

# Quarterly Rental Review

AUSTRALIA | RELEASED JANUARY 2026



# Contents

---

Key rental market themes	3
National overview	4
Trends in rental growth	5
Houses vs Units	6
Rolling annual change in rental values	7
Houses median rent (most affordable/expensive)	8
Units median rent (most affordable/expensive)	9
Rental Yields	10
Key rental, yield and vacancy statistics	11
Top 30 Rental Suburbs (most affordable/expensive)	13
Disclaimers	30

# Key rental market themes

- ▶ Nationally, rents rose 1.3% in the December quarter, up from a 0.9% rise seen in Q3.
- ▶ In seasonally adjusted terms, the rise in rental growth was a little stronger, with the quarterly change at 1.4%, holding firm from the 1.4% seasonally adjusted rise in Q3, but a sharp acceleration from the 0.6% seasonally adjusted rise recorded in Q4 2024.
- ▶ The annual pace of national rental growth gained some momentum in Q4, with rents rising 5.2% over the 2025 calendar year, up from the 4.8% rental increase recorded in 2024.
- ▶ Low supply continues to drive rental value growth, with national rental listings roughly 11% lower than a year ago through the December quarter and 17% down on the previous five-year average.
- ▶ The annual change in unit rents has been rising at a faster pace than houses since May 2025, with unit rents up 5.5% in 2025 compared with a 5.1% increase in house rents.
- ▶ Similarly, regional rental growth continues to outpace the capitals. Regional rents were up 6.2% in 2025 compared with a 4.8% increase across the combined capitals.
- ▶ Over the 2025 calendar year, Darwin recorded the largest increase in dwelling rents, rising 8.2% or \$52 per week at the median. Melbourne was at the other end of the scale with rents up 2.9%, equivalent to a \$17 rise in weekly rents.
- ▶ Analysing the annual change in rents by housing type, Darwin led the capitals for growth in house rents, up 7.6% or \$53/week over the year. Annual growth in unit rents was led by Hobart, up 9.3% over the year or \$45/week on the median.
- ▶ Although national rental growth accelerated from 4.8% to 5.2% over the year, several capitals have seen rental growth slow. Melbourne's annual increase eased from 4.2% in 2024 to 2.9% in 2025. Adelaide rental growth slowed from 6.5% to 3.4% and Perth eased from 8.1% to 5.9%. Every other capital city recorded an acceleration in rental growth relative to a year ago.
- ▶ With dwelling values up 8.6% and rental values up 5.2% in 2025, gross rental yields have eased eleven basis points over the year. At 3.56%, the national gross rental yield is at its lowest level since September 2022.
- ▶ Since December 2024, gross rental yields have fallen across every capital city, with the largest reduction in Darwin, down 61 basis points, from 6.80% to 6.19%. Despite the drop in gross yields, Darwin still shows, by far, the highest yields of any capital city.
- ▶ Sydney remains the country's most expensive capital for renters across all property types, with the typical dwelling renting for \$817 p/w, the typical house renting for \$855 p/w and the typical unit renting for \$758 p/w.
- ▶ Hobart maintained its title as the country's most affordable capital city rental market, across dwellings, houses, and units, with the median weekly rental value coming in at \$601 p/w, \$619 p/w and \$529 p/w, respectively.



# National overview

## Rental growth accelerates year on year as vacancy rates remain well below average.

Cotality's national Rental Value Index rose a further 1.3% in the final quarter of 2025, an acceleration from the 0.9% increase recorded through Q3 and a sharp rise on the December quarter of 2024 when the rental index was 0.4% higher.

The quarterly rise took national rents 5.2% higher over the calendar year, a step up from the 4.8% increase in rents recorded in 2024, but well below the strong rental growth recorded between 2021 to 2023 when rents were consistently rising at an annual rate above 8%.

The ongoing growth in rental costs is bad news for renters, where Cotality's national rental index has surged 42.9% over the past five years, adding approximately \$204/week to the median rental value. In contrast, the five years prior saw rents rise by just 7.5% or \$33/week. Based on affordability metrics to September, households are now dedicating a record high 33.4% of their pre-tax income to pay rent.

The reacceleration in rental values is also bad news for inflation and the cash rate outlook. Rental costs hold a significant weight in the CPI calculation (6.6%), with measures of market rents historically leading CPI rents by around 12 months. Along with some renewed upwards pressure from the cost of new dwellings, the potential for housing inflation to be higher than RBA forecasts could add some pressure to monetary policy decisions.

The acceleration in rental growth comes as rental vacancy rates tightened over the year, reducing from 2.1% in December 2024 to 1.7% in December 2025. Vacancy rates are holding well below the pre-COVID decade average of 3.3%. Rental supply is a major factor, with rental listings in Q4 roughly 11% lower than a year ago and 17% down on the previous five-year average.

Across the capitals, renting in Sydney remains the most expensive, with the median dwelling rent rising to \$817/week in December, up 5.3% on a year ago. In contrast, Melbourne has the second lowest median rent of any capital (after Hobart) at \$624/week. At 2.9% growth over the year, Melbourne also recorded the smallest annual rise in rents.

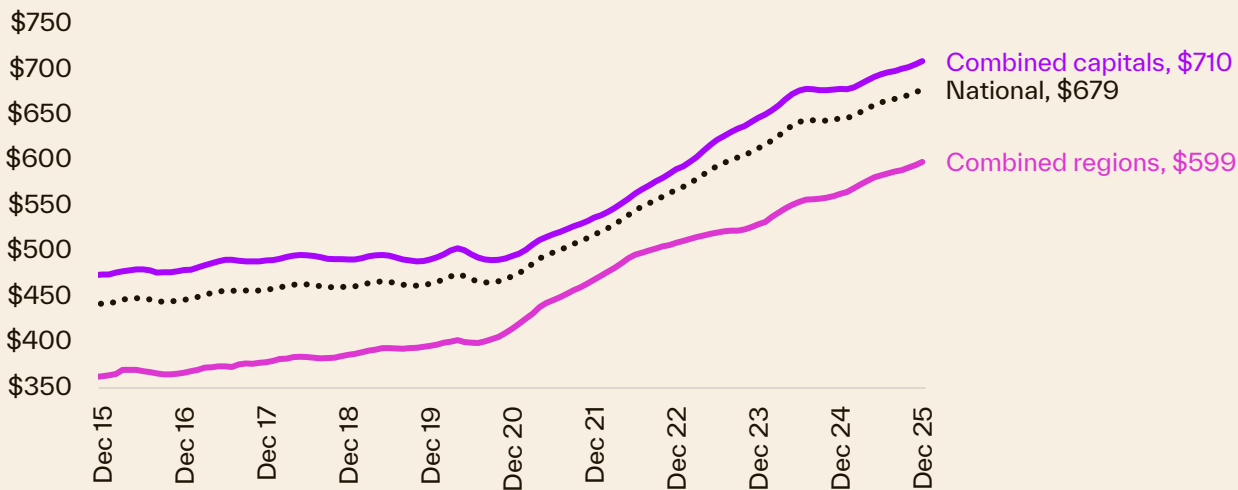
The fastest rate of rental appreciation in 2025 was in Darwin, where rents jumped 8.2% to \$688/week, followed by Hobart with a 7.2% lift in rents.

Regional areas of Australia are outpacing the capital cities for rental growth, with the combined regional areas recording a 6.2% increase in rents through the year compared with a 4.8% lift in rents across the combined capitals. Rental vacancy rates were also lower across regional Australia, at 1.7% while the combined capitals recorded a 1.8% vacancy rate.

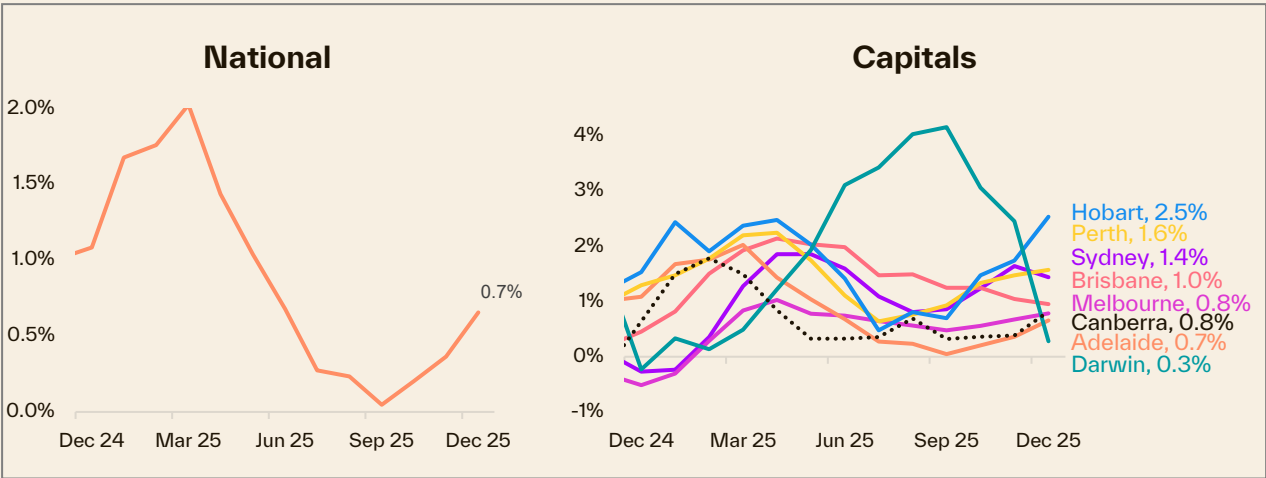
Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)		Vacancy rates (all dwellings)	
		Month	Quarter	Annual	Current	12 months ago	Current	12 months ago
Sydney	\$817	0.1%	1.4%	5.3%	3.0%	3.0%	2.0%	2.6%
Melbourne	\$624	0.2%	0.8%	2.9%	3.6%	3.6%	1.6%	1.9%
Brisbane	\$708	0.2%	1.0%	6.2%	3.4%	3.6%	2.1%	2.2%
Adelaide	\$635	0.3%	0.7%	3.4%	3.5%	3.6%	1.1%	1.1%
Perth	\$738	0.5%	1.6%	5.9%	3.9%	4.2%	1.3%	1.6%
Hobart	\$601	1.1%	2.5%	7.2%	4.3%	4.3%	1.4%	2.1%
Darwin	\$688	-0.4%	0.3%	8.2%	6.2%	6.8%	2.6%	2.9%
Canberra	\$683	0.3%	0.8%	3.0%	4.0%	4.1%	1.9%	2.5%
Combined capitals	\$711	0.3%	1.2%	4.8%	3.4%	3.5%	1.8%	2.1%
Combined regionals	\$601	0.4%	1.4%	6.2%	4.2%	4.4%	1.7%	2.0%
National	\$681	0.3%	1.3%	5.2%	3.6%	3.7%	1.7%	2.1%

# Trends in rental growth

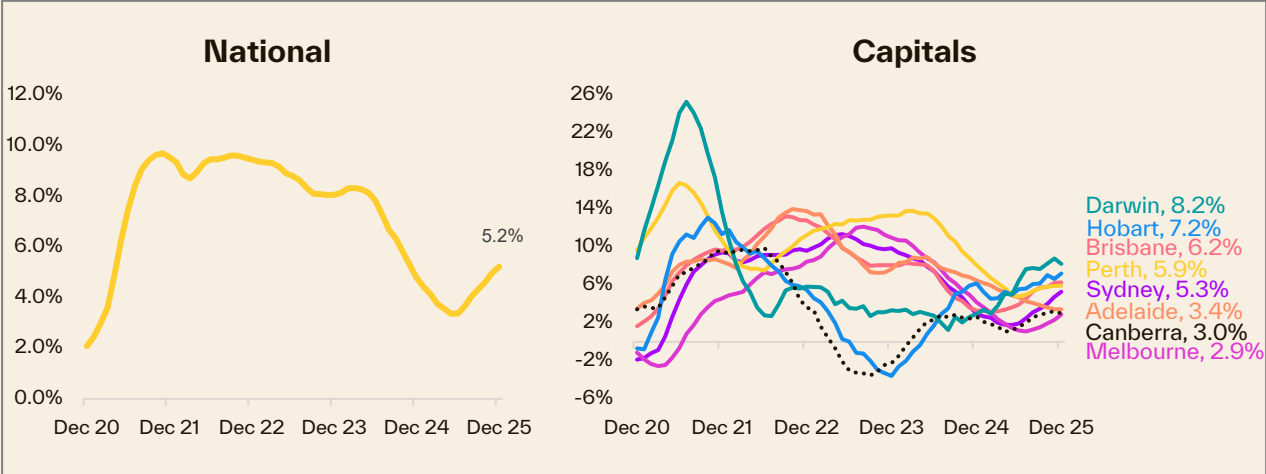
## Median weekly rental value - Index adjusted - All Dwellings



## Quarterly rental growth rate - All Dwellings



## Annual rental growth rate - All Dwellings



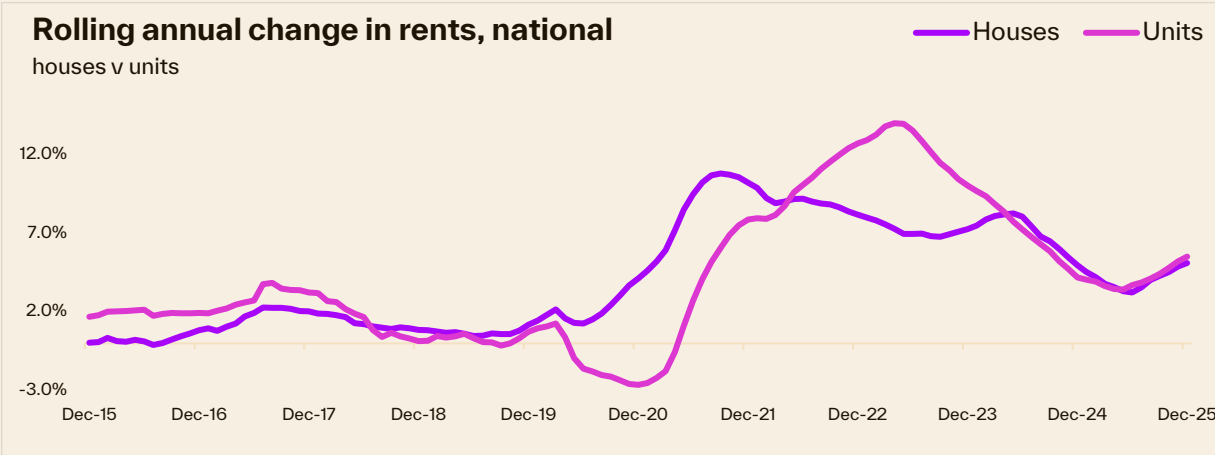


# Houses vs Units

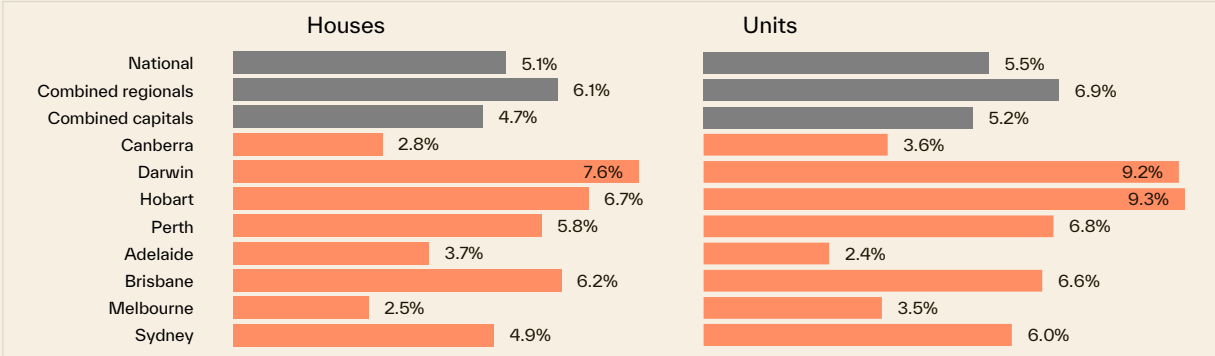
Unit rents have recorded a stronger trend relative to houses over the past five years, up 47.2% and 41.2% respectively since December 2020, with the pattern of stronger growth evident across every capital city. However, the five-year trend hides periods of pronounced weakness and growth across the unit sector, with the annual change in unit rents falling through the early stages of the pandemic before rising sharply as social distancing restrictions lifted and international borders re-opened. Since mid-2024, annual growth conditions between houses and units has run virtually in parallel.

The annual growth trend in unit rents has accelerated more sharply in 2025, rising from 4.2% in 2024 to 5.5% in 2025, while the annual change in house rents rose from 5.0% to 5.1%.

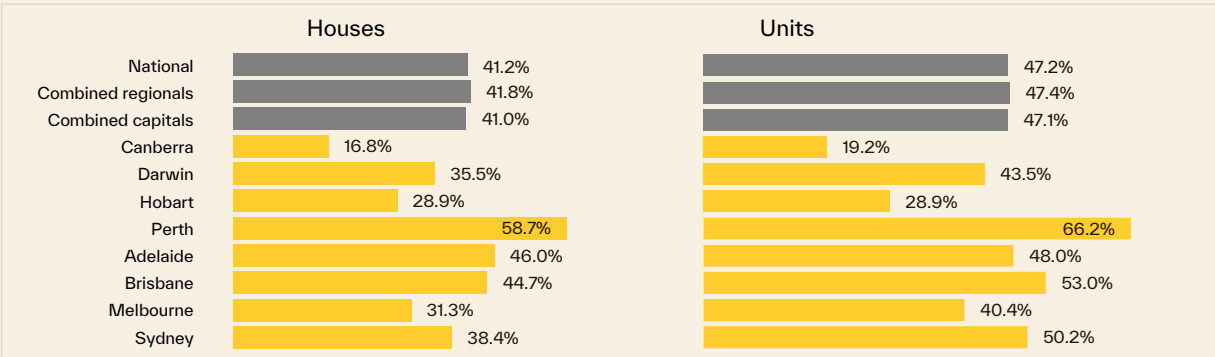
Over the past five years, Perth stands out with the most significant increase in rents, with house rents jumping 58.7% and units rents up a larger 66.2%.



## 12-month change in rental rates

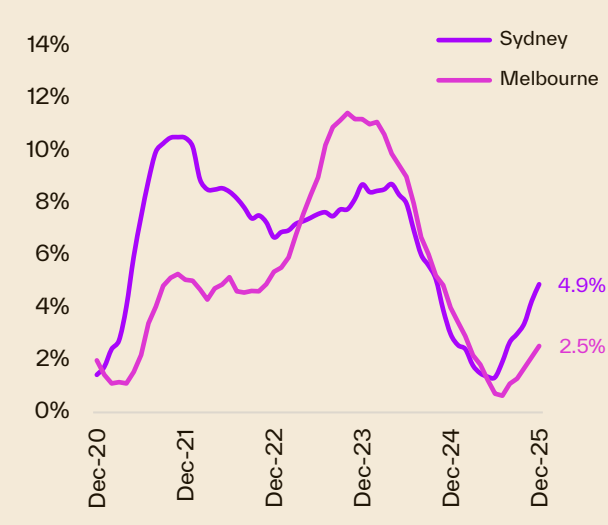


## 5-year change in rental rates

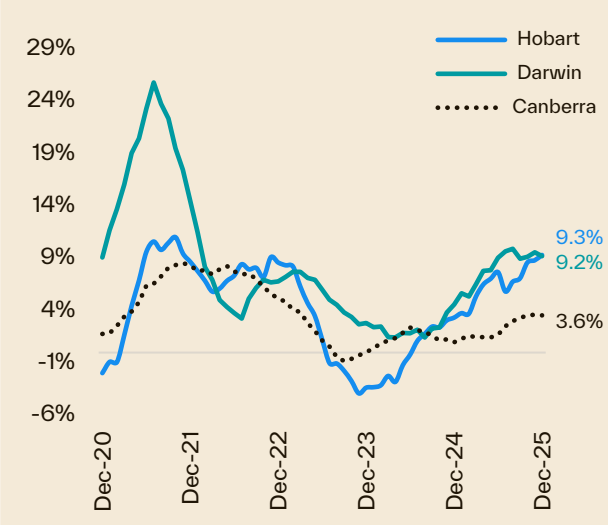
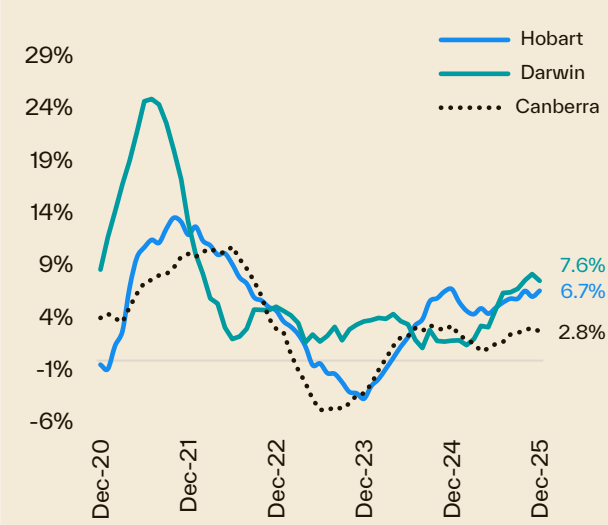
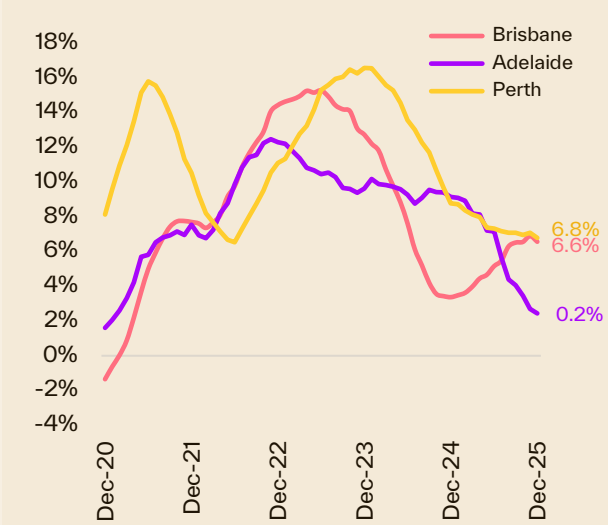
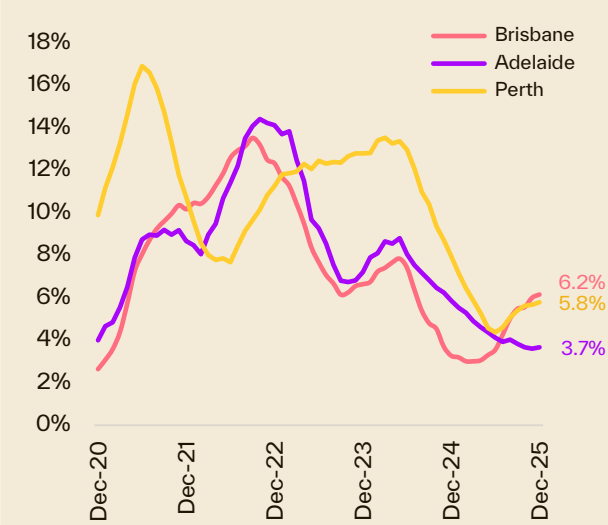
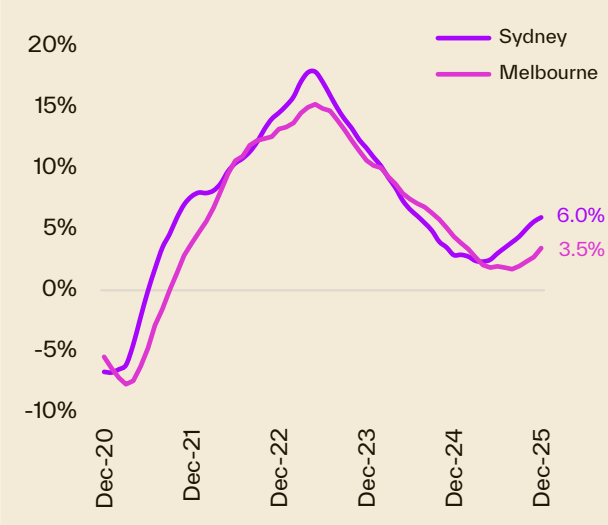


# Rolling annual change in rental values

## Houses

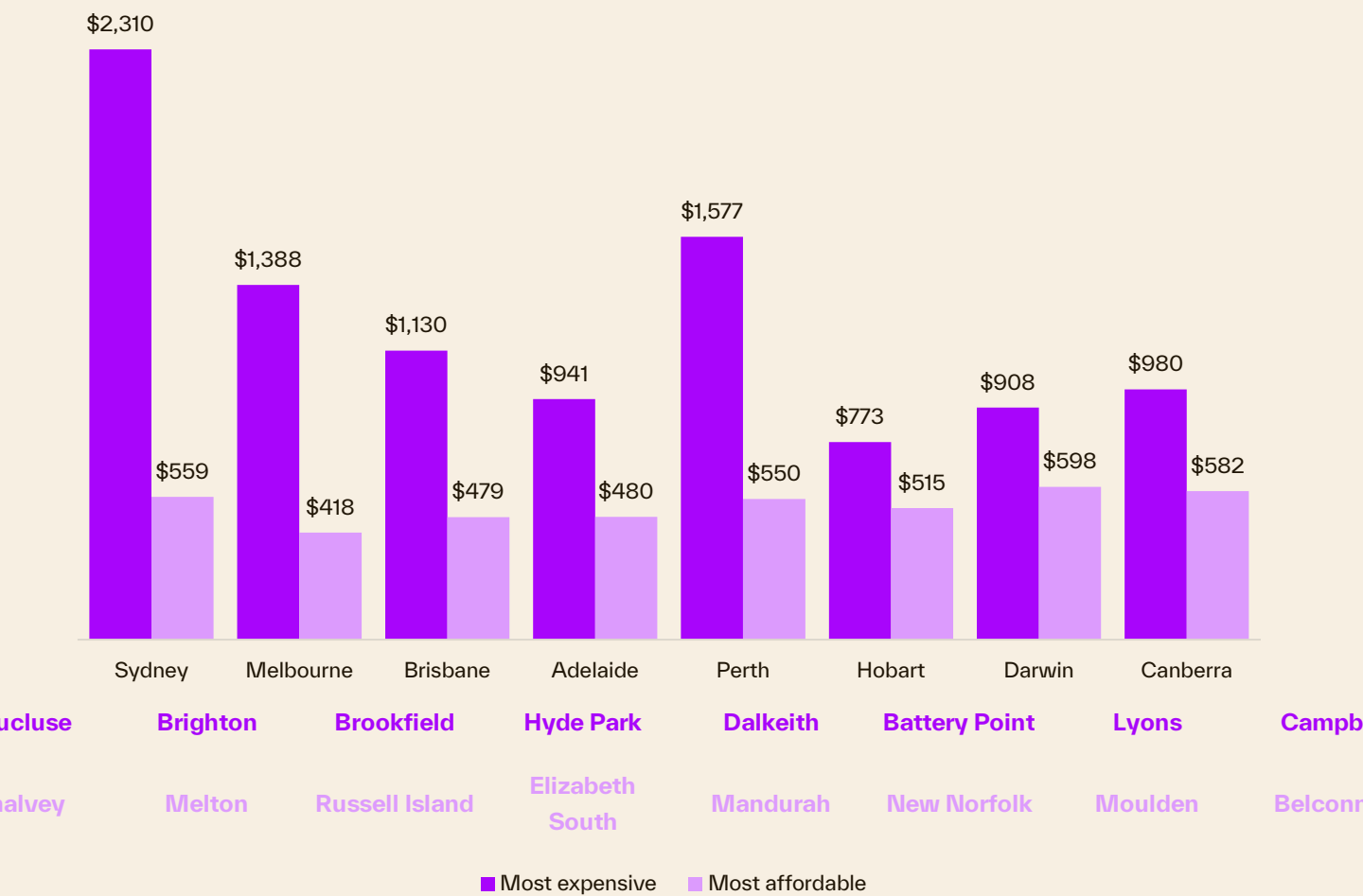


## Units



# Median rent - Houses

Most expensive vs most affordable suburbs





# Median rent - Units

## Most expensive vs most affordable suburbs



# Gross Rental Yields

After holding firm around 3.7% since late 2022, national gross rental yields have trended a little lower through 2025 as home values rose at a faster pace than rents. By the end of 2025, the national gross yield across all dwellings reached 3.56%, the lowest reading since September 2022. Despite the easing, yields remain well above the pandemic lows, where they reached a record low of 3.16% in late 2021.

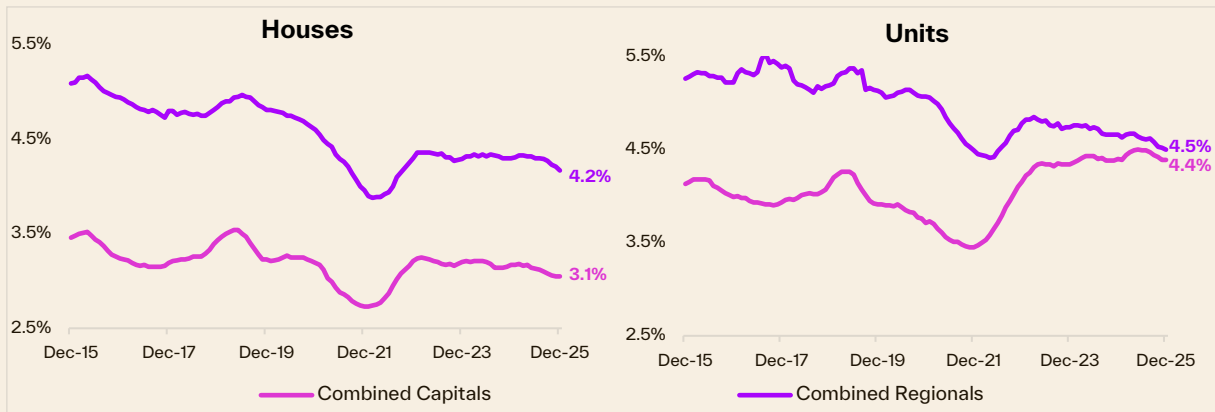
At a broad level, gross rental yields for units have historically shown a 40 to 60 basis point premium over houses, however this dynamic has shifted sharply since 2020 as a more substantial rise in house values eroded yields. Nationally, house values are up 52.6% over the past five years compared with a 28.5% rise in unit values. Since April 2024, the gross yield for units has held at 100 basis points or more relative to the gross yield on houses.

The gross yield for a capital city unit was recorded at 4.4% in December 2025, a 134 basis point premium over capital city house yields. The premium isn't quite as substantial across the regional areas of Australia but is still evident at 33 basis points.

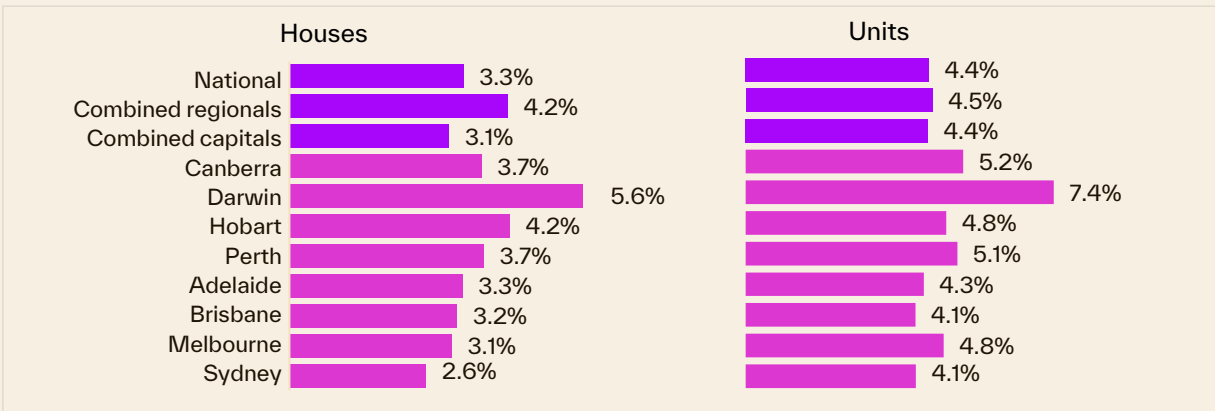
Gross yields are the highest, by far, in Darwin, tracking at 5.6% for houses and 7.4% for units. Such high gross rental yields come despite Darwin recording the largest reduction in yields over the past year, down 61 and 51 basis points respectively for houses and units.

Sydney yields have held reasonably firm in 2025, falling 4 basis points for houses and rising 10 basis points for units. Sydney yields have historically been the lowest of any capital city, a trend which remained in place in 2025 by some margin.

## Gross rental yields over time



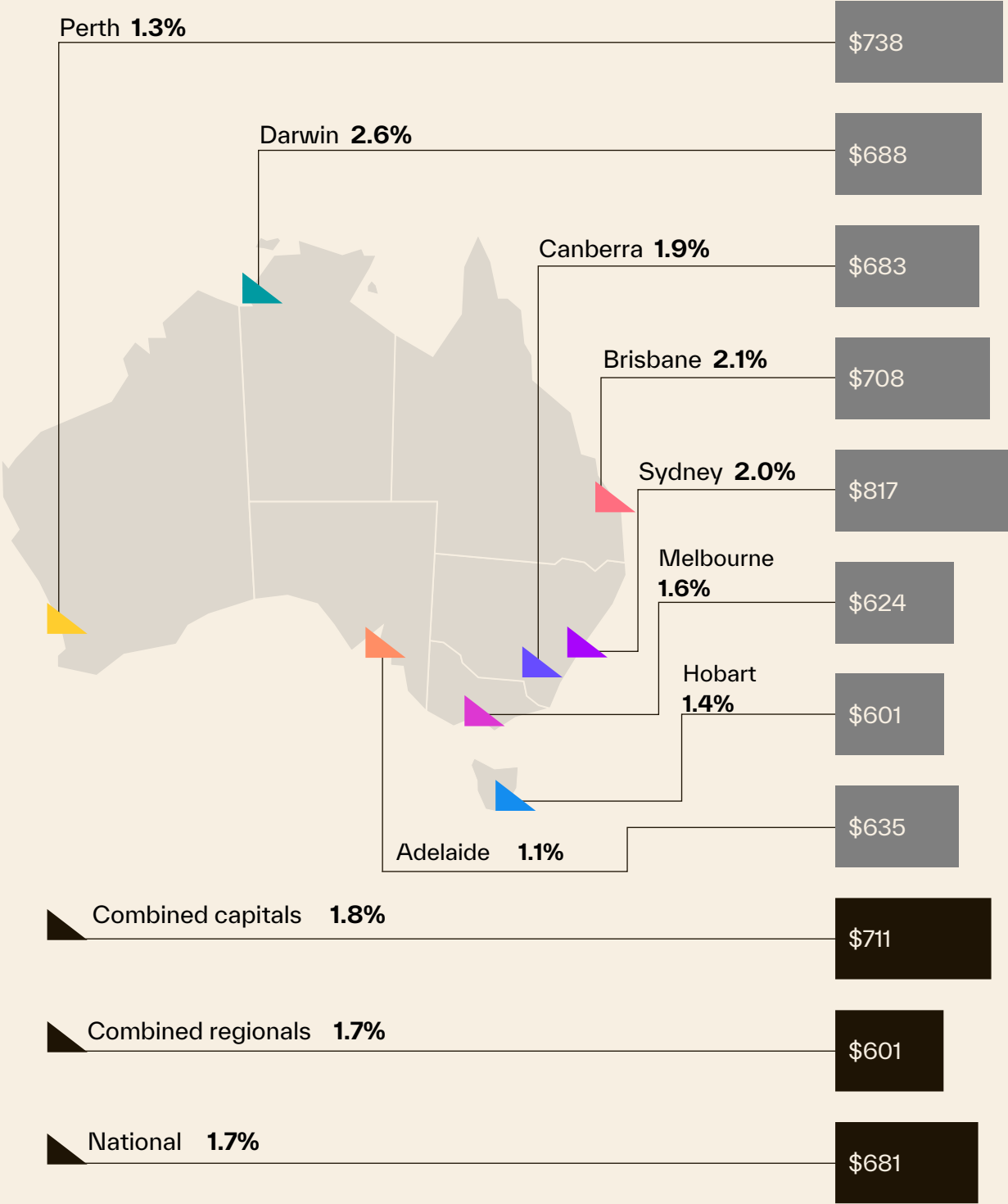
## Gross rental yields, as at December 2025



# Key rental, yield and vacancy statistics

## Vacancy rates

## Median Rent



# Key rental, yield and vacancy statistics

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Combined capitals	Combined regionals	National
Dwellings											
Median rent	\$817	\$624	\$708	\$635	\$738	\$601	\$688	\$683	\$711	\$601	\$681
Monthly change	0.1%	0.2%	0.2%	0.3%	0.5%	1.1%	-0.4%	0.3%	0.3%	0.4%	0.3%
Quarterly change	1.4%	0.8%	1.0%	0.7%	1.6%	2.5%	0.3%	0.8%	1.2%	1.4%	1.3%
Year-on-year change	5.3%	2.9%	6.2%	3.4%	5.9%	7.2%	8.2%	3.0%	4.8%	6.2%	5.2%
Current vacancy rate	2.0%	1.6%	2.1%	1.1%	1.3%	1.4%	2.6%	1.9%	1.8%	1.7%	1.7%
Vacancy rate 12m ago	2.6%	1.9%	2.2%	1.1%	1.6%	2.1%	2.9%	2.5%	2.1%	2.0%	2.1%
Current yield	3.0%	3.6%	3.4%	3.5%	3.9%	4.3%	6.2%	4.0%	3.4%	4.2%	3.6%
Yield 12 mths ago	3.0%	3.6%	3.6%	3.6%	4.2%	4.3%	6.8%	4.1%	3.5%	4.4%	3.7%
Houses											
Median rent	\$855	\$652	\$732	\$657	\$750	\$619	\$743	\$736	\$739	\$605	\$695
Monthly change	0.3%	0.2%	0.3%	0.3%	0.6%	1.0%	-0.7%	0.4%	0.3%	0.4%	0.3%
Quarterly change	1.7%	1.3%	1.0%	0.8%	1.6%	2.4%	0.1%	0.9%	1.4%	1.4%	1.4%
Year-on-year change	4.9%	2.5%	6.2%	3.7%	5.8%	6.7%	7.6%	2.8%	4.7%	6.1%	5.1%
Current vacancy rate	2.4%	2.0%	2.4%	1.2%	1.3%	1.6%	3.1%	2.4%	2.0%	1.8%	2.0%
Vacancy rate 12m ago	3.1%	2.3%	2.5%	1.3%	1.7%	2.3%	3.4%	3.2%	2.4%	2.1%	2.3%
Current yield	2.6%	3.1%	3.2%	3.3%	3.7%	4.2%	5.6%	3.7%	3.1%	4.2%	3.3%
Yield 12 mths ago	2.7%	3.2%	3.4%	3.5%	4.1%	4.2%	6.2%	3.8%	3.2%	4.3%	3.4%
Units											
Median rent	\$758	\$594	\$636	\$545	\$675	\$529	\$598	\$596	\$655	\$577	\$643
Monthly change	-0.2%	0.2%	0.1%	0.2%	0.3%	1.5%	0.1%	0.2%	0.0%	0.5%	0.1%
Quarterly change	0.9%	0.1%	0.8%	0.2%	1.1%	3.2%	0.7%	0.6%	0.6%	1.8%	0.9%
Year-on-year change	6.0%	3.5%	6.6%	2.4%	6.8%	9.3%	9.2%	3.6%	5.2%	6.9%	5.5%
Current vacancy rate	1.7%	1.3%	1.4%	0.8%	1.3%	1.0%	2.1%	1.4%	1.5%	1.3%	1.4%
Vacancy rate 12m ago	2.3%	1.5%	1.5%	0.9%	1.4%	1.8%	2.4%	1.8%	1.8%	1.7%	1.8%
Current yield	4.1%	4.8%	4.1%	4.3%	5.1%	4.8%	7.4%	5.2%	4.4%	4.5%	4.4%
Yield 12 mths ago	4.0%	4.7%	4.5%	4.7%	5.6%	4.6%	7.9%	5.1%	4.4%	4.7%	4.5%

## 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	\$10,125,490	1.4%	\$2,310	4.7%	7.0%	3.5%
2	Rose Bay	Sydney - Eastern Suburbs	Houses	\$6,569,662	1.7%	\$2,155	5.2%	7.7%	3.8%
3	Dover Heights	Sydney - Eastern Suburbs	Houses	\$6,619,899	1.9%	\$2,101	6.2%	5.4%	3.8%
4	Mosman	Sydney - North Sydney and Hornsby	Houses	\$5,876,532	1.8%	\$2,037	3.9%	5.5%	3.5%
5	Bronte	Sydney - Eastern Suburbs	Houses	\$6,246,735	1.7%	\$1,971	3.0%	1.9%	1.0%
6	Double Bay	Sydney - Eastern Suburbs	Houses	\$7,402,880	1.5%	\$1,956	4.5%	4.5%	2.5%
7	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$11,845,346	1.1%	\$1,938	3.3%	0.3%	2.3%
8	Balgowlah Heights	Sydney - Northern Beaches	Houses	\$4,573,019	2.2%	\$1,936	0.9%	0.0%	2.8%
9	North Bondi	Sydney - Eastern Suburbs	Houses	\$5,081,729	2.1%	\$1,918	3.6%	5.5%	3.2%
10	Woollahra	Sydney - Eastern Suburbs	Houses	\$5,210,617	1.8%	\$1,873	3.7%	6.2%	3.2%
11	Queens Park	Sydney - Eastern Suburbs	Houses	\$4,231,103	2.3%	\$1,866	6.2%	5.9%	3.1%
12	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$4,476,559	2.0%	\$1,806	2.2%	3.6%	3.7%
13	Clovelly	Sydney - Eastern Suburbs	Houses	\$5,199,898	1.8%	\$1,799	3.7%	8.3%	1.4%
14	Curl Curl	Sydney - Northern Beaches	Houses	\$3,922,397	2.3%	\$1,798	-0.1%	4.4%	2.3%
15	Seaforth	Sydney - Northern Beaches	Houses	\$3,743,360	2.4%	\$1,774	-0.1%	-0.5%	1.8%
16	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,872,220	1.9%	\$1,764	1.9%	4.5%	2.4%
17	Bondi	Sydney - Eastern Suburbs	Houses	\$4,677,711	2.0%	\$1,721	2.3%	2.0%	4.1%
18	Waverley	Sydney - Eastern Suburbs	Houses	\$4,311,731	2.1%	\$1,715	4.7%	4.3%	0.6%
19	South Coogee	Sydney - Eastern Suburbs	Houses	\$4,585,906	1.9%	\$1,713	3.6%	1.5%	
20	East Killara	Sydney - North Sydney and Hornsby	Houses	\$3,821,544	2.3%	\$1,703	3.7%	6.2%	1.8%
21	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$4,611,112	1.9%	\$1,701	4.7%	3.2%	2.9%
22	Balgowlah	Sydney - Northern Beaches	Houses	\$3,435,290	2.5%	\$1,698	3.9%	1.7%	1.6%
23	Collaroy	Sydney - Northern Beaches	Houses	\$3,532,268	2.5%	\$1,698	-1.2%	6.4%	1.2%
24	Palm Beach	Sydney - Northern Beaches	Houses	\$4,518,391	1.7%	\$1,682	2.6%	2.9%	1.1%
25	North Balgowlah	Sydney - Northern Beaches	Houses	\$2,999,187	2.8%	\$1,663	2.3%	11.0%	
26	Narrabeen	Sydney - Northern Beaches	Houses	\$3,426,140	2.4%	\$1,659	1.9%	8.4%	1.2%
27	North Curl Curl	Sydney - Northern Beaches	Houses	\$3,817,126	2.2%	\$1,642	0.4%	-0.2%	1.8%
28	Bayview	Sydney - Northern Beaches	Houses	\$3,194,899	2.5%	\$1,620	2.4%	-1.3%	2.9%
29	Killara	Sydney - North Sydney and Hornsby	Houses	\$3,815,797	2.1%	\$1,609	2.6%	6.4%	2.2%
30	Paddington	Sydney - Eastern Suburbs	Houses	\$3,784,551	2.3%	\$1,604	4.0%	4.8%	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	Carramar	Sydney - Parramatta	Units	\$448,920	5.4%	\$460	0.9%	6.6%	2.2%
2	Tahmoor	Sydney - Outer South West	Units	\$698,528	3.6%	\$466	-0.5%	-1.8%	3.1%
3	Toukley	Central Coast	Units	\$624,028	4.0%	\$472	2.8%	8.5%	0.6%
4	Katoomba	Sydney - Outer West and Blue Mountains	Units	\$665,847	3.8%	\$481	-0.3%	1.5%	3.5%
5	Cabramatta	Sydney - South West	Units	\$510,970	4.8%	\$484	2.0%	6.4%	2.2%
6	Canley Vale	Sydney - South West	Units	\$529,854	4.7%	\$491	2.8%	1.6%	2.6%
7	Leumeah	Sydney - Outer South West	Units	\$550,046	4.7%	\$495	-0.2%	2.1%	0.6%
8	Gorokan	Central Coast	Units	\$575,498	4.7%	\$504	2.7%	5.7%	1.1%
9	Warwick Farm	Sydney - South West	Units	\$476,740	5.9%	\$505	1.5%	3.1%	1.9%
10	Fairfield	Sydney - South West	Units	\$481,266	5.4%	\$506	1.1%	2.2%	1.3%
11	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$591,515	4.3%	\$506	-0.6%	5.8%	2.1%
12	Minto	Sydney - Outer South West	Units	\$642,598	4.3%	\$511	1.4%	3.5%	2.5%
13	Macquarie Fields	Sydney - Outer South West	Units	\$707,317	3.8%	\$514	-0.9%	-3.1%	3.2%
14	South Penrith	Sydney - Outer West and Blue Mountains	Units	\$779,126	3.8%	\$519	-0.5%	3.2%	0.9%
15	Richmond	Sydney - Outer West and Blue Mountains	Units	\$671,844	4.2%	\$523	2.3%	5.0%	2.7%
16	Liverpool	Sydney - South West	Units	\$499,962	5.7%	\$526	0.6%	0.6%	1.6%
17	Kingswood (Penrith - NSW)	Sydney - Outer West and Blue Mountains	Units	\$624,253	4.4%	\$531	0.0%	5.7%	2.4%
18	Mount Druitt	Sydney - Blacktown	Units	\$511,784	5.2%	\$532	1.9%	7.5%	1.1%
19	Wiley Park	Sydney - Inner South West	Units	\$547,778	5.2%	\$535	0.6%	2.8%	2.0%
20	Wyong	Central Coast	Units	\$546,474	5.4%	\$540	4.8%	9.4%	0.5%
21	Glenfield	Sydney - Outer South West	Units	\$769,568	3.9%	\$542	-0.6%	0.6%	2.5%
22	South Windsor	Sydney - Outer West and Blue Mountains	Units	\$810,771	3.6%	\$544	-1.2%	2.7%	1.1%
23	Werrington	Sydney - Outer West and Blue Mountains	Units	\$708,876	4.3%	\$545	1.2%	5.2%	2.2%
24	Penrith	Sydney - Outer West and Blue Mountains	Units	\$611,423	4.7%	\$547	0.0%	4.6%	1.7%
25	Ingleburn	Sydney - Outer South West	Units	\$679,377	4.3%	\$547	0.1%	2.5%	2.2%
26	Merrylands West	Sydney - Parramatta	Units	\$520,784	5.6%	\$553	0.7%	5.1%	2.9%
27	St Marys	Sydney - Outer West and Blue Mountains	Units	\$706,697	4.3%	\$555	0.3%	3.4%	3.0%
28	Campbelltown	Sydney - Outer South West	Units	\$598,531	4.7%	\$555	-0.1%	1.0%	0.6%
29	Lakemba	Sydney - Inner South West	Units	\$565,488	5.2%	\$556	0.1%	3.3%	1.2%
30	Shalvey	Sydney - Blacktown	Houses	\$910,803	3.3%	\$559	1.5%	2.6%	2.4%

# 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	\$3,251,148	2.2%	\$1,388	-0.5%	5.6%	1.3%
2	Black Rock	Melbourne - Inner South	Houses	\$2,388,983	2.7%	\$1,251	1.9%	5.0%	1.2%
3	Sandringham	Melbourne - Inner South	Houses	\$2,251,481	2.8%	\$1,240	2.1%	6.0%	1.2%
4	Malvern	Melbourne - Inner South	Houses	\$3,195,286	2.2%	\$1,233	5.4%	5.3%	1.7%
5	Hampton	Melbourne - Inner South	Houses	\$2,390,733	2.6%	\$1,224	0.5%	4.3%	1.5%
6	Brighton East	Melbourne - Inner South	Houses	\$2,185,614	2.8%	\$1,178	-0.3%	8.0%	1.3%
7	Canterbury	Melbourne - Inner East	Houses	\$3,194,933	1.9%	\$1,152	0.5%	5.3%	1.3%
8	Kew	Melbourne - Inner East	Houses	\$2,759,837	2.2%	\$1,149	1.7%	7.5%	0.8%
9	Middle Park	Melbourne - Inner	Houses	\$2,920,793	2.1%	\$1,139	3.6%	7.1%	1.3%
10	Beaumaris	Melbourne - Inner South	Houses	\$2,151,188	2.8%	\$1,135	1.0%	6.1%	0.9%
11	Deepdene	Melbourne - Inner East	Houses	\$3,516,629	1.6%	\$1,124	1.9%	4.0%	
12	Caulfield North	Melbourne - Inner South	Houses	\$2,512,193	2.3%	\$1,123	2.2%	1.7%	2.9%
13	Caulfield	Melbourne - Inner South	Houses	\$2,069,781	2.8%	\$1,122	5.0%	8.4%	
14	Camberwell	Melbourne - Inner East	Houses	\$2,612,031	2.2%	\$1,121	2.7%	8.6%	1.0%
15	Elwood	Melbourne - Inner	Houses	\$2,279,837	2.5%	\$1,112	1.3%	5.4%	0.9%
16	Hawthorn	Melbourne - Inner East	Houses	\$2,830,897	1.9%	\$1,100	2.8%	8.1%	1.0%
17	Hawthorn East	Melbourne - Inner East	Houses	\$2,499,449	2.2%	\$1,096	4.4%	12.9%	1.2%
18	Albert Park	Melbourne - Inner	Houses	\$2,475,873	2.4%	\$1,071	1.6%	5.3%	0.6%
19	Glen Iris	Melbourne - Inner East	Houses	\$2,463,334	2.2%	\$1,067	1.8%	6.1%	1.4%
20	Caulfield South	Melbourne - Inner South	Houses	\$1,943,253	2.8%	\$1,056	3.7%	6.3%	1.4%
21	Mount Eliza	Mornington Peninsula	Houses	\$1,726,470	3.2%	\$1,032	4.0%	5.2%	0.4%
22	Balwyn	Melbourne - Inner East	Houses	\$2,841,325	1.9%	\$1,031	1.9%	8.0%	0.9%
23	Fitzroy	Melbourne - Inner	Houses	\$1,625,075	3.3%	\$1,028	2.3%	8.4%	2.3%
24	Elsternwick	Melbourne - Inner South	Houses	\$2,239,187	2.4%	\$1,020	2.5%	3.5%	0.5%
25	Princes Hill	Melbourne - Inner	Houses	\$1,780,459	2.9%	\$1,009	1.1%	5.7%	1.8%
26	St Kilda East	Melbourne - Inner	Houses	\$1,912,081	2.7%	\$1,005	0.5%	0.9%	2.4%
27	Alphington	Melbourne - Inner	Houses	\$2,161,801	2.4%	\$988	1.1%	6.6%	0.5%
28	Fitzroy North	Melbourne - Inner	Houses	\$1,707,143	2.9%	\$979	1.2%	5.2%	1.1%
29	Malvern East	Melbourne - Inner South	Houses	\$2,395,954	2.3%	\$978	4.1%	4.7%	1.9%
30	Flinders	Mornington Peninsula	Houses	\$2,000,308	2.3%	\$972	2.7%	3.2%	

# 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	\$406,135	4.9%	\$376	-0.4%	-1.8%	3.4%
2	Melton	Melbourne - West	Units	\$408,933	5.0%	\$386	0.1%	-1.8%	2.6%
3	Harkness	Melbourne - West	Units	\$438,118	4.9%	\$398	-0.9%	-2.5%	2.1%
4	Bacchus Marsh	Melbourne - West	Units	\$439,212	5.1%	\$410	-0.1%	0.4%	
5	Werribee	Melbourne - West	Units	\$470,293	4.6%	\$411	-1.2%	-0.8%	1.7%
6	Darley	Melbourne - West	Units	\$435,061	5.1%	\$412	0.3%	-2.0%	2.4%
7	Hoppers Crossing	Melbourne - West	Units	\$475,208	4.6%	\$415	-1.2%	-1.1%	1.8%
8	Melton	Melbourne - West	Houses	\$545,354	4.0%	\$418	-0.4%	-0.5%	3.4%
9	Wyndham Vale	Melbourne - West	Units	\$532,248	4.4%	\$422	-1.1%	-4.4%	3.9%
10	Melton South	Melbourne - West	Houses	\$575,386	4.0%	\$426	0.0%	-1.2%	4.1%
11	Albion	Melbourne - West	Units	\$404,780	5.5%	\$427	-1.1%	-1.4%	1.0%
12	Wallan	Melbourne - North East	Units	\$490,016	4.8%	\$427	0.2%	1.8%	0.9%
13	Sunbury	Melbourne - North West	Units	\$519,562	4.5%	\$437	1.6%	0.6%	2.1%
14	Hillside (Melton - Vic.)	Melbourne - West	Units	\$596,247	4.0%	\$446	-0.4%	-2.6%	1.3%
15	Kurunjang	Melbourne - West	Houses	\$623,213	3.8%	\$452	0.0%	0.0%	3.2%
16	Melton West	Melbourne - West	Houses	\$626,613	3.8%	\$452	-0.2%	0.9%	3.4%
17	St Albans	Melbourne - West	Units	\$533,044	4.6%	\$454	-0.2%	-0.5%	2.1%
18	Tarneit	Melbourne - West	Units	\$526,327	4.7%	\$460	-1.8%	-1.6%	3.0%
19	Weir Views	Melbourne - West	Houses	\$635,022	3.9%	\$462	0.1%	-1.9%	5.8%
20	Wyndham Vale	Melbourne - West	Houses	\$638,600	3.8%	\$464	-1.1%	-3.6%	4.4%
21	Brookfield	Melbourne - West	Houses	\$652,532	3.8%	\$465	0.6%	-0.4%	1.7%
22	Harkness	Melbourne - West	Houses	\$648,015	3.8%	\$468	-0.1%	-0.1%	2.6%
23	Cranbourne	Melbourne - South East	Units	\$540,749	4.7%	\$468	0.7%	0.9%	1.5%
24	Eynesbury	Melbourne - West	Houses	\$743,691	3.3%	\$469	0.1%	0.1%	2.2%
25	Sydenham	Melbourne - West	Units	\$523,242	4.7%	\$469	0.1%	1.6%	1.1%
26	Deer Park	Melbourne - West	Units	\$548,916	4.6%	\$470	-0.1%	1.3%	0.8%
27	Ardeer	Melbourne - West	Units	\$531,772	4.8%	\$471	-0.3%	-0.9%	0.7%
28	Mambourin	Melbourne - West	Houses	\$677,430	3.8%	\$471	-1.3%	-4.3%	5.2%
29	Cobblebank	Melbourne - West	Houses	\$670,836	3.7%	\$472	-0.8%	-2.9%	4.1%
30	Craigieburn	Melbourne - North West	Units	\$509,935	5.2%	\$472	0.0%	0.2%	2.1%

# 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	Brookfield	Brisbane - West	Houses	\$2,267,138	2.6%	\$1,130	-0.5%	4.6%	1.2%
2	Pullenvale	Brisbane - West	Houses	\$2,296,341	2.5%	\$1,113	-1.2%	3.3%	2.3%
3	Bulimba	Brisbane Inner City	Houses	\$2,286,192	2.5%	\$1,100	0.4%	4.5%	3.7%
4	Ascot (Brisbane - Qld)	Brisbane Inner City	Houses	\$2,792,513	2.0%	\$1,093	1.7%	6.4%	2.6%
5	Kenmore Hills	Brisbane - West	Houses	\$1,934,696	2.8%	\$1,066	0.5%	4.8%	4.6%
6	Hendra	Brisbane Inner City	Houses	\$2,198,966	2.4%	\$1,065	0.4%	5.5%	2.6%
7	Hamilton	Brisbane Inner City	Houses	\$2,395,194	2.2%	\$1,055	1.3%	6.0%	3.0%
8	Hawthorne	Brisbane Inner City	Houses	\$2,249,411	2.4%	\$1,049	1.0%	2.2%	2.2%
9	Rosedale	Brisbane - South	Houses	\$1,871,839	2.9%	\$1,043	1.4%	8.8%	4.4%
10	Teneriffe	Brisbane Inner City	Houses	\$1,984,937	2.5%	\$1,035	1.1%	7.0%	3.0%
11	Chelmer	Brisbane - West	Houses	\$1,702,937	3.1%	\$1,034	-0.4%	4.1%	3.2%
12	Bardon	Brisbane Inner City	Houses	\$2,108,734	2.5%	\$1,021	1.3%	10.1%	2.5%
13	Chapel Hill	Brisbane - West	Houses	\$1,683,761	3.1%	\$1,018	2.4%	11.1%	3.0%
14	Fig Tree Pocket	Brisbane - West	Houses	\$1,970,287	2.6%	\$1,013	-2.4%	3.3%	1.4%
15	Carindale	Brisbane - South	Houses	\$1,825,249	2.9%	\$1,002	1.5%	9.5%	1.9%
16	Paddington	Brisbane Inner City	Houses	\$2,109,589	2.4%	\$992	1.0%	9.2%	2.9%
17	St Lucia	Brisbane - West	Houses	\$1,901,615	2.7%	\$983	2.2%	7.6%	7.5%
18	Graceville	Brisbane - West	Houses	\$1,614,565	3.0%	\$978	0.0%	6.0%	1.9%
19	Camp Hill	Brisbane - South	Houses	\$1,891,896	2.6%	\$973	2.2%	7.0%	1.5%
20	Mackenzie (Brisbane - Qld)	Brisbane - South	Houses	\$1,818,420	2.8%	\$962	2.2%	10.5%	2.3%
21	Balmoral	Brisbane Inner City	Houses	\$1,920,379	2.7%	\$962	2.0%	6.0%	1.9%
22	Bridgeman Downs	Brisbane - North	Houses	\$1,694,011	3.0%	\$955	2.0%	6.0%	2.2%
23	Cannon Hill	Brisbane - South	Houses	\$1,647,956	3.1%	\$952	1.2%	10.2%	1.9%
24	Clayfield	Brisbane Inner City	Houses	\$2,083,287	2.3%	\$948	1.7%	6.7%	3.5%
25	Ashgrove	Brisbane Inner City	Houses	\$1,957,950	2.5%	\$941	0.8%	7.2%	0.9%
26	Wilston	Brisbane Inner City	Houses	\$1,996,063	2.4%	\$934	0.7%	3.7%	2.3%
27	Sherwood	Brisbane - West	Houses	\$1,648,357	2.9%	\$920	0.5%	4.0%	2.3%
28	Kenmore	Brisbane - West	Houses	\$1,425,753	3.3%	\$920	1.9%	8.8%	2.2%
29	Grange	Brisbane Inner City	Houses	\$2,116,329	2.2%	\$905	-0.3%	1.8%	3.5%
30	Kalinga	Brisbane Inner City	Houses	\$2,102,303	2.2%	\$904	0.6%	3.0%	2.9%

# 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	Caboolture	Moreton Bay - North	Units	\$557,548	4.4%	\$444	1.1%	6.0%	0.5%
2	Waterford West	Logan - Beaudesert	Units	\$564,807	4.2%	\$453	-0.3%	6.1%	0.9%
3	Raceview	Ipswich	Units	\$507,903	4.7%	\$457	3.1%	8.5%	2.3%
4	Brassall	Ipswich	Units	\$626,415	3.8%	\$464	2.1%	4.5%	0.9%
5	Goodna	Ipswich	Units	\$593,782	4.3%	\$465	0.3%	5.6%	2.3%
6	Woodridge	Logan - Beaudesert	Units	\$507,804	5.0%	\$465	0.0%	9.9%	0.4%
7	Beenleigh	Logan - Beaudesert	Units	\$560,129	4.4%	\$471	0.3%	9.3%	1.1%
8	Mount Warren Park	Logan - Beaudesert	Units	\$537,372	4.5%	\$475	0.7%	9.1%	
9	Russell Island	Brisbane - East	Houses	\$491,048	5.0%	\$479	2.3%	8.1%	3.2%
10	Lawnton	Moreton Bay - South	Units	\$637,755	4.3%	\$506	0.4%	3.5%	0.8%
11	Springwood	Logan - Beaudesert	Units	\$677,197	3.9%	\$512	1.0%	6.9%	0.9%
12	Esk	Ipswich	Houses	\$663,278	4.0%	\$514	0.9%	5.7%	1.0%
13	Macleay Island	Brisbane - East	Houses	\$571,806	4.6%	\$515	0.7%	6.2%	2.0%
14	Riverview	Ipswich	Houses	\$698,184	3.9%	\$519	0.4%	3.0%	2.2%
15	Morayfield	Moreton Bay - North	Units	\$627,449	4.4%	\$519	0.7%	5.2%	0.8%
16	Bethania	Logan - Beaudesert	Units	\$654,986	4.3%	\$522	-0.6%	6.3%	0.7%
17	Shailer Park	Logan - Beaudesert	Units	\$717,577	3.8%	\$523	0.1%	7.3%	1.2%
18	Kippa-Ring	Moreton Bay - North	Units	\$629,612	4.5%	\$523	3.7%	8.9%	0.8%
19	Hillcrest	Logan - Beaudesert	Units	\$612,385	4.5%	\$525	-0.7%	8.5%	0.7%
20	Bellara	Moreton Bay - North	Units	\$693,415	4.0%	\$525	0.2%	4.3%	0.6%
21	Rosedale South	Logan - Beaudesert	Units	\$686,611	4.1%	\$528	-0.6%	9.2%	1.1%
22	Bongaree	Moreton Bay - North	Units	\$698,228	4.0%	\$530	1.9%	5.9%	2.6%
23	Redbank Plains	Ipswich	Units	\$623,196	4.4%	\$532	1.6%	7.4%	1.0%
24	Loganlea	Logan - Beaudesert	Units	\$701,814	4.0%	\$533	-0.3%	6.4%	1.6%
25	Park Ridge	Logan - Beaudesert	Units	\$865,672	3.3%	\$533	0.0%	5.5%	0.9%
26	Capalaba	Brisbane - East	Units	\$735,009	4.1%	\$537	4.3%	7.6%	0.3%
27	Park Ridge	Logan - Beaudesert	Units	\$865,672	3.3%	\$533	0.0%	5.5%	0.9%
28	Capalaba	Brisbane - East	Units	\$735,009	4.1%	\$537	4.3%	7.6%	0.3%
29	Strathpine	Moreton Bay - South	Units	\$668,776	4.3%	\$537	0.3%	10.6%	1.0%
30	One Mile	Ipswich	Houses	\$704,009	4.0%	\$538	2.5%	10.1%	1.0%



## 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	\$2,278,177	2.1%	\$941	0.4%	0.2%	0.9%
2	Malvern	Adelaide - Central and Hills	Houses	\$2,262,963	2.2%	\$914	0.6%	2.0%	1.0%
3	Glenelg South	Adelaide - South	Houses	\$2,181,866	2.3%	\$900	1.7%	2.5%	1.1%
4	Glenelg	Adelaide - South	Houses	\$1,808,788	2.6%	\$883	0.4%	1.3%	1.6%
5	Mitcham	Adelaide - South	Houses	\$1,849,454	2.5%	\$883	0.8%	2.7%	1.1%
6	Burnside	Adelaide - Central and Hills	Houses	\$1,720,457	2.7%	\$881	1.1%	5.7%	1.7%
7	St Peters	Adelaide - Central and Hills	Houses	\$2,429,629	2.0%	\$877	2.6%	7.9%	
8	St Georges	Adelaide - Central and Hills	Houses	\$1,912,071	2.4%	\$872	3.1%	5.0%	4.4%
9	Somerton Park	Adelaide - South	Houses	\$2,020,063	2.4%	\$866	0.9%	2.0%	0.8%
10	Glenside	Adelaide - Central and Hills	Houses	\$1,655,686	2.7%	\$863	1.7%	5.7%	
11	Glenunga	Adelaide - Central and Hills	Houses	\$1,894,435	2.4%	\$860	2.9%	4.7%	0.9%
12	Linden Park	Adelaide - Central and Hills	Houses	\$1,779,583	2.5%	\$853	1.2%	4.1%	0.7%
13	Walkerville	Adelaide - Central and Hills	Houses	\$2,221,886	2.1%	\$852	2.8%	4.1%	1.1%
14	West Beach	Adelaide - West	Houses	\$1,638,770	2.6%	\$846	-2.0%	0.3%	2.5%
15	Henley Beach	Adelaide - West	Houses	\$1,561,992	2.8%	\$845	1.7%	8.9%	0.6%
16	Henley Beach South	Adelaide - West	Houses	\$1,691,043	2.6%	\$845	3.4%	8.6%	0.7%
17	Unley	Adelaide - Central and Hills	Houses	\$1,879,027	2.3%	\$834	1.1%	1.6%	
18	Fullarton	Adelaide - Central and Hills	Houses	\$1,733,243	2.5%	\$833	0.2%	0.0%	3.1%
19	Kensington Park	Adelaide - Central and Hills	Houses	\$1,866,177	2.3%	\$833	1.7%	4.7%	3.5%
20	Kensington Gardens	Adelaide - Central and Hills	Houses	\$1,853,645	2.3%	\$830	1.9%	5.1%	1.0%
21	Myrtle Bank	Adelaide - Central and Hills	Houses	\$1,947,774	2.3%	\$826	-0.8%	0.0%	2.2%
22	Seacliff	Adelaide - South	Houses	\$1,449,218	3.0%	\$816	1.6%	5.1%	
23	Torrens Park	Adelaide - South	Houses	\$1,640,569	2.7%	\$814	0.5%	2.9%	2.1%
24	Brighton	Adelaide - South	Houses	\$1,353,288	2.9%	\$811	1.7%	4.3%	
25	Fulham	Adelaide - West	Houses	\$1,542,964	2.7%	\$804	2.1%	4.7%	0.8%
26	West Lakes	Adelaide - West	Houses	\$1,384,949	3.1%	\$803	2.7%	4.8%	0.9%
27	Norwood	Adelaide - Central and Hills	Houses	\$1,614,851	2.7%	\$801	2.5%	8.7%	1.0%
28	Vale Park	Adelaide - Central and Hills	Houses	\$1,638,883	2.6%	\$800	3.2%	5.8%	1.0%
29	Grange	Adelaide - West	Houses	\$1,465,981	2.9%	\$797	2.5%	8.0%	0.7%
30	Fulham Gardens	Adelaide - West	Houses	\$1,375,340	3.1%	\$794	1.9%	7.8%	1.5%

## 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	Salisbury	Adelaide - North	Units	\$441,508	5.4%	\$451	1.4%	1.8%	0.8%
2	Salisbury East	Adelaide - North	Units	\$497,472	4.8%	\$469	2.8%	3.7%	1.1%
3	Morphett Vale	Adelaide - South	Units	\$588,198	4.3%	\$476	1.7%	3.3%	
4	Elizabeth South	Adelaide - North	Houses	\$577,615	4.3%	\$480	0.9%	2.3%	1.2%
5	Elizabeth North	Adelaide - North	Houses	\$545,538	4.7%	\$484	0.0%	1.7%	1.1%
6	St Marys	Adelaide - South	Units	\$579,636	4.6%	\$486	-0.8%	2.6%	
7	New Port	Adelaide - West	Units	\$550,679	4.4%	\$488	-0.8%	-1.4%	0.9%
8	Elizabeth Grove	Adelaide - North	Houses	\$599,540	4.3%	\$491	1.0%	2.9%	2.4%
9	Kurralta Park	Adelaide - West	Units	\$612,900	4.4%	\$492	-0.7%	3.0%	1.2%
10	Brooklyn Park	Adelaide - West	Units	\$547,726	4.7%	\$493	-2.4%	4.2%	
11	Kilburn	Adelaide - North	Units	\$577,869	4.6%	\$497	1.7%	1.1%	0.6%
12	Davoren Park	Adelaide - North	Houses	\$605,495	4.4%	\$499	-0.1%	1.9%	1.1%
13	Elizabeth Downs	Adelaide - North	Houses	\$561,696	4.7%	\$502	0.0%	2.0%	1.5%
14	Elizabeth Vale	Adelaide - North	Houses	\$649,405	4.1%	\$504	0.2%	2.0%	0.8%
15	Grange	Adelaide - West	Units	\$723,400	3.7%	\$505	-3.3%	-2.4%	3.1%
16	Elizabeth Park	Adelaide - North	Houses	\$620,536	4.3%	\$505	-0.1%	0.8%	1.8%
17	Plympton	Adelaide - West	Units	\$600,207	4.6%	\$507	0.6%	5.1%	1.2%
18	Klemzig	Adelaide - North	Units	\$563,141	4.8%	\$509	-0.5%	7.6%	0.4%
19	Broadview	Adelaide - North	Units	\$578,338	4.7%	\$513	0.8%	4.4%	
20	Camden Park	Adelaide - West	Units	\$620,389	4.4%	\$513	0.7%	1.5%	
21	Smithfield Plains	Adelaide - North	Houses	\$619,973	4.4%	\$514	0.7%	1.8%	2.1%
22	Edwardstown	Adelaide - South	Units	\$623,882	4.3%	\$515	0.1%	1.5%	
23	West Beach	Adelaide - West	Units	\$651,281	4.3%	\$516	-3.0%	-0.6%	0.9%
24	Elizabeth East	Adelaide - North	Houses	\$649,383	4.1%	\$516	0.1%	2.4%	2.4%
25	Modbury	Adelaide - North	Units	\$609,171	4.5%	\$517	1.6%	6.6%	1.9%
26	Seaton	Adelaide - West	Units	\$655,925	4.2%	\$517	-1.7%	1.1%	0.3%
27	Smithfield	Adelaide - North	Houses	\$584,852	4.7%	\$518	0.8%	2.6%	1.0%
28	Findon	Adelaide - West	Units	\$641,548	4.3%	\$519	-3.7%	0.0%	0.4%
29	Marleston	Adelaide - West	Units	\$646,363	4.2%	\$519	1.4%	2.5%	
30	South Plympton	Adelaide - South	Units	\$613,583	4.4%	\$521	0.0%	1.1%	

# 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	\$3,686,774	2.2%	\$1,577	8.1%	16.0%	1.0%
2	Cottesloe	Perth - Inner	Houses	\$3,490,179	2.2%	\$1,508	5.2%	12.2%	1.1%
3	Swanbourne	Perth - Inner	Houses	\$2,809,134	2.8%	\$1,494	4.2%	15.1%	
4	City Beach	Perth - Inner	Houses	\$3,426,149	2.2%	\$1,489	6.5%	15.8%	1.5%
5	Mount Claremont	Perth - Inner	Houses	\$2,565,536	2.9%	\$1,476	5.8%	12.8%	1.0%
6	Mosman Park	Perth - Inner	Houses	\$2,752,327	2.5%	\$1,384	6.9%	13.0%	1.5%
7	Nedlands	Perth - Inner	Houses	\$2,612,612	2.7%	\$1,336	7.1%	15.3%	0.9%
8	Claremont	Perth - Inner	Houses	\$2,314,618	2.9%	\$1,317	6.4%	11.6%	2.2%
9	Floreat	Perth - Inner	Houses	\$2,466,565	2.7%	\$1,291	6.3%	13.0%	0.3%
10	Iluka	Perth - North West	Houses	\$1,688,208	3.9%	\$1,215	1.0%	4.7%	1.0%
11	Burns Beach	Perth - North West	Houses	\$1,591,891	4.0%	\$1,212	2.1%	6.3%	2.1%
12	East Fremantle	Perth - South West	Houses	\$2,320,113	2.4%	\$1,177	1.2%	4.8%	1.3%
13	Churchlands	Perth - North West	Houses	\$2,246,692	2.6%	\$1,135	1.5%	4.6%	0.7%
14	North Fremantle	Perth - South West	Houses	\$2,144,537	2.8%	\$1,109	1.4%	5.7%	1.3%
15	Shenton Park	Perth - Inner	Houses	\$2,208,509	2.6%	\$1,092	1.6%	5.7%	
16	Subiaco	Perth - Inner	Houses	\$2,112,970	2.8%	\$1,082	1.0%	5.4%	1.1%
17	Applecross	Perth - South West	Houses	\$2,705,300	2.1%	\$1,067	2.0%	6.4%	2.2%
18	Sorrento	Perth - North West	Houses	\$1,964,680	2.8%	\$1,066	1.1%	8.3%	
19	Beaconsfield	Perth - South West	Houses	\$1,563,631	3.1%	\$1,059	1.3%	5.1%	2.9%
20	South Fremantle	Perth - South West	Houses	\$1,839,761	3.0%	\$1,058	0.8%	4.9%	1.5%
21	Trigg	Perth - North West	Houses	\$2,466,664	2.3%	\$1,054	2.8%	4.0%	2.1%
22	Gwelup	Perth - North West	Houses	\$1,622,315	3.4%	\$1,039	1.7%	4.4%	
23	Wembley Downs	Perth - North West	Houses	\$2,042,064	2.7%	\$1,039	2.7%	6.9%	0.3%
24	Carine	Perth - North West	Houses	\$1,724,770	3.1%	\$1,026	0.8%	4.6%	1.2%
25	Fremantle	Perth - South West	Houses	\$1,680,075	3.2%	\$1,013	1.1%	4.3%	0.6%
26	White Gum Valley	Perth - South West	Houses	\$1,548,208	3.2%	\$1,011	1.1%	3.3%	1.1%
27	Floreat	Perth - Inner	Units	\$1,076,681	4.5%	\$1,011	0.9%	8.6%	
28	Attadale	Perth - South West	Houses	\$2,183,710	2.4%	\$1,009	1.5%	7.8%	0.7%
29	North Coogee	Perth - South West	Houses	\$1,685,480	3.1%	\$1,008	0.8%	3.6%	1.2%
30	North Beach	Perth - North West	Houses	\$2,128,369	2.4%	\$1,001	1.7%	3.7%	0.5%

# 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	\$405,950	6.1%	\$473	0.4%	0.4%	0.6%
2	Dudley Park	Mandurah	Units	\$528,689	5.3%	\$476	0.0%	-3.0%	0.9%
3	Shoalwater	Perth - South West	Units	\$483,677	5.4%	\$520	0.5%	7.5%	2.5%
4	Mandurah	Mandurah	Units	\$566,887	5.1%	\$538	0.0%	3.6%	2.1%
5	Kelmscott	Perth - South East	Units	\$535,582	5.4%	\$540	-0.3%	2.1%	1.7%
6	Rockingham	Perth - South West	Units	\$542,060	5.3%	\$549	2.0%	4.2%	1.2%
7	Mandurah	Mandurah	Houses	\$648,787	4.5%	\$550	1.6%	4.0%	2.1%
8	Armadale	Perth - South East	Units	\$556,004	5.4%	\$556	1.5%	8.3%	0.5%
9	Ellenbrook	Perth - North East	Units	\$547,490	5.5%	\$565	-1.1%	7.2%	2.9%
10	Medina	Perth - South West	Houses	\$654,023	4.7%	\$565	0.2%	4.2%	1.9%
11	Calista	Perth - South West	Houses	\$675,099	4.6%	\$571	0.2%	3.5%	1.9%
12	Midland	Perth - North East	Units	\$505,799	6.0%	\$576	1.1%	6.8%	1.2%
13	Coodanup	Mandurah	Houses	\$703,723	4.3%	\$577	1.4%	3.3%	1.4%
14	Gosnells	Perth - South East	Units	\$562,052	5.4%	\$578	-0.4%	4.1%	1.0%
15	Pinjarra	Mandurah	Houses	\$680,463	4.5%	\$580	-0.3%	5.0%	0.9%
16	Baldivis	Perth - South West	Units	\$662,438	4.9%	\$583	2.2%	3.2%	0.7%
17	Greenfields	Mandurah	Houses	\$692,532	4.3%	\$585	1.0%	4.0%	1.9%
18	Halls Head	Mandurah	Units	\$640,547	5.8%	\$588	0.0%	4.4%	3.4%
19	Thornlie	Perth - South East	Units	\$571,846	5.6%	\$588	0.6%	9.7%	3.1%
20	Clarkson	Perth - North West	Units	\$568,724	5.4%	\$589	1.8%	7.0%	0.8%
21	Parmelia	Perth - South West	Houses	\$689,404	4.6%	\$592	0.3%	2.8%	1.7%
22	Hillman	Perth - South West	Houses	\$707,233	4.4%	\$592	1.7%	5.0%	2.5%
23	Maylands	Perth - North East	Units	\$618,433	5.1%	\$592	1.0%	8.2%	1.1%
24	Cooloongup	Perth - South West	Houses	\$722,494	4.4%	\$596	1.5%	4.5%	1.3%
25	Armadale	Perth - South East	Houses	\$674,515	4.7%	\$597	1.0%	3.4%	2.1%
26	Wembley	Perth - Inner	Units	\$546,708	5.6%	\$598	0.6%	6.9%	0.6%
27	Falcon	Mandurah	Houses	\$824,084	3.7%	\$600	0.6%	4.4%	1.0%
28	Coolbellup	Perth - South West	Units	\$589,538	5.5%	\$600	2.0%	5.9%	0.6%
29	Orelia	Perth - South West	Houses	\$686,084	4.8%	\$601	0.7%	3.6%	2.2%
30	Dudley Park	Mandurah	Houses	\$773,461	4.1%	\$604	1.0%	2.3%	2.4%

# 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	\$1,493,514	2.8%	\$773	3.4%	8.7%	2.4%
2	Tranmere	Hobart	Houses	\$1,108,766	3.5%	\$736	2.8%	6.6%	1.2%
3	Hobart	Hobart	Houses	\$1,009,033	3.9%	\$730	2.6%	9.4%	3.8%
4	Sandy Bay	Hobart	Houses	\$1,302,388	3.0%	\$721	2.1%	4.2%	1.6%
5	North Hobart	Hobart	Houses	\$970,988	3.8%	\$689	2.4%	6.2%	1.4%
6	West Hobart	Hobart	Houses	\$1,038,625	3.6%	\$688	1.9%	5.8%	1.5%
7	Mount Stuart	Hobart	Houses	\$915,728	4.0%	\$676	3.7%	9.5%	3.3%
8	Taroona	Hobart	Houses	\$949,926	3.7%	\$673	1.1%	4.7%	
9	Blackmans Bay	Hobart	Houses	\$908,747	3.9%	\$670	3.1%	6.7%	3.4%
10	Mount Nelson	Hobart	Houses	\$952,086	4.0%	\$669	2.7%	5.5%	
11	South Hobart	Hobart	Houses	\$917,095	3.9%	\$668	2.1%	4.8%	1.5%
12	New Town	Hobart	Houses	\$885,968	4.0%	\$664	2.0%	4.8%	1.7%
13	Lenah Valley	Hobart	Houses	\$851,083	4.2%	\$658	3.0%	8.3%	1.4%
14	Margate	Hobart	Houses	\$843,574	4.0%	\$650	4.1%	6.7%	2.2%
15	Kingston	Hobart	Houses	\$779,274	4.4%	\$647	2.3%	6.1%	2.2%
16	Austins Ferry	Hobart	Houses	\$707,503	4.8%	\$646	3.7%	9.5%	1.7%
17	Howrah	Hobart	Houses	\$801,070	4.2%	\$642	1.9%	8.7%	1.1%
18	Lindisfarne	Hobart	Houses	\$812,734	4.1%	\$635	3.5%	7.7%	3.0%
19	Kingston Beach	Hobart	Houses	\$943,494	3.6%	\$633	2.3%	4.0%	0.9%
20	Geilston Bay	Hobart	Houses	\$768,104	4.3%	\$621	1.4%	7.2%	
21	Bellerive	Hobart	Houses	\$851,326	3.8%	\$620	2.8%	6.8%	1.2%
22	Sorell	Hobart	Houses	\$701,853	4.7%	\$619	3.0%	9.9%	1.7%
23	Battery Point	Hobart	Units	\$828,466	3.9%	\$613	3.2%	11.0%	1.4%
24	Hobart	Hobart	Units	\$797,770	4.1%	\$608	3.0%	7.9%	2.0%
25	Old Beach	Hobart	Houses	\$754,014	4.2%	\$604	2.2%	7.6%	1.2%
26	Brighton	Hobart	Houses	\$655,170	4.8%	\$597	1.9%	8.6%	0.6%
27	Moonah	Hobart	Houses	\$658,855	4.7%	\$588	3.2%	7.4%	0.6%
28	Lutana	Hobart	Houses	\$644,679	4.8%	\$586	2.8%	7.1%	1.7%
29	Midway Point	Hobart	Houses	\$625,826	4.9%	\$586	3.3%	10.4%	1.4%
30	West Moonah	Hobart	Houses	\$689,304	4.4%	\$585	1.6%	5.8%	1.2%



# 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	\$466,880	5.5%	\$481	2.8%	3.5%	
2	Sorell	Hobart	Units	\$522,330	5.1%	\$495	3.3%	6.4%	
3	Glenorchy	Hobart	Units	\$477,618	5.4%	\$496	3.0%	9.0%	0.5%
4	Claremont	Hobart	Units	\$455,967	5.8%	\$507	3.2%	8.8%	
5	New Norfolk	Hobart	Houses	\$515,025	5.2%	\$515	3.8%	7.3%	0.7%
6	Lindisfarne	Hobart	Units	\$558,415	4.9%	\$517	0.6%	9.3%	
7	Bridgewater	Hobart	Houses	\$450,621	5.9%	\$521	1.5%	7.2%	2.2%
8	Gagebrook	Hobart	Houses	\$424,357	6.3%	\$523	0.9%	7.2%	3.1%
9	Kingston	Hobart	Units	\$571,945	4.9%	\$523	5.7%	9.3%	1.7%
10	Blackmans Bay	Hobart	Units	\$601,610	4.7%	\$524	4.3%	10.1%	0.5%
11	Primrose Sands	Hobart	Houses	\$515,496	5.1%	\$524	0.2%	4.8%	3.2%
12	Risdon Vale	Hobart	Houses	\$477,244	5.8%	\$529	1.6%	4.9%	0.6%
13	Bellerive	Hobart	Units	\$614,843	4.7%	\$537	2.5%	9.3%	0.5%
14	Clarendon Vale	Hobart	Houses	\$531,033	5.3%	\$545	1.6%	5.6%	0.8%
15	Howrah	Hobart	Units	\$620,161	4.7%	\$545	3.0%	10.2%	0.6%
16	New Town	Hobart	Units	\$484,871	5.8%	\$547	1.2%	8.4%	1.3%
17	Dodges Ferry	Hobart	Houses	\$631,939	4.5%	\$550	1.3%	4.8%	1.2%
18	Chigwell	Hobart	Houses	\$576,358	5.0%	\$551	1.9%	7.4%	2.4%
19	Sandy Bay	Hobart	Units	\$686,577	4.3%	\$554	2.6%	8.4%	1.0%
20	Berriedale	Hobart	Houses	\$600,597	4.8%	\$556	2.2%	7.0%	2.4%
21	West Hobart	Hobart	Units	\$679,321	4.4%	\$561	3.9%	9.6%	1.2%
22	Rokeby	Hobart	Houses	\$592,306	4.9%	\$562	1.9%	5.8%	1.8%
23	Claremont	Hobart	Houses	\$602,112	4.9%	\$563	2.8%	7.4%	2.0%
24	Warrane	Hobart	Houses	\$599,246	5.1%	\$577	2.3%	5.4%	1.4%
25	Mornington	Hobart	Houses	\$625,648	4.9%	\$579	2.2%	4.8%	1.4%
26	Rosetta	Hobart	Houses	\$668,841	4.6%	\$582	3.4%	6.6%	2.3%
27	Glenorchy	Hobart	Houses	\$610,424	5.0%	\$582	1.9%	6.3%	1.4%
28	West Moonah	Hobart	Houses	\$689,304	4.4%	\$585	1.6%	5.8%	1.2%
29	Midway Point	Hobart	Houses	\$625,826	4.9%	\$586	3.3%	10.4%	1.4%
30	Lutana	Hobart	Houses	\$644,679	4.8%	\$586	2.8%	7.1%	1.7%

## 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	Lyons	Darwin	Houses	\$928,406	5.3%	\$908	-0.6%	8.2%	1.9%
2	Muirhead	Darwin	Houses	\$812,194	5.7%	\$881	-0.8%	9.9%	2.4%
3	Berrimah	Darwin	Houses	\$462,143	8.9%	\$825	-1.1%	3.3%	8.0%
4	Nightcliff	Darwin	Houses	\$978,682	4.6%	\$821	0.7%	6.5%	2.7%
5	Rapid Creek	Darwin	Houses	\$816,667	5.4%	\$802	0.6%	13.4%	3.1%
6	Bayview	Darwin	Units	\$606,065	7.0%	\$793	0.4%	12.6%	1.9%
7	Bellamack	Darwin	Houses	\$781,351	5.4%	\$784	0.5%	6.8%	4.0%
8	Zuccoli	Darwin	Houses	\$695,418	6.0%	\$776	-0.4%	6.0%	3.8%
9	Johnston	Darwin	Houses	\$742,029	5.6%	\$770	-1.0%	4.1%	2.6%
10	Rosebery	Darwin	Houses	\$730,877	5.7%	\$769	0.0%	5.6%	1.6%
11	Wanguri	Darwin	Houses	\$736,780	5.5%	\$768	0.3%	8.1%	1.9%
12	Farrar	Darwin	Houses	\$750,082	5.5%	\$767	1.2%	7.4%	2.1%
13	Coconut Grove	Darwin	Houses	\$671,061	5.9%	\$766	0.5%	8.9%	5.2%
14	Durack	Darwin	Houses	\$743,017	5.4%	\$753	-0.1%	6.8%	1.9%
15	Leanyer	Darwin	Houses	\$700,751	5.6%	\$749	2.1%	8.9%	2.3%
16	Nakara	Darwin	Houses	\$768,301	5.2%	\$745	-1.2%	3.1%	3.5%
17	Gunn	Darwin	Houses	\$681,322	5.6%	\$708	0.0%	6.6%	2.4%
18	Jingili	Darwin	Houses	\$686,314	5.5%	\$706	0.3%	3.4%	3.6%
19	Wagaman	Darwin	Houses	\$618,819	6.1%	\$700	0.8%	10.9%	3.6%
20	Alawa	Darwin	Houses	\$642,030	5.8%	\$695	0.7%	7.5%	1.7%
21	Wulagi	Darwin	Houses	\$627,986	5.9%	\$692	0.3%	9.7%	2.5%
22	Woolner	Darwin	Units	\$485,013	7.5%	\$687	0.8%	11.7%	1.0%
23	Darwin City	Darwin	Units	\$475,128	7.7%	\$686	-0.8%	7.8%	3.2%
24	Larrakeyah	Darwin	Units	\$501,618	7.3%	\$686	-0.8%	10.5%	2.3%
25	Anula	Darwin	Houses	\$638,357	5.7%	\$680	-1.3%	9.5%	2.2%
26	Tiwi	Darwin	Houses	\$662,794	5.5%	\$680	-2.2%	4.3%	1.5%
27	Millner	Darwin	Houses	\$632,589	5.9%	\$678	-0.9%	6.7%	2.8%
28	Malak	Darwin	Houses	\$628,946	5.7%	\$676	0.6%	5.9%	0.7%
29	Stuart Park	Darwin	Units	\$485,105	7.2%	\$665	-0.2%	8.1%	1.4%
30	Bakewell	Darwin	Houses	\$582,179	6.2%	\$661	0.9%	8.0%	2.3%

## 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	\$332,689	8.3%	\$516	4.4%	12.3%	3.7%
2	Leanyer	Darwin	Units	\$413,148	6.7%	\$519	2.8%	5.4%	0.6%
3	Marrara	Darwin	Units	\$405,469	7.1%	\$538	2.0%	4.3%	1.0%
4	Coconut Grove	Darwin	Units	\$403,589	7.4%	\$543	2.3%	8.4%	2.1%
5	Gray	Darwin	Units	\$340,100	8.6%	\$551	0.2%	12.7%	2.0%
6	Millner	Darwin	Units	\$385,968	7.7%	\$553	2.2%	10.8%	1.2%
7	Bakewell	Darwin	Units	\$376,582	7.6%	\$556	0.8%	12.6%	1.6%
8	Driver	Darwin	Units	\$361,208	8.1%	\$558	1.6%	11.4%	3.4%
9	Nightcliff	Darwin	Units	\$425,075	7.2%	\$569	5.5%	10.8%	2.1%
10	Rapid Creek	Darwin	Units	\$440,081	6.9%	\$575	2.7%	10.2%	1.5%
11	Rosebery	Darwin	Units	\$409,180	7.6%	\$598	0.7%	13.6%	1.8%
12	Moulden	Darwin	Houses	\$535,070	6.0%	\$598	0.1%	8.4%	4.7%
13	Parap	Darwin	Units	\$410,211	7.9%	\$601	-1.3%	6.1%	3.4%
14	Johnston	Darwin	Units	\$441,504	7.3%	\$601	0.2%	10.1%	0.4%
15	Gray	Darwin	Houses	\$546,482	6.0%	\$604	-0.7%	7.4%	3.1%
16	Fannie Bay	Darwin	Units	\$499,472	6.7%	\$622	-0.6%	7.6%	2.7%
17	Driver	Darwin	Houses	\$589,269	5.8%	\$627	-1.0%	4.7%	2.6%
18	Woodroffe	Darwin	Houses	\$579,748	5.8%	\$630	0.1%	8.5%	3.7%
19	Karama	Darwin	Houses	\$573,422	6.1%	\$645	-0.6%	4.0%	4.0%
20	Moil	Darwin	Houses	\$630,739	5.9%	\$649	-1.3%	7.3%	1.7%
21	The Gardens	Darwin	Units	\$499,278	6.8%	\$651	-0.9%	10.3%	3.4%
22	Bakewell	Darwin	Houses	\$582,179	6.2%	\$661	0.9%	8.0%	2.3%
23	Stuart Park	Darwin	Units	\$485,105	7.2%	\$665	-0.2%	8.1%	1.4%
24	Malak	Darwin	Houses	\$628,946	5.7%	\$676	0.6%	5.9%	0.7%
25	Millner	Darwin	Houses	\$632,589	5.9%	\$678	-0.9%	6.7%	2.8%
26	Tiwi	Darwin	Houses	\$662,794	5.5%	\$680	-2.2%	4.3%	1.5%
27	Anula	Darwin	Houses	\$638,357	5.7%	\$680	-1.3%	9.5%	2.2%
28	Larrakeyah	Darwin	Units	\$501,618	7.3%	\$686	-0.8%	10.5%	2.3%
29	Darwin City	Darwin	Units	\$475,128	7.7%	\$686	-0.8%	7.8%	3.2%
30	Woolner	Darwin	Units	\$485,013	7.5%	\$687	0.8%	11.7%	1.0%

## 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	\$1,923,533	2.5%	\$980	-0.4%	1.0%	1.8%
2	Denman Prospect	Australian Capital Territory	Houses	\$1,303,823	4.1%	\$968	2.5%	3.9%	1.7%
3	Whitlam	Australian Capital Territory	Houses	\$1,343,988	3.7%	\$912	2.9%	7.5%	8.8%
4	Farrer	Australian Capital Territory	Houses	\$1,343,199	3.5%	\$909	1.7%	7.5%	2.2%
5	Garran	Australian Capital Territory	Houses	\$1,519,837	3.1%	\$907	0.7%	1.1%	1.7%
6	Throsby	Australian Capital Territory	Houses	\$1,200,515	3.8%	\$837	-0.1%	4.7%	2.8%
7	Wright	Australian Capital Territory	Houses	\$1,139,119	4.0%	\$827	2.3%	2.7%	2.1%
8	Isaacs	Australian Capital Territory	Houses	\$1,354,815	3.3%	\$825	0.5%	0.8%	0.8%
9	Forde	Australian Capital Territory	Houses	\$1,237,878	3.6%	\$820	0.8%	3.4%	0.7%
10	Gowrie	Australian Capital Territory	Houses	\$1,048,869	4.1%	\$818	0.0%	3.2%	1.1%
11	Fadden	Australian Capital Territory	Houses	\$1,210,213	3.6%	\$808	1.1%	4.0%	1.0%
12	Chapman	Australian Capital Territory	Houses	\$1,334,249	3.3%	\$807	0.9%	3.2%	2.0%
13	Taylor	Australian Capital Territory	Houses	\$1,122,477	3.9%	\$806	0.7%	4.8%	2.2%
14	Aranda	Australian Capital Territory	Houses	\$1,509,306	2.9%	\$805	0.5%	1.2%	2.1%
15	Crace	Australian Capital Territory	Houses	\$1,189,661	3.8%	\$805	1.2%	3.6%	1.9%
16	Nicholls	Australian Capital Territory	Houses	\$1,303,180	3.3%	\$803	-0.7%	2.2%	0.5%
17	Monash	Australian Capital Territory	Houses	\$1,055,615	4.0%	\$791	1.6%	4.4%	
18	Hughes	Australian Capital Territory	Houses	\$1,423,409	3.1%	\$790	1.3%	4.2%	2.2%
19	Coombs	Australian Capital Territory	Houses	\$1,152,027	4.1%	\$785	1.5%	3.3%	3.9%
20	Moncrieff	Australian Capital Territory	Houses	\$1,081,185	4.0%	\$783	-0.1%	2.2%	1.6%
21	Franklin	Australian Capital Territory	Houses	\$1,169,907	3.7%	\$783	0.3%	3.6%	2.5%
22	Torrens	Australian Capital Territory	Houses	\$1,156,563	3.4%	\$779	1.6%	3.2%	0.8%
23	Ainslie	Australian Capital Territory	Houses	\$1,544,943	2.7%	\$778	1.8%	1.7%	1.2%
24	Palmerston	Australian Capital Territory	Houses	\$1,126,440	3.8%	\$777	0.2%	3.2%	1.7%
25	Bonner	Australian Capital Territory	Houses	\$1,069,522	4.0%	\$776	-0.1%	3.1%	0.8%
26	Conder	Australian Capital Territory	Houses	\$974,933	4.2%	\$774	2.6%	4.0%	0.9%
27	Harrison	Australian Capital Territory	Houses	\$1,129,566	3.7%	\$772	-0.4%	2.9%	1.6%
28	Weetangera	Australian Capital Territory	Houses	\$1,395,821	3.0%	\$772	0.2%	3.0%	3.2%
29	Bonython	Australian Capital Territory	Houses	\$1,045,901	4.0%	\$771	1.5%	6.0%	3.9%
30	Gungahlin	Australian Capital Territory	Houses	\$1,069,706	4.0%	\$771	-0.1%	3.1%	3.7%

## 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	Lyons	Australian Capital Territory	Units	\$390,426	6.1%	\$496	-0.8%	1.9%	0.9%
2	Downer	Australian Capital Territory	Units	\$540,189	4.8%	\$526	1.5%	5.9%	2.1%
3	Chifley	Australian Capital Territory	Units	\$531,345	5.1%	\$533	2.5%	5.0%	1.4%
4	Mawson	Australian Capital Territory	Units	\$581,213	4.9%	\$540	0.4%	1.0%	0.4%
5	Gungahlin	Australian Capital Territory	Units	\$455,070	6.2%	\$545	2.0%	5.4%	1.1%
6	Holt	Australian Capital Territory	Units	\$601,172	4.9%	\$547	-1.0%	0.4%	0.6%
7	Crace	Australian Capital Territory	Units	\$531,979	5.5%	\$552	1.6%	4.1%	2.5%
8	Phillip	Australian Capital Territory	Units	\$477,343	5.8%	\$557	2.0%	4.7%	1.2%
9	Lyneham	Australian Capital Territory	Units	\$538,648	5.6%	\$563	1.8%	4.8%	2.0%
10	Belconnen	Australian Capital Territory	Units	\$499,574	6.1%	\$568	0.2%	3.1%	2.2%
11	Greenway	Australian Capital Territory	Units	\$455,052	5.7%	\$573	0.9%	3.5%	1.1%
12	Ngunnawal	Australian Capital Territory	Units	\$644,291	4.8%	\$573	0.2%	3.9%	3.3%
13	Franklin	Australian Capital Territory	Units	\$502,014	6.0%	\$573	0.3%	3.9%	1.8%
14	Harrison	Australian Capital Territory	Units	\$520,227	5.7%	\$582	1.2%	3.9%	1.4%
15	Belconnen	Australian Capital Territory	Houses	\$526,840	5.8%	\$582	1.1%	2.8%	6.3%
16	Wright	Australian Capital Territory	Units	\$539,372	5.8%	\$593	1.5%	4.4%	2.8%
17	O'Connor	Australian Capital Territory	Units	\$584,030	5.1%	\$596	1.1%	5.4%	0.5%
18	Watson	Australian Capital Territory	Units	\$575,797	5.3%	\$597	-0.3%	5.4%	0.5%
19	Macquarie	Australian Capital Territory	Units	\$597,541	5.2%	\$597	0.3%	1.1%	
20	Taylor	Australian Capital Territory	Units	\$603,443	5.2%	\$604	2.1%	5.4%	6.8%
21	Reid	Australian Capital Territory	Units	\$536,056	6.0%	\$606	0.8%	5.7%	2.2%
22	Griffith	Australian Capital Territory	Units	\$624,596	5.2%	\$611	-0.2%	3.4%	0.6%
23	Dickson	Australian Capital Territory	Units	\$613,393	5.4%	\$615	1.1%	4.0%	0.7%
24	Braddon	Australian Capital Territory	Units	\$527,443	5.8%	\$615	-0.2%	3.4%	1.6%
25	Casey	Australian Capital Territory	Units	\$698,358	5.0%	\$616	3.0%	5.1%	0.5%
26	Coombs	Australian Capital Territory	Units	\$586,038	5.4%	\$620	2.0%	4.5%	2.2%
27	Bruce	Australian Capital Territory	Units	\$603,029	5.4%	\$624	-0.3%	2.5%	1.3%
28	Higgins	Australian Capital Territory	Houses	\$836,555	4.0%	\$631	1.7%	1.9%	2.7%
29	Latham	Australian Capital Territory	Houses	\$847,497	4.0%	\$631	0.8%	2.4%	1.2%
30	Scullin	Australian Capital Territory	Houses	\$870,117	3.9%	\$632	0.5%	1.9%	3.4%



# Disclaimer

In compiling this publication, RP Data Pty Ltd trading as Cotality (ABN 67 087 759 171) ("Cotality") has relied upon information supplied by a number of external sources. Cotality does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to Cotality for the supply of such information.

## New South Wales Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as Cotality is authorised as a Property Sales Information provider by the Valuer General New South Wales.

## Victorian Data

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2026. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

## Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. Any form of Territory Data that is reproduced, stored in a retrieval system or transmitted by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) must be in accordance with this agreement. Enquiries should be directed to: [acepdcustomerservices@act.gov.au](mailto:acepdcustomerservices@act.gov.au). Director, Customer Coordination, Access Canberra ACT Government. GPO Box 158 Canberra ACT 2601.

## South Australian Data

© 2026 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for any purpose.

## Western Australian Data

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2026) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

## Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania  
<http://www.thelist.tas.gov.au>

---

# Get the latest property news and insights

[cotality.com/au/insight](https://cotality.com/au/insight)

