

# Rental report

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**Note:** Tables 1–10 are now available for download in Excel format from the Office of Housing website [www.housing.vic.gov.au](http://www.housing.vic.gov.au)

### Median rents at a glance:

	Jun q 2007	Mar q 2007
Melbourne	\$260	\$260
Non-metropolitan Victoria	\$190	\$185
Victoria	\$245	\$240

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50 Lonsdale Street, Melbourne.

## Main findings for this quarter:

- The upward trend in rental costs in metropolitan Melbourne continues.
- Information on supply conditions indicates a slight decline in the number of new lettings at the same time a rise in the vacancy rate.

### Rental costs still rising

- The metropolitan Melbourne median rent for new lettings increased by 6.2% in real terms in the 12 months to June quarter 2007. This is the highest annual increase in real metropolitan median rents since March quarter 1998.
- The metropolitan median rent for the June quarter did not rise from the previous quarter. However, this result is influenced by the seasonal shift in the number of lettings in inner urban relative to outer urban locations.
- Rental costs in inner suburbs continue to increase faster than outer metropolitan and regional centres. However rents in many middle and outer suburbs and regional centres are also increasing at significant rates.

### Mixed signals on availability of rental dwellings

- The number of new lettings in the June quarter fell slightly compared to the same quarter last year in both metropolitan and country regions.
- The rental vacancy rate improved slightly in the June quarter to 1.4% – an encouraging sign.
- The overall number of active bonds increased by 3.3% in the June quarter.

### Affordability getting worse

- The current tight rental market and upward trend in rental costs is impacting on rental affordability.
- Overall just 27.5 per cent of new lettings in the June quarter were affordable to lower income households. This represents the lowest proportion of affordable rental accommodation over the eight year period for which this data is available.

Notes: (see page 14 for more details)

- This report is based on data from the bond records kept by the Residential Tenancies Bond Authority (RTBA).
- Annual and 5 yearly trend analysis presented in this report is based on real rents (inflation-adjusted), however quarterly rental changes are unadjusted.

# Current rents June quarter 2007

Tables 1 to 3 show median rents which have been calculated from new lettings during the quarter (see note 1, page 14) for the Rental Report's main geographic areas (see note 2, page 14) and the major property types.

## Median rent

### Overall

Table 1 provides aggregate level median rent information for new lettings from the June quarter 2007. This shows that median rents in metropolitan Melbourne increased in real terms (inflation adjusted, see note 1) by 6.2 per cent from the June quarter of 2006, but were unchanged from the previous quarter. This is equivalent to an 8.3 per cent annual increase before accounting for inflation and was the same rate of annual increase as the March quarter 2007.

Median rents tend to display a level of seasonality with aggregate measures of June quarter rents generally showing the smallest increase of the annual cycle. However this reflects a seasonal compositional shift with fewer smaller inner urban lettings in the June quarter relative to the previous quarter.

In non-metropolitan Victoria the median rent increased in real terms (inflation adjusted, see note 1) by 2.7 per cent from the March quarter and increased by 3.5 per cent from the June quarter of 2006.

Over the past five years metropolitan median rents have grown by 14.4 per cent and non-metropolitan rents by 15.3 per cent.

It should be noted that the metropolitan and non-metropolitan medians are highly aggregate measures and that movements in rents in particular regions and suburbs/towns can vary significantly from the overall averages.

In the next (September quarter) edition of the Rental Report, we will be introducing a new 'mix adjusted' median which addresses compositional shifts referred to above to provide a better measure of actual price trends.

## Statistical regions

Table 2 lists the median rents for the 14 statistical regions for the June quarter 2007. The highest median rent is in Inner Melbourne (\$340) and the lowest in Gippsland (\$170).

Significant quarterly increases in median rents were recorded for most metropolitan regions. To some extent this was caused by a higher proportion of larger properties in these regions in comparison with the previous quarter. In annual terms, real median rents increased most in the Western (12.8 per cent), North Western (11.4 per cent) and Southern (11.0 per cent) regions.

**Table 1: Overall median rents and change for Melbourne, non-metropolitan Victoria and Victoria (Jun q 2007)**

	Jun q 2007	Quarterly Change	Real Change Annual	Real Change 5 Yrs
Melbourne	\$260	0.0%	6.2%	14.4%
Non-Metropolitan Victoria	\$190	2.7%	3.5%	15.3%
Victoria	\$245	2.1%	9.2%	13.5%

**Table 2: Median rents and change by statistical region (Jun q 2007)**

Region	Jun q 2007	Quarterly Change	Real Change Annual	Real Change 5 Yrs
Inner Melbourne	\$340	7.9%	9.3%	10.8%
Inner Eastern Melbourne	\$295	5.4%	9.2%	12.8%
Southern Melbourne	\$300	7.1%	11.0%	20.0%
Western Melbourne	\$230	4.5%	12.8%	12.4%
North Western Melbourne	\$250	4.2%	11.4%	15.8%
North Eastern Melbourne	\$250	4.2%	6.6%	10.0%
Outer Eastern Melbourne	\$245	2.1%	6.8%	13.5%
South Eastern Melbourne	\$220	0.0%	7.9%	13.9%
Mornington Peninsula	\$220	1.9%	7.9%	10.6%
Barwon-South West	\$210	5.0%	5.6%	19.2%
Gippsland	\$170	0.0%	4.2%	19.7%
Goulburn-Ovens-Murray	\$190	2.7%	3.5%	11.4%
Loddon-Mallee	\$190	0.0%	3.5%	11.4%
Central Highlands-Wimmera	\$180	0.0%	0.9%	9.2%

**Table 3: Major property types median rents and change (Jun q 2007) for Melbourne and non-metropolitan Victoria**

Region	Jun q 2007	Quarterly Change	Real Change Annual	Real Change 5 Yrs
<b>Melbourne</b>				
1 Bed Flat	\$220	4.8%	10.6%	21.0%
2 Bed Flat	\$260	0.0%	10.9%	20.4%
3 Bed Flat	\$290	0.0%	9.4%	6.3%
2 Bed House	\$270	3.8%	10.3%	8.0%
3 Bed House	\$250	0.0%	6.6%	10.0%
4 Bed House	\$310	0.0%	4.8%	4.9%
<b>non-Metropolitan Victoria</b>				
1 Bed Flat	\$113	2.3%	5.1%	10.0%
2 Bed Flat	\$160	0.0%	1.2%	8.3%
3 Bed Flat	\$220	0.0%	-1.9%	13.9%
2 Bed House	\$175	0.0%	4.0%	14.1%
3 Bed House	\$200	0.0%	3.2%	10.0%
4 Bed House	\$260	0.0%	6.2%	14.4%

## Major property types

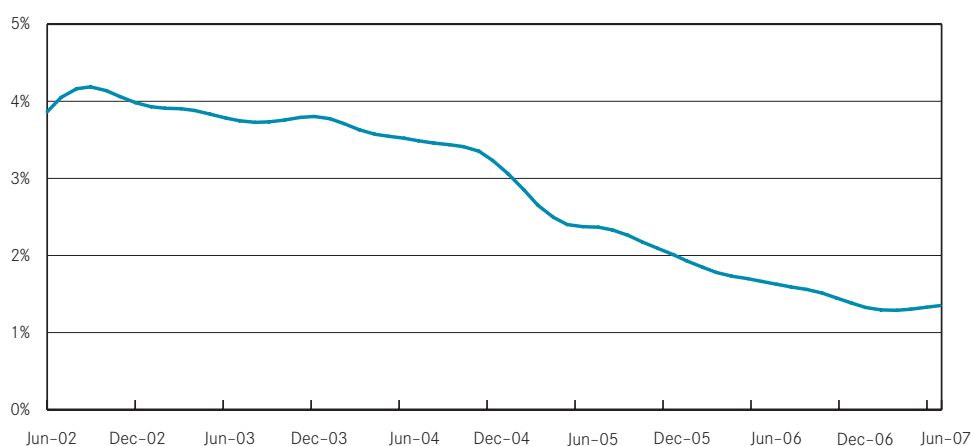
Table 3 lists the median rents for the 6 major property types (accounting for over 80 per cent of all lettings) distinguishing between metropolitan and non-metropolitan locations for the June quarter of 2007.

In metropolitan Melbourne quarterly increases were recorded by one bedroom flats (4.8 per cent) and two bedroom houses (3.8 per cent) with all other property types showing no change. Over the year to the June quarter rents for metropolitan two bedroom flats increased by 10.9 per cent and 10.6 per cent for one bed flats.

## Vacancy rate

The trend REIV/REIA vacancy rate for metropolitan Melbourne for the June quarter 2007 rose slightly to 1.4 per cent, compared to 1.2 per cent for the March quarter (figure 1). While still below the level of the same quarter last year (1.7 per cent) this is the first upward movement in the metropolitan trend vacancy rate for the June quarter in 5 years. This is an encouraging sign in terms of rental availability.

However, in historical terms the vacancy rate remains very low and is indicative of a tight market and the strong level of demand for rental accommodation. See note 3, page 14 for more information on calculation of vacancy rates.

**Figure 1: Metropolitan Melbourne vacancy rate 2002–2007 (Trend)**

Source: REIV/REIA

## New lettings June quarter 2007

Table 4 lists the total number of new lettings for the June quarter 2007. The number of new lettings declined slightly in comparison with the June quarter of last year in both metropolitan and non-metropolitan areas. Across the state the decline was 3.3 per cent. In metropolitan Melbourne new lettings were down 3.9 per cent and in the country 1.8 per cent.

The total number of active bonds held was 366,800 in the June quarter 2007. This was 3.3 per cent higher than the same quarter last year. This figure provides an indication of the overall size of the Victorian private rental market.

### Statistical regions

Table 5 lists the total number of new lettings for the June quarter 2007 across the 14 statistical regions. The number of new lettings declined in comparison to the same quarter last year in all regions except the Outer Eastern metropolitan, Gippsland and Central Highlands-Wimmera regions.

**Table 4: Overall new lettings for Melbourne, non-metropolitan Victoria, and Victoria (Jun q 2007)**

	Jun-07	Jun-06	Change
Melbourne	26,965	28,071	-3.9%
Non-Metropolitan Victoria	8,529	8,683	-1.8%
Victoria	35,645	36,754	-3.3%

**Table 5: New lettings for statistical regions Victoria (Jun q 2007)**

	Jun-07	Jun-06	Change
Inner Melbourne	6,922	7,390	-6.33%
Inner Eastern Melbourne	3,450	3,526	-2.16%
Southern Melbourne	2,591	2,617	-0.99%
Western Melbourne	3,467	3,477	-0.29%
North Western Melbourne	2,356	2,589	-9.00%
North Eastern Melbourne	2,398	2,579	-7.02%
Outer Eastern Melbourne	1,754	1,737	0.98%
South Eastern Melbourne	2,249	2,279	-1.32%
Mornington Peninsula	1,833	1,877	-2.34%
Barwon-South West	2,285	2,339	-2.31%
Gippsland	1,632	1,601	1.94%
Goulbourn-Ovens-Murray	1,852	1,856	-0.22%
Loddon-Mallee	1,632	1,709	-4.51%
Central Highlands-Wimmera	1,209	1,178	2.63%

# Rental market affordability

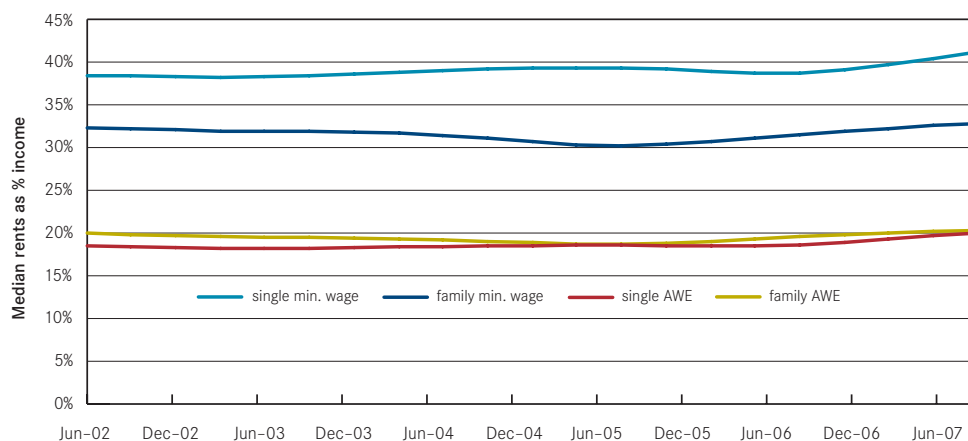
## Low to moderate income wage earner affordability

This measure is based on the percentage of income that would be spent by a single person or a single-income couple with two children to rent a suitable median priced dwelling (one bedroom or three bedroom respectively). Incomes have been set at the level of the minimum wage (\$26,600 pa) and also average weekly earnings (AWE) (\$55,800 pa). Eligible Centrelink payments have also been added to these incomes. This measure highlights that low wage households and especially single people face affordability problems in Melbourne (figure 2).

At minimum wage levels both single person households and couples with children do not meet the accepted affordability benchmark of not exceeding 30 per cent of income on housing costs. At June quarter 2007 singles earning the minimum wage would spend 41.2 per cent of income renting a median priced one bed dwelling in the metropolitan area. For couples with two children on a single minimum wage and Centrelink family payments, renting a metropolitan median priced three bedroom dwelling, the figure is 32.8 per cent of income.

At AWE income levels, affordability outcomes for both singles and family households are more satisfactory. However the recent upward trend in rents has led to the worst affordability position for both minimum wage and average wage households for at least the past six years.

Figure 2: Low to moderate income wage earner affordability Melbourne, Jun 02–Jun 07



Identifying the level of affordability for the lowest income households in a consistent manner assists with identifying trends in rental affordability. The method employed to measure affordability trends for low-income households is outlined at the end of this section.

### Rental market affordability trends for Centrelink dependant households

Households on the lowest incomes tend to be dependent entirely on Centrelink pensions and benefits and compete to find accommodation in the private rental market with higher income households. For those on the lowest incomes reliant on the private rental market, rent assistance is available from Centrelink to assist with the cost of housing.

The general decline in rental affordability for statutory income households which has been evident over the past five years has worsened over the past twelve months as rents have risen. In June quarter just 27.5 per cent of new lettings in Victoria were affordable which is the lowest proportion recorded over the eight years for which data is available.

### Single person households receiving Newstart allowance

For this group the supply of affordable dwellings remains the worst of the monitored household types. Just 4.2 per cent of one bedroom dwellings let in the June quarter in metropolitan Melbourne were affordable for single person households receiving Newstart allowance (table 6). This situation has worsened over the past five years as shown in the

Table 6: Rental affordability by indicative households on Centrelink incomes (Jun q 2007)

Household type	Singles on Newstart	Single Parent with 1 child	Couple on Newstart with 2 children	Couple on Newstart with 4 children	Total
<b>Assumed property size</b>	<b>1 bedroom</b>	<b>2 bedroom</b>	<b>3 bedroom</b>	<b>4 bedroom</b>	–
Weekly income (net of RA)	\$212	\$375	\$523	\$684	–
Affordable weekly rent	\$120	\$175	\$220	\$275	–
<b>Affordable rentals (number)</b>					
Metropolitan	153	758	1,811	527	3,249
Country	346	1,353	2,134	450	4,283
State total	499	2,111	3,945	977	7,532
<b>Affordable rentals (% of total)</b>					
Metropolitan	4.2%	10.1%	23.7%	29.9%	15.8%
Country	65.8%	60.9%	63.5%	59.5%	62.4%
State total	12.0%	21.7%	35.8%	38.8%	27.5%

trend line for metropolitan Melbourne (figure 3). Outside Melbourne, the trend is also downwards, though from a significantly higher base.

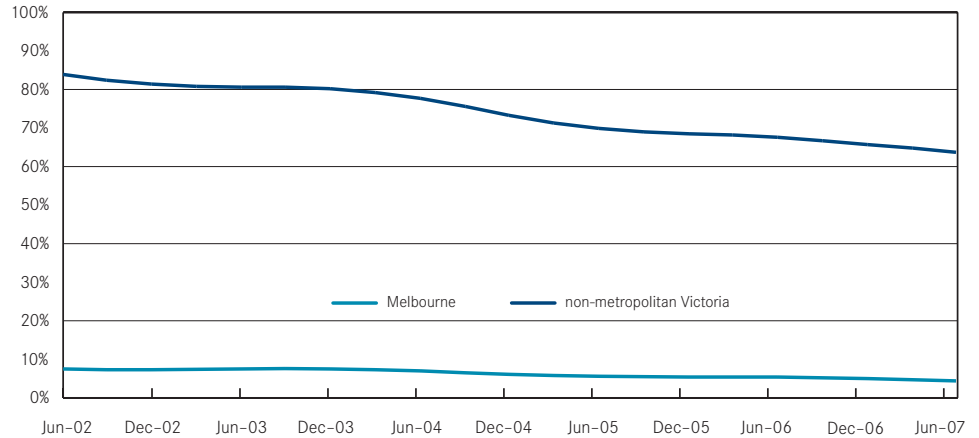
### Single parent families with one dependent child

At or below the affordable rent level (\$175), just 10.1 per cent of two bedroom lettings across Melbourne are affordable to a single parent family on Centrelink income with one child. This is below the levels of one year ago (11.7 per cent). The trend for this group’s affordable opportunities is also downward for both metropolitan Melbourne and non-metropolitan Victoria (figure 4).

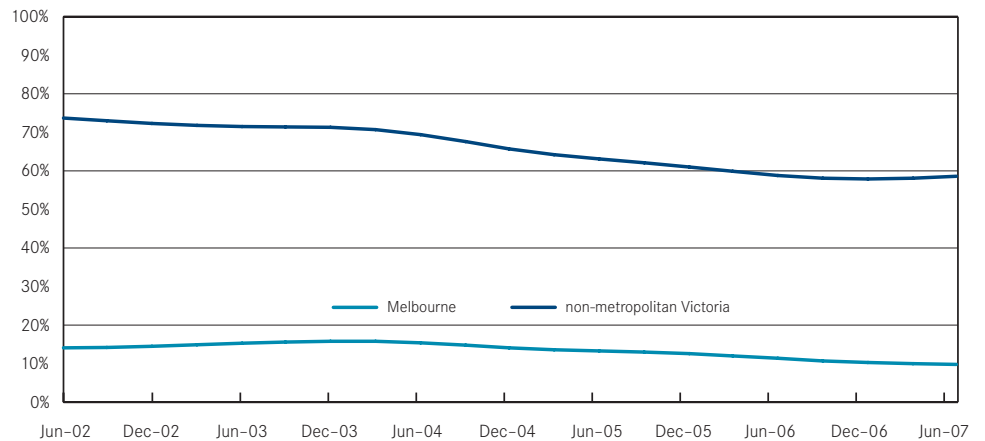
### Couple families with dependent children

For couple families dependant on Newstart, the supply of affordable dwellings is better than for singles and single parents, but remains tight. For couples with 1 or 2 children renting in the metropolitan area, 23.7 per cent of three bedroom lettings are affordable. The proportion of four bedroom lettings in metropolitan Melbourne affordable for couples with four children is 29.9 per cent (figures 5 & 6).

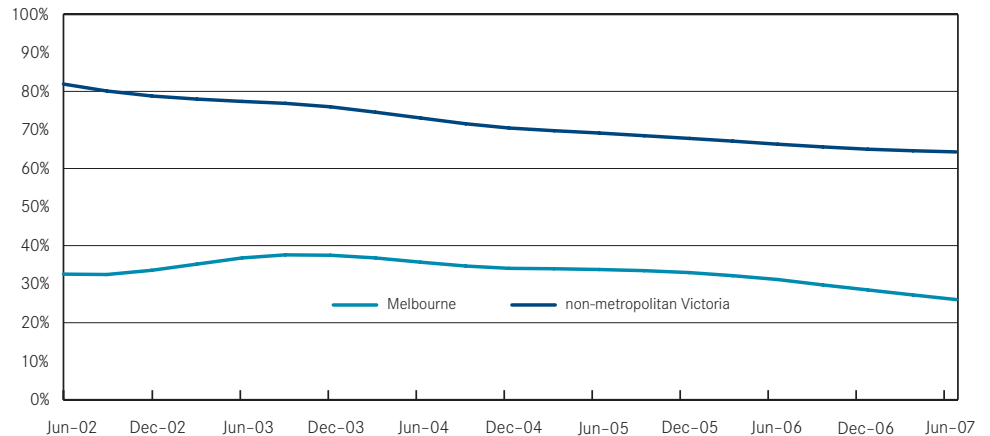
**Figure 3: Affordable lettings for singles on Newstart 2002–2007, 1 bedroom dwellings, Melbourne and non-metropolitan Victoria (Trend)**



**Figure 4: Affordable lettings for a single parent with one child on Centrelink 2002–2007, 2 bedroom dwellings, Melbourne and non-metropolitan Victoria (Trend)**



**Figure 5: Affordable lettings for couples on Newstart with 2 children 2002–2007, 3 bedroom dwellings, Melbourne and non-metropolitan Victoria (Trend)**



## Affordability trends by region

Across all dwelling sizes, there has been a decline in affordable supply in non-metropolitan Victoria over the past five years. The percentage of all dwellings affordable to Centrelink dependant households in non-metropolitan Victoria has fallen to 62.4 per cent this quarter (figure 7).

The decline in affordability in metropolitan Melbourne has been more obvious over the past year. In the June quarter just 15.8 per cent of new lettings were affordable compared to 20.7 per cent in June 2006.

In regional terms, the Inner Urban, Inner Eastern and Southern metropolitan regions clearly have the least affordable private rental dwellings, despite having the lion's share of rental opportunities, especially for smaller dwellings (table 7).

## Affordability trends by local government area

Table 10 provides information on a number of dwellings affordable to households on Centrelink incomes for Victoria's local government areas.

Figure 6: Affordable lettings for couples on Newstart with 4 children 2002–2007, 4 bedroom dwellings, Melbourne and non-metropolitan Victoria (Trend)

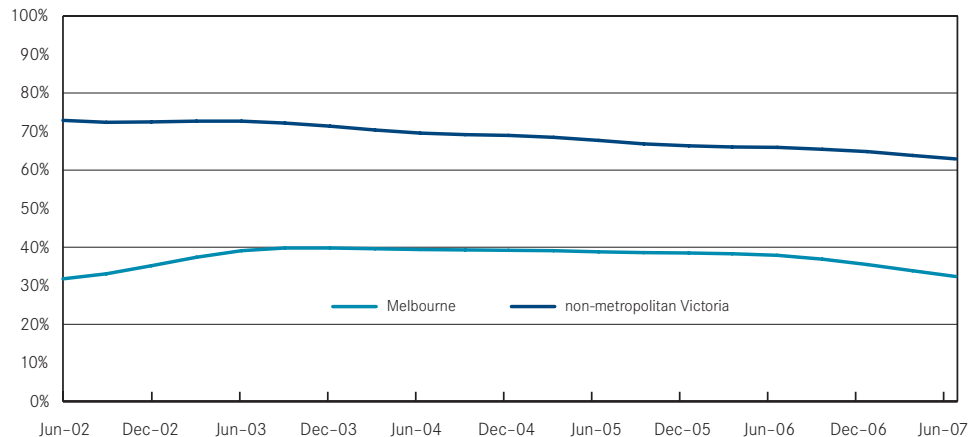


Figure 7: Affordable lettings, total for all indicative households on Centrelink 2002–2007, Melbourne and non-metropolitan Victoria (Trend)

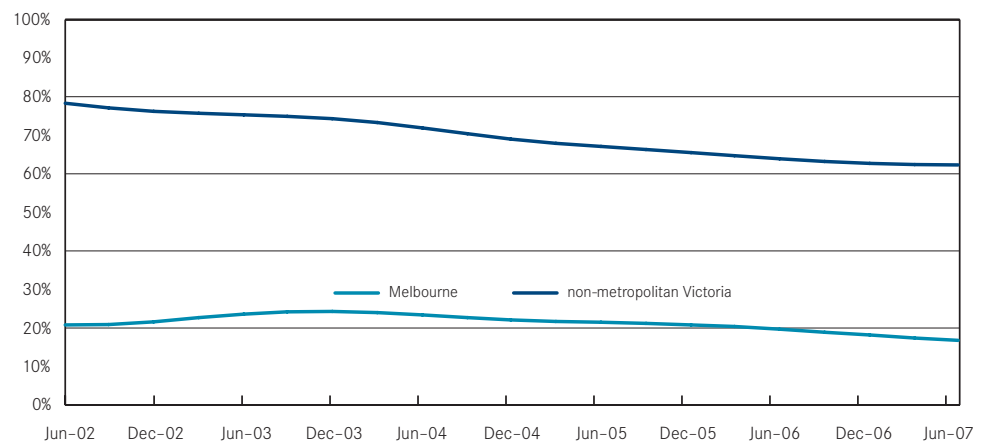


Table 7: Affordable lettings for indicative households (see table 6) on Centrelink incomes (Jun q 2007)

Region	Singles on Newstart		Single Parent with 1 child		Couple on Newstart with 2 children		Couple on Newstart with 4 children		Total	
	1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Inner Urban Melbourne	21	1%	11	0%	19	3%	17	18%	68	1%
Inner Eastern Melbourne	30	8%	14	2%	20	2%	35	13%	99	4%
Southern Melbourne	16	4%	26	3%	9	1%	18	10%	69	3%
Western Melbourne	16	9%	183	26%	673	44%	158	51%	1,030	38%
North Western Melbourne	13	6%	45	7%	157	22%	35	29%	250	14%
North Eastern Melbourne	20	7%	52	8%	138	17%	27	18%	237	12%
Outer Eastern Melbourne	12	16%	57	14%	117	16%	37	22%	223	16%
South Eastern Melbourne	12	13%	212	40%	359	39%	130	46%	713	39%
Mornington Peninsula	13	17%	158	42%	319	43%	70	38%	560	40%
<b>Metropolitan Melbourne</b>	<b>153</b>	<b>4.2%</b>	<b>758</b>	<b>10.1%</b>	<b>1,811</b>	<b>23.7%</b>	<b>527</b>	<b>29.9%</b>	<b>3,249</b>	<b>15.8%</b>
Barwon-Western District	98	56%	221	38%	399	46%	85	47%	803	45%
All Gippsland	80	79%	325	79%	561	83%	113	72%	1,079	80%
Goulburn-Ovens-Murray	58	67%	328	65%	440	61%	97	57%	923	62%
Loddon-Mallee	46	62%	259	62%	412	64%	95	67%	812	64%
Central Highlands-Wimmera	64	72%	220	70%	322	71%	60	56%	666	69%
<b>non-Metropolitan Melbourne</b>	<b>346</b>	<b>65.8%</b>	<b>1,353</b>	<b>60.9%</b>	<b>2,134</b>	<b>63.5%</b>	<b>450</b>	<b>59.5%</b>	<b>4,283</b>	<b>62.4%</b>
Victoria	499	12.0%	2,111	21.7%	3,945	35.8%	977	38.8%	7,532	27.5%

## 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<sup>1</sup>.

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<sup>1</sup> Australian Institute of Health and Welfare (2004), *Commonwealth rent assistance, June 2002: A profile of recipients*. Bulletin 14, Australian Institute of Health and Welfare, Canberra, ACT



# Suburb/town trends

Over the past year median rents have increased most in inner and middle metropolitan suburbs. Nonetheless there have been significant increases in some outer urban areas and regional centres. Median rents for two bedroom flats increased by 14.9 per cent over the year to June in the Inner Eastern region and 17.4 per cent in the Southern region. In contrast medians for two bedroom flats increased by just 9.1 per cent in the South East and 10.5 per cent in the Outer East.

Median rents for individual suburbs tend to show more volatility than regional figures. Care should be taken in interpreting some annual percentage change figures if the count of properties is not high (say below 30-40).

In the year to June quarter median rents for two bed flats increased by 20.8 per cent in East St Kilda, 13.6 per cent in Box Hill, 22.9 per cent in Elsternwick, 25.0 per cent in Brunswick and 21.2 per cent in Springvale. In country areas median rents for two bed flats in Greater Geelong increased by 11.8 per cent and 16.1 per cent in Warrnambool.

The following describes some of the main features of table 8, which lists median rents for major property types by suburbs/towns in Victoria. The following includes the top and bottom suburbs/towns by median rent for 3 bedroom houses and 2 bedroom flats. Two bedroom flats and 3 bedroom houses together constitute half of all rental properties. They are also the most evenly distributed rental property types across Victoria. Therefore, they are good indicators of rental differences between suburbs and towns across Victoria.

## 2 bedroom flats

### Where are median rents highest?

The ten suburbs with the highest median rent for 2 bedroom flats are:

- Southbank-Docklands (\$435)
- Port Melbourne (\$430)
- CBD-St Kilda Rd (\$428)
- East Melbourne (\$400)
- South Melbourne (\$395)
- Fitzroy (\$390)
- Collingwood-Abbotsford (\$370)
- Brighton (\$360)
- Richmond-Burnley (\$360)
- Albert Park-Middle Park-West St. Kilda (\$360)

### Where are median rents lowest?

The suburbs/towns with the lowest median rents for 2 bedroom flats are in regional centres, and outer metropolitan suburbs:

- Latrobe Valley (\$125)
- Horsham (\$138)
- Sale-Maffra (\$140)
- North Bendigo (\$155)
- Mildura (\$155)
- Sebastopol-Delacombe (\$160)
- Wendouree-Alfredton (\$160)
- Shepparton (\$160)
- Wangaratta (\$163)

## 3 bedroom houses

### Where are median rents highest?

- Toorak (\$850)
- South Melbourne (\$625)
- Carlton-Parkville (\$600)
- Elsternwick (\$568)
- Malvern (\$550)
- Albert Park-Middle Park-West St. Kilda (\$530)
- Port Melbourne (\$528)
- Brighton East (\$525)
- East St Kilda (\$525)
- South Yarra (\$515)

### Where are median rents lowest?

The most affordable suburbs/towns for 3 bedroom houses are:

- Latrobe Valley (\$165)
- Corio (\$175)
- Horsham (\$190)
- Wangaratta (\$190)
- Melton (\$195)
- Ballarat (\$200)
- Bendigo (\$200)
- North Bendigo (\$200)
- Sale-Maffra (\$200)

Table 8: 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
Albert Park-Middle Park-West St Kilda	53	\$250	13.6%	32	\$360	20.0%	26	\$415	nd	11	\$530	11.6%
Armadale	31	\$220	22.2%	44	\$320	23.1%	-	-	-	-	-	-
Carlton North	-	-	-	15	\$330	17.9%	16	\$380	nd	-	-	-
Carlton-Parkville	186	\$235	6.8%	83	\$330	2.8%	-	-	-	-	-	-
CBD-St Kilda Rd	381	\$310	12.7%	270	\$428	18.8%	-	-	-	-	-	-
Collingwood-Abbotsford	14	\$235	9.3%	29	\$370	15.6%	-	-	-	-	-	-
East Melbourne	38	\$268	2.9%	31	\$400	21.2%	-	-	-	-	-	-
East St Kilda	87	\$200	14.3%	113	\$290	20.8%	15	\$395	nd	-	-	-
Elwood	95	\$230	15.0%	145	\$315	14.5%	-	-	-	11	\$510	2.0%
Fitzroy	24	\$235	27.0%	22	\$390	5.4%	-	-	-	-	-	-
Fitzroy North-Clifton Hill	31	\$205	13.9%	37	\$320	12.3%	16	\$380	18.8%	14	\$418	0.0%
Flemington-Kensington	49	\$195	-7.1%	48	\$280	7.7%	19	\$330	15.8%	27	\$380	20.6%
North Melbourne - West Melbourne	67	\$240	4.3%	74	\$350	25.0%	11	\$350	nd	-	-	-
Port Melbourne	59	\$340	14.3%	83	\$430	19.4%	14	\$410	7.9%	22	\$528	nd
Prahran-Windsor	81	\$230	15.0%	84	\$323	19.4%	16	\$410	22.4%	19	\$495	9.4%
Richmond-Burnley	74	\$228	13.8%	69	\$360	5.9%	40	\$378	14.4%	12	\$470	29.7%
South Melbourne	31	\$295	5.4%	44	\$395	9.7%	13	\$385	16.7%	-	-	-
South Yarra	177	\$240	11.6%	154	\$333	11.0%	25	\$400	nd	-	-	-
Southbank-Docklands	130	\$353	12.1%	217	\$435	8.8%	-	-	-	-	-	-
St Kilda	179	\$250	13.6%	175	\$330	17.9%	-	-	-	-	-	-
Toorak	29	\$240	20.0%	33	\$320	12.3%	-	-	-	-	-	-
<b>Inner Melbourne</b>	<b>1822</b>	<b>\$260</b>	<b>10.6%</b>	<b>1802</b>	<b>\$360</b>	<b>12.5%</b>	<b>255</b>	<b>\$385</b>	<b>16.7%</b>	<b>186</b>	<b>\$465</b>	<b>16.3%</b>
Balwyn	-	-	-	31	\$275	19.6%	-	-	-	23	\$380	14.3%
Blackburn	12	\$210	nd	29	\$275	31.0%	11	\$280	nd	35	\$320	28.0%
Box Hill	48	\$200	11.1%	75	\$250	13.6%	12	\$278	nd	39	\$335	19.6%
Bulleen-Templestowe-Doncaster	15	\$300	nd	30	\$250	4.2%	-	-	-	39	\$305	8.9%
Burwood-Ashburton	-	-	-	32	\$280	21.7%	12	\$290	18.4%	38	\$330	13.8%
Camberwell-Glen Iris	28	\$205	17.1%	82	\$280	12.0%	-	-	-	17	\$400	3.9%
Canterbury-Surrey Hills-Mont Albert	-	-	-	49	\$280	12.0%	-	-	-	-	-	-
Chadstone-Oakleigh	-	-	-	24	\$248	15.1%	-	-	-	28	\$300	15.4%
Clayton	-	-	-	57	\$260	23.8%	-	-	-	42	\$300	20.0%
Doncaster East-Donvale	-	-	-	24	\$260	8.3%	-	-	-	39	\$295	9.3%
East Hawthorn	18	\$225	12.5%	37	\$300	15.4%	-	-	-	-	-	-
Glen Waverley-Mulgrave	-	-	-	28	\$255	10.9%	-	-	-	96	\$300	20.0%
Hawthorn	137	\$185	-2.6%	98	\$295	13.5%	-	-	-	15	\$495	nd
Kew	-	-	-	80	\$298	19.0%	-	-	-	29	\$410	13.9%
Mount Waverley	-	-	-	21	\$250	6.4%	-	-	-	49	\$300	11.1%
Nunawading-Mitcham	-	-	-	55	\$230	21.1%	-	-	-	34	\$283	8.7%
Vermont-Forest Hill-Burwood East	-	-	-	22	\$230	4.5%	-	-	-	69	\$300	15.4%
<b>Inner Eastern Melbourne</b>	<b>303</b>	<b>\$200</b>	<b>8.1%</b>	<b>774</b>	<b>\$270</b>	<b>14.9%</b>	<b>110</b>	<b>\$290</b>	<b>16.0%</b>	<b>608</b>	<b>\$315</b>	<b>12.5%</b>
Aspendale-Chelsea-Carrum	-	-	-	87	\$220	18.9%	11	\$245	22.5%	44	\$288	9.5%
Bentleigh	42	\$185	12.1%	58	\$270	17.4%	18	\$295	16.8%	64	\$355	18.3%
Brighton	-	-	-	38	\$360	15.0%	-	-	-	12	\$473	nd
Brighton East	-	-	-	13	\$300	nd	11	\$360	nd	15	\$525	23.5%
Carnegie	59	\$190	15.2%	56	\$260	18.2%	-	-	-	13	\$360	nd
Caulfield	61	\$190	5.6%	116	\$295	18.0%	12	\$323	0.8%	22	\$415	16.9%
Cheltenham	-	-	-	83	\$240	14.3%	17	\$300	nd	63	\$350	18.6%
Elsternwick	33	\$200	17.6%	44	\$295	22.9%	-	-	-	-	-	-
Hampton-Beaumaris	-	-	-	47	\$310	14.8%	11	\$305	nd	36	\$480	20.8%
Malvern	16	\$215	nd	29	\$300	11.1%	-	-	-	-	-	-
Malvern East	15	\$195	-1.3%	37	\$275	10.0%	-	-	-	16	\$353	0.7%
Mentone-Parkdale-Mordialloc	41	\$180	12.5%	87	\$245	16.7%	-	-	-	32	\$355	21.4%
Murrumbeena-Hughesdale	32	\$190	11.8%	31	\$265	23.3%	-	-	-	11	\$360	20.0%
<b>Southern Melbourne</b>	<b>330</b>	<b>\$190</b>	<b>11.8%</b>	<b>726</b>	<b>\$270</b>	<b>17.4%</b>	<b>111</b>	<b>\$310</b>	<b>10.7%</b>	<b>346</b>	<b>\$360</b>	<b>11.6%</b>
Altona	11	\$160	23.1%	87	\$205	10.8%	25	\$220	10.0%	141	\$250	11.1%
Footscray	38	\$180	41.2%	67	\$250	40.8%	26	\$248	17.9%	15	\$275	12.2%
Keilor East-Avondale Heights	-	-	-	29	\$250	19.0%	-	-	-	51	\$250	13.6%
Melton	-	-	-	27	\$175	9.4%	-	-	-	109	\$195	2.6%
Newport-Spotswood	20	\$160	18.5%	19	\$185	12.1%	12	\$250	nd	29	\$330	22.2%
St Albans-Deer Park	12	\$138	nd	42	\$175	16.7%	-	-	-	143	\$210	13.5%
Sunshine	32	\$135	12.5%	33	\$165	10.0%	17	\$185	2.8%	88	\$220	18.9%
Sydenham	-	-	-	12	\$208	12.2%	12	\$225	nd	168	\$250	13.6%
Werribee-Hoppers Crossing	-	-	-	80	\$180	5.9%	-	-	-	288	\$210	5.0%
West Footscray	21	\$145	16.0%	28	\$188	25.0%	-	-	-	43	\$230	9.5%
Williamstown	-	-	-	18	\$218	nd	-	-	-	22	\$380	nd
Yarraville-Seddon	16	\$188	25.0%	37	\$240	41.2%	31	\$290	16.0%	57	\$310	19.2%
<b>Western Melbourne</b>	<b>167</b>	<b>\$160</b>	<b>23.1%</b>	<b>479</b>	<b>\$195</b>	<b>11.4%</b>	<b>167</b>	<b>\$230</b>	<b>9.5%</b>	<b>1154</b>	<b>\$230</b>	<b>9.5%</b>
Broadmeadows-Roxburgh Park	-	-	-	-	-	-	-	-	-	79	\$225	7.1%
Brunswick	65	\$170	6.3%	88	\$263	25.0%	22	\$310	6.9%	21	\$370	15.6%
Coburg-Pascoe Vale South	14	\$165	nd	34	\$220	18.9%	21	\$260	13.0%	43	\$300	17.6%
Craigieburn	-	-	-	-	-	-	-	-	-	77	\$245	11.4%
East Brunswick	-	-	-	12	\$285	18.8%	11	\$330	nd	12	\$360	nd
Essendon	23	\$185	15.6%	62	\$240	20.0%	17	\$240	3.2%	40	\$270	5.9%

Table 8: 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
Gladstone Park-Tullamarine	-	-	-	28	\$200	6.7%	-	-	-	45	\$235	6.8%
Keilor	-	-	-	-	-	-	-	-	-	-	-	-
Moonee Ponds-Ascot Vale	24	\$200	29.0%	62	\$275	17.0%	19	\$320	28.0%	24	\$330	6.5%
Oak Park-Glenroy-Fawkner	-	-	-	72	\$218	24.3%	14	\$231	28.1%	58	\$240	14.3%
Pascoe Vale-Coburg North	-	-	-	35	\$215	13.2%	-	-	-	25	\$280	27.3%
Sunbury	-	-	-	17	\$185	4.2%	-	-	-	76	\$230	15.0%
West Brunswick	42	\$170	13.3%	27	\$245	22.5%	-	-	-	13	\$325	nd
<b>North Western Melbourne</b>	<b>202</b>	<b>\$170</b>	<b>9.7%</b>	<b>452</b>	<b>\$230</b>	<b>15.0%</b>	<b>136</b>	<b>\$263</b>	<b>14.1%</b>	<b>517</b>	<b>\$250</b>	<b>13.6%</b>
Bundoora-Greensborough-Hurstbridge	35	\$184	2.2%	58	\$240	14.3%	11	\$260	22.4%	114	\$270	12.5%
Eltham-Research-Montmorency	11	\$165	nd	25	\$235	11.9%	-	-	-	26	\$310	10.7%
Fairfield-Alphington	49	\$195	18.2%	35	\$240	4.3%	11	\$310	nd	14	\$375	nd
Heidelberg-Heidelberg West	-	-	-	39	\$250	13.6%	16	\$263	25.0%	19	\$260	2.0%
Ivanhoe-Ivanhoe East	-	-	-	35	\$250	13.6%	-	-	-	18	\$380	40.7%
Mill Park-Epping	-	-	-	25	\$210	7.7%	-	-	-	128	\$250	8.7%
Northcote	40	\$178	18.3%	31	\$260	18.2%	14	\$335	22.9%	12	\$385	11.6%
Preston	29	\$230	64.3%	54	\$240	10.3%	29	\$250	8.7%	50	\$283	17.7%
Reservoir	38	\$175	16.7%	104	\$220	20.5%	28	\$230	17.9%	64	\$230	9.5%
Thomastown-Lalor	-	-	-	44	\$178	4.4%	-	-	-	87	\$220	10.0%
Thornbury	51	\$180	16.1%	39	\$230	15.0%	15	\$300	11.1%	24	\$325	6.6%
Whittlesea	-	-	-	-	-	-	-	-	-	-	-	-
<b>North Eastern Melbourne</b>	<b>272</b>	<b>\$180</b>	<b>12.5%</b>	<b>492</b>	<b>\$230</b>	<b>15.0%</b>	<b>144</b>	<b>\$260</b>	<b>15.6%</b>	<b>566</b>	<b>\$260</b>	<b>10.6%</b>
Bayswater	-	-	-	46	\$200	11.4%	-	-	-	20	\$260	15.6%
Boronia	-	-	-	33	\$210	7.7%	-	-	-	38	\$250	8.7%
Croydon-Lilydale	20	\$145	1.8%	95	\$210	10.5%	19	\$230	9.5%	147	\$250	8.7%
Ferntree Gully	-	-	-	35	\$210	13.5%	-	-	-	48	\$248	12.5%
Ringwood	-	-	-	72	\$220	12.8%	-	-	-	68	\$263	14.1%
Rowville	-	-	-	-	-	-	-	-	-	45	\$280	12.0%
Wantirna-Scoresby	-	-	-	13	\$240	6.7%	-	-	-	50	\$273	13.5%
Yarra Ranges	12	\$145	11.5%	23	\$175	2.9%	31	\$210	12.0%	131	\$250	13.6%
<b>Outer Eastern Melbourne</b>	<b>51</b>	<b>\$150</b>	<b>7.1%</b>	<b>321</b>	<b>\$210</b>	<b>10.5%</b>	<b>73</b>	<b>\$220</b>	<b>12.8%</b>	<b>547</b>	<b>\$255</b>	<b>10.9%</b>
Berwick	-	-	-	31	\$210	7.7%	-	-	-	92	\$245	8.9%
Cranbourne	-	-	-	26	\$175	12.9%	-	-	-	114	\$235	14.6%
Noble Park	27	\$140	16.7%	86	\$188	17.2%	-	-	-	48	\$240	20.0%
Dandenong North-Endeavour Hills	-	-	-	30	\$182	4.0%	-	-	-	106	\$220	10.0%
Narre Warren-Hampton Park	-	-	-	22	\$190	8.6%	-	-	-	174	\$230	9.5%
Noble Park	27	\$140	16.7%	86	\$188	17.2%	-	-	-	48	\$240	20.0%
Pakenham	-	-	-	24	\$180	7.5%	12	\$168	nd	94	\$220	10.0%
Springvale	29	\$145	7.4%	63	\$200	21.2%	-	-	-	63	\$250	25.0%
<b>South Eastern Melbourne</b>	<b>72</b>	<b>\$145</b>	<b>16.0%</b>	<b>430</b>	<b>\$180</b>	<b>9.1%</b>	<b>68</b>	<b>\$190</b>	<b>8.6%</b>	<b>740</b>	<b>\$230</b>	<b>9.5%</b>
Dromana-Portsea	-	-	-	34	\$165	6.5%	48	\$175	2.9%	179	\$220	15.8%
Frankston	24	\$140	13.8%	137	\$185	8.8%	18	\$195	2.6%	169	\$240	14.3%
Hastings-Flinders	-	-	-	25	\$165	6.5%	11	\$215	26.5%	80	\$220	7.3%
Mt Eliza-Mornington-Mt Martha	-	-	-	38	\$200	8.1%	-	-	-	78	\$268	7.0%
Seaford-Carrum Downs	-	-	-	47	\$185	5.7%	-	-	-	133	\$230	9.5%
<b>Mornington Peninsula</b>	<b>43</b>	<b>\$140</b>	<b>12.0%</b>	<b>281</b>	<b>\$180</b>	<b>5.9%</b>	<b>89</b>	<b>\$185</b>	<b>2.8%</b>	<b>639</b>	<b>\$230</b>	<b>9.5%</b>
Belmont-Grovedale	22	\$118	6.8%	64	\$193	6.9%	-	-	-	90	\$250	8.7%
Corio	-	-	-	-	-	-	19	\$155	nd	67	\$175	2.9%
Geelong-Newcomb	21	\$135	3.8%	46	\$185	13.8%	28	\$213	6.3%	62	\$223	8.5%
Herne Hill-Geelong West	29	\$125	13.6%	36	\$180	20.0%	31	\$220	nd	38	\$250	8.7%
Lara	-	-	-	-	-	-	-	-	-	31	\$240	3.2%
Newtown	12	\$138	5.8%	13	\$170	-9.3%	-	-	-	16	\$263	14.1%
North Geelong	-	-	-	15	\$210	23.5%	-	-	-	33	\$220	12.8%
<b>Greater Geelong</b>	<b>100</b>	<b>\$120</b>	<b>9.1%</b>	<b>190</b>	<b>\$190</b>	<b>11.8%</b>	<b>102</b>	<b>\$210</b>	<b>13.5%</b>	<b>337</b>	<b>\$230</b>	<b>9.5%</b>
Ballarat	-	-	-	22	\$168	7.4%	28	\$175	4.5%	73	\$200	5.3%
Mount Clear-Buninyong	15	\$120	nd	33	\$170	6.3%	16	\$175	2.9%	67	\$220	10.0%
Sebastopol-Delacombe	-	-	-	27	\$160	3.2%	-	-	-	37	\$210	13.5%
Wendouree-Alfredton	23	\$110	4.8%	29	\$160	6.7%	13	\$180	nd	67	\$220	3.5%
<b>Greater Ballarat</b>	<b>52</b>	<b>\$113</b>	<b>7.1%</b>	<b>111</b>	<b>\$165</b>	<b>6.5%</b>	<b>60</b>	<b>\$175</b>	<b>2.9%</b>	<b>244</b>	<b>\$210</b>	<b>7.7%</b>
Bendigo	-	-	-	17	\$165	3.1%	11	\$200	nd	52	\$200	-2.4%
Flora Hill-Bendigo East	-	-	-	45	\$170	0.0%	14	\$173	-6.8%	58	\$220	4.8%
Golden Square-Kangaroo Flat	-	-	-	17	\$165	-8.3%	18	\$183	nd	47	\$220	10.0%
North Bendigo	-	-	-	21	\$155	3.3%	20	\$205	nd	49	\$200	8.1%
<b>Greater Bendigo</b>	<b>21</b>	<b>\$120</b>	<b>4.3%</b>	<b>100</b>	<b>\$165</b>	<b>1.5%</b>	<b>63</b>	<b>\$185</b>	<b>1.4%</b>	<b>206</b>	<b>\$215</b>	<b>7.5%</b>
Horsham	-	-	-	40	\$138	-1.8%	-	-	-	53	\$190	11.8%
Latrobe Valley	33	\$85	6.3%	104	\$125	0.0%	45	\$140	7.7%	223	\$165	6.5%
Mildura	-	-	-	63	\$155	3.3%	19	\$175	2.9%	114	\$220	4.8%
Sale-Maffra	25	\$100	5.3%	33	\$140	0.0%	14	\$163	nd	57	\$200	17.6%
Shepparton	22	\$108	-2.3%	91	\$160	0.0%	19	\$175	2.9%	116	\$218	3.6%
Swan Hill	11	\$100	11.1%	28	\$175	11.1%	-	-	-	19	\$235	25.3%
Wangaratta	-	-	-	32	\$163	6.6%	11	\$175	nd	50	\$190	0.0%
Warrambool	16	\$113	nd	68	\$180	16.1%	20	\$228	nd	76	\$240	0.0%
Wodonga	-	-	-	65	\$175	9.4%	13	\$195	nd	101	\$240	2.1%

Table 9: Median rents for local government areas, by DHS region, 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
Colac-Otway	-	-	-	11	\$150	3.4%	12	\$175	2.9%	34	\$190	1.3%
Corangamite	-	-	-	-	-	-	-	-	-	20	\$183	21.7%
Glenelg	-	-	-	18	\$145	3.6%	17	\$180	-	37	\$200	17.6%
Greater Geelong	104	\$120	9.1%	209	\$185	8.8%	121	\$205	12.3%	431	\$230	9.5%
Moyne	-	-	-	-	-	-	-	-	-	30	\$200	-2.4%
Queenscliffe	-	-	-	-	-	-	-	-	-	-	-	-
Southern Grampians	-	-	-	14	\$155	-	-	-	-	30	\$200	5.3%
Surf Coast	-	-	-	26	\$198	-3.7%	-	-	-	71	\$280	12.0%
Warrnambool	16	\$113	-	68	\$180	7.5%	21	\$230	-	78	\$240	2.1%
<b>Barwon South West</b>	<b>140</b>	<b>\$120</b>	<b>9.1%</b>	<b>358</b>	<b>\$180</b>	<b>5.9%</b>	<b>198</b>	<b>\$200</b>	<b>11.1%</b>	<b>739</b>	<b>\$225</b>	<b>7.1%</b>
Ararat	-	-	-	-	-	-	-	-	-	21	\$160	14.3%
Ballarat	52	\$113	2.3%	111	\$165	3.1%	61	\$175	2.9%	245	\$210	7.7%
Golden Plains	-	-	-	-	-	-	-	-	-	14	\$200	-2.4%
Hepburn	-	-	-	-	-	-	17	\$185	-	21	\$200	8.1%
Hindmarsh	-	-	-	-	-	-	-	-	-	17	\$135	-
Horsham	-	-	-	40	\$138	-5.2%	10	\$153	1.7%	58	\$180	2.9%
Moorabool	-	-	-	14	\$160	8.5%	-	-	-	27	\$200	5.3%
Northern Grampians	-	-	-	14	\$115	-	-	-	-	27	\$145	3.6%
Pyrenees	-	-	-	-	-	-	-	-	-	-	-	-
West Wimmera	-	-	-	-	-	-	-	-	-	-	-	-
Yarriambiack	-	-	-	-	-	-	-	-	-	14	\$130	-
<b>Grampians</b>	<b>79</b>	<b>\$110</b>	<b>4.8%</b>	<b>195</b>	<b>\$155</b>	<b>0.0%</b>	<b>123</b>	<b>\$170</b>	<b>3.0%</b>	<b>448</b>	<b>\$195</b>	<b>5.4%</b>
Buloke	-	-	-	-	-	-	-	-	-	-	-	-
Campaspe	-	-	-	32	\$165	3.1%	13	\$170	30.8%	64	\$190	5.6%
Central Goldfields	-	-	-	-	-	-	-	-	-	25	\$155	3.3%
Gannawarra	-	-	-	-	-	-	13	\$135	-	35	\$145	7.4%
Greater Bendigo	21	\$120	0.0%	102	\$165	3.1%	69	\$180	0.0%	230	\$210	0.5%
Loddon	-	-	-	-	-	-	-	-	-	10	\$138	-
Macedon Ranges	-	-	-	18	\$189	3.8%	10	\$170	-10.5%	81	\$230	4.5%
Mildura	14	\$108	10.3%	70	\$150	1.7%	31	\$175	11.1%	141	\$220	15.8%
Mount Alexander	-	-	-	-	-	-	22	\$183	7.4%	41	\$190	2.7%
Swan Hill	12	\$103	2.5%	31	\$170	6.3%	12	\$160	14.3%	34	\$193	5.5%
<b>Loddon Mallee</b>	<b>68</b>	<b>\$115</b>	<b>4.5%</b>	<b>271</b>	<b>\$165</b>	<b>6.5%</b>	<b>182</b>	<b>\$170</b>	<b>3.0%</b>	<b>663</b>	<b>\$200</b>	<b>2.6%</b>
Alpine	-	-	-	20	\$150	-6.3%	12	\$178	-	41	\$220	14.3%
Benalla	-	-	-	17	\$160	-5.9%	-	-	-	24	\$195	8.3%
Greater Shepparton	24	\$110	0.0%	98	\$165	3.1%	23	\$175	2.9%	133	\$210	9.1%
Indigo	-	-	-	10	\$153	-	-	-	-	27	\$210	-3.4%
Mansfield	-	-	-	-	-	-	10	\$199	18.8%	26	\$203	3.8%
Mitchell	-	-	-	18	\$155	0.0%	12	\$170	7.9%	71	\$190	0.0%
Moira	13	\$100	11.1%	44	\$143	1.8%	10	\$160	0.0%	60	\$200	11.1%
Murrindindi	-	-	-	-	-	-	-	-	-	26	\$213	16.4%
Strathbogie	-	-	-	-	-	-	12	\$145	-	-	-	-
Towong	-	-	-	-	-	-	-	-	-	-	-	-
Wangaratta	-	-	-	33	\$160	14.3%	11	\$175	-	54	\$190	-5.0%
Wodonga	-	-	-	66	\$175	2.9%	13	\$195	-	105	\$250	4.2%
<b>Hume</b>	<b>70</b>	<b>\$115</b>	<b>4.5%</b>	<b>328</b>	<b>\$160</b>	<b>0.0%</b>	<b>117</b>	<b>\$175</b>	<b>2.9%</b>	<b>579</b>	<b>\$210</b>	<b>5.0%</b>
Bass Coast	-	-	-	13	\$185	15.6%	19	\$155	3.3%	78	\$183	1.4%
Baw Baw	-	-	-	40	\$160	4.9%	13	\$175	-	77	\$200	5.3%
East Gippsland	-	-	-	39	\$150	0.0%	15	\$170	9.7%	75	\$200	8.1%
Latrobe	34	\$88	9.4%	105	\$125	6.4%	46	\$140	7.7%	231	\$165	3.1%
South Gippsland	-	-	-	17	\$175	12.9%	14	\$145	-3.3%	41	\$170	6.3%
Wellington	26	\$103	-6.8%	38	\$138	-1.8%	25	\$150	13.2%	92	\$170	13.3%
<b>Gippsland</b>	<b>79</b>	<b>\$100</b>	<b>8.1%</b>	<b>252</b>	<b>\$140</b>	<b>0.0%</b>	<b>132</b>	<b>\$150</b>	<b>7.1%</b>	<b>594</b>	<b>\$180</b>	<b>5.9%</b>
Banyule	39	\$180	0.0%	125	\$240	9.1%	29	\$265	15.2%	125	\$280	7.7%
Brimbank	44	\$135	12.5%	88	\$175	6.1%	31	\$185	4.2%	298	\$220	12.8%
Darebin	202	\$180	12.5%	269	\$230	9.5%	95	\$270	6.9%	167	\$275	10.0%
Hobsons Bay	35	\$160	10.3%	122	\$205	10.8%	45	\$240	9.1%	161	\$250	13.6%
Hume	-	-	-	58	\$200	8.1%	15	\$195	2.6%	273	\$230	9.5%
Maribyrnong	85	\$170	30.8%	151	\$240	26.3%	68	\$270	13.7%	124	\$280	17.9%
Melbourne	818	\$300	5.3%	697	\$400	8.1%	23	\$340	9.7%	29	\$420	10.5%
Melton	-	-	-	31	\$175	16.7%	12	\$223	-	227	\$230	15.0%
Moonee Valley	86	\$188	17.2%	159	\$250	16.3%	54	\$290	11.5%	115	\$280	7.7%
Moreland	147	\$170	13.3%	269	\$230	15.0%	84	\$275	14.6%	173	\$290	20.8%
Nillumbik	-	-	-	14	\$220	1.1%	-	-	-	27	\$310	10.7%
Whittlesea	-	-	-	76	\$195	2.6%	13	\$225	13.9%	243	\$240	9.1%
Wyndham	-	-	-	81	\$175	0.0%	10	\$208	10.7%	312	\$215	4.9%
Yarra	163	\$220	12.8%	177	\$340	6.3%	88	\$380	18.8%	42	\$450	18.4%
<b>Western Metro</b>	<b>1645</b>	<b>\$225</b>	<b>12.5%</b>	<b>2317</b>	<b>\$260</b>	<b>13.0%</b>	<b>571</b>	<b>\$270</b>	<b>10.2%</b>	<b>2316</b>	<b>\$245</b>	<b>8.9%</b>
Boroondara	179	\$200	5.3%	342	\$290	11.5%	36	\$330	10.0%	110	\$420	16.7%
Knox	-	-	-	122	\$220	10.0%	17	\$215	7.5%	191	\$265	10.4%
Manningham	18	\$298	85.9%	54	\$260	4.0%	-	-	-	78	\$300	11.1%
Maroondah	19	\$160	-	147	\$210	10.5%	19	\$230	9.5%	144	\$260	8.3%
Monash	22	\$188	29.3%	156	\$255	10.9%	25	\$250	6.4%	227	\$300	13.2%
Whitehorse	69	\$200	25.0%	210	\$250	13.6%	45	\$280	12.0%	192	\$300	11.1%
Yarra Ranges	22	\$145	11.5%	52	\$195	8.3%	33	\$210	5.0%	194	\$250	13.6%
<b>Eastern Metro</b>	<b>338</b>	<b>\$190</b>	<b>11.8%</b>	<b>1083</b>	<b>\$250</b>	<b>8.7%</b>	<b>179</b>	<b>\$260</b>	<b>8.3%</b>	<b>1136</b>	<b>\$280</b>	<b>12.0%</b>
Bayside	19	\$220	16.1%	127	\$300	7.1%	29	\$340	17.2%	80	\$450	4.7%
Cardinia	-	-	-	29	\$180	7.5%	18	\$185	2.8%	124	\$220	10.0%
Casey	-	-	-	84	\$190	8.6%	22	\$193	6.9%	443	\$230	9.5%
Frankston	31	\$140	0.0%	184	\$185	8.8%	24	\$200	6.7%	302	\$230	9.5%
Glen Eira	251	\$190	8.6%	321	\$285	18.8%	47	\$315	11.5%	118	\$370	15.6%
Greater Dandenong	63	\$140	7.7%	288	\$178	10.9%	29	\$190	8.6%	175	\$240	17.1%
Kingston	56	\$170	13.3%	259	\$230	12.2%	32	\$253	14.8%	144	\$310	14.8%
Mornington Peninsula	12	\$143	-	97	\$175	2.9%	65	\$180	4.3%	338	\$225	4.7%
Port Phillip	548	\$260	14.3%	599	\$350	12.9%	75	\$400	14.3%	60	\$520	11.2%
Stonnington	327	\$230	9.5%	387	\$320	10.3%	63	\$400	24.0%	67	\$490	22.5%
<b>Southern Metro</b>	<b>1314</b>	<b>\$220</b>	<b>12.8%</b>	<b>2375</b>	<b>\$265</b>	<b>12.8%</b>	<b>404</b>	<b>\$290</b>	<b>26.1%</b>	<b>1851</b>	<b>\$250</b>	<b>13.6%</b>

Table 10: Affordable lettings for Local Government areas (see method note on page 8)

LGA	1 Bedroom		2 Bedroom		3 Bedroom		4+ Bedroom		Total	
	Affordable	Percent	Affordable	Percent	Affordable	Percent	Affordable	Percent	Affordable	Percent
Alpine	1	33%	25	78%	27	59%	8	80%	61	67%
Ararat	5	100%	9	90%	22	96%	3	100%	39	95%
Ballarat	44	72%	120	65%	171	61%	28	41%	363	61%
Banyule	5	11%	2	1%	9	4%	5	10%	21	5%
Bass Coast	3	75%	35	70%	100	81%	18	72%	156	77%
Baw Baw	5	50%	36	68%	71	86%	23	70%	135	75%
Bayside	3	13%	0	0%	0	0%	0	0%	3	1%
Benalla	3	75%	17	85%	25	86%	4	80%	49	84%
Boroondara	4	2%	1	0%	0	0%	4	7%	9	1%
Brimbank	6	13%	55	43%	225	53%	26	46%	312	47%
Buloke	0	0%	0	0%	2	1%	1	3%	3	1%
Campaspe	6	67%	26	58%	50	65%	14	82%	96	65%
Cardinia	0	0%	20	40%	73	54%	33	67%	126	53%
Casey	1	5%	31	25%	206	40%	74	37%	312	36%
Central Goldfields	3	100%	13	81%	27	100%	1	100%	44	94%
Colac-Otway	3	30%	17	74%	31	91%	5	63%	56	75%
Corangamite	1	50%	11	79%	17	77%	6	75%	35	76%
Darebin	12	6%	26	7%	37	15%	6	25%	81	9%
East Gippsland	4	67%	43	78%	66	80%	16	76%	129	78%
Frankston	10	18%	78	36%	151	40%	46	47%	285	38%
Gannawarra	1	100%	14	93%	35	100%	1	50%	51	96%
Glen Eira	4	2%	1	0%	1	0%	12	23%	18	2%
Glenelg	4	100%	25	68%	31	78%	7	78%	67	74%
Golden Plains	2	100%	4	80%	10	71%	2	67%	18	75%
Greater Bendigo	17	59%	100	56%	157	61%	35	60%	309	59%
Greater Dandenong	9	13%	154	47%	83	31%	22	63%	268	39%
Greater Geelong	71	57%	106	31%	212	44%	39	41%	428	41%
Greater Shepparton	19	73%	74	61%	90	56%	12	40%	195	58%
Hepburn	0	0%	6	25%	15	68%	3	100%	24	46%
Hindmarsh	4	100%	4	100%	16	94%	2	100%	26	96%
Hobsons Bay	1	3%	25	14%	42	20%	13	38%	81	18%
Horsham	3	50%	42	84%	45	78%	8	57%	98	77%
Hume	5	21%	12	15%	122	36%	28	39%	167	33%
Indigo	2	40%	12	75%	20	69%	10	91%	44	72%
Kingston	4	7%	31	10%	13	5%	8	14%	56	8%
Knox	2	14%	27	19%	29	10%	18	24%	76	15%
Latrobe	40	95%	130	82%	203	83%	27	59%	400	82%
Loddon	1	33%	3	10%	10	20%	2	10%	16	15%
Macedon Ranges	2	40%	12	40%	41	48%	19	76%	74	51%
Manningham	1	5%	1	2%	2	2%	3	5%	7	3%
Mansfield	0	0%	6	33%	21	72%	2	100%	29	59%
Maribymong	7	7%	28	12%	27	16%	22	71%	84	16%
Maroondah	2	8%	13	8%	30	14%	7	18%	52	12%
Melbourne	7	1%	2	0%	7	4%	15	35%	31	2%
Melton	0	0%	16	35%	131	48%	37	47%	184	46%
Mildura	9	64%	83	80%	90	59%	19	59%	201	66%
Mitchell	6	86%	21	70%	56	72%	15	63%	98	71%
Moira	12	92%	48	86%	43	68%	8	67%	111	77%
Monash	9	18%	3	2%	13	3%	11	12%	36	5%
Moonee Valley	4	4%	7	3%	14	8%	4	13%	29	5%
Moorabool	1	50%	18	90%	20	69%	5	71%	44	76%
Moreland	6	4%	26	7%	24	9%	3	12%	59	7%
Mornington Peninsula	4	20%	81	49%	172	45%	25	27%	282	43%
Mount Alexander	3	30%	12	39%	33	79%	10	83%	58	61%
Moynes	1	100%	5	42%	25	76%	3	60%	34	67%
Murrindindi	3	100%	8	67%	16	62%	3	75%	30	67%
Nillumbik	2	20%	1	5%	0	0%	0	0%	3	3%
Northern Grampians	6	86%	22	92%	28	100%	8	89%	64	94%
Port Phillip	3	1%	2	0%	6	3%	0	0%	11	1%
Pyrenees	0	0%	5	100%	2	100%	0	0%	7	88%
Queenscliffe	0	0%	0	0%	1	13%	1	100%	2	20%
South Gippsland	5	56%	23	74%	42	95%	15	88%	85	84%
Southern Grampians	5	63%	12	60%	24	77%	7	88%	48	72%
Stonnington	9	3%	3	1%	2	1%	2	7%	16	2%
Strathbogie	1	100%	17	85%	7	88%	5	100%	30	88%
Surf Coast	0	0%	6	18%	16	17%	4	24%	26	17%
Swan Hill	11	92%	25	56%	24	62%	8	80%	68	64%
Towong	0	0%	2	100%	4	100%	2	67%	8	89%
Wangaratta	3	50%	30	65%	45	78%	7	64%	85	70%
Warrnambool	10	56%	34	38%	29	32%	9	43%	82	37%
Wellington	23	77%	58	92%	76	78%	13	87%	170	83%
West Wimmera	0	0%	1	17%	2	9%	2	50%	5	13%
Whitehorse	15	16%	9	3%	5	2%	15	27%	44	6%
Whittlesea	1	13%	23	23%	91	29%	16	26%	131	27%
Wodonga	2	22%	42	50%	37	31%	7	19%	88	36%
Wyndham	2	50%	44	47%	229	58%	60	56%	335	56%
Yarra	8	4%	5	1%	4	4%	2	11%	19	3%
Yarra Ranges	8	23%	17	19%	53	24%	12	25%	90	23%
Yarriambiack	1	4%	8	10%	14	8%	2	5%	25	8%

# Notes

## Background: 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.

### 1. Median rent calculations

The rental figures used in the Rental Report are weekly rents. Median rents are the rent in the middle of a distribution.

Fifty per cent of rents are above and 50 per cent below the median.

Rental change is calculated at 3 time scales: quarterly, annual and 5 yearly. Quarterly change is calculated from unadjusted rents. For annual and 5 yearly change, real rents are calculated by indexing the weekly rent by the Melbourne Consumer Price Index to current dollars.

### 2. Rental report geography

The Rental Report presents statistics at three main geographic levels:

- Metropolitan Melbourne and the rest of 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 non-metropolitan).

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). As rental markets grow, these synthetic suburbs may be changed (for example, we have now separated Southbank-Docklands from the CBD-St Kilda Rd). 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 9 & 10).

### 3. 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.

### 4. Cells with no data

Where tables have cells with no data (particularly table 8), 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.

### 5. Spreadsheets

Tables 1–10 are available for download in Excel format from the Office of Housing website [www.housing.vic.gov.au](http://www.housing.vic.gov.au)

### 6. Total active bonds

Figures for total active bonds indicate the total current tenancies for which bonds are held by the RTBA.