



Research

Quarterly Rental Review

AUSTRALIA | RELEASED APRIL 2026



Contents



Key rental market themes	3
National overview	4
Rental Yields	6
Key rental statistics	7
Houses vs Units	9
Rolling quarterly change in rental values	10
Houses median rent (most affordable/expensive)	11
Units median rent (most affordable/expensive)	12
Top 30 Rental Suburbs (most affordable/expensive)	13
Disclaimers	29

Key rental market themes

- ▶ National rent values rose by 2.1% in the March quarter of 2026, up from the 1.2% increase recorded in Q4 2025.
- ▶ Rental growth also accelerated in annual terms, with rents rising by 5.7% yoy in Q1, up from 5.2% yoy in Q4. Annual rental growth has pushed higher from cyclical lows of 3.4% in mid-2025. Reflecting its relative affordability, rental growth in regional markets (6.0% yoy) outpaced the combined capitals (5.6% yoy) over this period.
- ▶ Across the capital cities, Darwin recorded the strongest increase in rents, rising by 9.2% yoy to \$699/week in March, followed by Perth and Brisbane, where rents rose by 6.7% yoy in both markets.
- ▶ Sydney remains the most expensive city, with the median rent up 5.9% yoy to \$824/week in March 2026. In contrast, median rent in Melbourne is almost \$200 a week cheaper and the lowest of the mainland capitals at \$632/week, increasing by 4.4% yoy.
- ▶ Growth in unit rents outpaced houses over the past five years, with units increasing by 46.9% since March 2021, compared with 39.0% for houses. In part this reflects the recovery in unit rents from the downturn at the start of the pandemic.
- ▶ Recent trends have still seen unit rents outpace houses, 2.5% versus 2.0% over the three months to March, consistent with the theme of affordability evident across the broader Australian housing market.
- ▶ Supply side factors continue to support the growth in rents. Nationally, vacancy rates remain tight at 1.6% (compared with 1.7%), with Adelaide (1.0%) and Perth (1.2%) recording the lowest rates.
- ▶ The total number of rental listings across the country was around 18% below its five-year average at the end of March, with Sydney and Melbourne listings even lower, at 27.4% and 21.0% respectively.
- ▶ Gross rental yields have been comparatively stable since the start of 2023, edging down from around 3.7% in April 2025 to around 3.6% in March 2026, as home values increased at a slightly faster pace than rents during the period of easing monetary policy last year. From a longer-term perspective, yields are considerably lower than the pre-pandemic trend.
- ▶ Among the capital cities, gross yields remain highest in Darwin at 6.0%, albeit yields have fallen by almost 70 basis points over the past 12 months. This was followed by Hobart (4.3%) and Canberra (4.0%), both of which showed minimal change over the last year. Yields in Sydney remain lowest overall at 3.1%.
- ▶ In the near term, weaker trends for home values, particularly in Sydney and Melbourne, combined with further rental growth (supported by low vacancy rates) could see yields trend higher.



National overview

Tight vacancy rates support a fresh acceleration in rental growth across the country

Cotality's national Rental Value Index saw dwelling rents rise by 2.1% in the March quarter of 2026, up from a 1.2% increase in Q4 2025, continuing an upswing from the relative lows of Q3 2025 (when rents rose 0.9%).

This acceleration has also been evident in annual terms, with national rents rising by 5.7% in Q1, up from 5.2% in Q4. Annual rental growth has pushed higher from cyclical lows of 3.4% in mid-2025, having eased from growth rates above 8% between July 2021 and May 2024.

The cumulative effect of this earlier growth resulted in Cotality's national Rental Value Index increasing by 41.2% over the past five years, the equivalent of adding \$202 per week to the median rental value. In contrast, the previous five years (to March 2021) saw rents increase by just 9.9% or \$44/week.

Rental affordability measures have worsened significantly over the past five years, highlighting the growth in rents outpacing incomes across the country. In December 2025, households were committing 33.1% of their pre-tax income to pay rent, a new record high. This was compared with a recent low of 26.2% in September 2020.

The reacceleration in rental values is also flowing through to inflation and the recent upward pressure on the RBA cash rate. Rents have a substantial weighting in the CPI basket (6.7% as of 2026) and historically market measures of rents lead CPI rents, meaning that the recent acceleration is still to show up in the official data.

Rental vacancies remain tight by historical standards. Dwelling vacancies sat at 1.6% in March 2026, just below the five-year average (1.8%) but half the rate in the five years to March 2021 (3.2%). The total number of rental listings across the country was around 18% below its five-year average at the end of March, with Sydney and Melbourne listings even lower, at 27.4% and 21.0% respectively.

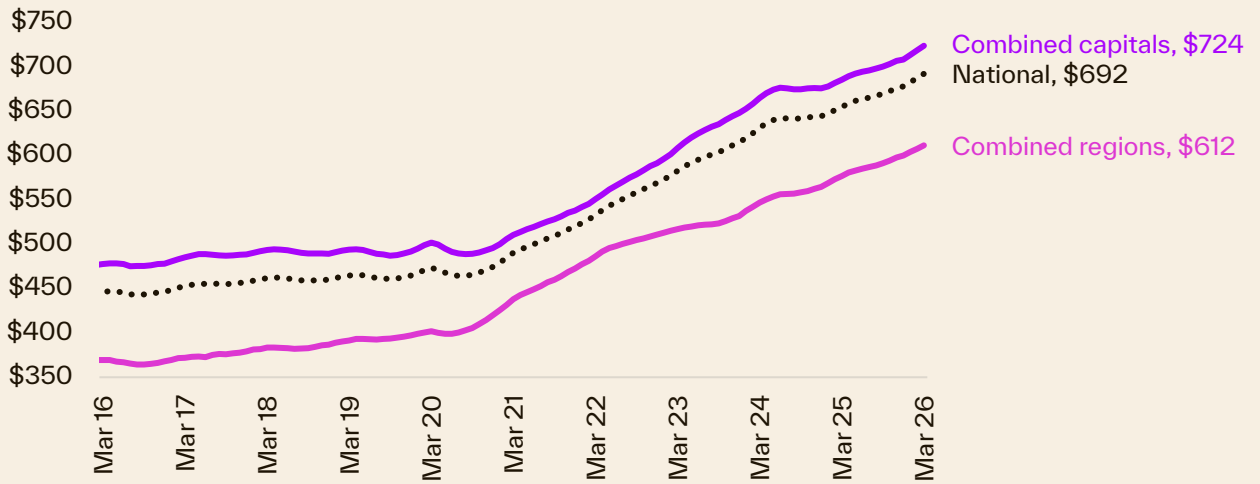
Among the capital cities, Sydney remains the most expensive, with the median rent climbing by 5.9% yoy to \$824/week in March 2026. In contrast, the median rent in Melbourne was the lowest of the mainland capitals at \$632/week, having increased by 4.4% yoy. Darwin recorded the fastest increase in rents, rising by 9.2% yoy to \$699/week in March, followed by Perth and Brisbane, where rents rose by 6.7% yoy in both markets.

Consistent with a broad trend of migration from capital cities into regional areas, rental growth in regional markets was slightly stronger in March, increasing by 6.0% yoy (compared with 5.6% yoy for the combined capitals). The median rent remains considerably lower in regional markets at \$612/ per week, versus \$724/week. Vacancy rates in the regions were slightly higher, at 1.9% in March, compared with 1.7% in the capital cities.

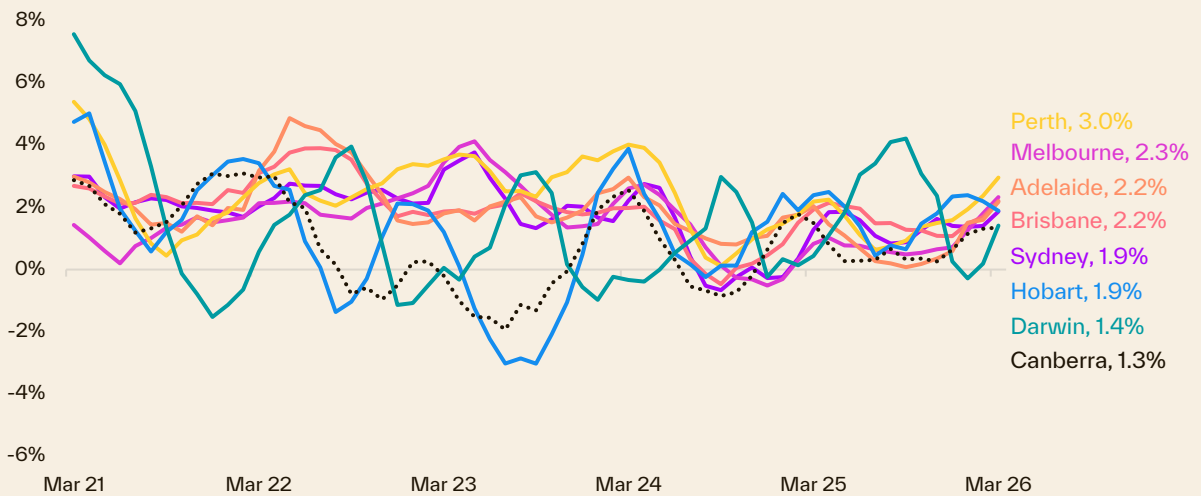
Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	Annual	Current	12 months ago	Current	12 months ago
Sydney	\$824	0.6%	1.9%	5.9%	3.1%	3.0%	1.8%	2.0%
Melbourne	\$632	0.7%	2.3%	4.4%	3.7%	3.6%	1.5%	1.5%
Brisbane	\$720	0.8%	2.2%	6.7%	3.3%	3.7%	1.7%	1.8%
Adelaide	\$646	0.8%	2.2%	3.6%	3.4%	3.7%	1.0%	1.1%
Perth	\$761	1.1%	3.0%	6.7%	3.7%	4.3%	1.2%	1.2%
Hobart	\$609	0.6%	1.9%	6.4%	4.3%	4.3%	1.6%	1.9%
Darwin	\$699	0.8%	1.4%	9.2%	6.0%	6.7%	1.5%	1.9%
Canberra	\$696	0.4%	1.3%	2.6%	4.0%	4.1%	1.4%	2.0%
Combined capitals	\$724	0.7%	2.2%	5.6%	3.4%	3.5%	1.5%	1.7%
Combined regionals	\$612	0.6%	1.9%	6.0%	4.2%	4.4%	1.7%	1.9%
National	\$692	0.7%	2.1%	5.7%	3.6%	3.7%	1.6%	1.7%

Trends in rental growth

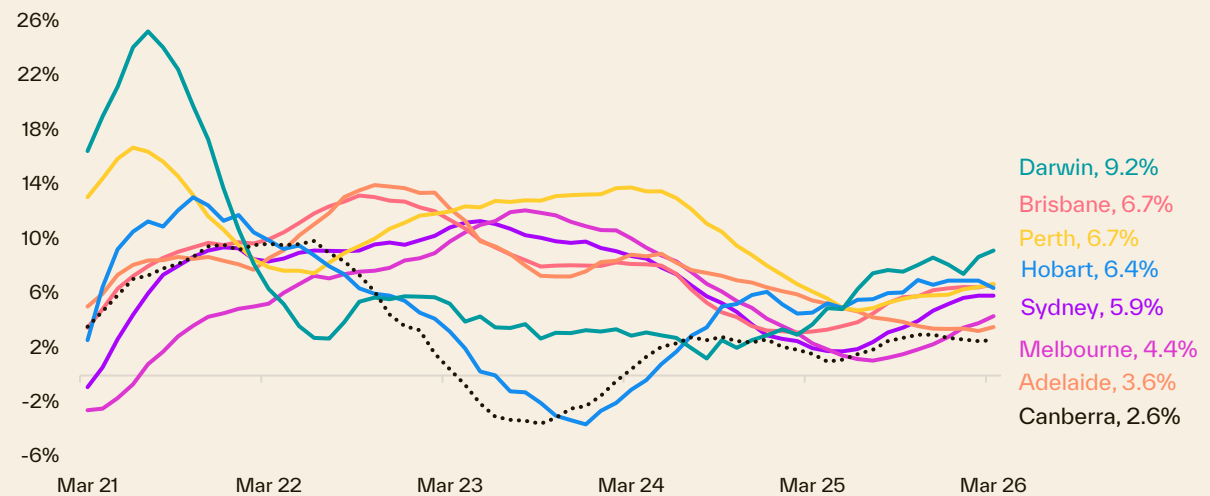
Median weekly rental value - Index adjusted - All Dwellings



Quarterly rental growth rate - Capital City dwellings



Annual rental growth rate - Capital City dwellings



Rental Yields

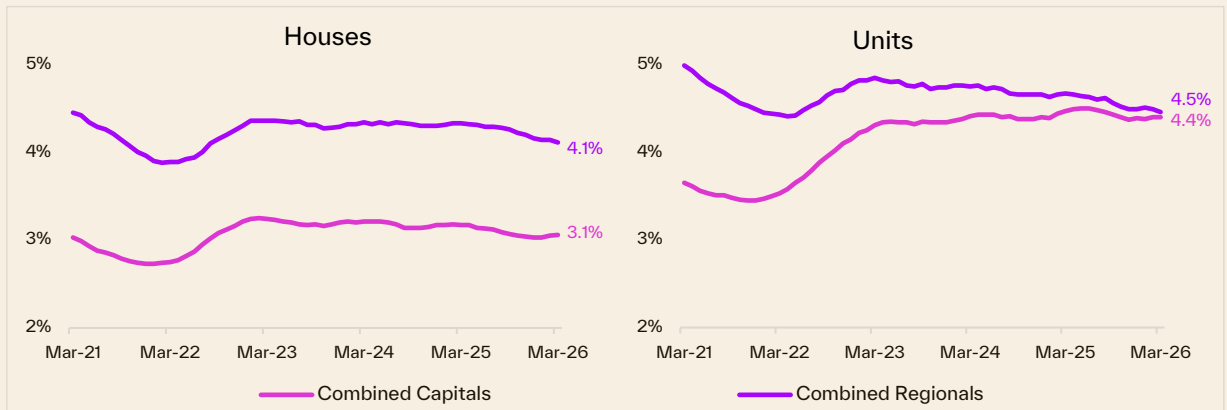
Gross rental yields have been comparatively stable since the start of 2023, edging down from around 3.7% in April 2025 to around 3.6% in March 2026, as home values increased at a slightly faster pace than rents during the period of easing monetary policy last year. From a longer-term perspective, yields are a little higher than was the case during much of the COVID pandemic period, where they declined to 3.16% in December 2021, but considerably lower than the pre-pandemic trend.

The stronger increase in home values, relative to unit values, over the past five years has seen the premium in gross yields for units widen substantially. Prior to 2020, the premium typically ranged between 40 and 60 basis points, but since late 2020, the premium has steadily increased, to 110 basis points in March 2026. This premium is even larger in the combined capital cities, at 134 basis points in March, albeit this is a touch softer than the peak of 137 basis points in August 2025. In contrast, the premium in regional areas has remained relatively subdued at 35 basis points.

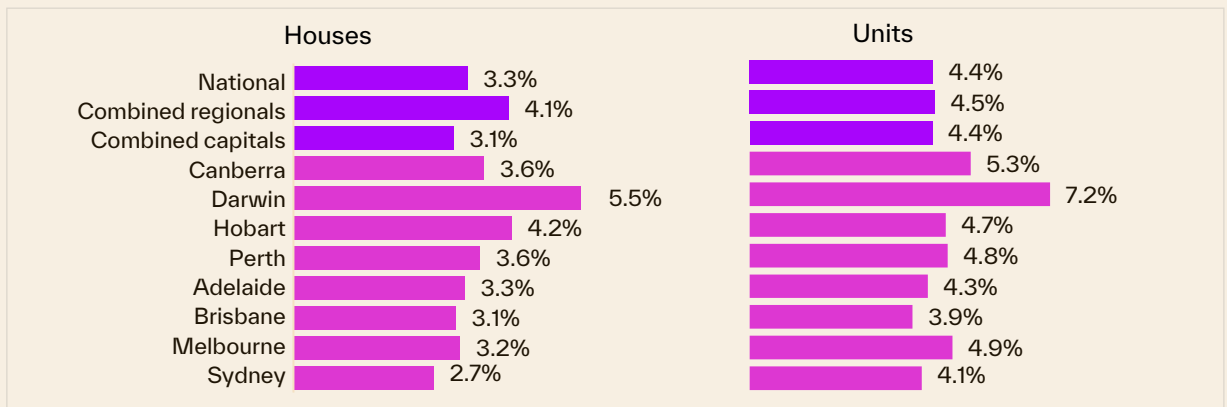
Among the capital cities, gross yields remain highest in Darwin at 6.0%, albeit yields have fallen by almost 70 basis points over the past 12 months. This was followed by Hobart (4.3%) and Canberra (4.0%), both of which showed minimal change over the last year. Yields in Melbourne and Perth were 3.7% in March 2026, while Sydney remained lowest overall at 3.1%.

In the near term, weaker trends for home values, particularly in Sydney and Melbourne, combined with further rental growth (supported by low vacancy rates) could see yields trend higher.

Gross rental yields over time



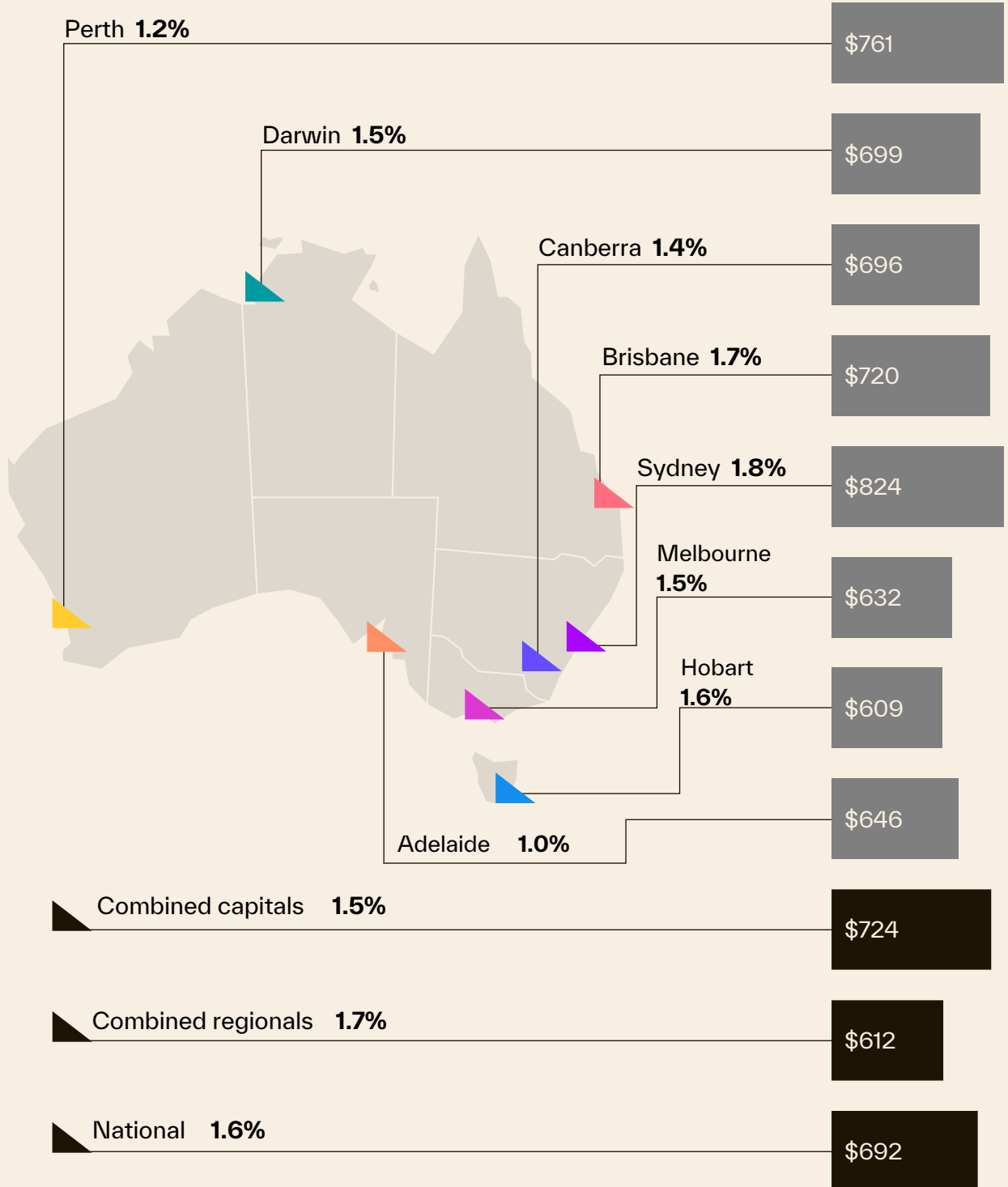
Gross rental yields, as at March 2026



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	\$824	\$632	\$720	\$646	\$761	\$609	\$699	\$696	\$724	\$612	\$692
Monthly change	0.6%	0.7%	0.8%	0.8%	1.1%	0.6%	0.8%	0.4%	0.7%	0.6%	0.7%
Quarterly change	1.9%	2.3%	2.2%	2.2%	3.0%	1.9%	1.4%	1.3%	2.2%	1.9%	2.1%
Year-to-date change	4.5%	3.8%	5.2%	3.0%	5.8%	5.5%	7.7%	2.6%	4.5%	4.9%	4.6%
Year-on-year change	5.9%	4.4%	6.7%	3.6%	6.7%	6.4%	9.2%	2.6%	5.6%	6.0%	5.7%
Current vacancy rate	1.8%	1.5%	1.7%	1.0%	1.2%	1.6%	1.5%	1.4%	1.5%	1.7%	1.6%
Vacancy rate 12m ago	2.0%	1.5%	1.8%	1.1%	1.2%	1.9%	1.9%	2.0%	1.7%	1.9%	1.7%
Current yield	3.1%	3.7%	3.3%	3.4%	3.7%	4.3%	6.0%	4.0%	3.4%	4.2%	3.6%
Yield 12 mths ago	3.0%	3.6%	3.7%	3.7%	4.3%	4.3%	6.7%	4.1%	3.5%	4.4%	3.7%
Houses											
Median rent	\$862	\$653	\$745	\$667	\$774	\$629	\$752	\$749	\$752	\$616	\$707
Monthly change	0.4%	0.6%	0.9%	0.7%	1.1%	1.0%	0.8%	0.3%	0.7%	0.6%	0.7%
Quarterly change	1.7%	1.9%	2.1%	2.0%	2.8%	2.4%	1.1%	1.3%	2.0%	1.8%	2.0%
Year-to-date change	4.7%	3.7%	5.2%	3.0%	5.8%	6.3%	7.7%	3.0%	4.7%	4.8%	4.7%
Year-on-year change	5.9%	4.0%	6.7%	3.5%	6.7%	7.1%	8.9%	2.9%	5.6%	5.9%	5.7%
Current vacancy rate	2.1%	1.8%	1.8%	1.1%	1.1%	1.7%	1.8%	1.1%	1.7%	1.7%	1.7%
Vacancy rate 12m ago	2.3%	1.8%	1.9%	1.1%	1.2%	2.0%	2.1%	1.9%	1.8%	1.8%	1.8%
Current yield	2.7%	3.2%	3.1%	3.3%	3.6%	4.2%	5.5%	3.6%	3.1%	4.1%	3.3%
Yield 12 mths ago	2.6%	3.2%	3.4%	3.5%	4.2%	4.3%	6.1%	3.8%	3.2%	4.3%	3.5%
Units											
Median rent	\$768	\$610	\$656	\$557	\$696	\$517	\$611	\$604	\$670	\$585	\$658
Monthly change	0.8%	1.0%	0.6%	1.1%	1.1%	-1.0%	0.9%	0.5%	0.8%	0.7%	0.8%
Quarterly change	2.1%	3.0%	2.6%	2.8%	3.7%	-0.3%	1.9%	1.6%	2.5%	2.4%	2.5%
Year-to-date change	4.2%	4.0%	5.1%	2.8%	6.0%	2.2%	7.6%	1.7%	4.2%	5.4%	4.5%
Year-on-year change	5.9%	4.9%	6.7%	3.7%	7.1%	3.9%	9.8%	2.0%	5.6%	6.3%	5.7%
Current vacancy rate	1.6%	1.2%	1.6%	0.9%	1.4%	1.5%	1.3%	1.6%	1.4%	1.7%	1.4%
Vacancy rate 12m ago	1.8%	1.2%	1.6%	0.9%	1.2%	1.8%	1.8%	2.1%	1.5%	2.0%	1.6%
Current yield	4.1%	4.9%	3.9%	4.3%	4.8%	4.7%	7.2%	5.3%	4.4%	4.5%	4.4%
Yield 12 mths ago	4.1%	4.8%	4.5%	4.7%	5.7%	4.8%	7.9%	5.2%	4.5%	4.7%	4.5%

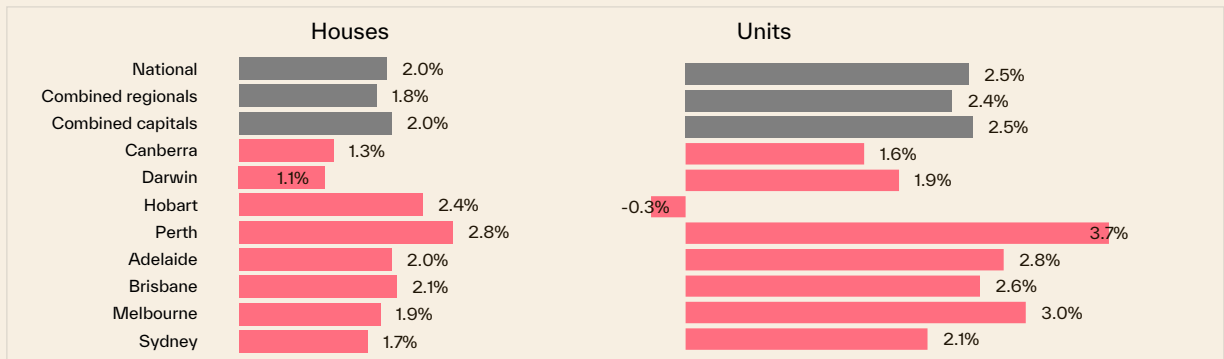
Houses vs Units

Growth in unit rents outpaced houses over the past five years, with units increasing by 46.9% since March 2021, compared with 39.0% for houses. In part this reflects the recovery in unit rents from the downturn at the start of the pandemic. This trend differed across markets, with the largest differences being in Sydney, Melbourne and Darwin, while there were minimal differences in growth rates in Adelaide and Canberra. In contrast, house rentals grew more rapidly than units in Hobart.

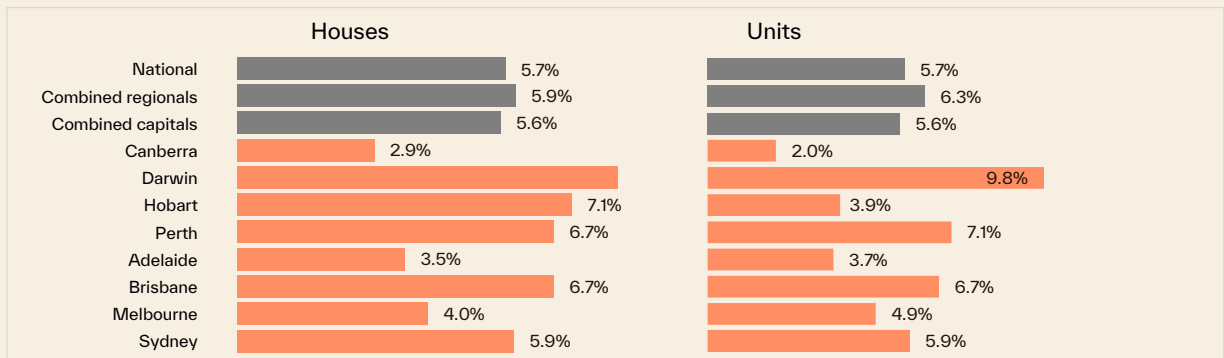
Over the past five years, Perth recorded the strongest rental growth for both houses and units. Adelaide and Brisbane recorded the second and third fastest growth in house rents while Brisbane and Sydney saw the second and third strongest growth in unit rents. Canberra recorded the slowest rate of growth for both house and unit rents over the past five years.

Recent trends have still seen unit rents outpace houses, 2.5% versus 2.0% over the three months to March, consistent with the theme of affordability evident across the broader Australian housing market.

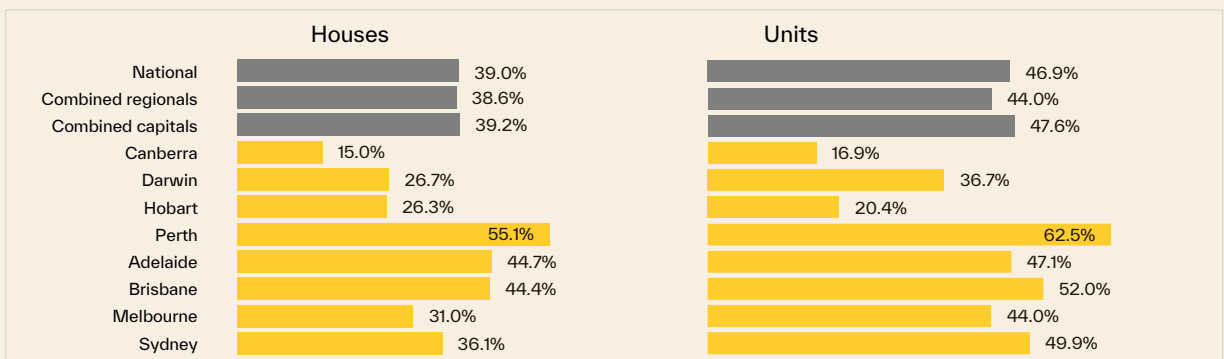
3 month change in rental rates



12-month change in rental rates

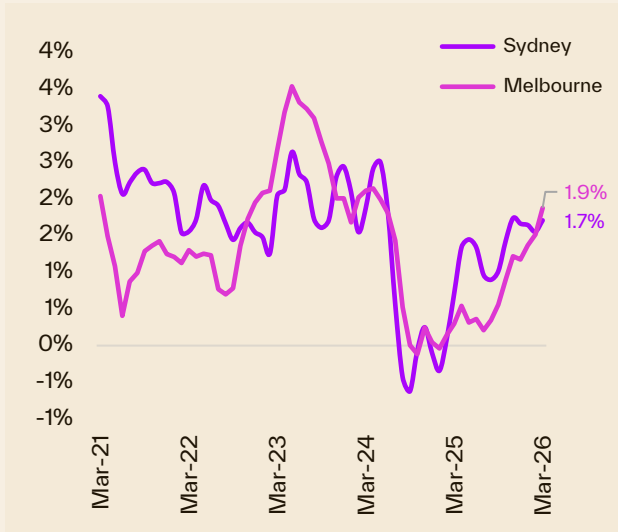


5-year change in rental rates

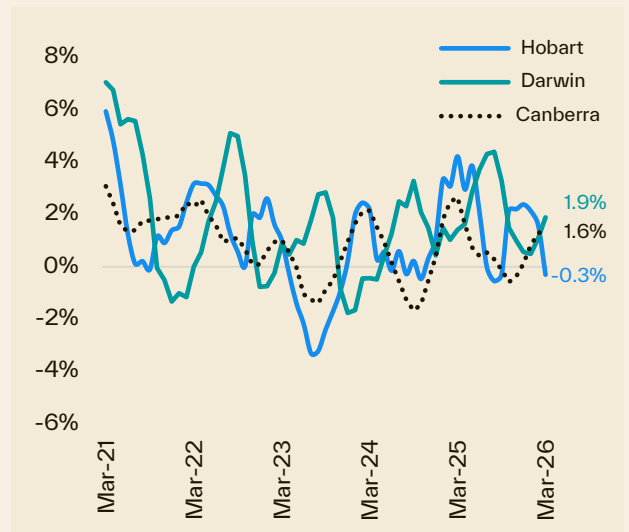
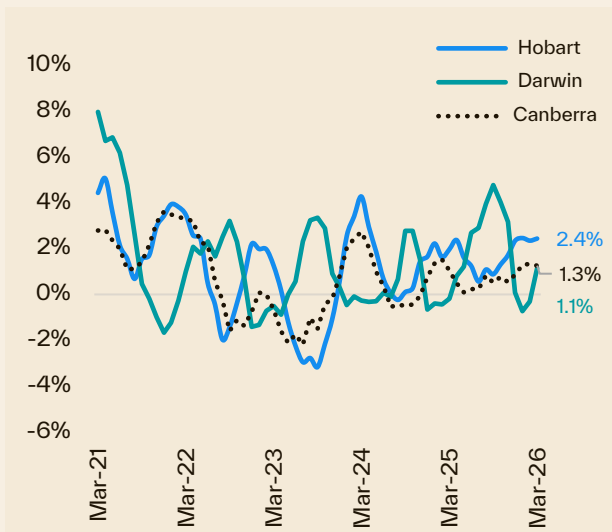
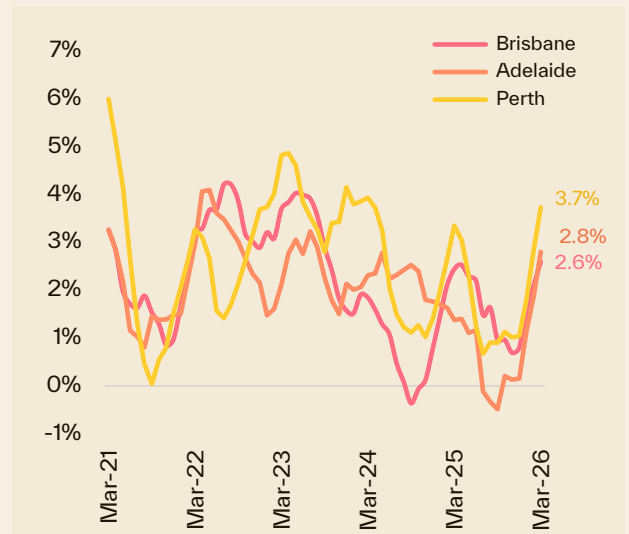
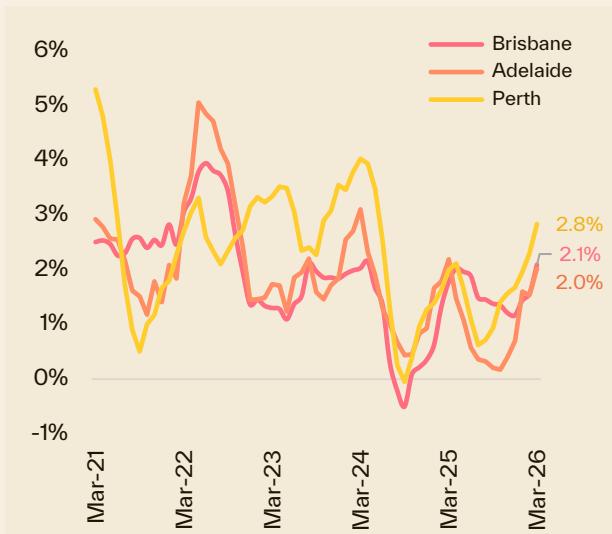
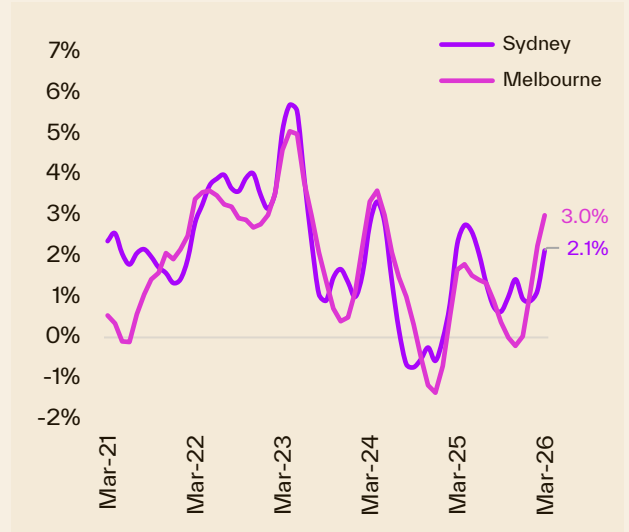


Rolling quarterly change in rental values

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	\$9,483,086	1.6%	\$2,469	6.5%	12.3%	3.8%
2	Dover Heights	Sydney - Eastern Suburbs	Houses	\$6,224,598	2.1%	\$2,413	8.6%	13.4%	2.0%
3	Rose Bay	Sydney - Eastern Suburbs	Houses	\$6,957,454	1.8%	\$2,365	7.6%	12.8%	1.0%
4	Double Bay	Sydney - Eastern Suburbs	Houses	\$7,251,211	1.7%	\$2,188	8.3%	12.7%	3.1%
5	Bronte	Sydney - Eastern Suburbs	Houses	\$5,624,612	2.1%	\$2,167	7.4%	8.6%	2.9%
6	North Bondi	Sydney - Eastern Suburbs	Houses	\$4,933,559	2.4%	\$2,140	6.4%	9.7%	2.5%
7	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$11,144,572	1.2%	\$2,113	7.4%	8.1%	2.0%
8	Mosman	Sydney - North Sydney and Hornsby	Houses	\$5,335,306	2.0%	\$2,059	1.4%	6.5%	1.9%
9	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,732,333	2.2%	\$1,992	6.0%	10.2%	1.5%
10	Balgowlah Heights	Sydney - Northern Beaches	Houses	\$4,497,590	2.3%	\$1,961	2.1%	0.9%	1.4%
11	Queens Park	Sydney - Eastern Suburbs	Houses	\$3,958,540	2.6%	\$1,937	5.8%	9.3%	5.4%
12	Clovelly	Sydney - Eastern Suburbs	Houses	\$5,059,048	2.0%	\$1,920	5.5%	8.6%	
13	Bondi	Sydney - Eastern Suburbs	Houses	\$4,452,249	2.3%	\$1,899	8.4%	8.9%	4.5%
14	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$4,292,825	2.5%	\$1,896	8.9%	11.7%	4.0%
15	Collaroy	Sydney - Northern Beaches	Houses	\$3,463,129	2.7%	\$1,801	4.9%	8.1%	0.5%
16	Waverley	Sydney - Eastern Suburbs	Houses	\$3,933,650	2.5%	\$1,796	4.8%	6.5%	1.5%
17	South Coogee	Sydney - Eastern Suburbs	Houses	\$4,234,194	2.2%	\$1,784	3.9%	5.7%	3.3%
18	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$4,495,998	2.0%	\$1,782	0.5%	6.2%	3.7%
19	Paddington	Sydney - Eastern Suburbs	Houses	\$3,655,619	2.6%	\$1,762	7.8%	12.4%	1.5%
20	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,772,492	2.0%	\$1,760	1.1%	7.0%	1.8%
21	East Killara	Sydney - North Sydney and Hornsby	Houses	\$3,693,760	2.4%	\$1,757	4.2%	8.7%	1.2%
22	North Curl Curl	Sydney - Northern Beaches	Houses	\$3,657,382	2.4%	\$1,707	2.5%	-0.3%	1.8%
23	North Balgowlah	Sydney - Northern Beaches	Houses	\$2,931,775	2.9%	\$1,706	1.9%	7.1%	2.3%
24	Bondi Junction	Sydney - Eastern Suburbs	Houses	\$2,932,629	3.0%	\$1,702	6.5%	11.5%	1.2%
25	Balgowlah	Sydney - Northern Beaches	Houses	\$3,464,021	2.5%	\$1,690	-0.4%	0.2%	1.1%
26	Coogee	Sydney - Eastern Suburbs	Houses	\$4,601,189	1.9%	\$1,685	5.4%	7.5%	1.7%
27	Narrabeen	Sydney - Northern Beaches	Houses	\$3,444,714	2.5%	\$1,660	0.5%	3.5%	
28	Fairlight	Sydney - Northern Beaches	Houses	\$4,039,874	2.2%	\$1,657	1.7%	3.3%	1.8%
29	Killara	Sydney - North Sydney and Hornsby	Houses	\$3,765,470	2.1%	\$1,650	3.5%	9.2%	2.4%
30	Freshwater	Sydney - Northern Beaches	Houses	\$3,712,608	2.3%	\$1,642	2.2%	2.2%	2.8%

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	Tahmoor	Sydney - Outer South West	Units	\$694,566	3.8%	\$475	2.6%	1.4%	
2	Katoomba	Sydney - Outer West and Blue Mountains	Units	\$687,410	3.8%	\$490	1.6%	1.4%	0.4%
3	Toukley	Central Coast	Units	\$658,669	4.1%	\$494	1.8%	9.7%	1.0%
4	Cabramatta	Sydney - South West	Units	\$530,397	4.8%	\$498	2.3%	8.0%	1.7%
5	Leumeah	Sydney - Outer South West	Units	\$558,920	4.8%	\$506	1.9%	2.6%	0.3%
6	Minto	Sydney - Outer South West	Units	\$660,223	4.3%	\$511	0.7%	5.2%	2.4%
7	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$591,840	4.3%	\$515	0.6%	3.0%	1.2%
8	Canley Vale	Sydney - South West	Units	\$520,532	5.0%	\$517	5.2%	9.1%	2.1%
9	Macquarie Fields	Sydney - Outer South West	Units	\$699,786	4.0%	\$519	1.3%	-1.6%	1.1%
10	Gorokan	Central Coast	Units	\$605,757	4.6%	\$521	2.9%	10.0%	1.5%
11	Fairfield	Sydney - South West	Units	\$490,448	5.5%	\$522	2.8%	5.5%	1.6%
12	Warwick Farm	Sydney - South West	Units	\$487,926	6.0%	\$522	2.9%	5.5%	2.3%
13	Richmond	Sydney - Outer West and Blue Mountains	Units	\$703,122	4.0%	\$536	1.9%	6.8%	2.0%
14	Mount Druitt	Sydney - Blacktown	Units	\$514,139	5.3%	\$537	1.9%	8.2%	1.4%
15	Wiley Park	Sydney - Inner South West	Units	\$578,210	5.0%	\$539	0.2%	5.0%	1.3%
16	Liverpool	Sydney - South West	Units	\$515,237	5.7%	\$541	2.7%	3.4%	2.0%
17	Kingswood (Penrith - NSW)	Sydney - Outer West and Blue Mountains	Units	\$654,840	4.2%	\$543	1.4%	4.7%	2.2%
18	Wyong	Central Coast	Units	\$564,638	5.3%	\$547	1.8%	9.5%	0.5%
19	Glenfield	Sydney - Outer South West	Units	\$764,508	4.0%	\$548	0.7%	-1.6%	5.1%
20	Ingleburn	Sydney - Outer South West	Units	\$699,483	4.2%	\$552	0.7%	1.9%	2.3%
21	Werrington	Sydney - Outer West and Blue Mountains	Units	\$730,684	4.2%	\$558	1.4%	6.2%	2.6%
22	Lakemba	Sydney - Inner South West	Units	\$572,531	5.2%	\$559	0.6%	5.9%	1.7%
23	Merrylands West	Sydney - Parramatta	Units	\$532,894	5.7%	\$561	2.4%	7.1%	1.4%
24	Shalvey	Sydney - Blacktown	Houses	\$950,622	3.2%	\$561	-0.1%	2.5%	6.2%
25	Tregear	Sydney - Blacktown	Houses	\$929,522	3.2%	\$561	-0.1%	3.2%	2.8%
26	Willmot	Sydney - Blacktown	Houses	\$967,201	3.1%	\$561	0.2%	1.0%	3.7%
27	Penrith	Sydney - Outer West and Blue Mountains	Units	\$632,125	4.7%	\$562	1.9%	4.9%	1.9%
28	Wyoming	Central Coast	Units	\$722,858	4.3%	\$563	1.5%	5.6%	0.7%
29	Lethbridge Park	Sydney - Blacktown	Houses	\$959,137	3.1%	\$563	0.2%	2.7%	5.3%
30	Campbelltown	Sydney - Outer South West	Units	\$598,651	4.7%	\$563	0.5%	1.6%	1.0%

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	\$3,387,832	2.2%	\$1,409	3.5%	6.4%	1.3%
2	Malvern	Melbourne - Inner South	Houses	\$3,157,819	2.2%	\$1,318	2.8%	3.1%	1.2%
3	Middle Park	Melbourne - Inner	Houses	\$2,895,908	2.2%	\$1,268	1.6%	8.5%	1.0%
4	Black Rock	Melbourne - Inner South	Houses	\$2,501,203	2.6%	\$1,246	2.9%	6.4%	0.6%
5	Sandringham	Melbourne - Inner South	Houses	\$2,337,458	2.7%	\$1,244	2.4%	6.5%	0.7%
6	Hampton	Melbourne - Inner South	Houses	\$2,426,662	2.6%	\$1,234	1.9%	4.3%	0.7%
7	Brighton East	Melbourne - Inner South	Houses	\$2,214,022	2.9%	\$1,215	5.4%	12.9%	0.7%
8	Kew	Melbourne - Inner East	Houses	\$2,689,858	2.3%	\$1,213	4.4%	10.0%	1.0%
9	Canterbury	Melbourne - Inner East	Houses	\$3,030,033	2.0%	\$1,190	2.2%	3.5%	0.4%
10	Camberwell	Melbourne - Inner East	Houses	\$2,508,436	2.4%	\$1,178	3.9%	10.2%	0.5%
11	Elwood	Melbourne - Inner	Houses	\$2,190,974	2.5%	\$1,171	0.6%	5.5%	0.6%
12	Hawthorn East	Melbourne - Inner East	Houses	\$2,432,408	2.4%	\$1,165	5.0%	14.2%	0.9%
13	Beaumaris	Melbourne - Inner South	Houses	\$2,125,311	2.9%	\$1,163	4.3%	8.9%	1.9%
14	Albert Park	Melbourne - Inner	Houses	\$2,407,665	2.5%	\$1,151	1.3%	5.0%	0.8%
15	Hawthorn	Melbourne - Inner East	Houses	\$2,687,403	2.1%	\$1,146	3.1%	8.6%	0.9%
16	Caulfield North	Melbourne - Inner South	Houses	\$2,421,155	2.5%	\$1,136	2.6%	2.7%	1.2%
17	Caulfield	Melbourne - Inner South	Houses	\$1,996,374	3.0%	\$1,121	1.3%	7.6%	1.6%
18	Glen Iris	Melbourne - Inner East	Houses	\$2,384,711	2.4%	\$1,108	4.4%	8.3%	1.5%
19	Princes Hill	Melbourne - Inner	Houses	\$1,872,576	3.0%	\$1,077	5.6%	5.7%	0.6%
20	Mount Eliza	Mornington Peninsula	Houses	\$1,688,392	3.3%	\$1,068	2.8%	6.6%	1.1%
21	Elsternwick	Melbourne - Inner South	Houses	\$2,144,074	2.7%	\$1,059	4.5%	7.3%	0.4%
22	Balwyn	Melbourne - Inner East	Houses	\$2,675,238	2.1%	\$1,059	1.7%	7.5%	1.6%
23	Caulfield South	Melbourne - Inner South	Houses	\$1,903,536	3.0%	\$1,056	1.5%	6.2%	0.5%
24	Fitzroy	Melbourne - Inner	Houses	\$1,697,148	3.2%	\$1,051	2.3%	4.0%	0.9%
25	St Kilda East	Melbourne - Inner	Houses	\$1,860,898	2.9%	\$1,048	3.0%	3.7%	0.7%
26	Fitzroy North	Melbourne - Inner	Houses	\$1,797,537	2.9%	\$1,034	5.3%	6.9%	0.3%
27	South Melbourne	Melbourne - Inner	Houses	\$1,710,115	3.0%	\$1,016	3.2%	6.7%	0.5%
28	Ashburton	Melbourne - Inner East	Houses	\$1,907,381	2.8%	\$1,014	3.6%	10.9%	0.6%
29	Malvern East	Melbourne - Inner South	Houses	\$2,408,802	2.4%	\$1,014	3.6%	4.6%	1.4%
30	Kew East	Melbourne - Inner East	Houses	\$2,151,448	2.5%	\$1,010	3.3%	5.9%	0.5%

Melbourne

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	\$420,366	4.7%	\$374	0.2%	-1.8%	3.9%
2	Melton	Melbourne - West	Units	\$440,185	4.6%	\$390	1.1%	-1.5%	0.9%
3	Harkness	Melbourne - West	Units	\$460,037	4.7%	\$403	0.8%	-0.8%	2.1%
4	Darley	Melbourne - West	Units	\$441,968	5.1%	\$414	1.1%	-1.8%	
5	Werribee	Melbourne - West	Units	\$467,978	4.6%	\$415	0.9%	0.8%	1.7%
6	Melton	Melbourne - West	Houses	\$557,486	3.9%	\$415	0.0%	0.3%	3.4%
7	Wallan	Melbourne - North East	Units	\$508,928	4.6%	\$423	0.2%	3.4%	0.8%
8	Hoppers Crossing	Melbourne - West	Units	\$481,305	4.7%	\$424	2.0%	1.7%	3.0%
9	Melton South	Melbourne - West	Houses	\$587,393	3.9%	\$424	-0.6%	-0.8%	4.8%
10	Bacchus Marsh	Melbourne - West	Units	\$425,803	5.0%	\$427	0.9%	0.6%	
11	Wyndham Vale	Melbourne - West	Units	\$521,246	4.4%	\$428	1.4%	-1.3%	3.2%
12	Albion	Melbourne - West	Units	\$428,928	5.4%	\$438	3.5%	2.6%	1.4%
13	Sunbury	Melbourne - North West	Units	\$534,211	4.5%	\$445	0.7%	1.7%	1.8%
14	Kurunjang	Melbourne - West	Houses	\$634,551	3.7%	\$448	-0.5%	-0.6%	3.9%
15	Melton West	Melbourne - West	Houses	\$639,228	3.7%	\$449	-0.6%	-0.6%	3.4%
16	Weir Views	Melbourne - West	Houses	\$637,843	3.9%	\$460	-0.5%	-1.1%	4.4%
17	Wyndham Vale	Melbourne - West	Houses	\$643,757	3.8%	\$462	-0.3%	-2.2%	4.8%
18	Cranbourne	Melbourne - South East	Units	\$548,255	4.6%	\$463	0.5%	2.8%	1.7%
19	Hillside (Melton - Vic.)	Melbourne - West	Units	\$596,495	4.1%	\$464	2.4%	1.7%	0.9%
20	Brookfield	Melbourne - West	Houses	\$652,201	3.7%	\$465	-0.2%	0.2%	3.5%
21	Tarneit	Melbourne - West	Units	\$538,505	4.7%	\$465	1.5%	-0.1%	2.7%
22	Harkness	Melbourne - West	Houses	\$653,837	3.8%	\$466	-0.1%	0.2%	4.0%
23	Eynesbury	Melbourne - West	Houses	\$734,966	3.4%	\$466	0.2%	0.6%	2.4%
24	Cobblebank	Melbourne - West	Houses	\$664,489	3.7%	\$467	-0.6%	-2.5%	3.0%
25	Mambourin	Melbourne - West	Houses	\$685,713	3.7%	\$468	-0.5%	-3.2%	4.5%
26	St Albans	Melbourne - West	Units	\$542,592	4.6%	\$471	3.0%	2.7%	2.2%
27	Strathulloh	Melbourne - West	Houses	\$684,587	3.7%	\$473	-0.4%	-2.1%	4.9%
28	Mickleham	Melbourne - North West	Units	\$650,993	4.2%	\$474	-0.2%	-2.2%	7.8%
29	Sydenham	Melbourne - West	Units	\$538,464	4.6%	\$477	1.3%	1.9%	0.7%
30	Thornhill Park	Melbourne - West	Houses	\$669,653	3.8%	\$477	-0.5%	-1.8%	5.0%

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	\$2,410,204	2.5%	\$1,180	2.4%	3.6%	2.5%
2	Teneriffe	Brisbane Inner City	Houses	\$3,087,441	1.9%	\$1,160	3.0%	6.1%	2.0%
3	Hawthorne	Brisbane Inner City	Houses	\$2,369,015	2.5%	\$1,119	3.2%	4.4%	3.2%
4	Ascot (Brisbane - Qld)	Brisbane Inner City	Houses	\$2,922,099	2.0%	\$1,101	3.4%	8.2%	1.8%
5	Rochedale	Brisbane - South	Houses	\$1,952,014	2.9%	\$1,095	3.3%	8.8%	2.4%
6	Pullenvale	Brisbane - West	Houses	\$2,324,501	2.4%	\$1,091	2.7%	8.2%	2.5%
7	Hendra	Brisbane Inner City	Houses	\$2,143,062	2.6%	\$1,085	3.3%	6.3%	2.7%
8	Kenmore Hills	Brisbane - West	Houses	\$1,910,013	2.9%	\$1,070	2.1%	8.0%	4.7%
9	New Farm	Brisbane Inner City	Houses	\$3,243,512	1.7%	\$1,062	3.2%	5.7%	2.5%
10	Fig Tree Pocket	Brisbane - West	Houses	\$2,105,865	2.6%	\$1,055	4.1%	7.6%	2.2%
11	Chelmer	Brisbane - West	Houses	\$1,850,911	2.9%	\$1,049	0.7%	2.3%	3.4%
12	Hamilton	Brisbane Inner City	Houses	\$2,440,520	2.2%	\$1,039	2.6%	5.2%	2.8%
13	Bardon	Brisbane Inner City	Houses	\$2,125,774	2.5%	\$1,036	3.0%	8.5%	1.4%
14	Chapel Hill	Brisbane - West	Houses	\$1,733,168	3.0%	\$1,030	1.9%	11.9%	2.5%
15	Paddington	Brisbane Inner City	Houses	\$2,229,658	2.3%	\$1,015	1.6%	7.4%	1.5%
16	St Lucia	Brisbane - West	Houses	\$2,110,879	2.5%	\$1,011	0.7%	5.1%	2.4%
17	Carindale	Brisbane - South	Houses	\$1,943,570	2.8%	\$1,009	1.6%	7.8%	1.3%
18	Balmoral	Brisbane Inner City	Houses	\$2,023,917	2.7%	\$1,004	2.2%	4.0%	
19	Graceville	Brisbane - West	Houses	\$1,678,724	2.9%	\$1,002	2.0%	4.5%	1.3%
20	Camp Hill	Brisbane - South	Houses	\$1,985,770	2.5%	\$1,000	2.4%	7.1%	1.3%
21	Bridgeman Downs	Brisbane - North	Houses	\$1,756,527	3.0%	\$1,000	3.4%	10.2%	2.8%
22	Clayfield	Brisbane Inner City	Houses	\$2,188,098	2.4%	\$997	3.6%	8.7%	2.5%
23	Milton	Brisbane Inner City	Houses	\$1,983,463	2.5%	\$989	3.3%	11.4%	0.6%
24	Auchenflower	Brisbane Inner City	Houses	\$2,034,783	2.5%	\$976	2.0%	8.9%	1.7%
25	Wilston	Brisbane Inner City	Houses	\$2,060,270	2.4%	\$969	4.4%	7.2%	1.5%
26	Cannon Hill	Brisbane - South	Houses	\$1,744,546	2.9%	\$963	2.8%	8.8%	2.0%
27	Ashgrove	Brisbane Inner City	Houses	\$1,984,503	2.5%	\$961	1.9%	6.5%	0.8%
28	Wakerley	Brisbane - East	Houses	\$1,652,527	3.0%	\$939	3.9%	8.4%	1.2%
29	Norman Park	Brisbane Inner City	Houses	\$1,830,219	2.7%	\$938	3.6%	6.1%	0.9%
30	Park Ridge South	Logan - Beaudesert	Houses	\$1,542,464	3.2%	\$936	3.6%	10.9%	8.4%

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	Wakerley	Brisbane - East	Units	\$993,691	4.3%	\$402	6.0%	8.5%	3.0%
2	Raceview	Ipswich	Units	\$569,480	4.5%	\$452	3.3%	10.1%	0.7%
3	Caboolture	Moreton Bay - North	Units	\$591,474	4.5%	\$456	2.1%	8.3%	1.1%
4	Waterford West	Logan - Beaudesert	Units	\$625,921	3.9%	\$469	3.8%	7.8%	3.0%
5	Beenleigh	Logan - Beaudesert	Units	\$614,100	4.1%	\$480	1.6%	7.9%	0.8%
6	Goodna	Ipswich	Units	\$635,604	4.1%	\$483	2.3%	6.1%	3.2%
7	Brassall	Ipswich	Units	\$711,476	3.6%	\$484	4.8%	9.6%	0.8%
8	Woodridge	Logan - Beaudesert	Units	\$549,375	4.8%	\$486	4.3%	11.1%	1.1%
9	Russell Island	Brisbane - East	Houses	\$514,888	5.0%	\$493	2.3%	6.3%	2.2%
10	Bundamba	Ipswich	Units	\$658,617	4.2%	\$510	1.4%	8.3%	0.6%
11	Lawnton	Moreton Bay - South	Units	\$709,223	4.1%	\$524	4.8%	7.6%	1.9%
12	Riverview	Ipswich	Houses	\$712,508	3.9%	\$527	2.6%	4.0%	1.3%
13	Springwood	Logan - Beaudesert	Units	\$717,512	3.9%	\$532	4.3%	10.7%	1.4%
14	Bellara	Moreton Bay - North	Units	\$721,092	3.9%	\$533	1.7%	6.7%	1.8%
15	Macleay Island	Brisbane - East	Houses	\$596,977	4.5%	\$533	2.9%	6.0%	1.5%
16	Hillcrest	Logan - Beaudesert	Units	\$675,000	4.1%	\$537	0.7%	5.4%	0.7%
17	Bongaree	Moreton Bay - North	Units	\$723,703	4.0%	\$539	2.7%	8.4%	2.2%
18	Morayfield	Moreton Bay - North	Units	\$668,554	4.3%	\$540	3.6%	12.1%	2.6%
19	Bethania	Logan - Beaudesert	Units	\$717,086	4.1%	\$541	4.5%	11.6%	2.0%
20	Redbank Plains	Ipswich	Units	\$685,296	4.1%	\$542	0.8%	7.2%	1.2%
21	Shailer Park	Logan - Beaudesert	Units	\$766,194	3.7%	\$544	3.2%	10.6%	2.2%
22	Algester	Brisbane - South	Units	\$808,886	3.7%	\$545	3.2%	7.7%	0.6%
23	Burpengary	Moreton Bay - North	Units	\$662,277	4.4%	\$546	1.2%	14.3%	2.5%
24	Park Ridge	Logan - Beaudesert	Units	\$919,222	3.1%	\$546	0.7%	3.6%	2.0%
25	Rochedale South	Logan - Beaudesert	Units	\$773,844	3.8%	\$547	3.2%	11.1%	1.1%
26	Capalaba	Brisbane - East	Units	\$778,221	3.9%	\$549	2.0%	6.4%	1.8%
27	Esk	Ipswich	Houses	\$705,481	3.7%	\$550	2.2%	5.5%	4.9%
28	Kallangur	Moreton Bay - South	Units	\$757,105	3.9%	\$551	1.7%	6.7%	1.0%
29	Loganlea	Logan - Beaudesert	Units	\$764,007	3.9%	\$552	3.5%	10.3%	1.2%
30	Leichhardt	Ipswich	Houses	\$776,872	3.7%	\$556	2.0%	7.5%	1.4%

Adelaide

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	\$2,298,540	2.2%	\$990	1.9%	0.4%	1.1%
2	Beaumont	Adelaide - Central and Hills	Houses	\$2,030,386	2.5%	\$958	4.9%	7.9%	0.8%
3	Malvern	Adelaide - Central and Hills	Houses	\$2,357,656	2.2%	\$942	2.5%	0.6%	2.0%
4	Glenunga	Adelaide - Central and Hills	Houses	\$1,880,741	2.6%	\$928	6.3%	7.8%	3.8%
5	Burnside	Adelaide - Central and Hills	Houses	\$1,778,502	2.7%	\$917	3.7%	3.0%	1.7%
6	St Peters	Adelaide - Central and Hills	Houses	\$2,427,095	2.0%	\$902	1.3%	4.1%	2.5%
7	Linden Park	Adelaide - Central and Hills	Houses	\$1,772,136	2.6%	\$900	4.1%	5.6%	
8	Kensington Park	Adelaide - Central and Hills	Houses	\$1,908,248	2.4%	\$896	5.7%	5.5%	0.9%
9	Henley Beach South	Adelaide - West	Houses	\$1,744,093	2.6%	\$877	3.5%	9.8%	1.5%
10	Glenside	Adelaide - Central and Hills	Houses	\$1,625,375	2.8%	\$873	3.6%	4.8%	0.8%
11	West Beach	Adelaide - West	Houses	\$1,603,811	2.6%	\$873	4.2%	1.7%	1.3%
12	Unley	Adelaide - Central and Hills	Houses	\$2,005,593	2.2%	\$858	2.9%	2.0%	0.5%
13	Fullarton	Adelaide - Central and Hills	Houses	\$1,802,369	2.5%	\$857	3.0%	0.9%	1.6%
14	Henley Beach	Adelaide - West	Houses	\$1,627,770	2.7%	\$856	1.7%	6.6%	0.9%
15	Beulah Park	Adelaide - Central and Hills	Houses	\$1,692,422	2.6%	\$844	6.6%	6.7%	
16	Norwood	Adelaide - Central and Hills	Houses	\$1,655,066	2.6%	\$842	0.2%	4.8%	1.1%
17	Somerton Park	Adelaide - South	Houses	\$2,078,934	2.3%	\$841	1.4%	0.7%	0.4%
18	Mitcham	Adelaide - South	Houses	\$1,818,610	2.5%	\$832	2.3%	1.1%	1.2%
19	Fulham	Adelaide - West	Houses	\$1,480,528	2.9%	\$829	2.9%	2.4%	3.8%
20	Torrens Park	Adelaide - South	Houses	\$1,687,478	2.6%	\$826	2.5%	1.7%	1.1%
21	Brighton	Adelaide - South	Houses	\$1,589,527	2.7%	\$816	1.3%	3.6%	2.3%
22	Vale Park	Adelaide - Central and Hills	Houses	\$1,598,395	2.6%	\$815	1.8%	5.7%	1.6%
23	Fulham Gardens	Adelaide - West	Houses	\$1,463,026	3.0%	\$813	2.4%	7.9%	1.2%
24	North Adelaide	Adelaide - Central and Hills	Houses	\$1,650,313	2.6%	\$812	2.7%	2.9%	1.0%
25	West Lakes	Adelaide - West	Houses	\$1,546,542	2.8%	\$804	0.5%	6.0%	1.8%
26	Hove	Adelaide - South	Houses	\$1,504,353	2.8%	\$803	0.9%	2.4%	0.9%
27	Grange	Adelaide - West	Houses	\$1,503,930	2.8%	\$801	0.6%	3.7%	1.5%
28	Parkside	Adelaide - Central and Hills	Houses	\$1,661,598	2.5%	\$791	3.5%	1.9%	0.5%
29	Glenelg North	Adelaide - South	Houses	\$1,409,005	3.0%	\$790	1.6%	-0.1%	
30	Seacliff	Adelaide - South	Houses	\$1,511,058	2.8%	\$788	1.0%	3.8%	

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	\$479,720	5.1%	\$466	2.7%	3.2%	1.8%
2	Salisbury East	Adelaide - North	Units	\$522,339	4.9%	\$481	2.5%	6.9%	1.7%
3	Elizabeth South	Adelaide - North	Houses	\$609,960	4.2%	\$490	2.0%	2.9%	0.8%
4	Brooklyn Park	Adelaide - West	Units	\$568,600	4.5%	\$493	1.1%	5.2%	0.7%
5	Elizabeth North	Adelaide - North	Houses	\$569,963	4.5%	\$493	1.6%	2.9%	1.7%
6	Kurralt Park	Adelaide - West	Units	\$614,899	4.5%	\$498	2.6%	3.6%	1.1%
7	Elizabeth Grove	Adelaide - North	Houses	\$629,872	4.1%	\$498	1.5%	3.0%	2.4%
8	Morphett Vale	Adelaide - South	Units	\$603,873	4.3%	\$499	2.4%	5.2%	0.3%
9	St Marys	Adelaide - South	Units	\$611,778	4.4%	\$500	1.5%	3.2%	0.8%
10	Henley Beach South	Adelaide - West	Units	\$722,569	3.9%	\$503	1.9%	-0.5%	0.7%
11	Richmond	Adelaide - West	Units	\$671,199	4.1%	\$505	2.1%	2.3%	1.2%
12	Plympton	Adelaide - West	Units	\$627,581	4.4%	\$508	1.1%	4.8%	0.4%
13	New Port	Adelaide - West	Units	\$572,678	4.4%	\$508	3.1%	2.8%	0.9%
14	Davoren Park	Adelaide - North	Houses	\$632,474	4.3%	\$509	1.7%	3.5%	2.5%
15	Elizabeth Downs	Adelaide - North	Houses	\$583,066	4.6%	\$510	1.2%	2.9%	1.9%
16	Elizabeth Vale	Adelaide - North	Houses	\$681,706	3.9%	\$512	1.7%	3.5%	2.4%
17	Elizabeth Park	Adelaide - North	Houses	\$644,160	4.2%	\$512	1.1%	2.3%	2.0%
18	Klemzig	Adelaide - North	Units	\$589,177	4.6%	\$516	0.6%	5.9%	1.2%
19	Windsor Gardens	Adelaide - North	Units	\$590,336	4.5%	\$518	1.7%	6.7%	0.9%
20	Ridgehaven	Adelaide - North	Units	\$627,444	4.4%	\$519	1.3%	6.5%	1.3%
21	Kilburn	Adelaide - North	Units	\$608,264	4.5%	\$519	2.6%	5.7%	1.8%
22	Marleston	Adelaide - West	Units	\$683,745	4.1%	\$520	2.6%	3.9%	
23	Camden Park	Adelaide - West	Units	\$648,631	4.3%	\$521	3.1%	4.5%	1.1%
24	Blair Athol	Adelaide - North	Units	\$661,841	4.5%	\$522	3.0%	6.5%	
25	Elizabeth East	Adelaide - North	Houses	\$672,738	4.0%	\$522	1.1%	2.9%	1.8%
26	West Beach	Adelaide - West	Units	\$687,706	4.1%	\$524	1.1%	0.4%	1.5%
27	Broadview	Adelaide - North	Units	\$594,608	4.7%	\$525	1.7%	5.7%	
28	Smithfield Plains	Adelaide - North	Houses	\$644,255	4.3%	\$527	2.0%	3.8%	3.0%
29	Smithfield	Adelaide - North	Houses	\$600,476	4.6%	\$528	1.5%	3.7%	2.4%
30	Christies Beach	Adelaide - South	Units	\$713,225	4.1%	\$530	1.0%	7.8%	0.4%

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	Cottesloe	Perth - Inner	Houses	\$3,531,458	2.2%	\$1,653	4.6%	10.0%	1.4%
2	Dalkeith	Perth - Inner	Houses	\$3,697,975	2.2%	\$1,554	3.3%	10.7%	1.8%
3	Swanbourne	Perth - Inner	Houses	\$2,861,486	2.8%	\$1,535	4.6%	11.5%	1.3%
4	City Beach	Perth - Inner	Houses	\$3,566,794	2.2%	\$1,524	3.9%	11.5%	0.3%
5	Mount Claremont	Perth - Inner	Houses	\$2,586,894	3.0%	\$1,475	2.5%	12.2%	3.1%
6	Claremont	Perth - Inner	Houses	\$2,396,735	2.9%	\$1,375	4.5%	9.0%	0.8%
7	Mosman Park	Perth - Inner	Houses	\$2,841,713	2.5%	\$1,372	2.8%	9.8%	0.5%
8	Nedlands	Perth - Inner	Houses	\$2,634,911	2.7%	\$1,360	2.9%	11.1%	0.2%
9	Floreat	Perth - Inner	Houses	\$2,468,436	2.8%	\$1,313	3.5%	11.6%	0.8%
10	Burns Beach	Perth - North West	Houses	\$1,668,992	4.0%	\$1,260	4.3%	9.8%	1.1%
11	Iluka	Perth - North West	Houses	\$1,802,184	3.7%	\$1,245	3.4%	7.7%	0.5%
12	Churchlands	Perth - North West	Houses	\$2,361,300	2.7%	\$1,223	5.6%	6.0%	
13	Shenton Park	Perth - Inner	Houses	\$2,422,483	2.5%	\$1,128	2.9%	3.2%	0.4%
14	Trigg	Perth - North West	Houses	\$2,611,184	2.2%	\$1,121	4.1%	6.9%	1.4%
15	Applecross	Perth - South West	Houses	\$2,691,715	2.1%	\$1,119	4.2%	5.6%	0.3%
16	Wembley Downs	Perth - North West	Houses	\$2,172,303	2.7%	\$1,117	5.2%	7.7%	1.0%
17	Subiaco	Perth - Inner	Houses	\$2,257,378	2.7%	\$1,115	3.3%	4.8%	0.8%
18	Gwelup	Perth - North West	Houses	\$1,731,746	3.3%	\$1,102	5.4%	5.9%	0.5%
19	Carine	Perth - North West	Houses	\$1,881,085	3.1%	\$1,084	5.4%	5.8%	0.8%
20	Sorrento	Perth - North West	Houses	\$2,067,753	2.8%	\$1,079	3.2%	10.2%	0.7%
21	Woodlands	Perth - North West	Houses	\$1,997,821	2.8%	\$1,076	5.8%	7.3%	0.5%
22	Attadale	Perth - South West	Houses	\$2,251,476	2.4%	\$1,060	3.5%	4.7%	1.8%
23	North Coogee	Perth - South West	Houses	\$1,729,786	3.3%	\$1,052	3.3%	5.3%	3.0%
24	North Fremantle	Perth - South West	Houses	\$2,111,232	2.9%	\$1,051	1.6%	4.0%	2.7%
25	Mount Pleasant	Perth - South West	Houses	\$2,089,616	2.6%	\$1,046	4.0%	5.6%	0.5%
26	Karrinyup	Perth - North West	Houses	\$1,775,545	3.1%	\$1,042	5.3%	7.9%	1.1%
27	East Fremantle	Perth - South West	Houses	\$2,450,033	2.4%	\$1,041	1.7%	3.4%	0.3%
28	Floreat	Perth - Inner	Units	\$1,213,414	4.6%	\$1,031	3.0%	9.4%	
29	Winthrop	Perth - South West	Houses	\$1,817,721	3.0%	\$1,024	4.6%	7.0%	2.1%
30	Ardross	Perth - South West	Houses	\$2,117,155	2.6%	\$1,019	4.4%	7.2%	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	Orelia	Perth - South West	Units	\$473,492	5.5%	\$494	4.6%	5.6%	0.6%
2	Shoalwater	Perth - South West	Units	\$541,111	5.1%	\$547	4.8%	9.9%	1.5%
3	Mandurah	Mandurah	Units	\$633,424	4.5%	\$552	0.5%	3.9%	1.9%
4	Kelmscott	Perth - South East	Units	\$577,946	5.1%	\$558	3.0%	4.3%	0.8%
5	Armadale	Perth - South East	Units	\$619,446	4.9%	\$565	3.1%	8.4%	2.6%
6	Mandurah	Mandurah	Houses	\$708,655	4.2%	\$565	2.7%	5.8%	1.6%
7	Medina	Perth - South West	Houses	\$710,113	4.3%	\$565	0.3%	3.8%	1.5%
8	Rockingham	Perth - South West	Units	\$608,960	4.9%	\$567	3.6%	5.5%	0.8%
9	Calista	Perth - South West	Houses	\$721,222	4.3%	\$574	1.0%	4.2%	1.9%
10	Pinjarra	Mandurah	Houses	\$737,728	4.2%	\$588	2.4%	6.4%	1.3%
11	Midland	Perth - North East	Units	\$599,298	5.2%	\$592	3.9%	7.1%	0.8%
12	Coodanup	Mandurah	Houses	\$772,729	4.0%	\$593	3.1%	4.7%	2.8%
13	Gosnells	Perth - South East	Units	\$625,295	5.0%	\$595	3.2%	4.1%	0.9%
14	Ellenbrook	Perth - North East	Units	\$628,450	5.1%	\$595	6.9%	9.2%	
15	Greenfields	Mandurah	Houses	\$764,522	4.0%	\$599	2.3%	5.2%	1.4%
16	Parmelia	Perth - South West	Houses	\$726,286	4.4%	\$600	1.0%	4.6%	1.2%
17	Hillman	Perth - South West	Houses	\$768,592	4.1%	\$600	1.5%	4.8%	4.9%
18	Maddington	Perth - South East	Units	\$593,985	5.2%	\$602	4.0%	10.5%	1.9%
19	Orelia	Perth - South West	Houses	\$735,469	4.5%	\$603	0.3%	4.2%	2.2%
20	Cooloongup	Perth - South West	Houses	\$784,022	4.1%	\$608	2.3%	4.9%	1.0%
21	Armadale	Perth - South East	Houses	\$734,920	4.4%	\$611	1.8%	5.2%	1.5%
22	Clarkson	Perth - North West	Units	\$654,975	5.0%	\$611	4.2%	6.3%	0.8%
23	Thornlie	Perth - South East	Units	\$617,702	5.3%	\$612	3.8%	10.4%	3.6%
24	Falcon	Mandurah	Houses	\$908,716	3.5%	\$617	2.9%	5.8%	2.0%
25	Wembley	Perth - Inner	Units	\$607,203	5.2%	\$620	3.9%	7.1%	0.5%
26	Dudley Park	Mandurah	Houses	\$842,638	3.9%	\$620	2.0%	4.2%	0.8%
27	Leda	Perth - South West	Houses	\$775,862	4.3%	\$620	1.2%	3.9%	2.2%
28	Hamilton Hill	Perth - South West	Units	\$684,591	4.9%	\$621	2.6%	7.3%	2.2%
29	Maylands	Perth - North East	Units	\$675,886	4.9%	\$621	5.0%	10.2%	1.4%
30	South Yunderup	Mandurah	Houses	\$899,833	3.6%	\$625	2.7%	4.4%	2.9%

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	Battery Point	Hobart	Houses	\$1,440,263	3.0%	\$803	2.7%	9.8%	2.4%
2	Sandy Bay	Hobart	Houses	\$1,267,571	3.3%	\$769	3.5%	7.9%	1.1%
3	Hobart	Hobart	Houses	\$1,038,130	3.9%	\$760	2.5%	9.6%	2.9%
4	Mount Nelson	Hobart	Houses	\$987,572	4.0%	\$726	3.4%	9.7%	
5	Tranmere	Hobart	Houses	\$1,133,744	3.4%	\$725	-1.1%	4.2%	1.3%
6	West Hobart	Hobart	Houses	\$1,001,217	3.8%	\$712	2.8%	6.4%	1.0%
7	Mount Stuart	Hobart	Houses	\$913,346	4.1%	\$708	3.3%	10.1%	1.9%
8	North Hobart	Hobart	Houses	\$968,535	3.8%	\$700	2.3%	5.2%	1.5%
9	South Hobart	Hobart	Houses	\$892,861	4.1%	\$693	2.5%	8.0%	0.4%
10	Blackmans Bay	Hobart	Houses	\$925,402	3.9%	\$683	2.5%	7.5%	1.5%
11	Lenah Valley	Hobart	Houses	\$835,922	4.4%	\$681	2.7%	8.5%	2.2%
12	New Town	Hobart	Houses	\$900,028	4.0%	\$679	2.1%	4.7%	2.5%
13	Old Beach	Hobart	Houses	\$724,013	5.0%	\$672	3.1%	10.0%	0.6%
14	Margate	Hobart	Houses	\$901,816	3.9%	\$663	2.5%	8.4%	1.5%
15	Kingston	Hobart	Houses	\$833,847	4.2%	\$663	2.2%	6.8%	1.9%
16	Austins Ferry	Hobart	Houses	\$733,099	4.8%	\$663	3.2%	8.9%	
17	Howrah	Hobart	Houses	\$830,115	4.1%	\$641	1.5%	7.5%	0.9%
18	Sorell	Hobart	Houses	\$737,840	4.5%	\$637	3.9%	9.9%	1.2%
19	Bellerive	Hobart	Houses	\$908,073	3.7%	\$629	1.8%	7.0%	0.4%
20	Geilston Bay	Hobart	Houses	\$778,661	4.3%	\$629	2.5%	7.4%	0.6%
21	Lindisfarne	Hobart	Houses	\$841,537	4.0%	\$628	1.0%	7.1%	1.9%
22	Battery Point	Hobart	Units	\$819,845	3.9%	\$627	1.0%	3.9%	2.2%
23	Moonah	Hobart	Houses	\$689,730	4.7%	\$612	3.7%	8.5%	2.1%
24	Hobart	Hobart	Units	\$758,116	4.4%	\$612	1.2%	3.1%	2.6%
25	Midway Point	Hobart	Houses	\$685,981	4.7%	\$606	3.6%	10.4%	2.4%
26	Rosetta	Hobart	Houses	\$728,349	4.3%	\$603	3.0%	6.6%	2.4%
27	West Moonah	Hobart	Houses	\$718,871	4.4%	\$602	2.5%	4.9%	1.3%
28	Lutana	Hobart	Houses	\$663,201	4.7%	\$597	2.1%	6.4%	1.7%
29	Brighton	Hobart	Houses	\$671,920	4.7%	\$597	1.3%	6.8%	
30	Glenorchy	Hobart	Houses	\$635,873	4.9%	\$595	2.0%	6.0%	1.7%

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	Glenorchy	Hobart	Units	\$481,334	5.4%	\$489	0.7%	4.7%	1.5%
2	Claremont	Hobart	Units	\$467,456	5.5%	\$495	-0.4%	1.7%	1.1%
3	Bridgewater	Hobart	Houses	\$559,750	4.7%	\$498	2.2%	8.3%	2.2%
4	Sorell	Hobart	Units	\$527,897	5.1%	\$502	1.3%	6.3%	0.9%
5	Moonah	Hobart	Units	\$515,322	5.2%	\$505	-0.9%	4.0%	1.4%
6	Kingston	Hobart	Units	\$580,673	4.7%	\$515	-0.9%	4.9%	1.1%
7	Blackmans Bay	Hobart	Units	\$605,829	4.5%	\$515	-1.5%	4.2%	1.0%
8	New Town	Hobart	Units	\$503,608	5.4%	\$516	-2.3%	1.5%	0.9%
9	Lindisfarne	Hobart	Units	\$563,620	4.8%	\$516	0.9%	4.2%	1.3%
10	Bellerive	Hobart	Units	\$613,765	4.6%	\$528	-1.0%	4.0%	0.9%
11	Primrose Sands	Hobart	Houses	\$575,464	4.7%	\$533	1.7%	3.5%	7.0%
12	Howrah	Hobart	Units	\$627,962	4.5%	\$534	-2.1%	2.6%	1.0%
13	South Hobart	Hobart	Units	\$634,706	4.3%	\$535	-0.7%	3.4%	0.4%
14	New Norfolk	Hobart	Houses	\$545,161	5.1%	\$541	4.6%	8.4%	0.4%
15	Sandy Bay	Hobart	Units	\$696,837	4.0%	\$541	-0.2%	3.0%	1.3%
16	Risdon Vale	Hobart	Houses	\$532,991	5.4%	\$549	4.1%	8.3%	3.8%
17	West Hobart	Hobart	Units	\$691,433	4.2%	\$555	1.3%	6.9%	1.1%
18	Chigwell	Hobart	Houses	\$607,584	4.9%	\$566	3.1%	6.9%	0.8%
19	Rokeby	Hobart	Houses	\$630,351	4.7%	\$567	1.8%	5.1%	3.1%
20	Dodges Ferry	Hobart	Houses	\$668,724	4.4%	\$571	3.3%	5.9%	2.4%
21	Berriedale	Hobart	Houses	\$633,861	4.7%	\$574	2.7%	6.0%	3.8%
22	Claremont	Hobart	Houses	\$629,772	4.8%	\$580	2.7%	7.8%	1.9%
23	Goodwood	Hobart	Houses	\$622,190	5.0%	\$583	1.3%	8.4%	4.3%
24	Warrane	Hobart	Houses	\$635,428	4.8%	\$589	2.8%	6.0%	2.9%
25	Mornington	Hobart	Houses	\$652,934	4.8%	\$589	3.0%	5.9%	1.4%
26	Glenorchy	Hobart	Houses	\$635,873	4.9%	\$595	2.0%	6.0%	1.7%
27	Brighton	Hobart	Houses	\$671,920	4.7%	\$597	1.3%	6.8%	
28	Lutana	Hobart	Houses	\$663,201	4.7%	\$597	2.1%	6.4%	1.7%
29	West Moonah	Hobart	Houses	\$718,871	4.4%	\$602	2.5%	4.9%	1.3%
30	Rosetta	Hobart	Houses	\$728,349	4.3%	\$603	3.0%	6.6%	2.4%

Darwin

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	\$1,083,923	5.1%	\$997	0.9%	9.2%	2.7%
2	Bayview	Darwin	Houses	\$1,025,886	5.2%	\$987	-0.2%	10.0%	1.1%
3	Lyons	Darwin	Houses	\$944,444	5.2%	\$908	0.6%	10.5%	4.3%
4	Parap	Darwin	Houses	\$961,334	5.0%	\$884	1.7%	6.2%	2.2%
5	Muirhead	Darwin	Houses	\$838,351	5.6%	\$881	1.1%	11.4%	2.9%
6	Stuart Park	Darwin	Houses	\$951,088	4.8%	\$857	1.4%	8.4%	1.3%
7	Berrimah	Darwin	Houses	\$522,066	8.1%	\$844	1.8%	8.2%	n.a
8	Bayview	Darwin	Units	\$616,144	7.2%	\$834	5.8%	14.8%	1.4%
9	Bellamack	Darwin	Houses	\$808,903	5.3%	\$801	1.5%	8.6%	1.0%
10	Nightcliff	Darwin	Houses	\$973,179	4.6%	\$796	0.0%	7.8%	2.8%
11	Coconut Grove	Darwin	Houses	\$809,706	5.6%	\$788	2.1%	10.7%	1.3%
12	Zuccoli	Darwin	Houses	\$718,254	5.9%	\$788	1.2%	7.1%	1.5%
13	Johnston	Darwin	Houses	\$775,832	5.4%	\$787	1.4%	6.9%	
14	Rosebery	Darwin	Houses	\$757,178	5.6%	\$785	1.9%	8.2%	2.4%
15	Farrar	Darwin	Houses	\$769,913	5.4%	\$774	0.5%	8.0%	1.7%
16	Wanguri	Darwin	Houses	\$755,017	5.5%	\$767	1.3%	10.1%	3.8%
17	Durack	Darwin	Houses	\$771,503	5.3%	\$764	1.4%	7.8%	1.5%
18	Nakara	Darwin	Houses	\$798,164	5.2%	\$758	2.3%	8.1%	0.9%
19	Darwin City	Darwin	Houses	\$598,414	6.2%	\$752	1.8%	12.6%	4.7%
20	Leanyer	Darwin	Houses	\$736,619	5.4%	\$744	1.8%	11.5%	1.2%
21	Gunn	Darwin	Houses	\$710,627	5.5%	\$720	1.3%	7.6%	1.2%
22	Woolner	Darwin	Units	\$513,410	7.5%	\$715	4.4%	13.4%	0.5%
23	Larrakeyah	Darwin	Units	\$521,551	7.2%	\$695	2.0%	10.9%	0.4%
24	Wagaman	Darwin	Houses	\$662,323	5.8%	\$694	1.3%	12.4%	0.9%
25	Wulagi	Darwin	Houses	\$682,280	5.6%	\$693	1.6%	11.1%	1.8%
26	Darwin City	Darwin	Units	\$478,879	7.6%	\$693	2.0%	8.1%	1.5%
27	Tiwi	Darwin	Houses	\$692,013	5.4%	\$688	1.6%	7.9%	0.8%
28	Alawa	Darwin	Houses	\$688,529	5.5%	\$687	1.1%	9.2%	1.7%
29	Moil	Darwin	Houses	\$653,535	5.7%	\$681	-0.3%	1.3%	1.8%
30	Anula	Darwin	Houses	\$650,510	5.7%	\$674	0.4%	9.7%	0.8%

Darwin

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	\$351,049	7.9%	\$521	-0.4%	9.6%	1.8%
2	Leanyer	Darwin	Units	\$440,121	6.4%	\$522	3.4%	9.6%	1.2%
3	Marrara	Darwin	Units	\$406,855	7.3%	\$545	2.5%	8.2%	2.9%
4	Coconut Grove	Darwin	Units	\$410,844	7.3%	\$547	1.5%	9.6%	0.8%
5	Millner	Darwin	Units	\$379,539	8.0%	\$551	1.3%	9.0%	1.2%
6	Bakewell	Darwin	Units	\$424,671	6.8%	\$555	1.0%	10.3%	1.1%
7	Gray	Darwin	Units	\$372,142	8.0%	\$557	1.5%	12.3%	1.9%
8	Driver	Darwin	Units	\$394,436	7.7%	\$575	3.6%	15.9%	1.6%
9	Nightcliff	Darwin	Units	\$433,769	7.1%	\$580	1.9%	12.3%	1.2%
10	Rapid Creek	Darwin	Units	\$456,994	6.7%	\$583	2.1%	11.8%	1.8%
11	Parap	Darwin	Units	\$426,933	7.6%	\$598	1.1%	7.2%	1.5%
12	Rosebery	Darwin	Units	\$447,694	7.1%	\$601	1.1%	9.8%	
13	Johnston	Darwin	Units	\$467,439	6.8%	\$606	1.4%	8.9%	2.3%
14	Moulden	Darwin	Houses	\$553,275	5.9%	\$610	1.4%	8.4%	4.3%
15	Gray	Darwin	Houses	\$572,389	5.9%	\$622	2.1%	9.8%	0.9%
16	Fannie Bay	Darwin	Units	\$520,807	6.6%	\$626	1.0%	7.1%	1.1%
17	Woodroffe	Darwin	Houses	\$604,883	5.7%	\$640	1.3%	9.6%	2.3%
18	The Gardens	Darwin	Units	\$526,853	6.3%	\$641	-0.1%	7.6%	1.3%
19	Karama	Darwin	Houses	\$606,457	5.9%	\$642	1.4%	7.9%	2.0%
20	Driver	Darwin	Houses	\$614,318	5.7%	\$651	2.6%	8.9%	3.7%
21	Malak	Darwin	Houses	\$648,082	5.7%	\$664	0.6%	6.6%	
22	Bakewell	Darwin	Houses	\$610,880	6.0%	\$671	0.9%	10.0%	1.3%
23	Stuart Park	Darwin	Units	\$500,078	7.1%	\$673	1.3%	8.4%	1.5%
24	Anula	Darwin	Houses	\$650,510	5.7%	\$674	0.4%	9.7%	0.8%
25	Moil	Darwin	Houses	\$653,535	5.7%	\$681	-0.3%	1.3%	1.8%
26	Alawa	Darwin	Houses	\$688,529	5.5%	\$687	1.1%	9.2%	1.7%
27	Tiwi	Darwin	Houses	\$692,013	5.4%	\$688	1.6%	7.9%	0.8%
28	Darwin City	Darwin	Units	\$478,879	7.6%	\$693	2.0%	8.1%	1.5%
29	Wulagi	Darwin	Houses	\$682,280	5.6%	\$693	1.6%	11.1%	1.8%
30	Wagaman	Darwin	Houses	\$662,323	5.8%	\$694	1.3%	12.4%	0.9%

Canberra

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	Deakin	Australian Capital Territory	Houses	\$1,999,692	2.7%	\$1,011	1.3%	-0.8%	2.6%
2	Campbell	Australian Capital Territory	Houses	\$1,892,476	2.7%	\$969	3.3%	1.7%	1.2%
3	Denman Prospect	Australian Capital Territory	Houses	\$1,243,069	4.2%	\$968	0.4%	1.8%	3.7%
4	Whitlam	Australian Capital Territory	Houses	\$1,281,806	3.9%	\$901	1.3%	4.3%	3.2%
5	Aranda	Australian Capital Territory	Houses	\$1,504,342	3.0%	\$894	-0.6%	-2.5%	2.1%
6	Garran	Australian Capital Territory	Houses	\$1,601,345	2.9%	\$878	-1.9%	-0.8%	0.6%
7	Throsby	Australian Capital Territory	Houses	\$1,188,575	3.9%	\$849	0.7%	3.1%	2.9%
8	Isaacs	Australian Capital Territory	Houses	\$1,376,728	3.3%	\$841	0.5%	2.2%	1.6%
9	Forde	Australian Capital Territory	Houses	\$1,224,177	3.7%	\$828	1.1%	4.5%	0.4%
10	Chapman	Australian Capital Territory	Houses	\$1,362,290	3.3%	\$821	1.2%	3.3%	2.1%
11	Taylor	Australian Capital Territory	Houses	\$1,115,962	3.9%	\$817	0.4%	3.1%	0.5%
12	Nicholls	Australian Capital Territory	Houses	\$1,305,439	3.3%	\$810	0.5%	2.4%	1.6%
13	Crace	Australian Capital Territory	Houses	\$1,156,541	3.8%	\$801	-0.1%	1.1%	
14	Monash	Australian Capital Territory	Houses	\$1,065,853	4.0%	\$797	0.3%	4.2%	0.7%
15	Hughes	Australian Capital Territory	Houses	\$1,444,940	3.0%	\$795	-0.2%	1.7%	1.7%
16	Conder	Australian Capital Territory	Houses	\$993,206	4.2%	\$795	2.1%	6.1%	
17	Ainslie	Australian Capital Territory	Houses	\$1,588,544	2.8%	\$791	1.7%	1.0%	1.0%
18	Bruce	Australian Capital Territory	Houses	\$1,155,457	3.7%	\$791	1.8%	4.0%	1.6%
19	Bonner	Australian Capital Territory	Houses	\$1,056,154	4.1%	\$788	1.8%	4.7%	0.4%
20	Bonython	Australian Capital Territory	Houses	\$1,077,012	3.9%	\$788	1.1%	6.1%	
21	Moncrieff	Australian Capital Territory	Houses	\$1,078,870	4.0%	\$786	0.7%	1.6%	
22	Coombs	Australian Capital Territory	Houses	\$1,100,216	4.3%	\$784	2.5%	4.9%	2.0%
23	Franklin	Australian Capital Territory	Houses	\$1,172,103	3.7%	\$782	0.1%	2.7%	2.3%
24	Gordon	Australian Capital Territory	Houses	\$1,021,391	4.1%	\$781	1.6%	3.0%	0.6%
25	Amaroo	Australian Capital Territory	Houses	\$1,083,978	3.9%	\$780	1.9%	4.7%	1.3%
26	Harrison	Australian Capital Territory	Houses	\$1,122,582	3.8%	\$777	0.5%	2.4%	0.7%
27	Gungahlin	Australian Capital Territory	Houses	\$1,055,352	4.0%	\$776	1.0%	2.7%	1.9%
28	Palmerston	Australian Capital Territory	Houses	\$1,125,547	3.8%	\$775	0.0%	2.6%	1.4%
29	Casey	Australian Capital Territory	Houses	\$1,019,605	4.1%	\$769	1.0%	3.1%	0.7%
30	Narrabundah	Australian Capital Territory	Houses	\$1,390,011	2.9%	\$767	1.9%	3.1%	1.0%

Canberra

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	Downer	Australian Capital Territory	Units	\$525,496	5.1%	\$516	2.2%	3.8%	4.8%
2	Lyons	Australian Capital Territory	Units	\$397,292	6.3%	\$517	0.6%	-0.1%	1.6%
3	Curtin	Australian Capital Territory	Units	\$407,440	6.4%	\$518	2.3%	4.3%	1.7%
4	Hawker	Australian Capital Territory	Units	\$514,064	5.8%	\$525	3.9%	5.6%	3.1%
5	Gungahlin	Australian Capital Territory	Units	\$449,823	6.4%	\$554	1.6%	4.1%	2.0%
6	Mawson	Australian Capital Territory	Units	\$700,346	4.5%	\$573	3.1%	3.4%	2.6%
7	Phillip	Australian Capital Territory	Units	\$487,286	5.9%	\$576	2.6%	4.2%	1.8%
8	Belconnen	Australian Capital Territory	Units	\$504,367	6.2%	\$580	1.1%	2.3%	1.4%
9	Franklin	Australian Capital Territory	Units	\$507,612	6.0%	\$581	1.2%	2.2%	1.1%
10	Greenway	Australian Capital Territory	Units	\$532,522	5.3%	\$585	1.5%	1.9%	1.0%
11	Belconnen	Australian Capital Territory	Houses	\$587,026	5.4%	\$586	1.8%	2.5%	0.7%
12	Palmerston	Australian Capital Territory	Units	\$677,282	4.7%	\$589	2.1%	4.1%	1.3%
13	Harrison	Australian Capital Territory	Units	\$527,199	5.7%	\$589	1.7%	3.8%	1.1%
14	Lyneham	Australian Capital Territory	Units	\$540,661	5.4%	\$591	2.6%	3.2%	1.5%
15	Ngunnawal	Australian Capital Territory	Units	\$662,435	4.9%	\$597	2.9%	3.7%	2.7%
16	Wright	Australian Capital Territory	Units	\$540,739	5.8%	\$597	1.4%	2.7%	1.0%
17	Kambah	Australian Capital Territory	Units	\$729,498	4.3%	\$600	0.6%	1.4%	2.7%
18	Taylor	Australian Capital Territory	Units	\$595,905	5.3%	\$601	1.2%	2.8%	5.5%
19	O'Connor	Australian Capital Territory	Units	\$593,407	5.1%	\$601	2.6%	3.8%	2.6%
20	Griffith	Australian Capital Territory	Units	\$629,955	5.2%	\$601	0.4%	0.4%	2.1%
21	Holt	Australian Capital Territory	Units	\$584,646	4.9%	\$602	1.1%	-0.2%	
22	Amaroo	Australian Capital Territory	Units	\$696,170	4.7%	\$602	3.3%	3.7%	1.0%
23	Pearce	Australian Capital Territory	Units	\$677,029	5.2%	\$607	2.7%	3.3%	1.0%
24	Barton	Australian Capital Territory	Units	\$748,644	5.0%	\$611	0.0%	-1.4%	1.3%
25	Reid	Australian Capital Territory	Units	\$548,980	6.1%	\$611	2.2%	4.0%	2.6%
26	Bruce	Australian Capital Territory	Units	\$591,433	5.5%	\$615	0.9%	1.3%	1.3%
27	Narrabundah	Australian Capital Territory	Units	\$652,526	5.1%	\$616	-0.2%	0.5%	1.5%
28	Macquarie	Australian Capital Territory	Units	\$601,542	5.0%	\$616	2.1%	2.2%	
29	Watson	Australian Capital Territory	Units	\$588,387	5.0%	\$617	1.0%	1.3%	2.3%
30	Coombs	Australian Capital Territory	Units	\$570,917	5.5%	\$625	1.2%	2.7%	1.2%

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