

CoreLogic

Quarterly Rental Review

AUSTRALIA | RELEASED JANUARY 2025





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National Overview

- National rent values rose 0.4% in the December quarter, the smallest Q4 change in rents since 2018 (0.2%).
- The pace of national rental growth continued to slow in 2024, with annual rental growth easing from 8.1% in 2023 to 4.8% at the end of December 2024.
- A combination of supply and demand side factors saw the national vacancy rate loosen, from a low of 1.4% in November 2023 to 1.9% at the end of 2024.
- Growth in house rents outpaced unit rent growth at both the quarterly (0.6% and -0.2%) and annual levels (5.0% and 4.2%), with some renters likely forming larger share households to cope with worsening rental affordability.
- The combined regions delivered stronger rental growth over the quarter, up 1.2% compared to a milder 0.1% increase across the capitals.
- Over the final quarter of the year, Melbourne recorded the largest decline in rents, down -0.5% and was followed by Darwin and Sydney, where rents fell by a milder -0.2%.
- At the other end of the scale, Hobart (1.5%), Perth (1.3%) and Adelaide (1.2%) all saw rents rise by more than 1% over the three months to December.
- Across the capitals, Perth (8.1%) recorded the largest 12-month increase in rents, while Canberra (2.6%) saw the weakest.
- Compared to the same time last year, the pace of annual rental growth has eased across most capitals, except for Hobart (6.0%) and Canberra (2.6%), both of which saw rental declines in 2023.
- With dwelling values up 4.9% and rental values up 4.8% over the 12 months to December, national gross rental yields held steady over the year at 3.7%.
- Over the 12 months to December, gross rental yields fell across Perth (4.2%), Brisbane (3.6%), and Adelaide (3.7%), held steady in Sydney (3.0%) and rose across Hobart (4.4%), Melbourne (3.7%), Darwin (6.7%) and Canberra (4.1%).
- Adelaide recorded both the highest quarterly (2.0%) and annual increase (9.2%) in unit rents across the capital. House rents in Hobart saw the largest three-month rise (1.4%), while Perth houses recorded the strongest annual increase (8.0%).
- Sydney remains the country's most expensive rental capital across all property types, with the typical dwelling renting for \$773 p/w, the typical house renting for \$811 p/w and the typical unit renting for \$710 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 \$554 p/w, \$573 p/w and \$483 p/w, respectively.



National rents rose 0.4% over Q4.

After surging 9.5% in 2022 and 8.1% in 2023, the pace of national rental growth continued to slow in 2024, with rents up 4.8% over the year. This result marked the smallest annual rental increase since the 12 months to March 2021(3.6%) and suggests that, while still high relative to the pre-covid decade average (2.0%), the national rental market has well and truly passed the peak of the recent rental boom. This was also supported by the 0.4% rise in rents in the December quarter, which was the smallest Q4 change in rents since 2018 (0.2%).

On the supply side, the annual value of new investor lending increased by 26.3% over the year to September 2024, compared with a 10.7% increase in owner-occupier financing. The relative increase in investor participation saw investors make up 37.2% of the value of new housing finance, well above the decade average of 34.0%, suggesting a potential net increase in rental stock. Together with demand-side factors, the rise in investor activity supported an easing in vacancy rates over the year, from a low of 1.4% in November 2023 to 1.9% at the end of 2024.

On the demand side, the easing in net overseas migration and an increase in the average household size are factors that have contributed to a softening in rental demand. After peaking at around 555,000 net arrivals in the year to September 2023, the annual trend has softened to around 445,000 over the 12 months to June 2024 and is expected to normalise around the pre-covid decade average (225,000) by the 26/27 financial year¹. With around 70% of new arrivals renting when they first arrive, this pullback is likely to reduce rental demand from the peak by approximately 90,000 households².

Additionally, rental affordability continues to be a significant drag on rental growth. Since the onset of COVID, rents have increased by 36.1% nationally, equivalent to a rise of \$171 per week, or \$8,884 per year at the median level. As of September 2024, assuming a median household income, renters were spending approximately 33.0% of annual pre-tax income to service the median rent, the highest portion since CoreLogic started tracking rental affordability in 2006.

The net result has potentially seen some prospective renters delay their decision to leave the family home, while others have looked to form larger share households as a way of distributing the additional rental burden, unwinding the previous shrinking in the average household size that was apparent through the early stages of COVID. This push to larger households can also be seen across property types, with houses recording both stronger quarterly (0.6%) and annual rent rises (5.0%) compared to the unit sector (-0.2% and 4.2%, respectively). However, the relative increase in Australian house rents may also be compositional, given the stronger-performing regional rent market has a high proportion of houses.

¹According to the Centre for Population's 2024 Population Statement.

²Assuming an average household size between 2.5 and 2.6.

Region	Median rent	Vacancy rate (Dec 24)	Change in rents (all dwellings)			Gross yields (all dwellings)	
			Month	Quarter	12 months	Current	12 months ago
Sydney	\$773	2.5%	-0.3%	-0.2%	3.0%	3.0%	3.0%
Melbourne	\$604	1.8%	-0.3%	-0.5%	4.1%	3.7%	3.4%
Brisbane	\$658	2.1%	0.1%	0.3%	3.2%	3.6%	3.9%
Adelaide	\$611	1.1%	0.3%	1.2%	6.7%	3.7%	3.9%
Perth	\$695	1.4%	0.4%	1.3%	8.1%	4.2%	4.5%
Hobart	\$554	1.9%	0.5%	1.5%	6.0%	4.4%	4.1%
Darwin	\$636	2.8%	0.2%	-0.2%	3.0%	6.7%	6.5%
Canberra	\$667	2.5%	0.6%	0.6%	2.6%	4.1%	4.0%
Combined capitals	\$675	2.0%	-0.1%	0.1%	4.3%	3.5%	3.5%
Combined regionals	\$561	1.7%	0.4%	1.2%	6.2%	4.4%	4.4%
National	\$643	1.9%	0.1%	0.4%	4.8%	3.7%	3.7%

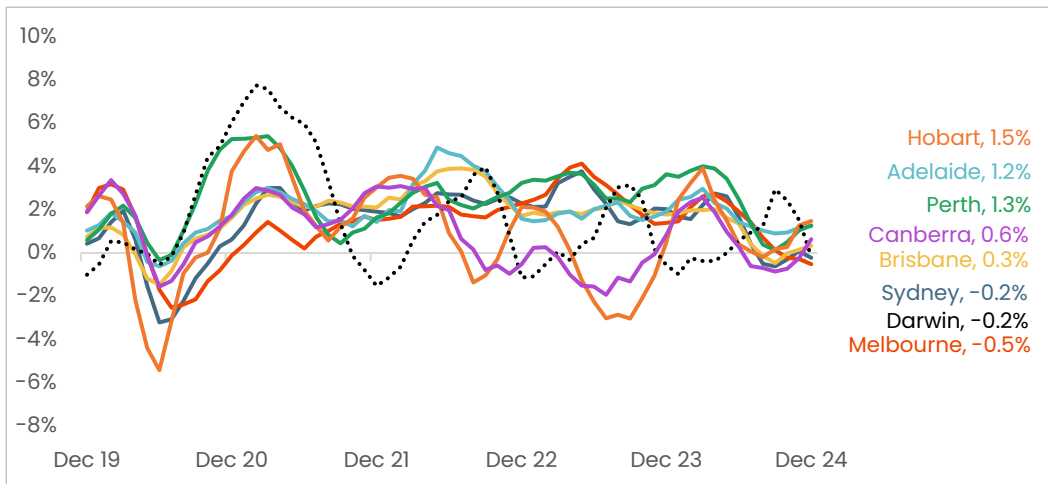
Looking across the country, the combined regions continued to deliver stronger rental growth compared to the capitals, up 1.2% over the quarter and 6.2% over the year. By comparison, the combined capitals recorded a milder 0.1% quarterly increase and a 4.3% rise over the 12 months to December.

Across the individual capitals, Hobart led the pace of quarterly rental growth, with dwelling rents rising 1.5% in the three months to December, followed by Perth (1.3%), Adelaide (1.2%), Canberra (0.6%) and Brisbane (0.3%). At the other end of the spectrum, rents across Melbourne fell -0.5% over the quarter, while both Darwin and Sydney saw rents decline by a milder -0.2%. Perth recorded the largest annual rental increases, up 8.1% or \$52 per week over the year, followed by Adelaide, up 6.7%.

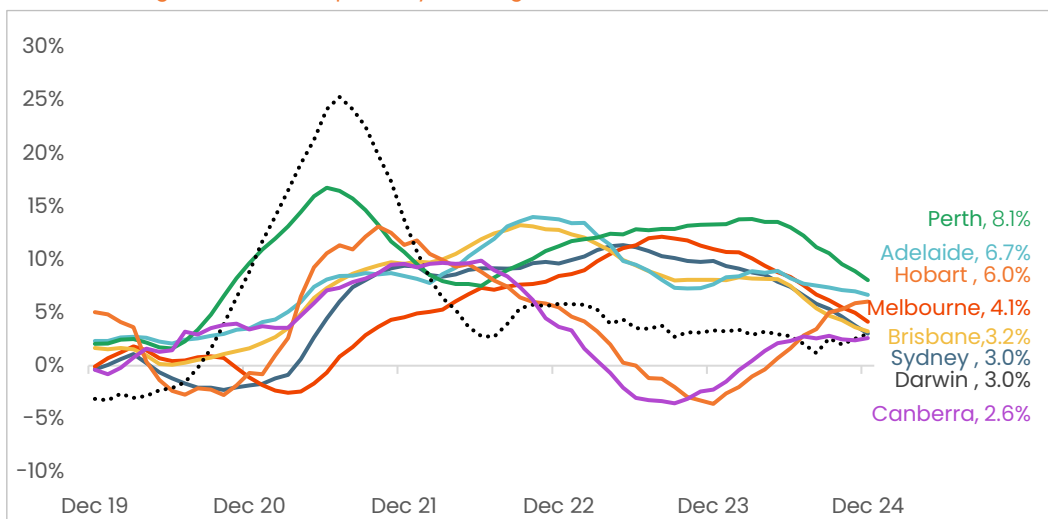
The majority of capitals recorded a slowdown in rental appreciation over the year, led by Sydney and Melbourne, where the rolling annual trend eased from 9.9% and 11.0% over 2023 to just 3.0% and 4.1% respectively in 2024. The only capital cities to see increased momentum in rental growth were Hobart (6.0%), and Canberra (2.6%), off the back of falling rent values in 2023.

Despite the subtle quarterly decline in rents, Sydney maintained its position as the country's most expensive rental capital, with a median weekly rental value of \$773. Stronger rent rises saw Perth take out the second spot at \$695 p/w, overtaking Canberra at \$667 p/w. Hobart maintained its title as the county's most affordable rental capital and was the only capital to record a median weekly rental value under the \$600 mark, at \$554 p/w. Melbourne came in second with the typical dwelling renting for \$604 p/w, followed by Adelaide at \$611 p/w.

Quarterly rental growth rate – Capital City dwellings



Annual rental growth rate – Capital City dwellings



Rental Yields

With dwelling values up 4.9% and rental values up 4.8% over 2024, national gross rental yields held steady at 3.7% over the year. While flat at the national level, yields are around 50 basis points above the recent low recorded in January 2022 (3.2%) but remain around 50 basis points below the pre-COVID decade average (4.2%).

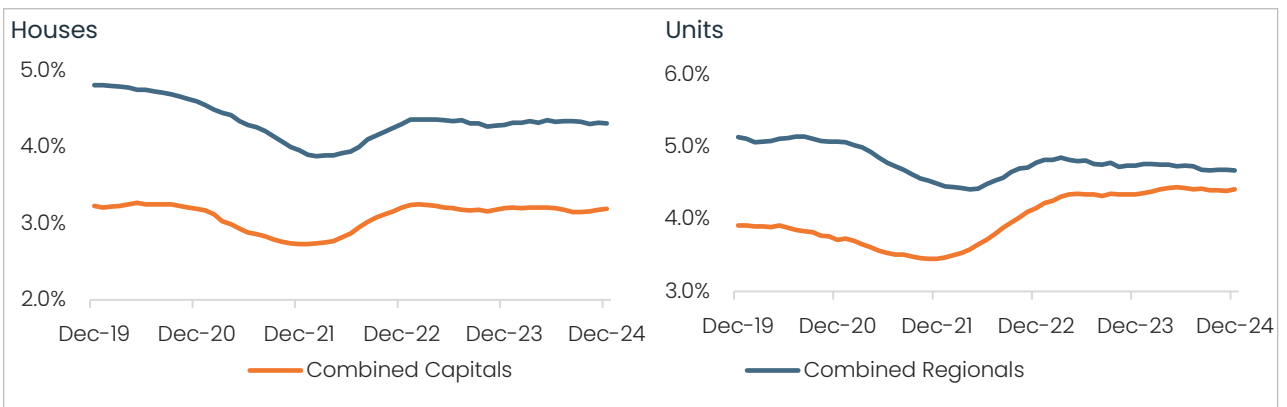
Following the national trend, gross rental dwelling yields across the combined capital cities and combined regional markets also held steady at 3.5% and 4.4%, respectively. A similar result was seen across property types nationally, with rental yields for houses holding steady at 3.5% over the year, while gross rental yields for units rose slightly, from 4.4% in December 2023 to 4.5% in December 2024.

Despite stable headline results, changes across the individual capital city gross rental yields were more varied and resulted in a changing of the guard.

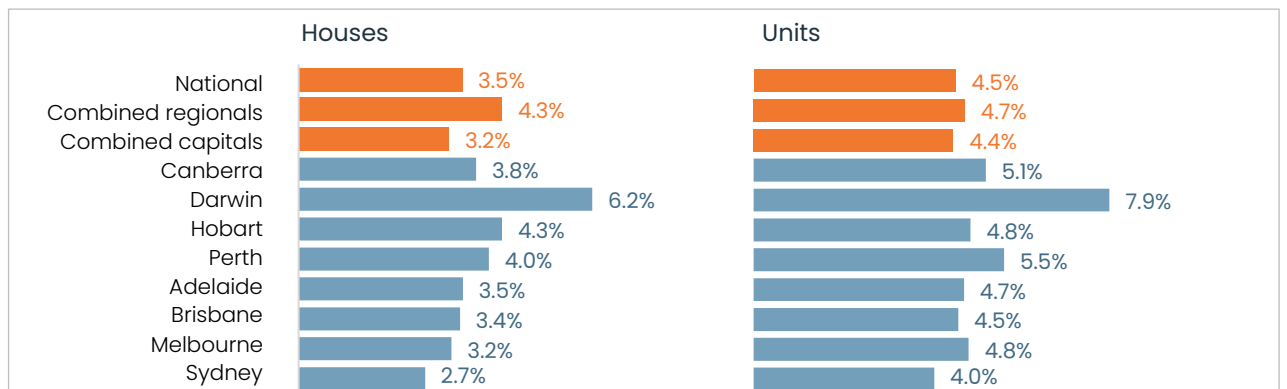
Historically, Melbourne and Sydney have recorded some of the capital's lowest rental yields. However, declining values (-3.0%), along with moderate rental growth (4.1%), saw Melbourne's gross rental yield rise 29 basis points over the year to 3.71%. Concurrently, double-digit value growth in Brisbane (11.2%) and Adelaide (13.1%) saw rental yields decline -31 basis points and -21 basis points over the year, crossing Melbourne's yield curve in October before ending the year at 3.63% and 3.66% respectively.

Across the remaining capitals, Perth saw yields fall 30 basis points over the year, from 4.5% to 4.2%. Sydney yields held steady at 3.0%, while Hobart (+30 basis points), Darwin (+21 basis points) and Canberra (+12 basis points) all recorded an increase in yields to 4.4%, 6.7% and 4.1% respectively.

Gross rental yields over time



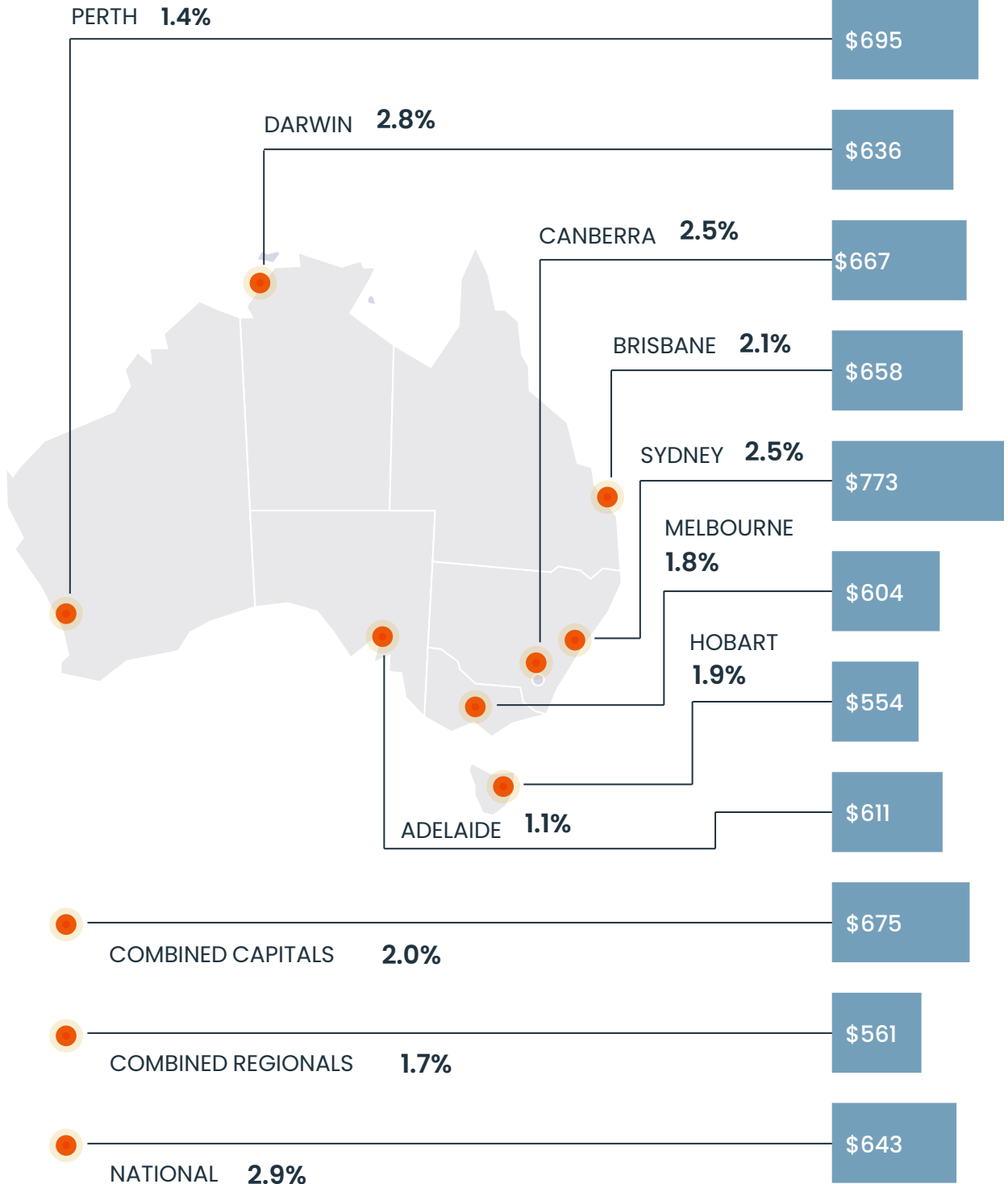
Gross rental yields, as at December 2024



Key rental and yield statistics

VACANCY RATES

MEDIAN RENT



Key rental and yield statistics

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Combined capitals	Combined regionals	National
All Dwellings											
Median rent	\$773	\$604	\$658	\$611	\$695	\$554	\$636	\$667	\$675	\$561	\$643
Monthly change	-0.3%	-0.3%	0.1%	0.3%	0.4%	0.5%	0.2%	0.6%	-0.1%	0.4%	0.1%
Quarterly change	-0.2%	-0.5%	0.3%	1.2%	1.3%	1.5%	-0.2%	0.6%	0.1%	1.2%	0.4%
YTD change	3.0%	4.1%	3.2%	6.7%	8.1%	6.0%	3.0%	2.6%	4.3%	6.2%	4.8%
Annual change	3.0%	4.1%	3.2%	6.7%	8.1%	6.0%	3.0%	2.6%	4.3%	6.2%	4.8%
Current yield	3.0%	3.7%	3.6%	3.7%	4.2%	4.4%	6.7%	4.1%	3.5%	4.4%	3.7%
Yield 12m ago	3.0%	3.4%	3.9%	3.9%	4.5%	4.1%	6.5%	4.0%	3.5%	4.4%	3.7%
Current vacancy rate	2.5%	1.8%	2.1%	1.1%	1.4%	1.9%	2.8%	2.5%	2.0%	1.7%	1.9%

Houses											
Median rent	\$811	\$633	\$681	\$630	\$706	\$573	\$687	\$716	\$701	\$566	\$658
Monthly change	-0.2%	-0.2%	0.1%	0.2%	0.4%	0.3%	0.1%	0.7%	0.0%	0.5%	0.1%
Quarterly change	-0.1%	0.0%	0.2%	1.1%	1.3%	1.4%	-0.6%	0.8%	0.4%	1.3%	0.6%
YTD change	3.1%	4.0%	3.2%	6.1%	8.0%	6.4%	1.9%	3.3%	4.4%	6.4%	5.0%
Annual change	3.1%	4.0%	3.2%	6.1%	8.0%	6.4%	1.9%	3.3%	4.4%	6.4%	5.0%
Current yield	2.7%	3.2%	3.4%	3.5%	4.0%	4.3%	6.2%	3.8%	3.2%	4.3%	3.5%
Yield 12m ago	2.6%	3.0%	3.7%	3.7%	4.4%	4.0%	6.0%	3.7%	3.2%	4.3%	3.5%
Current vacancy rate	3.1%	2.2%	2.7%	1.2%	1.5%	2.2%	3.7%	3.7%	2.4%	1.9%	2.2%

Units											
Median rent	\$710	\$566	\$593	\$525	\$631	\$483	\$545	\$581	\$620	\$534	\$607
Monthly change	-0.5%	-0.5%	0.4%	0.6%	0.6%	1.5%	0.4%	0.3%	-0.2%	0.3%	-0.1%
Quarterly change	-0.5%	-1.4%	0.7%	2.0%	1.3%	1.6%	0.5%	0.2%	-0.4%	0.8%	-0.2%
YTD change	2.9%	4.4%	3.3%	9.2%	8.7%	4.3%	4.7%	1.0%	3.9%	5.5%	4.2%
Annual change	2.9%	4.4%	3.3%	9.2%	8.7%	4.3%	4.7%	1.0%	3.9%	5.5%	4.2%
Current yield	3.99%	4.75%	4.52%	4.65%	5.53%	4.79%	7.86%	5.13%	4.41%	4.67%	4.46%
Yield 12m ago	3.90%	4.38%	5.06%	5.01%	6.24%	4.56%	7.39%	4.96%	4.34%	4.74%	4.40%
Current vacancy rate	2.1%	1.4%	1.1%	0.7%	1.3%	1.4%	1.8%	1.4%	1.6%	1.2%	1.5%

Houses vs Units

House rents are now rising faster than unit rents, with easing net overseas migration and a trend towards larger households, skewing rental growth in favour of the low-density sector. After holding steady in the September quarter (0.0%), national house rents rose 0.6% in the three months to December, while unit rents fell -0.2% in the Q4, taking unit rental values -0.3% below the August peak. Similarly, the 12-month rolling trend favoured houses (5.0%) over units (4.2%), although the pace of annual rental growth has eased across both property types.

Following the national trend, capital city unit rents fell -0.4% over Q4, while house rents rose 0.4%. These opposing trends saw the median weekly house rental value rise above the \$700 mark to \$701 p/w, while the median unit rent came in \$82 lower at \$620 p/w. Although up from the recent low in May 2023 (\$63), the premium for capital city house rents remains around \$14 below the peak premium (\$96) recorded in January 2022.

Adelaide units recorded the largest quarterly increase in rents, up 2.0%, followed by Hobart unit and house rents, up 1.6% and 1.4%, respectively. Darwin (-0.6%) and Sydney (-0.1%) were the only capital to record a three-month decline in house rents, while Melbourne (-1.4%) and Sydney (-0.5%) drove quarterly rental value declines in units.

Over the year to December, all capitals and property types recorded a rise in rents. Perth recorded the largest increase in house rents, up 8.0% or \$52 p/w, while Adelaide's 9.2% rise was the highest among units. Canberra's unit market was at the other end of the scale, with rental values up just 1.0% over the year, followed by house rents in Darwin, which rose 1.9%.

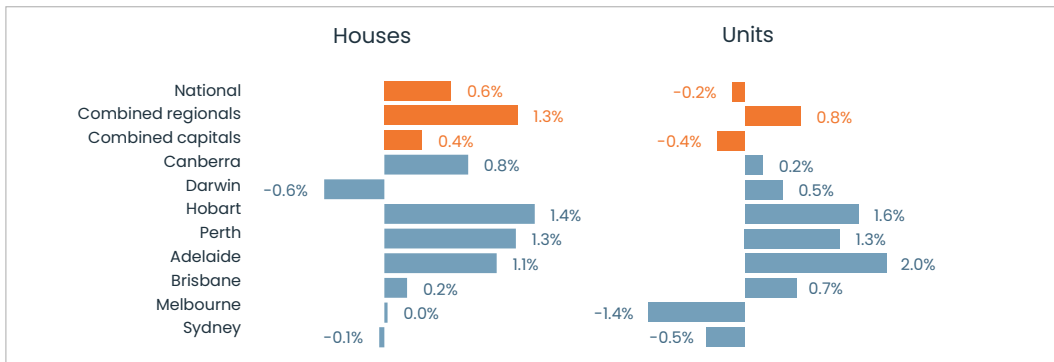


Houses vs Units

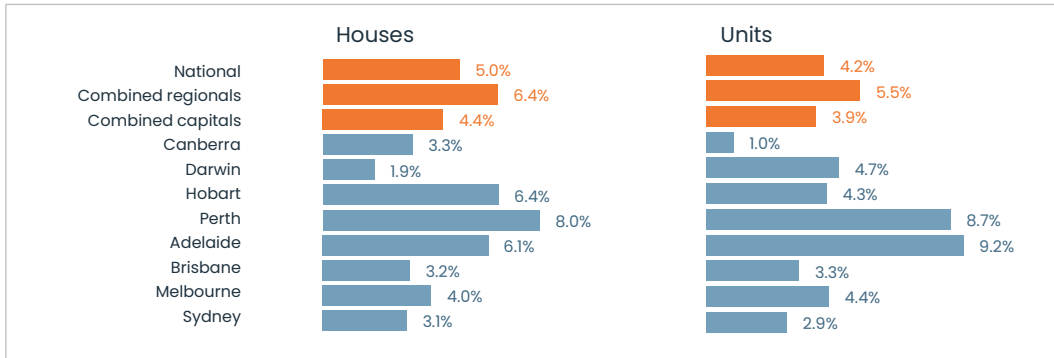
Sydney maintained its position as the most expensive rental capital across both property types, with the typical house renting for \$811 p/w and the typical unit renting for \$710 p/w. Canberra came in second for houses with a median weekly rental value of \$716 p/w, while Perth claimed the title for units at \$631 p/w. Hobart remained the most affordable capital to rent across both property types (\$573 p/w for houses and \$483 p/w for units) and is now the only capital with a median weekly unit rental value under \$500 per week. Despite Melbourne recording the second-most affordable median dwelling rent (\$604 p/w), the median in Melbourne is skewed lower by a higher portion of units. When broken out by houses and units separately, Melbourne was beaten out by Adelaide, where the median house rent is \$630 p/w and the median unit rent is \$525 p/w. Darwin units also had a lower median at \$545 p/w.

The dollar gap between the most and least affordable capital city's house rents shrunk over the year, from approximately \$249 in December 2023, to \$238 at the end of 2024, while the gap in unit rents held steady at \$227.

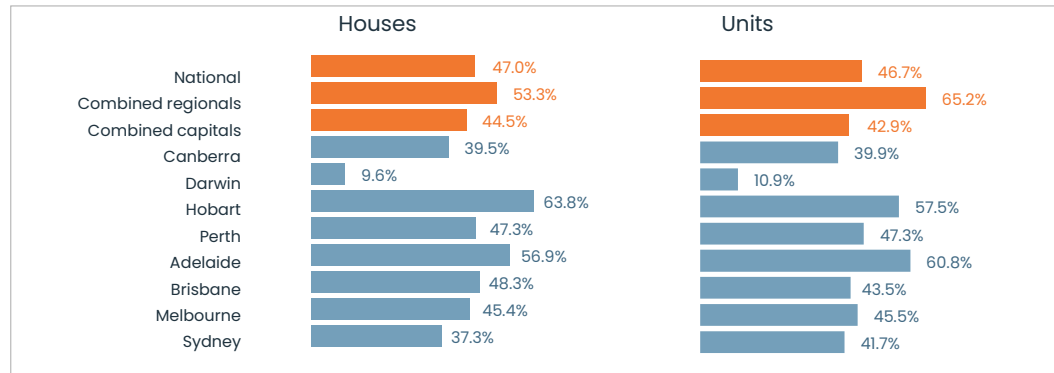
Quarterly change in rental rates



12-month change in rental rates

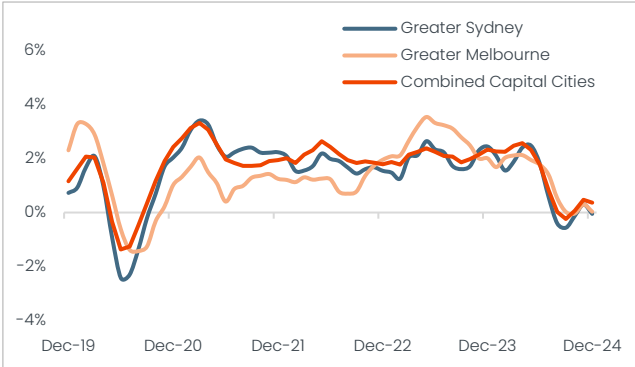


10-year change in rental rates

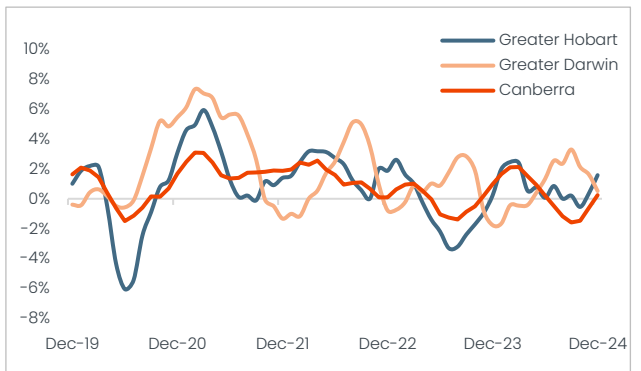
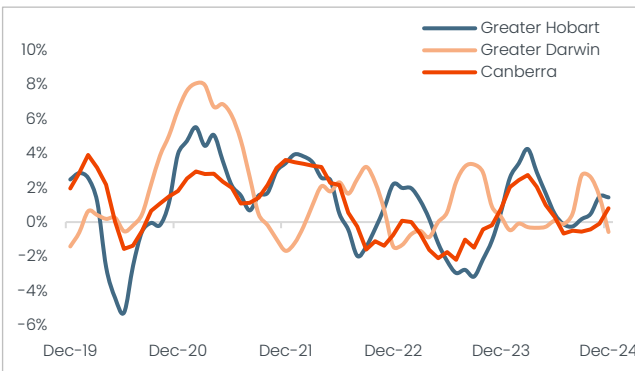
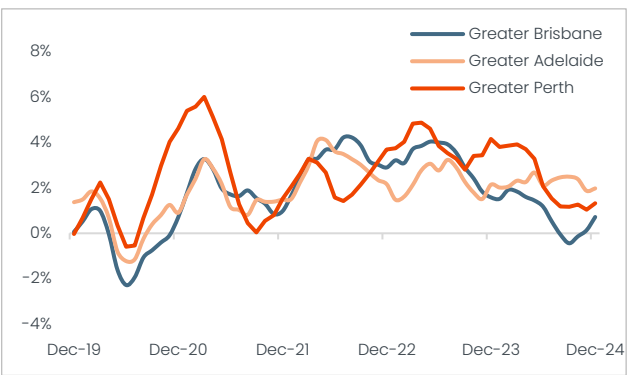
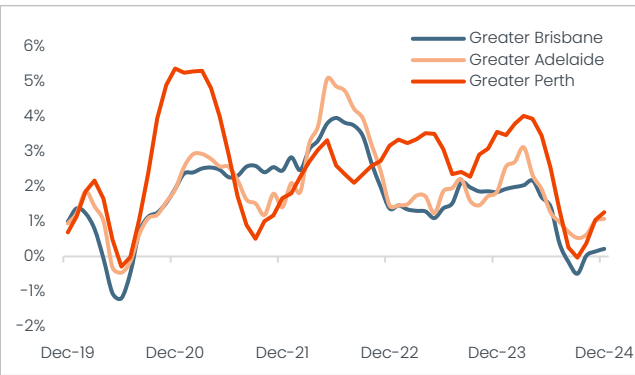
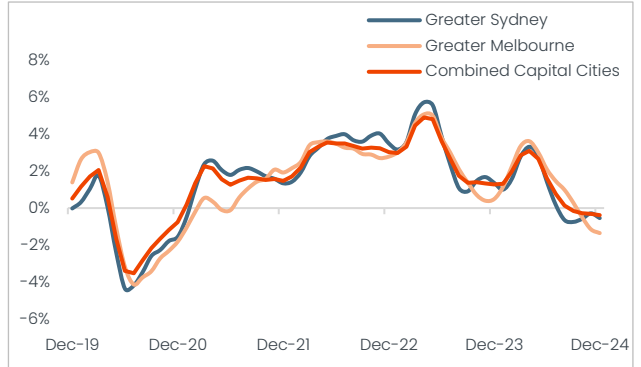


Rolling quarterly change in rental values

Houses

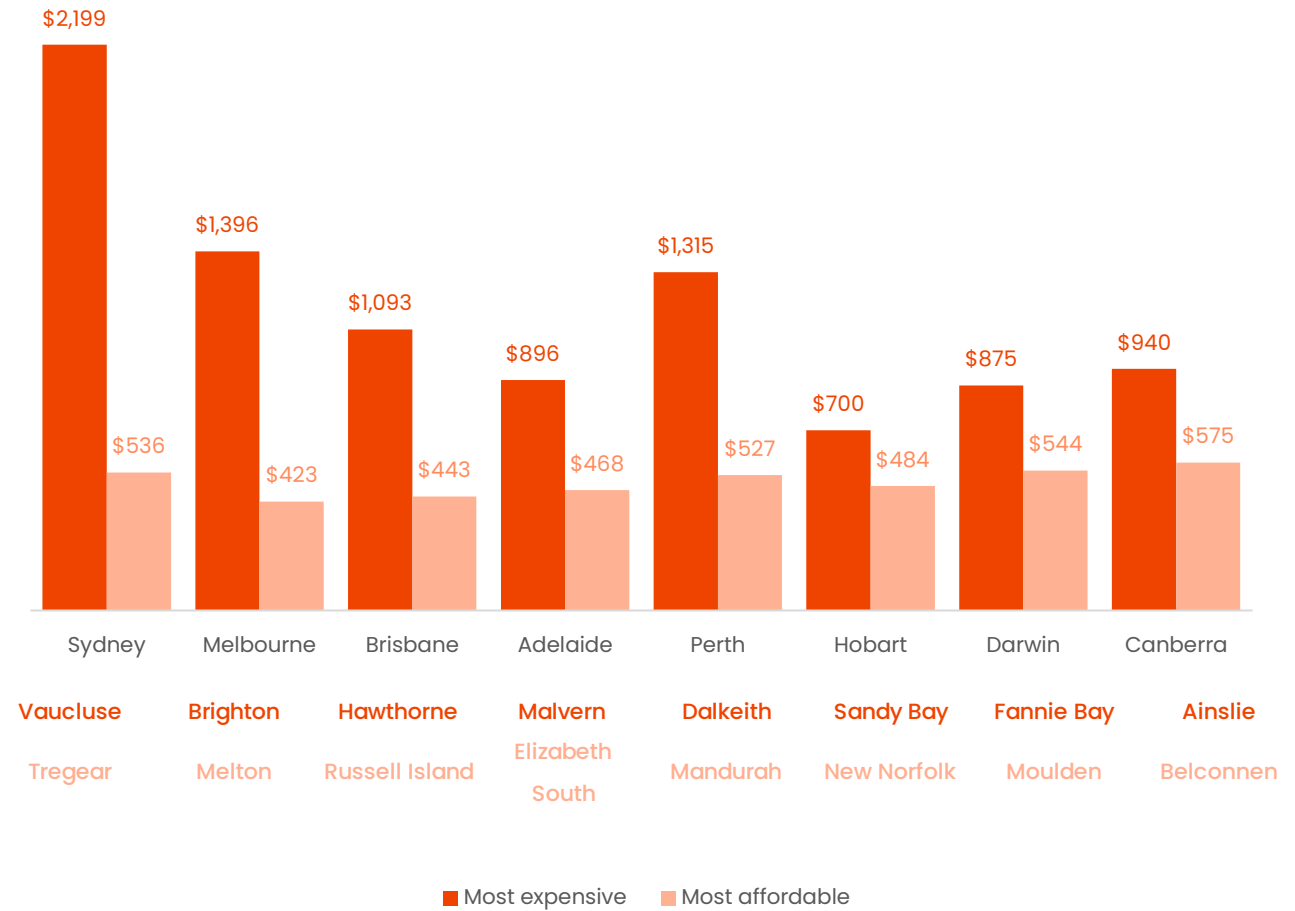


Units



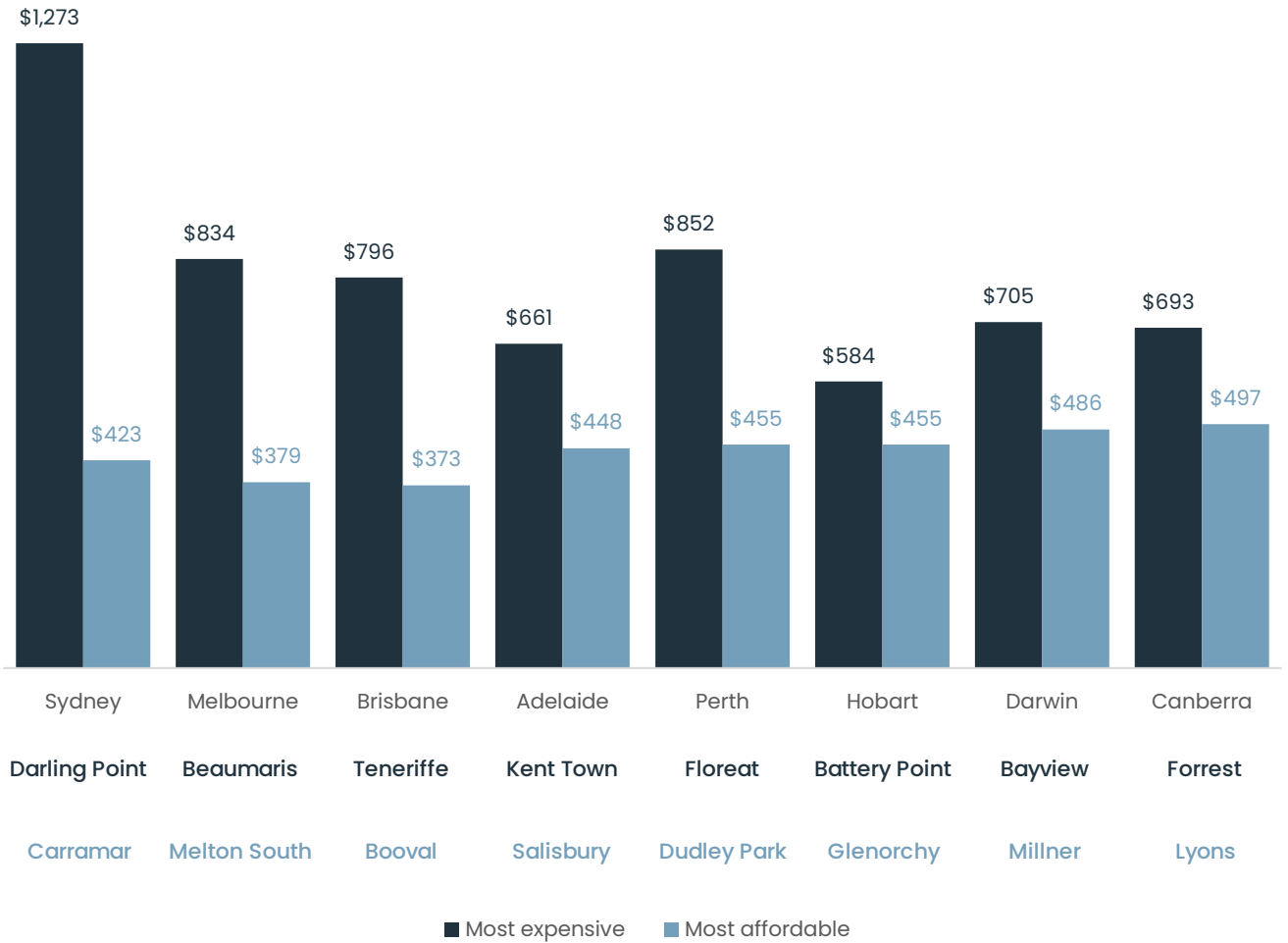
Houses median rent

Most expensive vs most affordable suburbs



Units median rent

Most expensive vs most affordable suburbs



Top 30 Most expensive suburbs to rent

Sydney

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Vaucluse	Sydney - Eastern Suburbs	Houses	\$8,774,246	1.5%	\$2,199	-1.0%	-10.8%	3.8%
2	Rose Bay	Sydney - Eastern Suburbs	Houses	\$6,580,522	1.6%	\$1,991	1.7%	-4.5%	4.5%
3	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$10,723,296	1.2%	\$1,988	5.8%	-9.0%	6.9%
4	Bronte	Sydney - Eastern Suburbs	Houses	\$5,176,331	2.1%	\$1,949	1.8%	-1.1%	2.8%
5	Balgowlah Heights	Sydney - Northern Beaches	Houses	\$4,002,145	2.5%	\$1,923	2.8%	-1.7%	2.9%
6	Dover Heights	Sydney - Eastern Suburbs	Houses	\$6,542,597	1.8%	\$1,923	1.0%	-4.1%	3.5%
7	Mosman	Sydney - North Sydney and Hornsby	Houses	\$5,576,953	1.8%	\$1,852	0.3%	0.1%	3.6%
8	North Bondi	Sydney - Eastern Suburbs	Houses	\$4,541,717	2.3%	\$1,846	1.8%	-5.0%	3.4%
9	Seaforth	Sydney - Northern Beaches	Houses	\$3,436,305	2.7%	\$1,800	4.2%	2.6%	4.1%
10	Queens Park	Sydney - Eastern Suburbs	Houses	\$3,948,342	2.4%	\$1,747	1.4%	-3.3%	3.0%
11	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,544,066	1.9%	\$1,747	2.5%	-4.4%	5.2%
12	Bondi	Sydney - Eastern Suburbs	Houses	\$4,402,381	2.1%	\$1,732	2.8%	-2.3%	6.4%
13	Clovelly	Sydney - Eastern Suburbs	Houses	\$4,454,090	2.0%	\$1,694	3.3%	-10.2%	3.5%
14	South Coogee	Sydney - Eastern Suburbs	Houses	\$3,839,882	2.2%	\$1,681	1.3%	-2.5%	1.7%
15	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$4,079,741	2.3%	\$1,673	0.4%	-5.6%	6.1%
16	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$4,405,679	2.0%	\$1,664	3.2%	6.2%	5.8%
17	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,908,359	1.8%	\$1,662	-0.6%	2.9%	2.0%
18	Fairlight	Sydney - Northern Beaches	Houses	\$3,607,905	2.4%	\$1,635	2.7%	2.1%	1.0%
19	Balgowlah	Sydney - Northern Beaches	Houses	\$3,062,535	2.8%	\$1,620	3.0%	2.7%	1.2%
20	Waverley	Sydney - Eastern Suburbs	Houses	\$3,609,044	2.5%	\$1,612	2.5%	1.6%	3.8%
21	North Curl Curl	Sydney - Northern Beaches	Houses	\$3,596,054	2.3%	\$1,606	-0.1%	1.5%	2.3%
22	Collaroy	Sydney - Northern Beaches	Houses	\$3,288,402	2.4%	\$1,575	1.8%	11.4%	2.0%
23	Paddington	Sydney - Eastern Suburbs	Houses	\$3,330,755	2.5%	\$1,574	3.2%	-2.6%	3.5%
24	East Killara	Sydney - North Sydney and Hornsby	Houses	\$3,635,264	2.2%	\$1,564	2.7%	9.9%	2.3%
25	Castle Cove	Sydney - North Sydney and Hornsby	Houses	\$4,299,763	1.9%	\$1,535	-1.8%	2.5%	3.1%
26	Coogee	Sydney - Eastern Suburbs	Houses	\$4,210,702	2.0%	\$1,534	1.1%	-9.8%	3.7%
27	Killara	Sydney - North Sydney and Hornsby	Houses	\$3,768,470	2.0%	\$1,506	2.5%	8.8%	4.4%
28	Freshwater	Sydney - Northern Beaches	Houses	\$3,394,402	2.3%	\$1,498	0.3%	0.8%	2.0%
29	Bondi Junction	Sydney - Eastern Suburbs	Houses	\$2,988,698	2.6%	\$1,486	0.9%	-4.3%	2.8%
30	Narrabeen	Sydney - Northern Beaches	Houses	\$2,802,441	2.6%	\$1,477	2.3%	4.4%	2.0%

Top 30 Most affordable suburbs to rent

Sydney

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Carramar	Sydney - Parramatta	Units	\$393,062	5.8%	\$423	-2.0%	7.0%	0.6%
2	Cabramatta	Sydney - South West	Units	\$456,055	5.1%	\$448	-0.4%	6.9%	0.9%
3	Berkeley Vale	Central Coast	Units	\$410,140	5.9%	\$462	0.6%	9.3%	n.a
4	Gorokan	Central Coast	Units	\$529,184	4.7%	\$465	0.5%	9.2%	1.1%
5	Minto	Sydney - Outer South West	Units	\$560,906	4.5%	\$474	-4.7%	2.4%	2.4%
6	Jamisontown	Outer West and Blue Mountains	Units	\$519,407	4.5%	\$474	2.6%	7.5%	2.1%
7	Leumeah	Sydney - Outer South West	Units	\$480,464	5.3%	\$480	-1.9%	6.8%	1.8%
8	Canley Vale	Sydney - South West	Units	\$475,272	5.3%	\$481	0.3%	9.8%	1.4%
9	Wyong	Central Coast	Units	\$523,523	5.2%	\$488	-1.1%	10.2%	1.1%
10	Fairfield	Sydney - South West	Units	\$450,806	5.8%	\$488	-0.2%	10.0%	1.1%
11	Warwick Farm	Sydney - South West	Units	\$419,150	6.3%	\$488	-0.6%	5.6%	2.4%
12	Richmond	Outer West and Blue Mountains	Units	\$618,167	4.2%	\$493	0.8%	3.5%	1.1%
13	Kingswood	Outer West and Blue Mountains	Units	\$578,340	4.5%	\$494	1.2%	5.7%	1.9%
14	Mount Druitt	Sydney - Blacktown	Units	\$458,475	5.3%	\$499	0.4%	5.3%	1.1%
15	Werrington	Outer West and Blue Mountains	Units	\$612,861	4.6%	\$502	0.8%	5.7%	2.2%
16	Camden	Sydney - Outer South West	Units	\$672,637	3.9%	\$502	-1.1%	3.0%	n.a
17	St Marys	Outer West and Blue Mountains	Units	\$623,281	4.5%	\$508	-0.4%	5.6%	2.3%
18	Chester Hill	Sydney - Parramatta	Units	\$622,431	4.4%	\$508	-1.0%	2.8%	2.6%
19	Wiley Park	Sydney - Inner South West	Units	\$483,591	5.7%	\$510	-2.7%	0.6%	1.2%
20	Liverpool	Sydney - South West	Units	\$457,792	5.9%	\$510	0.6%	6.7%	1.9%
21	Penrith	Outer West and Blue Mountains	Units	\$571,474	4.7%	\$511	0.2%	4.8%	1.8%
22	Wyoming	Central Coast	Units	\$654,249	4.5%	\$511	3.2%	5.2%	2.6%
23	Merrylands West	Sydney - Parramatta	Units	\$488,652	5.6%	\$512	-0.4%	3.2%	1.2%
24	South Windsor	Outer West and Blue Mountains	Units	\$740,406	3.8%	\$513	-0.2%	5.4%	4.0%
25	Villawood	Sydney - Inner South West	Units	\$502,388	4.5%	\$515	-1.5%	3.2%	2.7%
26	Smithfield	Sydney - South West	Units	\$796,245	4.0%	\$517	-2.5%	0.4%	0.8%
27	Jordan Springs	Outer West and Blue Mountains	Units	\$631,445	4.2%	\$518	-2.0%	10.0%	1.3%
28	Bateau Bay	Central Coast	Units	\$735,705	3.7%	\$519	0.6%	7.1%	2.5%
29	Macquarie Fields	Sydney - Outer South West	Units	\$627,122	4.3%	\$521	0.4%	7.3%	3.2%
30	Campbelltown	Sydney - Outer South West	Units	\$526,837	5.1%	\$525	0.1%	6.7%	0.9%

Top 30 Most expensive suburbs to rent

Melbourne

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Brighton	Melbourne - Inner South	Houses	\$3,300,351	2.2%	\$1,396	4.1%	-2.3%	2.5%
2	East Melbourne	Melbourne - Inner	Houses	\$3,197,092	2.4%	\$1,258	-0.2%	3.9%	2.7%
3	Black Rock	Melbourne - Inner South	Houses	\$2,317,624	2.7%	\$1,247	9.2%	1.2%	1.7%
4	Hampton	Melbourne - Inner South	Houses	\$2,294,486	2.6%	\$1,186	5.1%	5.4%	1.4%
5	Sandringham	Melbourne - Inner South	Houses	\$2,197,533	2.7%	\$1,182	5.4%	3.8%	1.1%
6	Brighton East	Melbourne - Inner South	Houses	\$2,159,974	2.7%	\$1,150	5.8%	0.9%	2.2%
7	Armadale	Melbourne - Inner	Houses	\$2,430,100	2.3%	\$1,146	-1.8%	2.9%	0.8%
8	Caulfield North	Melbourne - Inner South	Houses	\$2,329,012	2.6%	\$1,145	5.5%	3.3%	3.5%
9	Canterbury	Melbourne - Inner East	Houses	\$3,067,155	1.9%	\$1,128	0.9%	-4.0%	2.5%
10	Middle Park	Melbourne - Inner	Houses	\$2,725,328	2.1%	\$1,120	0.6%	-0.4%	1.3%
11	Kew	Melbourne - Inner East	Houses	\$2,770,958	2.0%	\$1,093	-0.3%	-3.9%	1.9%
12	Elwood	Melbourne - Inner	Houses	\$2,112,970	2.6%	\$1,078	-1.7%	-3.5%	3.4%
13	Beaumaris	Melbourne - Inner South	Houses	\$2,024,304	2.8%	\$1,065	3.9%	0.2%	0.6%
14	Hawthorn	Melbourne - Inner East	Houses	\$2,581,831	1.9%	\$1,040	-3.2%	-5.0%	1.4%
15	Camberwell	Melbourne - Inner East	Houses	\$2,564,069	2.1%	\$1,039	-2.2%	-3.0%	1.3%
16	Malvern East	Melbourne - Inner South	Houses	\$2,297,545	2.3%	\$1,037	0.9%	2.6%	2.4%
17	South Yarra	Melbourne - Inner	Houses	\$1,956,884	2.5%	\$1,036	-4.1%	0.1%	2.5%
18	Elsternwick	Melbourne - Inner South	Houses	\$2,053,299	2.7%	\$1,027	2.8%	-3.0%	2.1%
19	Albert Park	Melbourne - Inner	Houses	\$2,242,062	2.4%	\$1,026	0.1%	-1.0%	1.0%
20	Caulfield	Melbourne - Inner South	Houses	\$2,098,373	2.6%	\$1,024	1.9%	0.7%	3.8%
21	Caulfield South	Melbourne - Inner South	Houses	\$1,861,864	2.8%	\$1,021	3.5%	1.1%	1.7%
22	Glen Iris	Melbourne - Inner East	Houses	\$2,298,896	2.2%	\$1,021	-0.7%	-1.2%	2.0%
23	St Kilda East	Melbourne - Inner	Houses	\$1,806,596	2.9%	\$1,003	2.8%	1.3%	2.7%
24	Hampton East	Melbourne - Inner South	Houses	\$1,526,862	3.4%	\$991	5.1%	7.9%	3.0%
25	Hawthorn East	Melbourne - Inner East	Houses	\$2,434,138	2.0%	\$982	-2.6%	-4.0%	1.8%
26	Balwyn	Melbourne - Inner East	Houses	\$2,785,952	1.8%	\$981	-3.9%	-5.6%	1.9%
27	Port Melbourne	Melbourne - Inner	Houses	\$1,549,854	3.1%	\$972	0.2%	0.6%	1.1%
28	Mount Eliza	Mornington Peninsula	Houses	\$1,564,960	3.3%	\$967	1.1%	4.2%	0.9%
29	Fitzroy	Melbourne - Inner	Houses	\$1,615,341	3.1%	\$955	-1.6%	1.3%	1.5%
30	South Melbourne	Melbourne - Inner	Houses	\$1,656,742	2.9%	\$951	-2.5%	-2.4%	3.7%

Top 30 Most affordable suburbs to rent

Melbourne

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Melton South	Melbourne - West	Units	\$362,708	5.5%	\$379	0.5%	7.0%	2.7%
2	Melton	Melbourne - West	Units	\$378,794	5.4%	\$393	0.8%	6.5%	0.9%
3	Harkness	Melbourne - West	Units	\$434,013	5.1%	\$407	0.2%	6.2%	1.4%
4	Wallan	Melbourne - North East	Units	\$487,462	4.7%	\$415	-1.9%	1.7%	1.0%
5	Bacchus Marsh	Melbourne - West	Units	\$397,120	5.5%	\$417	3.1%	10.4%	1.9%
6	Werribee	Melbourne - West	Units	\$423,823	5.1%	\$421	-1.6%	5.1%	1.0%
7	Hoppers Crossing	Melbourne - West	Units	\$439,574	5.0%	\$421	-1.6%	4.8%	0.5%
8	Melton	Melbourne - West	Houses	\$472,505	4.7%	\$423	-0.2%	4.1%	2.9%
9	Melton South	Melbourne - West	Houses	\$499,237	4.6%	\$429	-0.8%	3.6%	3.8%
10	Sunbury	Melbourne - North West	Units	\$488,560	4.7%	\$432	-1.2%	2.0%	0.6%
11	Albion	Melbourne - West	Units	\$401,500	5.8%	\$436	0.3%	9.2%	0.8%
12	Darley	Melbourne - West	Units	\$415,826	5.5%	\$437	3.1%	10.7%	
13	Wyndham Vale	Melbourne - West	Units	\$471,233	5.1%	\$442	-2.0%	6.7%	2.1%
14	Melton West	Melbourne - West	Houses	\$553,228	4.3%	\$448	0.0%	3.1%	2.1%
15	Kurunjang	Melbourne - West	Houses	\$546,602	4.3%	\$449	-0.6%	3.0%	1.9%
16	St Albans	Melbourne - West	Units	\$483,626	5.0%	\$450	1.2%	8.7%	1.3%
17	Deer Park	Melbourne - West	Units	\$505,139	4.9%	\$452	1.7%	6.9%	0.5%
18	Flemington	Melbourne - Inner	Units	\$451,920	5.6%	\$454	-1.7%	3.1%	1.8%
19	Mernda	Melbourne - North East	Units	\$502,052	5.6%	\$456	0.7%	5.4%	1.7%
20	Hillside (Melton - Vic.)	Melbourne - West	Units	\$543,163	4.6%	\$459	0.7%	6.6%	0.4%
21	Sydenham	Melbourne - West	Units	\$506,122	4.8%	\$462	0.5%	5.2%	1.3%
22	Tarneit	Melbourne - West	Units	\$473,287	5.3%	\$462	-1.2%	6.3%	2.2%
23	Kingsville	Melbourne - West	Units	\$523,579	4.9%	\$464	-0.5%	7.0%	1.7%
24	Werribee South	Melbourne - West	Units	\$478,329	5.2%	\$465	0.7%	5.4%	1.6%
25	Altona Meadows	Melbourne - West	Units	\$514,953	4.6%	\$466	-1.0%	4.8%	0.5%
26	Brookfield	Melbourne - West	Houses	\$587,558	4.2%	\$467	-0.9%	2.6%	3.0%
27	Weir Views	Melbourne - West	Houses	\$569,703	4.4%	\$468	-1.3%	1.8%	4.7%
28	Thomastown	Melbourne - North East	Units	\$496,243	4.9%	\$469	1.2%	5.4%	0.8%
29	Harkness	Melbourne - West	Houses	\$585,666	4.3%	\$470	0.2%	2.5%	2.5%
30	Truganina	Melbourne - West	Units	\$504,277	5.1%	\$472	-0.6%	3.6%	1.8%

Top 30 Most expensive suburbs to rent

Brisbane

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Hawthorne	Brisbane Inner City	Houses	\$2,115,634	2.5%	\$1,093	-1.4%	-0.5%	2.7%
2	Bulimba	Brisbane Inner City	Houses	\$2,047,487	2.7%	\$1,086	1.1%	-1.5%	3.5%
3	Brookfield	Brisbane - West	Houses	\$1,964,916	2.8%	\$1,064	5.0%	6.3%	5.9%
4	Pullenvale	Brisbane - West	Houses	\$1,976,603	2.8%	\$1,055	1.6%	1.0%	
5	Ascot (Brisbane - Old)	Brisbane Inner City	Houses	\$2,563,515	2.1%	\$1,021	-3.1%	-5.4%	4.5%
6	Chelmer	Brisbane - West	Houses	\$1,751,188	2.9%	\$1,021	1.4%	1.9%	2.6%
7	Kenmore Hills	Brisbane - West	Houses	\$1,812,348	2.9%	\$1,012	4.8%	6.2%	0.9%
8	Fig Tree Pocket	Brisbane - West	Houses	\$1,841,866	2.7%	\$999	0.9%	1.1%	3.9%
9	Hendra	Brisbane Inner City	Houses	\$1,822,848	2.8%	\$983	-0.3%	1.2%	2.5%
10	Teneriffe	Brisbane Inner City	Houses	\$1,881,453	2.7%	\$980	0.5%	4.5%	9.0%
11	Hamilton	Brisbane Inner City	Houses	\$2,178,563	2.4%	\$963	-2.1%	-4.4%	3.2%
12	Rochedale	Brisbane - South	Houses	\$1,641,183	2.9%	\$938	-0.3%	0.7%	3.1%
13	St Lucia	Brisbane - West	Houses	\$2,102,154	2.3%	\$930	-0.5%	-2.9%	11.0%
14	Balmoral	Brisbane Inner City	Houses	\$1,810,234	2.7%	\$924	0.6%	0.8%	4.1%
15	Bardon	Brisbane Inner City	Houses	\$1,923,246	2.4%	\$915	-0.3%	-2.2%	1.7%
16	Graceville	Brisbane - West	Houses	\$1,573,301	2.8%	\$903	0.3%	-3.4%	2.0%
17	Paddington	Brisbane Inner City	Houses	\$1,884,564	2.4%	\$897	-0.5%	-0.6%	3.5%
18	Chapel Hill	Brisbane - West	Houses	\$1,486,408	3.0%	\$896	0.4%	0.7%	3.2%
19	Carindale	Brisbane - South	Houses	\$1,613,624	2.9%	\$895	-0.7%	3.3%	2.5%
20	Clayfield	Brisbane Inner City	Houses	\$1,944,030	2.4%	\$895	-1.9%	-2.0%	4.5%
21	Wilston	Brisbane Inner City	Houses	\$1,844,918	2.5%	\$887	0.7%	1.8%	2.5%
22	Camp Hill	Brisbane - South	Houses	\$1,653,742	2.6%	\$886	-2.3%	0.0%	1.4%
23	Bridgeman Downs	Brisbane - North	Houses	\$1,436,165	3.2%	\$876	1.0%	0.7%	2.0%
24	Sherwood	Brisbane - West	Houses	\$1,544,691	2.8%	\$869	1.2%	-0.4%	2.0%
25	Norman Park	Brisbane Inner City	Houses	\$1,535,351	3.0%	\$866	0.5%	-0.1%	2.9%
26	Grange	Brisbane Inner City	Houses	\$1,876,702	2.4%	\$863	-0.1%	0.6%	3.6%
27	Manly	Brisbane - East	Houses	\$1,459,334	2.9%	\$860	0.8%	0.2%	1.6%
28	Ashgrove	Brisbane Inner City	Houses	\$1,753,090	2.6%	\$857	-0.4%	-2.4%	3.0%
29	Indooroopilly	Brisbane - West	Houses	\$1,490,712	2.9%	\$855	0.5%	-2.1%	7.4%
30	Belmont	Brisbane - East	Houses	\$1,323,832	3.1%	\$850	0.9%	6.1%	1.3%

Top 30 Most expensive suburbs to rent

Brisbane

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Booval	Ipswich	Units	\$483,331	4.6%	\$373	0.3%	5.1%	2.0%
2	Woodridge	Logan - Beaudesert	Units	\$412,184	5.3%	\$397	0.3%	1.9%	0.4%
3	Caboolture	Moreton Bay - North	Units	\$437,875	5.6%	\$415	-2.4%	7.1%	0.5%
4	Beenleigh	Logan - Beaudesert	Units	\$436,653	5.1%	\$416	-0.6%	0.6%	0.6%
5	Waterford West	Logan - Beaudesert	Units	\$430,836	4.9%	\$421	-0.1%	2.4%	0.4%
6	Mount Warren Park	Logan - Beaudesert	Units	\$425,729	5.3%	\$424	-0.8%	1.3%	2.2%
7	Goodna	Ipswich	Units	\$393,881	6.0%	\$440	1.0%	7.8%	1.0%
8	Russell Island	Brisbane - East	Houses	\$435,154	5.2%	\$443	1.9%	3.9%	4.4%
9	Shailer Park	Logan - Beaudesert	Units	\$568,707	4.2%	\$467	-0.3%	-2.5%	0.6%
10	Esk	Ipswich	Houses	\$568,350	4.1%	\$469	-0.5%	3.4%	1.7%
11	Kippa-Ring	Moreton Bay - North	Units	\$523,753	4.9%	\$470	-4.0%	3.8%	0.8%
12	Lawnton	Moreton Bay - South	Units	\$527,196	4.9%	\$475	1.3%	11.3%	0.4%
13	One Mile	Ipswich	Houses	\$575,873	4.3%	\$479	-0.9%	3.4%	2.2%
14	Burpengary	Moreton Bay - North	Units	\$531,293	4.8%	\$479	-3.2%	1.0%	0.4%
15	Macleay Island	Brisbane - East	Houses	\$478,493	5.2%	\$479	2.0%	7.3%	1.9%
16	Rochedale South	Logan - Beaudesert	Units	\$618,977	4.2%	\$481	3.3%	4.0%	0.5%
17	Strathpine	Moreton Bay - South	Units	\$549,635	4.9%	\$486	0.6%	4.3%	0.9%
18	Kallangur	Moreton Bay - South	Units	\$567,980	4.6%	\$487	-1.1%	3.8%	0.6%
19	Morayfield	Moreton Bay - North	Units	\$545,697	4.8%	\$489	-2.6%	3.0%	0.5%
20	Bellara	Moreton Bay - North	Units	\$645,470	4.2%	\$494	-3.8%	6.6%	1.8%
21	Springwood	Logan - Beaudesert	Units	\$571,652	4.6%	\$496	0.8%	4.9%	1.1%
22	Bongaree	Moreton Bay - North	Units	\$611,891	4.4%	\$498	-1.8%	5.3%	1.6%
23	Loganlea	Logan - Beaudesert	Units	\$517,835	4.7%	\$498	0.7%	1.9%	1.7%
24	Leichhardt	Ipswich	Houses	\$590,180	4.3%	\$499	-0.5%	4.5%	2.1%
25	Riverview	Ipswich	Houses	\$570,912	4.5%	\$502	1.1%	9.7%	2.9%
26	Capalaba	Brisbane - East	Units	\$611,617	4.5%	\$502	-0.4%	2.7%	1.4%
27	Browns Plains	Logan - Beaudesert	Units	\$572,604	4.8%	\$502	0.0%	0.7%	n.a
28	Deception Bay	Moreton Bay - North	Units	\$549,747	4.8%	\$507	0.1%	8.2%	1.0%
29	Redbank Plains	Ipswich	Units	\$543,192	4.8%	\$508	-0.5%	5.6%	1.1%
30	Moorooka	Brisbane - South	Units	\$630,639	4.6%	\$509	-0.9%	2.5%	0.7%

Top 30 Most expensive suburbs to rent

Adelaide

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Malvern	Adelaide - Central and Hills	Houses	\$2,133,524	2.2%	\$896	4.7%	7.2%	
2	Beaumont	Adelaide - Central and Hills	Houses	\$1,885,393	2.4%	\$871	0.4%	5.8%	0.8%
3	West Beach	Adelaide - West	Houses	\$1,475,171	2.9%	\$841	-0.3%	7.5%	1.9%
4	St Peters	Adelaide - Central and Hills	Houses	\$2,093,604	2.1%	\$833	1.2%	4.6%	2.2%
5	Glenunga	Adelaide - Central and Hills	Houses	\$1,784,713	2.4%	\$832	-0.7%	3.3%	2.6%
6	Hazelwood Park	Adelaide - Central and Hills	Houses	\$1,719,276	2.4%	\$825	1.3%	8.0%	
7	Fullarton	Adelaide - Central and Hills	Houses	\$1,688,060	2.5%	\$822	4.3%	6.4%	2.1%
8	Burnside	Adelaide - Central and Hills	Houses	\$1,673,881	2.5%	\$819	0.4%	2.1%	3.3%
9	Linden Park	Adelaide - Central and Hills	Houses	\$1,651,466	2.6%	\$816	-1.5%	3.3%	1.4%
10	Unley	Adelaide - Central and Hills	Houses	\$1,828,600	2.3%	\$813	2.1%	5.2%	2.8%
11	Kensington Park	Adelaide - Central and Hills	Houses	\$1,720,181	2.4%	\$807	-0.4%	3.1%	1.6%
12	Walkerville	Adelaide - Central and Hills	Houses	\$1,872,814	2.2%	\$801	1.4%	9.2%	1.9%
13	Glenside	Adelaide - Central and Hills	Houses	\$1,531,091	2.7%	\$800	-1.2%	4.0%	1.5%
14	Kensington Gardens	Adelaide - Central and Hills	Houses	\$1,671,709	2.4%	\$793	-0.1%	3.3%	2.8%
15	North Adelaide	Adelaide - Central and Hills	Houses	\$1,473,299	2.8%	\$785	4.0%	7.5%	2.9%
16	Henley Beach South	Adelaide - West	Houses	\$1,551,556	2.6%	\$776	3.0%	1.5%	2.8%
17	Glenelg East	Adelaide - South	Houses	\$1,465,334	2.9%	\$774	1.4%	1.2%	n.a
18	Norwood	Adelaide - Central and Hills	Houses	\$1,582,271	2.4%	\$772	-0.6%	3.1%	1.7%
19	Glenelg South	Adelaide - South	Houses	\$2,059,251	2.1%	\$770	1.7%	1.9%	1.0%
20	Glenelg	Adelaide - South	Houses	\$1,733,069	2.4%	\$769	1.1%	1.1%	0.8%
21	West Lakes	Adelaide - West	Houses	\$1,317,667	3.1%	\$768	3.6%	4.1%	1.3%
22	Fulham	Adelaide - West	Houses	\$1,370,318	2.9%	\$768	1.7%	8.8%	0.8%
23	Somerton Park	Adelaide - South	Houses	\$1,779,349	2.5%	\$767	1.9%	2.9%	1.5%
24	Parkside	Adelaide - Central and Hills	Houses	\$1,515,324	2.6%	\$763	2.3%	5.6%	0.5%
25	Glenelg North	Adelaide - South	Houses	\$1,228,774	3.1%	\$759	0.4%	0.9%	0.3%
26	Goodwood	Adelaide - Central and Hills	Houses	\$1,578,439	2.6%	\$757	1.2%	6.5%	1.5%
27	Henley Beach	Adelaide - West	Houses	\$1,473,146	2.6%	\$752	2.0%	1.5%	1.1%
28	Brighton	Adelaide - South	Houses	\$1,478,362	2.7%	\$751	1.7%	4.3%	0.5%
29	Hove	Adelaide - South	Houses	\$1,407,824	2.9%	\$751	1.8%	4.2%	2.1%
30	Clarence Park	Adelaide - Central and Hills	Houses	\$1,423,947	2.7%	\$751	5.6%	6.4%	1.0%

Top 30 Most affordable suburbs to rent

Adelaide

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Salisbury	Adelaide - North	Units	\$425,679	5.6%	\$448	4.4%	10.9%	n.a
2	Morphett Vale	Adelaide - South	Units	\$571,560	4.2%	\$459	3.5%	6.8%	n.a
3	Elizabeth South	Adelaide - North	Houses	\$510,832	4.8%	\$468	0.3%	10.2%	1.5%
4	Elizabeth North	Adelaide - North	Houses	\$476,644	5.2%	\$469	1.2%	9.0%	1.9%
5	Klemzig	Adelaide - North	Units	\$477,822	5.2%	\$471	3.0%	10.3%	0.8%
6	Elizabeth Grove	Adelaide - North	Houses	\$528,694	4.7%	\$472	0.3%	9.9%	0.5%
7	Christies Beach	Adelaide - South	Units	\$595,686	4.2%	\$475	2.2%	5.6%	n.a
8	Brooklyn Park	Adelaide - West	Units	\$492,634	4.9%	\$477	3.8%	12.6%	0.3%
9	Munno Para	Adelaide - North	Units	\$519,004	5.0%	\$477	0.3%	6.3%	n.a
10	Modbury	Adelaide - North	Units	\$545,983	4.5%	\$480	3.2%	11.3%	1.3%
11	Kurralta Park	Adelaide - West	Units	\$486,953	5.0%	\$482	3.0%	11.6%	1.2%
12	Plympton	Adelaide - West	Units	\$489,553	5.1%	\$483	3.0%	12.8%	0.6%
13	Elizabeth Downs	Adelaide - North	Houses	\$484,836	5.2%	\$484	1.4%	8.8%	1.0%
14	Davoren Park	Adelaide - North	Houses	\$524,667	4.9%	\$487	1.0%	10.1%	2.4%
15	Broadview	Adelaide - North	Units	\$509,262	5.1%	\$488	1.5%	11.4%	n.a
16	New Port	Adelaide - West	Units	\$505,477	4.9%	\$488	0.0%	9.3%	n.a
17	Elizabeth Vale	Adelaide - North	Houses	\$559,044	4.6%	\$488	0.8%	6.2%	1.2%
18	Mount Barker	Adelaide - Central and Hills	Units	\$551,403	4.5%	\$489	1.8%	5.5%	n.a
19	Kilburn	Adelaide - North	Units	\$479,344	5.3%	\$490	1.6%	9.5%	1.3%
20	Smithfield	Adelaide - North	Houses	\$519,203	5.1%	\$498	1.0%	8.8%	1.4%
21	Lockleys	Adelaide - West	Units	\$555,425	4.5%	\$500	2.7%	11.9%	1.5%
22	Elizabeth East	Adelaide - North	Houses	\$579,315	4.5%	\$500	0.8%	10.4%	1.2%
23	Edwardstown	Adelaide - South	Units	\$558,500	4.7%	\$500	2.7%	9.3%	1.4%
24	Smithfield Plains	Adelaide - North	Houses	\$538,294	4.9%	\$501	0.9%	8.7%	1.9%
25	Marleston	Adelaide - West	Units	\$505,075	5.0%	\$503	1.6%	12.0%	0.6%
26	Camden Park	Adelaide - West	Units	\$546,898	4.8%	\$506	2.4%	13.4%	1.2%
27	South Plympton	Adelaide - South	Units	\$555,312	4.7%	\$509	2.8%	10.4%	n.a
28	Oaklands Park	Adelaide - South	Units	\$579,863	4.6%	\$510	2.8%	10.1%	n.a
29	Ascot Park	Adelaide - South	Units	\$590,050	4.5%	\$512	2.4%	11.3%	0.8%
30	Seaton	Adelaide - West	Units	\$565,016	4.7%	\$513	1.3%	11.8%	0.3%

Top 30 Most expensive suburbs to rent

Perth

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Dalkeith	Perth - Inner	Houses	\$3,451,070	2.0%	\$1,315	3.2%	0.7%	1.3%
2	Cottesloe	Perth - Inner	Houses	\$3,265,938	2.0%	\$1,291	1.8%	5.3%	1.3%
3	Mount Claremont	Perth - Inner	Houses	\$2,199,864	2.9%	\$1,287	0.7%	-0.3%	1.5%
4	City Beach	Perth - Inner	Houses	\$3,014,524	2.1%	\$1,250	2.0%	0.8%	1.8%
5	Swanbourne	Perth - Inner	Houses	\$2,404,749	2.6%	\$1,242	1.7%	1.7%	1.7%
6	Mosman Park	Perth - Inner	Houses	\$2,302,143	2.6%	\$1,184	0.3%	2.3%	0.9%
7	Nedlands	Perth - Inner	Houses	\$2,282,780	2.5%	\$1,146	3.4%	2.6%	1.5%
8	Claremont	Perth - Inner	Houses	\$2,072,790	2.8%	\$1,144	1.2%	4.4%	0.8%
9	Iluka	Perth - North West	Houses	\$1,448,343	4.2%	\$1,127	1.8%	12.9%	
10	Floreat	Perth - Inner	Houses	\$2,149,519	2.6%	\$1,118	2.2%	3.3%	1.8%
11	Burns Beach	Perth - North West	Houses	\$1,385,190	4.3%	\$1,115	1.2%	13.1%	0.5%
12	North Coogee	Perth - South West	Houses	\$1,698,905	3.2%	\$1,088	-1.1%	1.3%	1.8%
13	Churchlands	Perth - North West	Houses	\$2,002,187	2.8%	\$1,082	0.9%	4.6%	1.5%
14	Trigg	Perth - North West	Houses	\$2,108,050	2.5%	\$1,011	0.3%	9.5%	0.7%
15	Shenton Park	Perth - Inner	Houses	\$2,084,286	2.6%	\$1,007	3.9%	8.5%	1.5%
16	North Fremantle	Perth - South West	Houses	\$1,644,439	2.8%	\$1,003	3.1%	5.2%	0.7%
17	Applecross	Perth - South West	Houses	\$2,277,180	2.2%	\$999	1.5%	5.5%	1.4%
18	South Fremantle	Perth - South West	Houses	\$1,481,506	3.4%	\$997	2.8%	8.1%	2.0%
19	Subiaco	Perth - Inner	Houses	\$1,888,230	2.8%	\$989	2.3%	6.2%	0.7%
20	Gwelup	Perth - North West	Houses	\$1,447,502	3.5%	\$981	2.8%	10.5%	0.5%
21	Carine	Perth - North West	Houses	\$1,557,666	3.3%	\$973	1.5%	10.3%	0.4%
22	Wembley Downs	Perth - North West	Houses	\$1,775,200	2.9%	\$967	0.3%	4.9%	2.7%
23	East Fremantle	Perth - South West	Houses	\$1,874,585	2.5%	\$960	1.7%	3.3%	1.0%
24	Attadale	Perth - South West	Houses	\$1,909,368	2.6%	\$950	1.7%	7.5%	1.1%
25	North Beach	Perth - North West	Houses	\$1,809,531	2.7%	\$948	1.1%	9.9%	0.6%
26	Woodlands	Perth - North West	Houses	\$1,632,942	3.0%	\$935	2.4%	8.6%	2.1%
27	Sorrento	Perth - North West	Houses	\$1,662,328	3.0%	\$935	0.2%	6.3%	0.7%
28	Mount Pleasant	Perth - South West	Houses	\$1,739,352	2.7%	\$931	2.1%	4.4%	2.0%
29	Waterford	Perth - South East	Houses	\$1,599,453	3.0%	\$920	2.6%	6.1%	4.2%
30	Wembley	Perth - Inner	Houses	\$1,839,756	2.7%	\$917	4.9%	4.0%	0.6%

Top 30 Most affordable suburbs to rent

Perth

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Dudley Park	Mandurah	Units	\$407,306	5.7%	\$455	-0.8%	15.3%	2.4%
2	Orelia	Perth - South West	Units	\$317,967	7.8%	\$461	1.0%	13.9%	1.7%
3	Wellard	Perth - South West	Units	\$411,524	6.0%	\$474	-1.9%	10.8%	2.0%
4	Shoalwater	Perth - South West	Units	\$414,228	5.9%	\$487	-0.7%	6.8%	2.4%
5	Armadale	Perth - South East	Units	\$498,299	5.7%	\$512	0.7%	3.6%	1.2%
6	Mandurah	Mandurah	Units	\$493,139	5.3%	\$515	-0.3%	11.2%	2.3%
7	Noranda	Perth - North East	Units	\$522,624	5.2%	\$518	-1.6%	3.9%	1.2%
8	Atwell	Perth - South West	Units	\$513,471	5.3%	\$522	6.2%	14.3%	
9	Mandurah	Mandurah	Houses	\$553,919	5.1%	\$527	0.7%	8.2%	2.3%
10	Erskine	Mandurah	Units	\$534,501	5.5%	\$528	-1.2%	5.7%	4.7%
11	Rockingham	Perth - South West	Units	\$484,003	5.6%	\$532	0.3%	12.4%	1.0%
12	Maylands	Perth - North East	Units	\$507,211	5.7%	\$538	-0.2%	8.1%	0.8%
13	Coolbellup	Perth - South West	Units	\$535,849	5.3%	\$538	0.6%	10.4%	1.3%
14	Medina	Perth - South West	Houses	\$547,049	5.4%	\$539	0.0%	12.5%	2.3%
15	Halls Head	Mandurah	Units	\$548,782	5.3%	\$541	1.1%	13.1%	1.7%
16	Kelmscott	Perth - South East	Units	\$438,755	6.4%	\$545	2.5%	7.9%	1.2%
17	Midland	Perth - North East	Units	\$451,098	6.5%	\$546	1.6%	12.7%	1.5%
18	Calista	Perth - South West	Houses	\$548,420	5.4%	\$546	0.3%	11.6%	1.2%
19	Pinjarra	Mandurah	Houses	\$563,777	5.1%	\$546	-1.2%	6.9%	1.3%
20	Success	Perth - South West	Units	\$492,675	6.0%	\$551	4.0%	15.9%	0.2%
21	Hillman	Perth - South West	Houses	\$622,071	4.7%	\$555	0.1%	6.2%	3.5%
22	Maddington	Perth - South East	Units	\$475,332	6.0%	\$556	0.6%	7.1%	2.2%
23	Thornlie	Perth - South East	Units	\$496,919	6.0%	\$556	1.2%	9.4%	3.0%
24	Coodanup	Mandurah	Houses	\$621,162	4.7%	\$558	0.4%	6.9%	3.4%
25	Baldivis	Perth - South West	Units	\$534,535	5.7%	\$559	-0.6%	11.1%	0.6%
26	Girrawheen	Perth - North West	Units	\$529,407	5.7%	\$559	0.2%	7.5%	1.7%
27	Wembley	Perth - Inner	Units	\$441,339	6.3%	\$559	2.0%	9.0%	0.6%
28	Clarkson	Perth - North West	Units	\$491,319	6.0%	\$564	0.1%	8.8%	1.1%
29	Osborne Park	Perth - North West	Units	\$483,992	6.0%	\$565	1.9%	11.6%	0.5%
30	Gosnells	Perth - South East	Units	\$483,814	6.1%	\$566	1.6%	13.3%	1.4%

Top 30 Most expensive suburbs to rent

Hobart

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Sandy Bay	Hobart	Houses	\$1,244,889	3.0%	\$700	1.5%	11.0%	3.3%
2	Tranmere	Hobart	Houses	\$1,070,234	3.4%	\$692	2.6%	4.0%	2.4%
3	West Hobart	Hobart	Houses	\$907,511	3.8%	\$655	2.0%	9.8%	1.9%
4	North Hobart	Hobart	Houses	\$892,959	3.8%	\$649	2.1%	10.9%	1.3%
5	Lauderdale	Hobart	Houses	\$795,979	4.3%	\$647	3.2%	9.0%	3.2%
6	Blackmans Bay	Hobart	Houses	\$845,083	3.8%	\$638	4.5%	9.7%	1.1%
7	New Town	Hobart	Houses	\$844,694	4.0%	\$638	-0.3%	7.6%	1.9%
8	Taroona	Hobart	Houses	\$921,711	3.7%	\$616	4.1%	3.8%	2.3%
9	Lenah Valley	Hobart	Houses	\$728,821	4.5%	\$609	-1.1%	4.8%	0.7%
10	Margate	Hobart	Houses	\$759,390	4.2%	\$608	2.8%	9.2%	3.4%
11	Kingston	Hobart	Houses	\$722,357	4.5%	\$605	2.8%	6.6%	2.3%
12	Kingston Beach	Hobart	Houses	\$796,196	4.1%	\$603	4.0%	10.1%	0.8%
13	Howrah	Hobart	Houses	\$723,494	4.2%	\$588	2.2%	3.1%	1.8%
14	Lindisfarne	Hobart	Houses	\$748,809	4.1%	\$586	2.1%	3.5%	3.2%
15	Oakdowns	Hobart	Houses	\$618,937	5.0%	\$584	1.4%	6.2%	3.8%
16	Battery Point	Hobart	Units	\$754,010	3.9%	\$584	1.2%	6.8%	2.5%
17	Bellerive	Hobart	Houses	\$802,895	3.7%	\$578	0.6%	4.8%	3.2%
18	Geilston Bay	Hobart	Houses	\$683,407	4.4%	\$573	2.4%	3.4%	0.6%
19	Old Beach	Hobart	Houses	\$625,394	4.9%	\$573	-0.5%	6.2%	1.8%
20	Austins Ferry	Hobart	Houses	\$630,370	4.8%	\$569	1.6%	9.0%	4.5%
21	Sorell	Hobart	Houses	\$674,135	4.4%	\$562	1.7%	5.6%	1.0%
22	Brighton	Hobart	Houses	\$576,468	5.0%	\$551	1.5%	9.1%	3.3%
23	Mornington	Hobart	Houses	\$560,828	5.2%	\$549	3.7%	6.4%	2.0%
24	West Moonah	Hobart	Houses	\$625,310	4.6%	\$548	-1.2%	6.1%	3.5%
25	Moonah	Hobart	Houses	\$635,528	4.5%	\$547	0.4%	7.0%	1.6%
26	Warrane	Hobart	Houses	\$540,835	5.3%	\$546	3.6%	6.5%	3.1%
27	Lutana	Hobart	Houses	\$573,724	5.0%	\$544	1.1%	6.9%	1.1%
28	Rosetta	Hobart	Houses	\$610,976	4.7%	\$542	-0.7%	5.6%	1.3%
29	Glenorchy	Hobart	Houses	\$556,100	5.1%	\$541	0.5%	6.9%	2.8%
30	Midway Point	Hobart	Houses	\$632,774	4.4%	\$534	1.7%	4.9%	1.4%

Top 30 Most affordable suburbs to rent

Hobart

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Glenorchy	Hobart	Units	\$441,369	5.5%	\$455	2.0%	-0.8%	2.1%
2	Brighton	Hobart	Units	\$442,578	5.6%	\$457	-0.9%	1.6%	0.9%
3	Moonah	Hobart	Units	\$456,377	5.4%	\$461	1.4%	3.9%	n.a
4	Claremont	Hobart	Units	\$430,655	5.7%	\$465	3.2%	4.5%	3.3%
5	Kingston	Hobart	Units	\$551,022	4.6%	\$479	1.3%	2.0%	1.1%
6	Lenah Valley	Hobart	Units	\$523,032	4.7%	\$480	3.0%	7.0%	0.6%
7	Lindisfarne	Hobart	Units	\$532,595	4.7%	\$482	1.9%	6.6%	2.0%
8	New Norfolk	Hobart	Houses	\$462,150	5.4%	\$484	1.3%	8.1%	1.7%
9	Bellerive	Hobart	Units	\$568,707	4.5%	\$486	1.5%	8.1%	1.8%
10	Blackmans Bay	Hobart	Units	\$546,767	4.7%	\$486	0.1%	2.4%	n.a
11	New Town	Hobart	Units	\$463,163	5.5%	\$492	2.6%	6.1%	1.3%
12	Primrose Sands	Hobart	Houses	\$533,257	4.7%	\$497	1.5%	4.8%	3.1%
13	Howrah	Hobart	Units	\$574,712	4.5%	\$497	0.4%	6.1%	0.5%
14	Risdon Vale	Hobart	Houses	\$454,429	5.7%	\$501	1.4%	6.0%	1.9%
15	Bridgewater	Hobart	Houses	\$477,807	5.4%	\$502	1.0%	3.9%	1.7%
16	Gagebrook	Hobart	Houses	\$454,119	5.6%	\$504	1.2%	4.1%	5.4%
17	Chigwell	Hobart	Houses	\$491,244	5.5%	\$509	1.3%	5.4%	2.3%
18	Sandy Bay	Hobart	Units	\$619,469	4.3%	\$514	2.4%	5.4%	1.4%
19	Berriedale	Hobart	Houses	\$514,014	5.3%	\$515	0.8%	5.6%	1.9%
20	Dodges Ferry	Hobart	Houses	\$621,526	4.2%	\$518	2.3%	4.6%	1.2%
21	Claremont	Hobart	Houses	\$533,376	5.1%	\$520	0.8%	6.8%	1.5%
22	Rokeby	Hobart	Houses	\$535,908	5.1%	\$526	2.1%	5.6%	2.4%
23	Midway Point	Hobart	Houses	\$632,774	4.4%	\$534	1.7%	4.9%	1.4%
24	Glenorchy	Hobart	Houses	\$556,100	5.1%	\$541	0.5%	6.9%	2.8%
25	Rosetta	Hobart	Houses	\$610,976	4.7%	\$542	-0.7%	5.6%	1.3%
26	Lutana	Hobart	Houses	\$573,724	5.0%	\$544	1.1%	6.9%	1.1%
27	Warrane	Hobart	Houses	\$540,835	5.3%	\$546	3.6%	6.5%	3.1%
28	Moonah	Hobart	Houses	\$635,528	4.5%	\$547	0.4%	7.0%	1.6%
29	West Moonah	Hobart	Houses	\$625,310	4.6%	\$548	-1.2%	6.1%	3.5%
30	Mornington	Hobart	Houses	\$560,828	5.2%	\$549	3.7%	6.4%	2.0%

Top 30 Most expensive suburbs to rent

Darwin

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Fannie Bay	Darwin	Houses	\$892,973	5.6%	\$875	1.1%	3.5%	5.8%
2	Lyons	Darwin	Houses	\$796,208	5.8%	\$844	0.4%	1.7%	2.8%
3	Parap	Darwin	Houses	\$768,043	5.9%	\$823	0.5%	1.9%	6.7%
4	Muirhead	Darwin	Houses	\$692,546	6.1%	\$803	-1.6%	-0.2%	2.5%
5	Nightcliff	Darwin	Houses	\$807,395	5.0%	\$763	-6.6%	-2.9%	4.9%
6	Johnston	Darwin	Houses	\$634,715	6.4%	\$751	1.2%	4.6%	1.5%
7	Stuart Park	Darwin	Houses	\$784,426	5.2%	\$749	0.8%	0.0%	6.0%
8	Zuccoli	Darwin	Houses	\$585,242	6.7%	\$730	2.2%	3.9%	5.4%
9	Bellamack	Darwin	Houses	\$613,253	6.4%	\$725	0.6%	4.1%	2.1%
10	Nakara	Darwin	Houses	\$631,382	6.2%	\$718	-0.3%	5.6%	3.2%
11	Rosebery	Darwin	Houses	\$590,001	6.6%	\$715	0.2%	3.7%	3.0%
12	Farrar	Darwin	Houses	\$589,269	6.5%	\$715	0.5%	4.1%	2.1%
13	Bayview	Darwin	Units	\$551,727	6.9%	\$705	0.9%	5.3%	2.4%
14	Durack	Darwin	Houses	\$581,050	6.5%	\$703	1.5%	3.0%	2.7%
15	Ludmilla	Darwin	Houses	\$736,866	5.2%	\$684	1.2%	3.5%	4.3%
16	Humpty Doo	Darwin	Houses	\$634,079	5.9%	\$683	-1.8%	-0.6%	0.6%
17	Leanyer	Darwin	Houses	\$613,232	6.0%	\$681	-4.8%	-0.9%	1.8%
18	Gunn	Darwin	Houses	\$538,731	6.6%	\$665	1.5%	3.6%	3.0%
19	Tiwi	Darwin	Houses	\$519,298	6.7%	\$654	-3.1%	7.4%	4.9%
20	Millner	Darwin	Houses	\$530,475	6.6%	\$649	-0.5%	3.4%	2.6%
21	Darwin City	Darwin	Units	\$402,221	8.1%	\$646	0.1%	4.8%	2.9%
22	Malak	Darwin	Houses	\$521,247	6.6%	\$642	-2.7%	4.4%	0.8%
23	Alawa	Darwin	Houses	\$512,805	6.7%	\$639	-1.3%	1.4%	1.7%
24	Wagaman	Darwin	Houses	\$515,549	6.6%	\$630	-2.6%	0.1%	5.0%
25	Wulagi	Darwin	Houses	\$544,890	6.3%	\$627	-3.3%	4.3%	0.6%
26	Karama	Darwin	Houses	\$441,899	7.6%	\$626	-5.0%	3.6%	4.4%
27	Anula	Darwin	Houses	\$512,007	6.5%	\$624	-2.8%	-1.1%	2.2%
28	Darwin City	Darwin	Houses	\$466,751	6.8%	\$623	-1.7%	-1.4%	21.0%
29	Larrakeyah	Darwin	Units	\$433,225	7.3%	\$617	0.8%	6.1%	2.6%
30	Bakewell	Darwin	Houses	\$484,194	6.8%	\$616	0.8%	3.6%	2.3%

Top 30 Most affordable suburbs to rent

Darwin

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Millner	Darwin	Units	\$306,644	8.6%	\$486	1.0%	3.3%	1.5%
2	Bakewell	Darwin	Units	\$281,990	9.0%	\$491	1.9%	6.1%	0.8%
3	Coconut Grove	Darwin	Units	\$331,504	8.0%	\$498	1.2%	7.2%	1.3%
4	Driver	Darwin	Units	\$297,686	8.8%	\$500	1.3%	2.8%	1.6%
5	Nightcliff	Darwin	Units	\$371,845	7.2%	\$503	-0.5%	2.1%	1.6%
6	Rapid Creek	Darwin	Units	\$363,918	7.3%	\$511	0.8%	3.5%	2.0%
7	Rosebery	Darwin	Units	\$316,270	8.7%	\$524	0.5%	2.3%	0.4%
8	Moulden	Darwin	Houses	\$399,364	7.3%	\$544	0.1%	0.5%	2.4%
9	Gray	Darwin	Houses	\$394,899	7.6%	\$553	-0.3%	2.3%	3.7%
10	Johnston	Darwin	Units	\$340,954	8.6%	\$554	2.2%	6.8%	0.8%
11	Parap	Darwin	Units	\$371,226	8.2%	\$567	0.5%	5.8%	1.5%
12	Woodroffe	Darwin	Houses	\$441,949	6.9%	\$570	0.8%	-2.6%	4.7%
13	Fannie Bay	Darwin	Units	\$417,491	7.2%	\$580	0.4%	4.7%	2.0%
14	Driver	Darwin	Houses	\$428,218	7.5%	\$596	1.8%	4.9%	3.3%
15	Stuart Park	Darwin	Units	\$419,307	7.6%	\$615	-0.6%	4.6%	1.6%
16	Bakewell	Darwin	Houses	\$484,194	6.8%	\$616	0.8%	3.6%	2.3%
17	Larrakeyah	Darwin	Units	\$433,225	7.3%	\$617	0.8%	6.1%	2.6%
18	Darwin City	Darwin	Houses	\$466,751	6.8%	\$623	-1.7%	-1.4%	21.0%
19	Anula	Darwin	Houses	\$512,007	6.5%	\$624	-2.8%	-1.1%	2.2%
20	Karama	Darwin	Houses	\$441,899	7.6%	\$626	-5.0%	3.6%	4.4%
21	Wulagi	Darwin	Houses	\$544,890	6.3%	\$627	-3.3%	4.3%	0.6%
22	Wagaman	Darwin	Houses	\$515,549	6.6%	\$630	-2.6%	0.1%	5.0%
23	Alawa	Darwin	Houses	\$512,805	6.7%	\$639	-1.3%	1.4%	1.7%
24	Malak	Darwin	Houses	\$521,247	6.6%	\$642	-2.7%	4.4%	0.8%
25	Darwin City	Darwin	Units	\$402,221	8.1%	\$646	0.1%	4.8%	2.9%
26	Millner	Darwin	Houses	\$530,475	6.6%	\$649	-0.5%	3.4%	2.6%
27	Tiwi	Darwin	Houses	\$519,298	6.7%	\$654	-3.1%	7.4%	4.9%
28	Gunn	Darwin	Houses	\$538,731	6.6%	\$665	1.5%	3.6%	3.0%
29	Leanyer	Darwin	Houses	\$613,232	6.0%	\$681	-4.8%	-0.9%	1.8%
30	Humpty Doo	Darwin	Houses	\$634,079	5.9%	\$683	-1.8%	-0.6%	0.6%

Top 30 Most expensive suburbs to rent

Canberra

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Ainslie	Australian Capital Territory	Houses	\$1,462,468	2.7%	\$940	2.2%	6.5%	0.9%
2	Deakin	Australian Capital Territory	Houses	\$1,928,574	2.7%	\$935	3.3%	5.1%	2.8%
3	Campbell	Australian Capital Territory	Houses	\$1,882,403	2.6%	\$911	2.4%	5.4%	4.6%
4	Garran	Australian Capital Territory	Houses	\$1,468,044	3.0%	\$901	1.9%	6.0%	2.2%
5	Denman Prospect	Australian Capital Territory	Houses	\$1,183,062	3.8%	\$867	1.1%	0.3%	6.5%
6	Whitlam	Australian Capital Territory	Houses	\$1,070,207	4.3%	\$853	1.9%	-4.3%	3.7%
7	Hackett	Australian Capital Territory	Houses	\$1,298,420	3.0%	\$847	-0.2%	1.6%	3.1%
8	Coombs	Australian Capital Territory	Houses	\$1,116,768	3.9%	\$824	1.3%	2.7%	2.9%
9	Wright	Australian Capital Territory	Houses	\$1,100,326	3.9%	\$815	0.8%	2.7%	6.7%
10	Turner	Australian Capital Territory	Houses	\$1,501,929	2.8%	\$806	0.8%	4.7%	11.9%
11	Throsby	Australian Capital Territory	Houses	\$1,157,874	3.7%	\$798	0.8%	1.4%	5.1%
12	Forde	Australian Capital Territory	Houses	\$1,124,523	3.8%	\$798	1.4%	6.0%	1.3%
13	Lyneham	Australian Capital Territory	Houses	\$1,155,416	3.4%	\$786	1.1%	3.9%	4.3%
14	Crace	Australian Capital Territory	Houses	\$1,185,654	3.6%	\$784	0.8%	2.4%	2.1%
15	Nicholls	Australian Capital Territory	Houses	\$1,240,637	3.4%	\$782	1.1%	3.0%	1.4%
16	Moncrieff	Australian Capital Territory	Houses	\$998,604	4.1%	\$778	-0.5%	0.3%	3.0%
17	Farrer	Australian Capital Territory	Houses	\$1,356,972	2.9%	\$773	-1.3%	-0.9%	3.3%
18	Mawson	Australian Capital Territory	Houses	\$1,050,662	3.4%	\$773	0.6%	-0.4%	2.9%
19	Monash	Australian Capital Territory	Houses	\$951,536	4.2%	\$770	0.0%	4.8%	1.9%
20	Gordon	Australian Capital Territory	Houses	\$934,693	4.2%	\$764	1.1%	4.4%	1.5%
21	Taylor	Australian Capital Territory	Houses	\$1,100,172	3.7%	\$761	-0.4%	0.7%	3.9%
22	Gungahlin	Australian Capital Territory	Houses	\$1,005,733	4.1%	\$759	1.4%	4.4%	4.9%
23	Palmerston	Australian Capital Territory	Houses	\$1,036,570	3.9%	\$759	1.5%	2.1%	3.5%
24	Bonner	Australian Capital Territory	Houses	\$1,001,559	4.0%	\$759	1.0%	2.5%	2.3%
25	Harrison	Australian Capital Territory	Houses	\$1,036,693	3.9%	\$757	1.9%	2.4%	1.9%
26	Franklin	Australian Capital Territory	Houses	\$1,078,706	3.8%	\$757	1.4%	2.5%	5.2%
27	Amaroo	Australian Capital Territory	Houses	\$1,060,868	3.8%	\$747	1.3%	2.4%	5.1%
28	Bonython	Australian Capital Territory	Houses	\$938,047	4.2%	\$746	0.1%	4.8%	3.2%
29	Casey	Australian Capital Territory	Houses	\$963,479	4.1%	\$744	1.6%	2.5%	2.0%
30	Flynn	Australian Capital Territory	Houses	\$922,703	4.1%	\$743	0.6%	3.2%	2.3%

Top 30 Most affordable suburbs to rent

Canberra

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median Rent	Quarterly change	Annual change	Vacancy rate
1	Lyons	Australian Capital Territory	Units	\$375,583	6.1%	\$497	1.7%	4.2%	0.8%
2	Gungahlin	Australian Capital Territory	Units	\$460,462	6.2%	\$527	-1.5%	-1.1%	1.8%
3	Chifley	Australian Capital Territory	Units	\$477,546	5.1%	\$536	0.2%	1.4%	1.4%
4	Phillip	Australian Capital Territory	Units	\$497,422	5.6%	\$543	0.1%	-0.5%	1.2%
5	Belconnen	Australian Capital Territory	Units	\$490,741	5.9%	\$550	0.4%	3.0%	1.4%
6	Greenway	Australian Capital Territory	Units	\$520,457	5.5%	\$551	0.7%	0.3%	1.0%
7	Franklin	Australian Capital Territory	Units	\$499,464	5.8%	\$552	-0.5%	-1.1%	1.4%
8	Harrison	Australian Capital Territory	Units	\$503,567	5.8%	\$554	-1.2%	1.1%	2.1%
9	Lyneham	Australian Capital Territory	Units	\$521,467	5.1%	\$555	-0.7%	-1.0%	1.0%
10	O'Connor	Australian Capital Territory	Units	\$594,245	4.8%	\$557	-0.4%	-0.3%	n.a
11	Ngunnawal	Australian Capital Territory	Units	\$605,471	5.0%	\$557	-1.3%	-0.4%	1.8%
12	Palmerston	Australian Capital Territory	Units	\$658,542	4.6%	\$557	-1.4%	-1.8%	0.6%
13	Wright	Australian Capital Territory	Units	\$526,899	5.6%	\$570	0.2%	1.3%	2.5%
14	Watson	Australian Capital Territory	Units	\$557,831	5.2%	\$573	0.0%	0.7%	1.2%
15	Belconnen	Australian Capital Territory	Houses	\$473,054	6.0%	\$575	1.2%	10.5%	13.8%
16	Taylor	Australian Capital Territory	Units	\$588,972	5.2%	\$577	-0.2%	-2.2%	4.8%
17	Mawson	Australian Capital Territory	Units	\$527,497	4.8%	\$577	1.3%	2.2%	2.2%
18	Casey	Australian Capital Territory	Units	\$619,197	5.2%	\$577	0.1%	0.1%	1.0%
19	Holt	Australian Capital Territory	Units	\$565,152	5.4%	\$583	-0.2%	2.5%	n.a
20	Reid	Australian Capital Territory	Units	\$563,133	5.3%	\$586	-1.0%	1.5%	2.0%
21	Coombs	Australian Capital Territory	Units	\$555,902	5.3%	\$592	-0.1%	0.2%	2.9%
22	Denman Prospect	Australian Capital Territory	Units	\$623,034	5.0%	\$596	-0.4%	-0.8%	4.0%
23	Bruce	Australian Capital Territory	Units	\$587,441	5.3%	\$597	-0.4%	3.2%	1.3%
24	Macquarie	Australian Capital Territory	Units	\$555,252	5.5%	\$597	0.4%	4.3%	2.3%
25	Braddon	Australian Capital Territory	Units	\$532,194	5.5%	\$598	0.0%	0.5%	1.2%
26	Griffith	Australian Capital Territory	Units	\$604,516	5.1%	\$603	2.5%	1.3%	0.9%
27	Greenway	Australian Capital Territory	Houses	\$592,731	5.3%	\$604	0.8%	4.1%	20.1%
28	Isabella Plains	Australian Capital Territory	Houses	\$772,922	4.2%	\$606	-0.7%	1.9%	1.5%
29	Charnwood	Australian Capital Territory	Houses	\$693,809	4.7%	\$607	1.1%	3.8%	2.7%
30	Evatt	Australian Capital Territory	Houses	\$853,094	3.9%	\$614	0.8%	2.2%	1.9%

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