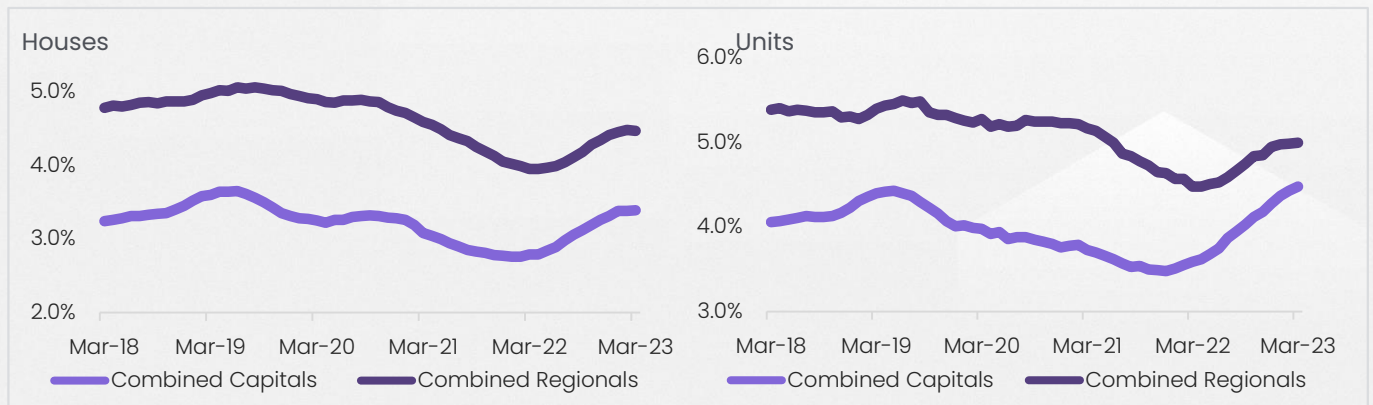
The one exception was regional NT, which saw gross yields fall 26 basis points over the quarter and 20 basis points over the year. Despite this, regional NT gross yields remained the highest across the country at 6.83%, followed by regional WA (6.40%) and Darwin (6.39%).

Across the capitals, Hobart recorded the largest quarterly increase in gross yields, up 27 basis points to 4.39%, followed by Perth, up 18 basis points to 4.85%, and Melbourne and Brisbane, both up 15 basis points to 3.40% and 4.34%, respectively. A 14-basis point lift saw Adelaide gross yields rise above 4% for the first time since September 2021 (4.06%) to 4.09%, while gross yields across Sydney remained the lowest at 3.22%.

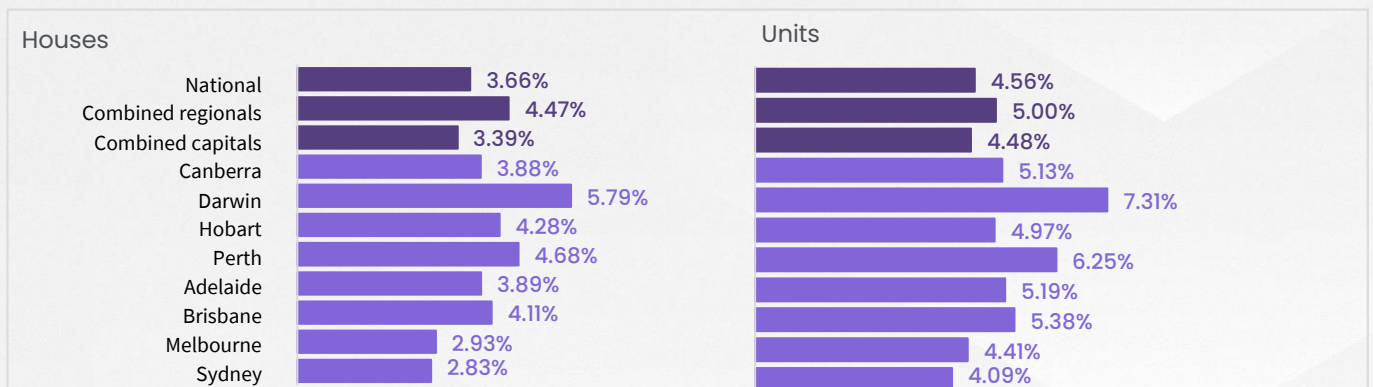
While **gross yields** have expanded over the year, its likely **net yields** have declined. With ten consecutive rate hikes taking interest rates 350 basis points higher, the average variable rate for a new investor loan has increased from 2.71% in April 2022 to 5.78% in March 2023\*. Although weekly rents rose 9.1% (equivalent to \$48 per week) between April 22 and March 23, the average weekly investor mortgage repayment on the typical Australian dwelling increased by \$184 over the same period, leaving investors \$136 per week worse off. It's likely net yields will remain low until we see a material decrease in the cost of debt.

\*assuming the February and March rate rises are passed on to borrowers in full.

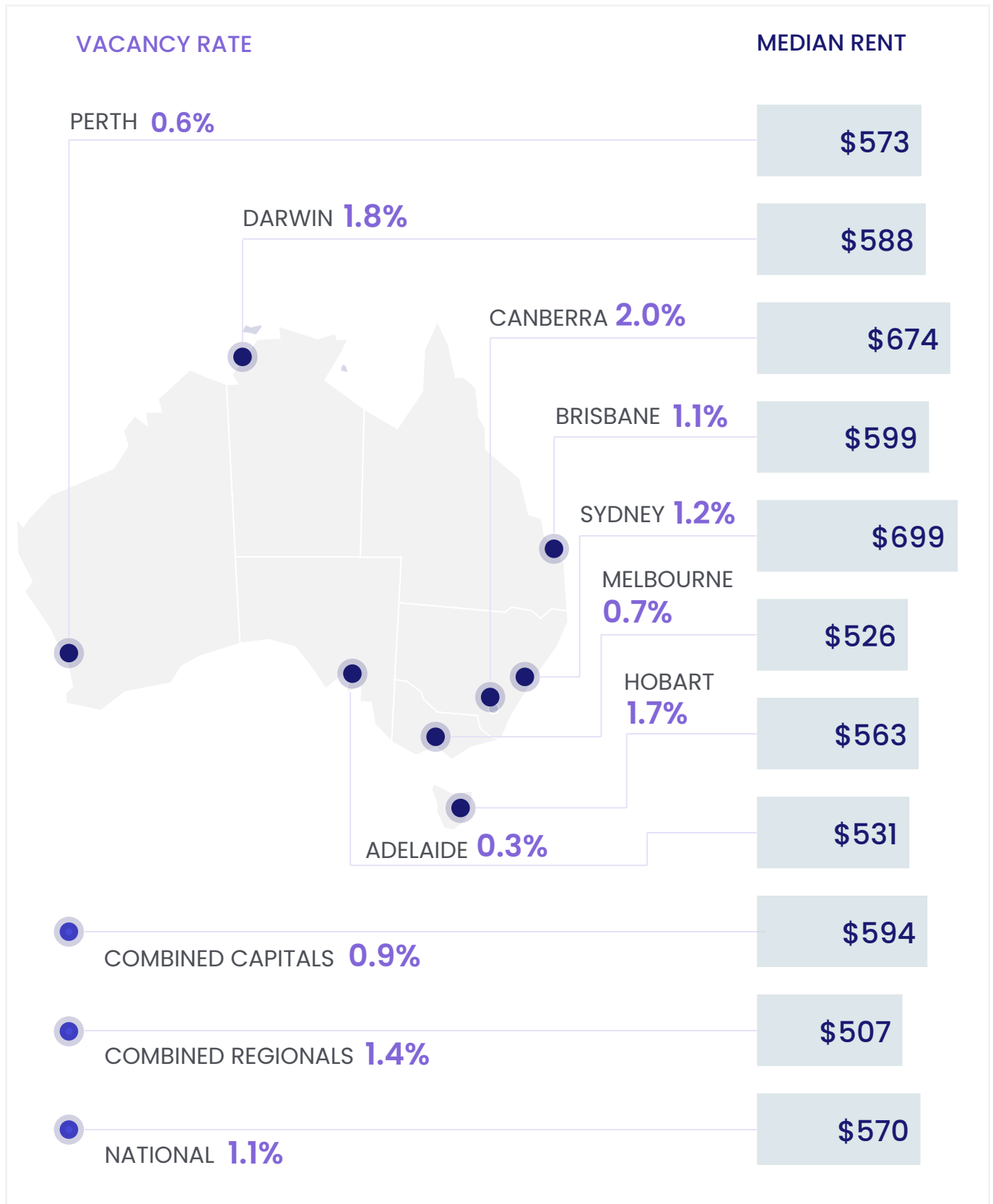
## Gross rental yields over time



## 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
<b>All Dwellings</b>											
Median rent	\$699	\$526	\$599	\$531	\$573	\$563	\$588	\$674	\$594	\$507	\$570
Monthly change	1.6%	1.5%	0.8%	0.7%	1.3%	0.4%	-0.4%	-0.1%	1.3%	0.4%	1.0%
Quarterly change	3.4%	3.7%	1.8%	1.7%	3.6%	1.8%	-1.0%	-0.7%	3.0%	1.2%	2.5%
Year-to-Date change	3.4%	3.7%	1.8%	1.7%	3.6%	1.8%	-1.0%	-0.7%	3.0%	1.2%	2.5%
Year-on-Year change	12.6%	10.8%	12.3%	11.5%	12.8%	4.7%	4.6%	0.3%	11.5%	6.6%	10.1%
Current vacancy Rate	1.2%	0.7%	1.1%	0.3%	0.6%	1.7%	1.8%	2.0%	0.9%	1.4%	1.1%
Vacancy Rate 12m ago	2.1%	2.0%	1.2%	0.4%	1.1%	1.1%	1.7%	0.7%	1.7%	1.3%	1.6%
Current yield	3.22%	3.40%	4.34%	4.09%	4.85%	4.39%	6.39%	4.19%	3.68%	4.56%	3.88%
Yield 12 mths ago	2.48%	2.81%	3.51%	3.77%	4.34%	3.65%	6.04%	3.82%	2.99%	4.05%	3.23%
<b>Houses</b>											
Median rent	\$747	\$545	\$628	\$552	\$582	\$571	\$646	\$712	\$615	\$510	\$582
Monthly change	1.2%	1.2%	0.6%	0.6%	1.2%	0.3%	-0.5%	-0.3%	1.0%	0.3%	0.8%
Quarterly change	2.26%	3.30%	1.33%	1.56%	3.49%	1.35%	-1.50%	-1.3%	2.3%	1.1%	2.0%
Year-to-Date change	2.3%	3.3%	1.3%	1.6%	3.5%	1.4%	-1.5%	-1.3%	2.3%	1.1%	2.0%
Year-on-Year change	9.4%	8.3%	11.2%	11.2%	12.7%	4.0%	2.6%	-0.8%	9.7%	6.1%	8.5%
Current vacancy Rate	1.5%	0.9%	1.4%	0.4%	0.5%	1.8%	1.8%	2.1%	1.1%	1.4%	1.2%
Vacancy Rate 12m ago	1.8%	1.6%	1.2%	0.4%	0.8%	1.1%	1.5%	0.7%	1.3%	1.2%	1.3%
Current yield	2.83%	2.93%	4.11%	3.89%	4.68%	4.28%	5.79%	3.88%	3.39%	4.47%	3.66%
Yield 12 mths ago	2.22%	2.45%	3.28%	3.57%	4.21%	3.57%	5.64%	3.48%	2.79%	3.95%	3.07%
<b>Units</b>											
Median rent	\$648	\$504	\$523	\$443	\$505	\$505	\$505	\$585	\$550	\$490	\$540
Monthly change	2.2%	1.9%	1.4%	1.1%	1.8%	1.1%	-0.4%	0.3%	1.9%	0.5%	1.6%
Quarterly change	5.3%	4.3%	3.5%	2.2%	4.6%	3.4%	-0.4%	0.5%	4.4%	1.5%	3.9%
Year-to-Date change	5.3%	4.3%	3.5%	2.2%	4.6%	3.4%	-0.4%	0.5%	4.4%	1.5%	3.9%
Year-on-Year change	18.1%	14.6%	16.1%	12.6%	13.1%	7.8%	7.3%	3.2%	15.6%	9.0%	14.3%
Current vacancy Rate	1.0%	0.6%	0.7%	0.3%	0.7%	1.5%	1.8%	1.8%	0.8%	1.4%	0.9%
Vacancy Rate 12m ago	2.4%	2.4%	1.2%	0.5%	1.5%	1.0%	1.9%	0.7%	2.0%	1.5%	1.9%
Current yield	4.09%	4.41%	5.38%	5.19%	6.25%	4.97%	7.31%	5.13%	4.48%	5.00%	4.56%
Yield 12 mths ago	3.11%	3.58%	4.68%	4.92%	5.45%	4.06%	6.66%	4.83%	3.59%	4.48%	3.74%



## Houses vs Units

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Growth in national unit rents (3.9%) continued to outpace growth in house rents (2.0%) over the three months to March, with the strong return of overseas migrants funneling more rental demand into the medium and high-density sector. While both property types saw the pace of quarterly growth increase over the first three months of the year, the 1.1 percentage point lift recorded in the unit trend was significantly higher than the 20-basis point increase recorded in the house trend, resulting in unit rents increasing at almost twice the pace as house rents.

Despite the uptick in rental growth, the annual trend for national houses continued to ease, falling from the peak rate of 10.4% in November 2021 to 8.5% over the year to March. By comparison, the annual trend for units rose to a new record high of 14.3% in March, equivalent to a weekly rental increase of \$68 per week. Affordability constraints are likely to be causing a deceleration of growth in house rents, while at the same time, lower price points and additional demand from overseas migration is placing upwards pressure on unit rents. The net result is the gap between each property type's median rental value has shrunk to

just \$42 per week.

Similar to the national results, the unit rents across the combined capitals outperformed house rents over the first quarter, up 4.4% compared to a 2.3% rise in house rents. Rental growth conditions across the capitals were likewise skewed towards the medium to high-density sector, with each city recording a larger quarterly and annual rental increase in unit rents compared to houses.

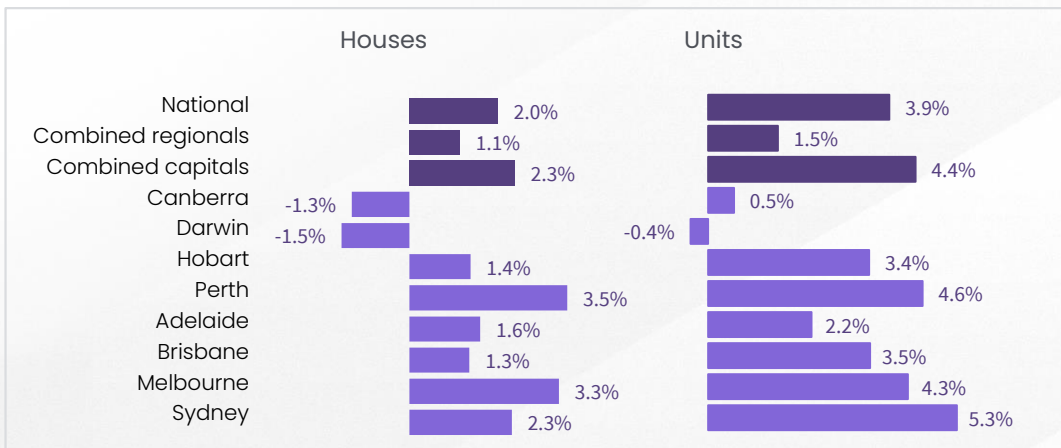
Unit values across Sydney recorded the largest quarterly rise in rents, up 5.3% (Sydney's highest ever quarterly increase in unit rents), followed by Perth (4.6%) and Melbourne (4.3%) units. Perth recorded the largest rental appreciation across the low-density sector, up 3.5% over the quarter, followed by Melbourne (3.3%) and Sydney (2.3%). At the other end of the scale, Darwin was the only capital to see rents fall across both property types, with house rents falling -1.5% and unit rents dropping -0.4%. Canberra also recorded a -1.3% decline in house rents over the quarter.



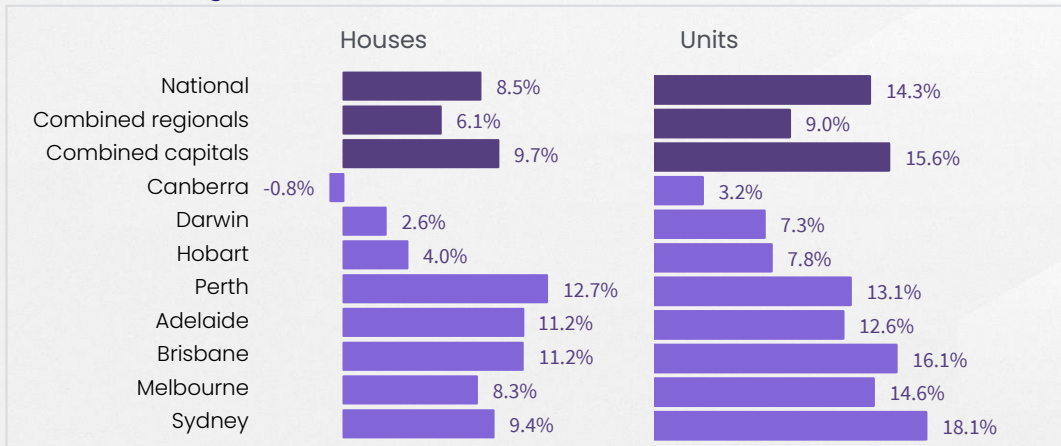
# Houses vs Units

Sydney maintained its position as the most expensive rental market across both property types (\$747 p/w for houses and \$648 p/w for units) and overtook Canberra as the most expensive capital for dwelling rents (\$699 p/w) in March. Adelaide remained the most affordable capital to rent a unit in (\$443 p/w) and is now the only capital with a median weekly unit rental value under \$500 per week. Melbourne remained the most affordable capital for house rents at \$545 per week. The dollar gap between the most and least affordable capital city's house rents held steady over the quarter at approximately \$202, while the gap in unit rents grew from \$182 in December to \$205 in March.

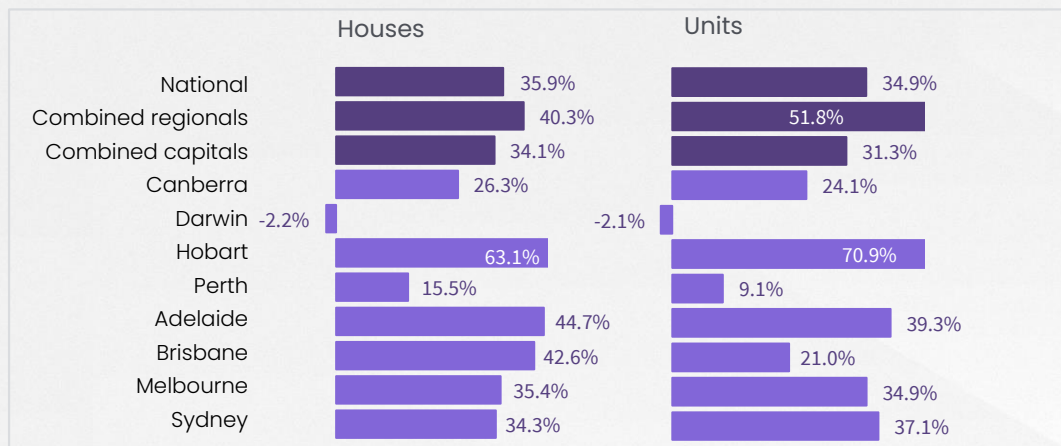
## Quarterly change in rental rates



## 12-month change in rental rates



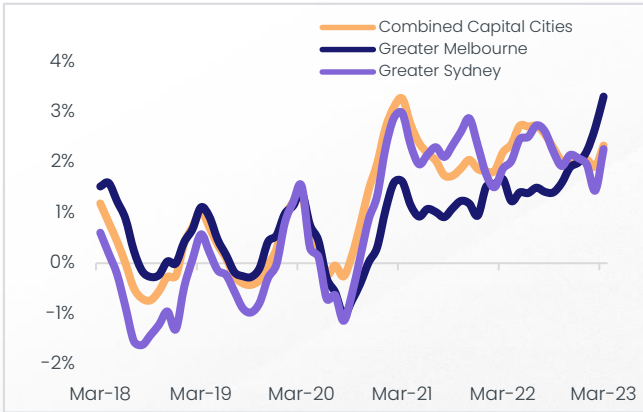
## 10-year change in rental rates



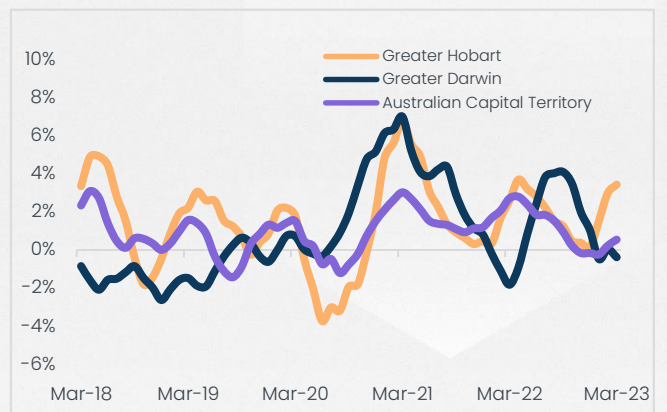
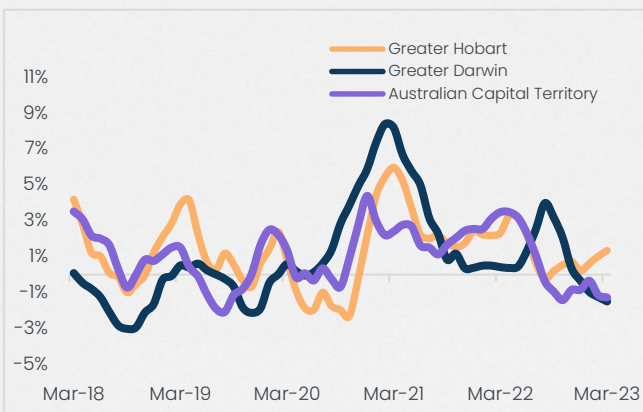
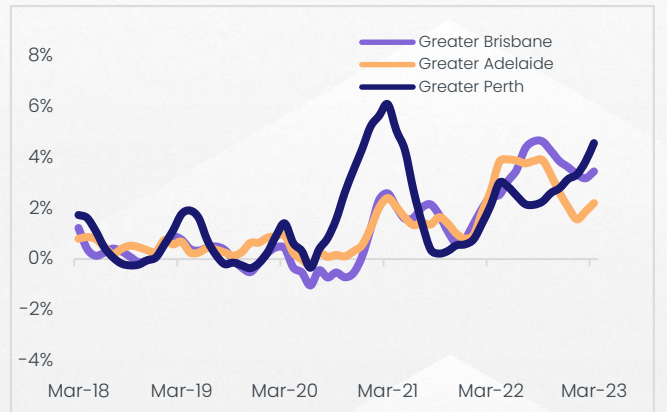
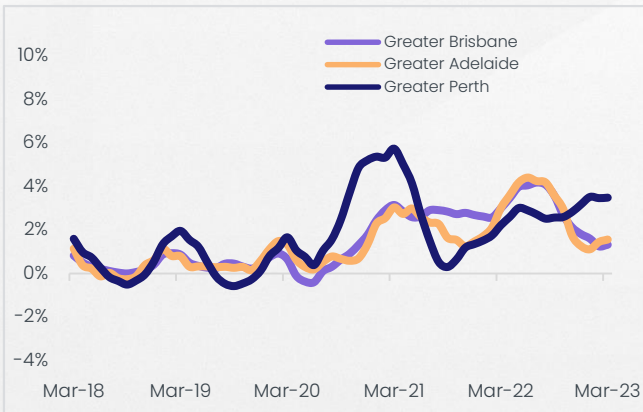
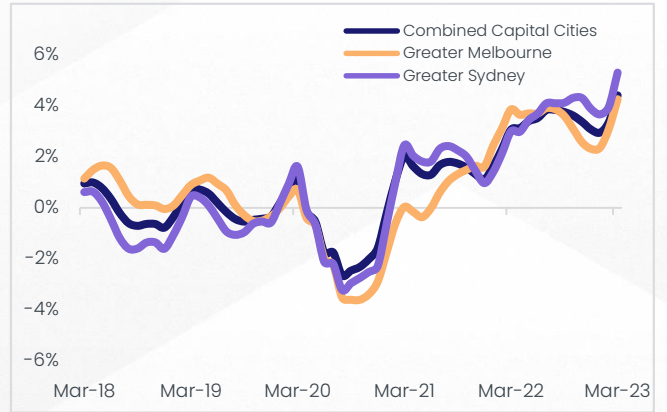


# Rolling quarterly change in rental values

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	\$7,927,462	2.11%	\$2,859	1.4%	8.1%	16.4%	5.0%
2	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$7,362,923	1.84%	\$2,243	-0.6%	6.5%	17.1%	3.2%
3	Double Bay	Sydney - Eastern Suburbs	Houses	\$5,219,950	2.33%	\$2,164	-0.3%	4.8%	16.2%	3.5%
4	Dover Heights	Sydney - Eastern Suburbs	Houses	\$5,449,556	2.28%	\$2,140	1.9%	10.0%	20.7%	3.6%
5	Clovelly	Sydney - Eastern Suburbs	Houses	\$3,971,633	2.67%	\$1,998	4.5%	8.0%	28.0%	1.8%
6	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$3,518,355	2.95%	\$1,981	4.0%	10.8%	24.1%	1.4%
7	Bronte	Sydney - Eastern Suburbs	Houses	\$4,618,133	2.28%	\$1,956	1.4%	7.5%	17.1%	1.8%
8	North Bondi	Sydney - Eastern Suburbs	Houses	\$3,983,345	2.61%	\$1,935	1.1%	7.3%	13.5%	2.7%
9	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,097,440	2.32%	\$1,917	0.9%	4.2%	12.8%	1.6%
10	Bondi	Sydney - Eastern Suburbs	Houses	\$3,627,066	2.68%	\$1,861	0.9%	7.4%	22.2%	1.1%
11	Coogee	Sydney - Eastern Suburbs	Houses	\$3,438,195	2.68%	\$1,760	6.2%	10.1%	23.1%	1.8%
12	Queens Park	Sydney - Eastern Suburbs	Houses	\$3,484,253	2.64%	\$1,752	2.2%	7.2%	15.2%	1.4%
13	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,059,745	2.14%	\$1,711	0.4%	1.7%	6.3%	3.8%
14	Waverley	Sydney - Eastern Suburbs	Houses	\$3,226,000	2.79%	\$1,711	2.2%	7.3%	13.6%	0.6%
15	South Coogee	Sydney - Eastern Suburbs	Houses	\$3,625,232	2.51%	\$1,708	5.0%	6.3%	17.4%	0.9%
16	Paddington	Sydney - Eastern Suburbs	Houses	\$2,877,500	2.92%	\$1,667	1.6%	7.2%	14.8%	1.7%
17	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$3,755,956	2.20%	\$1,643	0.6%	1.7%	8.0%	6.0%
18	Fairlight	Sydney - Northern Beaches	Houses	\$3,257,157	2.64%	\$1,602	2.1%	1.6%	5.5%	1.0%
19	Castle Cove	Sydney - North Sydney and Hornsby	Houses	\$3,379,889	2.20%	\$1,579	-0.5%	-1.0%	5.4%	5.1%
20	Bondi Junction	Sydney - Eastern Suburbs	Houses	\$2,530,819	3.16%	\$1,558	0.9%	6.1%	13.8%	1.5%
21	Burraneer	Sydney - Sutherland	Houses	\$2,948,266	2.63%	\$1,529	0.0%	-1.5%	8.8%	2.9%
22	Curl Curl	Sydney - Northern Beaches	Houses	\$3,215,445	2.45%	\$1,506	3.5%	4.8%	13.4%	3.5%
23	Randwick	Sydney - Eastern Suburbs	Houses	\$3,068,955	2.61%	\$1,504	5.2%	9.1%	21.7%	1.7%
24	Collaroy	Sydney - Northern Beaches	Houses	\$2,768,041	2.79%	\$1,459	4.0%	3.1%	20.8%	2.5%
25	North Curl Curl	Sydney - Northern Beaches	Houses	\$3,004,255	2.66%	\$1,450	4.1%	5.3%	22.7%	2.1%
26	Bayview	Sydney - Northern Beaches	Houses	\$2,400,105	2.92%	\$1,433	0.2%	-0.8%	9.0%	3.7%
27	Freshwater	Sydney - Northern Beaches	Houses	\$3,037,002	2.50%	\$1,419	2.3%	1.7%	9.1%	1.8%
28	Little Bay	Sydney - Eastern Suburbs	Houses	\$2,174,840	3.44%	\$1,398	3.5%	7.2%	18.7%	2.3%
29	Riverview	Sydney - North Sydney and Hornsby	Houses	\$3,177,794	2.28%	\$1,396	-0.5%	-0.3%	0.3%	0.9%
30	Hunters Hill	Sydney - Ryde	Houses	\$3,551,698	1.99%	\$1,395	1.0%	5.0%	7.1%	2.5%



## 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	\$386,896	5.22%	\$374	0.6%	2.0%	13.0%	1.0%
2	Cabramatta	Sydney - South West	Units	\$414,576	4.62%	\$374	0.9%	2.5%	10.4%	1.2%
3	Canley Vale	Sydney - South West	Units	\$408,843	4.85%	\$385	0.9%	2.6%	10.8%	0.9%
4	Fairfield	Sydney - South West	Units	\$383,637	5.42%	\$398	1.1%	3.4%	13.7%	1.8%
5	Warwick Farm	Sydney - South West	Units	\$363,821	5.96%	\$407	1.8%	3.9%	12.4%	1.0%
6	Mount Druitt	Sydney - Blacktown	Units	\$420,718	4.89%	\$409	0.9%	2.1%	10.3%	1.0%
7	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$433,846	4.87%	\$415	1.7%	3.8%	9.5%	0.8%
8	Minto	Sydney - Outer South West	Units	\$472,048	4.60%	\$417	1.3%	3.5%	11.8%	1.3%
9	Liverpool	Sydney - South West	Units	\$392,005	5.61%	\$418	1.5%	3.6%	11.7%	1.1%
10	Leumeah	Sydney - Outer South West	Units	\$435,214	5.07%	\$419	0.7%	2.0%	10.6%	1.2%
11	Wiley Park	Sydney - Inner South West	Units	\$419,668	5.44%	\$425	1.9%	4.9%	19.0%	0.3%
12	Macquarie Fields	Sydney - Outer South West	Units	\$533,443	4.18%	\$429	1.4%	1.8%	10.8%	1.1%
13	Lakemba	Sydney - Inner South West	Units	\$413,902	5.60%	\$433	2.3%	5.2%	19.8%	0.3%
14	Gorokan	Central Coast	Units	\$522,223	4.41%	\$434	-0.7%	0.2%	1.6%	1.0%
15	Punchbowl	Sydney - Inner South West	Units	\$465,019	5.18%	\$437	1.8%	4.1%	17.8%	0.2%
16	Kingswood	Sydney - Outer West and Blue Mountains	Units	\$479,772	4.79%	\$439	0.9%	3.2%	10.2%	1.1%
17	Werrington	Sydney - Outer West and Blue Mountains	Units	\$517,696	4.65%	\$440	1.1%	2.9%	8.0%	1.4%
18	Campbelltown	Sydney - Outer South West	Units	\$497,425	4.61%	\$443	1.2%	1.7%	8.0%	0.7%
19	Penrith	Sydney - Outer West and Blue Mountains	Units	\$496,537	4.80%	\$451	0.7%	2.7%	9.3%	0.9%
20	Ingleburn	Sydney - Outer South West	Units	\$549,038	4.32%	\$453	1.4%	2.9%	9.8%	0.9%
21	Richmond	Sydney - Outer West and Blue Mountains	Units	\$545,123	4.31%	\$454	0.5%	2.9%	10.3%	0.3%
22	St Marys	Sydney - Outer West and Blue Mountains	Units	\$538,996	4.56%	\$454	0.9%	1.9%	12.0%	1.6%
23	Merrylands West	Sydney - Parramatta	Units	\$421,832	5.48%	\$454	0.9%	3.1%	15.7%	1.6%
24	Guildford	Sydney - Parramatta	Units	\$458,213	5.28%	\$457	0.9%	3.3%	16.0%	0.5%
25	Roselands	Sydney - Inner South West	Units	\$535,170	4.61%	\$458	1.7%	4.4%	17.3%	0.1%
26	Blacktown	Sydney - Blacktown	Units	\$508,758	4.82%	\$460	-0.5%	1.3%	11.1%	1.0%
27	Glenfield	Sydney - Outer South West	Units	\$545,228	4.43%	\$461	1.5%	2.7%	10.0%	1.7%
28	Belmore	Sydney - Inner South West	Units	\$557,053	4.43%	\$461	2.0%	4.8%	18.9%	0.4%
29	Tregear	Sydney - Blacktown	Houses	\$587,441	3.85%	\$466	1.4%	3.4%	9.5%	2.7%
30	The Entrance	Central Coast	Units	\$639,584	3.89%	\$468	-0.9%	-0.6%	0.9%	2.0%

## 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	\$3,308,398	1.99%	\$1,294	-1.6%	0.4%	0.3%	1.4%
2	Black Rock	Melbourne - Inner South	Houses	\$2,368,987	2.61%	\$1,212	-0.1%	3.3%	14.1%	1.6%
3	Middle Park	Melbourne - Inner	Houses	\$2,672,360	2.32%	\$1,177	2.1%	6.3%	12.5%	0.6%
4	Canterbury	Melbourne - Inner East	Houses	\$2,977,929	2.03%	\$1,151	2.2%	7.1%	13.3%	1.8%
5	Sandringham	Melbourne - Inner South	Houses	\$2,156,523	2.73%	\$1,127	-1.8%	-0.4%	2.9%	0.5%
6	Elwood	Melbourne - Inner	Houses	\$2,328,327	2.45%	\$1,110	2.3%	6.7%	13.9%	0.6%
7	Albert Park	Melbourne - Inner	Houses	\$2,395,574	2.37%	\$1,073	3.0%	7.2%	14.4%	1.0%
8	Hampton	Melbourne - Inner South	Houses	\$2,313,609	2.43%	\$1,071	-1.0%	-0.6%	-0.8%	2.6%
9	Brighton East	Melbourne - Inner South	Houses	\$2,172,172	2.50%	\$1,071	-1.4%	0.7%	0.9%	1.5%
10	Malvern	Melbourne - Inner South	Houses	\$2,846,116	1.90%	\$1,065	1.4%	3.4%	6.8%	1.0%
11	Kew	Melbourne - Inner East	Houses	\$2,711,377	2.01%	\$1,064	1.5%	6.5%	7.8%	1.4%
12	Caulfield North	Melbourne - Inner South	Houses	\$2,348,651	2.31%	\$1,053	1.4%	6.4%	12.8%	0.6%
13	Beaumaris	Melbourne - Inner South	Houses	\$2,029,478	2.80%	\$1,038	-0.8%	0.2%	0.5%	0.4%
14	Hawthorn	Melbourne - Inner East	Houses	\$2,517,748	2.04%	\$1,035	1.4%	4.7%	10.2%	0.9%
15	Camberwell	Melbourne - Inner East	Houses	\$2,432,585	2.14%	\$1,011	2.3%	7.0%	9.3%	1.8%
16	Elsternwick	Melbourne - Inner South	Houses	\$2,176,212	2.39%	\$988	2.1%	3.4%	4.5%	0.6%
17	St Kilda	Melbourne - Inner	Houses	\$1,644,402	2.92%	\$965	2.2%	5.7%	16.1%	0.7%
18	Hawthorn East	Melbourne - Inner East	Houses	\$2,319,089	2.12%	\$962	1.5%	5.3%	6.6%	1.4%
19	Glen Iris	Melbourne - Inner East	Houses	\$2,320,649	2.13%	\$957	2.7%	6.2%	8.1%	1.3%
20	Fitzroy	Melbourne - Inner	Houses	\$1,629,223	2.98%	\$951	1.4%	6.7%	14.8%	0.5%
21	Balwyn	Melbourne - Inner East	Houses	\$2,614,899	1.87%	\$948	2.8%	7.4%	12.3%	1.2%
22	St Kilda East	Melbourne - Inner	Houses	\$1,881,405	2.72%	\$947	1.5%	4.7%	12.8%	0.6%
23	Mount Eliza	Mornington Peninsula	Houses	\$1,669,618	2.95%	\$941	0.4%	1.5%	1.0%	0.8%
24	South Melbourne	Melbourne - Inner	Houses	\$1,742,685	2.71%	\$940	1.0%	4.8%	11.5%	0.6%
25	Malvern East	Melbourne - Inner South	Houses	\$2,182,552	2.22%	\$933	1.4%	6.2%	13.5%	1.3%
26	Caulfield South	Melbourne - Inner South	Houses	\$1,757,314	2.72%	\$933	2.0%	5.3%	10.9%	1.6%
27	Caulfield	Melbourne - Inner South	Houses	\$1,963,107	2.53%	\$929	1.8%	3.1%	6.3%	1.3%
28	Port Melbourne	Melbourne - Inner	Houses	\$1,679,833	2.86%	\$926	1.0%	3.6%	9.7%	0.5%
29	Surrey Hills	Melbourne - Inner East	Houses	\$2,159,381	2.17%	\$923	1.4%	4.4%	13.3%	1.5%
30	Princes Hill	Melbourne - Inner	Houses	\$1,835,056	2.54%	\$909	1.7%	5.0%	14.7%	n.a

## 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	\$344,907	5.16%	\$337	0.9%	1.9%	8.4%	2.7%
2	Melton	Melbourne - West	Units	\$369,547	4.80%	\$343	1.1%	1.9%	8.7%	1.6%
3	Albion	Melbourne - West	Units	\$375,203	4.79%	\$345	1.1%	3.4%	9.3%	0.2%
4	Melton West	Melbourne - West	Units	\$407,475	4.79%	\$355	0.2%	0.4%	7.3%	1.3%
5	Werribee	Melbourne - West	Units	\$401,366	4.63%	\$355	0.8%	2.3%	7.3%	0.3%
6	Hoppers Crossing	Melbourne - West	Units	\$413,066	4.52%	\$360	0.9%	2.9%	8.9%	0.4%
7	Bacchus Marsh	Melbourne - West	Units	\$378,633	4.92%	\$363	0.9%	1.9%	7.7%	1.2%
8	Darley	Melbourne - West	Units	\$415,590	4.68%	\$370	0.4%	1.2%	7.4%	1.6%
9	Wyndham Vale	Melbourne - West	Units	\$453,861	4.48%	\$373	0.8%	2.8%	8.2%	1.1%
10	Melton	Melbourne - West	Houses	\$471,555	4.01%	\$374	0.6%	1.0%	4.3%	2.1%
11	St Albans	Melbourne - West	Units	\$474,625	4.31%	\$382	0.7%	2.8%	8.8%	1.0%
12	Deer Park	Melbourne - West	Units	\$480,058	4.35%	\$386	0.3%	2.4%	8.0%	0.2%
13	Tarneit	Melbourne - West	Units	\$456,017	4.69%	\$388	0.9%	2.9%	9.0%	0.6%
14	Dandenong	Melbourne - South East	Units	\$400,039	5.00%	\$389	1.4%	2.9%	8.7%	0.7%
15	Thomastown	Melbourne - North East	Units	\$445,080	4.47%	\$391	0.6%	1.9%	6.9%	0.4%
16	Broadmeadows	Melbourne - North West	Units	\$423,189	4.84%	\$391	1.1%	2.8%	9.9%	0.7%
17	Kurunjang	Melbourne - West	Houses	\$549,314	3.74%	\$392	0.7%	1.6%	4.6%	1.7%
18	Pakenham	Melbourne - South East	Units	\$495,802	4.31%	\$393	1.2%	2.3%	10.8%	0.2%
19	Epping	Melbourne - North East	Units	\$458,997	4.65%	\$393	0.9%	2.1%	7.3%	0.2%
20	Lalor	Melbourne - North East	Units	\$459,708	4.42%	\$394	0.5%	2.2%	7.3%	0.3%
21	Mill Park	Melbourne - North East	Units	\$481,991	4.39%	\$396	0.6%	2.1%	7.9%	0.9%
22	Dandenong North	Melbourne - South East	Units	\$506,307	4.07%	\$397	1.9%	3.2%	9.0%	1.0%
23	Truganina	Melbourne - West	Units	\$469,575	4.58%	\$398	1.0%	3.0%	7.3%	n.a
24	Altona Meadows	Melbourne - West	Units	\$490,769	4.24%	\$401	1.5%	3.1%	9.6%	0.3%
25	Meadow Heights	Melbourne - North West	Units	\$432,075	4.88%	\$401	1.2%	2.4%	8.7%	1.0%
26	Sunbury	Melbourne - North West	Units	\$460,554	4.57%	\$402	0.3%	0.7%	5.5%	0.6%
27	Craigieburn	Melbourne - North West	Units	\$429,742	4.97%	\$403	1.2%	2.8%	9.3%	0.5%
28	Broadmeadows	Melbourne - North West	Houses	\$575,350	3.73%	\$404	1.2%	3.0%	6.9%	0.5%
29	Noble Park	Melbourne - South East	Units	\$487,206	4.29%	\$404	1.1%	3.1%	8.2%	0.6%
30	Brookfield	Melbourne - West	Houses	\$577,254	3.69%	\$405	0.8%	1.7%	4.3%	1.1%



## 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	Bulimba	Brisbane Inner City	Houses	\$1,758,090	3.17%	\$1,161	-0.2%	1.9%	11.9%	1.0%
2	Hawthorne	Brisbane Inner City	Houses	\$1,746,320	3.17%	\$1,160	-0.5%	0.9%	12.2%	2.1%
3	Hamilton	Brisbane Inner City	Houses	\$2,097,633	2.63%	\$1,142	1.0%	2.1%	5.6%	2.7%
4	Ascot	Brisbane Inner City	Houses	\$2,105,027	2.59%	\$1,119	2.0%	1.1%	2.6%	1.8%
5	Hendra	Brisbane Inner City	Houses	\$1,512,089	3.44%	\$1,064	1.4%	2.9%	10.9%	2.9%
6	Pullenvale	Brisbane - West	Houses	\$1,590,492	3.50%	\$1,062	0.6%	3.4%	0.5%	1.8%
7	Fig Tree Pocket	Brisbane - West	Houses	\$1,483,719	3.48%	\$1,054	-0.8%	3.7%	7.4%	2.8%
8	Bardon	Brisbane Inner City	Houses	\$1,415,163	3.40%	\$1,038	0.6%	2.1%	11.7%	1.5%
9	Balmoral	Brisbane Inner City	Houses	\$1,493,513	3.40%	\$1,036	-1.0%	0.5%	11.5%	2.3%
10	Brookfield	Brisbane - West	Houses	\$1,625,144	3.43%	\$1,017	0.3%	0.9%	8.5%	1.1%
11	Paddington	Brisbane Inner City	Houses	\$1,531,681	3.05%	\$988	1.1%	2.8%	11.3%	1.9%
12	Clayfield	Brisbane Inner City	Houses	\$1,573,910	3.07%	\$975	2.3%	2.7%	11.5%	2.0%
13	Ashgrove	Brisbane Inner City	Houses	\$1,293,644	3.42%	\$975	1.9%	2.6%	14.7%	1.7%
14	Graceville	Brisbane - West	Houses	\$1,296,776	3.45%	\$961	1.6%	5.7%	16.7%	1.6%
15	Norman Park	Brisbane Inner City	Houses	\$1,310,099	3.60%	\$961	1.5%	2.8%	15.6%	1.5%
16	Auchenflower	Brisbane Inner City	Houses	\$1,409,311	3.10%	\$940	1.5%	2.0%	11.5%	2.1%
17	Seven Hills	Brisbane Inner City	Houses	\$1,305,809	3.41%	\$937	1.0%	4.6%	11.0%	2.5%
18	Chapel Hill	Brisbane - West	Houses	\$1,171,203	3.93%	\$928	1.4%	3.3%	11.0%	2.1%
19	Grange	Brisbane Inner City	Houses	\$1,395,540	3.14%	\$922	1.5%	1.7%	9.3%	2.0%
20	St Lucia	Brisbane - West	Houses	\$1,742,744	2.71%	\$914	0.7%	5.4%	15.9%	2.3%
21	Chelmer	Brisbane - West	Houses	\$1,443,490	3.16%	\$909	-0.5%	2.7%	6.6%	2.3%
22	Sherwood	Brisbane - West	Houses	\$1,252,336	3.26%	\$899	1.9%	4.1%	11.6%	0.9%
23	Camp Hill	Brisbane - South	Houses	\$1,261,872	3.44%	\$895	1.6%	3.7%	12.4%	3.1%
24	Rochedale	Brisbane - South	Houses	\$1,411,700	3.23%	\$884	0.9%	2.1%	11.7%	2.2%
25	Carindale	Brisbane - South	Houses	\$1,155,565	3.92%	\$869	1.3%	1.6%	9.7%	2.4%
26	East Brisbane	Brisbane Inner City	Houses	\$1,169,154	3.63%	\$865	-0.2%	3.3%	14.6%	3.1%
27	Red Hill	Brisbane Inner City	Houses	\$1,235,953	3.29%	\$860	1.6%	2.0%	9.4%	1.7%
28	Toowong	Brisbane Inner City	Houses	\$1,216,006	3.36%	\$859	2.0%	4.9%	15.1%	2.1%
29	Bridgeman Downs	Brisbane - North	Houses	\$1,129,439	3.95%	\$846	0.0%	2.5%	9.4%	1.9%
30	Kenmore	Brisbane - West	Houses	\$935,408	4.47%	\$841	1.1%	2.1%	15.1%	2.3%

## Top 30 Most affordable suburbs to rent

### Brisbane

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change	Vacancy rate
1	Bellbird Park	Ipswich	Units	\$293,511	6.17%	\$334	0.9%	4.9%	8.9%	0.9%
2	Woodridge	Logan - Beaudesert	Units	\$237,573	7.60%	\$343	1.4%	2.3%	11.4%	1.0%
3	Mount Warren Park	Logan - Beaudesert	Units	\$307,306	6.29%	\$355	0.9%	2.7%	10.7%	1.4%
4	Booval	Ipswich	Units	\$288,939	6.53%	\$359	0.7%	2.4%	13.3%	1.7%
5	Caboolture	Moreton Bay - North	Units	\$291,224	7.35%	\$362	2.0%	2.5%	13.1%	1.1%
6	Raceview	Ipswich	Units	\$331,075	6.04%	\$362	1.2%	4.5%	16.3%	0.7%
7	Beenleigh	Logan - Beaudesert	Units	\$260,062	7.15%	\$364	1.4%	3.6%	13.6%	0.2%
8	Waterford West	Logan - Beaudesert	Units	\$246,180	7.59%	\$378	0.8%	4.0%	19.7%	0.8%
9	Goodna	Ipswich	Units	\$276,972	7.60%	\$379	2.0%	6.6%	14.7%	2.1%
10	Collingwood Park	Ipswich	Units	\$299,265	5.83%	\$380	2.1%	4.7%	8.3%	0.9%
11	Brassall	Ipswich	Units	\$351,972	5.67%	\$382	1.3%	3.9%	17.1%	1.3%
12	Hillcrest	Logan - Beaudesert	Units	\$324,502	6.61%	\$401	1.6%	4.0%	15.8%	0.6%
13	Browns Plains	Logan - Beaudesert	Units	\$376,034	5.89%	\$406	1.4%	4.4%	14.4%	n.a
14	Bundamba	Ipswich	Units	\$309,036	7.37%	\$407	0.8%	4.3%	18.8%	0.6%
15	Marsden	Logan - Beaudesert	Units	\$374,861	5.98%	\$408	0.9%	3.7%	14.3%	0.6%
16	Shailer Park	Logan - Beaudesert	Units	\$358,462	5.86%	\$411	1.1%	4.2%	14.1%	1.5%
17	Rochedale South	Logan - Beaudesert	Units	\$394,725	5.45%	\$413	1.9%	2.7%	9.2%	n.a
18	Russell Island	Brisbane - East	Houses	\$362,416	5.88%	\$416	0.9%	2.1%	9.1%	2.1%
19	Loganlea	Logan - Beaudesert	Units	\$321,493	6.81%	\$421	1.3%	5.0%	19.5%	0.3%
20	Morayfield	Moreton Bay - North	Units	\$395,269	5.88%	\$423	1.7%	3.2%	12.7%	0.5%
21	Bethania	Logan - Beaudesert	Units	\$302,844	7.62%	\$424	1.0%	3.7%	20.9%	1.5%
22	Lawnton	Moreton Bay - South	Units	\$345,622	6.41%	\$424	0.5%	2.5%	14.8%	n.a
23	Redbank Plains	Ipswich	Units	\$353,578	6.26%	\$425	1.6%	5.0%	10.3%	0.8%
24	Kippa-Ring	Moreton Bay - North	Units	\$361,842	6.14%	\$425	2.3%	1.4%	25.4%	0.6%
25	Burpengary	Moreton Bay - North	Units	\$351,834	6.46%	\$428	2.7%	4.7%	19.4%	n.a
26	Kallangur	Moreton Bay - South	Units	\$388,407	5.95%	\$430	0.8%	1.5%	11.4%	0.7%
27	Springwood	Logan - Beaudesert	Units	\$363,057	6.10%	\$432	1.4%	2.2%	11.1%	n.a
28	Riverview	Ipswich	Houses	\$371,278	5.97%	\$433	0.1%	1.9%	12.6%	1.6%
29	Strathpine	Moreton Bay - South	Units	\$363,792	6.45%	\$434	0.2%	5.3%	16.3%	1.2%
30	Petrie	Moreton Bay - South	Units	\$393,962	5.97%	\$435	1.6%	4.9%	11.8%	0.5%

## Top 30 Most expensive suburbs to rent

### Adelaide

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change	Vacancy rate
1	Malvern	Adelaide - Central and Hills	Houses	\$1,713,600	2.64%	\$850	0.9%	2.3%	14.0%	1.6%
2	Toorak Gardens	Adelaide - Central and Hills	Houses	\$1,981,899	2.26%	\$844	0.0%	1.7%	9.3%	2.4%
3	Mitcham	Adelaide - South	Houses	\$1,349,941	3.33%	\$794	1.6%	3.4%	18.9%	n.a
4	St Georges	Adelaide - Central and Hills	Houses	\$1,522,877	2.77%	\$786	0.0%	1.2%	12.4%	1.1%
5	Unley	Adelaide - Central and Hills	Houses	\$1,509,263	2.67%	\$785	0.4%	0.6%	10.3%	1.5%
6	St Peters	Adelaide - Central and Hills	Houses	\$1,771,075	2.35%	\$784	1.3%	5.6%	9.9%	0.7%
7	Torrens Park	Adelaide - South	Houses	\$1,258,874	3.30%	\$783	1.3%	3.6%	17.3%	n.a
8	North Adelaide	Adelaide - Central and Hills	Houses	\$1,196,652	3.44%	\$781	-0.8%	0.3%	8.7%	1.1%
9	Fullarton	Adelaide - Central and Hills	Houses	\$1,378,720	2.92%	\$778	0.8%	0.8%	11.7%	0.5%
10	Beaumont	Adelaide - Central and Hills	Houses	\$1,581,870	2.69%	\$776	-0.2%	1.4%	11.1%	n.a
11	Glenunga	Adelaide - Central and Hills	Houses	\$1,545,298	2.71%	\$765	0.0%	0.4%	11.4%	0.8%
12	Henley Beach South	Adelaide - West	Houses	\$1,253,044	3.12%	\$747	1.3%	-0.3%	8.6%	0.6%
13	Kensington Park	Adelaide - Central and Hills	Houses	\$1,413,187	2.72%	\$747	-0.2%	1.0%	11.1%	0.7%
14	Belair	Adelaide - South	Houses	\$976,735	4.11%	\$742	1.9%	4.3%	13.3%	0.7%
15	Glenelg East	Adelaide - South	Houses	\$1,374,648	3.17%	\$739	2.2%	2.6%	16.5%	n.a
16	Henley Beach	Adelaide - West	Houses	\$1,233,112	3.05%	\$738	0.2%	0.9%	12.8%	n.a
17	Stirling	Adelaide - Central and Hills	Houses	\$1,153,505	3.41%	\$738	1.1%	3.9%	15.6%	1.7%
18	West Beach	Adelaide - West	Houses	\$1,246,707	3.08%	\$735	-0.8%	-2.7%	11.9%	0.8%
19	Parkside	Adelaide - Central and Hills	Houses	\$1,273,023	2.97%	\$729	0.9%	0.4%	8.7%	0.4%
20	West Lakes	Adelaide - West	Houses	\$1,037,614	3.67%	\$726	0.5%	2.7%	12.2%	1.0%
21	Rossllyn Park	Adelaide - Central and Hills	Houses	\$1,364,816	2.95%	\$725	0.0%	1.7%	9.4%	n.a
22	Glenside	Adelaide - Central and Hills	Houses	\$1,261,262	2.99%	\$725	-0.9%	-0.8%	5.8%	0.8%
23	West Lakes Shore	Adelaide - West	Houses	\$1,020,566	3.67%	\$721	0.4%	1.4%	11.1%	0.9%
24	Goodwood	Adelaide - Central and Hills	Houses	\$1,310,465	2.84%	\$718	0.0%	0.4%	8.3%	0.5%
25	Linden Park	Adelaide - Central and Hills	Houses	\$1,348,410	2.87%	\$718	-0.8%	-0.1%	5.8%	0.7%
26	Norwood	Adelaide - Central and Hills	Houses	\$1,299,522	2.88%	\$716	0.7%	3.5%	8.8%	0.5%
27	Kensington Gardens	Adelaide - Central and Hills	Houses	\$1,342,821	2.76%	\$709	-0.3%	1.1%	9.6%	1.8%
28	Somerton Park	Adelaide - South	Houses	\$1,376,781	2.78%	\$704	1.6%	1.5%	9.7%	0.3%
29	Fulham Gardens	Adelaide - West	Houses	\$1,049,259	3.47%	\$703	0.3%	1.1%	15.0%	n.a
30	Beulah Park	Adelaide - Central and Hills	Houses	\$1,263,430	2.84%	\$696	-0.4%	1.6%	13.4%	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	\$300,209	6.01%	\$346	0.0%	2.5%	15.2%	0.5%
2	Salisbury	Adelaide - North	Units	\$268,985	6.86%	\$360	1.8%	4.2%	16.7%	n.a
3	Andrews Farm	Adelaide - North	Units	\$310,595	5.87%	\$361	-0.1%	4.4%	18.3%	2.6%
4	Kilburn	Adelaide - North	Units	\$345,526	5.39%	\$375	0.6%	3.5%	12.2%	n.a
5	Elizabeth South	Adelaide - North	Houses	\$337,439	5.74%	\$379	-0.2%	1.6%	12.8%	0.3%
6	Elizabeth Grove	Adelaide - North	Houses	\$351,839	5.60%	\$384	-0.3%	1.5%	12.0%	0.4%
7	Elizabeth North	Adelaide - North	Houses	\$307,665	6.61%	\$388	0.2%	1.4%	14.4%	0.2%
8	Brooklyn Park	Adelaide - West	Units	\$363,428	5.62%	\$392	1.6%	3.0%	14.5%	0.3%
9	St Peters	Adelaide - Central and Hills	Units	\$397,186	4.86%	\$392	1.8%	0.7%	9.5%	0.6%
10	Plympton	Adelaide - West	Units	\$384,410	5.41%	\$397	0.8%	2.8%	13.7%	n.a
11	Kurralta Park	Adelaide - West	Units	\$371,688	5.47%	\$398	0.9%	2.2%	14.1%	n.a
12	Semaphore	Adelaide - West	Units	\$442,100	4.73%	\$398	3.1%	3.5%	9.2%	0.5%
13	Davoren Park	Adelaide - North	Houses	\$356,374	5.82%	\$399	-0.1%	0.7%	13.5%	0.4%
14	Richmond	Adelaide - West	Units	\$429,791	4.77%	\$399	0.3%	1.7%	7.8%	n.a
15	Morphett Vale	Adelaide - South	Units	\$375,823	5.55%	\$401	0.7%	0.6%	12.0%	0.2%
16	Broadview	Adelaide - North	Units	\$405,400	5.08%	\$401	0.7%	0.9%	11.2%	n.a
17	Klemzig	Adelaide - North	Units	\$360,298	5.58%	\$402	0.9%	4.1%	15.7%	0.3%
18	Elizabeth Downs	Adelaide - North	Houses	\$322,847	6.44%	\$403	0.3%	1.5%	12.7%	0.6%
19	Elizabeth Vale	Adelaide - North	Houses	\$397,115	5.27%	\$406	-0.6%	1.1%	12.4%	n.a
20	Smithfield Plains	Adelaide - North	Houses	\$370,182	5.65%	\$407	-0.1%	1.4%	13.7%	0.6%
21	Elizabeth East	Adelaide - North	Houses	\$400,711	5.21%	\$409	-0.4%	1.2%	13.8%	0.5%
22	Smithfield	Adelaide - North	Houses	\$349,494	6.13%	\$410	0.4%	0.6%	13.2%	n.a
23	Camden Park	Adelaide - West	Units	\$411,957	5.14%	\$412	0.7%	3.5%	14.1%	n.a
24	West Beach	Adelaide - West	Units	\$444,781	4.76%	\$412	0.8%	3.5%	12.8%	0.3%
25	Marleston	Adelaide - West	Units	\$421,119	5.06%	\$416	0.6%	2.7%	14.5%	n.a
26	New Port	Adelaide - West	Units	\$352,883	5.83%	\$416	2.7%	4.9%	12.0%	n.a
27	Christies Beach	Adelaide - South	Units	\$453,411	5.18%	\$416	0.2%	0.9%	13.8%	0.3%
28	Mount Barker	Adelaide - Central and Hills	Units	\$395,816	5.50%	\$417	0.2%	0.5%	8.3%	0.4%
29	Elizabeth Park	Adelaide - North	Houses	\$374,441	5.82%	\$417	0.1%	2.1%	16.4%	n.a
30	Mitchell Park	Adelaide - South	Units	\$444,532	4.96%	\$418	2.0%	3.4%	13.8%	n.a

## Top 30 Most expensive suburbs to rent

### Perth

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Monthly change	Quarterly change	Annual change	Vacancy rate
1	Dalkeith	Perth - Inner	Houses	\$3,122,351	2.08%	\$1,280	-0.8%	2.0%	5.5%	1.2%
2	Cottesloe	Perth - Inner	Houses	\$2,760,180	2.29%	\$1,260	-0.9%	3.5%	4.5%	1.8%
3	Swanbourne	Perth - Inner	Houses	\$2,039,958	3.13%	\$1,231	-0.4%	3.1%	9.0%	0.8%
4	Mount Claremont	Perth - Inner	Houses	\$1,761,999	3.42%	\$1,214	0.1%	4.5%	6.5%	1.6%
5	City Beach	Perth - Inner	Houses	\$2,480,090	2.40%	\$1,209	-0.1%	3.3%	6.4%	0.8%
6	Mosman Park	Perth - Inner	Houses	\$1,820,385	3.09%	\$1,164	1.1%	4.7%	8.1%	1.0%
7	Claremont	Perth - Inner	Houses	\$1,790,259	3.14%	\$1,113	-1.5%	3.7%	7.2%	0.8%
8	Nedlands	Perth - Inner	Houses	\$2,016,978	2.81%	\$1,092	0.8%	4.9%	10.9%	1.4%
9	North Coogee	Perth - South West	Houses	\$1,316,894	4.14%	\$1,052	0.5%	1.1%	11.6%	1.3%
10	Floreat	Perth - Inner	Houses	\$1,785,870	2.94%	\$1,016	-0.6%	4.3%	10.6%	1.3%
11	North Fremantle	Perth - South West	Houses	\$1,210,152	3.51%	\$979	1.1%	3.1%	13.2%	n.a
12	Churchlands	Perth - North West	Houses	\$1,508,786	3.38%	\$973	0.9%	3.1%	13.5%	n.a
13	Subiaco	Perth - Inner	Houses	\$1,518,192	3.17%	\$925	1.9%	2.9%	10.5%	1.0%
14	Burns Beach	Perth - North West	Houses	\$1,011,611	4.78%	\$902	2.0%	5.2%	12.7%	0.5%
15	Iluka	Perth - North West	Houses	\$1,085,256	4.49%	\$902	2.2%	5.7%	14.5%	0.9%
16	West Leederville	Perth - Inner	Houses	\$1,304,474	3.48%	\$901	2.3%	3.8%	14.7%	0.6%
17	Shenton Park	Perth - Inner	Houses	\$1,538,464	2.93%	\$891	0.5%	2.5%	11.7%	0.7%
18	East Fremantle	Perth - South West	Houses	\$1,387,910	3.48%	\$888	0.2%	2.3%	11.2%	0.3%
19	Trigg	Perth - North West	Houses	\$1,522,121	2.89%	\$876	1.4%	4.2%	13.0%	0.6%
20	Wembley	Perth - Inner	Houses	\$1,394,714	3.20%	\$867	2.3%	3.6%	11.1%	1.0%
21	Wembley Downs	Perth - North West	Houses	\$1,345,384	3.38%	\$865	0.9%	3.3%	10.9%	0.3%
22	Applecross	Perth - South West	Houses	\$1,671,571	2.86%	\$859	1.1%	2.8%	14.8%	0.2%
23	Marmion	Perth - North West	Houses	\$1,325,166	3.39%	\$855	2.0%	3.2%	10.1%	2.5%
24	Sorrento	Perth - North West	Houses	\$1,262,448	3.54%	\$851	1.5%	2.8%	9.9%	0.9%
25	South Perth	Perth - South East	Houses	\$1,351,948	3.11%	\$846	1.3%	3.7%	13.7%	0.6%
26	North Beach	Perth - North West	Houses	\$1,353,593	3.15%	\$830	1.1%	4.6%	15.0%	n.a
27	East Perth	Perth - Inner	Houses	\$1,055,592	4.02%	\$826	2.2%	3.3%	13.7%	2.1%
28	Mount Lawley	Perth - Inner	Houses	\$1,246,578	3.32%	\$822	2.7%	4.9%	14.2%	0.9%
29	Ocean Reef	Perth - North West	Houses	\$951,901	4.61%	\$820	1.1%	3.9%	14.8%	0.2%
30	Woodlands	Perth - North West	Houses	\$1,275,902	3.52%	\$817	0.8%	3.8%	14.2%	0.5%

## 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	Shoalwater	Perth - South West	Units	\$268,377	6.84%	\$350	1.9%	2.0%	8.8%	1.1%
2	Orelia	Perth - South West	Units	\$194,303	10.10%	\$351	3.7%	7.3%	26.0%	0.6%
3	Baldivis	Perth - South West	Units	\$335,594	5.94%	\$354	2.1%	3.1%	9.6%	n.a
4	Safety Bay	Perth - South West	Units	\$281,698	6.72%	\$377	0.9%	0.6%	8.5%	3.7%
5	Dudley Park	Mandurah	Units	\$244,889	8.03%	\$393	0.4%	4.2%	13.8%	1.8%
6	Midland	Perth - North East	Units	\$287,150	7.52%	\$401	1.2%	2.6%	11.2%	0.3%
7	Kelmscott	Perth - South East	Units	\$265,747	8.24%	\$403	3.3%	6.7%	14.9%	n.a
8	Rockingham	Perth - South West	Units	\$309,384	6.80%	\$404	1.6%	2.3%	10.2%	0.6%
9	Gosnells	Perth - South East	Units	\$288,657	7.62%	\$406	1.8%	4.8%	11.0%	n.a
10	Armadale	Perth - South East	Units	\$255,922	8.73%	\$408	2.0%	4.9%	12.4%	0.5%
11	Maddington	Perth - South East	Units	\$297,470	7.39%	\$411	0.8%	6.0%	11.5%	0.6%
12	Ellenbrook	Perth - North East	Units	\$296,158	7.65%	\$419	0.8%	3.0%	12.7%	n.a
13	Beckenham	Perth - South East	Units	\$347,029	6.64%	\$422	1.0%	5.5%	12.5%	0.8%
14	Spearwood	Perth - South West	Units	\$364,529	6.33%	\$423	1.2%	4.0%	9.6%	n.a
15	Noranda	Perth - North East	Units	\$321,692	7.06%	\$425	0.5%	4.0%	14.2%	n.a
16	Hamilton Hill	Perth - South West	Units	\$355,307	6.26%	\$425	0.3%	2.9%	8.2%	n.a
17	Coolbellup	Perth - South West	Units	\$320,564	6.95%	\$427	0.5%	4.8%	9.9%	0.5%
18	Armadale	Perth - South East	Houses	\$331,304	7.00%	\$428	1.1%	2.5%	11.6%	0.6%
19	Maylands	Perth - North East	Units	\$342,551	6.66%	\$432	1.1%	4.7%	14.4%	0.6%
20	Bayswater	Perth - North East	Units	\$332,154	7.03%	\$435	1.7%	6.1%	15.3%	1.3%
21	Medina	Perth - South West	Houses	\$336,789	6.86%	\$436	0.8%	2.6%	12.1%	n.a
22	Success	Perth - South West	Units	\$331,598	6.84%	\$437	0.8%	3.9%	8.1%	0.6%
23	Calista	Perth - South West	Houses	\$342,305	6.78%	\$439	0.9%	2.4%	11.6%	1.2%
24	Thornlie	Perth - South East	Units	\$264,222	8.77%	\$441	1.6%	4.8%	10.6%	n.a
25	Cannington	Perth - South East	Units	\$355,348	6.82%	\$442	1.6%	3.1%	10.1%	0.1%
26	Bentley	Perth - South East	Units	\$369,025	6.35%	\$442	1.5%	2.3%	9.1%	0.8%
27	Queens Park	Perth - South East	Units	\$371,247	6.67%	\$445	1.7%	2.3%	8.6%	0.3%
28	Girrawheen	Perth - North West	Units	\$305,095	7.74%	\$447	1.8%	4.4%	10.2%	n.a
29	Osborne Park	Perth - North West	Units	\$295,535	7.69%	\$448	2.1%	5.9%	14.3%	0.6%
30	Wembley	Perth - Inner	Units	\$295,135	7.40%	\$449	2.1%	4.4%	13.3%	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	\$1,252,688	3.09%	\$713	1.1%	2.2%	1.8%	1.9%
2	North Hobart	Hobart	Houses	\$875,122	3.99%	\$671	1.2%	2.2%	2.4%	2.0%
3	West Hobart	Hobart	Houses	\$942,439	3.62%	\$654	1.1%	2.0%	-0.4%	2.5%
4	Taroona	Hobart	Houses	\$957,086	3.40%	\$626	-0.4%	1.6%	2.8%	1.5%
5	Blackmans Bay	Hobart	Houses	\$870,338	3.72%	\$611	-0.4%	0.8%	4.6%	1.6%
6	Lauderdale	Hobart	Houses	\$808,098	3.92%	\$608	-0.1%	1.5%	4.3%	1.0%
7	Howrah	Hobart	Houses	\$736,425	4.23%	\$595	-0.1%	1.1%	4.0%	0.9%
8	Geilston Bay	Hobart	Houses	\$700,910	4.46%	\$594	-0.5%	1.2%	5.4%	4.2%
9	Bellerive	Hobart	Houses	\$823,570	3.72%	\$587	-0.4%	0.3%	2.0%	2.0%
10	Kingston	Hobart	Houses	\$734,298	4.41%	\$582	-0.8%	0.7%	4.9%	0.7%
11	Oakdowns	Hobart	Houses	\$575,678	5.40%	\$580	0.5%	2.5%	7.0%	1.0%
12	Margate	Hobart	Houses	\$791,290	3.90%	\$579	-0.1%	1.5%	2.4%	n.a
13	Lindisfarne	Hobart	Houses	\$721,718	4.20%	\$579	-0.3%	1.1%	1.1%	0.9%
14	Rosetta	Hobart	Houses	\$641,065	4.59%	\$576	0.2%	1.3%	8.3%	0.7%
15	Kingston Beach	Hobart	Houses	\$864,403	3.62%	\$574	-0.9%	0.1%	2.1%	n.a
16	Montrose	Hobart	Houses	\$616,489	4.71%	\$568	0.1%	1.5%	7.2%	5.3%
17	West Moonah	Hobart	Houses	\$633,318	4.63%	\$568	0.3%	0.6%	3.8%	0.8%
18	Moonah	Hobart	Houses	\$621,988	4.74%	\$566	0.4%	0.2%	4.1%	1.9%
19	Lutana	Hobart	Houses	\$563,234	5.21%	\$566	0.5%	0.9%	6.6%	2.2%
20	Old Beach	Hobart	Houses	\$619,655	4.77%	\$565	-0.1%	2.2%	6.0%	1.9%
21	Mornington	Hobart	Houses	\$559,081	5.27%	\$560	-0.1%	1.3%	5.8%	2.6%
22	Warrane	Hobart	Houses	\$526,417	5.53%	\$556	0.0%	1.2%	5.3%	n.a
23	Glenorchy	Hobart	Houses	\$560,205	5.09%	\$555	0.3%	0.5%	5.6%	1.4%
24	Rokeby	Hobart	Houses	\$470,880	5.83%	\$554	-0.4%	0.7%	5.2%	3.0%
25	Austins Ferry	Hobart	Houses	\$607,263	4.70%	\$553	-0.6%	-0.2%	3.8%	4.0%
26	Berriedale	Hobart	Houses	\$527,200	5.20%	\$542	0.5%	0.7%	6.5%	3.3%
27	Brighton	Hobart	Houses	\$561,216	5.04%	\$542	-0.5%	0.4%	9.8%	1.2%
28	Claremont	Hobart	Houses	\$532,429	5.11%	\$533	0.3%	1.2%	6.1%	2.4%
29	Sorell	Hobart	Houses	\$626,493	4.47%	\$532	0.5%	2.5%	6.2%	4.5%
30	Chigwell	Hobart	Houses	\$503,183	5.52%	\$526	0.5%	0.6%	7.4%	n.a

## 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	Primrose Sands	Hobart	Houses	\$511,138	4.66%	\$466	0.3%	2.6%	2.5%	3.3%
2	Claremont	Hobart	Units	\$442,414	5.54%	\$470	0.5%	1.8%	2.2%	0.4%
3	New Norfolk	Hobart	Houses	\$452,546	5.34%	\$482	0.5%	0.8%	3.7%	1.7%
4	Glenorchy	Hobart	Units	\$439,155	5.75%	\$487	1.1%	3.7%	7.6%	0.6%
5	West Moonah	Hobart	Units	\$473,434	5.28%	\$490	1.0%	3.1%	5.6%	1.0%
6	Risdon Vale	Hobart	Houses	\$441,005	6.14%	\$493	0.6%	2.5%	6.2%	0.6%
7	Dodges Ferry	Hobart	Houses	\$562,305	4.46%	\$494	0.6%	2.0%	5.1%	0.6%
8	Lindisfarne	Hobart	Units	\$518,398	5.00%	\$496	1.1%	3.9%	9.4%	1.2%
9	Bridgewater	Hobart	Houses	\$467,294	5.39%	\$502	0.7%	2.9%	4.3%	2.2%
10	Bellerive	Hobart	Units	\$562,434	4.67%	\$505	1.2%	3.5%	6.9%	0.4%
11	Howrah	Hobart	Units	\$568,835	4.71%	\$509	1.0%	3.1%	6.5%	2.1%
12	Kingston	Hobart	Units	\$536,532	5.10%	\$515	1.7%	4.6%	11.0%	1.2%
13	Midway Point	Hobart	Houses	\$571,401	4.79%	\$520	0.7%	2.1%	5.3%	1.7%
14	Blackmans Bay	Hobart	Units	\$561,108	4.84%	\$524	0.7%	2.8%	8.2%	1.6%
15	Chigwell	Hobart	Houses	\$503,183	5.52%	\$526	0.5%	0.6%	7.4%	n.a
16	Sorell	Hobart	Houses	\$626,493	4.47%	\$532	0.5%	2.5%	6.2%	4.5%
17	Claremont	Hobart	Houses	\$532,429	5.11%	\$533	0.3%	1.2%	6.1%	2.4%
18	Brighton	Hobart	Houses	\$561,216	5.04%	\$542	-0.5%	0.4%	9.8%	1.2%
19	Berriedale	Hobart	Houses	\$527,200	5.20%	\$542	0.5%	0.7%	6.5%	3.3%
20	Austins Ferry	Hobart	Houses	\$607,263	4.70%	\$553	-0.6%	-0.2%	3.8%	4.0%
21	Rokeby	Hobart	Houses	\$470,880	5.83%	\$554	-0.4%	0.7%	5.2%	3.0%
22	Glenorchy	Hobart	Houses	\$560,205	5.09%	\$555	0.3%	0.5%	5.6%	1.4%
23	Warrane	Hobart	Houses	\$526,417	5.53%	\$556	0.0%	1.2%	5.3%	n.a
24	Mornington	Hobart	Houses	\$559,081	5.27%	\$560	-0.1%	1.3%	5.8%	2.6%
25	Old Beach	Hobart	Houses	\$619,655	4.77%	\$565	-0.1%	2.2%	6.0%	1.9%
26	Lutana	Hobart	Houses	\$563,234	5.21%	\$566	0.5%	0.9%	6.6%	2.2%
27	Moonah	Hobart	Houses	\$621,988	4.74%	\$566	0.4%	0.2%	4.1%	1.9%
28	West Moonah	Hobart	Houses	\$633,318	4.63%	\$568	0.3%	0.6%	3.8%	0.8%
29	Montrose	Hobart	Houses	\$616,489	4.71%	\$568	0.1%	1.5%	7.2%	5.3%
30	Kingston Beach	Hobart	Houses	\$864,403	3.62%	\$574	-0.9%	0.1%	2.1%	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	Stuart Park	Darwin	Houses	\$827,872	5.07%	\$803	-0.4%	-3.1%	3.4%	2.2%
2	Lyons	Darwin	Houses	\$803,274	5.42%	\$801	-0.6%	-0.7%	3.6%	4.8%
3	Muirhead	Darwin	Houses	\$725,425	5.51%	\$759	-0.8%	-2.3%	2.4%	2.1%
4	Nightcliff	Darwin	Houses	\$903,940	4.13%	\$751	-1.4%	-2.8%	0.9%	2.2%
5	Parap	Darwin	Houses	\$793,059	5.48%	\$746	0.1%	-0.6%	-0.2%	2.0%
6	Rapid Creek	Darwin	Houses	\$805,402	4.66%	\$717	0.6%	-0.5%	8.7%	2.2%
7	Humpty Doo	Darwin	Houses	\$677,768	5.25%	\$700	-0.9%	-0.5%	4.8%	1.0%
8	Nakara	Darwin	Houses	\$614,715	5.62%	\$694	-0.9%	-1.8%	9.0%	0.7%
9	Johnston	Darwin	Houses	\$628,860	5.91%	\$686	-0.2%	0.6%	2.5%	1.0%
10	Zuccoli	Darwin	Houses	\$491,599	6.89%	\$679	-0.1%	-0.7%	2.3%	3.6%
11	Farrar	Darwin	Houses	\$576,236	6.22%	\$672	0.3%	-0.2%	3.3%	2.0%
12	Bellamack	Darwin	Houses	\$588,803	6.07%	\$671	-0.2%	-0.9%	2.2%	2.5%
13	Bayview	Darwin	Units	\$534,281	6.72%	\$664	-0.4%	-0.2%	5.1%	1.1%
14	Durack	Darwin	Houses	\$572,910	6.19%	\$655	-0.4%	-0.5%	3.9%	2.4%
15	Rosebery	Darwin	Houses	\$580,012	6.04%	\$655	0.1%	1.0%	3.6%	2.2%
16	Wanguri	Darwin	Houses	\$621,438	5.38%	\$646	-0.1%	0.4%	2.7%	1.7%
17	Leanyer	Darwin	Houses	\$589,181	5.57%	\$644	-1.2%	-2.5%	4.6%	2.0%
18	Millner	Darwin	Houses	\$566,920	5.62%	\$637	-0.6%	-2.5%	7.0%	1.7%
19	Gunn	Darwin	Houses	\$527,795	6.40%	\$624	0.1%	0.6%	5.1%	2.3%
20	Alawa	Darwin	Houses	\$513,308	6.03%	\$623	-1.3%	-4.6%	0.2%	1.5%
21	Malak	Darwin	Houses	\$520,537	5.90%	\$615	-0.5%	-1.4%	-0.8%	1.3%
22	Moil	Darwin	Houses	\$547,444	5.51%	\$615	-1.6%	-3.7%	0.9%	2.2%
23	Anula	Darwin	Houses	\$545,622	5.70%	\$604	-1.0%	-4.2%	-1.5%	0.6%
24	Darwin City	Darwin	Units	\$415,444	7.81%	\$600	-0.7%	-0.9%	5.6%	2.2%
25	Wagaman	Darwin	Houses	\$515,784	5.94%	\$600	-0.1%	-2.2%	4.1%	2.4%
26	Wulagi	Darwin	Houses	\$598,476	5.11%	\$589	-0.4%	-3.0%	-1.6%	1.1%
27	Stuart Park	Darwin	Units	\$426,272	7.22%	\$585	-0.1%	1.1%	9.6%	1.3%
28	Karama	Darwin	Houses	\$465,833	6.32%	\$581	-0.6%	-2.5%	1.4%	1.7%
29	Larrakeyah	Darwin	Units	\$438,006	7.00%	\$576	-0.6%	0.4%	7.3%	1.4%
30	Bakewell	Darwin	Houses	\$475,614	6.53%	\$575	0.1%	-1.0%	7.6%	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	\$277,761	8.66%	\$432	-0.5%	1.2%	6.1%	2.0%
2	Driver	Darwin	Units	\$288,211	8.23%	\$437	-0.9%	0.7%	4.8%	3.8%
3	Coconut Grove	Darwin	Units	\$329,068	7.46%	\$459	-0.1%	-2.1%	9.6%	1.5%
4	Leanyer	Darwin	Units	\$355,173	7.03%	\$462	0.0%	-1.8%	8.9%	0.5%
5	Millner	Darwin	Units	\$323,378	7.84%	\$469	-0.5%	-0.6%	12.8%	0.3%
6	Rapid Creek	Darwin	Units	\$383,217	6.69%	\$477	0.2%	-1.7%	8.0%	0.9%
7	Nightcliff	Darwin	Units	\$383,194	6.97%	\$490	-0.1%	-0.9%	12.4%	1.7%
8	Rosebery	Darwin	Units	\$331,588	7.91%	\$499	0.1%	1.5%	5.2%	2.5%
9	Parap	Darwin	Units	\$361,550	7.66%	\$518	-0.5%	-0.7%	4.5%	4.0%
10	Moulden	Darwin	Houses	\$379,949	7.07%	\$518	-0.5%	-0.9%	3.5%	0.9%
11	Gray	Darwin	Houses	\$393,879	7.07%	\$535	-0.7%	-1.8%	2.0%	1.3%
12	Driver	Darwin	Houses	\$453,680	6.24%	\$538	-1.4%	-2.7%	-1.2%	1.7%
13	Fannie Bay	Darwin	Units	\$467,087	6.44%	\$539	0.6%	0.7%	8.9%	1.3%
14	Woodroffe	Darwin	Houses	\$435,385	6.56%	\$551	-0.9%	-0.2%	2.3%	1.0%
15	The Gardens	Darwin	Units	\$451,085	6.58%	\$561	-0.9%	0.9%	8.1%	1.6%
16	Bakewell	Darwin	Houses	\$475,614	6.53%	\$575	0.1%	-1.0%	7.6%	1.8%
17	Larrakeyah	Darwin	Units	\$438,006	7.00%	\$576	-0.6%	0.4%	7.3%	1.4%
18	Karama	Darwin	Houses	\$465,833	6.32%	\$581	-0.6%	-2.5%	1.4%	1.7%
19	Stuart Park	Darwin	Units	\$426,272	7.22%	\$585	-0.1%	1.1%	9.6%	1.3%
20	Wulagi	Darwin	Houses	\$598,476	5.11%	\$589	-0.4%	-3.0%	-1.6%	1.1%
21	Wagaman	Darwin	Houses	\$515,784	5.94%	\$600	-0.1%	-2.2%	4.1%	2.4%
22	Darwin City	Darwin	Units	\$415,444	7.81%	\$600	-0.7%	-0.9%	5.6%	2.2%
23	Anula	Darwin	Houses	\$545,622	5.70%	\$604	-1.0%	-4.2%	-1.5%	0.6%
24	Moil	Darwin	Houses	\$547,444	5.51%	\$615	-1.6%	-3.7%	0.9%	2.2%
25	Malak	Darwin	Houses	\$520,537	5.90%	\$615	-0.5%	-1.4%	-0.8%	1.3%
26	Alawa	Darwin	Houses	\$513,308	6.03%	\$623	-1.3%	-4.6%	0.2%	1.5%
27	Gunn	Darwin	Houses	\$527,795	6.40%	\$624	0.1%	0.6%	5.1%	2.3%
28	Millner	Darwin	Houses	\$566,920	5.62%	\$637	-0.6%	-2.5%	7.0%	1.7%
29	Leanyer	Darwin	Houses	\$589,181	5.57%	\$644	-1.2%	-2.5%	4.6%	2.0%
30	Wanguri	Darwin	Houses	\$621,438	5.38%	\$646	-0.1%	0.4%	2.7%	1.7%

## 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	Deakin	Australian Capital Territory	Houses	\$1,867,961	2.54%	\$1,028	0.2%	-1.4%	-1.8%	3.0%
2	Red Hill	Australian Capital Territory	Houses	\$2,216,006	2.25%	\$998	0.5%	-0.6%	-0.8%	2.8%
3	Campbell	Australian Capital Territory	Houses	\$1,758,408	2.70%	\$976	0.0%	0.5%	-3.1%	2.9%
4	Denman Prospect	Australian Capital Territory	Houses	\$1,089,585	4.49%	\$901	-1.5%	-3.0%	-7.8%	7.0%
5	Garran	Australian Capital Territory	Houses	\$1,440,764	3.26%	\$876	-1.2%	-2.1%	-1.8%	2.8%
6	Wright	Australian Capital Territory	Houses	\$1,030,106	4.42%	\$864	-0.8%	-1.7%	-6.9%	2.7%
7	Coombs	Australian Capital Territory	Houses	\$1,002,914	4.53%	\$856	-0.9%	-1.8%	-6.2%	2.9%
8	Farrer	Australian Capital Territory	Houses	\$1,217,809	3.59%	\$840	-1.5%	-1.7%	-2.6%	3.9%
9	O'Connor	Australian Capital Territory	Houses	\$1,447,048	2.82%	\$831	-0.1%	0.9%	-0.6%	1.0%
10	Fadden	Australian Capital Territory	Houses	\$1,102,080	3.92%	\$820	0.2%	-3.0%	-2.3%	1.7%
11	Aranda	Australian Capital Territory	Houses	\$1,265,821	3.38%	\$818	0.0%	-1.5%	-3.3%	1.0%
12	Yarralumla	Australian Capital Territory	Houses	\$1,938,757	2.39%	\$818	-0.3%	-1.0%	-3.5%	4.3%
13	Nicholls	Australian Capital Territory	Houses	\$1,219,381	3.50%	\$807	-0.8%	-1.5%	1.9%	1.3%
14	ACT Remainder - Belconnen	Australian Capital Territory	Houses	\$786,812	4.97%	\$806	-0.4%	-2.4%	-2.6%	8.0%
15	Moncrieff	Australian Capital Territory	Houses	\$988,545	4.26%	\$797	0.8%	-0.3%	0.0%	4.5%
16	Throsby	Australian Capital Territory	Houses	\$1,113,598	3.88%	\$796	-0.1%	-2.7%	-1.9%	10.3%
17	Crace	Australian Capital Territory	Houses	\$1,118,829	3.79%	\$793	-0.2%	-0.3%	0.2%	1.7%
18	Turner	Australian Capital Territory	Houses	\$1,885,193	2.37%	\$792	-0.1%	-0.3%	-4.4%	1.7%
19	Ainslie	Australian Capital Territory	Houses	\$1,355,648	2.90%	\$786	-0.2%	1.6%	-1.6%	1.8%
20	Forde	Australian Capital Territory	Houses	\$1,143,149	3.63%	\$781	0.0%	-1.4%	-1.5%	1.0%
21	Bruce	Australian Capital Territory	Houses	\$1,033,216	3.90%	\$781	-0.1%	-1.6%	-2.9%	2.0%
22	Chapman	Australian Capital Territory	Houses	\$1,227,825	3.35%	\$780	-0.3%	-0.6%	-5.7%	3.6%
23	Gungahlin	Australian Capital Territory	Houses	\$977,900	4.24%	\$774	-0.8%	-0.8%	3.7%	2.4%
24	Harrison	Australian Capital Territory	Houses	\$1,041,890	3.89%	\$772	-0.9%	-2.2%	-1.7%	2.9%
25	Hawker	Australian Capital Territory	Houses	\$1,235,158	3.36%	\$772	-0.2%	-1.2%	-1.6%	1.1%
26	Weetangera	Australian Capital Territory	Houses	\$1,299,970	3.16%	\$771	-0.3%	-2.7%	-3.8%	3.7%
27	Monash	Australian Capital Territory	Houses	\$935,617	4.30%	\$770	-0.3%	-2.2%	1.0%	0.6%
28	ACT Remainder - Gungahlin	Australian Capital Territory	Houses	\$942,810	4.49%	\$766	-0.9%	-2.7%	-5.3%	5.4%
29	Franklin	Australian Capital Territory	Houses	\$1,040,927	3.91%	\$763	-0.9%	-1.9%	-2.4%	3.0%
30	Bonner	Australian Capital Territory	Houses	\$988,341	4.18%	\$761	-0.8%	-1.3%	0.6%	0.9%

## 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	\$424,977	5.62%	\$480	-0.7%	-0.7%	0.5%	0.9%
2	Chifley	Australian Capital Territory	Units	\$441,683	5.27%	\$487	-0.8%	-1.0%	0.4%	1.2%
3	Scullin	Australian Capital Territory	Units	\$512,602	5.53%	\$510	1.7%	3.1%	5.6%	n.a
4	Mawson	Australian Capital Territory	Units	\$632,371	5.02%	\$527	0.4%	1.2%	3.9%	1.2%
5	Phillip	Australian Capital Territory	Units	\$492,525	5.46%	\$529	-0.3%	0.1%	1.8%	2.3%
6	Greenway	Australian Capital Territory	Units	\$524,792	5.24%	\$534	0.2%	-1.4%	0.4%	2.8%
7	Hawker	Australian Capital Territory	Units	\$502,864	5.55%	\$536	-0.6%	-0.1%	6.2%	2.1%
8	Belconnen	Australian Capital Territory	Units	\$511,613	5.63%	\$539	-0.3%	0.1%	1.8%	1.1%
9	Gungahlin	Australian Capital Territory	Units	\$455,893	6.22%	\$552	0.8%	0.4%	3.9%	1.6%
10	Wright	Australian Capital Territory	Units	\$525,408	5.52%	\$555	-0.4%	-0.5%	1.7%	3.7%
11	Franklin	Australian Capital Territory	Units	\$517,343	5.72%	\$557	0.8%	0.3%	5.5%	1.1%
12	Harrison	Australian Capital Territory	Units	\$523,984	5.64%	\$560	0.5%	-0.1%	5.4%	2.0%
13	Macquarie	Australian Capital Territory	Units	\$554,517	5.46%	\$562	-0.4%	-1.0%	0.4%	1.1%
14	Kambah	Australian Capital Territory	Units	\$657,465	4.52%	\$562	0.5%	-0.2%	0.4%	2.0%
15	Watson	Australian Capital Territory	Units	\$594,157	5.07%	\$569	0.8%	1.7%	6.2%	1.5%
16	Gordon	Australian Capital Territory	Units	\$619,038	4.77%	\$575	-0.3%	-2.7%	-1.7%	0.6%
17	Cook	Australian Capital Territory	Units	\$746,566	4.04%	\$576	-0.8%	-1.0%	2.6%	1.9%
18	Holt	Australian Capital Territory	Units	\$562,846	5.29%	\$576	-0.3%	0.5%	5.6%	1.1%
19	Bruce	Australian Capital Territory	Units	\$603,250	5.28%	\$586	0.1%	0.3%	4.4%	1.4%
20	Lyneham	Australian Capital Territory	Units	\$563,594	4.93%	\$591	0.5%	1.8%	5.7%	0.6%
21	Ngunnawal	Australian Capital Territory	Units	\$627,721	5.02%	\$592	0.7%	-0.5%	5.6%	1.8%
22	Palmerston	Australian Capital Territory	Units	\$643,207	4.91%	\$593	0.4%	0.0%	4.9%	1.7%
23	Coombs	Australian Capital Territory	Units	\$556,885	5.48%	\$595	-0.5%	0.0%	0.9%	9.8%
24	Reid	Australian Capital Territory	Units	\$579,622	5.42%	\$601	1.3%	1.2%	3.8%	2.1%
25	Barton	Australian Capital Territory	Units	\$678,819	4.55%	\$603	1.1%	1.8%	3.8%	1.9%
26	Griffith	Australian Capital Territory	Units	\$643,435	4.93%	\$603	0.8%	1.1%	2.9%	2.2%
27	O'Connor	Australian Capital Territory	Units	\$558,904	5.23%	\$607	0.8%	2.4%	5.6%	2.0%
28	Dickson	Australian Capital Territory	Units	\$619,106	5.25%	\$608	0.7%	1.7%	4.2%	0.6%
29	Casey	Australian Capital Territory	Units	\$593,335	5.41%	\$612	0.5%	0.5%	6.6%	1.6%
30	Charnwood	Australian Capital Territory	Houses	\$679,099	4.81%	\$615	-0.4%	-1.2%	-0.9%	3.1%



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