



Quarterly Rental Review

Australia | Released October 2021

Data to September 2021 Quarter



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Australia
Quarter 3, 2021

National Overview

- ▶ Nationally, Australian dwelling rents rose 0.6% in the month of September, and 1.9% over the quarter, easing slightly from the 2.1% rise seen over the June quarter.
- ▶ Capital city rents increased by 1.7% over the September quarter, while regional rents increased by 2.2% over the same period.
- ▶ All eight capital cities saw an increase in rent values over both the latest quarter and year-on-year, as did the individual house and unit markets, with the exception of Melbourne which saw a fall in unit rents year-on-year (-1.6%).
- ▶ Canberra was the most expensive capital city rental market with a typical house costing \$690 per week and a typical unit costing \$533 per week.
- ▶ Brisbane saw the strongest growth in house rents over the September quarter, up 2.8%, while Darwin recorded the strongest growth in unit rents over the same period (2.9%).
- ▶ Perth recorded the weakest growth in rents over the latest quarter with house and unit rents up 0.3% and 0.2% respectively.
- ▶ With the exception of Darwin (up 9 basis points to 6.17%), gross rental yields were lower across all capital cities over the quarter.



National rental index rises 1.9% over the September quarter

Growth in rental rates has eased slightly, with the national rental index rising by 1.9% over the September quarter compared to a 2.1% rise over the June quarter. While we have seen some easing in rental growth, national rental rates are 8.9% higher year-on-year which is the highest annual growth in dwelling rents since July 2008.

Regional rents are rising faster than capital city rents, with regional dwelling rents up 2.2% over the September quarter (down from 2.7% in the previous quarter), while capital city dwelling rents increased by 1.7% over the latest quarter (down from 1.9% over the June quarter). Regional Australia recorded an annual rate of rental growth of 12.5% in September 2021. This is the highest annual growth result on record, with the CoreLogic rental index commencing from 2005. In comparison, the combined capital cities recorded annual rental growth of 7.5% over the same period, the highest annual growth rate for the combined capitals since January 2009.

Following an earlier surge in rents, Perth (0.3%) was the weakest rental market over the September quarter, followed by Melbourne (1.2%) and Canberra (1.5%). Meanwhile, the strongest quarterly rental growth was recorded in Brisbane (2.6%) and Sydney (2.3%).

Adelaide remains the cheapest capital city for rentals, with typical dwelling rents coming in at \$440p/w, which is \$193p/w cheaper than the most expensive capital city rental market (Canberra). Melbourne is the second cheapest rental market, with a typical dwelling costing \$450p/w to rent, just \$10p/w more expensive than Adelaide. As mentioned, Canberra is the most expensive rental market, with the median rent for a dwelling at \$633p/w, followed by Sydney (\$595p/w), Darwin (\$561p/w), Hobart (\$507p/w) and Brisbane (\$491p/w).

Region	Median rent	Change in rents (all dwellings)			Gross yields (all dwellings)	
		Month	Quarter	12 months	Current	12 months ago
Sydney	\$595	0.8%	2.3%	7.2%	2.45%	2.94%
Melbourne	\$450	0.6%	1.2%	1.8%	2.76%	3.25%
Brisbane	\$491	0.8%	2.6%	9.7%	3.93%	4.40%
Adelaide	\$440	0.3%	1.6%	8.3%	4.06%	4.39%
Perth	\$478	0.3%	0.3%	14.5%	4.33%	4.48%
Hobart	\$507	0.2%	1.6%	12.8%	3.89%	4.67%
Darwin	\$561	0.4%	1.7%	20.9%	6.17%	5.88%
Canberra	\$633	0.7%	1.5%	9.6%	3.92%	4.48%
Combined capitals	\$500	0.6%	1.7%	7.5%	3.02%	3.48%
Combined regionals	\$452	0.7%	2.2%	12.5%	4.35%	4.93%
National	\$485	0.6%	1.9%	8.9%	3.29%	3.77%

Houses vs Units

House rents have been rising at a substantially faster pace than unit rents through the COVID period to-date, however the gap is narrowing as rental demand deflects towards the more affordable unit sector. National rental growth increased by 1.9% for both houses and units over the September quarter, after the previous quarter saw national house rents rising by 2.3%, compared to a lower 1.6% for unit rents over the three months to June. Meanwhile, national rental rates have seen annual growth of 10.3% for houses and 5.2% for units over the last 12 months.

The combined capitals recorded weaker quarterly rental growth when compared to the regional markets, with both capital city house and unit rents up 1.7% over the latest quarter. The combined regional market has seen quarterly rental growth of 2.2% for houses and 2.4% for units.

The combined regional rental index recorded its highest rate of annual growth on record for both houses and units over the 12 months to September. Rental rates for houses rose by 12.3% annually, while unit rental rates rose by 13.2%. Looking at the combined capital cities over the same period, house rents increased by 9.5% annually, compared to unit rents which increased by 3.5%.

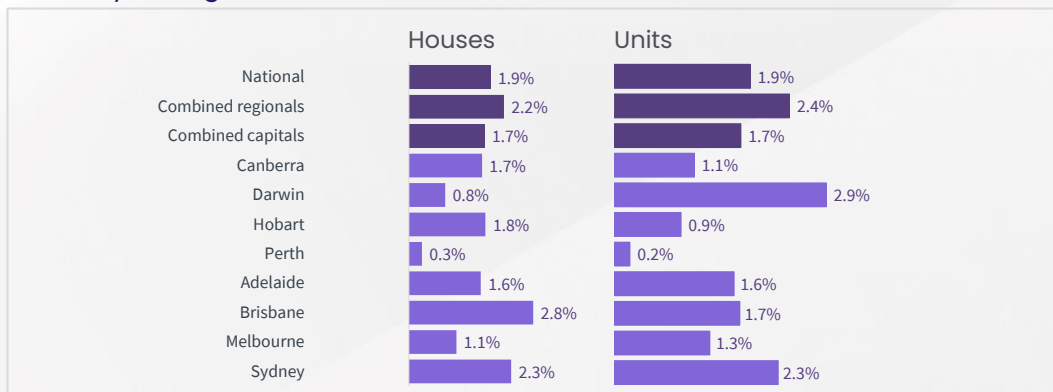
Melbourne was the only capital city market to see a reduction in unit rents over the 12 months to September 2021, with unit rents down -1.6% annually, however this is an improvement on the previous quarter, when a -6.4% reduction in annual unit rents was recorded in Melbourne. Sydney was showing an annual reduction in unit rents of -1.1% over the year to June 2021, however over the 12 months to September 2021, Sydney unit rents recorded an annual increase of 4.2%.

Houses vs Units

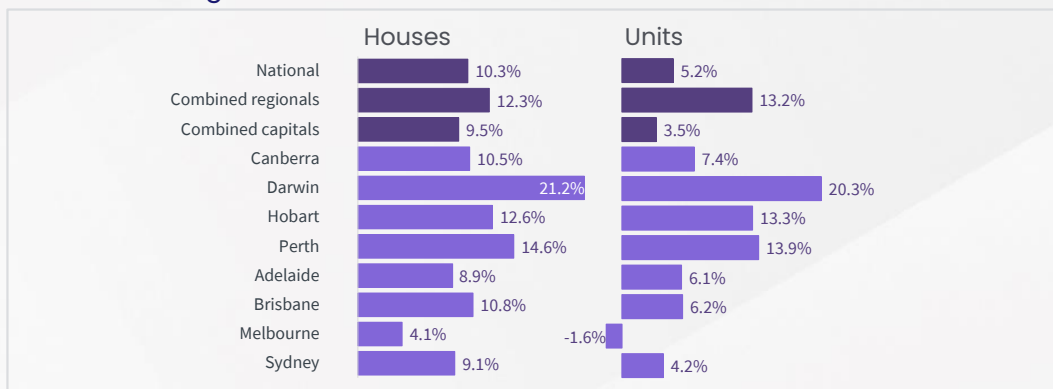
Across the individual capital cities, Brisbane recorded the strongest quarterly rental growth for houses, rising by 2.8% over the three months to September, with Brisbane house rents now 10.8% higher than this time last year. Darwin recorded the strongest rental growth for units, rising 2.9% over the September quarter, with unit rents now 20.3% higher than they were one year ago.

Canberra remains the most expensive capital city rental market for both houses and units with a typical house costing \$690p/w to rent, and a typical unit costing \$533p/w. Sydney, the second most expensive capital city to rent, is not too far behind, with median rents for houses at \$661p/w and \$525p/w for units. In Adelaide, you are looking at paying around \$459p/w for a typical house and \$371p/w for units, making it the most affordable capital city to rent. It is \$232p/w cheaper to rent a typical house in Adelaide than it is in Canberra, while a typical Adelaide unit is \$162p/w more affordable.

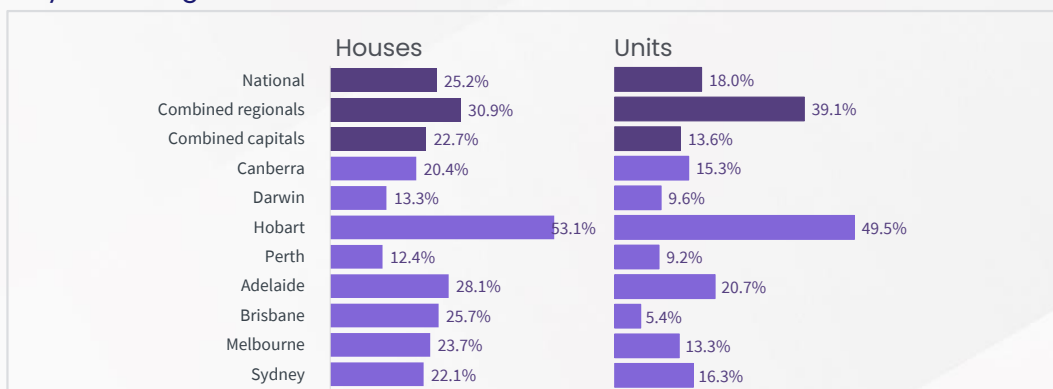
Quarterly change in rental rates



12-month change in rental rates



10-year change in rental rates



Rental Yields

National rents rose by 1.9% over the 3 months to September, while dwelling value growth was up 4.8% over the same period, leading gross rental yields to further compress. National rental yields have been declining on a monthly basis since October 2020, with the national gross rental yield recorded at 3.29% at the end of September 2021, down 12 basis points from June (3.41%), and 48 basis points lower than a year earlier (3.77%).

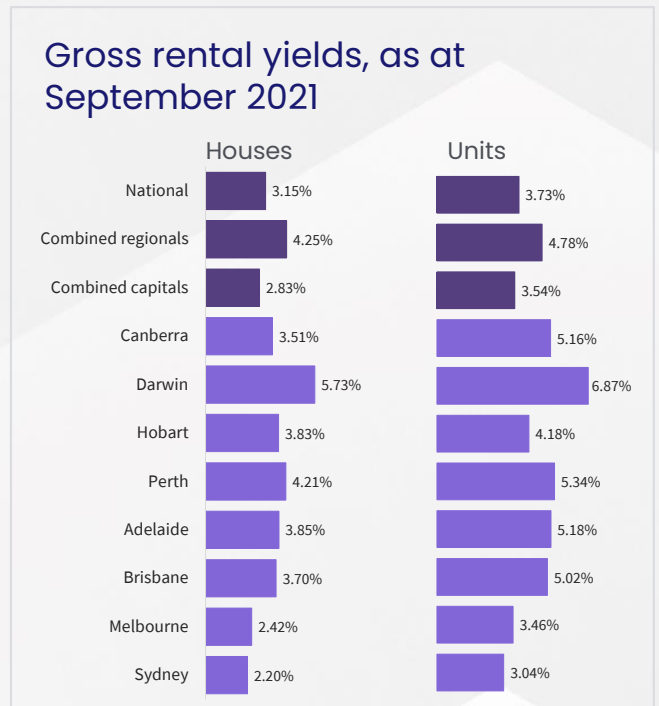
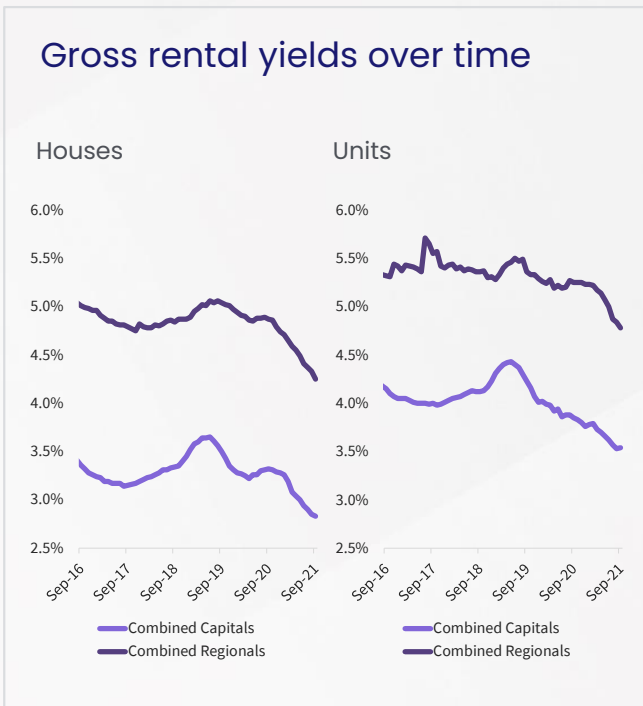
Across the combined capital cities, gross rental yields were recorded at 3.02% in September 2021 compared to 3.12% the previous quarter and 3.48% a year earlier. While across the combined regional markets, gross rental yields came in at 4.35% in September 2021, down from 4.51% the previous quarter and 4.93% a year earlier.

Looking at the individual capital cities, Darwin recorded the highest gross rental yields at 6.17%,

followed by Perth (4.33%), Adelaide (4.06%), Brisbane (3.93%), Canberra (3.92%) and Hobart (3.89%). The lowest gross rental yields were recorded in Sydney (2.45%) and Melbourne (2.76%).

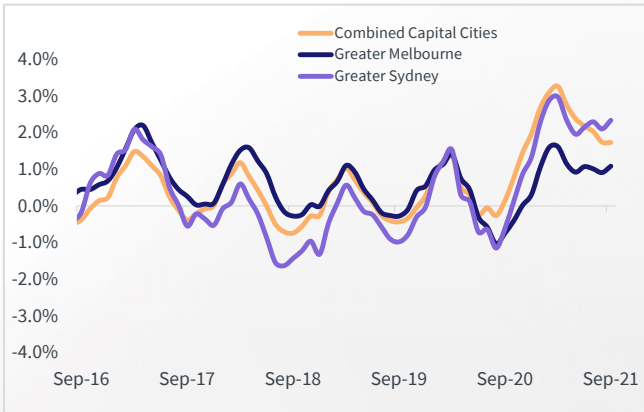
With the exception of Darwin (up 9 basis points to 6.17%), gross rental yields were lower across all capital cities over the quarter. The largest decline was recorded across Hobart, down 30 basis points to 3.89%.

Yields are lower across all markets except Darwin when compared to the same time 12 months ago, with Darwin yields up 29 basis points year-on-year. Hobart yields are currently 78 basis points lower than one year ago, followed by Canberra which is down 56 basis points. Sydney and Melbourne yields are both 49 basis points lower than September 2020, similar to Brisbane yields which are down 47 basis points.

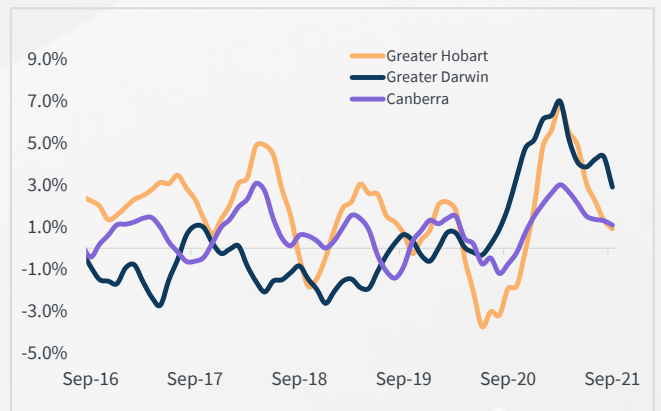
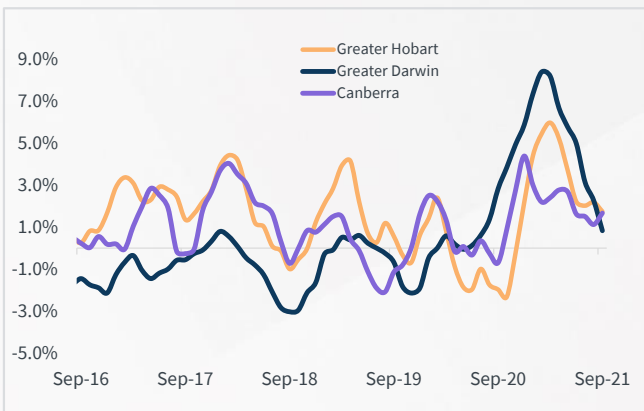
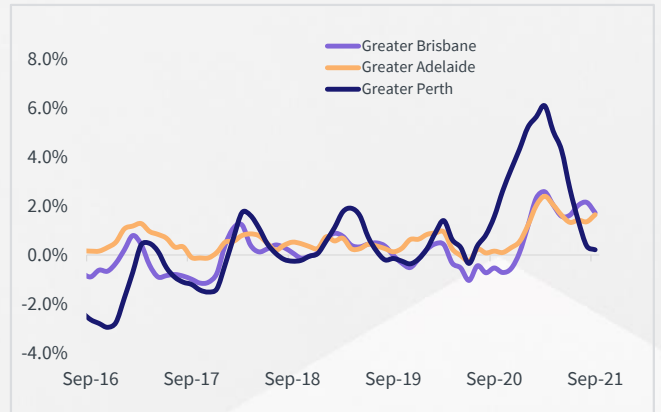
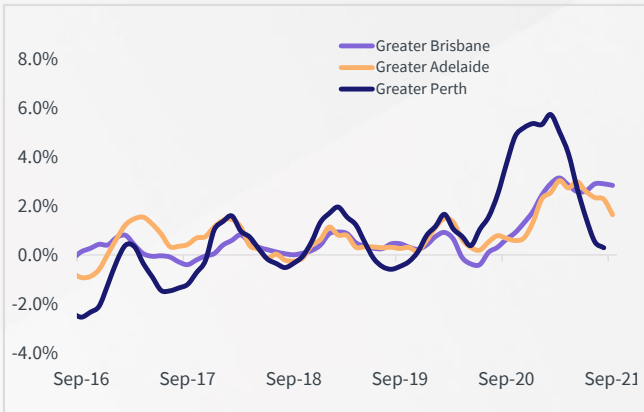
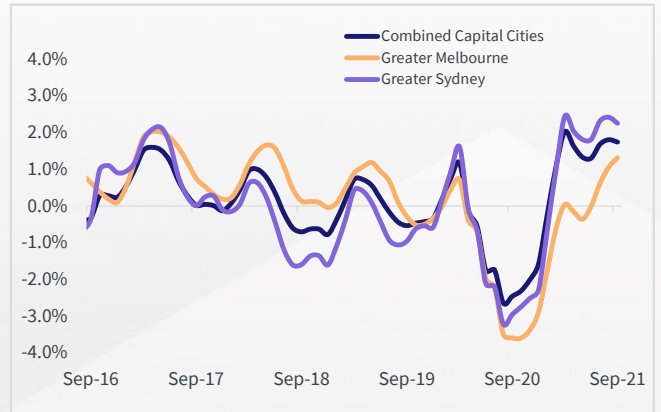


Rolling quarterly change in rental values

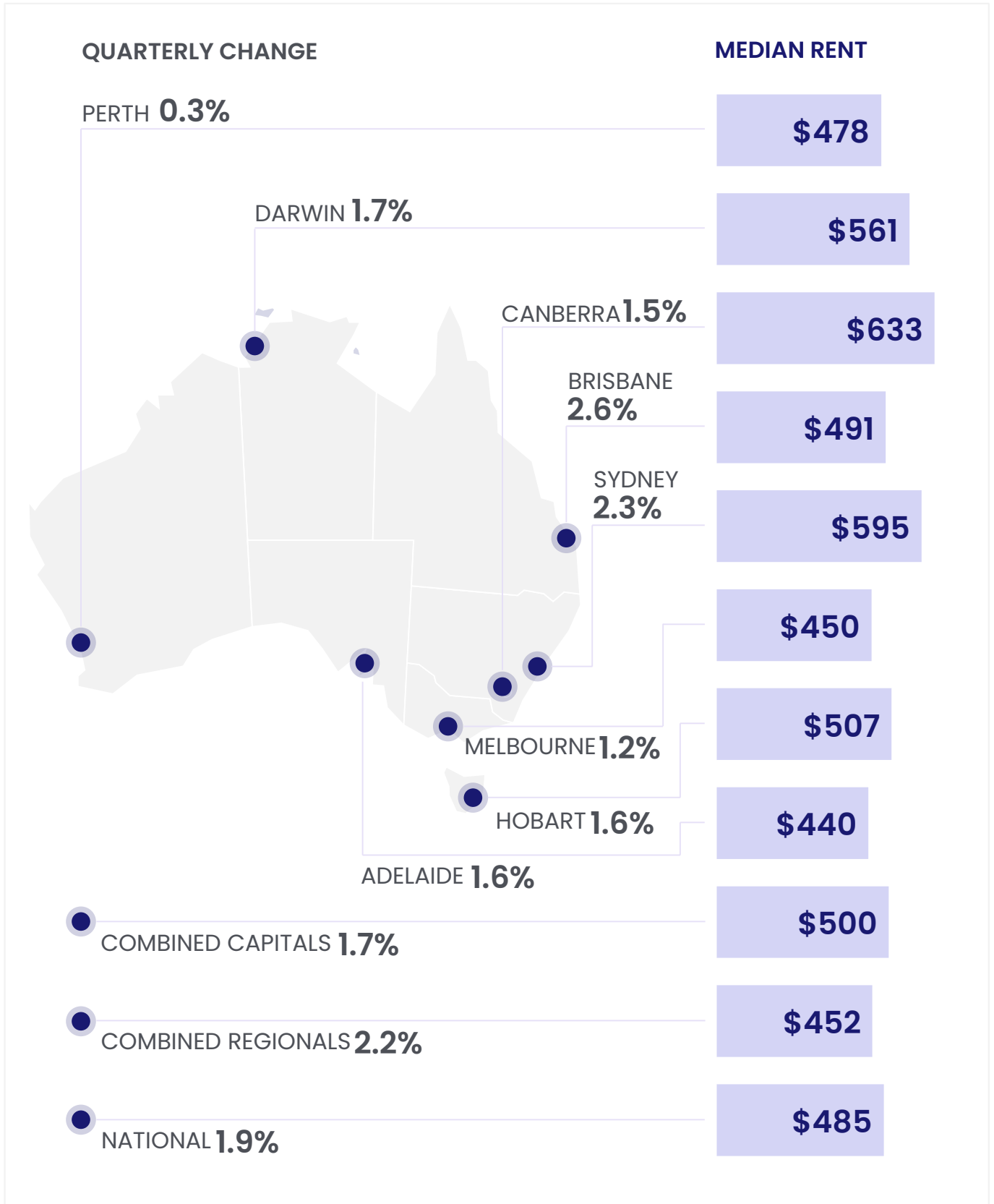
Houses



Units



Key rental and yield statistics



Key rental and yield statistics

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Combined capitals	Combined regionals	National
All Dwellings											
Median rent	\$595	\$450	\$491	\$440	\$478	\$507	\$561	\$633	\$500	\$452	\$485
Monthly change	0.8%	0.6%	0.8%	0.3%	0.3%	0.2%	0.4%	0.7%	0.6%	0.7%	0.6%
Quarterly change	2.3%	1.2%	2.6%	1.6%	0.3%	1.6%	1.7%	1.5%	1.7%	2.2%	1.9%
Year-to-Date change	7.3%	2.9%	8.2%	7.1%	9.0%	10.4%	14.5%	5.7%	6.7%	9.4%	7.4%
Year-on-Year change	7.2%	1.8%	9.7%	8.3%	14.5%	12.8%	20.9%	9.6%	7.5%	12.5%	8.9%
Current yield	2.45%	2.76%	3.93%	4.06%	4.33%	3.89%	6.17%	3.92%	3.02%	4.35%	3.29%
Yield 12 mths ago	2.94%	3.25%	4.40%	4.39%	4.48%	4.67%	5.88%	4.48%	3.48%	4.93%	3.77%

Houses											
Median rent	\$661	\$487	\$524	\$459	\$485	\$522	\$626	\$690	\$529	\$458	\$504
Monthly change	0.9%	0.6%	1.0%	0.2%	0.3%	0.2%	0.4%	0.8%	0.7%	0.6%	0.7%
Quarterly change	2.3%	1.1%	2.8%	1.6%	0.3%	1.8%	0.8%	1.7%	1.7%	2.2%	1.9%
Year-to-Date change	7.6%	3.8%	8.9%	7.4%	8.9%	10.2%	14.5%	5.8%	7.3%	9.1%	7.9%
Year-on-Year change	9.1%	4.1%	10.8%	8.9%	14.6%	12.6%	21.2%	10.5%	9.5%	12.3%	10.3%
Current yield	2.20%	2.42%	3.70%	3.85%	4.21%	3.83%	5.73%	3.51%	2.83%	4.25%	3.15%
Yield 12 mths ago	2.73%	2.90%	4.19%	4.22%	4.37%	4.62%	5.35%	4.20%	3.32%	4.87%	3.67%

Units											
Median rent	\$525	\$417	\$421	\$371	\$421	\$433	\$458	\$533	\$450	\$428	\$446
Monthly change	0.6%	0.6%	0.3%	0.7%	0.2%	0.5%	0.4%	0.3%	0.6%	0.9%	0.6%
Quarterly change	2.3%	1.3%	1.7%	1.6%	0.2%	0.9%	2.9%	1.1%	1.7%	2.4%	1.9%
Year-to-Date change	6.7%	1.3%	6.1%	5.5%	9.2%	11.1%	14.4%	5.8%	5.2%	10.4%	6.1%
Year-on-Year change	4.2%	-1.6%	6.2%	6.1%	13.9%	13.3%	20.3%	7.4%	3.5%	13.2%	5.2%
Current yield	3.04%	3.46%	5.02%	5.18%	5.34%	4.18%	6.87%	5.16%	3.54%	4.78%	3.73%
Yield 12 mths ago	3.35%	3.87%	5.18%	5.33%	5.39%	4.84%	6.93%	5.57%	3.85%	5.25%	4.04%

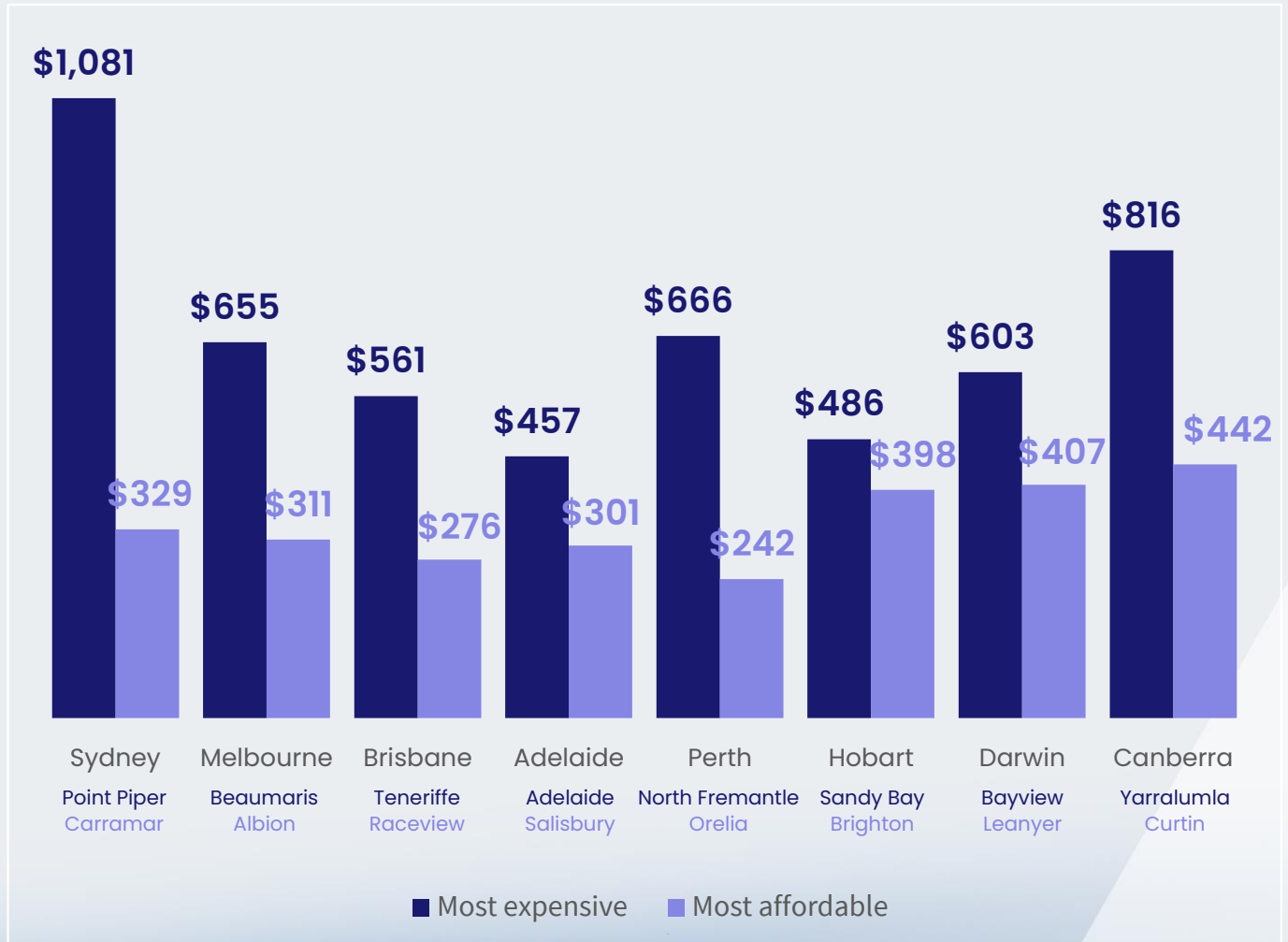
Houses median rent

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	Monthly change	Quarterly change	Annual change
1	Vaucluse	Sydney - Eastern Suburbs	Houses	\$7,945,064	1.7%	\$2,235	1.7%	4.9%	13.8%
2	Balgowlah Heights	Sydney - Northern Beaches	Houses	\$4,227,601	2.2%	\$1,842	3.7%	7.3%	15.7%
3	Mosman	Sydney - North Sydney and Hornsby	Houses	\$5,401,318	1.7%	\$1,812	2.4%	3.5%	9.7%
4	Bellevue Hill	Sydney - Eastern Suburbs	Houses	\$8,001,758	1.3%	\$1,726	0.2%	-0.2%	4.4%
5	Manly	Sydney - Northern Beaches	Houses	\$4,532,407	2.0%	\$1,699	3.1%	5.8%	13.0%
6	Seaforth	Sydney - Northern Beaches	Houses	\$3,728,420	2.2%	\$1,667	2.8%	6.5%	17.5%
7	Double Bay	Sydney - Eastern Suburbs	Houses	\$6,229,636	1.5%	\$1,662	0.3%	1.9%	6.6%
8	Dover Heights	Sydney - Eastern Suburbs	Houses	\$5,428,544	1.7%	\$1,631	0.9%	1.7%	9.5%
9	Rose Bay	Sydney - Eastern Suburbs	Houses	\$5,965,378	1.5%	\$1,620	1.3%	1.5%	5.6%
10	Fairlight	Sydney - Northern Beaches	Houses	\$3,976,458	2.2%	\$1,580	1.1%	5.4%	18.6%
11	Woollahra	Sydney - Eastern Suburbs	Houses	\$4,397,887	1.8%	\$1,550	1.4%	5.3%	9.1%
12	North Bondi	Sydney - Eastern Suburbs	Houses	\$4,356,621	1.9%	\$1,528	1.1%	3.9%	9.1%
13	Bronte	Sydney - Eastern Suburbs	Houses	\$5,481,822	1.5%	\$1,513	1.3%	3.4%	15.0%
14	Bondi Beach	Sydney - Eastern Suburbs	Houses	\$4,135,316	1.9%	\$1,431	-0.1%	2.8%	7.0%
15	Castlecrag	Sydney - North Sydney and Hornsby	Houses	\$4,390,576	1.7%	\$1,418	2.2%	2.8%	15.0%
16	Bondi	Sydney - Eastern Suburbs	Houses	\$4,281,764	1.8%	\$1,411	0.9%	3.2%	9.2%
17	Northbridge	Sydney - North Sydney and Hornsby	Houses	\$4,630,965	1.6%	\$1,401	1.4%	1.4%	11.8%
18	Queens Park	Sydney - Eastern Suburbs	Houses	\$3,962,763	1.9%	\$1,393	-0.4%	3.4%	6.1%
19	Balgowlah	Sydney - Northern Beaches	Houses	\$3,330,501	2.3%	\$1,391	3.0%	5.3%	17.3%
20	Cremorne	Sydney - North Sydney and Hornsby	Houses	\$4,138,222	1.8%	\$1,353	2.8%	2.5%	8.6%
21	Waverley	Sydney - Eastern Suburbs	Houses	\$3,972,612	1.8%	\$1,351	0.9%	3.2%	9.2%
22	Paddington	Sydney - Eastern Suburbs	Houses	\$3,434,686	2.0%	\$1,349	0.5%	3.4%	9.8%
23	Castle Cove	Sydney - North Sydney and Hornsby	Houses	\$3,793,835	1.7%	\$1,328	1.4%	1.6%	8.8%
24	Freshwater	Sydney - Northern Beaches	Houses	\$3,497,826	2.0%	\$1,324	1.6%	4.6%	24.0%
25	Bayview	Sydney - Northern Beaches	Houses	\$3,185,061	2.0%	\$1,321	0.6%	4.3%	14.4%
26	Clovelly	Sydney - Eastern Suburbs	Houses	\$4,379,924	1.6%	\$1,320	-0.3%	0.7%	10.6%
27	South Coogee	Sydney - Eastern Suburbs	Houses	\$3,874,046	1.8%	\$1,318	-1.3%	1.1%	21.7%
28	Palm Beach	Sydney - Northern Beaches	Houses	\$4,127,066	1.6%	\$1,318	3.7%	4.3%	23.1%
29	East Killara	Sydney - North Sydney and Hornsby	Houses	\$3,595,308	1.8%	\$1,286	-0.9%	0.6%	15.0%
30	Bilgola Plateau	Sydney - Northern Beaches	Houses	\$2,771,044	2.3%	\$1,278	2.3%	4.9%	19.0%

Top 30 Most affordable suburbs to rent

Sydney

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Carramar	Sydney - Parramatta	Units	\$385,051	4.4%	\$329	0.6%	1.5%	2.6%
2	Cabramatta	Sydney - South West	Units	\$425,976	4.0%	\$330	0.3%	-0.6%	-2.5%
3	Canley Vale	Sydney - South West	Units	\$441,229	4.0%	\$333	0.4%	-0.6%	-2.1%
4	Wiley Park	Sydney - Inner South West	Units	\$442,617	4.0%	\$336	0.3%	0.5%	-2.6%
5	Fairfield	Sydney - South West	Units	\$409,109	4.4%	\$337	0.2%	-0.6%	-2.7%
6	Lakemba	Sydney - Inner South West	Units	\$437,435	4.1%	\$341	0.3%	0.4%	-2.2%
7	Warwick Farm	Sydney - South West	Units	\$394,950	4.8%	\$345	0.8%	2.2%	2.7%
8	Liverpool	Sydney - South West	Units	\$416,602	4.6%	\$351	0.6%	1.9%	1.9%
9	Punchbowl	Sydney - Inner South West	Units	\$499,960	4.0%	\$353	0.6%	0.7%	-1.6%
10	Bradbury	Sydney - Outer South West	Units	\$429,453	4.5%	\$358	0.1%	0.4%	2.7%
11	Jamisontown	Sydney - Outer West and Blue Mountains	Units	\$435,304	4.3%	\$359	0.8%	1.2%	1.7%
12	Mount Druitt	Sydney - Blacktown	Units	\$408,811	4.4%	\$362	0.1%	0.5%	3.1%
13	Belmore	Sydney - Inner South West	Units	\$587,889	3.4%	\$366	0.7%	1.0%	-1.7%
14	Roselands	Sydney - Inner South West	Units	\$544,322	3.7%	\$366	0.5%	0.8%	-1.1%
15	Leumeah	Sydney - Outer South West	Units	\$450,110	4.3%	\$367	-0.2%	0.8%	3.1%
16	Merrylands West	Sydney - Parramatta	Units	\$494,751	4.1%	\$371	0.2%	1.1%	-0.6%
17	Minto	Sydney - Outer South West	Units	\$486,511	4.0%	\$372	1.0%	1.2%	4.2%
18	Campsie	Sydney - Inner South West	Units	\$613,583	3.4%	\$373	0.5%	0.5%	-3.1%
19	Merrylands	Sydney - Parramatta	Units	\$493,653	4.1%	\$374	0.0%	0.2%	-3.1%
20	Kingswood	Sydney - Outer West and Blue Mountains	Units	\$476,785	4.2%	\$375	0.3%	0.4%	1.4%
21	Werrington	Sydney - Outer West and Blue Mountains	Units	\$482,358	4.2%	\$376	0.7%	1.4%	3.5%
22	Guildford	Sydney - Parramatta	Units	\$489,400	4.2%	\$379	0.0%	0.3%	-1.5%
23	Chester Hill	Sydney - Parramatta	Units	\$561,394	4.0%	\$380	-0.2%	0.0%	-2.4%
24	Macquarie Fields	Sydney - Outer South West	Units	\$508,009	4.0%	\$381	0.6%	0.4%	2.4%
25	Harris Park	Sydney - Parramatta	Units	\$490,847	4.1%	\$383	0.6%	1.5%	-3.1%
26	Wyong	Central Coast	Units	\$416,185	4.8%	\$384	0.2%	2.1%	9.9%
27	Granville	Sydney - Parramatta	Units	\$496,692	4.3%	\$387	0.2%	0.4%	-3.6%
28	St Marys	Sydney - Outer West and Blue Mountains	Units	\$488,240	4.3%	\$387	-0.1%	0.6%	4.3%
29	Berala	Sydney - Parramatta	Units	\$495,022	4.1%	\$391	-0.1%	0.5%	-0.8%
30	Katoomba	Sydney - Outer West and Blue Mountains	Units	\$543,221	3.8%	\$391	0.4%	0.5%	2.8%

Top 30 Most expensive suburbs to rent

Melbourne

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Brighton	Melbourne - Inner South	Houses	\$3,817,983	1.7%	\$1,226	1.2%	-1.6%	-0.3%
2	Sandringham	Melbourne - Inner South	Houses	\$2,468,786	2.2%	\$1,038	2.9%	-2.7%	1.8%
3	Black Rock	Melbourne - Inner South	Houses	\$2,493,920	2.1%	\$1,020	2.4%	-2.8%	0.5%
4	Hampton	Melbourne - Inner South	Houses	\$2,604,315	2.1%	\$1,013	2.1%	-1.8%	2.8%
5	Canterbury	Melbourne - Inner East	Houses	\$3,227,099	1.6%	\$989	1.0%	3.4%	10.8%
6	Kew	Melbourne - Inner East	Houses	\$2,884,624	1.8%	\$986	1.5%	2.9%	9.5%
7	Brighton East	Melbourne - Inner South	Houses	\$2,458,650	2.1%	\$979	1.6%	-2.0%	-1.4%
8	Malvern	Melbourne - Inner South	Houses	\$3,301,819	1.6%	\$971	2.1%	3.2%	5.0%
9	Hawthorn	Melbourne - Inner East	Houses	\$2,844,363	1.7%	\$970	1.8%	2.6%	9.1%
10	Armadale	Melbourne - Inner	Houses	\$2,648,170	1.7%	\$947	0.5%	1.5%	3.3%
11	Beaumaris	Melbourne - Inner South	Houses	\$2,239,144	2.2%	\$931	2.0%	-2.1%	1.2%
12	Deepdene	Melbourne - Inner East	Houses	\$3,496,959	1.4%	\$928	1.1%	4.1%	8.8%
13	Middle Park	Melbourne - Inner	Houses	\$2,808,651	1.7%	\$925	0.1%	1.0%	6.3%
14	Hawthorn East	Melbourne - Inner East	Houses	\$2,599,293	1.8%	\$898	1.5%	2.8%	7.7%
15	Elwood	Melbourne - Inner	Houses	\$2,429,457	1.9%	\$896	-0.3%	0.1%	3.7%
16	Camberwell	Melbourne - Inner East	Houses	\$2,639,066	1.8%	\$892	2.1%	4.6%	9.0%
17	Mount Eliza	Mornington Peninsula	Houses	\$1,853,193	2.3%	\$877	0.5%	2.6%	12.5%
18	Glen Iris	Melbourne - Inner East	Houses	\$2,512,863	1.8%	\$875	0.7%	2.4%	8.8%
19	South Yarra	Melbourne - Inner	Houses	\$2,390,430	1.8%	\$874	0.6%	1.1%	5.4%
20	Elsternwick	Melbourne - Inner South	Houses	\$2,415,895	1.9%	\$864	2.6%	2.6%	9.7%
21	Albert Park	Melbourne - Inner	Houses	\$2,419,593	1.9%	\$859	0.3%	1.4%	6.6%
22	Balwyn	Melbourne - Inner East	Houses	\$2,875,706	1.5%	\$857	1.5%	4.3%	10.8%
23	Kew East	Melbourne - Inner East	Houses	\$2,229,070	2.0%	\$847	1.8%	5.8%	15.1%
24	Fitzroy	Melbourne - Inner	Houses	\$1,730,308	2.6%	\$844	-0.4%	0.7%	7.8%
25	Portsea	Mornington Peninsula	Houses	\$3,072,334	1.3%	\$836	1.0%	-0.1%	5.3%
26	Surrey Hills	Melbourne - Inner East	Houses	\$2,403,494	1.7%	\$828	0.4%	2.3%	7.8%
27	Prahran	Melbourne - Inner	Houses	\$1,835,608	2.2%	\$826	0.5%	1.8%	6.7%
28	Malvern East	Melbourne - Inner South	Houses	\$2,442,434	1.7%	\$819	1.4%	2.9%	4.5%
29	Caulfield North	Melbourne - Inner South	Houses	\$2,692,870	1.6%	\$811	1.0%	1.7%	2.8%
30	Port Melbourne	Melbourne - Inner	Houses	\$1,789,172	2.3%	\$811	-0.4%	0.3%	6.8%

Top 30 Most affordable suburbs to rent

Melbourne

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Albion	Melbourne - West	Units	\$382,608	4.2%	\$311	-0.2%	-0.2%	-0.8%
2	Melton	Melbourne - West	Units	\$347,519	4.6%	\$314	0.0%	0.0%	-0.1%
3	Melton South	Melbourne - West	Units	\$340,931	4.8%	\$321	-0.1%	0.3%	2.6%
4	Harkness	Melbourne - West	Units	\$390,511	4.4%	\$326	0.0%	0.2%	-1.1%
5	Hoppers Crossing	Melbourne - West	Units	\$394,876	4.3%	\$327	0.4%	0.2%	0.2%
6	Werribee	Melbourne - West	Units	\$403,365	4.3%	\$330	0.4%	0.1%	-0.1%
7	Melton	Melbourne - West	Houses	\$443,002	3.9%	\$341	0.1%	0.0%	1.7%
8	Wyndham Vale	Melbourne - West	Units	\$411,873	4.5%	\$342	0.4%	0.4%	-0.3%
9	St Albans	Melbourne - West	Units	\$458,738	4.0%	\$343	-0.5%	-0.2%	-1.3%
10	Kingsville	Melbourne - West	Units	\$550,642	3.4%	\$343	0.4%	0.2%	-3.5%
11	Flemington	Melbourne - Inner	Units	\$430,691	4.4%	\$347	0.8%	1.1%	-6.1%
12	Deer Park	Melbourne - West	Units	\$495,524	3.8%	\$348	-0.6%	0.0%	0.5%
13	Dandenong	Melbourne - South East	Units	\$420,104	4.3%	\$350	0.2%	0.5%	1.7%
14	Tarneit	Melbourne - West	Units	\$454,051	4.3%	\$352	0.1%	0.0%	-1.7%
15	Broadmeadows	Melbourne - North West	Units	\$434,385	4.3%	\$353	-0.1%	-0.1%	-1.9%
16	Thomastown	Melbourne - North East	Units	\$463,129	4.0%	\$354	0.1%	0.0%	0.2%
17	Travancore	Melbourne - Inner	Units	\$422,744	4.4%	\$355	0.7%	1.1%	-8.6%
18	Epping	Melbourne - North East	Units	\$478,803	4.0%	\$356	0.1%	0.1%	0.4%
19	Pakenham	Melbourne - South East	Units	\$450,525	4.2%	\$356	0.5%	2.2%	4.4%
20	Altona Meadows	Melbourne - West	Units	\$482,766	3.8%	\$357	0.5%	0.1%	-2.4%
21	Dandenong North	Melbourne - South East	Units	\$477,078	3.8%	\$359	0.6%	1.0%	2.6%
22	Mill Park	Melbourne - North East	Units	\$474,737	3.9%	\$359	0.3%	0.2%	0.6%
23	Lalor	Melbourne - North East	Units	\$467,888	3.9%	\$359	0.3%	0.4%	0.4%
24	Notting Hill	Melbourne - South East	Units	\$415,467	4.2%	\$359	0.2%	0.1%	-4.0%
25	Craigieburn	Melbourne - North West	Units	\$428,774	4.5%	\$361	0.0%	0.1%	0.8%
26	Sunshine West	Melbourne - West	Units	\$537,180	3.6%	\$361	-0.1%	0.2%	-1.1%
27	Sunshine	Melbourne - West	Units	\$509,086	3.8%	\$361	-0.5%	-0.1%	-1.6%
28	Meadow Heights	Melbourne - North West	Units	\$426,193	4.5%	\$361	0.0%	-0.4%	-1.3%
29	West Footscray	Melbourne - West	Units	\$541,533	3.5%	\$363	0.2%	-0.2%	-3.0%
30	Mernda	Melbourne - North East	Units	\$465,334	4.1%	\$363	0.1%	0.8%	0.9%

Top 30 Most expensive suburbs to rent

Brisbane

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Pullenvale	Brisbane - West	Houses	\$1,536,540	3.5%	\$986	3.1%	4.7%	13.4%
2	Hamilton	Brisbane Inner City	Houses	\$2,005,693	2.3%	\$963	1.1%	4.5%	11.1%
3	Teneriffe	Brisbane Inner City	Houses	\$2,300,698	2.0%	\$955	-0.3%	5.7%	1.8%
4	Bulimba	Brisbane Inner City	Houses	\$1,656,861	3.0%	\$936	0.7%	3.9%	6.7%
5	Ascot	Brisbane Inner City	Houses	\$1,977,040	2.3%	\$935	1.8%	5.8%	13.7%
6	Hawthorne	Brisbane Inner City	Houses	\$1,681,785	2.7%	\$884	0.2%	2.5%	4.3%
7	Fig Tree Pocket	Brisbane - West	Houses	\$1,458,848	2.9%	\$865	0.9%	2.6%	18.1%
8	Balmoral	Brisbane Inner City	Houses	\$1,369,160	3.2%	\$843	1.2%	4.7%	13.7%
9	Paddington	Brisbane Inner City	Houses	\$1,619,613	2.5%	\$833	2.0%	4.9%	17.3%
10	Kalinga	Brisbane Inner City	Houses	\$1,411,068	2.7%	\$829	0.9%	5.5%	17.5%
11	Bardon	Brisbane Inner City	Houses	\$1,461,438	2.7%	\$815	1.2%	3.8%	14.1%
12	Wilston	Brisbane Inner City	Houses	\$1,492,335	2.6%	\$815	1.1%	3.3%	10.1%
13	Hendra	Brisbane Inner City	Houses	\$1,352,149	2.9%	\$809	0.4%	2.7%	5.8%
14	Clayfield	Brisbane Inner City	Houses	\$1,494,146	2.7%	\$800	1.0%	2.5%	5.4%
15	Auchenflower	Brisbane Inner City	Houses	\$1,437,605	2.6%	\$795	1.8%	4.7%	16.7%
16	Kenmore Hills	Brisbane - West	Houses	\$1,271,381	3.1%	\$781	-0.6%	0.4%	11.5%
17	Chelmer	Brisbane - West	Houses	\$1,515,991	2.5%	\$770	1.3%	6.0%	6.7%
18	Seven Hills	Brisbane Inner City	Houses	\$1,252,194	3.1%	\$765	1.6%	4.4%	9.7%
19	Ashgrove	Brisbane Inner City	Houses	\$1,344,469	2.7%	\$764	1.2%	3.3%	13.5%
20	Norman Park	Brisbane Inner City	Houses	\$1,266,051	3.1%	\$761	0.3%	3.2%	8.5%
21	Graceville	Brisbane - West	Houses	\$1,291,289	2.7%	\$761	2.5%	5.6%	10.0%
22	Sherwood	Brisbane - West	Houses	\$1,308,043	2.7%	\$757	2.1%	4.0%	10.8%
23	Carindale	Brisbane - South	Houses	\$1,194,002	3.3%	\$755	1.5%	1.5%	12.7%
24	Red Hill	Brisbane Inner City	Houses	\$1,264,983	2.9%	\$753	1.3%	3.4%	16.1%
25	Chapel Hill	Brisbane - West	Houses	\$1,123,332	3.3%	\$749	0.5%	1.2%	12.8%
26	Grange	Brisbane Inner City	Houses	\$1,324,013	2.7%	\$748	0.7%	1.1%	5.6%
27	Newmarket	Brisbane Inner City	Houses	\$1,242,854	2.8%	\$747	0.1%	2.2%	8.9%
28	Rochedale	Brisbane - South	Houses	\$1,194,445	3.2%	\$741	1.8%	2.6%	8.8%
29	Bridgeman Downs	Brisbane - North	Houses	\$1,019,797	3.8%	\$734	1.2%	1.4%	14.3%
30	Toowong	Brisbane Inner City	Houses	\$1,283,843	2.8%	\$729	1.6%	6.3%	18.6%

Top 30 Most affordable suburbs to rent

Brisbane

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Raceview	Ipswich	Units	\$216,515	6.7%	\$276	1.6%	1.1%	1.0%
2	Logan Central	Logan - Beaudesert	Units	\$182,260	8.4%	\$286	0.3%	2.0%	5.4%
3	Mount Warren Park	Logan - Beaudesert	Units	\$223,534	6.8%	\$294	-0.5%	-0.3%	1.3%
4	Woodridge	Logan - Beaudesert	Units	\$185,502	8.3%	\$294	0.1%	1.9%	5.4%
5	Waterford West	Logan - Beaudesert	Units	\$197,254	7.7%	\$295	-0.2%	1.2%	4.9%
6	Brassall	Ipswich	Units	\$255,127	6.1%	\$297	2.5%	3.0%	3.9%
7	Goodna	Ipswich	Units	\$207,066	7.9%	\$299	0.2%	0.7%	5.7%
8	Beaudesert	Logan - Beaudesert	Units	\$303,961	5.1%	\$302	-0.2%	-0.6%	4.5%
9	Caboolture	Moreton Bay - North	Units	\$248,417	7.1%	\$304	1.4%	2.6%	7.0%
10	Beenleigh	Logan - Beaudesert	Units	\$224,134	7.1%	\$307	0.7%	1.6%	4.8%
11	Slacks Creek	Logan - Beaudesert	Units	\$214,268	8.0%	\$314	-0.3%	0.8%	4.5%
12	Eagleby	Logan - Beaudesert	Units	\$256,549	6.6%	\$315	-0.4%	0.1%	3.2%
13	Edens Landing	Logan - Beaudesert	Units	\$216,044	7.8%	\$315	0.6%	0.9%	3.1%
14	Redbank Plains	Ipswich	Units	\$268,877	6.1%	\$324	0.6%	2.6%	7.8%
15	Hillcrest	Logan - Beaudesert	Units	\$231,907	7.6%	\$328	0.6%	2.6%	3.6%
16	Toogoolawah	Ipswich	Houses	\$272,611	5.9%	\$331	1.2%	3.9%	9.1%
17	Bethania	Logan - Beaudesert	Units	\$312,141	6.0%	\$338	-0.9%	-0.4%	4.7%
18	Morayfield	Moreton Bay - North	Units	\$304,708	6.0%	\$339	0.6%	2.2%	6.2%
19	Burpengary	Moreton Bay - North	Units	\$283,210	6.2%	\$341	-0.5%	0.0%	7.3%
20	Marsden	Logan - Beaudesert	Units	\$322,122	5.6%	\$342	-0.3%	0.7%	4.1%
21	Lawnton	Moreton Bay - South	Units	\$295,605	6.2%	\$342	0.4%	1.6%	5.4%
22	Kingston	Logan - Beaudesert	Units	\$245,509	7.6%	\$346	-0.1%	1.3%	4.7%
23	Laidley	Ipswich	Houses	\$290,125	6.2%	\$346	-0.1%	2.8%	7.5%
24	Loganlea	Logan - Beaudesert	Units	\$287,823	6.5%	\$347	0.7%	1.4%	7.2%
25	Kallangur	Moreton Bay - South	Units	\$305,486	5.9%	\$347	-0.2%	0.8%	3.8%
26	Browns Plains	Logan - Beaudesert	Units	\$283,126	6.7%	\$348	0.3%	2.0%	3.0%
27	Lowood	Ipswich	Houses	\$324,926	5.8%	\$348	0.4%	3.7%	10.0%
28	Kippa-Ring	Moreton Bay - North	Units	\$323,346	5.9%	\$349	-1.8%	0.0%	6.2%
29	Shailer Park	Logan - Beaudesert	Units	\$304,809	5.7%	\$349	0.2%	2.3%	6.1%
30	Rochedale South	Logan - Beaudesert	Units	\$318,203	6.0%	\$352	0.1%	1.0%	5.4%

Top 30 Most expensive suburbs to rent

Adelaide

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Beaumont	Adelaide - Central and Hills	Houses	\$1,484,789	2.5%	\$731	0.0%	2.1%	11.5%
2	Malvern	Adelaide - Central and Hills	Houses	\$1,632,543	2.2%	\$708	0.1%	0.6%	5.9%
3	Unley	Adelaide - Central and Hills	Houses	\$1,386,388	2.5%	\$702	1.2%	1.8%	9.6%
4	Glenelg South	Adelaide - South	Houses	\$1,329,747	2.6%	\$696	0.7%	1.9%	3.3%
5	Glen Osmond	Adelaide - Central and Hills	Houses	\$1,356,160	2.6%	\$683	-1.8%	2.7%	4.9%
6	Burnside	Adelaide - Central and Hills	Houses	\$1,187,099	2.9%	\$676	-0.6%	0.5%	4.3%
7	Myrtle Bank	Adelaide - Central and Hills	Houses	\$1,318,333	2.5%	\$676	0.2%	0.9%	6.4%
8	Fullarton	Adelaide - Central and Hills	Houses	\$1,302,073	2.5%	\$671	0.7%	-0.5%	5.2%
9	Linden Park	Adelaide - Central and Hills	Houses	\$1,331,467	2.7%	\$670	-0.8%	1.7%	8.9%
10	Henley Beach South	Adelaide - West	Houses	\$1,222,090	2.8%	\$657	-0.1%	0.8%	9.3%
11	Glenside	Adelaide - Central and Hills	Houses	\$1,235,087	2.8%	\$656	-0.8%	1.6%	7.4%
12	St Peters	Adelaide - Central and Hills	Houses	\$1,657,479	2.0%	\$656	0.2%	1.8%	8.0%
13	Kingswood	Adelaide - South	Houses	\$1,234,965	2.8%	\$649	0.9%	2.4%	12.9%
14	North Adelaide	Adelaide - Central and Hills	Houses	\$1,128,378	3.0%	\$648	-0.5%	1.0%	6.0%
15	Parkside	Adelaide - Central and Hills	Houses	\$1,193,949	2.7%	\$647	1.3%	0.4%	6.9%
16	Brighton	Adelaide - South	Houses	\$1,011,869	3.0%	\$643	0.3%	1.5%	6.1%
17	South Brighton	Adelaide - South	Houses	\$846,098	3.2%	\$643	0.8%	3.0%	8.9%
18	Kensington Park	Adelaide - Central and Hills	Houses	\$1,261,706	2.6%	\$641	-1.0%	-0.2%	7.1%
19	Norwood	Adelaide - Central and Hills	Houses	\$1,246,927	2.6%	\$639	0.2%	0.8%	9.3%
20	Walkerville	Adelaide - Central and Hills	Houses	\$1,444,722	2.3%	\$638	0.9%	0.7%	3.3%
21	Torrens Park	Adelaide - South	Houses	\$1,075,224	3.0%	\$636	0.3%	1.8%	10.8%
22	Kensington Gardens	Adelaide - Central and Hills	Houses	\$1,182,859	2.6%	\$629	-1.0%	0.1%	6.1%
23	Stirling	Adelaide - Central and Hills	Houses	\$954,008	3.3%	\$629	-1.3%	0.2%	10.5%
24	Glenelg East	Adelaide - South	Houses	\$1,024,776	3.0%	\$624	-0.1%	0.7%	4.0%
25	Goodwood	Adelaide - Central and Hills	Houses	\$1,244,368	2.5%	\$624	1.7%	0.5%	7.6%
26	Somerton Park	Adelaide - South	Houses	\$1,113,006	2.9%	\$619	1.0%	2.4%	3.7%
27	Westbourne Park	Adelaide - South	Houses	\$1,088,170	2.9%	\$606	0.0%	0.2%	8.4%
28	Belair	Adelaide - South	Houses	\$841,764	3.7%	\$601	0.1%	-0.9%	8.9%
29	Henley Beach	Adelaide - West	Houses	\$1,047,065	2.9%	\$588	-0.1%	0.9%	6.8%
30	Vale Park	Adelaide - Central and Hills	Houses	\$1,081,650	2.8%	\$588	0.1%	0.7%	5.9%

Top 30 Most affordable suburbs to rent

Adelaide

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Salisbury	Adelaide - North	Units	\$216,087	7.2%	\$301	1.8%	2.3%	6.2%
2	Morphett Vale	Adelaide - South	Units	\$289,927	5.7%	\$302	0.8%	1.6%	9.1%
3	Salisbury East	Adelaide - North	Units	\$234,380	6.5%	\$303	2.6%	3.1%	4.0%
4	Elizabeth North	Adelaide - North	Houses	\$213,654	7.3%	\$306	1.4%	3.4%	9.3%
5	St Marys	Adelaide - South	Units	\$316,402	5.0%	\$309	-0.2%	0.8%	5.5%
6	Davoren Park	Adelaide - North	Houses	\$232,949	7.0%	\$311	1.9%	3.9%	10.4%
7	Elizabeth South	Adelaide - North	Houses	\$215,585	7.2%	\$312	1.2%	3.6%	11.0%
8	Elizabeth Grove	Adelaide - North	Houses	\$233,843	6.9%	\$315	0.9%	2.6%	9.1%
9	Elizabeth Downs	Adelaide - North	Houses	\$226,755	7.2%	\$317	1.1%	3.1%	9.2%
10	Elizabeth Vale	Adelaide - North	Houses	\$279,068	5.9%	\$319	0.7%	1.2%	5.4%
11	Smithfield Plains	Adelaide - North	Houses	\$255,372	6.3%	\$321	1.6%	4.2%	10.7%
12	Kilburn	Adelaide - North	Units	\$277,108	6.0%	\$322	0.9%	0.8%	4.8%
13	Munno Para	Adelaide - North	Units	\$268,944	7.0%	\$327	2.5%	5.9%	11.2%
14	Croydon Park	Adelaide - West	Units	\$288,869	5.8%	\$328	0.7%	-0.6%	5.9%
15	Klemzig	Adelaide - North	Units	\$273,577	6.3%	\$329	1.7%	1.8%	7.8%
16	Elizabeth East	Adelaide - North	Houses	\$286,725	5.8%	\$330	0.8%	2.4%	9.0%
17	Kurralta Park	Adelaide - West	Units	\$289,653	5.9%	\$333	0.1%	1.4%	7.1%
18	Smithfield	Adelaide - North	Houses	\$262,902	6.5%	\$333	0.9%	2.5%	8.5%
19	Elizabeth Park	Adelaide - North	Houses	\$274,030	6.3%	\$334	1.7%	4.6%	10.8%
20	Daw Park	Adelaide - South	Units	\$354,354	5.0%	\$334	0.3%	2.8%	7.2%
21	Windsor Gardens	Adelaide - North	Units	\$283,545	5.9%	\$334	0.8%	3.0%	6.8%
22	Brooklyn Park	Adelaide - West	Units	\$291,235	5.9%	\$335	0.3%	3.3%	8.5%
23	Plympton	Adelaide - West	Units	\$289,269	6.0%	\$336	0.3%	1.8%	7.0%
24	St Peters	Adelaide - Central and Hills	Units	\$364,970	4.9%	\$338	-0.1%	-0.4%	6.5%
25	Christies Beach	Adelaide - South	Units	\$382,980	4.7%	\$340	0.5%	-0.3%	8.5%
26	Campbelltown	Adelaide - Central and Hills	Units	\$348,050	5.1%	\$343	0.7%	1.5%	7.4%
27	Hope Valley	Adelaide - North	Units	\$311,738	5.6%	\$343	1.7%	4.3%	6.3%
28	Broadview	Adelaide - North	Units	\$309,267	5.9%	\$344	0.4%	2.7%	8.4%
29	Black Forest	Adelaide - Central and Hills	Units	\$355,079	5.1%	\$344	0.7%	3.5%	8.1%
30	Tranmere	Adelaide - Central and Hills	Units	\$374,908	4.7%	\$345	1.0%	1.8%	9.6%

Top 30 Most expensive suburbs to rent

Perth

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Cottesloe	Perth - Inner	Houses	\$2,349,210	2.5%	\$1,118	-2.3%	-2.7%	12.3%
2	Dalkeith	Perth - Inner	Houses	\$2,770,608	2.0%	\$1,094	-2.6%	-0.7%	11.8%
3	Mount Claremont	Perth - Inner	Houses	\$1,644,045	3.2%	\$1,040	-1.4%	-2.8%	13.2%
4	Mosman Park	Perth - Inner	Houses	\$1,797,852	2.9%	\$1,029	-2.1%	-1.6%	16.3%
5	Swanbourne	Perth - Inner	Houses	\$1,935,112	2.7%	\$1,004	-2.7%	-3.2%	8.7%
6	City Beach	Perth - Inner	Houses	\$2,197,652	2.3%	\$1,002	-2.5%	-3.4%	11.3%
7	Claremont	Perth - Inner	Houses	\$1,734,412	2.8%	\$969	-1.4%	-2.6%	7.5%
8	Nedlands	Perth - Inner	Houses	\$1,835,244	2.6%	\$917	-0.7%	-4.3%	9.1%
9	Floreat	Perth - Inner	Houses	\$1,660,104	2.7%	\$878	-1.1%	-3.3%	7.5%
10	Churchlands	Perth - North West	Houses	\$1,413,252	3.1%	\$809	0.5%	-0.1%	10.5%
11	North Coogee	Perth - South West	Houses	\$1,136,555	3.7%	\$793	1.4%	0.2%	16.6%
12	Subiaco	Perth - Inner	Houses	\$1,462,021	2.9%	\$792	0.6%	-1.7%	9.2%
13	Burns Beach	Perth - North West	Houses	\$936,937	4.4%	\$774	0.5%	2.1%	15.8%
14	Shenton Park	Perth - Inner	Houses	\$1,499,535	2.7%	\$762	0.3%	-3.1%	10.3%
15	Wembley Downs	Perth - North West	Houses	\$1,234,469	3.2%	\$758	0.0%	0.3%	10.1%
16	North Fremantle	Perth - South West	Houses	\$1,223,804	3.3%	\$757	0.6%	-1.2%	18.8%
17	Iluka	Perth - North West	Houses	\$981,717	4.1%	\$752	0.1%	0.9%	14.6%
18	East Fremantle	Perth - South West	Houses	\$1,387,445	2.9%	\$749	0.2%	-0.9%	16.5%
19	Sorrento	Perth - North West	Houses	\$1,128,812	3.4%	\$749	0.7%	-1.2%	9.8%
20	West Leederville	Perth - Inner	Houses	\$1,271,276	3.0%	\$736	0.7%	-1.4%	9.7%
21	Trigg	Perth - North West	Houses	\$1,438,465	2.7%	\$734	0.7%	-1.2%	10.4%
22	Applecross	Perth - South West	Houses	\$1,652,179	2.3%	\$721	0.3%	-0.5%	12.9%
23	Wembley	Perth - Inner	Houses	\$1,314,374	2.8%	\$715	1.5%	-0.9%	7.7%
24	Woodlands	Perth - North West	Houses	\$1,139,090	3.2%	\$711	0.1%	-0.3%	12.4%
25	South Perth	Perth - South East	Houses	\$1,336,029	2.8%	\$694	0.2%	0.5%	16.0%
26	Attadale	Perth - South West	Houses	\$1,395,539	2.6%	\$693	0.8%	0.2%	14.4%
27	Hillarys	Perth - North West	Houses	\$998,899	3.6%	\$693	-0.3%	0.2%	12.9%
28	North Beach	Perth - North West	Houses	\$1,251,152	2.8%	\$690	0.1%	-0.7%	12.0%
29	Gwelup	Perth - North West	Houses	\$914,206	4.0%	\$686	0.9%	-0.5%	13.1%
30	Mount Lawley	Perth - Inner	Houses	\$1,208,343	2.8%	\$680	1.1%	-0.9%	11.5%

Top 30 Most affordable suburbs to rent

Perth

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Orelia	Perth - South West	Units	\$176,259	7.8%	\$242	-0.5%	-1.7%	13.9%
2	Shoalwater	Perth - South West	Units	\$242,316	6.5%	\$317	0.1%	2.4%	20.7%
3	Girrawheen	Perth - North West	Units	\$266,077	6.6%	\$320	-0.7%	0.3%	17.1%
4	Armadale	Perth - South East	Units	\$221,814	7.9%	\$320	0.5%	3.5%	19.8%
5	Kelmscott	Perth - South East	Units	\$218,262	7.9%	\$324	1.1%	3.2%	18.7%
6	Gosnells	Perth - South East	Units	\$249,458	7.1%	\$327	0.0%	0.1%	15.7%
7	Thornlie	Perth - South East	Units	\$260,443	6.9%	\$332	-0.2%	0.5%	15.6%
8	Dudley Park	Mandurah	Units	\$221,806	6.4%	\$339	3.5%	3.8%	10.9%
9	Halls Head	Mandurah	Units	\$353,468	5.3%	\$341	-0.2%	-1.5%	5.5%
10	Clarkson	Perth - North West	Units	\$333,454	5.6%	\$342	-0.5%	-0.3%	12.3%
11	Rockingham	Perth - South West	Units	\$297,159	6.0%	\$342	-0.2%	0.9%	15.1%
12	Glendalough	Perth - Inner	Units	\$280,064	6.4%	\$345	0.6%	1.4%	16.3%
13	Mandurah	Mandurah	Units	\$294,640	5.1%	\$346	0.4%	-2.2%	7.4%
14	Midland	Perth - North East	Units	\$275,990	6.8%	\$346	0.3%	1.0%	14.8%
15	Ellenbrook	Perth - North East	Units	\$280,989	6.6%	\$347	0.2%	0.8%	15.3%
16	Kalamunda	Perth - South East	Units	\$357,266	5.3%	\$353	0.8%	2.8%	14.1%
17	Erskine	Mandurah	Units	\$313,610	6.2%	\$355	0.1%	-1.3%	10.7%
18	Bayswater	Perth - North East	Units	\$306,442	5.9%	\$361	0.0%	-2.0%	14.9%
19	Balga	Perth - North West	Units	\$291,259	6.6%	\$363	0.5%	1.3%	18.4%
20	Spearwood	Perth - South West	Units	\$281,285	6.9%	\$364	0.7%	0.4%	15.1%
21	Medina	Perth - South West	Houses	\$286,323	6.7%	\$367	0.3%	1.7%	21.5%
22	Armadale	Perth - South East	Houses	\$277,880	7.0%	\$370	1.4%	3.1%	21.5%
23	Osborne Park	Perth - North West	Units	\$310,748	6.1%	\$371	0.4%	0.5%	18.4%
24	Maylands	Perth - North East	Units	\$337,347	5.7%	\$372	-0.3%	-2.1%	15.1%
25	Hamilton Hill	Perth - South West	Units	\$301,900	6.3%	\$373	0.2%	-0.8%	15.7%
26	Yokine	Perth - North West	Units	\$346,037	5.5%	\$375	0.0%	0.2%	16.3%
27	Gosnells	Perth - South East	Houses	\$336,383	6.0%	\$377	1.1%	2.1%	18.0%
28	Coolbellup	Perth - South West	Units	\$289,471	6.9%	\$378	-0.2%	0.4%	17.0%
29	Dianella	Perth - North West	Units	\$383,207	5.4%	\$379	0.2%	0.2%	16.9%
30	Calista	Perth - South West	Houses	\$288,793	7.0%	\$379	0.6%	2.8%	23.1%

Top 30 Most expensive suburbs to rent

Hobart

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Sandy Bay	Hobart	Houses	\$1,350,114	2.6%	\$643	-0.2%	0.4%	9.4%
2	Battery Point	Hobart	Houses	\$1,617,559	2.1%	\$629	0.2%	2.0%	8.9%
3	North Hobart	Hobart	Houses	\$996,841	3.2%	\$624	1.1%	2.5%	16.1%
4	West Hobart	Hobart	Houses	\$1,011,834	3.2%	\$623	0.0%	1.3%	13.4%
5	Mount Nelson	Hobart	Houses	\$884,880	3.8%	\$622	-0.6%	0.3%	8.1%
6	Mount Stuart	Hobart	Houses	\$940,102	3.4%	\$610	-0.5%	1.2%	16.3%
7	New Town	Hobart	Houses	\$890,036	3.5%	\$597	-0.6%	0.8%	11.0%
8	Lenah Valley	Hobart	Houses	\$800,326	3.9%	\$597	0.4%	2.4%	18.7%
9	South Hobart	Hobart	Houses	\$912,430	3.3%	\$576	0.0%	0.2%	10.8%
10	Taroona	Hobart	Houses	\$914,545	3.3%	\$573	1.4%	2.4%	9.0%
11	Blackmans Bay	Hobart	Houses	\$902,081	3.3%	\$571	0.3%	1.6%	12.4%
12	Kingston Beach	Hobart	Houses	\$861,862	3.4%	\$560	0.6%	2.2%	15.6%
13	Bellerive	Hobart	Houses	\$838,866	3.5%	\$554	-0.4%	1.4%	9.9%
14	Margate	Hobart	Houses	\$737,412	3.9%	\$554	0.4%	2.1%	11.2%
15	Howrah	Hobart	Houses	\$739,361	3.9%	\$550	0.3%	1.8%	11.5%
16	Lindisfarne	Hobart	Houses	\$780,083	3.7%	\$549	0.4%	1.9%	12.8%
17	Kingston	Hobart	Houses	\$698,092	4.2%	\$540	0.3%	1.0%	12.0%
18	Geilston Bay	Hobart	Houses	\$679,952	4.0%	\$528	0.2%	2.2%	11.8%
19	West Moonah	Hobart	Houses	\$660,191	4.1%	\$522	0.7%	3.3%	15.5%
20	Moonah	Hobart	Houses	\$645,008	4.2%	\$519	0.9%	3.4%	16.1%
21	Old Beach	Hobart	Houses	\$590,544	4.6%	\$510	1.0%	3.2%	15.4%
22	Mornington	Hobart	Houses	\$550,107	4.8%	\$502	0.1%	0.9%	13.9%
23	Austins Ferry	Hobart	Houses	\$618,219	4.2%	\$501	-0.6%	0.3%	16.2%
24	Montrose	Hobart	Houses	\$618,039	4.2%	\$500	-0.2%	1.5%	13.0%
25	Oakdowns	Hobart	Houses	\$558,883	4.7%	\$496	-0.1%	2.5%	12.5%
26	Lutana	Hobart	Houses	\$587,973	4.4%	\$496	-0.1%	1.7%	13.8%
27	Rosetta	Hobart	Houses	\$643,916	4.0%	\$495	-0.2%	1.2%	13.4%
28	Glenorchy	Hobart	Houses	\$564,505	4.5%	\$494	0.3%	2.0%	13.7%
29	Sandy Bay	Hobart	Units	\$709,448	3.6%	\$486	0.9%	0.4%	12.3%
30	Sorell	Hobart	Houses	\$608,804	4.2%	\$482	0.4%	1.7%	7.9%

Top 30 Most affordable suburbs to rent

Hobart

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Brighton	Hobart	Units	\$404,198	5.2%	\$398	1.0%	1.1%	12.6%
2	Glenorchy	Hobart	Units	\$445,567	4.7%	\$403	0.9%	1.8%	12.2%
3	Claremont	Hobart	Units	\$431,665	5.0%	\$414	-0.2%	1.6%	14.2%
4	Primrose Sands	Hobart	Houses	\$470,316	4.8%	\$429	1.0%	3.5%	18.6%
5	Kingston	Hobart	Units	\$549,830	4.3%	\$434	-0.1%	0.9%	12.4%
6	Howrah	Hobart	Units	\$581,790	4.0%	\$437	-0.4%	-0.7%	11.0%
7	Bellerive	Hobart	Units	\$572,262	4.1%	\$438	-0.4%	-0.2%	11.4%
8	New Norfolk	Hobart	Houses	\$445,025	5.1%	\$442	-0.5%	2.2%	17.9%
9	Risdon Vale	Hobart	Houses	\$409,412	5.7%	\$447	0.1%	1.7%	12.8%
10	Blackmans Bay	Hobart	Units	\$574,639	4.2%	\$451	0.9%	1.2%	12.1%
11	Dodges Ferry	Hobart	Houses	\$554,135	4.2%	\$458	-0.1%	1.6%	17.5%
12	Brighton	Hobart	Houses	\$524,801	4.7%	\$467	-0.3%	1.2%	10.0%
13	Bridgewater	Hobart	Houses	\$447,381	5.3%	\$468	0.7%	3.4%	18.2%
14	Chigwell	Hobart	Houses	\$514,626	4.8%	\$471	-0.4%	1.0%	12.8%
15	Midway Point	Hobart	Houses	\$586,169	4.3%	\$475	0.2%	1.8%	10.7%
16	Claremont	Hobart	Houses	\$548,359	4.5%	\$476	0.3%	2.0%	12.6%
17	Rokeby	Hobart	Houses	\$504,070	4.8%	\$477	-0.4%	1.0%	11.1%
18	Berriedale	Hobart	Houses	\$536,595	4.6%	\$478	-0.3%	1.5%	12.1%
19	Sorell	Hobart	Houses	\$608,804	4.2%	\$482	0.4%	1.7%	7.9%
20	Sandy Bay	Hobart	Units	\$709,448	3.6%	\$486	0.9%	0.4%	12.3%
21	Glenorchy	Hobart	Houses	\$564,505	4.5%	\$494	0.3%	2.0%	13.7%
22	Rosetta	Hobart	Houses	\$643,916	4.0%	\$495	-0.2%	1.2%	13.4%
23	Lutana	Hobart	Houses	\$587,973	4.4%	\$496	-0.1%	1.7%	13.8%
24	Oakdowns	Hobart	Houses	\$558,883	4.7%	\$496	-0.1%	2.5%	12.5%
25	Montrose	Hobart	Houses	\$618,039	4.2%	\$500	-0.2%	1.5%	13.0%
26	Austins Ferry	Hobart	Houses	\$618,219	4.2%	\$501	-0.6%	0.3%	16.2%
27	Mornington	Hobart	Houses	\$550,107	4.8%	\$502	0.1%	0.9%	13.9%
28	Old Beach	Hobart	Houses	\$590,544	4.6%	\$510	1.0%	3.2%	15.4%
29	Moonah	Hobart	Houses	\$645,008	4.2%	\$519	0.9%	3.4%	16.1%
30	West Moonah	Hobart	Houses	\$660,191	4.1%	\$522	0.7%	3.3%	15.5%

Top 30 Most expensive suburbs to rent

Darwin

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Fannie Bay	Darwin	Houses	\$808,391	5.1%	\$786	-0.4%	1.8%	28.6%
2	Parap	Darwin	Houses	\$735,923	5.5%	\$770	0.2%	2.1%	24.3%
3	Lyons	Darwin	Houses	\$784,290	5.4%	\$767	-0.2%	-0.2%	20.6%
4	Stuart Park	Darwin	Houses	\$772,873	5.0%	\$765	1.2%	1.6%	23.0%
5	Muirhead	Darwin	Houses	\$699,276	5.6%	\$741	0.3%	-0.2%	18.3%
6	Nightcliff	Darwin	Houses	\$793,772	4.8%	\$728	0.4%	0.3%	21.0%
7	Johnston	Darwin	Houses	\$593,299	6.3%	\$690	0.0%	-2.1%	22.3%
8	Zuccoli	Darwin	Houses	\$558,206	6.3%	\$651	-0.3%	0.1%	15.7%
9	Farrar	Darwin	Houses	\$557,829	6.2%	\$651	0.3%	-0.3%	25.6%
10	Bellamack	Darwin	Houses	\$584,896	6.0%	\$650	-0.7%	-1.6%	17.8%
11	Leanyer	Darwin	Houses	\$615,946	5.4%	\$644	1.0%	1.9%	26.6%
12	Rosebery	Darwin	Houses	\$548,066	6.2%	\$629	0.2%	0.8%	21.2%
13	Wanguri	Darwin	Houses	\$588,255	5.4%	\$624	1.3%	0.0%	19.7%
14	Anula	Darwin	Houses	\$529,230	6.0%	\$622	1.1%	4.8%	34.6%
15	Durack	Darwin	Houses	\$545,690	6.2%	\$620	0.7%	2.2%	23.4%
16	Wulagi	Darwin	Houses	\$538,838	5.8%	\$616	0.9%	0.9%	20.2%
17	Malak	Darwin	Houses	\$515,083	5.9%	\$609	0.8%	2.0%	25.1%
18	Bayview	Darwin	Units	\$514,539	6.6%	\$603	-0.4%	1.9%	18.6%
19	Karama	Darwin	Houses	\$456,642	6.6%	\$596	1.3%	1.4%	24.4%
20	Tiwi	Darwin	Houses	\$553,010	5.4%	\$592	1.8%	0.3%	19.6%
21	Alawa	Darwin	Houses	\$527,651	5.5%	\$591	1.0%	3.5%	19.5%
22	Gunn	Darwin	Houses	\$501,622	6.3%	\$589	0.5%	1.2%	22.8%
23	Moil	Darwin	Houses	\$541,583	5.5%	\$584	0.2%	0.2%	15.6%
24	Rapid Creek	Darwin	Houses	\$727,389	4.2%	\$571	-2.5%	-2.6%	7.0%
25	Woolner	Darwin	Units	\$425,276	6.8%	\$548	0.2%	3.8%	23.7%
26	Woodroffe	Darwin	Houses	\$401,319	7.1%	\$544	1.7%	3.4%	24.8%
27	Driver	Darwin	Houses	\$468,491	6.0%	\$539	-0.5%	0.1%	19.1%
28	Darwin	Darwin	Units	\$408,511	7.1%	\$538	0.3%	2.3%	17.9%
29	Bakewell	Darwin	Houses	\$477,508	6.0%	\$538	0.1%	0.9%	21.7%
30	Gray	Darwin	Houses	\$364,787	7.4%	\$529	0.6%	0.0%	22.6%

Top 30 Most affordable suburbs to rent

Darwin

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Leanyer	Darwin	Units	\$309,672	7.1%	\$407	1.3%	5.0%	21.0%
2	Millner	Darwin	Units	\$303,498	7.0%	\$408	0.4%	3.8%	20.9%
3	Coconut Grove	Darwin	Units	\$327,539	6.6%	\$415	0.8%	4.4%	24.1%
4	Nightcliff	Darwin	Units	\$308,418	7.2%	\$428	0.8%	3.7%	24.0%
5	Rapid Creek	Darwin	Units	\$345,958	6.3%	\$433	0.8%	4.2%	23.3%
6	Parap	Darwin	Units	\$323,105	8.2%	\$464	0.1%	3.0%	20.2%
7	Fannie Bay	Darwin	Units	\$458,516	5.7%	\$471	0.2%	1.6%	16.8%
8	Moulden	Darwin	Houses	\$369,389	6.9%	\$501	-0.7%	0.8%	20.1%
9	Stuart Park	Darwin	Units	\$414,385	6.6%	\$515	0.2%	2.1%	19.3%
10	Larrakeyah	Darwin	Units	\$430,520	6.4%	\$520	0.3%	2.8%	18.7%
11	Gray	Darwin	Houses	\$364,787	7.4%	\$529	0.6%	0.0%	22.6%
12	Bakewell	Darwin	Houses	\$477,508	6.0%	\$538	0.1%	0.9%	21.7%
13	Darwin	Darwin	Units	\$408,511	7.1%	\$538	0.3%	2.3%	17.9%
14	Driver	Darwin	Houses	\$468,491	6.0%	\$539	-0.5%	0.1%	19.1%
15	Woodroffe	Darwin	Houses	\$401,319	7.1%	\$544	1.7%	3.4%	24.8%
16	Woolner	Darwin	Units	\$425,276	6.8%	\$548	0.2%	3.8%	23.7%
17	Rapid Creek	Darwin	Houses	\$727,389	4.2%	\$571	-2.5%	-2.6%	7.0%
18	Moil	Darwin	Houses	\$541,583	5.5%	\$584	0.2%	0.2%	15.6%
19	Gunn	Darwin	Houses	\$501,622	6.3%	\$589	0.5%	1.2%	22.8%
20	Alawa	Darwin	Houses	\$527,651	5.5%	\$591	1.0%	3.5%	19.5%
21	Tiwi	Darwin	Houses	\$553,010	5.4%	\$592	1.8%	0.3%	19.6%
22	Karama	Darwin	Houses	\$456,642	6.6%	\$596	1.3%	1.4%	24.4%
23	Bayview	Darwin	Units	\$514,539	6.6%	\$603	-0.4%	1.9%	18.6%
24	Malak	Darwin	Houses	\$515,083	5.9%	\$609	0.8%	2.0%	25.1%
25	Wulagi	Darwin	Houses	\$538,838	5.8%	\$616	0.9%	0.9%	20.2%
26	Durack	Darwin	Houses	\$545,690	6.2%	\$620	0.7%	2.2%	23.4%
27	Anula	Darwin	Houses	\$529,230	6.0%	\$622	1.1%	4.8%	34.6%
28	Wanguri	Darwin	Houses	\$588,255	5.4%	\$624	1.3%	0.0%	19.7%
29	Rosebery	Darwin	Houses	\$548,066	6.2%	\$629	0.2%	0.8%	21.2%
30	Leanyer	Darwin	Houses	\$615,946	5.4%	\$644	1.0%	1.9%	26.6%

Top 30 Most expensive suburbs to rent

Canberra

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Campbell	Australian Capital Territory	Houses	\$1,920,766	2.6%	\$952	0.8%	1.8%	14.5%
2	Throsby	Australian Capital Territory	Houses	\$982,693	4.6%	\$890	1.8%	5.4%	22.8%
3	Wright	Australian Capital Territory	Houses	\$945,716	4.8%	\$875	1.2%	2.0%	14.8%
4	Garran	Australian Capital Territory	Houses	\$1,676,095	2.6%	\$834	0.4%	0.9%	7.8%
5	O'Connor	Australian Capital Territory	Houses	\$1,640,457	2.5%	\$829	0.5%	1.0%	6.7%
6	Hughes	Australian Capital Territory	Houses	\$1,512,894	2.8%	\$821	0.2%	1.0%	8.4%
7	Farrer	Australian Capital Territory	Houses	\$1,402,434	3.0%	\$819	-0.6%	0.7%	5.3%
8	Ainslie	Australian Capital Territory	Houses	\$1,579,404	2.5%	\$818	0.5%	0.4%	10.1%
9	Yarralumla	Australian Capital Territory	Units	\$1,064,444	3.8%	\$816	-0.4%	0.9%	7.3%
10	Curtin	Australian Capital Territory	Houses	\$1,399,491	2.7%	\$801	0.2%	1.9%	9.6%
11	Duffy	Australian Capital Territory	Houses	\$973,524	3.7%	\$786	1.0%	1.7%	12.0%
12	Hackett	Australian Capital Territory	Houses	\$1,328,328	2.8%	\$785	0.4%	0.2%	12.5%
13	Lyons	Australian Capital Territory	Houses	\$1,244,629	2.9%	\$767	0.8%	3.5%	14.9%
14	Nicholls	Australian Capital Territory	Houses	\$1,255,953	3.2%	\$753	1.6%	2.7%	12.7%
15	Mawson	Australian Capital Territory	Houses	\$1,167,025	3.1%	\$751	0.5%	3.8%	8.9%
16	Crace	Australian Capital Territory	Houses	\$1,088,429	3.6%	\$747	2.0%	2.1%	8.1%
17	Forde	Australian Capital Territory	Houses	\$1,152,963	3.4%	\$744	1.9%	2.2%	11.5%
18	Moncrieff	Australian Capital Territory	Houses	\$1,006,579	3.9%	\$741	2.8%	3.3%	9.9%
19	Pearce	Australian Capital Territory	Houses	\$1,367,694	2.6%	\$740	0.3%	1.7%	6.3%
20	Harrison	Australian Capital Territory	Houses	\$1,040,094	3.7%	\$737	0.8%	1.8%	13.1%
21	Weston	Australian Capital Territory	Houses	\$991,878	3.4%	\$731	-0.1%	-0.1%	7.8%
22	Franklin	Australian Capital Territory	Houses	\$1,089,170	3.5%	\$731	1.5%	1.1%	9.3%
23	Torrens	Australian Capital Territory	Houses	\$1,203,737	2.9%	\$724	-0.2%	2.9%	9.2%
24	Lyneham	Australian Capital Territory	Houses	\$1,222,489	3.0%	\$723	0.5%	1.3%	9.1%
25	Dickson	Australian Capital Territory	Houses	\$1,230,615	3.0%	\$723	1.0%	1.3%	12.5%
26	Chifley	Australian Capital Territory	Houses	\$1,122,298	3.1%	\$721	0.6%	2.5%	8.4%
27	Isaacs	Australian Capital Territory	Houses	\$1,373,005	2.8%	\$719	-0.7%	0.4%	6.3%
28	Amaroo	Australian Capital Territory	Houses	\$1,011,724	3.7%	\$718	1.8%	2.6%	13.0%
29	Mckellar	Australian Capital Territory	Houses	\$953,188	3.5%	\$714	0.3%	1.7%	8.1%
30	Bonner	Australian Capital Territory	Houses	\$956,234	4.0%	\$713	1.9%	2.1%	11.0%

Top 30 Most affordable suburbs to rent

Canberra

Rank	Suburb	Region	Property type	Median value	Gross rental yield	Median rent	Monthly change	Quarterly change	Annual change
1	Curtin	Australian Capital Territory	Units	\$378,567	5.0%	\$442	2.0%	2.2%	9.2%
2	Hawker	Australian Capital Territory	Units	\$378,889	6.1%	\$447	1.3%	0.7%	8.4%
3	Scullin	Australian Capital Territory	Units	\$453,868	5.5%	\$449	0.0%	1.2%	7.4%
4	Lyons	Australian Capital Territory	Units	\$362,711	6.0%	\$464	2.0%	1.3%	5.6%
5	Phillip	Australian Capital Territory	Units	\$428,910	5.6%	\$489	1.5%	1.7%	5.9%
6	Belconnen	Australian Capital Territory	Units	\$451,947	5.8%	\$491	0.9%	1.5%	8.0%
7	Gungahlin	Australian Capital Territory	Units	\$422,996	6.0%	\$494	0.6%	2.1%	7.7%
8	Franklin	Australian Capital Territory	Units	\$459,976	5.7%	\$497	0.5%	1.3%	6.5%
9	Harrison	Australian Capital Territory	Units	\$484,890	5.4%	\$498	0.5%	1.1%	6.1%
10	Ngunnawal	Australian Capital Territory	Units	\$569,053	4.7%	\$503	-0.1%	0.8%	6.4%
11	Holt	Australian Capital Territory	Units	\$465,989	5.6%	\$503	1.1%	2.2%	9.1%
12	Lyneham	Australian Capital Territory	Units	\$460,174	5.5%	\$504	0.5%	0.7%	7.8%
13	Macquarie	Australian Capital Territory	Units	\$531,449	4.9%	\$507	0.6%	1.5%	6.5%
14	Crace	Australian Capital Territory	Units	\$473,086	5.8%	\$511	-0.1%	1.4%	9.8%
15	Watson	Australian Capital Territory	Units	\$463,688	5.2%	\$518	-0.2%	1.4%	6.0%
16	Wright	Australian Capital Territory	Units	\$452,474	6.1%	\$520	-0.3%	2.0%	7.9%
17	Greenway	Australian Capital Territory	Units	\$458,557	5.8%	\$521	0.4%	2.7%	6.4%
18	Mawson	Australian Capital Territory	Units	\$557,294	4.9%	\$524	1.5%	2.0%	5.9%
19	O'Connor	Australian Capital Territory	Units	\$498,482	5.3%	\$526	-0.1%	0.4%	8.0%
20	Bruce	Australian Capital Territory	Units	\$488,376	5.5%	\$527	1.0%	2.0%	8.2%
21	Palmerston	Australian Capital Territory	Units	\$597,621	4.7%	\$528	0.6%	2.5%	10.8%
22	Chifley	Australian Capital Territory	Units	\$410,152	5.3%	\$534	2.1%	2.0%	6.1%
23	Pearce	Australian Capital Territory	Units	\$572,309	4.7%	\$536	1.5%	2.5%	8.8%
24	Casey	Australian Capital Territory	Units	\$582,604	5.0%	\$536	0.2%	1.8%	8.5%
25	Narrabundah	Australian Capital Territory	Units	\$545,648	4.9%	\$541	-0.5%	0.8%	11.2%
26	Braddon	Australian Capital Territory	Units	\$493,982	5.7%	\$545	0.0%	0.3%	5.7%
27	Reid	Australian Capital Territory	Units	\$527,451	5.3%	\$545	0.1%	-0.7%	4.4%
28	Bonython	Australian Capital Territory	Units	\$623,433	4.6%	\$549	0.4%	0.0%	2.2%
29	Amaroo	Australian Capital Territory	Units	\$656,995	4.5%	\$567	0.3%	2.6%	8.0%
30	Griffith	Australian Capital Territory	Units	\$563,222	5.2%	\$567	-0.4%	0.5%	9.7%

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