

Quarterly Rental Review

AUSTRALIA | RELEASED JULY 2026





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Key rental market themes

- Rents rose by 1.6% nationally in the June quarter, easing from the 2.1% increase seen in March. Despite the ongoing tightness in vacancies, rental affordability may become an increasing constraint for rental growth (particularly in regional areas), given the large share of household income directed towards rent.
- The median house rent rose by 1.7% in the June quarter, compared with a 1.2% increase for units. This represented a substantial slowdown in unit growth from the March quarter, when unit rents (2.5%) outpaced houses (2.0%).
- Rents continued to accelerate in annual terms, up 5.9% in Q2 (compared with a 5.7% increase in Q1). This annual measure has trended higher since its cyclical low of 3.4% in mid-2025.
- Capital city rents rose faster than regional markets in the June quarter, counter to the trend observed between September 2024 and March 2026. Affordability constraints have become a growing problem in regional markets.
- Low vacancies continue to underpin rent growth. Nationally, vacancy rates sat at 1.6% in Q2, essentially unchanged from Q1. Sydney, Brisbane and Hobart had the highest rates at 1.9%, and Adelaide the lowest at just 1.0%.
- Total rental listings remain weak by historical standards, sitting 16.7% below the five-year average at the end of June. Darwin was the tightest market (26.1% below average), followed by Sydney (24.1%) and Melbourne (18.4%).
- Sydney remains the most expensive capital city, with a median rent of \$841 per week in June, but rapid growth in Perth (\$784 per week) and Brisbane (\$734 per week) has closed the gap. Rent in Melbourne is the lowest of the mainland capitals, and \$200 a week cheaper than Sydney at \$641.
- Gross rental yields have gradually started to trend higher in recent months, up to 3.7% in June from around 3.5% at the end of 2025. Despite this uptick, gross yields remain quite subdued when compared with longer-term trends, particularly before the COVID-19 pandemic.
- Gross yields remain highest in Darwin at 6.1%, although yields have trended lower recently as home values have continued to accelerate. This was followed by Hobart (4.4%) and the ACT (4.2%), where yields edged marginally higher in the June quarter.
- Given the changes to investor taxation policy in this year's Federal Budget, it is worth noting that gross yields remain well below the cost of capital and that there are relatively few locals around the country that could be positively geared based off typical rates of leverage.
- The near-term outlook is likely to see yields move higher across all the major capitals, given the deteriorating trends in home value growth and continued robust growth in rents, albeit rental affordability may become an increasing constraint for rental growth in the coming quarters.



National overview

Rents in Perth and Brisbane close the gap to Sydney, as tight vacancy rates see rents rise further across the country

Cotality's national Rental Value Index continued to lift in the June quarter, increasing by 1.6%, albeit this rate eased from the 2.1% increase recorded in March. The median dwelling rent in June was \$705 per week.

In annual terms, rents are continuing to accelerate, with the national dwelling measure rising by 5.9% in Q2, compared with a 5.7% increase in Q1. The annual growth rate has trended higher since its cyclical low of 3.4% yoy in mid-2025, however, it remains below the elevated levels seen between mid-2021 and mid-2024.

Key to these increases has been the tightness in rental vacancies. Dwelling vacancy rates sat at 1.6% in the June quarter, essentially unchanged from the rate in March and a touch below the five-year average of 1.8%. All of the capital cities have vacancy rates below 2.0% at present, with Sydney, Brisbane and Hobart the highest at 1.9% and Adelaide the lowest at just 1.0%.

Nationally, the total number of rental listings has remained low, with listings at the end of June around 16.7% below the five-year average. Darwin was the tightest market for rental listings, sitting 26.1% below average, followed by Sydney at 24.1% and Melbourne at 18.4%.

The cumulative impact of earlier rent increases means that Cotality's national Rental Value Index rose by 40.6% over the past five years. This was the equivalent of adding \$204 per week to the median rental value. In contrast, the previous five-year period (from June 2016 to June 2021) saw median rents rise by just \$55 per week (or 12.2%).

This rapid acceleration in rents, well above incomes, has resulted in a worsening in rental affordability measures. In March 2026, around one-third of the median household's income was going towards rent, compared with around 27% of income in March 2021.

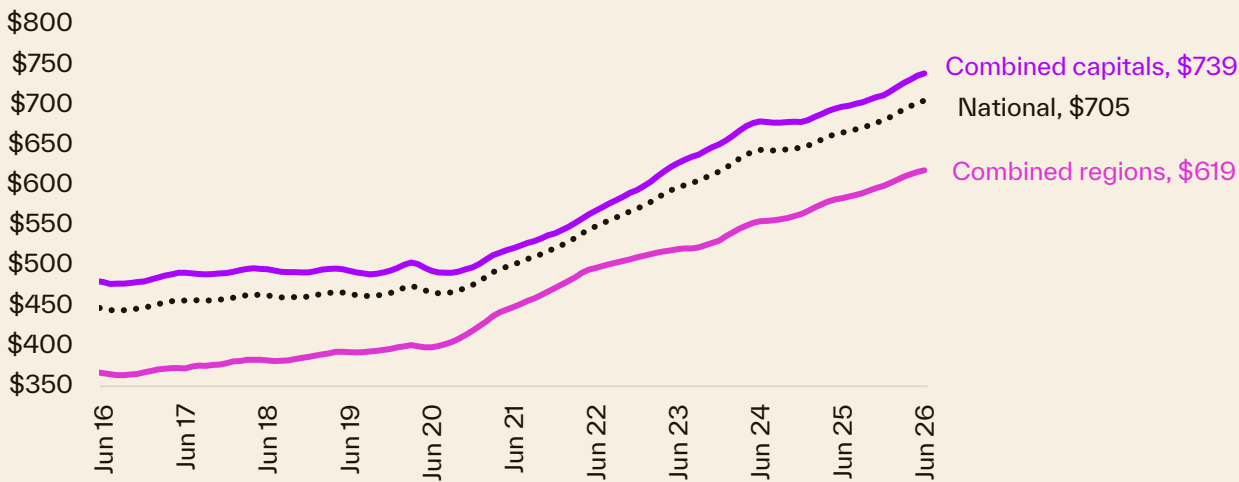
Sydney remains the most expensive capital city, with a median rent of \$841 per week in June, followed by Perth at \$784 per week and Brisbane at \$734 per week, with the latter cities seeing rents rise more rapidly than Sydney. Despite having the lowest home values of any mainland city, Darwin has the fourth-highest rent at \$725 per week. Hobart has the lowest rent among the capitals at \$632 per week, followed by Melbourne at \$641 per week.

Rental growth in regional markets was marginally softer than that of the combined capitals in the June quarter, following a stretch of stronger rental growth between September 2024 and March 2026. This period contributed to worsening rental affordability in regional markets, where lower median household incomes mean a larger share going to pay rent (over 35% in March 2026).

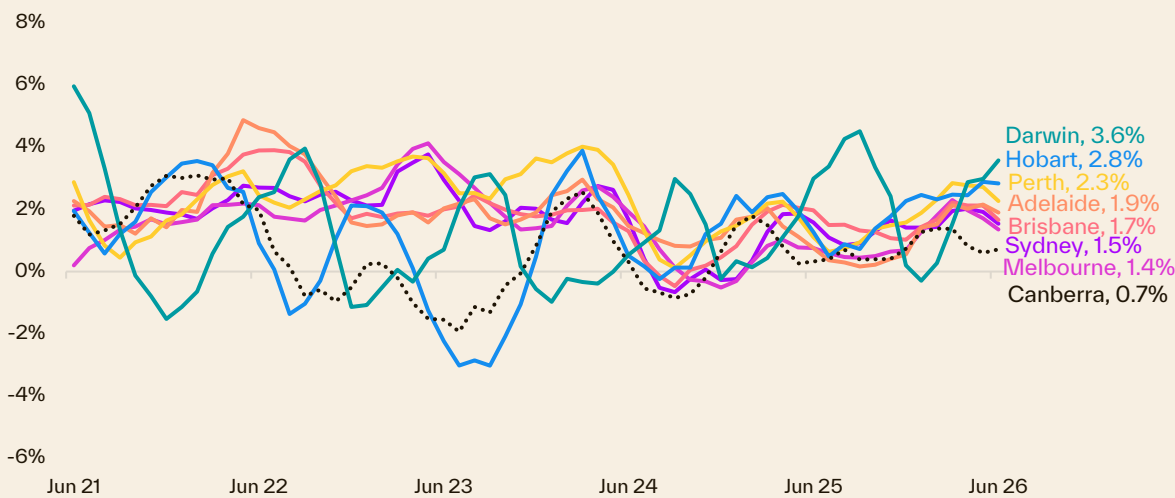
Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	Annual	Current	12 months ago	Current	12 months ago
Sydney	\$841	0.2%	1.5%	5.9%	3.3%	3.0%	1.9%	2.0%
Melbourne	\$641	0.4%	1.4%	4.9%	3.9%	3.7%	1.3%	1.5%
Brisbane	\$734	0.4%	1.7%	6.4%	3.3%	3.6%	1.9%	1.8%
Adelaide	\$662	0.5%	1.9%	4.8%	3.5%	3.7%	1.0%	1.0%
Perth	\$784	0.6%	2.3%	7.8%	3.7%	4.3%	1.3%	1.4%
Hobart	\$632	0.9%	2.8%	8.6%	4.4%	4.4%	1.9%	1.6%
Darwin	\$725	1.5%	3.6%	10.1%	6.1%	6.6%	1.3%	1.5%
Canberra	\$706	0.5%	0.7%	3.2%	4.2%	4.1%	1.7%	1.7%
Combined capitals	\$739	0.4%	1.7%	6.0%	3.5%	3.5%	1.6%	1.7%
Combined regionals	\$619	0.3%	1.3%	5.9%	4.2%	4.4%	1.8%	1.8%
National	\$705	0.4%	1.6%	5.9%	3.7%	3.7%	1.6%	1.7%

Trends in rental growth

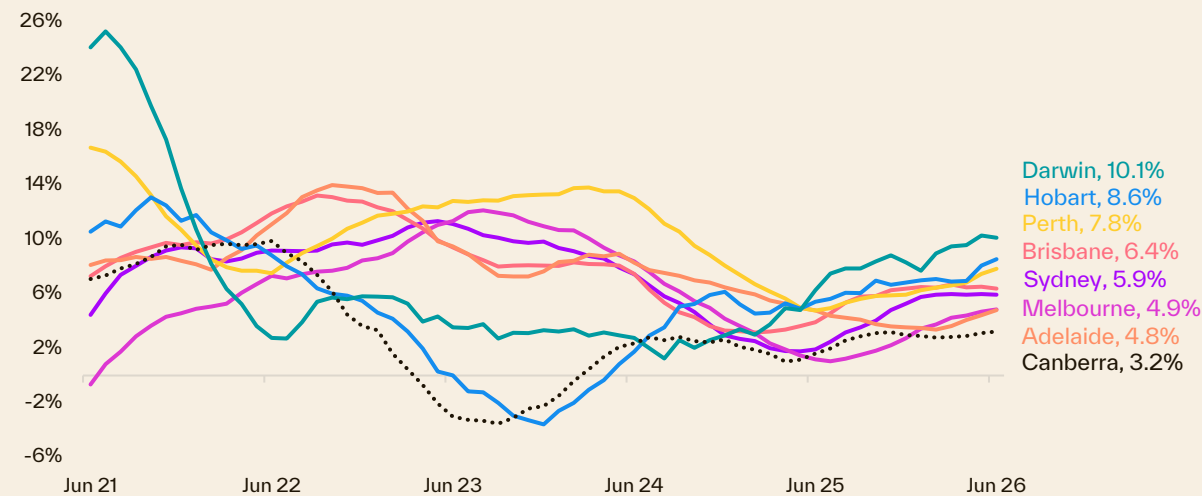
Median weekly rental value - Index adjusted - All Dwellings



Quarterly rental growth rate - Capital City dwellings



Annual rental growth rate - Capital City dwellings



Rental Yields

Gross rental yields have gradually started to trend higher in recent months, reflecting the continued growth in rental values, while nationally home values have fallen over the past quarter. As a result, dwelling yields moved up to 3.7% in June, from around 3.5% at the end of 2025. Despite this uptick, gross yields remain quite subdued when compared with longer-term trends, particularly before the COVID-19 pandemic.

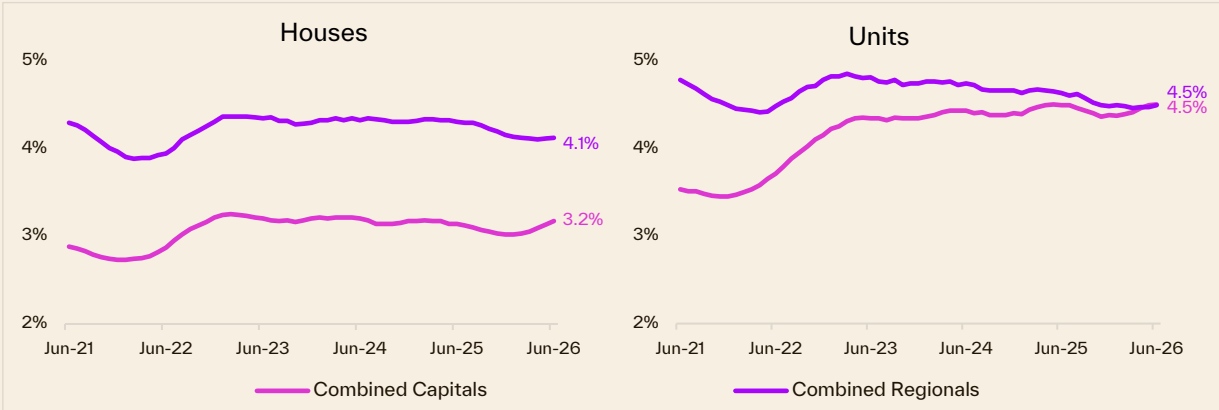
Given the changes to investor taxation policy in this year's Federal Budget, most notably in this case the removal of negative gearing for purchases of existing housing stock from 1 July 2027, it is worth noting that gross yields remain well below the cost of capital and that there are relatively few locals around the country that could be positively geared based off typical rates of leverage.

Recent years have seen a widening in the yield premium for units over houses, as growth in house values has generally outpaced that of units. Across the combined capitals, this premium rose from 0.65% in June 2021 to 1.33% in June 2026; however, this has eased around 3 basis points since the March quarter.

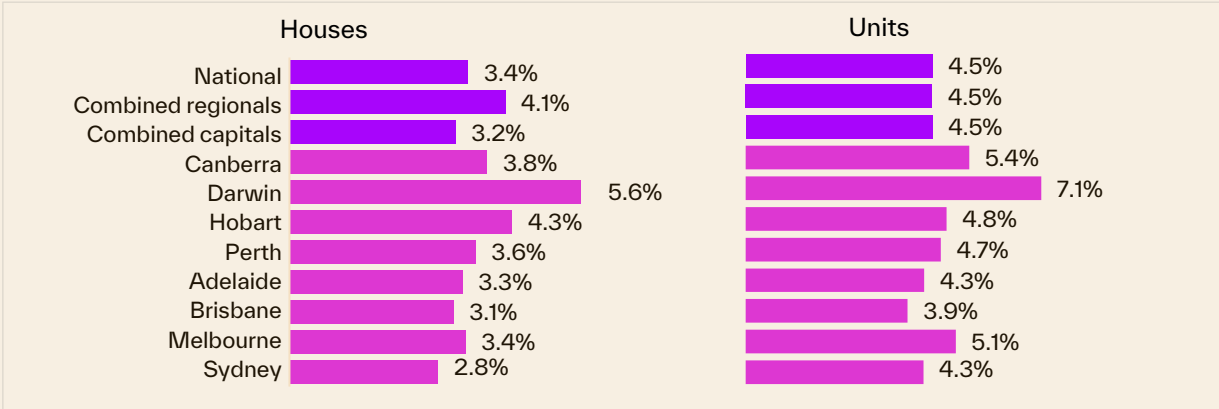
Gross yields remain highest in Darwin at 6.1%, although yields have trended lower recently as home values have continued to accelerate. This was followed by Hobart (4.4%) and the ACT (4.2%), where yields edged marginally higher in the June quarter. More rapid declines in home values in Sydney and Melbourne in recent months have seen yields move higher, to 3.3% for Sydney (from 3.0% in December 2025) and 3.9% for Melbourne (from 3.6%).

The near-term outlook is likely to see yields move higher across all the major capitals, given the deteriorating trends in home value growth and continued robust growth in rents, albeit rental affordability may become an increasing constraint for rental growth in the coming quarters.

Gross rental yields over time



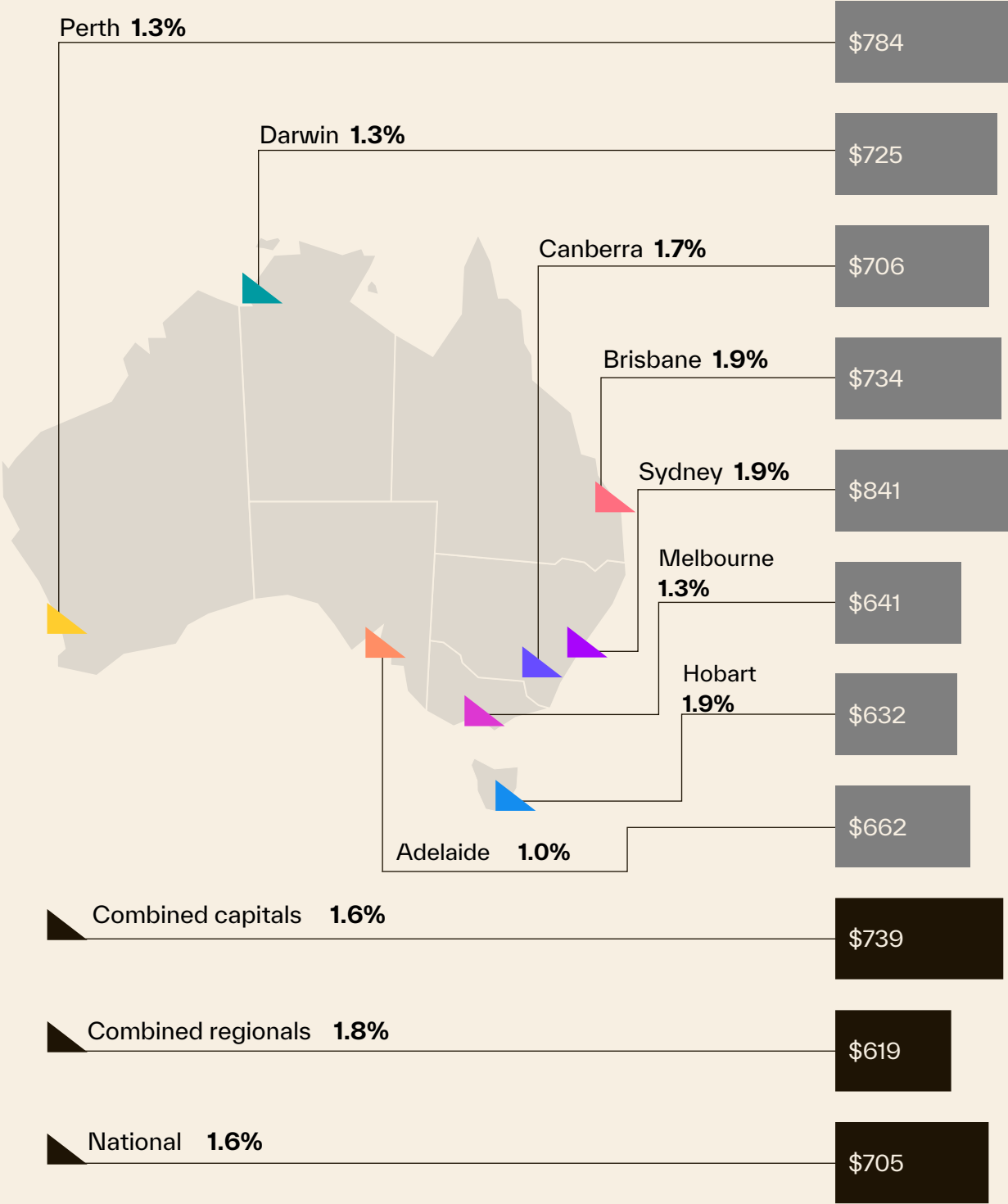
Gross rental yields, as at June 2026



Key rental statistics

Vacancy rates

Median Rent



Key rental statistics

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Combined capitals	Combined regionals	National
Dwellings											
Median rent	\$841	\$641	\$734	\$662	\$784	\$632	\$725	\$706	\$739	\$619	\$705
Monthly change	0.2%	0.4%	0.4%	0.5%	0.6%	0.9%	1.5%	0.5%	0.4%	0.3%	0.4%
Quarterly change	1.5%	1.4%	1.7%	1.9%	2.3%	2.8%	3.6%	0.7%	1.7%	1.3%	1.6%
Year-to-date change	5.3%	4.6%	5.4%	4.7%	7.3%	8.1%	7.3%	2.9%	5.4%	5.2%	5.4%
Year-on-year change	5.9%	4.9%	6.4%	4.8%	7.8%	8.6%	10.1%	3.2%	6.0%	5.9%	5.9%
Current vacancy rate	1.9%	1.3%	1.9%	1.0%	1.3%	1.9%	1.3%	1.7%	1.6%	1.8%	1.6%
Vacancy rate 12m ago	2.0%	1.5%	1.8%	1.0%	1.4%	1.6%	1.5%	1.7%	1.7%	1.8%	1.7%
Current yield	3.3%	3.9%	3.3%	3.5%	3.7%	4.4%	6.1%	4.2%	3.5%	4.2%	3.7%
Yield 12 mths ago	3.0%	3.7%	3.6%	3.7%	4.3%	4.4%	6.6%	4.1%	3.5%	4.4%	3.7%
Houses											
Median rent	\$883	\$666	\$763	\$684	\$798	\$655	\$789	\$760	\$771	\$623	\$721
Monthly change	0.4%	0.3%	0.5%	0.6%	0.6%	1.0%	1.5%	0.6%	0.5%	0.3%	0.4%
Quarterly change	1.9%	1.3%	1.8%	2.0%	2.4%	3.1%	4.1%	0.9%	1.9%	1.3%	1.7%
Year-to-date change	5.9%	4.6%	5.6%	4.6%	7.4%	8.4%	8.1%	3.5%	5.8%	5.1%	5.6%
Year-on-year change	6.6%	4.9%	6.6%	4.9%	7.9%	9.1%	10.8%	3.9%	6.4%	5.8%	6.2%
Current vacancy rate	2.1%	1.5%	1.9%	1.0%	1.1%	2.2%	1.4%	1.3%	1.7%	1.8%	1.7%
Vacancy rate 12m ago	2.2%	1.8%	1.9%	1.1%	1.4%	1.6%	1.7%	1.3%	1.8%	1.8%	1.8%
Current yield	2.8%	3.4%	3.1%	3.3%	3.6%	4.3%	5.6%	3.8%	3.2%	4.1%	3.4%
Yield 12 mths ago	2.6%	3.2%	3.4%	3.5%	4.1%	4.3%	6.0%	3.8%	3.1%	4.3%	3.4%
Units											
Median rent	\$783	\$620	\$669	\$565	\$716	\$547	\$623	\$608	\$682	\$594	\$669
Monthly change	-0.1%	0.4%	0.2%	0.4%	0.2%	0.4%	1.3%	0.2%	0.2%	0.3%	0.2%
Quarterly change	0.9%	1.4%	1.4%	1.6%	1.7%	1.9%	2.8%	0.3%	1.2%	1.3%	1.2%
Year-to-date change	4.3%	4.5%	4.8%	4.8%	6.9%	6.8%	5.9%	1.4%	4.5%	5.7%	4.8%
Year-on-year change	4.7%	4.8%	5.8%	4.3%	7.6%	6.6%	9.0%	1.7%	5.0%	6.2%	5.2%
Current vacancy rate	1.7%	1.2%	1.7%	0.9%	1.5%	1.5%	1.1%	2.0%	1.5%	1.9%	1.6%
Vacancy rate 12m ago	1.8%	1.3%	1.5%	0.9%	1.3%	1.7%	1.3%	1.9%	1.5%	1.8%	1.6%
Current yield	4.3%	5.1%	3.9%	4.3%	4.7%	4.8%	7.1%	5.4%	4.5%	4.5%	4.5%
Yield 12 mths ago	4.1%	4.8%	4.5%	4.7%	5.6%	4.8%	7.9%	5.3%	4.5%	4.6%	4.5%

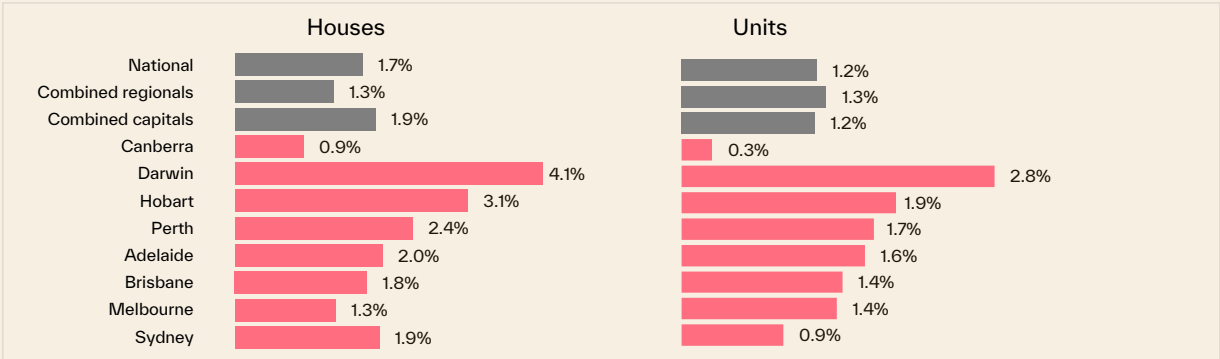
Houses vs Units

Unit rents have grown at a faster rate (46.3%) than houses (38.5%) over the past five years. In part, this comparatively stronger growth reflects the recovery in unit rents from its downturn in the early stages of the COVID-19 pandemic. The largest divergence between unit and house growth over this period was seen in Melbourne and Sydney, while house rents outpaced units in Hobart over this period.

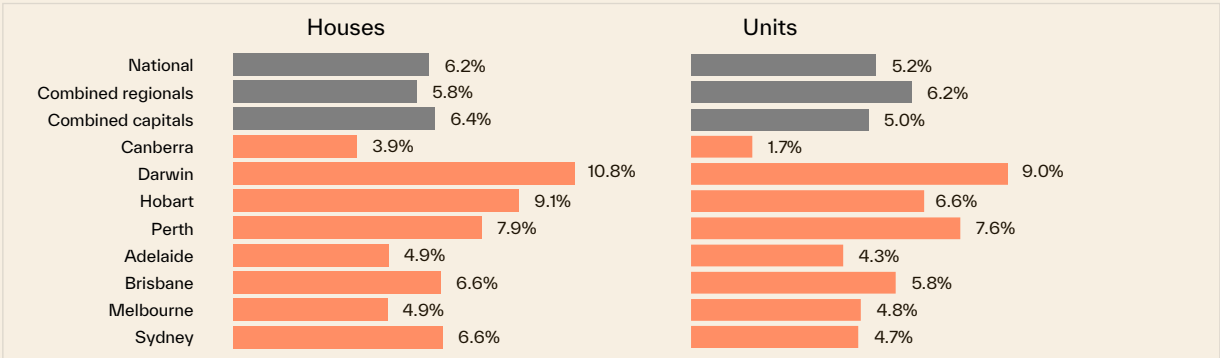
Recent months have seen diverging trends in rental value growth between houses and units across the country. The median house rent rose by 1.7% in the June quarter, compared with a 1.2% increase for units. This represented a substantial slowdown in unit growth from the March quarter, when unit rents (2.5%) outpaced houses (2.0%).

The strongest growth in house rents in the June quarter was recorded in Darwin (up 4.1%), followed by Hobart (3.1%) and Perth (2.4%). In contrast, Canberra house rents saw the weakest increase, up 0.9%, followed by Melbourne (1.3%) and Brisbane (1.8%). The pattern was similar for units, with Darwin (2.8%), Hobart (1.9%) and Perth (1.7%) recording the strongest increases, while Canberra was the weakest (0.3%), however, Sydney saw the second weakest increase in unit rents (0.9%).

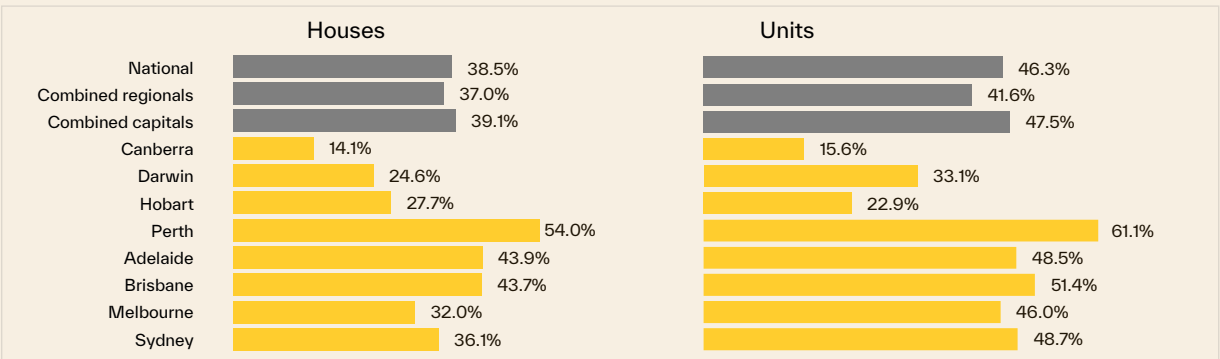
3 month change in rental rates



12-month change in rental rates

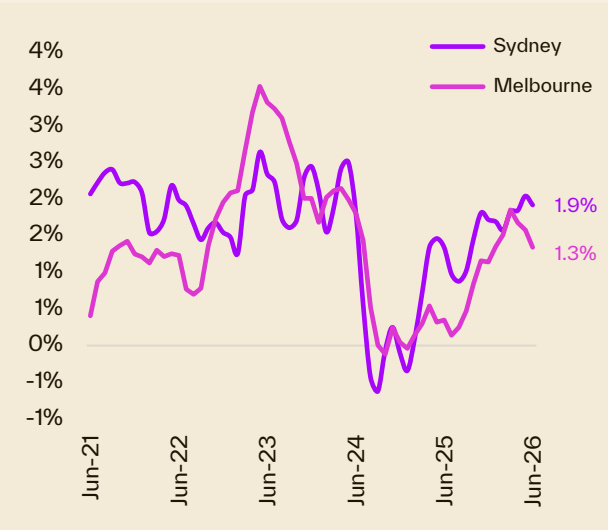


5-year change in rental rates

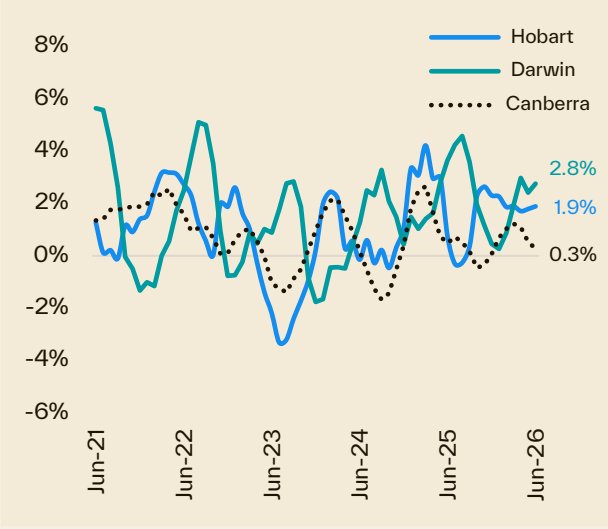
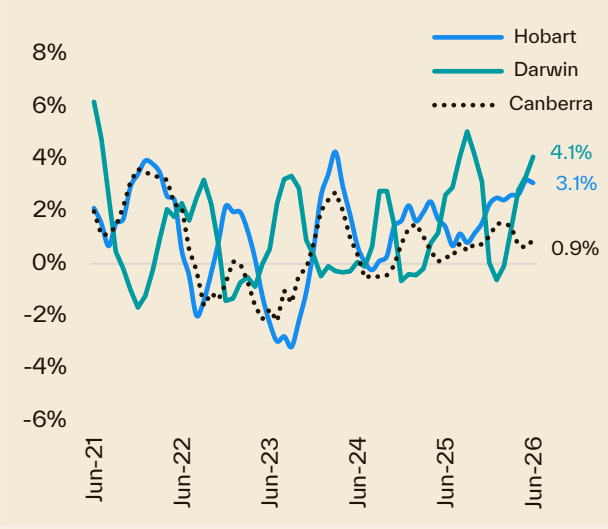
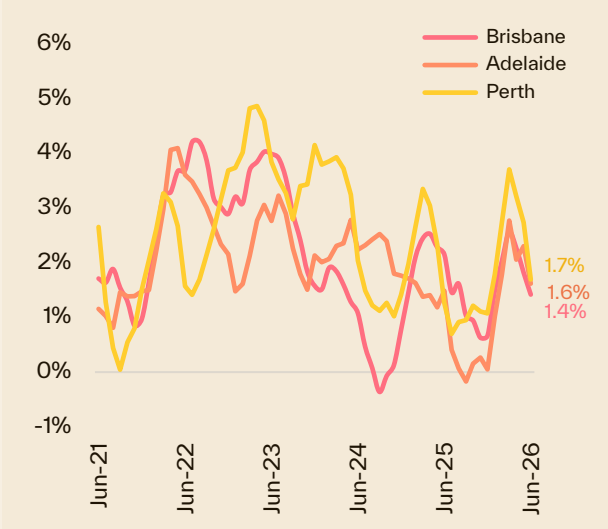
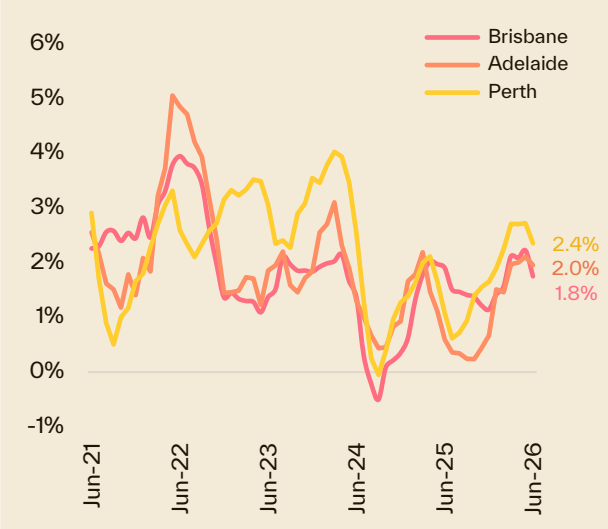
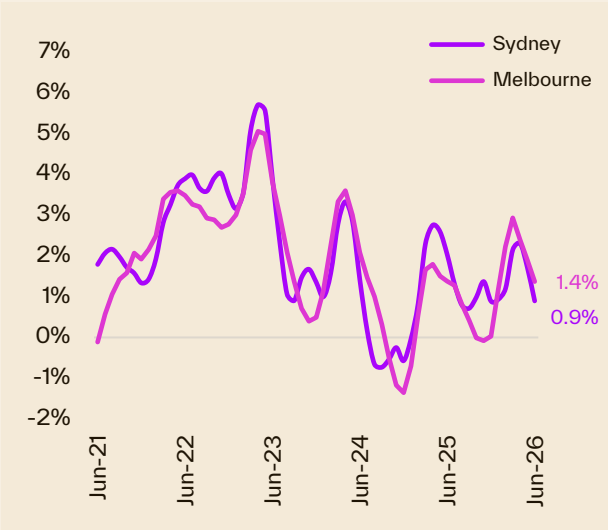


Rolling quarterly change in rental values

Houses

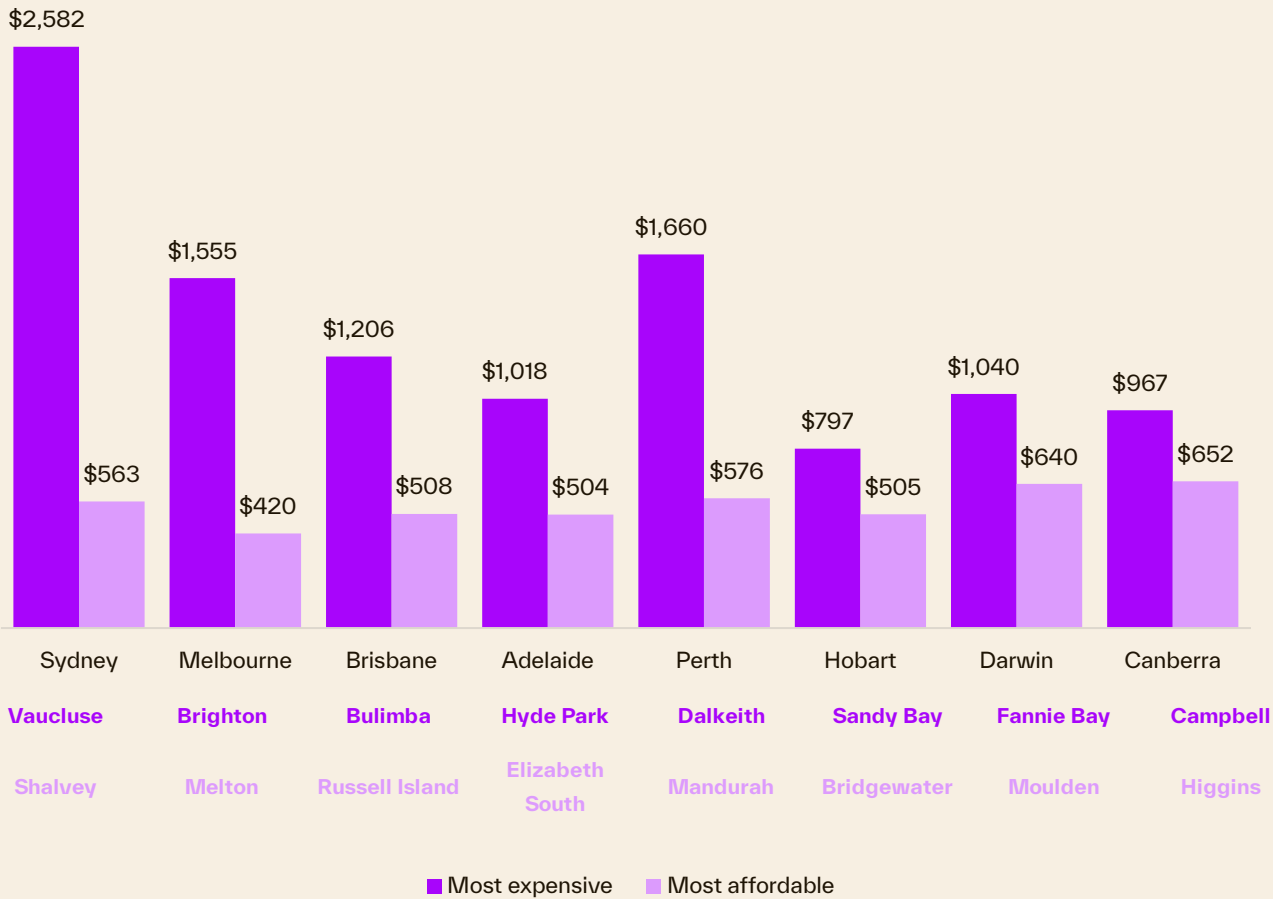


Units



Median rent - Houses

Most expensive vs most affordable suburbs



Median rents - Units

Most expensive vs most affordable suburbs



Top 30 most expensive suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Vaucluse	Sydney - Eastern Suburbs	Houses	\$8,903,092	1.8%	\$2,582	3.2%	17.7%	2.9%
2	Rose Bay	Sydney - Eastern Suburbs	Houses	\$7,008,726	1.9%	\$2,374	0.6%	11.9%	2.9%
3	Double Bay	Sydney - Eastern Suburbs	Houses	\$7,317,213	1.8%	\$2,334	2.1%	16.8%	4.2%
4	Dover Heights	Sydney - Eastern Suburbs	Houses	\$6,437,091	2.1%	\$2,329	1.1%	15.1%	3.4%
5	North Bondi	Sydney - Eastern Suburbs	Houses	\$4,864,319	2.5%	\$2,267	2.5%	14.9%	3.1%
6	Mosman	Sydney - North Sydney and Hornsby	Houses	\$5,411,135	2.1%	\$2,258	5.0%	11.0%	3.6%
7	Bronte	Sydney - Eastern Suburbs	Houses	\$5,574,009	2.2%	\$2,240	0.9%	10.1%	1.3%
8	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$11,459,621	1.3%	\$2,239	1.2%	9.8%	3.2%
9	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,832,380	2.1%	\$2,055	0.4%	10.3%	2.0%
10	Queens Park	Sydney - Eastern Suburbs	Houses	\$4,031,821	2.6%	\$2,032	2.2%	16.0%	2.1%
11	Bondi	Sydney - Eastern Suburbs	Houses	\$4,347,257	2.5%	\$2,021	1.9%	13.5%	4.2%
12	Balgowlah Heights	Sydney - Northern Beaches	Houses	\$4,470,204	2.3%	\$2,006	0.5%	0.2%	1.4%
13	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$4,294,306	2.6%	\$1,986	2.6%	16.2%	3.3%
14	Clovelly	Sydney - Eastern Suburbs	Houses	\$4,972,347	2.1%	\$1,983	2.2%	11.2%	1.8%
15	South Coogee	Sydney - Eastern Suburbs	Houses	\$3,868,028	2.6%	\$1,971	2.5%	12.3%	3.3%
16	Curl Curl	Sydney - Northern Beaches	Houses	\$3,672,180	2.6%	\$1,885	4.2%	4.8%	3.7%
17	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$4,319,436	2.2%	\$1,876	5.0%	7.2%	7.4%
18	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,899,899	2.0%	\$1,834	3.4%	6.7%	1.8%
19	Collaroy	Sydney - Northern Beaches	Houses	\$3,258,007	2.9%	\$1,830	3.2%	8.6%	1.5%
20	Paddington	Sydney - Eastern Suburbs	Houses	\$3,596,187	2.6%	\$1,806	0.5%	13.8%	1.6%
21	North Curl Curl	Sydney - Northern Beaches	Houses	\$3,497,883	2.7%	\$1,800	5.6%	4.4%	4.2%
22	Waverley	Sydney - Eastern Suburbs	Houses	\$3,970,279	2.5%	\$1,793	-0.6%	8.4%	2.8%
23	Coogee	Sydney - Eastern Suburbs	Houses	\$4,290,802	2.2%	\$1,779	2.1%	10.8%	2.6%
24	Bondi Junction	Sydney - Eastern Suburbs	Houses	\$2,921,235	3.1%	\$1,758	1.9%	15.7%	2.7%
25	North Balgowlah	Sydney - Northern Beaches	Houses	\$2,844,860	3.1%	\$1,750	3.2%	8.2%	2.2%
26	East Killara	Sydney - North Sydney and Hornsby	Houses	\$3,609,772	2.5%	\$1,742	0.6%	10.1%	2.9%
27	Castle Cove	Sydney - North Sydney and Hornsby	Houses	\$4,075,541	2.2%	\$1,738	6.1%	10.8%	1.6%
28	Freshwater	Sydney - Northern Beaches	Houses	\$3,620,168	2.5%	\$1,735	4.3%	4.7%	0.8%
29	Narrabeen	Sydney - Northern Beaches	Houses	\$3,175,063	2.8%	\$1,695	2.8%	5.0%	3.0%
30	Bayview	Sydney - Northern Beaches	Houses	\$2,829,639	2.9%	\$1,671	1.5%	5.5%	

Top 30 most affordable suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Carramar	Sydney - Parramatta	Units	\$456,168	5.3%	\$466	2.5%	4.0%	1.1%
2	Tahmoor	Sydney - Outer South West	Units	\$672,500	3.9%	\$491	1.0%	2.6%	0.9%
3	Leumeah	Sydney - Outer South West	Units	\$556,087	4.7%	\$493	-1.2%	1.0%	0.9%
4	Cabramatta	Sydney - South West	Units	\$559,804	4.7%	\$500	0.8%	7.0%	1.8%
5	Toukley	Central Coast	Units	\$657,376	4.2%	\$511	1.1%	8.8%	1.0%
6	Canley Vale	Sydney - South West	Units	\$567,252	4.6%	\$513	-0.3%	7.2%	1.7%
7	Fairfield	Sydney - South West	Units	\$517,070	5.4%	\$520	0.7%	5.0%	1.8%
8	Minto	Sydney - Outer South West	Units	\$662,596	4.2%	\$522	1.6%	6.6%	2.0%
9	Macquarie Fields	Sydney - Outer South West	Units	\$708,610	3.9%	\$532	1.0%	-0.3%	1.4%
10	Warwick Farm	Sydney - South West	Units	\$481,451	6.1%	\$532	1.9%	7.0%	1.7%
11	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$605,694	4.5%	\$538	3.0%	5.7%	1.2%
12	Mount Druitt	Sydney - Blacktown	Units	\$509,244	5.4%	\$544	1.3%	8.8%	1.3%
13	Gorokan	Central Coast	Units	\$597,300	4.9%	\$545	3.1%	12.4%	1.0%
14	Wiley Park	Sydney - Inner South West	Units	\$580,574	5.1%	\$555	2.9%	5.9%	1.5%
15	Richmond	Sydney - Outer West and Blue Mountains	Units	\$705,471	4.2%	\$555	2.3%	6.5%	2.0%
16	Liverpool	Sydney - South West	Units	\$512,909	5.8%	\$556	2.4%	5.2%	1.5%
17	Glenfield	Sydney - Outer South West	Units	\$783,022	3.9%	\$556	1.1%	1.0%	2.2%
18	Kingswood (Penrith - NSW)	Sydney - Outer West and Blue Mountains	Units	\$681,043	4.3%	\$557	2.3%	5.0%	1.8%
19	Shalvey	Sydney - Blacktown	Houses	\$909,650	3.3%	\$563	-0.5%	3.1%	2.5%
20	Tregear	Sydney - Blacktown	Houses	\$900,063	3.3%	\$563	-0.2%	3.4%	2.5%
21	Wyong	Central Coast	Units	\$567,523	5.3%	\$565	0.0%	8.4%	1.6%
22	Wyoming	Central Coast	Units	\$715,591	4.4%	\$567	0.5%	2.3%	1.4%
23	Chester Hill	Sydney - Parramatta	Units	\$651,827	4.8%	\$568	0.8%	4.2%	0.5%
24	Ingleburn	Sydney - Outer South West	Units	\$717,971	4.2%	\$568	2.5%	5.2%	1.5%
25	Lakemba	Sydney - Inner South West	Units	\$564,094	5.3%	\$568	1.6%	5.1%	0.9%
26	Campbelltown	Sydney - Outer South West	Units	\$602,468	4.7%	\$569	1.9%	3.6%	2.0%
27	Werrington	Sydney - Outer West and Blue Mountains	Units	\$742,902	4.3%	\$569	1.7%	3.3%	3.3%
28	Lethbridge Park	Sydney - Blacktown	Houses	\$919,702	3.3%	\$570	0.2%	3.5%	5.3%
29	Willmot	Sydney - Blacktown	Houses	\$933,821	3.2%	\$570	0.3%	2.4%	3.2%
30	Merrylands West	Sydney - Parramatta	Units	\$524,205	5.7%	\$570	0.4%	4.0%	1.4%

Melbourne

Top 30 most expensive suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Brighton	Melbourne - Inner South	Houses	\$3,101,829	2.5%	\$1,555	4.6%	7.1%	1.7%
2	Sandringham	Melbourne - Inner South	Houses	\$2,187,941	3.1%	\$1,334	3.6%	7.6%	1.4%
3	Black Rock	Melbourne - Inner South	Houses	\$2,335,511	3.0%	\$1,330	3.5%	6.3%	1.3%
4	Hampton	Melbourne - Inner South	Houses	\$2,256,676	2.9%	\$1,299	2.9%	5.4%	0.8%
5	Middle Park	Melbourne - Inner	Houses	\$2,857,649	2.3%	\$1,282	1.4%	9.5%	1.1%
6	Malvern	Melbourne - Inner South	Houses	\$2,592,623	2.3%	\$1,278	1.7%	7.3%	0.6%
7	Brighton East	Melbourne - Inner South	Houses	\$2,120,266	3.2%	\$1,277	3.9%	11.0%	1.6%
8	Beaumaris	Melbourne - Inner South	Houses	\$1,969,048	3.3%	\$1,264	3.8%	13.0%	3.2%
9	Canterbury	Melbourne - Inner East	Houses	\$2,866,584	2.2%	\$1,236	1.3%	1.9%	1.5%
10	Kew	Melbourne - Inner East	Houses	\$2,566,417	2.5%	\$1,233	0.3%	6.9%	1.6%
11	Elwood	Melbourne - Inner	Houses	\$2,221,265	2.7%	\$1,224	2.0%	6.2%	1.7%
12	Camberwell	Melbourne - Inner East	Houses	\$2,456,925	2.5%	\$1,189	0.7%	9.1%	1.9%
13	Hawthorn	Melbourne - Inner East	Houses	\$2,573,570	2.3%	\$1,187	2.7%	10.9%	1.1%
14	Caulfield North	Melbourne - Inner South	Houses	\$2,330,650	2.6%	\$1,174	1.8%	5.5%	1.4%
15	Hawthorn East	Melbourne - Inner East	Houses	\$2,299,927	2.6%	\$1,173	0.4%	12.1%	0.9%
16	Albert Park	Melbourne - Inner	Houses	\$2,445,913	2.5%	\$1,143	1.0%	4.3%	1.3%
17	Caulfield	Melbourne - Inner South	Houses	\$1,947,568	3.1%	\$1,129	-0.1%	6.6%	0.8%
18	Glen Iris	Melbourne - Inner East	Houses	\$2,217,405	2.6%	\$1,124	0.9%	9.5%	1.6%
19	Fitzroy	Melbourne - Inner	Houses	\$1,684,367	3.4%	\$1,093	1.6%	4.9%	0.7%
20	Malvern East	Melbourne - Inner South	Houses	\$2,179,066	2.4%	\$1,093	1.8%	8.2%	1.5%
21	Elsternwick	Melbourne - Inner South	Houses	\$2,130,515	2.8%	\$1,086	0.0%	7.4%	1.1%
22	Princes Hill	Melbourne - Inner	Houses	\$1,958,464	2.8%	\$1,086	-0.7%	4.4%	
23	St Kilda East	Melbourne - Inner	Houses	\$1,885,696	2.9%	\$1,071	2.0%	5.4%	2.1%
24	Alphington	Melbourne - Inner	Houses	\$2,059,178	2.6%	\$1,062	2.2%	7.8%	
25	Fitzroy North	Melbourne - Inner	Houses	\$1,748,543	3.1%	\$1,057	1.8%	8.5%	0.4%
26	Mount Eliza	Mornington Peninsula	Houses	\$1,717,568	3.2%	\$1,055	-0.5%	3.3%	0.8%
27	Caulfield South	Melbourne - Inner South	Houses	\$1,838,818	3.0%	\$1,054	-0.8%	3.4%	1.4%
28	South Melbourne	Melbourne - Inner	Houses	\$1,695,482	3.1%	\$1,051	0.8%	5.1%	1.5%
29	Hampton East	Melbourne - Inner South	Houses	\$1,515,050	3.6%	\$1,037	5.1%	7.4%	1.2%
30	Balwyn	Melbourne - Inner East	Houses	\$2,528,564	2.1%	\$1,037	-1.2%	2.8%	2.0%

Top 30 most affordable suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Melton South	Melbourne - West	Units	\$430,824	4.7%	\$376	0.6%	0.4%	5.8%
2	Melton	Melbourne - West	Units	\$447,690	4.6%	\$392	1.6%	2.7%	3.4%
3	Harkness	Melbourne - West	Units	\$465,419	4.8%	\$409	1.2%	2.1%	3.4%
4	Bacchus Marsh	Melbourne - West	Units	\$412,164	5.4%	\$412	0.9%	2.0%	
5	Werribee	Melbourne - West	Units	\$465,542	4.7%	\$417	0.5%	1.0%	1.9%
6	Melton	Melbourne - West	Houses	\$556,383	4.0%	\$420	0.4%	0.4%	3.2%
7	Wallan	Melbourne - North East	Units	\$494,643	4.6%	\$422	-0.5%	1.1%	1.2%
8	Hoppers Crossing	Melbourne - West	Units	\$478,320	4.6%	\$423	-0.7%	0.3%	2.0%
9	Darley	Melbourne - West	Units	\$421,877	5.4%	\$423	0.7%	-0.6%	0.7%
10	Wyndham Vale	Melbourne - West	Units	\$502,008	4.6%	\$427	0.2%	-0.6%	2.0%
11	Melton South	Melbourne - West	Houses	\$583,890	3.9%	\$428	0.8%	-0.1%	3.2%
12	Albion	Melbourne - West	Units	\$408,439	5.7%	\$448	2.2%	4.8%	1.2%
13	Kurunjang	Melbourne - West	Houses	\$630,241	3.7%	\$449	0.3%	-0.2%	2.3%
14	Melton West	Melbourne - West	Houses	\$636,362	3.8%	\$453	0.9%	0.1%	2.0%
15	Sunbury	Melbourne - North West	Units	\$529,684	4.6%	\$455	1.9%	3.9%	1.7%
16	Weir Views	Melbourne - West	Houses	\$625,057	4.0%	\$464	0.7%	-0.1%	4.7%
17	Tarneit	Melbourne - West	Units	\$528,362	4.7%	\$467	-0.1%	-0.6%	2.5%
18	Brookfield	Melbourne - West	Houses	\$644,975	3.8%	\$467	0.6%	0.8%	2.8%
19	Wyndham Vale	Melbourne - West	Houses	\$634,286	3.9%	\$468	1.3%	-0.4%	2.2%
20	Harkness	Melbourne - West	Houses	\$650,465	3.8%	\$468	0.4%	0.1%	3.1%
21	Hillside (Melton - Vic.)	Melbourne - West	Units	\$622,569	4.0%	\$471	0.6%	3.0%	1.7%
22	Cobblebank	Melbourne - West	Houses	\$658,739	3.8%	\$472	0.9%	-1.2%	2.0%
23	Mambourin	Melbourne - West	Houses	\$687,935	3.7%	\$473	1.2%	-1.7%	2.8%
24	Eynesbury	Melbourne - West	Houses	\$712,850	3.5%	\$473	1.8%	2.6%	2.4%
25	St Albans	Melbourne - West	Units	\$546,423	4.6%	\$475	1.0%	3.9%	1.5%
26	Thornhill Park	Melbourne - West	Houses	\$659,669	3.9%	\$478	0.1%	-1.7%	2.9%
27	Strathulloh	Melbourne - West	Houses	\$672,088	3.8%	\$479	1.0%	-0.6%	3.3%
28	Cranbourne	Melbourne - South East	Units	\$539,792	4.7%	\$481	1.2%	2.7%	1.1%
29	Truganina	Melbourne - West	Units	\$552,454	4.7%	\$483	0.0%	0.3%	1.8%
30	Craigieburn	Melbourne - North West	Units	\$520,052	5.1%	\$484	0.2%	-0.3%	1.3%

Brisbane

Top 30 most expensive suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Bulimba	Brisbane Inner City	Houses	\$2,393,141	2.6%	\$1,206	2.5%	5.7%	1.8%
2	Hawthorne	Brisbane Inner City	Houses	\$2,358,292	2.5%	\$1,148	2.0%	6.0%	1.4%
3	Ascot	Brisbane Inner City	Houses	\$2,864,110	2.0%	\$1,115	2.5%	9.5%	3.1%
4	Rosedale	Brisbane - South	Houses	\$1,912,119	3.1%	\$1,107	1.1%	6.9%	3.2%
5	Hendra	Brisbane Inner City	Houses	\$2,127,817	2.6%	\$1,094	1.9%	5.9%	1.1%
6	Brookfield	Brisbane - West	Houses	\$2,222,605	2.6%	\$1,065	-2.2%	-0.9%	3.7%
7	Hamilton	Brisbane Inner City	Houses	\$2,422,056	2.3%	\$1,059	2.0%	5.2%	3.0%
8	Carindale	Brisbane - South	Houses	\$1,905,280	2.9%	\$1,051	3.0%	7.1%	1.6%
9	Bardon	Brisbane Inner City	Houses	\$2,111,692	2.5%	\$1,047	-0.8%	4.7%	1.3%
10	Fig Tree Pocket	Brisbane - West	Houses	\$2,114,862	2.5%	\$1,046	-0.4%	3.8%	2.3%
11	Camp Hill	Brisbane - South	Houses	\$1,981,884	2.6%	\$1,040	2.6%	6.4%	1.5%
12	Balmoral	Brisbane Inner City	Houses	\$2,042,775	2.7%	\$1,038	2.2%	8.0%	1.7%
13	Kenmore Hills	Brisbane - West	Houses	\$1,901,709	2.7%	\$1,037	-2.0%	2.1%	1.9%
14	Chelmer	Brisbane - West	Houses	\$2,044,076	2.7%	\$1,033	-0.7%	0.1%	2.4%
15	Chapel Hill	Brisbane - West	Houses	\$1,749,632	3.0%	\$1,028	0.4%	9.3%	1.4%
16	Paddington	Brisbane Inner City	Houses	\$2,142,633	2.4%	\$1,026	0.2%	4.9%	2.6%
17	Cannon Hill	Brisbane - South	Houses	\$1,766,587	3.0%	\$1,026	2.2%	6.7%	1.6%
18	Clayfield	Brisbane Inner City	Houses	\$2,232,449	2.3%	\$1,011	1.8%	7.7%	1.9%
19	Bridgeman Downs	Brisbane - North	Houses	\$1,756,468	3.1%	\$1,001	1.1%	10.3%	2.2%
20	St Lucia	Brisbane - West	Houses	\$2,278,834	2.3%	\$995	-0.7%	1.4%	5.1%
21	Wilston	Brisbane Inner City	Houses	\$2,031,661	2.5%	\$987	2.7%	8.1%	1.9%
22	Coorparoo	Brisbane - South	Houses	\$2,055,771	2.4%	\$985	4.3%	9.9%	1.7%
23	Graceville	Brisbane - West	Houses	\$1,864,038	2.7%	\$985	-1.1%	2.5%	2.3%
24	Park Ridge South	Logan - Beaudesert	Houses	\$1,496,816	3.5%	\$980	2.6%	10.4%	2.5%
25	Auchenflower	Brisbane Inner City	Houses	\$2,012,035	2.5%	\$974	0.2%	6.4%	2.8%
26	Ashgrove	Brisbane Inner City	Houses	\$1,966,915	2.6%	\$973	0.3%	5.5%	1.9%
27	Milton	Brisbane Inner City	Houses	\$1,924,162	2.7%	\$973	-1.4%	5.4%	
28	Norman Park	Brisbane Inner City	Houses	\$1,873,956	2.7%	\$969	2.1%	9.2%	1.5%
29	Seven Hills	Brisbane Inner City	Houses	\$1,872,485	2.7%	\$966	2.4%	8.0%	0.7%
30	Indooroopilly	Brisbane - West	Houses	\$2,102,399	2.3%	\$960	-0.2%	2.7%	2.4%

Brisbane

Top 30 most affordable suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Raceview	Ipswich	Units	\$584,168	4.2%	\$443	0.0%	4.8%	1.9%
2	Logan Central	Logan - Beaudesert	Units	\$562,534	4.4%	\$460	2.4%	7.7%	2.0%
3	Caboolture	Moreton Bay - North	Units	\$601,127	4.4%	\$465	1.9%	7.0%	2.6%
4	Brassall	Ipswich	Units	\$752,945	3.3%	\$479	-2.3%	8.2%	0.8%
5	Waterford West	Logan - Beaudesert	Units	\$653,583	3.9%	\$490	3.4%	7.8%	
6	Woodridge	Logan - Beaudesert	Units	\$586,144	4.5%	\$493	3.4%	11.3%	1.3%
7	Beenleigh	Logan - Beaudesert	Units	\$648,171	4.0%	\$493	2.4%	6.8%	1.2%
8	Goodna	Ipswich	Units	\$700,826	4.0%	\$497	0.8%	3.9%	1.0%
9	Bellbird Park	Ipswich	Units	\$669,697	3.8%	\$506	1.5%	5.6%	2.4%
10	Russell Island	Brisbane - East	Houses	\$543,033	4.8%	\$508	2.5%	8.1%	2.6%
11	Slacks Creek	Logan - Beaudesert	Units	\$602,252	4.5%	\$511	0.9%	8.5%	1.4%
12	Acacia Ridge	Brisbane - South	Units	\$803,711	3.6%	\$520	2.1%	4.8%	6.8%
13	Esk	Ipswich	Houses	\$722,460	3.8%	\$525	1.3%	6.2%	2.0%
14	Bundamba	Ipswich	Units	\$699,356	4.0%	\$525	0.2%	3.8%	2.8%
15	Bellara	Moreton Bay - North	Units	\$756,913	3.8%	\$535	1.5%	5.6%	0.6%
16	Collingwood Park	Ipswich	Units	\$745,052	3.6%	\$539	-0.9%	4.6%	3.3%
17	Bongaree	Moreton Bay - North	Units	\$754,987	3.8%	\$540	0.4%	7.1%	1.8%
18	Lawnton	Moreton Bay - South	Units	\$743,116	4.1%	\$541	2.3%	9.5%	0.7%
19	Hillcrest	Logan - Beaudesert	Units	\$728,630	3.9%	\$543	1.1%	2.2%	0.7%
20	Shailer Park	Logan - Beaudesert	Units	\$725,602	3.9%	\$545	3.1%	10.6%	
21	Park Ridge	Logan - Beaudesert	Units	\$877,700	3.3%	\$545	2.7%	4.1%	1.6%
22	Macleay Island	Brisbane - East	Houses	\$621,658	4.5%	\$545	2.2%	7.4%	2.3%
23	Bethania	Logan - Beaudesert	Units	\$685,509	4.3%	\$547	1.9%	9.4%	3.4%
24	Morayfield	Moreton Bay - North	Units	\$713,494	4.0%	\$548	-0.3%	5.4%	2.7%
25	Riverview	Ipswich	Houses	\$736,076	3.9%	\$548	2.7%	6.3%	1.4%
26	Kingston	Logan - Beaudesert	Units	\$700,102	4.1%	\$550	0.7%	5.4%	1.1%
27	Marsden	Logan - Beaudesert	Units	\$794,503	3.7%	\$550	-0.2%	4.1%	0.8%
28	Loganlea	Logan - Beaudesert	Units	\$774,145	3.7%	\$550	1.3%	6.6%	1.5%
29	Redbank Plains	Ipswich	Units	\$728,316	3.8%	\$550	0.1%	3.4%	2.0%
30	Burpengary	Moreton Bay - North	Units	\$678,290	4.2%	\$551	-0.7%	7.1%	2.7%

Top 30 most expensive suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Hyde Park	Adelaide - Central and Hills	Houses	\$2,340,204	2.3%	\$1,018	1.0%	1.0%	2.3%
2	Beaumont	Adelaide - Central and Hills	Houses	\$2,074,496	2.5%	\$951	2.7%	9.6%	0.8%
3	St Georges	Adelaide - Central and Hills	Houses	\$1,966,018	2.6%	\$947	2.6%	10.1%	1.1%
4	Glenside	Adelaide - Central and Hills	Houses	\$1,626,657	3.0%	\$940	2.5%	7.9%	0.8%
5	Linden Park	Adelaide - Central and Hills	Houses	\$1,763,461	2.8%	\$934	2.7%	8.5%	0.7%
6	Kensington Park	Adelaide - Central and Hills	Houses	\$1,898,313	2.5%	\$932	2.7%	8.2%	0.9%
7	Burnside	Adelaide - Central and Hills	Houses	\$1,806,650	2.7%	\$925	2.4%	4.4%	3.3%
8	West Beach	Adelaide - West	Houses	\$1,638,631	2.9%	\$910	3.7%	6.8%	1.4%
9	Henley Beach South	Adelaide - West	Houses	\$1,742,307	2.7%	\$896	0.7%	8.3%	2.2%
10	Fullarton	Adelaide - Central and Hills	Houses	\$1,906,194	2.4%	\$883	2.6%	4.4%	1.1%
11	Beulah Park	Adelaide - Central and Hills	Houses	\$1,672,488	2.7%	\$880	2.5%	9.1%	1.6%
12	Somerton Park	Adelaide - South	Houses	\$2,021,892	2.4%	\$869	1.3%	2.5%	1.6%
13	Unley	Adelaide - Central and Hills	Houses	\$2,069,438	2.2%	\$862	1.3%	2.5%	1.0%
14	Henley Beach	Adelaide - West	Houses	\$1,599,348	2.8%	\$857	-0.4%	4.4%	1.9%
15	Norwood	Adelaide - Central and Hills	Houses	\$1,722,380	2.6%	\$847	2.5%	6.5%	1.1%
16	Walkerville	Adelaide - Central and Hills	Houses	\$2,238,969	2.1%	\$846	1.0%	4.9%	2.2%
17	North Adelaide	Adelaide - Central and Hills	Houses	\$1,654,159	2.6%	\$838	2.5%	5.8%	1.0%
18	Mitcham	Adelaide - South	Houses	\$1,872,859	2.5%	\$835	1.7%	4.9%	1.2%
19	Brighton	Adelaide - South	Houses	\$1,671,953	2.6%	\$833	2.0%	5.2%	
20	Seacliff	Adelaide - South	Houses	\$1,571,494	2.8%	\$830	1.7%	4.0%	
21	Glenelg East	Adelaide - South	Houses	\$1,838,313	2.4%	\$826	2.4%	3.3%	0.8%
22	Glenelg North	Adelaide - South	Houses	\$1,447,884	3.0%	\$825	2.4%	3.9%	0.6%
23	Fulham	Adelaide - West	Houses	\$1,481,815	2.9%	\$820	1.9%	8.5%	2.2%
24	Parkside	Adelaide - Central and Hills	Houses	\$1,758,101	2.4%	\$820	1.8%	3.7%	
25	Fulham Gardens	Adelaide - West	Houses	\$1,464,180	3.0%	\$818	0.5%	6.1%	0.6%
26	Goodwood	Adelaide - Central and Hills	Houses	\$1,839,619	2.4%	\$806	0.8%	2.2%	0.6%
27	Hove	Adelaide - South	Houses	\$1,495,811	2.9%	\$805	2.0%	4.4%	
28	Grange	Adelaide - West	Houses	\$1,464,431	2.9%	\$804	0.2%	5.0%	1.2%
29	West Lakes	Adelaide - West	Houses	\$1,483,640	2.9%	\$801	1.1%	4.0%	0.5%
30	Lockleys	Adelaide - West	Houses	\$1,405,183	2.9%	\$788	4.3%	8.9%	3.3%

Adelaide

Top 30 most affordable suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Salisbury	Adelaide - North	Units	\$495,281	5.1%	\$477	3.6%	6.3%	1.0%
2	Kilburn	Adelaide - North	Units	\$631,405	4.2%	\$496	2.6%	7.6%	1.8%
3	Elizabeth South	Adelaide - North	Houses	\$608,499	4.3%	\$504	2.1%	5.6%	1.2%
4	Elizabeth North	Adelaide - North	Houses	\$583,440	4.6%	\$507	2.3%	4.7%	1.1%
5	Blair Athol	Adelaide - North	Units	\$674,286	4.3%	\$508	3.9%	9.0%	2.8%
6	Elizabeth Grove	Adelaide - North	Houses	\$630,958	4.2%	\$511	1.7%	5.3%	1.5%
7	Brooklyn Park	Adelaide - West	Units	\$582,552	4.7%	\$513	2.0%	8.4%	1.0%
8	Broadview	Adelaide - North	Units	\$623,508	4.4%	\$513	0.6%	5.2%	0.5%
9	St Peters	Adelaide - Central and Hills	Units	\$633,010	4.3%	\$514	2.2%	2.8%	2.5%
10	Kurralt Park	Adelaide - West	Units	\$628,131	4.5%	\$516	2.2%	6.5%	0.3%
11	Ridgehaven	Adelaide - North	Units	\$639,003	4.3%	\$517	0.4%	2.4%	
12	Morphett Vale	Adelaide - South	Units	\$611,334	4.5%	\$518	3.0%	6.3%	
13	Hope Valley	Adelaide - North	Units	\$655,402	4.2%	\$520	-0.4%	2.1%	1.8%
14	Klemzig	Adelaide - North	Units	\$607,289	4.5%	\$520	2.4%	6.2%	0.4%
15	Plympton	Adelaide - West	Units	\$630,731	4.5%	\$520	1.5%	6.4%	0.6%
16	Davoren Park	Adelaide - North	Houses	\$641,753	4.3%	\$522	2.1%	4.4%	1.3%
17	Elizabeth Downs	Adelaide - North	Houses	\$605,632	4.5%	\$522	1.8%	4.1%	1.3%
18	West Beach	Adelaide - West	Units	\$673,650	4.1%	\$523	-0.5%	-0.8%	2.4%
19	Modbury	Adelaide - North	Units	\$662,264	4.2%	\$523	0.0%	1.6%	
20	Elizabeth Vale	Adelaide - North	Houses	\$688,434	4.0%	\$523	1.8%	5.3%	3.2%
21	Underdale	Adelaide - West	Units	\$629,022	4.5%	\$524	0.3%	5.9%	1.9%
22	New Port	Adelaide - West	Units	\$576,569	4.5%	\$525	2.4%	6.2%	0.4%
23	Elizabeth Park	Adelaide - North	Houses	\$669,194	4.2%	\$527	2.1%	4.1%	1.5%
24	Glandore	Adelaide - South	Units	\$624,106	4.6%	\$527	2.7%	6.3%	
25	Richmond	Adelaide - West	Units	\$682,734	4.2%	\$529	2.6%	6.1%	1.8%
26	Elizabeth East	Adelaide - North	Houses	\$687,555	4.0%	\$533	1.7%	3.7%	2.3%
27	Marleston	Adelaide - West	Units	\$643,685	4.5%	\$535	1.0%	7.7%	
28	Smithfield Plains	Adelaide - North	Houses	\$662,085	4.3%	\$538	1.8%	4.4%	1.4%
29	Camden Park	Adelaide - West	Units	\$655,669	4.5%	\$538	1.6%	7.4%	1.5%
30	Mile End	Adelaide - West	Units	\$687,277	4.3%	\$541	-0.3%	3.9%	0.5%

Perth

Top 30 most expensive suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Dalkeith	Perth - Inner	Houses	\$3,895,280	2.2%	\$1,660	2.1%	14.8%	1.1%
2	Swanbourne	Perth - Inner	Houses	\$2,821,624	2.9%	\$1,597	1.9%	13.7%	2.3%
3	Cottesloe	Perth - Inner	Houses	\$3,414,399	2.4%	\$1,588	1.3%	11.7%	0.5%
4	City Beach	Perth - Inner	Houses	\$3,710,788	2.2%	\$1,574	0.9%	13.6%	0.9%
5	Mount Claremont	Perth - Inner	Houses	\$2,579,983	3.0%	\$1,517	2.7%	15.0%	3.1%
6	Mosman Park	Perth - Inner	Houses	\$2,701,818	2.6%	\$1,448	1.3%	11.7%	1.0%
7	Nedlands	Perth - Inner	Houses	\$2,696,247	2.7%	\$1,418	2.3%	12.8%	1.1%
8	Claremont	Perth - Inner	Houses	\$2,468,260	2.8%	\$1,389	0.7%	10.1%	0.3%
9	Floreat	Perth - Inner	Houses	\$2,469,187	2.8%	\$1,367	2.5%	15.6%	0.6%
10	Burns Beach	Perth - North West	Houses	\$1,734,023	3.9%	\$1,319	5.0%	14.0%	1.0%
11	Iluka	Perth - North West	Houses	\$1,867,377	3.7%	\$1,303	5.1%	11.4%	1.9%
12	Churchlands	Perth - North West	Houses	\$2,371,499	2.8%	\$1,295	3.6%	10.0%	2.3%
13	Applecross	Perth - South West	Houses	\$2,697,721	2.2%	\$1,193	2.3%	9.5%	1.3%
14	Trigg	Perth - North West	Houses	\$2,642,417	2.2%	\$1,189	3.3%	11.4%	
15	Wembley Downs	Perth - North West	Houses	\$2,170,828	2.8%	\$1,186	3.1%	9.8%	0.7%
16	Shenton Park	Perth - Inner	Houses	\$2,527,861	2.5%	\$1,184	4.2%	6.2%	0.8%
17	Sorrento	Perth - North West	Houses	\$2,098,560	2.8%	\$1,181	3.7%	12.2%	1.1%
18	Subiaco	Perth - Inner	Houses	\$2,389,233	2.6%	\$1,160	3.7%	7.3%	1.2%
19	Gwelup	Perth - North West	Houses	\$1,761,600	3.4%	\$1,143	2.8%	9.5%	1.1%
20	Woodlands	Perth - North West	Houses	\$1,954,427	3.0%	\$1,140	3.9%	11.7%	0.5%
21	Karrinyup	Perth - North West	Houses	\$1,805,307	3.1%	\$1,124	2.2%	8.3%	1.9%
22	Carine	Perth - North West	Houses	\$1,892,473	3.1%	\$1,121	1.8%	6.4%	
23	Hillarys	Perth - North West	Houses	\$1,828,490	3.1%	\$1,119	4.4%	14.0%	0.4%
24	East Fremantle	Perth - South West	Houses	\$2,397,208	2.5%	\$1,118	2.5%	5.6%	1.7%
25	North Fremantle	Perth - South West	Houses	\$2,124,000	2.8%	\$1,108	2.5%	6.7%	
26	North Coogee	Perth - South West	Houses	\$1,732,454	3.3%	\$1,102	2.2%	6.4%	0.6%
27	Ocean Reef	Perth - North West	Houses	\$1,660,931	3.4%	\$1,093	1.5%	9.9%	0.3%
28	Ardross	Perth - South West	Houses	\$2,065,977	2.7%	\$1,076	2.4%	9.9%	1.5%
29	Attadale	Perth - South West	Houses	\$2,374,492	2.4%	\$1,075	1.7%	6.7%	1.9%
30	Wembley	Perth - Inner	Houses	\$2,358,961	2.4%	\$1,060	2.5%	5.4%	0.7%

Perth

Top 30 most affordable suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Shoalwater	Perth - South West	Units	\$613,902	4.0%	\$470	-0.3%	7.1%	1.4%
2	Orelia	Perth - South West	Units	\$488,171	5.2%	\$486	-2.1%	3.3%	1.7%
3	Rockingham	Perth - South West	Units	\$651,547	4.3%	\$547	-1.6%	5.1%	0.7%
4	Mandurah	Mandurah	Houses	\$738,967	4.2%	\$576	2.1%	6.4%	2.1%
5	Mandurah	Mandurah	Units	\$708,858	4.2%	\$579	3.9%	3.0%	1.8%
6	Medina	Perth - South West	Houses	\$756,368	4.2%	\$582	2.4%	5.4%	0.8%
7	Armadale	Perth - South East	Units	\$629,519	5.0%	\$583	3.3%	10.8%	2.2%
8	Calista	Perth - South West	Houses	\$769,722	4.1%	\$588	1.9%	5.3%	1.3%
9	Ellenbrook	Perth - North East	Units	\$625,443	5.0%	\$590	-0.1%	8.0%	0.5%
10	Hamilton Hill	Perth - South West	Units	\$718,253	4.8%	\$596	-0.5%	2.8%	1.4%
11	Coodanup	Mandurah	Houses	\$820,211	3.8%	\$602	1.5%	5.7%	4.2%
12	Halls Head	Mandurah	Units	\$758,944	4.4%	\$603	0.6%	0.3%	2.7%
13	Kelmscott	Perth - South East	Units	\$563,529	5.2%	\$603	4.8%	8.7%	0.7%
14	Pinjarra	Mandurah	Houses	\$770,918	3.9%	\$607	1.7%	5.7%	0.6%
15	Greenfields	Mandurah	Houses	\$794,540	4.0%	\$611	2.2%	6.3%	1.9%
16	Hillman	Perth - South West	Houses	\$774,619	4.1%	\$612	2.1%	6.0%	5.0%
17	Parmelia	Perth - South West	Houses	\$759,353	4.3%	\$617	1.7%	4.7%	0.9%
18	Midland	Perth - North East	Units	\$627,847	5.2%	\$617	2.8%	9.5%	0.7%
19	Cooloongup	Perth - South West	Houses	\$818,546	4.1%	\$624	2.4%	7.0%	1.9%
20	Orelia	Perth - South West	Houses	\$746,485	4.4%	\$624	2.5%	5.5%	2.5%
21	Falcon	Mandurah	Houses	\$930,943	3.4%	\$624	2.0%	6.7%	1.8%
22	Armadale	Perth - South East	Houses	\$766,927	4.4%	\$625	2.0%	6.4%	1.2%
23	Gosnells	Perth - South East	Units	\$646,750	5.1%	\$629	6.3%	11.4%	1.7%
24	Success	Perth - South West	Units	\$680,983	5.0%	\$630	-0.8%	5.4%	2.1%
25	Maylands	Perth - North East	Units	\$693,367	4.9%	\$631	1.4%	9.7%	1.3%
26	Dudley Park	Mandurah	Houses	\$870,957	3.8%	\$632	2.0%	5.3%	2.2%
27	South Yunderup	Mandurah	Houses	\$932,342	3.5%	\$634	1.1%	5.0%	3.3%
28	Maddington	Perth - South East	Units	\$625,820	5.3%	\$635	4.5%	12.1%	5.1%
29	Leda	Perth - South West	Houses	\$789,244	4.3%	\$637	1.7%	4.6%	1.4%
30	Wembley	Perth - Inner	Units	\$627,697	5.1%	\$638	1.4%	6.1%	0.5%

Hobart

Top 30 most expensive suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Sandy Bay	Hobart	Houses	\$1,278,678	3.3%	\$797	2.3%	9.5%	3.0%
2	Hobart	Hobart	Houses	\$1,043,324	4.0%	\$775	0.4%	9.5%	3.0%
3	Mount Nelson	Hobart	Houses	\$982,962	4.1%	\$733	1.8%	10.8%	1.9%
4	West Hobart	Hobart	Houses	\$1,024,965	3.8%	\$728	1.0%	7.9%	1.9%
5	Mount Stuart	Hobart	Houses	\$919,903	4.2%	\$725	1.7%	9.8%	3.8%
6	North Hobart	Hobart	Houses	\$954,545	4.0%	\$714	1.2%	6.5%	1.0%
7	New Town	Hobart	Houses	\$880,174	4.2%	\$705	1.8%	7.2%	1.6%
8	Blackmans Bay	Hobart	Houses	\$944,499	4.0%	\$702	3.3%	9.2%	2.5%
9	Lenah Valley	Hobart	Houses	\$820,348	4.6%	\$696	0.7%	8.5%	2.9%
10	South Hobart	Hobart	Houses	\$917,555	4.0%	\$695	0.2%	6.9%	0.9%
11	Austins Ferry	Hobart	Houses	\$766,059	4.7%	\$687	2.9%	10.5%	2.5%
12	Kingston	Hobart	Houses	\$845,177	4.3%	\$685	2.3%	8.2%	1.9%
13	Old Beach	Hobart	Houses	\$823,020	4.6%	\$681	3.1%	6.3%	3.7%
14	Margate	Hobart	Houses	\$899,948	4.0%	\$678	2.4%	8.5%	3.8%
15	Howrah	Hobart	Houses	\$853,361	4.3%	\$677	5.5%	12.2%	1.9%
16	Battery Point	Hobart	Units	\$838,786	4.1%	\$670	2.7%	8.8%	1.3%
17	Hobart	Hobart	Units	\$777,494	4.5%	\$661	1.8%	6.9%	2.0%
18	Lindisfarne	Hobart	Houses	\$842,671	4.2%	\$657	4.0%	10.2%	0.3%
19	Sorell	Hobart	Houses	\$759,708	4.5%	\$657	3.0%	11.3%	4.5%
20	Bellerive	Hobart	Houses	\$894,236	3.9%	\$656	4.2%	9.4%	1.8%
21	Kingston Beach	Hobart	Houses	\$979,921	3.7%	\$653	2.5%	9.6%	1.0%
22	Geilston Bay	Hobart	Houses	\$798,308	4.4%	\$648	3.2%	8.1%	0.6%
23	Moonah	Hobart	Houses	\$718,396	4.7%	\$644	5.0%	12.2%	2.4%
24	West Moonah	Hobart	Houses	\$749,631	4.5%	\$635	4.3%	8.7%	1.4%
25	Rosetta	Hobart	Houses	\$772,044	4.3%	\$633	4.8%	10.9%	2.3%
26	North Hobart	Hobart	Units	\$730,450	4.5%	\$628	0.5%	4.0%	0.6%
27	Lutana	Hobart	Houses	\$702,719	4.7%	\$624	4.0%	7.8%	0.6%
28	Midway Point	Hobart	Houses	\$734,699	4.5%	\$619	2.8%	11.3%	3.7%
29	Brighton	Hobart	Houses	\$731,183	4.7%	\$618	3.9%	8.9%	1.2%
30	Glenorchy	Hobart	Houses	\$679,948	4.8%	\$618	3.2%	8.2%	1.9%

Hobart

Top 30 most affordable suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Brighton	Hobart	Units	\$499,772	5.4%	\$503	0.2%	4.0%	
2	Bridgewater	Hobart	Houses	\$541,883	5.0%	\$505	3.3%	8.4%	1.3%
3	Glenorchy	Hobart	Units	\$488,322	5.6%	\$529	1.7%	7.0%	1.2%
4	West Moonah	Hobart	Units	\$551,910	5.0%	\$532	0.8%	5.7%	0.6%
5	Lindisfarne	Hobart	Units	\$581,015	4.9%	\$536	1.9%	4.7%	
6	New Town	Hobart	Units	\$525,208	5.4%	\$537	3.9%	5.7%	1.2%
7	Moonah	Hobart	Units	\$532,043	5.3%	\$538	1.1%	6.5%	2.1%
8	Claremont	Hobart	Units	\$483,024	5.8%	\$540	4.0%	8.8%	1.5%
9	Primrose Sands	Hobart	Houses	\$596,093	4.6%	\$543	1.8%	3.3%	3.1%
10	Kingston	Hobart	Units	\$614,556	4.8%	\$548	2.2%	8.6%	1.6%
11	Bellerive	Hobart	Units	\$617,184	4.7%	\$553	1.3%	4.1%	0.9%
12	Howrah	Hobart	Units	\$637,227	4.6%	\$556	0.6%	3.9%	1.5%
13	Blackmans Bay	Hobart	Units	\$651,511	4.5%	\$557	2.3%	8.0%	2.4%
14	West Hobart	Hobart	Units	\$687,826	4.3%	\$563	-0.1%	3.9%	1.4%
15	Risdon Vale	Hobart	Houses	\$566,811	5.2%	\$566	3.6%	11.1%	1.8%
16	Lenah Valley	Hobart	Units	\$570,881	5.1%	\$567	3.3%	8.7%	1.2%
17	New Norfolk	Hobart	Houses	\$573,517	5.1%	\$569	4.7%	12.2%	2.6%
18	South Hobart	Hobart	Units	\$617,810	4.6%	\$569	1.2%	2.7%	1.2%
19	Dodges Ferry	Hobart	Houses	\$720,568	4.2%	\$577	1.9%	6.9%	1.8%
20	Clarendon Vale	Hobart	Houses	\$582,862	5.2%	\$582	4.3%	11.3%	3.4%
21	Chigwell	Hobart	Houses	\$642,370	4.9%	\$590	4.3%	9.2%	2.4%
22	Sandy Bay	Hobart	Units	\$702,399	4.3%	\$591	2.1%	9.0%	2.3%
23	Rokeby	Hobart	Houses	\$644,989	4.9%	\$596	4.7%	10.4%	3.7%
24	Berriedale	Hobart	Houses	\$659,443	4.7%	\$597	3.8%	8.4%	2.6%
25	Claremont	Hobart	Houses	\$666,059	4.7%	\$600	3.0%	10.2%	2.3%
26	Warrane	Hobart	Houses	\$669,205	4.8%	\$613	3.8%	10.0%	2.8%
27	Mornington	Hobart	Houses	\$677,998	4.9%	\$613	3.6%	9.7%	2.8%
28	Glenorchy	Hobart	Houses	\$679,948	4.8%	\$618	3.2%	8.2%	1.9%
29	Brighton	Hobart	Houses	\$731,183	4.7%	\$618	3.9%	8.9%	1.2%
30	Midway Point	Hobart	Houses	\$734,699	4.5%	\$619	2.8%	11.3%	3.7%

Top 30 most expensive suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Fannie Bay	Darwin	Houses	\$1,131,631	5.0%	\$1,040	2.8%	9.4%	2.9%
2	Lyons	Darwin	Houses	\$1,001,286	5.2%	\$949	4.3%	10.4%	2.0%
3	Parap	Darwin	Houses	\$992,487	5.0%	\$930	3.8%	9.9%	2.3%
4	Muirhead	Darwin	Houses	\$863,609	5.8%	\$927	5.1%	12.7%	0.4%
5	Stuart Park	Darwin	Houses	\$995,386	4.9%	\$898	4.1%	12.3%	1.4%
6	Bayview	Darwin	Units	\$636,124	7.3%	\$862	2.2%	12.9%	2.3%
7	Nakara	Darwin	Houses	\$820,698	5.3%	\$833	3.9%	9.8%	
8	Bellamack	Darwin	Houses	\$810,457	5.5%	\$831	2.9%	10.3%	1.4%
9	Zuccoli	Darwin	Houses	\$761,699	5.9%	\$830	4.3%	10.7%	1.2%
10	Nightcliff	Darwin	Houses	\$1,016,951	4.8%	\$830	3.4%	8.3%	2.1%
11	Johnston	Darwin	Houses	\$799,482	5.5%	\$828	3.7%	8.4%	
12	Rosebery	Darwin	Houses	\$764,152	5.8%	\$824	3.5%	10.1%	1.3%
13	Farrar	Darwin	Houses	\$795,808	5.5%	\$817	4.1%	10.4%	0.6%
14	Durack	Darwin	Houses	\$788,296	5.6%	\$813	5.2%	11.2%	2.0%
15	Wanguri	Darwin	Houses	\$795,494	5.5%	\$800	3.3%	11.6%	1.0%
16	Leanyer	Darwin	Houses	\$780,871	5.4%	\$776	3.7%	12.0%	1.3%
17	Tiwi	Darwin	Houses	\$719,480	5.6%	\$758	4.9%	10.2%	1.7%
18	Gunn	Darwin	Houses	\$736,515	5.5%	\$751	3.8%	9.6%	3.3%
19	Alawa	Darwin	Houses	\$752,397	5.4%	\$743	4.6%	13.4%	0.8%
20	Wagaman	Darwin	Houses	\$706,870	5.7%	\$737	2.7%	12.7%	1.9%
21	Wulagi	Darwin	Houses	\$726,377	5.5%	\$732	2.8%	11.4%	
22	Moil	Darwin	Houses	\$685,066	5.7%	\$722	4.1%	7.9%	
23	Malak	Darwin	Houses	\$680,311	5.9%	\$720	4.2%	11.9%	2.3%
24	Anula	Darwin	Houses	\$677,739	5.7%	\$716	4.0%	10.5%	2.3%
25	Woolner	Darwin	Units	\$523,759	7.3%	\$712	-0.2%	9.7%	0.9%
26	Darwin City	Darwin	Units	\$511,598	7.4%	\$710	2.2%	7.5%	1.5%
27	Karama	Darwin	Houses	\$634,656	5.9%	\$706	4.2%	9.7%	1.0%
28	Larrakeyah	Darwin	Units	\$545,825	7.0%	\$705	1.8%	8.0%	0.6%
29	Bakewell	Darwin	Houses	\$621,089	6.2%	\$700	3.9%	10.7%	1.8%
30	Stuart Park	Darwin	Units	\$533,741	6.8%	\$695	2.5%	7.4%	0.5%

Top 30 most affordable suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Karama	Darwin	Units	\$373,806	8.0%	\$552	5.1%	12.8%	
2	Gray	Darwin	Units	\$393,762	7.6%	\$557	1.9%	8.6%	0.6%
3	Bakewell	Darwin	Units	\$435,390	6.8%	\$559	1.7%	8.3%	1.4%
4	Leanyer	Darwin	Units	\$463,928	6.6%	\$570	5.6%	14.8%	1.3%
5	Coconut Grove	Darwin	Units	\$422,187	7.4%	\$582	5.9%	10.8%	0.8%
6	Driver	Darwin	Units	\$415,114	7.7%	\$587	2.7%	11.8%	
7	Millner	Darwin	Units	\$409,885	7.9%	\$591	4.9%	11.6%	
8	Marrara	Darwin	Units	\$426,037	7.4%	\$593	8.5%	14.8%	2.8%
9	Parap	Darwin	Units	\$451,722	7.3%	\$595	0.3%	4.8%	2.2%
10	Johnston	Darwin	Units	\$480,623	6.7%	\$604	0.4%	5.9%	0.8%
11	Rosebery	Darwin	Units	\$452,510	7.0%	\$606	0.8%	6.8%	0.8%
12	Rapid Creek	Darwin	Units	\$478,022	6.9%	\$609	4.5%	13.0%	
13	Nightcliff	Darwin	Units	\$455,300	7.2%	\$612	6.0%	14.5%	1.0%
14	Moulden	Darwin	Houses	\$564,378	6.1%	\$640	3.9%	11.2%	1.4%
15	Gray	Darwin	Houses	\$590,839	6.0%	\$662	4.8%	13.0%	2.7%
16	The Gardens	Darwin	Units	\$553,632	6.3%	\$668	2.7%	8.0%	1.9%
17	Fannie Bay	Darwin	Units	\$547,600	6.5%	\$670	2.6%	5.8%	2.0%
18	Woodroffe	Darwin	Houses	\$642,163	5.7%	\$678	4.5%	10.8%	1.1%
19	Driver	Darwin	Houses	\$638,548	5.8%	\$686	4.0%	10.7%	1.6%
20	Stuart Park	Darwin	Units	\$533,741	6.8%	\$695	2.5%	7.4%	0.5%
21	Bakewell	Darwin	Houses	\$621,089	6.2%	\$700	3.9%	10.7%	1.8%
22	Larrakeyah	Darwin	Units	\$545,825	7.0%	\$705	1.8%	8.0%	0.6%
23	Karama	Darwin	Houses	\$634,656	5.9%	\$706	4.2%	9.7%	1.0%
24	Darwin City	Darwin	Units	\$511,598	7.4%	\$710	2.2%	7.5%	1.5%
25	Woolner	Darwin	Units	\$523,759	7.3%	\$712	-0.2%	9.7%	0.9%
26	Anula	Darwin	Houses	\$677,739	5.7%	\$716	4.0%	10.5%	2.3%
27	Malak	Darwin	Houses	\$680,311	5.9%	\$720	4.2%	11.9%	2.3%
28	Moil	Darwin	Houses	\$685,066	5.7%	\$722	4.1%	7.9%	
29	Wulagi	Darwin	Houses	\$726,377	5.5%	\$732	2.8%	11.4%	
30	Wagaman	Darwin	Houses	\$706,870	5.7%	\$737	2.7%	12.7%	1.9%

Top 30 most expensive suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Campbell	Australian Capital Territory	Houses	\$1,870,180	2.8%	\$967	0.9%	3.5%	1.7%
2	Griffith	Australian Capital Territory	Houses	\$2,483,932	2.1%	\$964	0.3%	-1.4%	1.1%
3	Deakin	Australian Capital Territory	Houses	\$1,986,079	2.6%	\$962	0.2%	-1.7%	2.1%
4	Denman Prospect	Australian Capital Territory	Houses	\$1,225,891	4.0%	\$913	0.8%	0.9%	1.8%
5	Whitlam	Australian Capital Territory	Houses	\$1,212,642	4.0%	\$902	1.3%	1.4%	1.0%
6	Coombs	Australian Capital Territory	Houses	\$1,085,799	4.2%	\$866	1.3%	3.2%	2.1%
7	Forde	Australian Capital Territory	Houses	\$1,204,091	3.8%	\$862	2.9%	5.1%	0.4%
8	Throsby	Australian Capital Territory	Houses	\$1,175,615	3.9%	\$853	-0.4%	0.9%	0.7%
9	Yarralumla	Australian Capital Territory	Houses	\$1,940,000	2.5%	\$841	0.7%	-0.9%	1.1%
10	Taylor	Australian Capital Territory	Houses	\$1,092,668	4.1%	\$837	0.3%	2.8%	3.9%
11	Nicholls	Australian Capital Territory	Houses	\$1,278,881	3.5%	\$833	0.9%	2.4%	1.1%
12	Garran	Australian Capital Territory	Houses	\$1,507,923	3.3%	\$833	-0.6%	0.5%	1.3%
13	Isaacs	Australian Capital Territory	Houses	\$1,302,395	3.5%	\$831	0.3%	4.3%	
14	Crace	Australian Capital Territory	Houses	\$1,128,511	3.9%	\$826	1.8%	3.0%	1.4%
15	Aranda	Australian Capital Territory	Houses	\$1,425,502	3.1%	\$819	-1.5%	-1.7%	1.0%
16	O'Connor	Australian Capital Territory	Houses	\$1,502,190	2.7%	\$818	2.3%	3.1%	1.4%
17	Monash	Australian Capital Territory	Houses	\$1,039,325	4.1%	\$814	1.6%	6.4%	0.7%
18	Conder	Australian Capital Territory	Houses	\$979,701	4.4%	\$812	1.5%	7.8%	
19	Franklin	Australian Capital Territory	Houses	\$1,149,640	3.8%	\$810	1.4%	2.5%	0.9%
20	Bruce	Australian Capital Territory	Houses	\$1,168,738	3.7%	\$808	-0.3%	3.8%	4.0%
21	Bonner	Australian Capital Territory	Houses	\$1,040,216	4.2%	\$807	1.2%	4.2%	1.0%
22	Moncrieff	Australian Capital Territory	Houses	\$1,073,410	4.1%	\$803	0.9%	1.8%	1.6%
23	Amaroo	Australian Capital Territory	Houses	\$1,076,842	4.0%	\$803	1.8%	5.4%	2.2%
24	Harrison	Australian Capital Territory	Houses	\$1,084,771	4.0%	\$802	1.6%	3.1%	1.0%
25	Ainslie	Australian Capital Territory	Houses	\$1,403,094	3.1%	\$801	0.7%	3.2%	1.0%
26	Palmerston	Australian Capital Territory	Houses	\$1,081,035	4.0%	\$798	1.6%	3.4%	1.5%
27	Hughes	Australian Capital Territory	Houses	\$1,354,307	3.3%	\$796	0.1%	2.6%	
28	Gungahlin	Australian Capital Territory	Houses	\$1,068,552	4.0%	\$794	1.1%	2.3%	1.9%
29	Bonython	Australian Capital Territory	Houses	\$1,025,201	4.1%	\$793	0.8%	5.5%	1.1%
30	Casey	Australian Capital Territory	Houses	\$989,575	4.2%	\$793	1.9%	3.6%	0.7%

Top 30 most affordable suburbs to rent

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Curtin	Australian Capital Territory	Units	\$422,881	6.1%	\$507	0.2%	3.9%	0.6%
2	Downer	Australian Capital Territory	Units	\$547,670	4.8%	\$535	-0.5%	2.5%	3.2%
3	Lyons	Australian Capital Territory	Units	\$384,277	6.6%	\$541	1.3%	1.6%	0.4%
4	Hawker	Australian Capital Territory	Units	\$526,237	5.4%	\$551	1.6%	4.3%	2.3%
5	Chifley	Australian Capital Territory	Units	\$479,615	5.3%	\$554	0.8%	4.1%	1.4%
6	Gungahlin	Australian Capital Territory	Units	\$447,011	6.5%	\$560	0.1%	2.6%	2.6%
7	Greenway	Australian Capital Territory	Units	\$505,744	5.8%	\$561	1.6%	3.1%	1.5%
8	Gordon	Australian Capital Territory	Units	\$654,235	5.2%	\$578	-0.4%	2.8%	
9	Franklin	Australian Capital Territory	Units	\$495,446	6.1%	\$584	0.4%	1.1%	2.3%
10	Belconnen	Australian Capital Territory	Units	\$507,986	6.1%	\$585	1.1%	1.9%	1.8%
11	Phillip	Australian Capital Territory	Units	\$490,046	6.2%	\$585	0.9%	3.5%	1.6%
12	Lyneham	Australian Capital Territory	Units	\$531,588	5.5%	\$586	-0.7%	3.4%	1.9%
13	Harrison	Australian Capital Territory	Units	\$507,922	5.9%	\$591	0.1%	3.2%	1.1%
14	Palmerston	Australian Capital Territory	Units	\$700,743	4.6%	\$593	-0.1%	1.2%	1.2%
15	O'Connor	Australian Capital Territory	Units	\$592,437	5.0%	\$594	-0.9%	3.0%	2.5%
16	Kambah	Australian Capital Territory	Units	\$673,765	4.5%	\$597	-1.1%	-2.7%	1.8%
17	Holt	Australian Capital Territory	Units	\$588,425	5.1%	\$598	2.4%	1.6%	4.0%
18	Wright	Australian Capital Territory	Units	\$534,717	5.9%	\$602	0.7%	2.6%	1.9%
19	Watson	Australian Capital Territory	Units	\$563,155	5.4%	\$602	-0.4%	0.3%	1.3%
20	Ngunnawal	Australian Capital Territory	Units	\$672,431	4.9%	\$607	1.0%	3.1%	0.4%
21	Reid	Australian Capital Territory	Units	\$521,585	6.2%	\$607	-1.1%	1.7%	6.4%
22	Taylor	Australian Capital Territory	Units	\$586,490	5.4%	\$607	-0.4%	1.4%	2.1%
23	Mawson	Australian Capital Territory	Units	\$614,876	4.9%	\$611	0.0%	2.0%	3.0%
24	Barton	Australian Capital Territory	Units	\$694,158	4.9%	\$611	1.3%	0.0%	2.1%
25	Griffith	Australian Capital Territory	Units	\$633,094	5.1%	\$612	1.0%	0.8%	1.3%
26	Casey	Australian Capital Territory	Units	\$650,692	5.0%	\$618	-0.9%	3.3%	0.4%
27	Braddon	Australian Capital Territory	Units	\$522,112	6.0%	\$619	-0.9%	0.6%	3.5%
28	Macquarie	Australian Capital Territory	Units	\$625,278	5.1%	\$621	1.2%	1.9%	1.1%
29	Bruce	Australian Capital Territory	Units	\$609,341	5.4%	\$622	1.1%	1.7%	1.0%
30	Dickson	Australian Capital Territory	Units	\$606,593	5.6%	\$626	-0.7%	0.6%	3.4%

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