

Quarterly Rental Review

AUSTRALIA | RELEASED APRIL 2025





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National Overview

- National rent values rose 1.7% in the March quarter, up from the 0.4% rise seen in Q4 but a percentage point lower than the 2.7% rise seen this time last year.
- Despite the seasonal uptick in quarterly growth, annual dwelling rental appreciation continues to lose momentum, with the annual pace of growth more than halving from 8.3% 12 months ago, to 3.8% over the year to March.
- A further increase in the average household size due to worsening affordability, along with the slowing in population growth, continues to put downward pressure on rental demand and, subsequently, rental value growth.
- Despite the easing in demand, a shortfall in rental listings remains, with total rental listings down -22.1% compared to the levels typically seen this time of year, leading national vacancy rates to tighten to 1.6% in March.
- Quarterly growth across the regions continues to outpace capital city rents, rising 2.2% and 1.5%, respectively. Both markets saw the pace of rental appreciation jump over the quarter, increasing 1.3 percentage points across the capitals and 1 percentage point across the regions.
- All the capitals and rest of state regions saw both a rise in dwelling rents and an uptick in the pace of growth over the quarter. Hobart recorded the largest quarterly increase among the capitals, up 2.3%, while Darwin saw the lowest (+0.3%).
- With national rents rising faster than national dwelling values, national gross rental yields recorded a subtle five basis point lift over the quarter. At 3.74%, the March result is the nation's highest gross rental yield since October 2019 (3.77%) and is 18 basis points above the 5-year average of 3.56%.
- Darwin was the only capital to see a decline in yields compared to December, falling -23 basis points to 6.56%, while the remaining all recorded an increase in yields.
- National unit rents are now rising faster than house rents, up 2.3% and 1.4% respectively over the first quarter.
- Hobart recorded the strongest quarterly rise in units, up 4.3%, while Perth recorded the largest increase in house rents, up 2.0%.
- Across the individual capitals and property types, house rents in Darwin were the only sub-market to record a quarterly decline, down -0.3%, while Adelaide unit rents were the only one to see a slowing in quarterly growth (from 1.8% to 1.2%).
- Sydney maintained the position of the country's most expensive rental capital across all property types, with median dwelling rents at \$781 p/w, median house rents at \$816 p/w, and median unit rents at \$723 p/w. Similarly, Hobart remains the country's most affordable capital, with rents of \$574 p/w, \$590 p/w and \$497 p/w, respectively.



Rents rise 1.7% over Q1

CoreLogic's national home value index saw a seasonal uptick in Q1, with rents rising 0.6% in March and 1.7% over the quarter. While up from the 0.4% growth seen in the three months to December, this quarter's increase was the lowest first-quarter rise since 2019 (1.0%) and is a full percentage point below the 2.7% lift seen this time last year.

The higher density sector led this seasonal increase, with national unit rents up 2.3% over the quarter, compared with the 1.4% bump in house rents, reversing the trend seen throughout the second half of 2024, when the larger house sectors outperformed.

Despite the quarterly increase in momentum, the annual change in national dwelling rent values has continued to lose steam, with the 3.8% increase seen over the 12 months to March the lowest rolling annual change in four years. Annual rental growth, while still above the pre-COVID decade average (2.0%), has eased significantly and is now less than half the recent 8.3% peak recorded over the year to March 2024.

The further increase in the average household size due to worsening affordability, along with the slowing in population growth, continues to put downward pressure on rental demand and, subsequently, rental value growth. The 38.4% increase in rents seen over the past five years, equivalent to an additional \$182 per week or \$9,442 per year, has seen households dedicate more income than ever before to paying rent, with renters adjusting to this additional burden by forming larger households, particularly in the capitals. Additionally, the annual change in net overseas migration has continued to ease, with just shy of 380,000 people entering the country over the year to September 2024, more than -30% below the peak recorded a year prior.

Despite the easing in demand and above-average investor activity throughout 2023 and 2024 increasing overall rental stock, advertised rental supply remains relatively tight. Over the four weeks to April 6th, around 99,000 properties were observed for rent nationally, -22.1% below the roughly 127,000 listings typically seen this time of year. The continued shortfall in rental listings, coupled with the seasonal uptick in rental activity, has seen national vacancy rates tighten, from 2.0% in December to 1.6% in March, just 10 basis points above the 1.5% record low recorded in March 2024.

		Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
Region	Median rent	Month	Quarter	12 months	Current	12 months ago	Current	12 months ago
Sydney	\$781	0.6%	1.4%	2.1%	3.1%	3.0%	1.9%	1.7%
Melbourne	\$608	0.3%	0.8%	2.4%	3.7%	3.5%	1.4%	1.0%
Brisbane	\$670	0.6%	1.9%	3.1%	3.7%	3.9%	1.7%	1.7%
Adelaide	\$622	0.5%	1.8%	5.5%	3.7%	3.9%	1.0%	0.6%
Perth	\$710	0.9%	2.2%	6.3%	4.3%	4.5%	1.1%	1.0%
Hobart	\$574	1.2%	2.3%	4.6%	4.4%	4.2%	1.7%	2.8%
Darwin	\$640	0.3%	0.3%	3.6%	6.6%	6.5%	1.8%	2.2%
Canberra	\$677	0.4%	1.5%	1.6%	4.1%	4.1%	1.9%	1.5%
Combined capitals	\$685	0.6%	1.5%	3.1%	3.5%	3.5%	1.6%	1.3%
Combined regionals	\$573	0.7%	2.2%	5.6%	4.4%	4.4%	1.6%	1.8%
National	\$654	0.6%	1.7%	3.8%	3.7%	3.7%	1.6%	1.5%

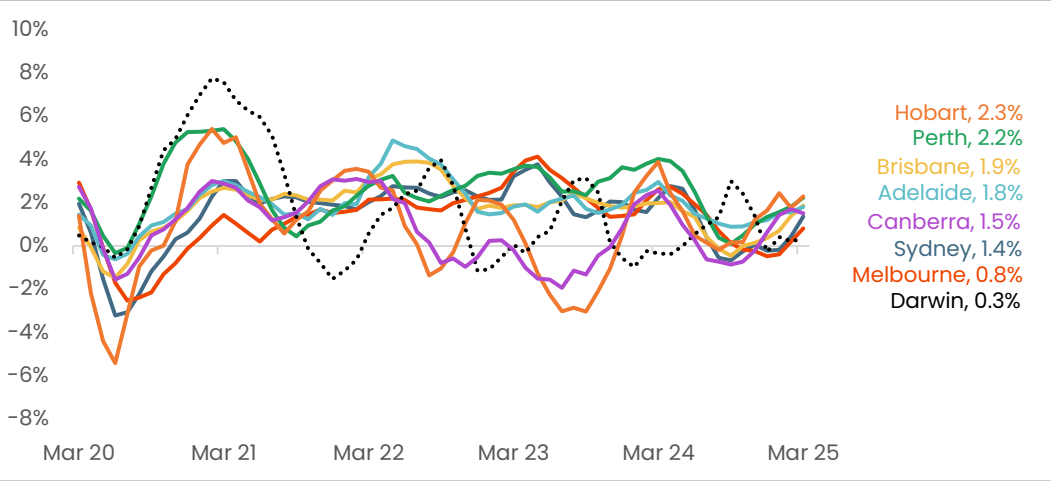
Looking across the country, rental growth in the regions continued to outpace the capitals for the third consecutive quarter, with rents up 2.2% and 1.5%, respectively. Both markets recorded an acceleration in the quarterly pace of rental growth, however the uptick was strongest across the capitals, (+ 1.3 percentage points), relative to the regions (+1 percentage point).

Across the individual capitals, Hobart continues to lead the pace of three-month rental growth, with dwelling rents rising 2.3% in the quarter, followed by Perth (2.2%), Brisbane (1.9%), Adelaide (1.8%) and Canberra (1.5%). Sydney saw the largest turnaround in its three-month rental trend, with rents up 1.4% in March, following a -0.2% decline in December. Melbourne also saw a significant rebound, from a -0.5% decline in the final quarter of 2024 to a 0.8% lift in Q1 this year, while Darwin recorded both the lowest seasonal uptick and smallest Q1 increase across the capital, up just 0.3% from a -0.3% fall in Q4.

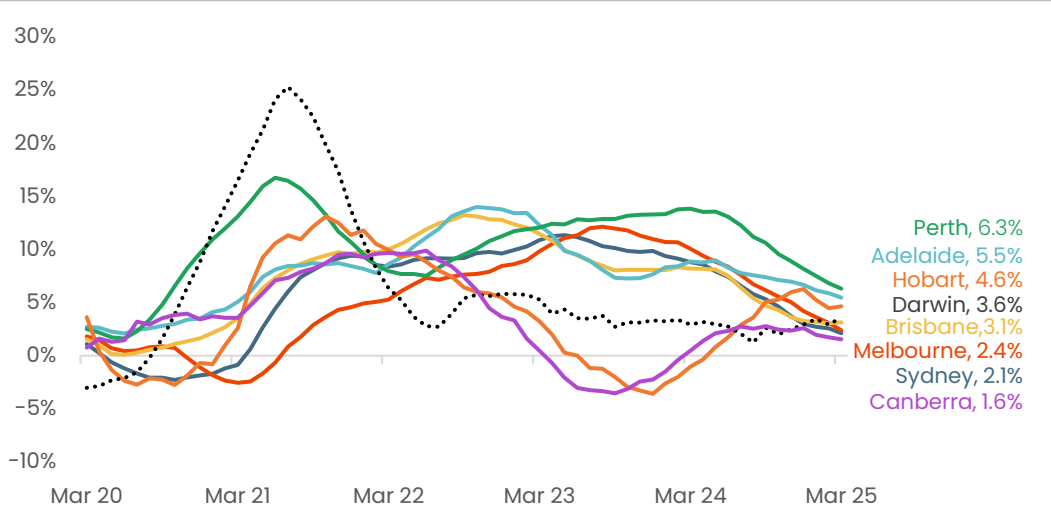
Perth continues to record the largest annual rental increase among the capitals, up 6.3%, followed by Adelaide (5.5%) and Hobart (4.6%), while Canberra is at the other end of the scale, with rents up just 1.6% or \$10 p/w compared to this time last year.

Despite the stronger quarterly rental growth, Hobart maintained its position as the country's most affordable rental capital, with Hobart dwellings renting for \$574 p/w. Sydney remained the country's most expensive capital, with a median weekly rental value of \$781.

Quarterly rental growth rate – Capital City dwellings



Annual rental growth rate – Capital City dwellings



Rental Yields

National gross rental yields increased five basis points over the March quarter, with quarterly value growth (0.7%) a full percentage point behind the quarterly change in rents (1.7%). At 3.74%, the March result is the nation's highest gross rental yield since October 2019 (3.77%) and is now 18 basis points above the 5-year average of 3.56%.

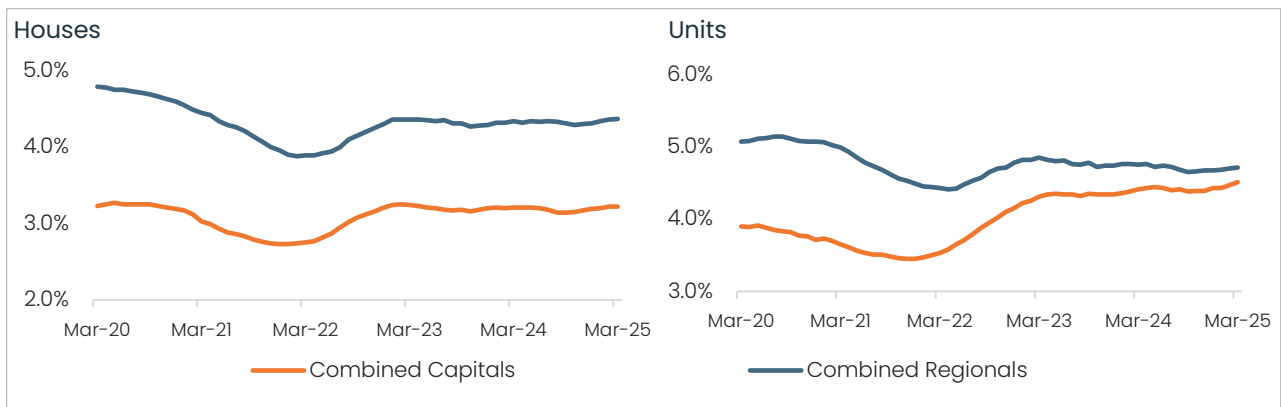
Following the trend in rental value growth, the three-month change in combined regional yields slightly outpaced the capitals, up five and four basis points to 4.42% and 3.53%, respectively. Similarly, units (4.55%) recorded a more substantial eight basis point lift nationally, while national house yields (3.50%) were just three basis points higher compared to December.

Although the trend has broadly been towards increasing yields, there is a bit of variance among the individual capitals. Darwin continued to see the strongest rental yields across the capitals, at 6.0% but was the only capital city to see yields decline over the quarter. Over the three months to March, Darwin recorded both the highest increase in dwelling values

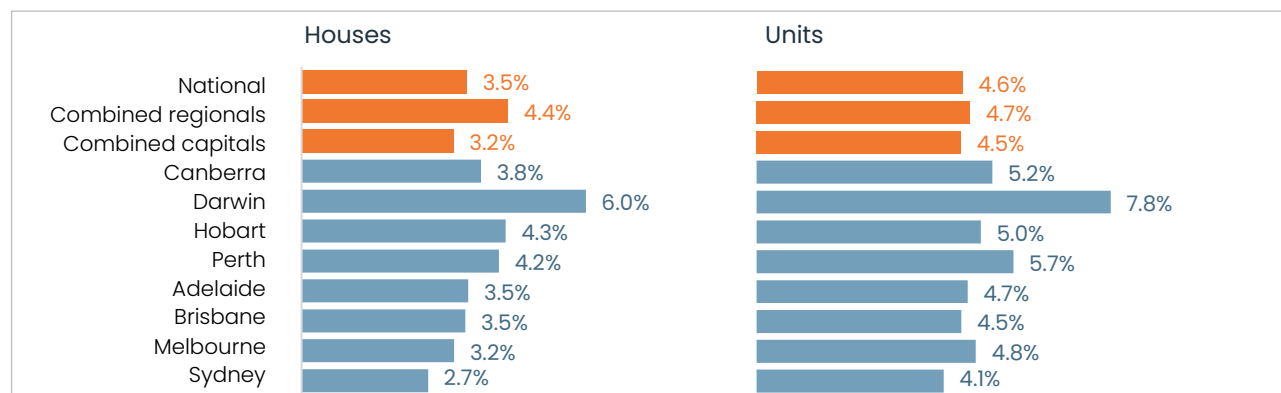
(2.8%) and the lowest increase in rents (0.3%), resulting in a -23-basis point fall in yields. Perth was at the other end of the scale, with yields up nine basis points, from 4.25% to 4.34%, followed by Hobart (+7 basis points to 4.43%), Brisbane (+ 5 basis points to 3.67%) and Sydney (+4 basis points to 3.08%). Canberra (4.13%) saw the smallest three-month increase in yields, up just two basis points, while yields in Melbourne and Adelaide both rose three basis points to 3.72% and 3.69% respectively.

Despite the recent increases, national yields remain low relative to both holding costs and the pre-covid decade average of 4.18%. It's unlikely we'll see any substantial lift in net yields for some time yet, especially if the annual trend in rents continues to lose momentum.

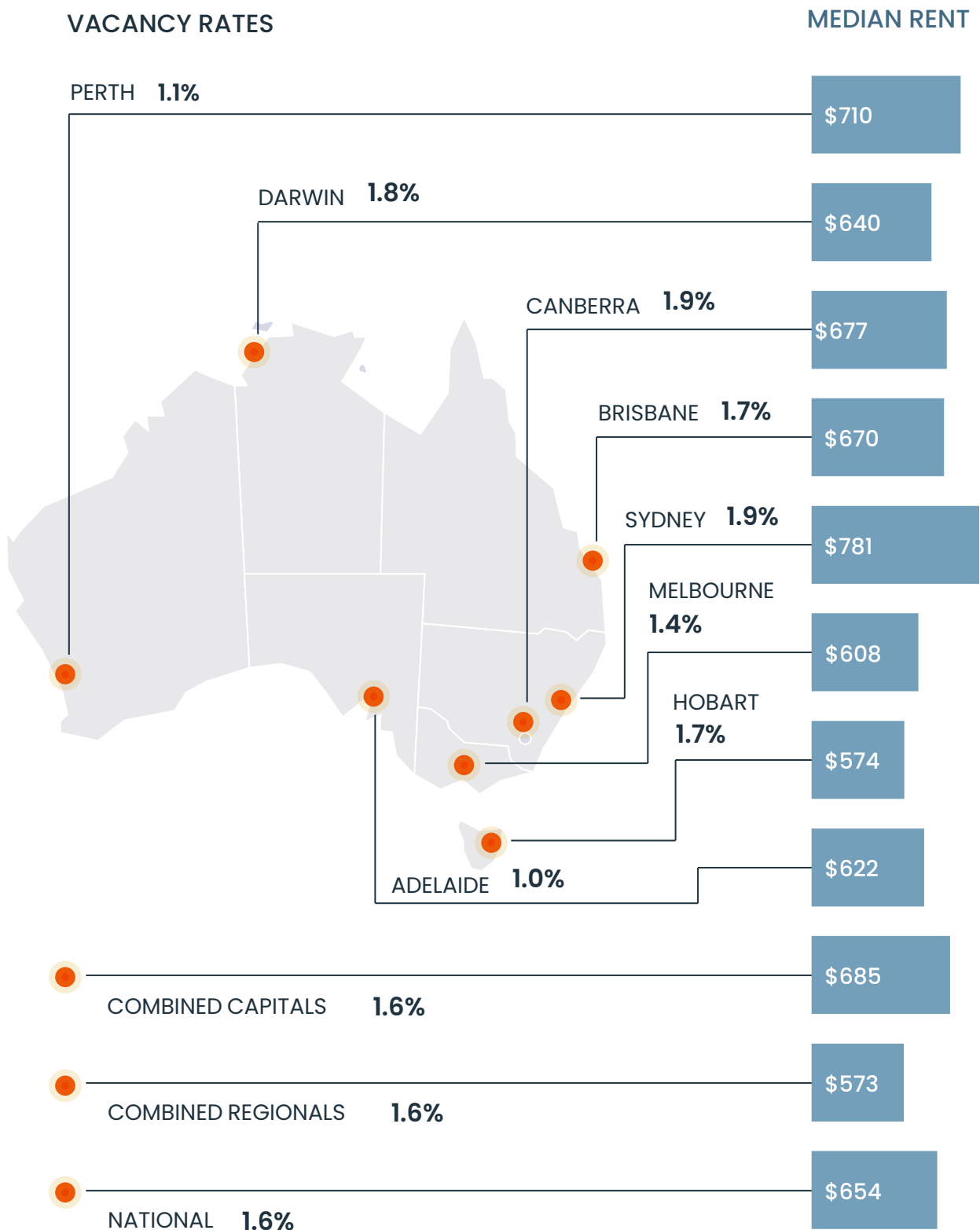
Gross rental yields over time



Gross rental yields, as at March 2025



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	\$781	\$608	\$670	\$622	\$710	\$574	\$640	\$677	\$685	\$573	\$654
Monthly change	0.6%	0.3%	0.6%	0.5%	0.9%	1.2%	0.3%	0.4%	0.6%	0.7%	0.6%
Quarterly change	1.4%	0.8%	1.9%	1.8%	2.2%	2.3%	0.3%	1.5%	1.5%	2.2%	1.7%
YTD change	1.4%	0.8%	1.9%	1.8%	2.2%	2.3%	0.3%	1.5%	1.5%	2.2%	1.7%
Annual change	2.1%	2.4%	3.1%	5.5%	6.3%	4.6%	3.6%	1.6%	3.1%	5.6%	3.8%
Current yield	3.1%	3.7%	3.7%	3.7%	4.3%	4.4%	6.6%	4.1%	3.5%	4.4%	3.7%
Yield 12m ago	3.0%	3.5%	3.9%	3.9%	4.5%	4.2%	6.5%	4.1%	3.5%	4.4%	3.7%
Current vacancy rate	1.9%	1.4%	1.7%	1.0%	1.1%	1.7%	1.8%	1.9%	1.6%	1.6%	1.6%
Houses											
Median rent	\$816	\$634	\$691	\$642	\$720	\$590	\$690	\$721	\$710	\$577	\$667
Monthly change	0.4%	0.0%	0.6%	0.6%	0.8%	0.9%	0.1%	0.4%	0.4%	0.7%	0.5%
Quarterly change	0.8%	0.3%	1.7%	1.9%	2.0%	1.8%	-0.3%	1.1%	1.2%	2.1%	1.4%
YTD change	0.8%	0.3%	1.7%	1.9%	2.0%	1.8%	-0.3%	1.1%	1.2%	2.1%	1.4%
Annual change	1.9%	2.2%	2.9%	4.8%	6.0%	4.4%	2.0%	1.6%	3.1%	5.7%	3.9%
Current yield	2.7%	3.2%	3.5%	3.5%	4.2%	4.3%	6.0%	3.8%	3.2%	4.4%	3.5%
Yield 12m ago	2.6%	3.1%	3.6%	3.7%	4.3%	4.1%	6.1%	3.7%	3.2%	4.3%	3.5%
Current vacancy rate	2.5%	1.8%	2.1%	1.1%	1.1%	2.0%	2.6%	2.6%	1.9%	1.8%	1.9%
Units											
Median rent	\$723	\$575	\$609	\$535	\$653	\$497	\$556	\$598	\$633	\$546	\$620
Monthly change	1.0%	0.7%	0.8%	0.2%	1.3%	2.4%	0.7%	0.4%	0.9%	1.0%	0.9%
Quarterly change	2.4%	1.6%	2.3%	1.2%	3.3%	4.3%	1.3%	2.6%	2.2%	2.7%	2.3%
YTD change	2.4%	1.6%	2.3%	1.2%	3.3%	4.3%	1.3%	2.6%	2.2%	2.7%	2.3%
Annual change	2.5%	2.7%	3.9%	8.2%	8.2%	5.7%	6.2%	1.5%	3.3%	5.3%	3.6%
Current yield	4.1%	4.8%	4.5%	4.7%	5.7%	5.0%	7.8%	5.2%	4.5%	4.7%	4.6%
Yield 12m ago	4.0%	4.5%	5.0%	4.9%	6.1%	4.6%	7.2%	5.1%	4.4%	4.8%	4.5%
Current vacancy rate	1.4%	1.0%	0.9%	0.7%	1.1%	1.2%	1.0%	1.2%	1.2%	1.3%	1.2%

Houses vs Units

After trailing behind throughout the second half of 2024, national unit rents are now rising faster than house rents, with values up 2.3% and 1.4% over the three months to March. While both property types saw the pace of quarterly growth increase over the first three months of the year, the 2.5 percentage point lift recorded in the unit trend was significantly higher than the rise in house rents (+80 basis points).

While both property types typically see an uptick in rental growth throughout Q1, the medium to low-density sector, particularly in the capitals, has historically seen a larger seasonal bump in rents relative to houses. This is likely owing to the start of the year and the corresponding seasonal rise in student demand (both domestic and international), putting upward pressure on medium and high-density rents.

Additionally, the preference for house rents over the past year has widened the gap between the median house (\$667 p/w) and median unit rent (\$620), from \$38 in June 2023, to \$47 in March. While still below the \$71 gap recorded at the end of 2021, the expanding of the house rent premium has eroded some of the relative affordability

advantages that some renters have gained by forming larger share houses.

Despite the seasonal rise in quarterly rental growth, the annual trend for both property types continued to ease, with both trends halving compared to this time last year. The annual change in unit rents eased from 8.9% this time last year to 3.6% in March, while the 12-month rise in house rents slowed from a recent peak rate of 8.3% in May 2024 to 3.9% over the year to March.

Most capitals recorded both a Q1 rise in rents and an acceleration in the pace of quarterly rental growth across both housing types when compared with the December quarter. The exceptions were Adelaide unit rents, where growth decelerated from 1.8% in the three months to December to 1.2%, and Darwin house rents, which fell -0.3%, albeit following a -0.6% fall in Q4.

Units in Hobart recorded the strongest three-month rise in rents, up 4.3%, equivalent to a \$20 p/w rise, followed by medium to high-density rents in Perth (3.3%), Canberra (2.6%), Sydney (2.4%) and Brisbane (2.3%).



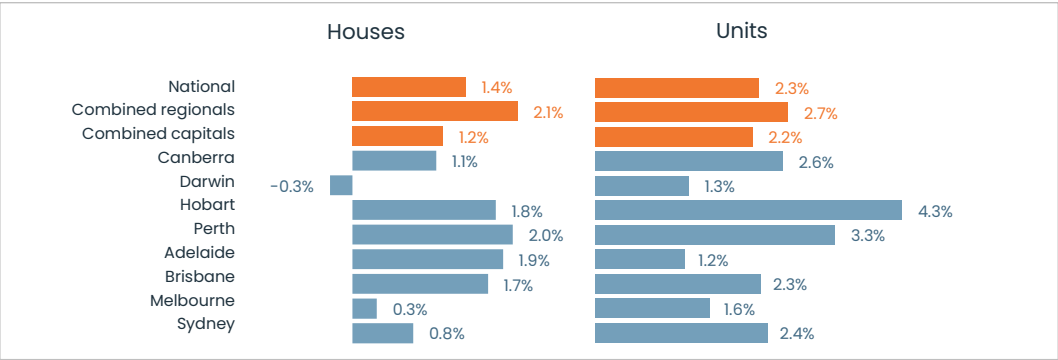
Houses vs Units

Perth saw the largest increase in house rent, up 2.0%, while Melbourne saw the smallest increase, up just 0.3%. Adelaide was the only market to record stronger Q1 rental growth in its low-density sector (1.9%) compared to units (1.2%).

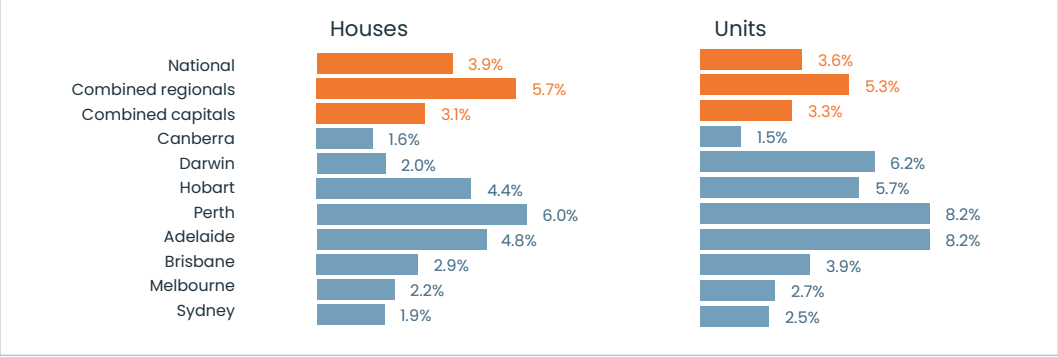
Unsurprisingly, Sydney maintained its position as the most expensive rental market across both property types (\$816p/w for houses and \$723 p/w for units). Canberra remained the second most expensive capital for house rents (\$721 p/w), although will likely soon lose that title to Perth (\$720 p/w). Hobart remained the most affordable capital to rent across both property types (\$590 p/w for houses and \$497 p/w for units), followed by Melbourne for houses (\$634 p/w) and Adelaide for units (\$535 p/w).

The dollar gap between the most and least affordable capital city's houses and units rents fell slightly over the quarter from \$231 for houses and \$229 for units in December, to \$226 for both in March.

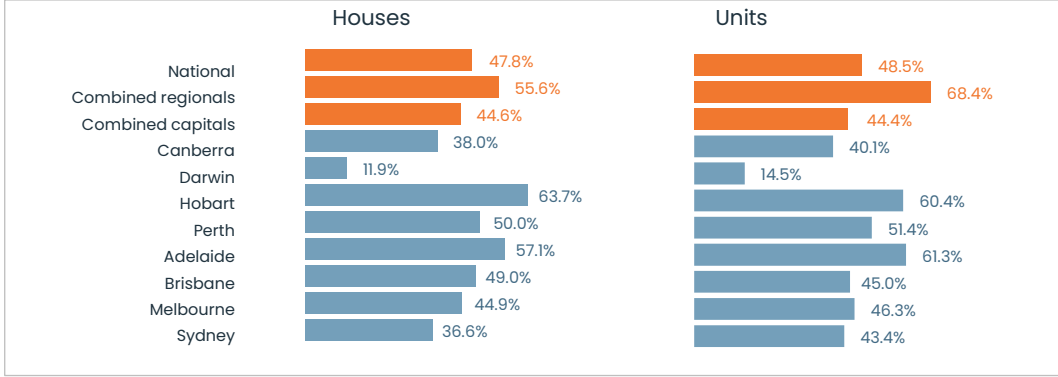
Quarterly change in rental rates



12-month change in rental rates

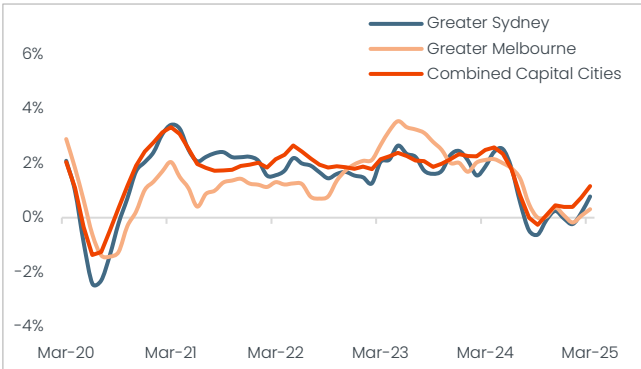


10-year change in rental rates

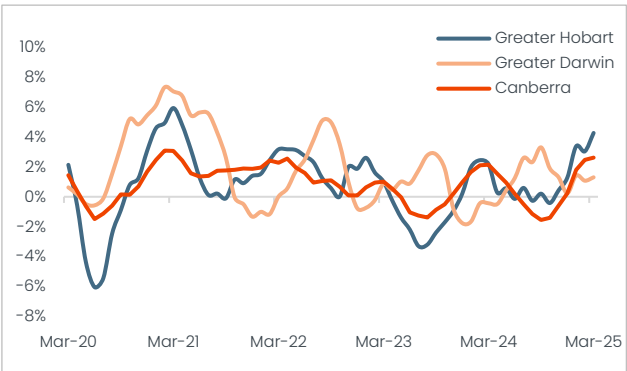
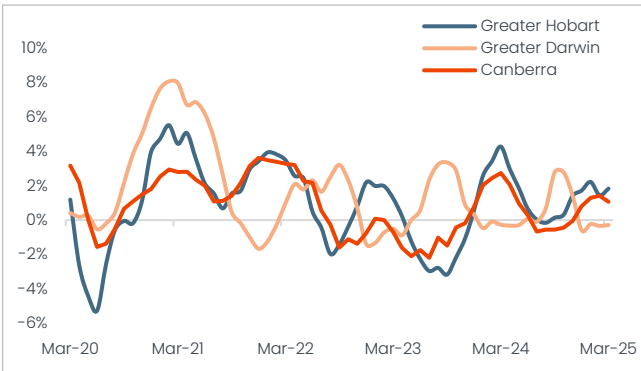
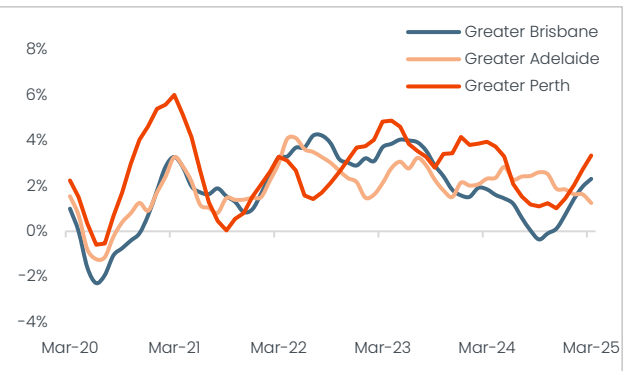
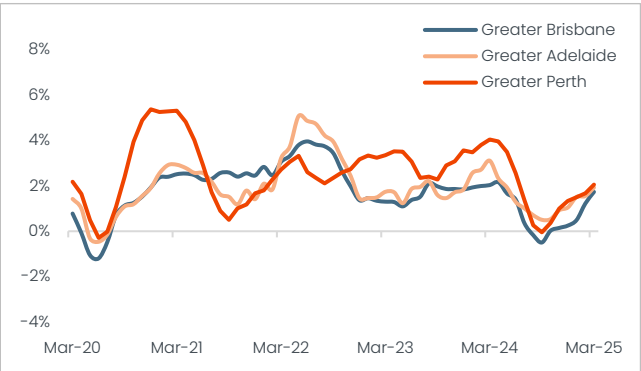
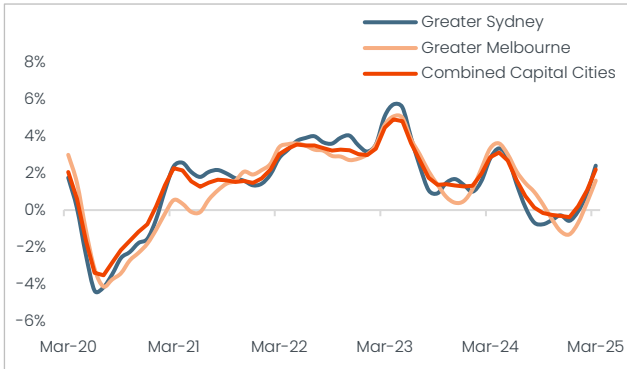


Rolling quarterly change in rental values

Houses

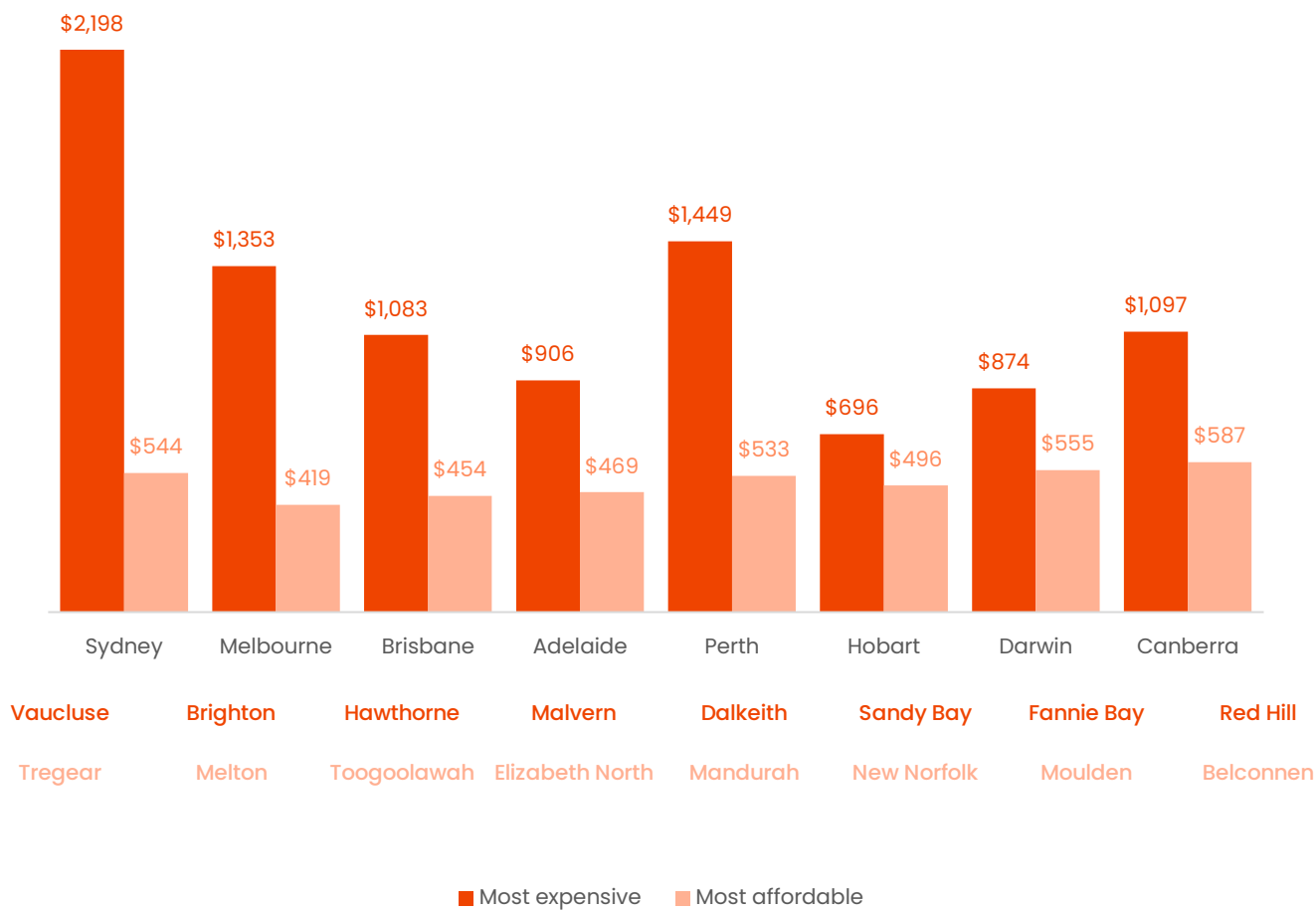


Units



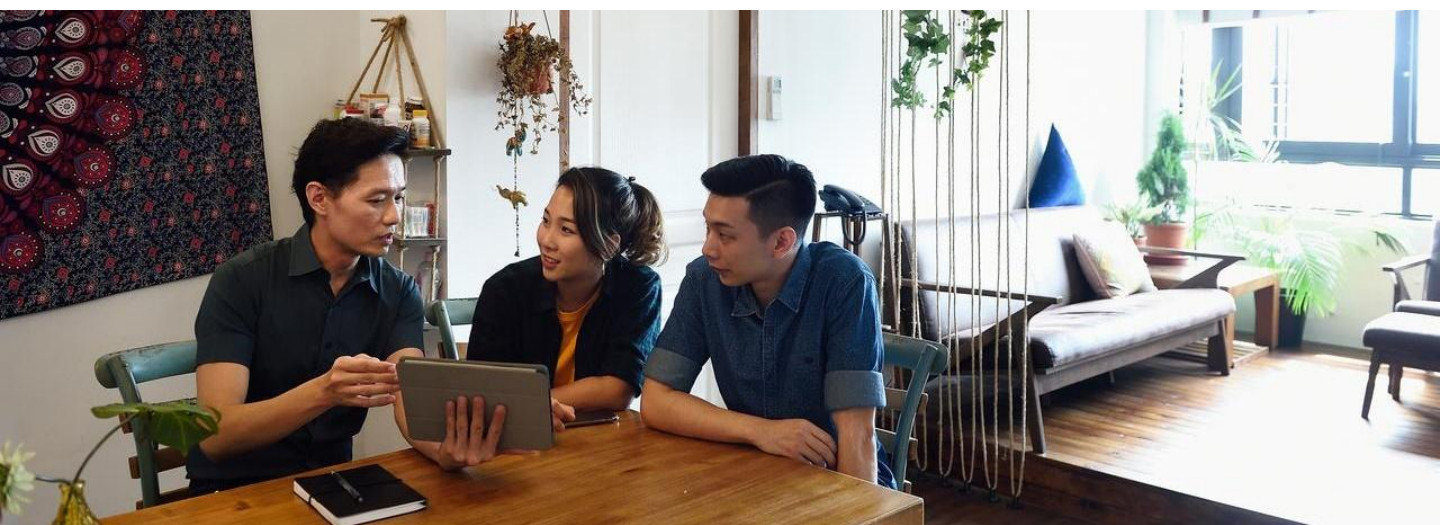
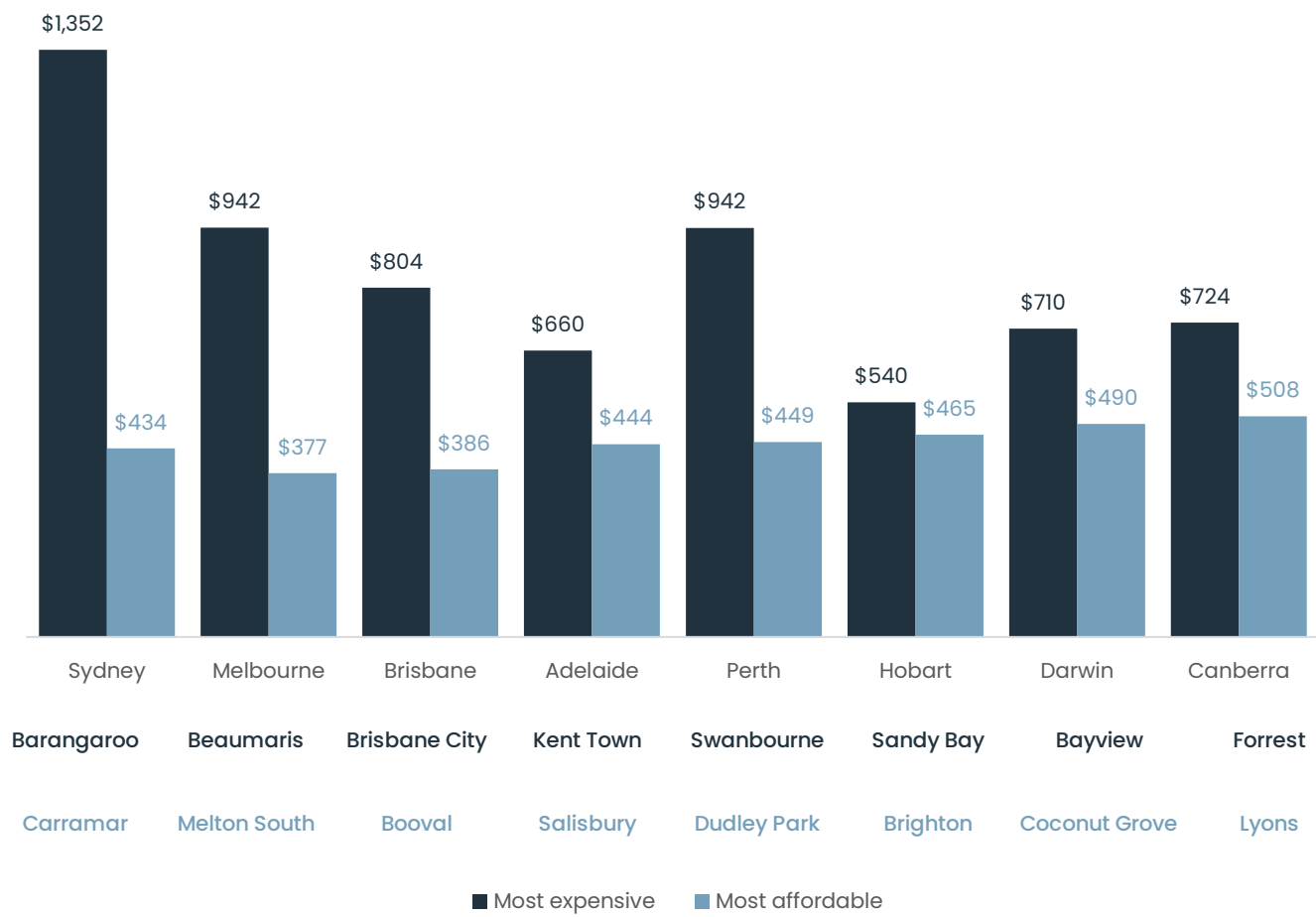
Houses median rent

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	Quarterly change	Annual change	Vacancy rate
1	Vaucluse	Sydney - Eastern Suburbs	Houses	\$8,697,417	1.5%	\$2,198	1.0%	-14.4%	4.8%
2	Dover Heights	Sydney - Eastern Suburbs	Houses	\$6,386,193	1.8%	\$2,024	1.4%	-8.1%	3.6%
3	Bronte	Sydney - Eastern Suburbs	Houses	\$5,645,199	2.0%	\$1,963	2.6%	-4.5%	3.7%
4	North Bondi	Sydney - Eastern Suburbs	Houses	\$4,819,536	2.2%	\$1,932	3.5%	-6.6%	2.4%
5	Balgowlah Heights	Sydney - Northern Beaches	Houses	\$4,131,937	2.5%	\$1,930	1.2%	-1.3%	0.7%
6	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$10,633,107	1.2%	\$1,917	-0.1%	-14.5%	4.0%
7	Seaforth	Sydney - Northern Beaches	Houses	\$3,411,016	2.7%	\$1,811	0.3%	-2.5%	2.0%
8	Queens Park	Sydney - Eastern Suburbs	Houses	\$3,999,952	2.4%	\$1,806	3.6%	-7.5%	1.5%
9	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,616,942	2.0%	\$1,789	2.7%	-8.5%	3.9%
10	Clovelly	Sydney - Eastern Suburbs	Houses	\$4,548,012	2.1%	\$1,771	5.6%	-4.0%	3.8%
11	Manly	Sydney - Northern Beaches	Houses	\$3,667,716	2.5%	\$1,765	0.2%	-2.2%	2.5%
12	Bondi	Sydney - Eastern Suburbs	Houses	\$4,380,808	2.3%	\$1,765	3.2%	-3.9%	3.9%
13	Curl Curl	Sydney - Northern Beaches	Houses	\$3,711,049	2.4%	\$1,754	5.2%	5.7%	1.1%
14	South Coogee	Sydney - Eastern Suburbs	Houses	\$4,186,914	2.1%	\$1,697	0.3%	-4.3%	1.3%
15	North Curl Curl	Sydney - Northern Beaches	Houses	\$3,652,904	2.4%	\$1,680	2.7%	1.8%	0.6%
16	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$4,228,269	2.0%	\$1,679	-2.0%	2.4%	2.2%
17	Waverley	Sydney - Eastern Suburbs	Houses	\$3,717,176	2.5%	\$1,670	3.1%	-3.1%	1.7%
18	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,875,579	1.8%	\$1,648	-1.0%	3.3%	2.3%
19	Balgowlah	Sydney - Northern Beaches	Houses	\$3,074,112	2.8%	\$1,647	1.5%	1.2%	2.2%
20	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$4,292,937	2.2%	\$1,643	0.7%	-10.0%	3.7%
21	Collaroy	Sydney - Northern Beaches	Houses	\$3,382,454	2.5%	\$1,623	3.0%	8.3%	0.8%
22	Bayview	Sydney - Northern Beaches	Houses	\$2,784,481	2.9%	\$1,606	-3.0%	-3.6%	2.7%
23	Fairlight	Sydney - Northern Beaches	Houses	\$3,643,215	2.4%	\$1,605	0.2%	-3.8%	2.3%
24	East Killara	Sydney - North Sydney and Hornsby	Houses	\$3,748,921	2.2%	\$1,578	-0.1%	8.4%	4.1%
25	Paddington	Sydney - Eastern Suburbs	Houses	\$3,509,919	2.4%	\$1,559	1.1%	-6.3%	3.1%
26	North Balgowlah	Sydney - Northern Beaches	Houses	\$2,838,304	2.8%	\$1,558	4.5%	1.0%	0.7%
27	Coogee	Sydney - Eastern Suburbs	Houses	\$4,215,859	2.0%	\$1,557	3.2%	-5.1%	3.4%
28	Freshwater	Sydney - Northern Beaches	Houses	\$3,473,331	2.3%	\$1,552	3.5%	1.3%	1.3%
29	Narrabeen	Sydney - Northern Beaches	Houses	\$2,786,909	2.7%	\$1,547	4.6%	4.1%	0.6%
30	Castle Cove	Sydney - North Sydney and Hornsby	Houses	\$4,160,783	1.9%	\$1,525	-1.4%	1.3%	2.4%

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	\$408,540	5.6%	\$434	1.8%	7.0%	1.4%
2	Cabramatta	Sydney - South West	Units	\$457,994	5.2%	\$453	0.5%	6.9%	1.5%
3	Berkeley Vale	Central Coast	Units	\$419,426	6.1%	\$467	0.2%	6.1%	1.3%
4	Canley Vale	Sydney - South West	Units	\$471,571	5.2%	\$470	-2.5%	4.9%	1.4%
5	Gorokan	Central Coast	Units	\$532,481	4.8%	\$477	1.7%	7.9%	1.6%
6	Minto	Sydney - Outer South West	Units	\$566,815	4.5%	\$478	-0.7%	-1.8%	0.9%
7	Bradbury	Sydney - Outer South West	Units	\$582,530	4.6%	\$484	2.4%	5.9%	0.8%
8	Leumeah	Sydney - Outer South West	Units	\$500,461	5.1%	\$485	1.1%	2.9%	0.3%
9	Fairfield	Sydney - South West	Units	\$441,529	5.8%	\$489	-0.7%	8.0%	1.3%
10	Warwick Farm	Sydney - South West	Units	\$431,775	6.1%	\$493	0.4%	4.7%	1.5%
11	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$527,466	4.7%	\$493	3.3%	8.1%	2.0%
12	Richmond	Sydney - Outer West and Blue Mountains	Units	\$633,127	4.1%	\$497	0.2%	2.1%	0.9%
13	Wiley Park	Sydney - Inner South West	Units	\$485,557	5.6%	\$501	-1.3%	-1.6%	1.1%
14	Wyong	Central Coast	Units	\$501,100	5.5%	\$503	2.4%	12.0%	1.7%
15	Mount Druitt	Sydney - Blacktown	Units	\$466,950	5.4%	\$506	1.7%	4.2%	1.4%
16	Werrington	Sydney - Outer West and Blue Mountains	Units	\$610,147	4.6%	\$507	0.6%	2.6%	1.6%
17	Kingswood (Penrith - NSW)	Sydney - Outer West and Blue Mountains	Units	\$567,845	4.6%	\$507	2.7%	6.1%	1.4%
18	Liverpool	Sydney - South West	Units	\$473,155	5.8%	\$513	-0.1%	6.1%	1.7%
19	Merrylands West	Sydney - Parramatta	Units	\$499,829	5.6%	\$514	-0.2%	1.7%	2.0%
20	St Marys	Sydney - Outer West and Blue Mountains	Units	\$642,358	4.3%	\$516	-1.7%	2.2%	3.6%
21	Penrith	Sydney - Outer West and Blue Mountains	Units	\$561,748	4.9%	\$519	1.8%	3.8%	1.3%
22	Lakemba	Sydney - Inner South West	Units	\$492,650	5.7%	\$520	-1.2%	-0.7%	1.4%
23	Macquarie Fields	Sydney - Outer South West	Units	\$641,974	4.2%	\$521	-0.4%	3.8%	2.6%
24	Punchbowl (Canterbury-	Sydney - Inner South West	Units	\$539,995	5.2%	\$526	-0.1%	1.0%	2.2%
25	Campbelltown	Sydney - Outer South West	Units	\$528,648	5.1%	\$531	0.1%	3.7%	1.0%
26	South Windsor	Sydney - Outer West and Blue Mountains	Units	\$755,269	3.9%	\$531	1.7%	7.4%	n.a
27	Jordan Springs	Sydney - Outer West and Blue Mountains	Units	\$613,603	4.3%	\$531	1.9%	6.5%	1.3%
28	Bateau Bay	Central Coast	Units	\$705,490	4.1%	\$531	0.8%	6.7%	2.5%
29	Wyoming	Central Coast	Units	\$649,024	4.6%	\$534	2.5%	7.1%	1.6%
30	Roselands	Sydney - Inner South West	Units	\$608,515	4.6%	\$536	-0.6%	0.5%	2.3%

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	\$3,152,358	2.2%	\$1,353	2.9%	0.1%	0.9%
2	Malvern	Melbourne - Inner South	Houses	\$2,799,274	2.2%	\$1,313	2.3%	3.3%	0.7%
3	Black Rock	Melbourne - Inner South	Houses	\$2,287,887	2.8%	\$1,253	2.3%	4.3%	1.1%
4	Sandringham	Melbourne - Inner South	Houses	\$2,212,617	2.7%	\$1,199	3.6%	3.3%	0.8%
5	Canterbury	Melbourne - Inner East	Houses	\$3,147,490	1.9%	\$1,179	5.6%	-2.5%	1.9%
6	Hampton	Melbourne - Inner South	Houses	\$2,298,092	2.6%	\$1,171	3.1%	5.6%	1.2%
7	Caulfield North	Melbourne - Inner South	Houses	\$2,328,406	2.6%	\$1,157	1.7%	4.8%	2.7%
8	Brighton East	Melbourne - Inner South	Houses	\$2,101,030	2.7%	\$1,146	1.5%	0.4%	1.3%
9	Kew	Melbourne - Inner East	Houses	\$2,729,132	2.1%	\$1,127	2.4%	-3.0%	1.6%
10	Middle Park	Melbourne - Inner	Houses	\$2,731,975	2.1%	\$1,120	1.2%	-0.6%	0.9%
11	Elwood	Melbourne - Inner	Houses	\$2,132,115	2.5%	\$1,104	0.5%	-5.2%	1.6%
12	Camberwell	Melbourne - Inner East	Houses	\$2,548,394	2.2%	\$1,074	3.7%	-2.6%	1.3%
13	Hawthorn	Melbourne - Inner East	Houses	\$2,668,812	2.0%	\$1,073	3.5%	-3.5%	0.3%
14	Glen Iris	Melbourne - Inner East	Houses	\$2,299,929	2.3%	\$1,054	1.7%	-2.0%	1.9%
15	Beaumaris	Melbourne - Inner South	Houses	\$2,037,391	2.7%	\$1,054	1.7%	0.9%	2.5%
16	Albert Park	Melbourne - Inner	Houses	\$2,228,384	2.4%	\$1,050	1.5%	-0.8%	0.3%
17	Caulfield South	Melbourne - Inner South	Houses	\$1,803,778	2.9%	\$1,037	0.4%	1.5%	1.7%
18	Balwyn	Melbourne - Inner East	Houses	\$2,797,786	1.9%	\$1,025	3.5%	-1.7%	1.2%
19	Caulfield	Melbourne - Inner South	Houses	\$2,032,786	2.7%	\$1,023	-0.3%	-1.6%	1.1%
20	Fitzroy	Melbourne - Inner	Houses	\$1,686,467	3.1%	\$1,018	6.1%	3.0%	1.4%
21	Hawthorn East	Melbourne - Inner East	Houses	\$2,453,067	2.1%	\$1,017	4.6%	-2.0%	0.4%
22	Malvern East	Melbourne - Inner South	Houses	\$2,198,712	2.3%	\$1,014	0.3%	-1.7%	1.7%
23	Elsternwick	Melbourne - Inner South	Houses	\$2,024,277	2.7%	\$1,008	-1.0%	-6.6%	1.5%
24	St Kilda East	Melbourne - Inner	Houses	\$1,809,497	2.9%	\$1,003	0.5%	-0.3%	1.2%
25	Princes Hill	Melbourne - Inner	Houses	\$1,899,810	2.7%	\$991	5.5%	4.3%	n.a
26	Fitzroy North	Melbourne - Inner	Houses	\$1,626,044	3.0%	\$978	3.2%	1.5%	0.8%
27	Port Melbourne	Melbourne - Inner	Houses	\$1,575,178	3.1%	\$974	0.7%	-0.1%	1.0%
28	Hampton East	Melbourne - Inner South	Houses	\$1,544,220	3.3%	\$971	-0.9%	1.4%	0.8%
29	Mount Eliza	Mornington Peninsula	Houses	\$1,605,532	3.2%	\$959	1.0%	3.2%	2.0%
30	South Melbourne	Melbourne - Inner	Houses	\$1,614,227	3.0%	\$958	1.4%	-3.6%	2.0%

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	\$365,504	5.5%	\$377	-0.3%	3.7%	1.7%
2	Melton	Melbourne - West	Units	\$366,358	5.6%	\$392	-0.1%	5.7%	2.6%
3	Harkness	Melbourne - West	Units	\$453,658	4.9%	\$399	-1.7%	2.3%	2.2%
4	Wallan	Melbourne - North East	Units	\$480,583	4.7%	\$409	-1.8%	0.1%	1.0%
5	Werribee	Melbourne - West	Units	\$412,295	5.2%	\$414	-0.8%	2.8%	0.8%
6	Hoppers Crossing	Melbourne - West	Units	\$442,578	4.9%	\$415	-1.5%	2.6%	0.9%
7	Melton	Melbourne - West	Houses	\$483,648	4.5%	\$419	-0.9%	1.6%	1.8%
8	Bacchus Marsh	Melbourne - West	Units	\$402,919	5.5%	\$423	0.6%	10.3%	n.a
9	Wyndham Vale	Melbourne - West	Units	\$460,292	5.1%	\$423	-3.0%	1.4%	3.0%
10	Melton South	Melbourne - West	Houses	\$511,551	4.4%	\$424	-1.1%	1.1%	3.1%
11	Sunbury	Melbourne - North West	Units	\$488,940	4.7%	\$432	-0.6%	-1.1%	0.9%
12	Albion	Melbourne - West	Units	\$419,276	5.4%	\$435	-0.5%	6.3%	0.7%
13	Hillside (Melton - Vic.)	Melbourne - West	Units	\$553,711	4.5%	\$438	-1.9%	3.5%	1.7%
14	Darley	Melbourne - West	Units	\$414,847	5.6%	\$440	0.6%	10.4%	1.8%
15	St Albans	Melbourne - West	Units	\$505,558	4.8%	\$450	-0.5%	5.6%	1.1%
16	Kurunjang	Melbourne - West	Houses	\$557,609	4.2%	\$452	0.0%	1.8%	2.2%
17	Melton West	Melbourne - West	Houses	\$570,547	4.2%	\$452	0.4%	2.1%	1.3%
18	Deer Park	Melbourne - West	Units	\$517,086	4.8%	\$452	-0.4%	4.6%	0.8%
19	Tarneit	Melbourne - West	Units	\$481,690	5.2%	\$456	-0.7%	3.3%	3.4%
20	Cranbourne	Melbourne - South East	Units	\$477,498	5.1%	\$458	-2.6%	1.7%	0.8%
21	Kingsville	Melbourne - West	Units	\$503,506	5.0%	\$461	-0.7%	1.8%	1.5%
22	Weir Views	Melbourne - West	Houses	\$580,185	4.3%	\$463	-1.3%	0.3%	3.5%
23	Truganina	Melbourne - West	Units	\$493,261	5.1%	\$464	-1.1%	1.1%	1.4%
24	Brookfield	Melbourne - West	Houses	\$591,934	4.2%	\$465	-0.7%	0.8%	3.2%
25	Sydenham	Melbourne - West	Units	\$512,632	4.8%	\$466	1.1%	4.5%	0.9%
26	Craigieburn	Melbourne - North West	Units	\$447,819	5.6%	\$467	-0.7%	2.1%	1.3%
27	Harkness	Melbourne - West	Houses	\$593,778	4.2%	\$468	-0.2%	1.9%	2.9%
28	Flemington	Melbourne - Inner	Units	\$415,070	5.8%	\$469	2.1%	1.6%	0.4%
29	West Footscray	Melbourne - West	Units	\$512,801	4.9%	\$470	-0.8%	-1.4%	0.5%
30	Thomastown	Melbourne - North East	Units	\$489,083	5.0%	\$471	0.4%	4.8%	0.7%

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	Hawthorne	Brisbane Inner City	Houses	\$2,164,462	2.5%	\$1,083	0.6%	0.8%	2.0%
2	Bulimba	Brisbane Inner City	Houses	\$2,053,919	2.8%	\$1,079	2.5%	1.7%	2.4%
3	Brookfield	Brisbane - West	Houses	\$2,028,372	2.8%	\$1,064	0.4%	5.1%	3.6%
4	Chelmer	Brisbane - West	Houses	\$1,910,620	2.9%	\$1,053	3.5%	1.1%	2.7%
5	Ascot (Brisbane - Qld)	Brisbane Inner City	Houses	\$2,472,542	2.1%	\$1,025	1.2%	-3.4%	2.7%
6	Pullenvale	Brisbane - West	Houses	\$2,021,276	2.6%	\$1,020	-2.8%	-3.3%	2.4%
7	Hendra	Brisbane Inner City	Houses	\$1,760,626	2.9%	\$1,012	1.6%	1.4%	1.5%
8	Fig Tree Pocket	Brisbane - West	Houses	\$1,758,523	2.8%	\$998	-0.2%	-0.1%	3.1%
9	Teneriffe	Brisbane Inner City	Houses	\$1,615,853	3.0%	\$995	2.9%	4.7%	7.4%
10	Rochedale	Brisbane - South	Houses	\$1,613,392	3.1%	\$979	3.2%	1.1%	2.0%
11	Hamilton	Brisbane Inner City	Houses	\$2,095,172	2.4%	\$975	2.4%	-0.9%	2.4%
12	Graceville	Brisbane - West	Houses	\$1,599,472	2.9%	\$957	3.1%	-2.3%	1.2%
13	St Lucia	Brisbane - West	Houses	\$2,025,563	2.5%	\$954	3.1%	-2.4%	6.6%
14	Carindale	Brisbane - South	Houses	\$1,626,897	3.0%	\$949	2.9%	2.7%	2.8%
15	Bardon	Brisbane Inner City	Houses	\$1,824,762	2.6%	\$933	4.4%	1.8%	1.7%
16	Balmoral	Brisbane Inner City	Houses	\$1,852,268	2.8%	\$931	3.6%	4.4%	3.1%
17	Camp Hill	Brisbane - South	Houses	\$1,674,536	2.7%	\$923	2.1%	-0.9%	1.8%
18	New Farm	Brisbane Inner City	Houses	\$2,864,692	1.9%	\$916	4.9%	1.1%	4.1%
19	Paddington	Brisbane Inner City	Houses	\$1,770,785	2.6%	\$915	3.1%	2.0%	2.4%
20	Chapel Hill	Brisbane - West	Houses	\$1,483,297	3.1%	\$907	1.5%	1.2%	2.6%
21	Sherwood	Brisbane - West	Houses	\$1,607,348	2.8%	\$898	3.2%	2.2%	1.4%
22	Wilston	Brisbane Inner City	Houses	\$1,720,396	2.7%	\$893	1.1%	2.9%	1.6%
23	Westlake	Brisbane - West	Houses	\$1,300,959	3.6%	\$888	0.3%	5.8%	1.1%
24	Manly	Brisbane - East	Houses	\$1,446,972	3.0%	\$885	3.5%	0.0%	2.2%
25	Clayfield	Brisbane Inner City	Houses	\$1,889,117	2.4%	\$883	1.2%	-1.5%	3.7%
26	Kalinga	Brisbane Inner City	Houses	\$1,833,596	2.5%	\$882	2.5%	-0.8%	4.3%
27	Mackenzie (Brisbane - Qld)	Brisbane - South	Houses	\$1,485,987	3.2%	\$876	3.4%	-2.1%	5.6%
28	New Beith	Logan - Beaudesert	Houses	\$1,179,574	4.0%	\$875	0.2%	4.0%	1.2%
29	Cannon Hill	Brisbane - South	Houses	\$1,383,584	3.3%	\$872	4.2%	1.6%	2.3%
30	Norman Park	Brisbane Inner City	Houses	\$1,515,780	3.1%	\$871	2.1%	0.8%	2.0%

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	Booval	Ipswich	Units	\$499,026	4.4%	\$386	1.6%	3.3%	n.a
2	Logan Central	Logan - Beaudesert	Units	\$394,788	5.6%	\$405	3.1%	6.6%	0.3%
3	Woodridge	Logan - Beaudesert	Units	\$403,579	5.6%	\$407	3.2%	5.2%	0.8%
4	Waterford West	Logan - Beaudesert	Units	\$445,490	5.0%	\$425	1.0%	2.6%	0.9%
5	Beenleigh	Logan - Beaudesert	Units	\$451,355	5.2%	\$425	2.9%	2.3%	0.4%
6	Slacks Creek	Logan - Beaudesert	Units	\$467,589	5.0%	\$427	2.8%	3.6%	0.8%
7	Caboolture	Moreton Bay - North	Units	\$462,379	5.3%	\$427	0.8%	4.9%	0.2%
8	Mount Warren Park	Logan - Beaudesert	Units	\$417,266	5.5%	\$438	2.2%	2.2%	n.a
9	Goodna	Ipswich	Units	\$401,989	5.9%	\$443	1.4%	6.3%	0.5%
10	Redbank	Ipswich	Units	\$511,716	4.3%	\$452	1.4%	4.6%	1.0%
11	Toogoolawah	Ipswich	Houses	\$514,478	4.6%	\$454	1.4%	2.3%	2.0%
12	Russell Island	Brisbane - East	Houses	\$454,301	5.3%	\$461	4.0%	6.4%	1.2%
13	Shailer Park	Logan - Beaudesert	Units	\$562,647	4.4%	\$477	1.1%	-0.3%	0.6%
14	Esk	Ipswich	Houses	\$604,297	4.3%	\$481	2.8%	4.2%	0.9%
15	Redbank Plains	Ipswich	Units	\$570,791	4.4%	\$483	1.5%	2.0%	1.6%
16	Burpengary	Moreton Bay - North	Units	\$550,526	4.9%	\$485	1.4%	-0.3%	0.8%
17	Springwood	Logan - Beaudesert	Units	\$561,871	4.9%	\$491	1.2%	3.4%	0.9%
18	Rosedale South	Logan - Beaudesert	Units	\$617,347	4.4%	\$492	1.3%	2.1%	1.1%
19	Bellara	Moreton Bay - North	Units	\$652,123	4.1%	\$493	0.1%	2.6%	n.a
20	Macleay Island	Brisbane - East	Houses	\$499,901	5.1%	\$494	2.9%	7.9%	1.4%
21	Eagleby	Logan - Beaudesert	Units	\$526,659	5.0%	\$495	2.6%	2.4%	0.5%
22	Morayfield	Moreton Bay - North	Units	\$553,785	4.8%	\$496	-0.2%	1.2%	1.3%
23	One Mile	Ipswich	Houses	\$609,792	4.3%	\$497	2.9%	3.3%	2.6%
24	Strathpine	Moreton Bay - South	Units	\$564,236	4.8%	\$497	2.6%	5.9%	0.4%
25	Bongaree	Moreton Bay - North	Units	\$626,705	4.3%	\$499	0.0%	2.8%	1.5%
26	Kallangur	Moreton Bay - South	Units	\$583,108	4.7%	\$501	2.0%	2.7%	0.9%
27	Loganlea	Logan - Beaudesert	Units	\$553,705	4.7%	\$503	-0.3%	1.1%	0.4%
28	Lawnton	Moreton Bay - South	Units	\$539,749	4.8%	\$505	-0.3%	4.9%	1.2%
29	Deception Bay	Moreton Bay - North	Units	\$565,484	4.7%	\$505	-0.1%	4.8%	0.4%
30	Kingston	Logan - Beaudesert	Units	\$481,426	5.3%	\$506	1.7%	4.4%	0.4%

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	\$2,072,377	2.4%	\$906	2.6%	7.7%	n.a
2	Beaumont	Adelaide - Central and Hills	Houses	\$1,991,464	2.3%	\$865	1.8%	4.0%	1.6%
3	Burnside	Adelaide - Central and Hills	Houses	\$1,691,522	2.8%	\$864	5.3%	4.7%	1.6%
4	West Beach	Adelaide - West	Houses	\$1,523,758	2.9%	\$860	2.8%	7.2%	1.6%
5	Glenunga	Adelaide - Central and Hills	Houses	\$1,834,499	2.4%	\$855	3.4%	3.0%	1.7%
6	St Peters	Adelaide - Central and Hills	Houses	\$2,143,562	2.1%	\$847	4.0%	3.0%	n.a
7	Kensington Park	Adelaide - Central and Hills	Houses	\$1,768,675	2.5%	\$846	5.0%	5.0%	0.8%
8	Hazelwood Park	Adelaide - Central and Hills	Houses	\$1,789,178	2.4%	\$840	1.7%	5.0%	n.a
9	Glenside	Adelaide - Central and Hills	Houses	\$1,516,494	2.9%	\$836	4.5%	4.6%	0.7%
10	Linden Park	Adelaide - Central and Hills	Houses	\$1,679,898	2.6%	\$833	2.8%	1.8%	1.4%
11	Fullarton	Adelaide - Central and Hills	Houses	\$1,650,809	2.7%	\$829	1.5%	5.2%	2.5%
12	Kingswood	Adelaide - South	Houses	\$1,757,828	2.7%	\$824	2.6%	2.9%	1.2%
13	Unley	Adelaide - Central and Hills	Houses	\$1,740,601	2.5%	\$819	2.2%	4.6%	1.2%
14	Kensington Gardens	Adelaide - Central and Hills	Houses	\$1,703,921	2.6%	\$815	4.7%	4.7%	1.8%
15	Walkerville	Adelaide - Central and Hills	Houses	\$1,978,282	2.2%	\$812	1.1%	5.2%	0.9%
16	Beulah Park	Adelaide - Central and Hills	Houses	\$1,581,702	2.6%	\$802	5.3%	6.1%	0.7%
17	Henley Beach South	Adelaide - West	Houses	\$1,553,511	2.7%	\$799	3.2%	5.7%	1.4%
18	Henley Beach	Adelaide - West	Houses	\$1,475,874	2.8%	\$793	4.1%	4.0%	2.3%
19	Glenelg East	Adelaide - South	Houses	\$1,570,059	2.8%	\$789	2.0%	2.5%	0.6%
20	Glenelg South	Adelaide - South	Houses	\$2,112,055	2.1%	\$787	1.9%	2.9%	3.0%
21	Stirling	Adelaide - Central and Hills	Houses	\$1,331,851	3.1%	\$787	4.5%	8.0%	0.9%
22	Glenelg	Adelaide - South	Houses	\$1,837,172	2.4%	\$786	1.9%	1.7%	2.3%
23	Somerton Park	Adelaide - South	Houses	\$1,672,861	2.5%	\$785	2.0%	4.0%	n.a
24	Norwood	Adelaide - Central and Hills	Houses	\$1,603,140	2.5%	\$783	3.7%	1.8%	0.9%
25	Glenelg North	Adelaide - South	Houses	\$1,245,346	3.2%	\$782	2.5%	1.8%	1.2%
26	North Adelaide	Adelaide - Central and Hills	Houses	\$1,440,739	2.9%	\$782	1.1%	5.3%	1.4%
27	Colonel Light Gardens	Adelaide - South	Houses	\$1,305,980	3.1%	\$776	4.4%	6.9%	1.1%
28	Fulham	Adelaide - West	Houses	\$1,291,336	3.0%	\$776	4.8%	11.7%	1.5%
29	Belair	Adelaide - South	Houses	\$1,221,006	3.5%	\$773	1.4%	2.0%	0.9%
30	Brighton	Adelaide - South	Houses	\$1,597,670	2.6%	\$770	2.3%	5.1%	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	Adelaide - North	Units	\$411,400	5.9%	\$444	0.1%	10.0%	0.3%
2	Morphett Vale	Adelaide - South	Units	\$567,642	4.3%	\$464	1.0%	5.9%	0.3%
3	Munno Para	Adelaide - North	Units	\$512,571	5.0%	\$467	-1.1%	-2.0%	2.0%
4	Elizabeth North	Adelaide - North	Houses	\$487,985	5.1%	\$469	0.3%	6.0%	1.5%
5	Christies Beach	Adelaide - South	Units	\$602,514	4.2%	\$474	-0.4%	1.5%	0.8%
6	Elizabeth South	Adelaide - North	Houses	\$522,747	4.7%	\$475	1.4%	8.4%	2.3%
7	Brooklyn Park	Adelaide - West	Units	\$498,373	4.9%	\$477	0.6%	12.1%	0.7%
8	Klemzig	Adelaide - North	Units	\$489,092	5.2%	\$480	2.0%	9.7%	n.a
9	Elizabeth Grove	Adelaide - North	Houses	\$547,139	4.6%	\$481	1.4%	7.9%	0.9%
10	Kilburn	Adelaide - North	Units	\$490,174	5.2%	\$481	-2.0%	4.1%	1.2%
11	Elizabeth Downs	Adelaide - North	Houses	\$502,232	5.1%	\$484	0.1%	6.3%	0.8%
12	Kurralta Park	Adelaide - West	Units	\$507,576	5.0%	\$486	2.3%	13.7%	0.9%
13	Modbury	Adelaide - North	Units	\$558,112	4.5%	\$486	1.1%	10.3%	n.a
14	Plympton	Adelaide - West	Units	\$507,773	5.0%	\$487	1.6%	12.8%	1.2%
15	Broadview	Adelaide - North	Units	\$505,975	5.2%	\$487	0.6%	8.9%	n.a
16	Davoren Park	Adelaide - North	Houses	\$543,594	4.8%	\$488	0.1%	6.5%	1.8%
17	New Port	Adelaide - West	Units	\$504,134	4.6%	\$490	-0.5%	4.8%	0.4%
18	Elizabeth Vale	Adelaide - North	Houses	\$587,358	4.4%	\$495	0.6%	5.5%	2.0%
19	Mount Barker	Adelaide - Central and Hills	Units	\$543,688	4.6%	\$496	2.4%	6.9%	n.a
20	Richmond	Adelaide - West	Units	\$597,707	4.4%	\$498	0.0%	13.5%	0.6%
21	Elizabeth Park	Adelaide - North	Houses	\$572,092	4.7%	\$500	-0.3%	4.6%	1.5%
22	Smithfield	Adelaide - North	Houses	\$529,054	5.0%	\$500	0.4%	6.8%	1.4%
23	Elizabeth East	Adelaide - North	Houses	\$592,994	4.4%	\$501	0.5%	6.5%	1.5%
24	Smithfield Plains	Adelaide - North	Houses	\$557,311	4.8%	\$502	-0.1%	6.5%	1.9%
25	Ashford	Adelaide - West	Units	\$536,753	5.0%	\$502	1.6%	13.0%	n.a
26	Lockleys	Adelaide - West	Units	\$554,346	4.6%	\$503	1.2%	12.9%	n.a
27	Camden Park	Adelaide - West	Units	\$547,421	4.8%	\$506	0.2%	10.9%	1.2%
28	Edwardstown	Adelaide - South	Units	\$539,895	4.9%	\$508	0.9%	9.1%	0.7%
29	Payneham	Adelaide - Central and Hills	Units	\$579,269	4.7%	\$510	-0.8%	9.0%	0.4%
30	Marleston	Adelaide - West	Units	\$517,110	5.1%	\$510	1.6%	13.3%	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	\$3,211,169	2.3%	\$1,449	8.9%	8.4%	2.1%
2	Cottesloe	Perth - Inner	Houses	\$3,212,676	2.2%	\$1,408	6.7%	6.8%	0.9%
3	City Beach	Perth - Inner	Houses	\$2,780,982	2.5%	\$1,386	7.3%	7.6%	1.9%
4	Swanbourne	Perth - Inner	Houses	\$2,320,700	3.0%	\$1,355	8.5%	8.7%	n.a
5	Mount Claremont	Perth - Inner	Houses	\$2,093,515	3.2%	\$1,318	3.1%	1.1%	1.5%
6	Mosman Park	Perth - Inner	Houses	\$2,113,887	3.0%	\$1,251	6.1%	4.8%	0.7%
7	Claremont	Perth - Inner	Houses	\$1,979,806	3.2%	\$1,240	7.4%	7.6%	1.4%
8	Nedlands	Perth - Inner	Houses	\$2,234,196	2.8%	\$1,239	7.1%	6.7%	1.3%
9	Floreat	Perth - Inner	Houses	\$2,130,028	2.9%	\$1,188	4.9%	4.2%	0.6%
10	Iluka	Perth - North West	Houses	\$1,433,599	4.3%	\$1,152	0.6%	9.0%	1.4%
11	Burns Beach	Perth - North West	Houses	\$1,364,997	4.3%	\$1,128	0.4%	9.1%	0.5%
12	North Fremantle	Perth - South West	Houses	\$1,954,479	3.2%	\$1,124	3.2%	6.8%	2.0%
13	Churchlands	Perth - North West	Houses	\$1,927,028	3.0%	\$1,123	3.9%	5.9%	1.5%
14	Shenton Park	Perth - Inner	Houses	\$2,038,815	2.8%	\$1,070	5.6%	10.4%	0.4%
15	Subiaco	Perth - Inner	Houses	\$1,826,913	3.1%	\$1,039	4.5%	6.3%	0.4%
16	East Fremantle	Perth - South West	Houses	\$1,915,424	2.8%	\$1,035	2.8%	5.7%	1.0%
17	Applecross	Perth - South West	Houses	\$2,319,373	2.3%	\$1,032	3.9%	4.2%	1.7%
18	Gwelup	Perth - North West	Houses	\$1,400,158	3.8%	\$1,024	4.4%	12.3%	0.5%
19	Trigg	Perth - North West	Houses	\$2,039,811	2.7%	\$1,022	1.7%	6.9%	0.7%
20	Wembley Downs	Perth - North West	Houses	\$1,760,011	3.1%	\$1,020	4.2%	5.1%	0.7%
21	South Fremantle	Perth - South West	Houses	\$1,547,651	3.4%	\$1,011	4.0%	10.0%	2.6%
22	North Coogee	Perth - South West	Houses	\$1,676,766	3.3%	\$1,010	2.2%	0.1%	1.8%
23	Carine	Perth - North West	Houses	\$1,494,689	3.6%	\$1,009	4.7%	10.5%	0.4%
24	Woodlands	Perth - North West	Houses	\$1,573,893	3.3%	\$994	3.9%	10.0%	0.6%
25	Attadale	Perth - South West	Houses	\$1,901,271	2.7%	\$978	4.8%	6.7%	1.1%
26	Sorrento	Perth - North West	Houses	\$1,620,374	3.1%	\$973	1.4%	4.3%	n.a
27	North Beach	Perth - North West	Houses	\$1,726,621	2.9%	\$971	1.9%	7.9%	1.2%
28	White Gum Valley	Perth - South West	Houses	\$1,247,005	3.9%	\$964	2.2%	6.8%	1.9%
29	Mount Pleasant	Perth - South West	Houses	\$1,652,752	3.0%	\$961	4.6%	5.3%	1.5%
30	Wembley	Perth - Inner	Houses	\$1,790,620	2.9%	\$959	3.9%	6.0%	0.4%

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	Dudley Park	Mandurah	Units	\$387,285	5.7%	\$449	-3.7%	2.9%	2.4%
2	Orelia	Perth - South West	Units	\$330,163	7.4%	\$461	-0.3%	6.1%	2.3%
3	Wellard	Perth - South West	Units	\$406,046	6.3%	\$494	1.9%	12.0%	2.0%
4	Shoalwater	Perth - South West	Units	\$429,718	5.9%	\$499	2.8%	13.1%	2.4%
5	Mandurah	Mandurah	Units	\$494,355	5.4%	\$528	1.1%	6.7%	0.9%
6	Armadale	Perth - South East	Units	\$505,123	5.8%	\$529	3.6%	3.0%	1.2%
7	Mandurah	Mandurah	Houses	\$561,545	5.0%	\$533	0.7%	5.9%	1.1%
8	Erskine	Mandurah	Units	\$524,974	5.6%	\$540	1.2%	6.1%	1.3%
9	Kelmscott	Perth - South East	Units	\$451,327	6.4%	\$546	1.1%	5.0%	0.8%
10	Medina	Perth - South West	Houses	\$539,951	5.4%	\$547	0.9%	8.0%	1.2%
11	Rockingham	Perth - South West	Units	\$494,688	5.7%	\$547	2.1%	14.8%	1.1%
12	Calista	Perth - South West	Houses	\$586,707	5.1%	\$550	0.5%	6.6%	1.2%
13	Pinjarra	Mandurah	Houses	\$586,934	5.0%	\$555	1.4%	3.3%	1.0%
14	Maylands	Perth - North East	Units	\$507,942	5.8%	\$557	2.8%	6.3%	0.9%
15	Waikiki	Perth - South West	Units	\$517,107	5.6%	\$559	3.2%	13.4%	0.9%
16	Noranda	Perth - North East	Units	\$520,643	5.9%	\$561	3.9%	3.9%	1.7%
17	Midland	Perth - North East	Units	\$466,513	6.4%	\$562	3.4%	13.5%	1.2%
18	Parmelia	Perth - South West	Houses	\$577,864	5.3%	\$562	-0.5%	3.5%	1.7%
19	Atwell	Perth - South West	Units	\$519,466	5.7%	\$563	8.2%	20.9%	1.4%
20	Maddington	Perth - South East	Units	\$475,243	6.1%	\$564	2.5%	5.5%	0.6%
21	Halls Head	Mandurah	Units	\$515,092	5.9%	\$565	1.9%	12.0%	2.2%
22	Coodanup	Mandurah	Houses	\$629,175	4.7%	\$567	0.9%	5.3%	2.8%
23	Hillman	Perth - South West	Houses	\$606,101	4.9%	\$568	1.7%	4.9%	1.7%
24	Thornlie	Perth - South East	Units	\$494,851	6.1%	\$570	2.9%	7.3%	2.2%
25	Ellenbrook	Perth - North East	Units	\$481,183	6.4%	\$570	4.3%	13.8%	0.8%
26	Greenfields	Mandurah	Houses	\$611,280	4.8%	\$572	0.9%	3.4%	1.6%
27	Orelia	Perth - South West	Houses	\$547,348	5.7%	\$574	-0.1%	4.6%	1.6%
28	Coolbellup	Perth - South West	Units	\$534,845	5.6%	\$575	6.7%	11.5%	n.a
29	Cooloongup	Perth - South West	Houses	\$614,899	5.0%	\$575	1.5%	5.9%	1.6%
30	Armadale	Perth - South East	Houses	\$568,653	5.4%	\$576	0.4%	7.1%	2.7%

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	Sandy Bay	Hobart	Houses	\$1,241,308	3.1%	\$696	0.0%	4.6%	2.4%
2	Tranmere	Hobart	Houses	\$1,038,519	3.5%	\$693	0.6%	3.7%	1.1%
3	North Hobart	Hobart	Houses	\$895,206	3.9%	\$664	2.0%	6.7%	1.3%
4	West Hobart	Hobart	Houses	\$940,016	3.7%	\$662	1.5%	4.7%	1.6%
5	Lauderdale	Hobart	Houses	\$831,669	4.2%	\$657	0.0%	5.6%	1.0%
6	New Town	Hobart	Houses	\$867,233	4.0%	\$650	1.8%	3.9%	2.5%
7	Taroona	Hobart	Houses	\$963,496	3.6%	\$650	0.9%	1.5%	4.6%
8	Blackmans Bay	Hobart	Houses	\$880,865	3.8%	\$649	1.9%	6.2%	1.7%
9	Mount Nelson	Hobart	Houses	\$903,412	3.9%	\$634	-0.2%	0.8%	n.a
10	Margate	Hobart	Houses	\$776,934	4.1%	\$627	1.2%	6.4%	3.5%
11	Kingston	Hobart	Houses	\$728,123	4.4%	\$625	2.0%	4.1%	2.2%
12	Lenah Valley	Hobart	Houses	\$761,032	4.4%	\$624	2.8%	3.9%	2.1%
13	Kingston Beach	Hobart	Houses	\$873,174	3.7%	\$602	0.1%	3.9%	4.4%
14	Howrah	Hobart	Houses	\$721,376	4.3%	\$599	1.8%	2.6%	0.5%
15	Bellerive	Hobart	Houses	\$790,043	3.9%	\$598	1.6%	4.4%	4.0%
16	Lindisfarne	Hobart	Houses	\$754,227	4.1%	\$595	0.8%	1.8%	1.8%
17	Geilston Bay	Hobart	Houses	\$708,146	4.3%	\$593	1.3%	3.5%	2.6%
18	Austins Ferry	Hobart	Houses	\$638,193	4.9%	\$588	2.4%	8.5%	n.a
19	Oakdowns	Hobart	Houses	\$619,128	5.1%	\$587	0.4%	4.6%	n.a
20	Old Beach	Hobart	Houses	\$628,482	4.9%	\$583	1.6%	1.3%	0.6%
21	Sorell	Hobart	Houses	\$636,786	4.7%	\$580	2.8%	4.5%	4.9%
22	Brighton	Hobart	Houses	\$587,785	5.1%	\$569	2.5%	6.3%	2.2%
23	West Moonah	Hobart	Houses	\$621,853	4.8%	\$565	2.7%	3.9%	1.2%
24	Moonah	Hobart	Houses	\$625,071	4.7%	\$563	2.1%	5.8%	2.3%
25	Mornington	Hobart	Houses	\$576,927	5.2%	\$563	1.2%	6.1%	4.1%
26	Lutana	Hobart	Houses	\$575,937	5.1%	\$560	2.4%	6.4%	0.6%
27	Rosetta	Hobart	Houses	\$593,314	4.9%	\$560	2.2%	3.4%	n.a
28	Warrane	Hobart	Houses	\$562,585	5.2%	\$559	1.5%	6.5%	2.5%
29	Glenorchy	Hobart	Houses	\$552,688	5.3%	\$558	1.9%	4.4%	2.0%
30	Midway Point	Hobart	Houses	\$627,153	4.6%	\$550	2.5%	2.2%	0.5%

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	Brighton	Hobart	Units	\$434,461	5.8%	\$465	3.0%	1.0%	n.a
2	Glenorchy	Hobart	Units	\$435,992	5.7%	\$473	4.3%	2.1%	0.5%
3	Moonah	Hobart	Units	\$448,211	5.6%	\$481	4.2%	6.5%	n.a
4	Claremont	Hobart	Units	\$427,562	5.9%	\$482	4.3%	6.5%	n.a
5	Kingston	Hobart	Units	\$550,090	4.7%	\$484	2.6%	2.5%	2.0%
6	Lenah Valley	Hobart	Units	\$515,266	4.9%	\$489	3.3%	7.5%	0.6%
7	Blackmans Bay	Hobart	Units	\$559,473	4.7%	\$492	3.8%	3.2%	n.a
8	New Norfolk	Hobart	Houses	\$457,831	5.5%	\$496	2.7%	6.4%	2.2%
9	Lindisfarne	Hobart	Units	\$520,236	5.0%	\$496	4.0%	6.1%	1.4%
10	Bellerive	Hobart	Units	\$556,477	4.7%	\$498	2.8%	4.9%	0.9%
11	Howrah	Hobart	Units	\$562,754	4.8%	\$509	4.4%	6.0%	2.2%
12	Risdon Vale	Hobart	Houses	\$455,233	5.8%	\$510	0.5%	4.1%	1.3%
13	Bridgewater	Hobart	Houses	\$481,193	5.4%	\$510	1.4%	3.4%	0.9%
14	Gagebrook	Hobart	Houses	\$459,293	5.7%	\$513	1.5%	4.1%	5.5%
15	New Town	Hobart	Units	\$489,675	5.4%	\$516	5.4%	8.1%	0.3%
16	Primrose Sands	Hobart	Houses	\$507,943	5.1%	\$518	3.2%	3.1%	2.4%
17	Chigwell	Hobart	Houses	\$498,785	5.6%	\$528	3.1%	4.9%	2.4%
18	Oakdowns	Hobart	Units	\$525,893	5.4%	\$532	7.2%	8.2%	n.a
19	Claremont	Hobart	Houses	\$539,834	5.1%	\$534	2.0%	4.6%	0.9%
20	Berriedale	Hobart	Houses	\$521,479	5.3%	\$535	2.9%	4.7%	n.a
21	Dodges Ferry	Hobart	Houses	\$621,909	4.4%	\$537	3.0%	6.5%	2.3%
22	Sandy Bay	Hobart	Units	\$606,707	4.6%	\$540	4.6%	7.2%	1.5%
23	Rokeby	Hobart	Houses	\$526,162	5.2%	\$545	1.8%	5.3%	0.7%
24	Midway Point	Hobart	Houses	\$627,153	4.6%	\$550	2.5%	2.2%	0.5%
25	Glenorchy	Hobart	Houses	\$552,688	5.3%	\$558	1.9%	4.4%	2.0%
26	Warrane	Hobart	Houses	\$562,585	5.2%	\$559	1.5%	6.5%	2.5%
27	Rosetta	Hobart	Houses	\$593,314	4.9%	\$560	2.2%	3.4%	n.a
28	Lutana	Hobart	Houses	\$575,937	5.1%	\$560	2.4%	6.4%	0.6%
29	Mornington	Hobart	Houses	\$576,927	5.2%	\$563	1.2%	6.1%	4.1%
30	Moonah	Hobart	Houses	\$625,071	4.7%	\$563	2.1%	5.8%	2.3%

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	Fannie Bay	Darwin	Houses	\$903,291	5.4%	\$874	1.7%	5.8%	4.4%
2	Lyons	Darwin	Houses	\$821,817	5.4%	\$823	-2.3%	-1.5%	5.9%
3	Muirhead	Darwin	Houses	\$725,911	5.8%	\$804	-1.1%	-0.6%	2.4%
4	Parap	Darwin	Houses	\$778,452	5.9%	\$799	1.3%	4.5%	7.3%
5	Johnston	Darwin	Houses	\$645,248	6.2%	\$744	-1.0%	3.1%	2.1%
6	Nightcliff	Darwin	Houses	\$817,499	5.0%	\$743	-2.8%	-4.9%	2.0%
7	Stuart Park	Darwin	Houses	\$830,718	5.0%	\$742	0.8%	2.2%	4.8%
8	Zuccoli	Darwin	Houses	\$612,104	6.5%	\$737	0.5%	5.9%	3.6%
9	Rapid Creek	Darwin	Houses	\$767,325	5.2%	\$736	0.7%	-2.9%	0.6%
10	Bellamack	Darwin	Houses	\$643,028	6.1%	\$730	0.7%	5.0%	1.5%
11	Rosebery	Darwin	Houses	\$616,259	6.3%	\$717	0.3%	4.8%	2.1%
12	Farrar	Darwin	Houses	\$616,218	6.2%	\$712	0.1%	4.5%	3.2%
13	Ludmilla	Darwin	Houses	\$730,575	5.1%	\$711	-0.2%	4.4%	n.a
14	Durack	Darwin	Houses	\$613,454	6.2%	\$711	1.1%	4.9%	1.6%
15	Nakara	Darwin	Houses	\$661,390	5.8%	\$710	-2.1%	2.5%	4.9%
16	Bayview	Darwin	Units	\$590,158	6.5%	\$710	1.2%	5.5%	1.5%
17	Wanguri	Darwin	Houses	\$607,600	6.1%	\$705	-1.0%	3.7%	1.0%
18	Coconut Grove	Darwin	Houses	\$570,208	6.4%	\$693	-0.1%	1.0%	0.9%
19	Humpty Doo	Darwin	Houses	\$623,152	5.8%	\$684	-0.6%	-0.9%	1.4%
20	Leanyer	Darwin	Houses	\$610,114	5.8%	\$684	-1.3%	-3.9%	1.5%
21	Gunn	Darwin	Houses	\$559,246	6.4%	\$669	0.5%	5.0%	2.8%
22	Jingili	Darwin	Houses	\$588,336	6.1%	\$664	-3.0%	1.9%	1.2%
23	Darwin City	Darwin	Houses	\$469,943	6.3%	\$652	0.7%	-1.0%	8.8%
24	Millner	Darwin	Houses	\$525,378	6.6%	\$650	-0.7%	2.5%	n.a
25	Darwin City	Darwin	Units	\$404,624	8.1%	\$648	1.5%	6.6%	1.0%
26	Malak	Darwin	Houses	\$528,507	6.4%	\$641	-1.3%	1.7%	1.6%
27	Tiwi	Darwin	Houses	\$556,488	6.2%	\$639	-2.5%	2.7%	4.0%
28	Wulagi	Darwin	Houses	\$536,111	6.2%	\$632	-1.3%	3.1%	0.6%
29	Alawa	Darwin	Houses	\$524,116	6.5%	\$632	-0.9%	1.8%	3.4%
30	Larrakeyah	Darwin	Units	\$443,675	7.4%	\$628	1.6%	7.5%	0.9%

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	Coconut Grove	Darwin	Units	\$320,992	8.3%	\$490	0.2%	5.2%	1.3%
2	Gray	Darwin	Units	\$298,427	8.9%	\$494	2.1%	3.9%	1.3%
3	Nightcliff	Darwin	Units	\$360,050	7.5%	\$502	1.1%	3.2%	0.3%
4	Millner	Darwin	Units	\$325,222	8.4%	\$503	3.5%	7.7%	0.8%
5	Bakewell	Darwin	Units	\$289,103	8.7%	\$505	2.3%	7.5%	n.a
6	Driver	Darwin	Units	\$304,048	8.6%	\$505	0.2%	3.7%	1.7%
7	Rapid Creek	Darwin	Units	\$341,542	7.9%	\$514	1.1%	4.9%	1.4%
8	Rosebery	Darwin	Units	\$306,398	8.9%	\$544	3.4%	6.6%	0.5%
9	Moulden	Darwin	Houses	\$419,179	7.1%	\$555	2.3%	4.0%	3.4%
10	Johnston	Darwin	Units	\$362,972	8.1%	\$556	1.6%	7.4%	1.3%
11	Gray	Darwin	Houses	\$423,280	7.1%	\$558	0.2%	2.6%	2.7%
12	Parap	Darwin	Units	\$352,306	8.2%	\$575	0.6%	7.8%	1.4%
13	Woodroffe	Darwin	Houses	\$466,099	6.7%	\$578	0.8%	0.5%	1.6%
14	Fannie Bay	Darwin	Units	\$428,393	6.8%	\$582	1.7%	7.6%	1.5%
15	Driver	Darwin	Houses	\$464,144	6.8%	\$585	-1.3%	2.7%	2.0%
16	Karama	Darwin	Houses	\$463,207	7.0%	\$603	-3.1%	1.8%	1.0%
17	Bakewell	Darwin	Houses	\$504,442	6.5%	\$616	0.0%	4.7%	1.5%
18	Stuart Park	Darwin	Units	\$442,631	7.2%	\$623	1.1%	7.1%	0.9%
19	Anula	Darwin	Houses	\$547,736	6.1%	\$624	-0.5%	-1.3%	1.5%
20	Wagaman	Darwin	Houses	\$523,209	6.4%	\$625	-1.2%	0.0%	1.9%
21	Larrakeyah	Darwin	Units	\$443,675	7.4%	\$628	1.6%	7.5%	0.9%
22	Alawa	Darwin	Houses	\$524,116	6.5%	\$632	-0.9%	1.8%	3.4%
23	Wulagi	Darwin	Houses	\$536,111	6.2%	\$632	-1.3%	3.1%	0.6%
24	Tiwi	Darwin	Houses	\$556,488	6.2%	\$639	-2.5%	2.7%	4.0%
25	Malak	Darwin	Houses	\$528,507	6.4%	\$641	-1.3%	1.7%	1.6%
26	Darwin City	Darwin	Units	\$404,624	8.1%	\$648	1.5%	6.6%	1.0%
27	Millner	Darwin	Houses	\$525,378	6.6%	\$650	-0.7%	2.5%	n.a
28	Darwin City	Darwin	Houses	\$469,943	6.3%	\$652	0.7%	-1.0%	8.8%
29	Jingili	Darwin	Houses	\$588,336	6.1%	\$664	-3.0%	1.9%	1.2%
30	Gunn	Darwin	Houses	\$559,246	6.4%	\$669	0.5%	5.0%	2.8%

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	Red Hill	Australian Capital Territory	Houses	\$2,014,776	2.6%	\$1,097	0.7%	-2.4%	3.8%
2	Griffith	Australian Capital Territory	Houses	\$2,028,334	2.8%	\$1,077	0.2%	-1.0%	2.4%
3	Deakin	Australian Capital Territory	Houses	\$2,128,355	2.7%	\$1,076	-0.1%	2.7%	2.8%
4	Campbell	Australian Capital Territory	Houses	\$1,795,647	2.6%	\$949	3.5%	5.6%	2.2%
5	Yarralumla	Australian Capital Territory	Houses	\$1,911,635	2.5%	\$942	0.6%	-0.3%	5.2%
6	Denman Prospect	Australian Capital Territory	Houses	\$1,192,897	4.0%	\$894	2.7%	2.7%	10.1%
7	Garran	Australian Capital Territory	Houses	\$1,447,866	3.2%	\$893	1.1%	4.8%	1.6%
8	Aranda	Australian Capital Territory	Houses	\$1,373,275	3.3%	\$854	2.5%	4.4%	2.0%
9	Coombs	Australian Capital Territory	Houses	\$1,085,898	4.1%	\$826	1.3%	1.9%	2.8%
10	Throsby	Australian Capital Territory	Houses	\$1,146,083	3.9%	\$816	2.2%	2.2%	0.8%
11	Wright	Australian Capital Territory	Houses	\$1,085,440	4.1%	\$810	1.2%	1.5%	4.1%
12	Isaacs	Australian Capital Territory	Houses	\$1,085,523	3.9%	\$804	-0.4%	-0.1%	2.3%
13	Forde	Australian Capital Territory	Houses	\$1,157,040	3.8%	\$800	0.1%	2.5%	1.0%
14	Nicholls	Australian Capital Territory	Houses	\$1,256,160	3.4%	\$796	0.3%	1.2%	1.9%
15	Crace	Australian Capital Territory	Houses	\$1,161,735	3.8%	\$793	2.1%	2.5%	1.3%
16	Weetangera	Australian Capital Territory	Houses	\$1,458,682	3.4%	\$793	3.2%	6.7%	2.0%
17	Stirling	Australian Capital Territory	Houses	\$1,022,055	4.0%	\$792	1.4%	2.6%	1.2%
18	Moncrieff	Australian Capital Territory	Houses	\$1,024,777	4.1%	\$789	1.1%	1.2%	n.a
19	Farrer	Australian Capital Territory	Houses	\$1,258,249	3.3%	\$784	1.7%	-0.3%	1.4%
20	Taylor	Australian Capital Territory	Houses	\$1,080,457	3.9%	\$777	2.2%	1.1%	3.7%
21	Gowrie	Australian Capital Territory	Houses	\$1,012,936	4.1%	\$776	-1.1%	0.7%	2.2%
22	Ainslie	Australian Capital Territory	Houses	\$1,383,565	3.1%	\$776	2.0%	5.2%	0.3%
23	Palmerston	Australian Capital Territory	Houses	\$1,040,904	4.0%	\$767	0.7%	0.2%	1.7%
24	Gungahlin	Australian Capital Territory	Houses	\$996,435	4.2%	\$767	1.1%	3.4%	3.4%
25	Bonner	Australian Capital Territory	Houses	\$1,013,047	4.1%	\$766	0.6%	0.6%	1.0%
26	Hughes	Australian Capital Territory	Houses	\$1,342,420	3.2%	\$765	2.3%	4.5%	1.6%
27	Harrison	Australian Capital Territory	Houses	\$1,033,186	4.0%	\$764	0.9%	1.1%	2.1%
28	Monash	Australian Capital Territory	Houses	\$961,376	4.2%	\$764	0.6%	1.3%	2.4%
29	Strathnairn	Australian Capital Territory	Houses	\$910,971	4.5%	\$759	2.2%	3.7%	4.1%
30	Turner	Australian Capital Territory	Houses	\$1,398,688	3.4%	\$757	2.0%	4.6%	4.8%

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	\$380,161	6.3%	\$508	2.1%	4.4%	1.2%
2	Gungahlin	Australian Capital Territory	Units	\$451,346	6.3%	\$536	1.7%	-1.3%	1.6%
3	Phillip	Australian Capital Territory	Units	\$508,993	5.7%	\$539	1.6%	-0.4%	1.4%
4	Belconnen	Australian Capital Territory	Units	\$492,502	6.1%	\$559	1.8%	2.5%	1.5%
5	Lyneham	Australian Capital Territory	Units	\$545,553	5.0%	\$563	3.2%	-0.1%	1.6%
6	Greenway	Australian Capital Territory	Units	\$518,384	5.6%	\$566	2.0%	2.1%	0.8%
7	Ngunnawal	Australian Capital Territory	Units	\$605,034	5.0%	\$568	1.9%	0.0%	1.4%
8	Harrison	Australian Capital Territory	Units	\$502,741	5.9%	\$570	1.6%	0.3%	2.5%
9	Franklin	Australian Capital Territory	Units	\$496,891	6.0%	\$573	2.8%	0.7%	2.2%
10	Mawson	Australian Capital Territory	Units	\$603,099	4.9%	\$573	1.2%	1.2%	1.9%
11	Wright	Australian Capital Territory	Units	\$524,934	5.7%	\$581	2.4%	1.5%	1.8%
12	O'Connor	Australian Capital Territory	Units	\$584,214	5.1%	\$584	3.9%	0.6%	0.4%
13	Belconnen	Australian Capital Territory	Houses	\$489,653	6.0%	\$587	1.6%	8.2%	6.5%
14	Taylor	Australian Capital Territory	Units	\$612,987	5.2%	\$587	1.6%	-0.7%	3.8%
15	Holt	Australian Capital Territory	Units	\$572,630	5.3%	\$588	0.9%	2.4%	2.5%
16	Casey	Australian Capital Territory	Units	\$640,023	5.1%	\$591	1.1%	0.4%	1.0%
17	Reid	Australian Capital Territory	Units	\$578,419	5.4%	\$599	3.1%	0.2%	2.5%
18	Macquarie	Australian Capital Territory	Units	\$556,906	5.4%	\$601	0.3%	1.1%	n.a
19	Watson	Australian Capital Territory	Units	\$550,167	5.5%	\$602	4.9%	2.1%	1.0%
20	Coombs	Australian Capital Territory	Units	\$555,002	5.4%	\$605	2.2%	1.6%	2.5%
21	Giralang	Australian Capital Territory	Houses	\$880,019	3.8%	\$614	-0.1%	-0.7%	2.1%
22	Bruce	Australian Capital Territory	Units	\$596,800	5.4%	\$614	2.2%	3.0%	1.0%
23	Charnwood	Australian Capital Territory	Houses	\$677,417	4.9%	\$615	1.0%	1.9%	2.9%
24	Denman Prospect	Australian Capital Territory	Units	\$629,681	5.1%	\$620	2.2%	-0.2%	2.0%
25	Lyons	Australian Capital Territory	Houses	\$1,012,915	3.5%	\$621	1.9%	-2.1%	1.6%
26	Richardson	Australian Capital Territory	Houses	\$752,890	4.5%	\$622	0.6%	1.6%	n.a
27	Braddon	Australian Capital Territory	Units	\$534,808	5.8%	\$623	4.0%	1.5%	1.5%
28	Phillip	Australian Capital Territory	Houses	\$632,142	5.2%	\$623	1.6%	1.8%	6.1%
29	Isabella Plains	Australian Capital Territory	Houses	\$777,886	4.4%	\$624	2.5%	0.4%	2.1%
30	Evatt	Australian Capital Territory	Houses	\$853,373	4.0%	\$625	1.6%	0.6%	1.2%

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