

Rental Report

Contents

Current rents	2
Rental availability	5
Rental market affordability	6
Notes	12

The Rental Report provides key statistics on the private rental market in Victoria. The major source for the statistics presented in the Rental Report is the Residential Tenancies Bond Authority which collects data on all rental bonds lodged under the Residential Tenancies Act in Victoria.

Rent Indices at a glance:

	Median Rent p.w	Quarterly Change	Annual Change
Melbourne	\$315	1.1%	10.9%
Regional Victoria	\$210	1.6%	7.4%
Victoria	\$290	1.2%	10.0%

Published by the Department of Human Services, Victorian Government, Australia.

© Copyright State of Victoria 2009

This publication is copyright, no part may be reproduced by any process except in accordance with the provisions of the *Copyright Act 1968*.

This document may also be downloaded from:
<http://www.housing.vic.gov.au>

Authorised by the State Government of Victoria,
50 Lonsdale Street, Melbourne.

For further information about the Rental Report contact Peter Leigh.
Email: peter.leigh@dhs.vic.gov.au

Rental Report production

This edition of the Rental Report is the first produced since the March quarter 2008. The Rental Report was suspended from publication during a period of data unavailability as the Residential Tenancies Bond Authority implemented a new data processing system. June and September quarter 2008 data has been published in separate tables on the DHS website.

Trends in rents

The strong upward trend of rents across Melbourne, evident over the past two years, has shown the first signs of easing in the second half of 2008. Over the year to December quarter 2008 the Metropolitan Rental Index (MRI) increased by 10.9 per cent. The annual rate of change in the MRI peaked at 13.0 per cent in the June quarter 2008. The September quarter MRI rate of change was 12.5 per cent.

Generally rates of increase in rents were high in almost all the parts of Victoria. Most regions recorded annual rates of increase in median rents over 8.0 per cent, with the highest increases recorded in Western and North Western Melbourne.

In contrast with the MRI, the Regional Rent Index (RRI) showed signs of a rise in the rate of increase in rents over the second half of 2008. Over the year to December quarter the RRI increased by 7.4 per cent. This rate of increase is above the long term (1999 to 2008) average annual rate increase in the RRI (5.2 per cent). While the rate of increase is not as high as the MRI, there has been a trend of rising rents in regional Victoria over 2008.

Rental Affordability

The significant increase in rents in metropolitan Melbourne in particular is having a very negative impact on the affordability of private rental housing, especially for lower income households.

At December quarter 2008, only 19.3 per cent of all new lettings across the state were affordable to lower income households. This decline in affordability has levelled off from the steeper declines to March 2008, but is still very low. Across Melbourne just 6.6 per cent of dwellings let in the December quarter were affordable to the lowest income households. This figure represents a large reduction in the proportion of dwellings which were affordable during the same quarter a year ago (11.6 per cent).

The availability of affordable accommodation is especially limited for low income households who require smaller one or two bedroom accommodation in Melbourne.

Rental supply trends

Due to data issues the full range of statistics on rental availability has not been included in this report.

The trend metropolitan rental vacancy rate was 1.1 per cent in the December quarter, a modest improvement from the low of the March quarter 2008. In historical terms this is indicative of a very tight rental market.

Lending to investors in rental accommodation in Victoria totalled \$3.91b in the December quarter which was a decrease of 15.8 per cent over the same quarter of last year.

Current rents

Rental Indices

The Rent Indices have been developed because of strong seasonality in the rental data, especially in metropolitan areas. The share of new rental lettings accounted for by different suburbs and/or property types can show significant variation over the course of a typical year. A simple median price measure will tend to reflect those compositional shifts and be pushed higher or lower as a result. The Rent Indices control for changes from quarter to quarter in the share of new lettings between both geographic areas and property types. They are therefore a better measure for showing rental cost changes over time.

Current rents

Metropolitan

Data from the MRI for 2008 indicates that the rate of increase in the cost of renting in Melbourne peaked in the June quarter 2008 and has eased during the second half of 2008. The quarterly rate of increase in the MRI has declined noticeably in the September and December quarters. This decline coincides with an overall downturn in economic conditions in the second half of 2008 which may be impacting on the strength of demand in the Melbourne rental market.

The Metropolitan Rent Index (MRI) increased by 1.1 per cent in the December quarter 2008. This rate of quarterly increase is lower than for the same quarter last year (2.6 per cent).

Over the year to December quarter 2008 the MRI increased by 10.9 per cent. The MRI annual rate of increase has trended down from the high of the June quarter 2008 (13.0 per cent). The average annual increase in the MRI over the past eight years is 5.9 per cent. Figure 1 shows trends in the MRI over the past five years. The metropolitan median rent was \$315 for the December quarter 2008.

Regional Victoria

In contrast with metropolitan trends, the Regional Rent Index (RRI) showed an increased rate of growth in the second half of 2008. Nonetheless the rate of increase in rents in regional Victoria is well below most metropolitan areas.

The Regional Rent Index (RRI) increased by 1.6 per cent in the December quarter 2008. Over the year to December quarter the RRI increased by 7.4 per cent, which is the highest rate of increase since 2002. This rate of increase is also above the long term (1999 to 2008) average annual rate increase

in the RRI (5.2 per cent). Figure 1 shows trends in the RRI over the past five years.

Trends by region

Table 2 shows the median rents for new lettings in the December quarter by the 14 statistical regions used in this report.

Median rents in the Metropolitan region range from \$260 per week for the Mornington Peninsula region to \$385 for the Inner Melbourne region. In regional Victoria the highest median rent was recorded in the Barwon South West region (\$240 per week).

Figure 1: Metropolitan Rent Index and Regional Rent Index – annual percent change

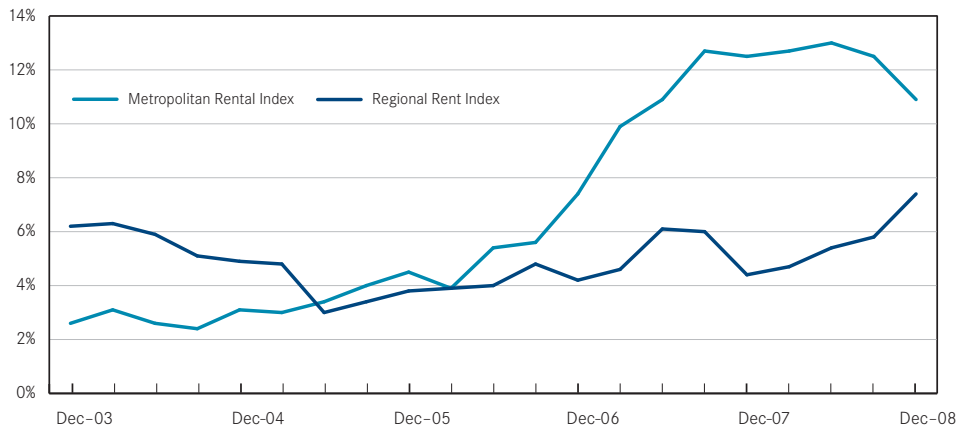


Table 1: Median rents and rent indices (Dec quarter 2008)

	Median Rent p.w	Rent Index	Quarterly Change*	Annual Change*
Melbourne	\$315	174.0	1.1%	10.9%
Regional Victoria	\$210	162.6	1.6%	7.4%
Victoria	\$290	172.0	1.2%	10.0%

*percentage change figures are calculated from relevant Rent Index

Table 2: Median rents by statistical region (Dec quarter 2008)

Region	Median Rent p.w	Quarterly Change	Annual Change
Inner Melbourne	\$385	4.1%	10.0%
Inner Eastern Melbourne	\$350	2.9%	9.4%
Southern Melbourne	\$350	1.4%	12.9%
Western Melbourne	\$280	1.8%	15.2%
North Western Melbourne	\$300	0.0%	13.2%
North Eastern Melbourne	\$300	0.0%	11.1%
Outer Eastern Melbourne	\$290	0.0%	11.5%
South Eastern Melbourne	\$275	1.9%	12.2%
Mornington Peninsula	\$260	1.8%	10.6%
Barwon-South West	\$240	4.3%	9.1%
Gippsland	\$190	0.0%	8.6%
Goulburn-Ovens-Murray	\$200	0.0%	2.6%
Loddon-Mallee	\$210	5.0%	5.0%
Central Highlands-Wimmera	\$210	5.0%	10.5%

The annual percentage increase in median rents for the metropolitan regions was between 9.4 per cent (in the Inner Eastern region) and 15.2 per cent (in the Western region). For regional Victoria the highest annual increase in rents was recorded in the Central Highlands – Wimmera region (10.5 per cent).

Major property types

Table 3 provides the median rents for the six major property types for metropolitan and non-metropolitan Victoria.

It should be noted that these metropolitan wide medians will reflect the geographic distribution of different property types. Houses tend to be the dominant rental property form in outer metropolitan areas whereas flats are more prevalent in areas closer to the centre of Melbourne. As a result the metropolitan median for two bedroom flats (\$310 per week) is higher than that for three bedroom houses (\$300 per week).

For metropolitan Melbourne, rental costs for new lettings increased by between 8.0 per cent (four bedroom houses) and 12.2 per cent (one bedroom flats and two bedroom houses) in the year to December quarter across the major property types. In regional Victoria the largest annual increase was for one bedroom flat rents (8.6 per cent) with two bedroom flats increasing by 5.8 per cent over the year.

Trends by suburb or town

Figures 2 and 3 show the distribution of median weekly rents across the metropolitan area. This highlights the pattern of concentration of higher costs for private rental accommodation in the Inner Metropolitan, Inner eastern and Southern Metropolitan regions.

Table 3: Major property types median rents (Dec quarter 2008)

	Median Rent p.w	Quarterly Change*	Annual Change*
Melbourne			
1 Bed Flat	\$260	2.6%	12.2%
2 Bed Flat	\$310	1.6%	11.7%
3 Bed Flat	\$340	-1.2%	8.7%
2 Bed House	\$330	1.2%	12.2%
3 Bed House	\$300	0.7%	10.6%
4 Bed House	\$365	-0.2%	8.0%
Regional Victoria			
1 Bed Flat	\$125	1.0%	8.6%
2 Bed Flat	\$175	1.4%	5.8%
3 Bed Flat	\$240	1.6%	8.4%
2 Bed House	\$190	1.3%	7.0%
3 Bed House	\$225	2.3%	7.9%
4 Bed House	\$280	0.0%	7.0%

*percentage change figures are calculated from relevant Rent Index

Figure 2: Moving annual median rents for 2 bedroom flats in metropolitan Melbourne (Dec quarter 2008)

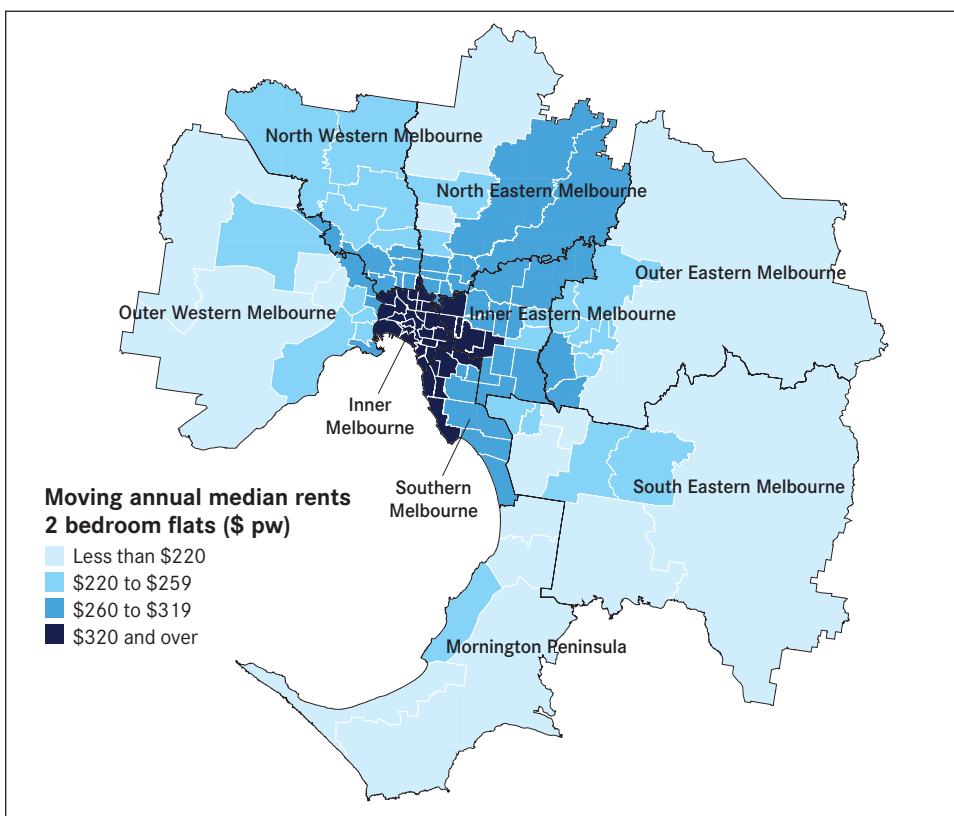


Figure 3: Moving annual median rents for 3 bedroom houses in metropolitan Melbourne (Dec quarter 2008)

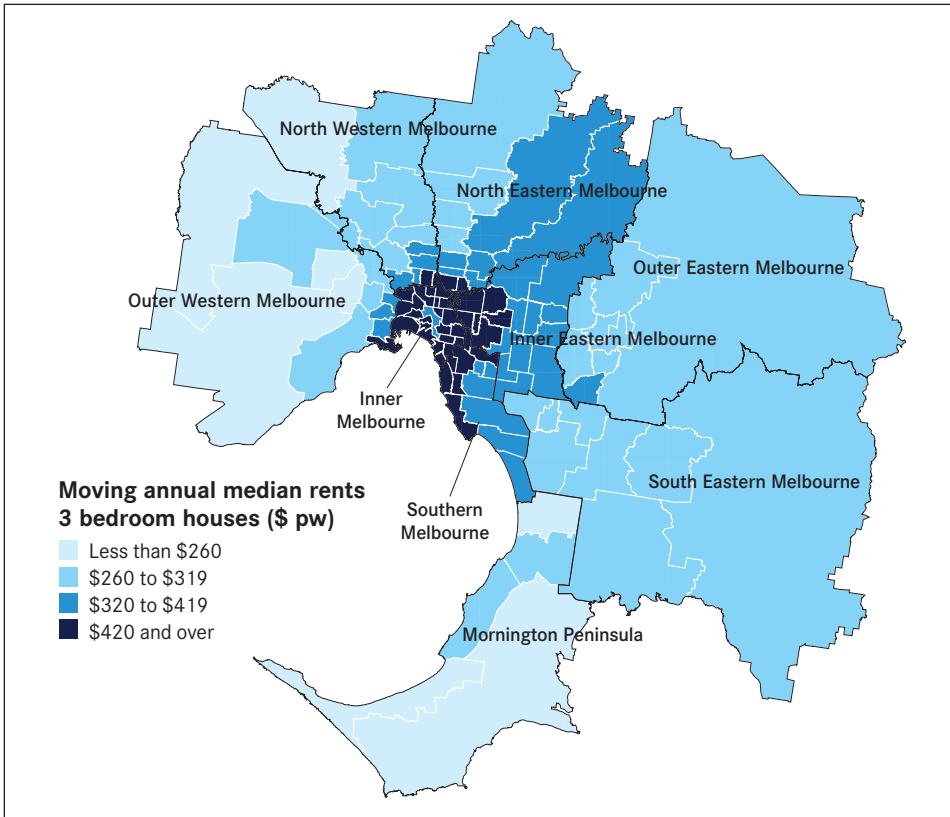


Table 6 Shows the pattern of rental costs at a suburb and town level across Victoria. Please note that the medians in Table 6 are moving annual medians, not quarterly medians and that the annual percentage change figures are calculated from these moving annual medians. For much of the past 2 years it has been apparent that the most significant increases in rental costs have been recorded in inner and middle ring suburbs of Melbourne. However, for this quarter that pattern is less clear.

For two bedroom flats in the metropolitan area the suburbs with the highest annual increases in moving median rents to December quarter were Thomastown-Lalor (22.9 per cent), Mt Eliza-Mornington-Mt Martha (20.0 per cent), Burwood-Ashburton (18.5 per cent), Glen Waverley-Mulgrave (18.4 per cent) and Footscray (18.2 per cent).

For regional Victoria the towns with the highest annual increases in moving median rents for two bedroom flats to December quarter were Ocean Grove-Barwon Heads (18.9 per cent), Belmont-Grovedale (15.8 per cent), Swan Hill (13.8 per cent) and Warragul (13.3 per cent).

The highest annual increases in moving median rents for three bedroom houses were Collingwood-Abbotsford (31.9 per cent), Hawthorn (26.9 per cent), Northcote (21.6 per cent), Preston (16.8 per cent) and Port Melbourne (16.5 per cent).

For regional Victoria the towns with the highest annual increases in moving median rents for three bedroom houses to December quarter were Mt Clear-Buninyong (15.2 per cent), Traralgon (15.0 per cent), Castlemaine (12.2 per cent) and Geelong-Newcombe (11.1 per cent).

Rental availability

Rental Availability data

The introduction of a new processing system for the RTBA data on which this report is based has raised issues that, at the time of publishing, are still to be resolved. As a result, data for the 'rental availability' section of this report which would normally appear on these pages is not ready but is expected to be included in the next edition of this report.

Investor finance

Loan approvals for the purchase or construction of dwellings for purposes of investment (not owner-occupation) provide a measure of investor activity levels in the Victorian housing market. Figure 4 presents a summary of loan approvals for housing investment in Victoria over the past five years.

Lending to investors in Victoria has been in relative decline from the second half of 2008. In the December quarter 2008 lending to investors in Victoria was \$3.9 billion. This level of lending was 15.8 per cent below that of December quarter 2007.

Over the calendar year 2008 lending to housing investors in Victoria had declined by 6.7 per cent in comparison to the previous year, however this was less than the decline in owner occupied lending over the same period (10.9 per cent).

While the decline in investor lending is not a positive sign for the supply of rental accommodation, it should be stressed that any falls in lending are coming off historically high levels and remain, in real terms, well above lending rates in the pre-2003 period.

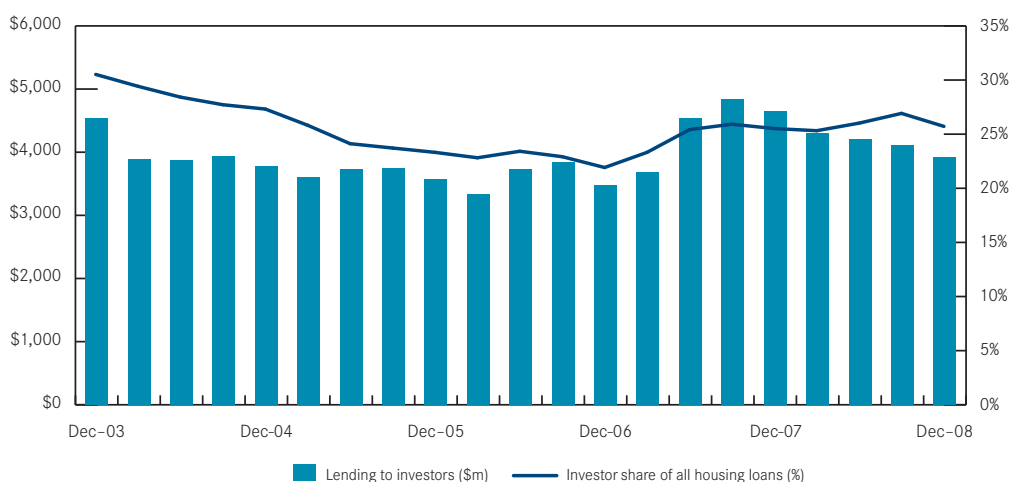
Vacancy Rate

The rental vacancy rate is calculated by the Real Estate Institute of Australia, based on a survey of Real Estate Agents and measures the proportion of all rental properties managed by agents which are unlet at a given point in time.

The trend metropolitan vacancy rate for the December quarter 2008 was 1.1 per cent. While this is below the rate from the same period of 2007 (1.3 per cent), a slight easing in the metropolitan vacancy rate was evident in the second half of 2008.

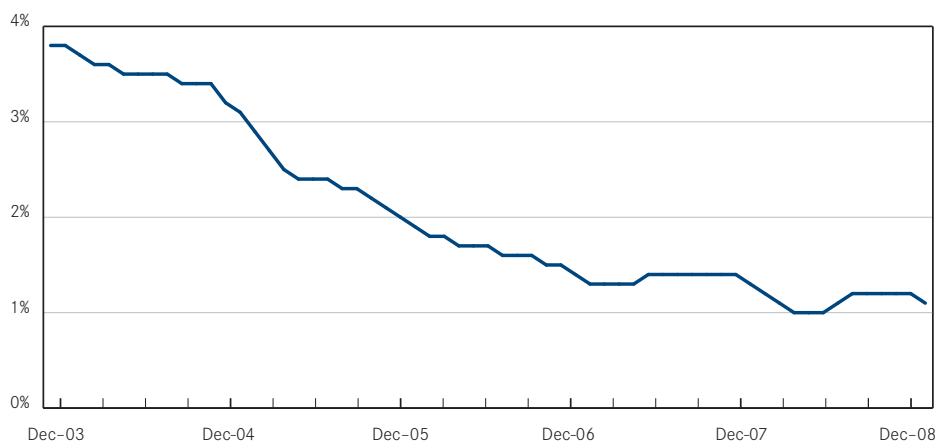
The current vacancy rate is very low in historical terms and is indicative of a very tight supply situation. The average vacancy rate for the period from 2000 to 2005 was 3.6 per cent. Figure 5 shows the trend metropolitan vacancy rate over the past five years.

Figure 4: Lending to investors in residential housing, Victoria



Source: Australian Bureau of Statistics Lending Finance (5671.0) & Housing Finance (5609.0)

Figure 5: Melbourne rental vacancy rate – trend



Source: Real Estate Institute of Australia, Market Facts.

Rental market affordability

This section of the Rental Report provides a summary of the affordability of rental accommodation for lower income households in Victoria. The method used in this section measures the supply of affordable new lettings based on the RTBA data used in this Report. The affordability benchmark used is that no more than 30 per cent of income is spent on rent. Lower income households are defined as those receiving Centrelink incomes.

Overall trends

One of the more significant outcomes of the large increases in rents in the metropolitan area over the past two years has been the deterioration in the affordability position of lower income households in the rental market. The proportion of rental properties which are affordable to lower income households has fallen dramatically during 2008 as increases in rents have outpaced indexation of social security payments. At December quarter 2008 only 19.3 per cent of all new lettings across the state were affordable to lower income households. However, the decline has been most evident in metropolitan Melbourne. Across Melbourne just 6.6 per cent of dwellings let in the December quarter were affordable. This figure represents a very large reduction in the proportion of dwellings which were

affordable throughout most of the period prior to 2007, typically at 20-25 per cent. Figure 6 shows the trend in these figures over the past five years.

In metropolitan Melbourne the availability of affordable rental lettings varies between different types of households. The rental affordability situation for different low income households is summarised in Table 4.

Due to a limited supply of affordable one bedroom dwellings, low income single person households face the most difficulties in accessing affordable rental

accommodation. Across Melbourne just 2.5 per cent of one bedroom dwellings let in the December quarter were affordable to low income singles.

For a single parent with one child on Centrelink income the proportion of 2 bedroom dwellings across Melbourne which were affordable was 4.4 per cent. For larger families the supply affordable three and four bedroom dwellings is slightly better. A couple with two children dependant on Newstart would be able to afford 8.1 per cent of 3 bed new lettings in the December quarter.

Figure 6: Affordable rentals as percentage of all rentals, Victoria

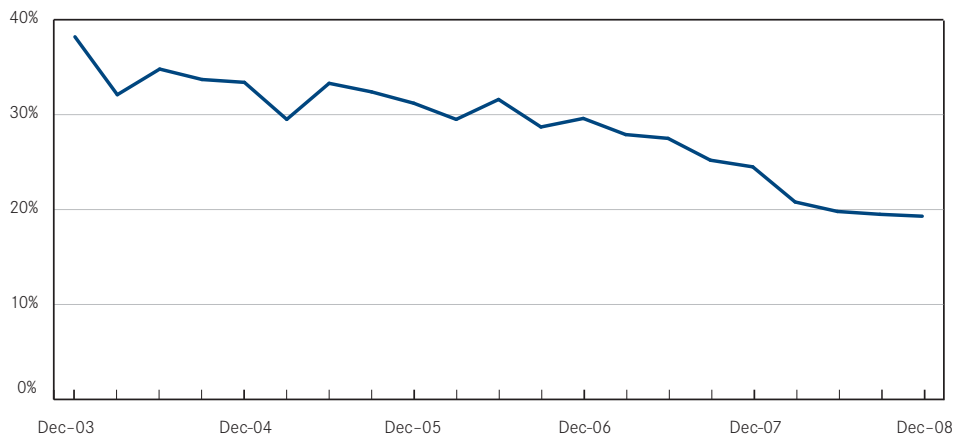


Table 4: Rental affordability by indicative households on Centrelink incomes (Dec quarter 2008)

Household type	Singles on Newstart	Single Parent with 1 child	Couple on Newstart with 2 children	Couple on Newstart with 4 children	Total
Assumed property size	1 bedroom	2 bedroom	3 bedroom	4 bedroom	–
Weekly income (net of RA)	\$225	\$402	\$557	\$729	–
Affordable weekly rent	\$125	\$190	\$235	\$290	–
Affordable rentals (number)					
Metropolitan	114	407	786	444	1,751
Regional	369	1,697	2,408	541	5,015
State total	483	2,104	3,194	985	6,766
Affordable rentals (% of total)					
Metropolitan	2.5%	4.4%	8.1%	15.6%	6.6%
Regional	55.6%	62.0%	56.9%	54.4%	58.1%
State total	9.4%	17.4%	23.0%	25.6%	19.3%

Table 5: Affordable lettings for indicative households (see table 7) on Centrelink incomes (Dec quarter 2008)

Region	1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Inner Urban Melbourne	15	1%	16	1%	12	2%	23	15%	66	1%
Inner Eastern Melbourne	22	5%	5	0%	18	1%	34	7%	79	2%
Southern Melbourne	10	2%	14	1%	9	1%	23	9%	56	2%
Western Melbourne	17	8%	101	12%	287	15%	158	26%	563	16%
North Western Melbourne	10	3%	18	2%	59	6%	22	12%	109	5%
North Eastern Melbourne	20	6%	19	2%	22	2%	23	10%	84	3%
Outer Eastern Melbourne	7	8%	28	6%	56	7%	6	3%	97	6%
South Eastern Melbourne	5	6%	108	20%	130	11%	99	23%	342	15%
Mornington Peninsula	8	9%	98	21%	193	20%	56	24%	355	20%
Metropolitan Melbourne	114	3%	407	4%	786	8%	444	16%	1,751	7%
Barwon-Western District	88	39%	271	38%	369	35%	90	39%	818	37%
All Gippsland	69	69%	364	75%	530	70%	102	61%	1065	70%
Goulburn-Ovens-Murray	75	65%	451	75%	579	62%	137	61%	1242	66%
Loddon-Mallee	73	61%	351	66%	545	62%	123	62%	1092	63%
Central Highlands-Wimmera	64	63%	260	64%	385	63%	89	51%	798	62%
Regional Victoria	369	56%	1,697	62%	2,408	57%	541	54%	5,015	58%
Victoria	483	9%	2,104	17%	3,194	23%	985	26%	6,766	19%

Trends by region

Table 5 shows the availability of affordable lettings for each of the statistical regions of Victoria. The higher cost of housing in Melbourne shows clearly in these affordability figures. In metropolitan Melbourne just 6.6 per cent of new lettings were affordable compared to 58.1 per cent for regional Victoria.

In regional terms the Western, South Eastern and Mornington Peninsula regions consistently have the highest proportion of new lettings which are affordable to lower income households. In regional Victoria the Barwon South West region has the lowest availability of affordable rentals.

Local Government Area Trends

Table 8 provides data on the number of new lettings affordable to households on Centrelink incomes for all Victorian Local Government Areas.

Methods used

Fitting statutory income households to dwellings by bedroom number

These calculations show the distribution of private rental properties in Victoria affordable to households on statutory incomes by bedroom number for newly leased properties during the current quarter. It shows the number of properties by region that were affordable for different bedroom numbers, and the proportion of that municipality's stock of those properties. For example, if there are 100 x one bedroom properties deemed to be affordable in Port Phillip, and there are 1000 x one bedroom properties leased during that quarter, then the percentage of affordable one bedroom properties in Port Phillip during the quarter will be 10.0 per cent.

Calculating affordability – net rent method

The assessment of affordable supply is based on the number of suitably-sized properties that are within 30 per cent of income for low income households. The rental thresholds are taken from the household incomes for whom that

number of bedrooms is a minimum and may have been rounded up to the nearest \$5 increment.

For one bedroom properties, we have taken the income of singles on Newstart allowance; for two bedroom properties, we have taken a single parent pensioner with one child aged under 5; for three bedroom properties we have taken a couple on Newstart with two children; and for four bedroom properties, we have taken a couple on Newstart with four children.

The method used in these calculations assumes rent assistance is fully offset against the weekly rent by subtracting rent assistance from the rent and then calculating the resulting rent as a proportion of the Centrelink income. This is the net-rent method which treats rent assistance as a housing payment, not an income supplement. Other methods are available, such as used by the Australian Institute of Health and Welfare.

Table 6: Moving annual median rents for suburbs/towns by major property type

	1 Bed Flat			2 Bed Flat			2 Bed House			3 Bed House		
	Count	Median	Ann % Ch	Count	Median	Ann % Ch	Count	Median	Ann % Ch	Count	Median	Ann % Ch
Inner Melbourne												
Albert Park-Middle Park-West St Kilda	273	\$290	16.0%	187	\$400	12.7%	90	\$450	11.8%	60	\$660	nd
Armadale	156	\$250	6.4%	247	\$340	6.3%	29	\$430	nd	34	\$650	nd
Carlton North	65	\$250	13.6%	82	\$350	4.5%	68	\$420	15.1%	47	\$500	nd
Carlton-Parkville	1957	\$260	10.6%	566	\$397	12.0%	25	\$380	nd	37	\$600	nd
CBD-St Kilda Rd	2383	\$346	8.1%	1818	\$475	8.0%	-	-	-	-	-	-
Collingwood-Abbotsford	164	\$265	-9.4%	156	\$420	5.0%	85	\$400	14.3%	50	\$475	31.9%
Docklands	320	\$390	5.4%	414	\$530	10.4%	-	-	-	-	-	-
East Melbourne	222	\$320	14.3%	188	\$440	10.0%	12	\$545	nd	-	-	-
East St Kilda	456	\$235	6.8%	612	\$325	8.3%	40	\$420	0.0%	39	\$530	-2.8%
Elwood	534	\$260	4.0%	789	\$350	5.3%	26	\$445	nd	44	\$650	nd
Fitzroy	156	\$270	-1.8%	114	\$440	15.8%	52	\$440	nd	33	\$550	nd
Fitzroy North-Clifton Hill	130	\$230	9.5%	165	\$350	9.4%	132	\$410	7.2%	75	\$470	-2.1%
Flemington-Kensington	265	\$260	8.3%	349	\$340	14.3%	145	\$350	1.4%	86	\$430	6.8%
North Melbourne-West Melbourne	392	\$230	4.5%	407	\$365	-1.4%	51	\$420	21.7%	26	\$505	nd
Port Melbourne	285	\$375	4.2%	352	\$478	6.1%	94	\$450	9.8%	119	\$600	16.5%
Prahran-Windsor	452	\$263	8.2%	488	\$365	10.6%	135	\$420	10.4%	94	\$550	15.2%
Richmond-Burnley	598	\$285	18.8%	503	\$420	7.7%	294	\$420	7.7%	167	\$520	4.0%
South Melbourne	172	\$350	6.9%	176	\$450	6.5%	54	\$438	-1.1%	28	\$583	nd
South Yarra	859	\$280	9.8%	786	\$390	12.2%	97	\$475	10.5%	63	\$600	0.0%
Southbank	310	\$399	10.8%	619	\$480	6.7%	-	-	-	-	-	-
St Kilda	1214	\$275	5.8%	846	\$360	2.9%	37	\$430	nd	27	\$575	nd
Toorak	178	\$260	5.1%	249	\$370	2.8%	20	\$513	nd	33	\$700	nd
Inner Melbourne	11,541	\$290	7.2%	10,113	\$400	5.3%	1,496	\$420	7.7%	1,077	\$550	10.0%
Inner Eastern Melbourne												
Balwyn	-	-	-	182	\$310	5.1%	45	\$345	nd	203	\$420	7.7%
Blackburn	32	\$200	nd	108	\$288	9.5%	37	\$310	nd	201	\$350	12.9%
Box Hill	203	\$220	4.8%	378	\$290	7.4%	64	\$300	4.2%	244	\$360	9.1%
Bulleen-Templestowe-Doncaster	37	\$220	nd	165	\$300	0.0%	21	\$280	nd	297	\$350	2.9%
Burwood-Ashburton	48	\$190	nd	84	\$320	18.5%	63	\$320	6.7%	214	\$380	11.8%
Camberwell-Glen Iris	162	\$220	4.8%	478	\$326	8.5%	69	\$380	16.0%	195	\$485	2.1%
Canterbury-Surrey Hills-Mont Albert	22	\$244	nd	255	\$315	6.8%	28	\$365	nd	104	\$495	-9.2%
Chadstone-Oakleigh	15	\$280	nd	244	\$300	16.5%	66	\$298	4.4%	216	\$350	2.9%
Clayton	78	\$263	14.1%	431	\$280	7.7%	36	\$295	13.5%	196	\$320	14.3%
Doncaster East-Donvale	16	\$200	nd	121	\$295	5.4%	22	\$288	nd	230	\$348	5.3%
East Hawthorn	93	\$240	4.3%	211	\$340	13.3%	34	\$415	nd	57	\$510	-6.4%
Glen Waverley-Mulgrave	13	\$190	nd	114	\$290	18.4%	22	\$315	nd	522	\$330	6.5%
Hawthorn	772	\$230	9.5%	631	\$340	9.7%	52	\$440	4.8%	74	\$571	26.9%
Kew	39	\$250	nd	393	\$330	10.0%	50	\$400	nd	155	\$460	2.2%
Mount Waverley	-	-	-	83	\$280	3.7%	33	\$300	nd	234	\$350	12.9%
Nunawading-Mitcham	15	\$170	nd	192	\$258	3.0%	49	\$290	7.4%	221	\$330	3.1%
Vermont-Forest Hill-Burwood East	-	-	-	94	\$250	4.2%	32	\$293	nd	296	\$340	13.3%
Inner Eastern Melbourne	1,566	\$225	7.1%	4,164	\$310	10.7%	723	\$320	6.7%	3,659	\$355	4.4%
Southern Melbourne												
Aspendale-Chelsea-Carrum	49	\$180	nd	422	\$260	8.3%	74	\$280	7.7%	262	\$328	12.9%
Bentleigh	143	\$215	8.9%	410	\$300	7.1%	126	\$330	15.8%	319	\$385	4.1%
Brighton	18	\$305	nd	220	\$380	14.3%	34	\$450	nd	135	\$620	-4.6%
Brighton East	-	-	-	55	\$350	7.7%	30	\$400	nd	92	\$500	0.0%
Carnegie	292	\$220	12.8%	317	\$300	7.1%	16	\$345	nd	50	\$408	-3.0%
Caulfield	320	\$220	7.3%	584	\$330	10.0%	76	\$380	15.2%	151	\$450	-8.2%
Cheltenham	36	\$210	7.7%	332	\$280	7.7%	61	\$340	13.3%	308	\$380	8.6%
Elsternwick	151	\$230	15.0%	214	\$330	10.0%	11	\$425	nd	46	\$475	-23.4%
Hampton-Beaumaris	34	\$280	nd	270	\$340	6.3%	57	\$380	8.6%	190	\$498	7.0%
Malvern	107	\$265	15.2%	136	\$340	-2.9%	17	\$500	nd	36	\$650	16.1%
Malvern East	244	\$220	4.8%	235	\$320	9.4%	43	\$365	nd	110	\$478	6.1%
Mentone-Parkdale-Mordialloc	203	\$200	8.1%	405	\$270	8.0%	35	\$320	nd	151	\$390	11.4%
Murrumbeena-Hughesdale	195	\$215	11.7%	205	\$300	7.1%	41	\$350	nd	68	\$370	nd
Southern Melbourne	1,798	\$220	10.0%	3,805	\$300	7.1%	621	\$350	14.8%	1,918	\$400	5.3%
Outer Western Melbourne												
Altona	57	\$180	9.1%	352	\$240	9.1%	64	\$255	-3.8%	943	\$290	7.4%
Footscray	226	\$195	21.9%	241	\$260	18.2%	83	\$300	3.4%	107	\$330	10.0%
Keilor East-Avonvale Heights	41	\$200	nd	157	\$275	7.8%	44	\$280	nd	270	\$300	0.0%
Melton	24	\$229	nd	106	\$180	0.0%	31	\$200	nd	624	\$220	10.0%
Newport-Spotswood	61	\$180	14.3%	100	\$235	17.5%	89	\$320	16.4%	168	\$353	15.6%
St Albans-Deer Park	32	\$165	nd	249	\$200	17.6%	33	\$200	5.3%	683	\$250	13.6%
Sunshine	144	\$160	12.3%	145	\$185	8.8%	62	\$230	4.5%	403	\$250	8.7%
Sydenham	-	-	-	73	\$230	9.5%	25	\$250	-2.0%	657	\$280	3.7%
Werribee-Hoppers Crossing	21	\$145	nd	338	\$200	8.1%	50	\$228	8.3%	1450	\$250	8.7%
West Footscray	97	\$170	13.3%	170	\$250	13.6%	100	\$260	6.1%	232	\$280	12.0%
Williamstown	33	\$200	nd	105	\$260	-14.8%	47	\$340	6.3%	119	\$420	-2.3%
Yarraville-Seddon	97	\$195	8.3%	173	\$255	4.1%	200	\$330	13.8%	268	\$360	12.5%
Outer Western Melbourne	840	\$180	12.5%	2,209	\$230	15.0%	828	\$280	7.7%	5,924	\$265	6.0%
North Western Melbourne												
Broadmeadows-Roxburgh Park	15	\$160	nd	74	\$230	4.5%	32	\$250	nd	494	\$270	8.0%
Brunswick	359	\$200	-3.1%	401	\$290	16.0%	171	\$350	16.7%	142	\$420	5.0%
Coburg-Pascoe Vale South	64	\$220	nd	205	\$285	9.6%	128	\$300	3.4%	238	\$350	6.1%
Craigieburn	-	-	-	26	\$225	nd	-	-	-	291	\$280	12.0%
East Brunswick	75	\$230	0.0%	95	\$330	4.8%	29	\$360	nd	34	\$450	2.3%
Essendon	184	\$200	5.3%	392	\$270	8.0%	81	\$310	6.9%	247	\$310	3.3%
Gladstone Park-Tullamarine	14	\$178	nd	98	\$230	7.0%	-	-	-	173	\$275	10.0%
Keilor	-	-	-	-	-	-	-	-	-	11	\$270	nd
Moonee Ponds-Ascot Vale	171	\$220	22.2%	327	\$300	9.1%	121	\$350	7.7%	185	\$400	14.0%
Oak Park-Glenroy-Fawkner	30	\$180	nd	255	\$250	8.7%	81	\$260	4.0%	329	\$295	13.5%
Pascoe Vale-Coburg North	40	\$165	nd	182	\$263	1.0%	68	\$295	28.3%	149	\$320	14.3%
Sunbury	-	-	-	95	\$220	10.0%	14	\$230	nd	298	\$250	6.4%
West Brunswick	288	\$210	16.7%	247	\$280	12.0%	41	\$330	nd	51	\$395	16.2%
North Western Melbourne	1,246	\$200	8.1%	2,400	\$270	8.0%	785	\$310	10.7%	2,642	\$300	13.2%

Table 6: Moving annual median rents for suburbs/towns by major property type (cont.)

	1 Bed Flat			2 Bed Flat			2 Bed House			3 Bed House		
	Count	Median	Ann % Ch	Count	Median	Ann % Ch	Count	Median	Ann % Ch	Count	Median	Ann % Ch
North Eastern Melbourne												
Bundoora-Greensborough-Hurstbridge	256	\$191	6.1%	324	\$270	8.0%	87	\$270	8.0%	626	\$320	6.7%
Eltham-Research-Montmorency	20	\$170	nd	122	\$275	10.0%	44	\$250	nd	161	\$350	7.7%
Fairfield-Alphington	214	\$213	9.2%	160	\$290	-1.7%	27	\$350	nd	64	\$438	nd
Heidelberg-Heidelberg West	38	\$230	nd	258	\$290	11.5%	95	\$280	12.0%	189	\$320	12.3%
Ivanhoe-Ivanhoe East	44	\$228	11.0%	174	\$290	9.4%	21	\$350	nd	65	\$400	5.3%
Mill Park-Epping	-	-	-	146	\$250	13.6%	27	\$260	nd	634	\$300	11.1%
Northcote	179	\$210	7.7%	157	\$310	3.3%	109	\$385	10.0%	139	\$450	21.6%
Preston	139	\$190	15.2%	229	\$280	12.0%	108	\$300	13.2%	208	\$330	16.8%
Reservoir	158	\$220	25.7%	419	\$255	10.9%	147	\$260	8.3%	296	\$280	4.7%
Thomastown-Lalor	-	-	-	101	\$215	22.9%	25	\$230	nd	329	\$260	8.3%
Thornbury	281	\$220	12.8%	236	\$280	12.0%	76	\$351	7.0%	102	\$390	11.4%
Whittlesea	-	-	-	12	\$200	nd	12	\$243	nd	104	\$300	5.3%
North Eastern Melbourne	1,347	\$210	10.5%	2,338	\$275	10.0%	778	\$290	11.5%	2,917	\$310	10.7%
Outer Eastern Melbourne												
Bayswater	16	\$173	nd	160	\$240	5.5%	20	\$255	nd	118	\$295	5.4%
Boronia	17	\$175	nd	155	\$250	4.2%	43	\$250	nd	175	\$285	3.6%
Croydon-Lilydale	61	\$165	-1.5%	463	\$245	6.5%	69	\$250	4.6%	593	\$295	8.9%
Ferntree Gully	13	\$160	nd	90	\$240	5.5%	19	\$240	nd	156	\$290	5.5%
Ringwood	36	\$200	nd	405	\$250	6.4%	65	\$275	10.0%	274	\$300	7.1%
Rowville	-	-	-	-	-	-	-	-	-	226	\$320	6.7%
Wantirna-Scoresby	-	-	-	43	\$280	7.7%	-	-	-	246	\$310	6.9%
Yarra Ranges	69	\$165	6.5%	108	\$210	7.7%	144	\$240	11.6%	524	\$270	3.8%
Outer Eastern Melbourne	221	\$170	6.3%	1,427	\$250	8.7%	368	\$250	8.7%	2,312	\$295	5.4%
South Eastern Melbourne												
Berwick	-	-	-	89	\$235	6.8%	25	\$245	nd	414	\$285	14.0%
Cranbourne	-	-	-	134	\$198	3.9%	28	\$220	nd	587	\$260	8.3%
Dandenong	51	\$170	nd	552	\$200	14.3%	44	\$229	nd	281	\$270	8.0%
Dandenong North-Endeavour Hills	-	-	-	127	\$210	10.5%	31	\$220	nd	460	\$260	8.3%
Narre Warren-Hampton Park	-	-	-	137	\$220	7.3%	15	\$230	nd	821	\$260	8.3%
Noble Park	104	\$155	6.9%	315	\$220	10.0%	33	\$240	nd	300	\$270	8.0%
Pakenham	-	-	-	116	\$200	5.3%	59	\$220	4.8%	715	\$260	13.0%
Springvale	68	\$167	7.4%	318	\$230	10.8%	44	\$245	nd	388	\$280	12.0%
South Eastern Melbourne	245	\$160	6.7%	1,788	\$210	7.7%	279	\$230	4.5%	3,966	\$265	8.2%
Mornington Peninsula												
Dromana-Portsea	19	\$160	nd	132	\$197	9.2%	238	\$200	0.0%	800	\$250	11.1%
Frankston	108	\$160	3.2%	631	\$210	10.5%	92	\$220	11.4%	936	\$260	8.3%
Hastings-Flinders	-	-	-	162	\$200	5.3%	40	\$215	13.2%	341	\$250	0.0%
Mt Eliza-Mornington-Mt Martha	16	\$185	nd	236	\$240	20.0%	67	\$265	15.2%	466	\$301	5.4%
Seaford-Carrum Downs	64	\$150	nd	205	\$215	11.7%	49	\$240	26.3%	646	\$255	5.2%
Mornington Peninsula	216	\$160	6.7%	1,366	\$210	10.5%	486	\$220	10.0%	3,189	\$260	6.1%
Geelong												
Belmont-Grovedale	122	\$140	3.7%	343	\$220	15.8%	57	\$245	14.0%	456	\$270	3.8%
Corio	53	\$150	nd	53	\$190	5.6%	85	\$175	12.9%	297	\$190	8.6%
Geelong-Newcombe	124	\$160	16.4%	255	\$210	7.7%	133	\$230	9.5%	270	\$250	11.1%
Herne Hill-Geelong West	167	\$130	8.3%	139	\$195	6.8%	103	\$230	7.0%	206	\$260	0.0%
Lara	24	\$120	nd	58	\$208	9.2%	17	\$235	nd	173	\$270	9.1%
Newtown	58	\$143	14.0%	98	\$220	10.0%	34	\$238	13.1%	126	\$280	-7.4%
North Geelong	53	\$130	13.0%	97	\$200	5.3%	65	\$200	nd	213	\$250	8.7%
Geelong	601	\$135	11.6%	1,043	\$210	10.5%	494	\$220	7.3%	1,741	\$250	4.2%
Ballarat												
Ballarat	68	\$120	0.0%	215	\$180	2.9%	179	\$190	5.6%	585	\$220	10.0%
Mount Clear-Buninyong	42	\$120	4.3%	94	\$178	1.4%	43	\$185	2.8%	217	\$235	15.2%
Sebastopol-Delacombe	54	\$120	nd	136	\$175	6.1%	48	\$180	5.9%	188	\$210	5.0%
Wendouree-Alfredton	89	\$115	0.0%	120	\$170	-1.4%	66	\$195	6.8%	328	\$225	7.1%
Ballarat	253	\$120	4.3%	565	\$175	1.4%	336	\$190	6.7%	1,318	\$220	10.0%
Bendigo												
Bendigo	50	\$130	8.3%	151	\$175	-2.8%	86	\$203	9.5%	262	\$230	4.5%
Flora Hill-Bendigo East	33	\$125	nd	310	\$180	0.0%	91	\$195	-2.5%	390	\$235	2.2%
Golden Square-Kangaroo Flat	21	\$120	nd	113	\$180	0.0%	42	\$190	5.6%	335	\$220	0.0%
North Bendigo	20	\$125	nd	117	\$170	0.0%	87	\$200	11.1%	351	\$220	10.0%
Bendigo	124	\$125	2.0%	691	\$180	0.0%	306	\$200	8.1%	1,338	\$230	4.5%
Other Regional Centres												
Bairnsdale	15	\$130	nd	99	\$170	1.5%	31	\$190	nd	173	\$220	-2.2%
Benalla	16	\$113	nd	77	\$160	6.7%	26	\$170	nd	140	\$200	0.0%
Castlemaine	-	-	-	49	\$185	nd	66	\$195	4.0%	115	\$230	12.2%
Echuca	29	\$115	nd	191	\$185	2.8%	37	\$200	nd	220	\$230	0.0%
Hamilton	43	\$105	-4.5%	64	\$150	-16.7%	30	\$180	nd	131	\$200	9.6%
Horsham	41	\$95	nd	175	\$150	7.1%	53	\$165	nd	329	\$190	0.0%
Mildura	70	\$120	nd	340	\$150	0.0%	108	\$185	5.7%	639	\$215	-2.3%
Moe-Newborough	73	\$85	13.3%	137	\$110	-8.3%	63	\$130	0.0%	175	\$170	4.6%
Morwell	65	\$90	nd	139	\$120	-4.0%	105	\$135	3.8%	252	\$160	6.7%
Ocean Grove-Barwon Heads	16	\$160	nd	49	\$220	18.9%	33	\$250	nd	175	\$285	1.8%
Portland	22	\$150	nd	69	\$165	10.0%	34	\$193	nd	201	\$210	0.0%
Sale-Maffra	66	\$120	9.1%	172	\$165	4.8%	64	\$180	5.9%	252	\$210	10.5%
Seymour	23	\$105	nd	44	\$150	7.1%	30	\$163	nd	128	\$180	5.3%
Shepparton	102	\$120	6.7%	475	\$165	1.5%	110	\$180	5.9%	703	\$225	2.3%
Swan Hill	87	\$110	0.0%	125	\$185	13.8%	27	\$165	nd	185	\$210	-2.3%
Torquay	12	\$183	nd	64	\$223	1.1%	37	\$250	nd	190	\$320	6.7%
Traralgon	74	\$112	11.5%	183	\$170	3.0%	63	\$190	5.6%	392	\$230	15.0%
Wangaratta	45	\$120	nd	166	\$155	3.3%	43	\$190	nd	240	\$210	5.0%
Warragul	14	\$130	nd	77	\$170	13.3%	34	\$185	nd	169	\$220	10.0%
Warrambool	87	\$125	11.1%	405	\$180	0.0%	110	\$220	0.0%	420	\$260	5.1%
Wodonga	37	\$130	nd	374	\$180	0.0%	42	\$200	1.3%	563	\$240	0.0%
Other Regional Centres	940	\$112	1.8%	3,474	\$165	3.1%	1,146	\$180	2.9%	5,812	\$220	0.0%

Table 7: Median rents for local government areas, by DHS region, by major property type

Mar Quarter 2008	1 Bed Flat			2 Bed Flat			2 Bed House			3 Bed House		
	count	Median	Ann % ch	count	Median	Ann % ch	count	Median	Ann % ch	count	Median	Ann % ch
Colac-Otway	-	-	-	18	\$168	-1.5%	17	\$185	2.8%	49	\$210	5.0%
Corangamite	-	-	-	-	-	-	10	\$155	1.6%	26	\$178	7.6%
Glenelg	-	-	-	20	\$163	8.3%	10	\$168	-1.5%	65	\$210	7.7%
Greater Geelong	143	\$145	16.0%	263	\$220	15.8%	143	\$225	9.8%	511	\$265	10.4%
Moyn	-	-	-	-	-	-	10	\$175	-	26	\$216	13.7%
Queenscliffe	-	-	-	-	-	-	-	-	-	-	-	-
Southern Grampians	12	\$100	-9.1%	13	\$160	-11.1%	-	-	-	39	\$200	11.1%
Surf Coast	-	-	-	26	\$240	9.1%	15	\$260	18.2%	77	\$330	17.9%
Warmambool	17	\$100	-11.1%	94	\$190	5.6%	27	\$240	9.1%	114	\$270	9.1%
Barwon South West	193	\$140	12.0%	448	\$200	8.1%	235	\$220	10.0%	907	\$255	8.5%
Ararat	-	-	-	14	\$140	-	-	-	-	18	\$168	4.7%
Ballarat	50	\$120	4.3%	133	\$180	4.3%	85	\$195	9.6%	303	\$230	15.0%
Golden Plains	-	-	-	-	-	-	-	-	-	14	\$250	8.7%
Hepburn	-	-	-	11	\$220	-	21	\$195	11.4%	30	\$210	3.7%
Hindmarsh	-	-	-	-	-	-	-	-	-	14	\$133	-11.7%
Horsham	10	\$110	-	34	\$153	8.9%	10	\$178	-	85	\$180	-5.3%
Moorabool	-	-	-	15	\$175	9.4%	-	-	-	32	\$230	15.0%
Northern Grampians	-	-	-	13	\$100	-9.1%	-	-	-	28	\$170	13.3%
Pyrenees	-	-	-	-	-	-	-	-	-	-	-	-
West Wimmera	-	-	-	-	-	-	-	-	-	-	-	-
Yarriambiack	-	-	-	-	-	-	-	-	-	16	\$140	-6.7%
Grampians	83	\$120	6.7%	225	\$170	3.0%	152	\$185	8.8%	546	\$220	12.8%
Buloke	-	-	-	-	-	-	-	-	-	-	-	-
Campaspe	13	\$125	2.0%	72	\$178	4.4%	13	\$165	0.0%	96	\$208	-1.2%
Central Goldfields	-	-	-	-	-	-	-	-	-	35	\$175	9.4%
Gannawarra	-	-	-	-	-	-	-	-	-	22	\$150	0.0%
Greater Bendigo	42	\$125	2.0%	162	\$180	0.0%	83	\$200	8.1%	322	\$230	4.5%
Loddon	-	-	-	-	-	-	-	-	-	-	-	-
Macedon Ranges	-	-	-	28	\$200	10.2%	14	\$208	15.3%	77	\$255	10.9%
Mildura	30	\$125	13.6%	90	\$150	0.0%	24	\$185	8.8%	188	\$213	1.2%
Mount Alexander	-	-	-	15	\$185	-5.1%	17	\$190	1.3%	39	\$220	7.3%
Swan Hill	20	\$115	4.5%	29	\$180	12.5%	-	-	-	58	\$195	-1.3%
Loddon Mallee	115	\$120	4.3%	408	\$171	3.6%	173	\$190	5.6%	854	\$220	4.8%
Alpine	-	-	-	21	\$155	3.3%	-	-	-	35	\$200	5.3%
Benalla	-	-	-	13	\$160	6.7%	-	-	-	35	\$210	5.0%
Greater Shepparton	28	\$120	4.3%	112	\$175	6.1%	26	\$180	5.9%	207	\$230	4.5%
Indigo	-	-	-	-	-	-	-	-	-	26	\$220	3.5%
Mansfield	-	-	-	-	-	-	-	-	-	16	\$220	4.8%
Mitchell	-	-	-	28	\$173	4.5%	10	\$170	-4.2%	87	\$240	9.1%
Moira	10	\$95	11.8%	56	\$160	6.7%	11	\$165	-	73	\$200	0.0%
Murrindindi	-	-	-	-	-	-	-	-	-	40	\$220	10.0%
Strathbogie	-	-	-	-	-	-	-	-	-	16	\$198	6.8%
Towong	-	-	-	-	-	-	-	-	-	-	-	-
Wangaratta	14	\$124	-	30	\$160	6.7%	12	\$198	-	54	\$210	5.0%
Wodonga	-	-	-	87	\$180	0.0%	-	-	-	121	\$250	3.1%
Hume	82	\$115	4.5%	372	\$170	6.3%	105	\$180	0.0%	719	\$220	1.1%
Bass Coast	-	-	-	18	\$145	-23.7%	22	\$183	10.6%	80	\$220	22.2%
Baw Baw	-	-	-	39	\$180	20.0%	15	\$200	17.6%	91	\$230	17.9%
East Gippsland	11	\$130	0.0%	54	\$170	6.3%	28	\$183	7.4%	120	\$215	7.5%
Latrobe	38	\$103	17.1%	109	\$125	-10.7%	49	\$140	0.0%	223	\$185	8.8%
South Gippsland	-	-	-	16	\$180	-2.7%	18	\$178	10.9%	55	\$200	3.9%
Wellington	16	\$123	11.4%	49	\$170	13.3%	29	\$180	5.9%	83	\$210	23.5%
Gippsland	84	\$113	13.3%	285	\$160	6.7%	161	\$175	12.9%	652	\$210	16.7%
Banyule	35	\$230	21.1%	187	\$300	15.4%	49	\$300	20.0%	175	\$330	8.2%
Brimbank	47	\$170	-12.8%	113	\$210	16.7%	28	\$253	26.3%	361	\$270	17.4%
Darebin	241	\$220	15.8%	307	\$280	12.0%	116	\$330	15.2%	213	\$350	20.7%
Hobsons Bay	34	\$200	25.0%	140	\$250	13.6%	48	\$320	14.3%	244	\$300	11.5%
Hume	-	-	-	69	\$230	9.5%	16	\$260	-	301	\$280	14.3%
Maribymong	95	\$190	18.8%	168	\$280	21.7%	95	\$300	7.1%	139	\$350	15.7%
Melbourne	912	\$342	14.0%	793	\$460	9.5%	44	\$400	12.7%	29	\$510	6.3%
Melton	-	-	-	35	\$185	2.8%	13	\$250	1.0%	217	\$250	6.4%
Moonee Valley	133	\$225	18.4%	216	\$300	18.8%	83	\$330	6.5%	212	\$345	14.6%
Moreland	207	\$200	6.7%	322	\$280	12.0%	124	\$330	18.9%	206	\$350	16.7%
Nilumbik	-	-	-	11	\$290	7.4%	10	\$250	-	43	\$350	9.4%
Whittlesea	-	-	-	75	\$250	19.0%	20	\$255	10.9%	285	\$300	15.4%
Wyndham	-	-	-	77	\$210	13.5%	-	-	-	421	\$265	10.4%
Yarra	222	\$265	11.6%	192	\$400	11.1%	145	\$430	13.2%	86	\$500	4.2%
North and West Metro	1952	\$260	13.0%	2,705	\$310	10.7%	800	\$330	13.8%	2,932	\$300	15.4%
Boroondara	194	\$263	19.3%	452	\$350	16.7%	65	\$420	16.7%	202	\$470	4.4%
Knox	-	-	-	101	\$250	6.4%	23	\$240	-2.0%	223	\$310	7.8%
Manningham	11	\$230	-	62	\$300	5.3%	10	\$290	-	133	\$350	6.1%
Maroondah	10	\$220	20.5%	211	\$250	8.7%	35	\$270	8.0%	132	\$310	10.7%
Monash	31	\$240	4.3%	209	\$300	15.4%	44	\$315	15.6%	279	\$350	12.9%
Whitehorse	53	\$220	7.3%	215	\$290	8.4%	56	\$300	6.2%	278	\$350	9.4%
Yarra Ranges	29	\$170	6.3%	53	\$240	7.6%	41	\$250	13.6%	203	\$290	11.5%
Eastern Metro	336	\$240	20.0%	1303	\$300	13.2%	274	\$300	7.1%	1450	\$340	13.3%
Bayside	15	\$280	24.4%	146	\$355	9.2%	39	\$380	8.6%	121	\$495	4.2%
Cardinia	-	-	-	23	\$200	5.3%	20	\$235	11.9%	198	\$270	17.4%
Casey	-	-	-	104	\$220	7.3%	13	\$230	3.4%	484	\$270	12.5%
Frankston	37	\$165	8.2%	210	\$225	18.4%	30	\$240	23.1%	356	\$265	10.4%
Glen Eira	293	\$225	12.5%	414	\$323	9.5%	58	\$373	18.3%	144	\$415	1.2%
Greater Dandenong	53	\$180	20.0%	279	\$220	18.9%	22	\$220	4.8%	228	\$290	16.0%
Kingston	76	\$205	13.9%	282	\$273	10.1%	35	\$295	8.3%	169	\$360	12.5%
Mornington Penin'a	11	\$170	-	127	\$230	21.1%	83	\$230	15.0%	389	\$265	6.0%
Port Phillip	688	\$295	11.3%	697	\$385	5.5%	80	\$470	11.2%	72	\$615	9.8%
Stonnington	449	\$270	12.5%	491	\$360	10.8%	81	\$430	9.6%	76	\$600	20.0%
Southern Metro	1,626	\$260	10.6%	2,773	\$320	12.3%	461	\$350	18.6%	2,237	\$290	11.5%

Table 8: Affordable lettings for Local Government areas (see method note on page 7)

LGA	1 Bedroom		2 Bedroom		3 Bedroom		4+ Bedroom		Total	
	Affordable	Percent	Affordable	Percent	Affordable	Percent	Affordable	Percent	Affordable	Percent
Alpine	1	50%	24	75%	29	73%	7	54%	61	70%
Ararat	2	67%	19	79%	17	81%	3	100%	41	80%
Ballarat	40	66%	134	55%	191	53%	54	46%	419	54%
Banyule	5	9%	1	0%	9	4%	8	13%	23	4%
Bass Coast	4	57%	41	60%	86	67%	11	58%	142	64%
Baw Baw	8	80%	32	57%	62	58%	17	53%	119	58%
Bayside	1	5%	1	0%	0	0%	3	4%	5	1%
Benalla	4	80%	20	87%	33	77%	6	86%	63	81%
Boroondara	7	3%	1	0%	2	1%	2	1%	12	1%
Brimbank	2	4%	43	27%	63	13%	16	13%	124	15%
Buloke	1	100%	5	100%	8	100%	0	-	14	100%
Campaspe	7	54%	61	68%	78	73%	17	61%	163	68%
Cardinia	0	0%	16	30%	42	19%	33	30%	91	23%
Casey	1	6%	22	17%	62	11%	49	18%	134	13%
Central Goldfields	5	100%	11	92%	35	92%	8	100%	59	94%
Colac-Otway	2	29%	25	68%	39	68%	10	91%	76	68%
Corangamite	1	25%	14	82%	23	85%	8	80%	46	79%
Darebin	14	5%	11	2%	3	1%	7	14%	35	3%
East Gippsland	5	38%	64	76%	93	72%	21	78%	183	72%
Frankston	4	5%	50	20%	78	17%	26	29%	158	18%
Gannawarra	2	100%	14	93%	23	100%	5	100%	44	98%
Glen Eira	6	2%	3	1%	1	0%	10	13%	20	2%
Glenside	0	0%	25	83%	49	70%	8	73%	82	71%
Golden Plains	0	-	2	50%	2	13%	2	50%	6	26%
Greater Bendigo	25	49%	149	57%	209	54%	45	53%	428	54%
Greater Dandenong	4	6%	65	20%	25	8%	17	35%	111	15%
Greater Geelong	62	36%	119	28%	165	28%	40	31%	386	29%
Greater Shepparton	28	68%	114	78%	134	57%	28	68%	304	66%
Hepburn	1	13%	15	45%	21	68%	8	89%	45	56%
Hindmarsh	4	100%	2	100%	15	100%	0	-	21	100%
Hobsons Bay	2	5%	7	3%	18	6%	4	10%	31	5%
Horsham	8	80%	40	89%	73	78%	5	56%	126	80%
Hume	4	15%	7	7%	39	10%	16	15%	66	11%
Indigo	1	33%	8	89%	20	74%	9	82%	38	76%
Kingston	1	1%	14	4%	8	3%	4	6%	27	3%
Knox	2	10%	5	4%	15	5%	3	3%	25	4%
Latrobe	41	89%	147	90%	180	76%	36	65%	404	81%
Loddon	0	-	0	-	9	100%	2	100%	11	100%
Macedon Ranges	2	29%	17	40%	28	33%	11	35%	58	35%
Manningham	0	0%	0	0%	1	0%	1	1%	2	0%
Mansfield	0	-	9	69%	15	75%	3	60%	27	71%
Maribyrnong	9	8%	12	4%	7	3%	4	14%	32	5%
Maroondah	1	6%	13	5%	4	2%	1	2%	19	4%
Melbourne	4	0%	7	1%	4	2%	14	25%	29	1%
Melton	0	0%	20	38%	100	34%	48	40%	168	35%
Mildura	18	55%	108	89%	157	71%	30	71%	313	75%
Mitchell	6	86%	23	59%	46	46%	24	55%	99	52%
Moira	10	100%	62	90%	59	74%	12	92%	143	83%
Monash	7	12%	0	0%	9	2%	21	13%	37	4%
Moonee Valley	1	1%	1	0%	10	3%	4	10%	16	2%
Moorabool	1	14%	17	74%	19	53%	12	44%	49	53%
Moreland	5	2%	11	2%	12	4%	2	4%	30	3%
Mornington Peninsula	4	25%	48	22%	115	23%	30	21%	197	23%
Mount Alexander	1	100%	19	54%	28	68%	7	70%	55	63%
Moyne	0	-	10	63%	16	59%	5	71%	31	62%
Murrindindi	1	33%	10	67%	29	73%	4	80%	44	70%
Nillumbik	0	0%	0	0%	0	0%	0	0%	0	0%
Northern Grampians	6	100%	21	91%	27	93%	4	100%	58	94%
Port Phillip	4	1%	3	0%	1	0%	1	3%	9	0%
Pyrenees	0	0%	6	100%	3	100%	0	-	9	90%
Queenscliffe	0	0%	0	0%	0	-	0	-	0	0%
South Gippsland	2	29%	23	68%	45	75%	5	71%	75	69%
Southern Grampians	8	57%	15	79%	35	83%	2	100%	60	78%
Stonnington	3	1%	3	0%	4	2%	6	12%	16	1%
Strathbogie	3	60%	7	64%	13	81%	4	100%	27	75%
Surf Coast	1	14%	5	12%	13	14%	4	15%	23	14%
Swan Hill	19	95%	28	76%	48	76%	15	88%	110	80%
Towong	2	100%	3	100%	7	70%	1	100%	13	81%
Wangaratta	8	57%	40	78%	50	77%	5	71%	103	75%
Warrnambool	14	82%	55	44%	27	21%	11	41%	107	36%
Wellington	9	53%	57	71%	64	65%	12	44%	142	64%
West Wimmera	0	-	1	100%	3	100%	1	100%	5	100%
Whitehorse	8	9%	4	1%	6	2%	13	14%	31	4%
Whittlesea	1	33%	7	7%	10	3%	8	9%	26	5%
Wodonga	4	40%	70	73%	66	44%	17	36%	157	52%
Wyndham	4	50%	18	20%	97	18%	87	29%	206	22%
Yarra	6	2%	4	1%	4	2%	4	10%	18	2%
Yarra Ranges	4	8%	10	10%	37	14%	2	3%	53	11%
Yarriambiack	2	100%	6	100%	16	100%	2	100%	26	100%
Total	483	9%	2104	17%	3194	23%	985	26%	6766	19%

Notes

1. Major data source

The Rental Report provides the most accurate information on the private rental market in Victoria. The data come from records kept by the Residential Tenancies Bond Authority (RTBA). The RTBA is responsible for receiving, registering and refunding all bonds associated with private residential leases in Victoria.

2. Rent indices methodology

The method used to calculate the Rent Indices used in this report is based on the methodology proposed by Nalini Prasad and Anthony Richards in their paper “Measuring housing price growth – using stratification to improve median based measures”, Research Discussion Paper 2006-4, Reserve Bank of Australia.

The method uses stratification to control for compositional change. Two variables have been used to stratify the RTBA data; geography (suburbs for metropolitan Melbourne and LGAs for regional Victoria) and dwelling type/size (the six major property types as used in Table 3).

For each of the major property types, metropolitan suburbs were ranked by median weekly rent for the five year period 2002/03 to 2006/07. From this ranking 6 median rent based strata were derived for each property type, from least expensive to most expensive. The size of each strata was made, as far as possible, equal on the basis of the number of new lettings. This method yielded 36 strata for the metropolitan market. For regional Victoria the number of strata derived for each property type was 4, yielding a total of 24 strata.

Median rents for each of the 60 strata were produced and the arithmetic mean of the strata medians for each property type calculated. To produce aggregate metropolitan and regional figures the six

dwelling type means were then weighted together (based on average number of new lettings for each property type over the past five years) and this aggregated mean converted to an index with June quarter 1999 = 100.

A detailed methodology paper is available on request.

3. Median rents

The rent figures included in the Rental Report are weekly median rents. Median rents represent the mid point in the distribution of all rents. Fifty per cent of rents are higher than the median and fifty per cent are below the median.

4. Rental report geography

The Rental Report presents statistics at three main geographic levels:

- Metropolitan Melbourne and Regional Victoria
- Regions
- Suburbs and towns

The Regions used for the Rental Report are derived from the Australian Bureau of Statistics Australian Standard Geographical Classification (ASGC) Statistical Regions (ABS Ref 1216.0). There are fourteen statistical regions in Victoria (9 metropolitan, and 5 regional). The Mornington Peninsula is a metropolitan region.

The suburbs and towns are derived from the Victorian Gazetted localities. Suburbs have been combined into synthetic suburbs where the distribution of rental properties is insufficient for regular statistical reporting of median rents for at least 2 bedroom flats or 3 bedroom houses. In combining suburbs, consideration was given to joining with adjacent suburbs of similar housing market characteristics (for example, Albert Park,

Middle Park and West St Kilda have been combined into one). For towns, only those large enough to sustain regular statistical reporting have been included.

Local government areas

There are many administrative uses for housing market statistics based on local government areas, particularly local government housing strategies (tables 7 & 8).

5. Vacancy rate

The Vacancy Rate chart (source: REIV/REIA) shows a smoothed vacancy rate using the Henderson 7 term moving average. The Henderson averages are calculated by the Australian Bureau of Statistics as a form of weighted moving mean to dampen random fluctuations in the data and highlight the trend.

6. Cells with no data

Where tables have cells with no data (particularly table 6), this is because we have limited the reporting of median rents to cells with at least 10 cases to report. A blank cell, therefore, means there may have been no lettings, or fewer than 10 for that quarter.

7. Spreadsheets

Tables 1–8 are available for download in Excel format from the Office of Housing website www.housing.vic.gov.au

8. Tenancy duration and turnover

Average tenancy duration is measured (in months) from bond lodgement date to bond claim date for refunds made in the current quarter. The turnover rate is calculated based on bond refunds (moving annual total) as a % of total active bonds.