Rental Report

June quarter 2016

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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 1997* (Vic).

Overview

Trends in rents

The Melbourne Rent Index (MRI) increased by 1.1 per cent in the June quarter. In the twelve months to June 2016, the MRI increased by 3.6 per cent. This annual rate of increase is above that in the twelve months to June 2015 (2.3%) but well below the long term average annual increase (over the past ten years) (5.1%).

The Regional Rent Index (RRI) decreased by 0.7 per cent in the June quarter. In the twelve months to June 2016, the RRI increased by 2.4 per cent. This annual rate of increase is above that in the twelve months to June 2015 (0.9%) but well below the long-term average annual increase (4.2%).

Rent Indices at a glance

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Median Rent (per week)** | **Quarterly Change\*** | **Annual Change\*** |
| Metropolitan Melbourne | $380 | 1.1% | 3.6% |
| Regional Victoria | $280 | -0.7% | 2.4% |
| Victoria | $360 | 0.9% | 3.5% |

\* Percentage change figures are calculated from relevant Rent Index

New Lettings

Across the state, the total number of new lettings this quarter was 49,938 an increase of 0.9 per cent since the June quarter 2015. In metropolitan Melbourne the number of new lettings increased by 1.8 per cent since the June quarter 2015. In regional Victoria the number of new lettings decreased by 2.5 per cent since the June quarter 2015. Metropolitan Melbourne accounted for 78.8 per cent of all new lettings in Victoria.

Active bonds

At the end of the June quarter 2016, the total number of active bonds held in Victoria was 538,540 an increase of 3.6 per cent on the size of the rental market in the same quarter of 2015. The average annual growth in the rental market over the last ten years is 5.9 per cent.

Turnover

The quarterly turnover rate for metropolitan Melbourne was 8.7 per cent, the same as the rate in the June quarter 2015. The quarterly turnover rate in regional Victoria was 9.9 per cent, slightly higher than the rate in the June quarter 2015 (9.6%).

Investor lending

Lending to residential property investors in Victoria was $9.53 billion in the June quarter 2015, 13.6 per cent lower than in the June quarter 2015.

Vacancy rates

The metropolitan vacancy rate has decreased over the past quarter. For June 2016, the trend vacancy rate was 2.5 per cent, compared with 2.8 per cent for March 2016. The regional vacancy rate has also decreased over the past quarter. For June 2016, the trend vacancy rate was 2.8 per cent, compared with 2.9 per cent for March 2016.

Rental Affordability

The proportion of all new lettings that were affordable across the state increased to 18.9 per cent in the June quarter, compared with 15.7 per cent in the March quarter 2016 and 22.0 per cent in the June quarter 2015.

Metropolitan Melbourne continues to register very low levels of rental affordability. The proportion of affordable new lettings increased in June 2016 to 8.2 per cent. This compares with 6.5 per cent in the March quarter 2016 and 10.6 per cent in the June quarter 2015.

The proportion of affordable rental lettings in Regional Victoria also increased to 58.6 per cent, compared with 55.8 per cent in the March quarter 2016 and 62.5 per cent in the June quarter 2015.

Current Rents

Rent Indices

Table 1 shows median rents, rent indices and changes in the rent indices at June 2016. The Metropolitan Rent Index (MRI) increased by 1.1 per cent in the June quarter. The median rent for Melbourne decreased by $10 to $380 per week. The Regional Rent Index (RRI) decreased by 0.7 per cent in the June quarter and the median rent for Regional Victoria remained steady at $280 per week.

The Rent Indices are a better measure of changes in rents over time than the simple median price measure because the indices control for changes from quarter to quarter in the share of new lettings between both geographic areas and property types. (Median rents represent the mid-point in the distribution of all rents with fifty per cent of rents at or above the median and fifty per cent at or below the median. A number of properties on the median rent can disguise overall changes in rents over time.)

Table 1: Median rents and rent indices

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Median Rent (per week)** | **Rent Index** | **Quarterly Change\*** | **Annual Change\*** |
| Metropolitan Melbourne | $380 | 217.1 | 1.1% | 3.6% |
| Regional Victoria | $280 | 210.4 | -0.7% | 2.4% |
| Victoria | $360 | 214.0 | 0.9% | 3.5% |

\* Percentage change figures are calculated from relevant Rent Index

Figure 1 shows the annual percentage change in the Metropolitan Rent Index and the Regional Rent Index over the past 10 years.

**Figure 1 Metropolitan Rent Index and Regional Rent Index - annual percentage change**

Metropolitan Rent Index

The annual increase of 3.6 per cent in the MRI to the June quarter 2016 is above that of a year ago (2.3%). Over the past four years, the situation for renters has improved, with the annual increase of the MRI well below the long term (10 years) average of 5.1 per cent.

In the June quarter, the MRI increased by 1.1 per cent, compared with a 1.2 per cent increase in the previous quarter and a 0.8 per cent increase in the June quarter 2015.

Regional Rent Index

The annual increase of 2.4 per cent in the RRI to the June quarter 2016 is above that of a year ago (0.9%) and well below the long term average increase of 4.2 per cent. The annual change in the RRI has remained below the long term average since the December quarter of 2012.

In the June quarter, the RRI decreased by 0.7 per cent compared with a 1.8 per cent increase in the last quarter and a 0.8 per cent decrease in the June quarter last year.

Median rents by region

Table 2 shows the median rents for new lettings in the June quarter 2016 for 14 statistical regions in Victoria (9 in metropolitan Melbourne and 5 in regional Victoria).

In metropolitan Melbourne, median rents ranged from $350 per week for Western Melbourne, South Eastern Melbourne and Mornington Peninsula to $450 for Inner Melbourne. In regional Victoria median rents ranged from $260 per week for Gippsland to $310 per week for Barwon-South West.

In the June quarter, the median rent in Metropolitan Melbourne increased in Southern Melbourne (2.4%), Inner Melbourne (2.3%) and Inner Eastern Melbourne (1.2%). It remained steady in Western Melbourne, North Western Melbourne, Outer Eastern Melbourne, South Eastern Melbourne and Mornington Peninsula. It decreased in North Eastern Melbourne (-1.4%). In regional Victoria, the median rent did not increase in any region. It remained steady in Barwon-South West, Gippsland and Central Highlands-Wimmera. It decreased in Goulburn-Ovens-Murray (-1.8%) and Loddon-Mallee (-1.8%).

Table 2: June quarter median rents by statistical region

|  |  |  |  |
| --- | --- | --- | --- |
| **Region** | **Median Rent** | **Quarterly Change\*** | **Annual Change\*** |
| **Metropolitan Melbourne** |  |  |  |
| Inner Melbourne | $450 | 2.3% | 0.0% |
| Inner Eastern Melbourne | $425 | 1.2% | 3.7% |
| Southern Melbourne | $430 | 2.4% | 7.5% |
| Western Melbourne | $350 | 0.0% | 6.1% |
| North Western Melbourne | $360 | 0.0% | 2.9% |
| North Eastern Melbourne | $355 | -1.4% | 1.4% |
| Outer Eastern Melbourne | $375 | 0.0% | 4.2% |
| South Eastern Melbourne | $350 | 0.0% | 4.5% |
| Mornington Peninsula | $350 | 0.0% | 6.1% |
| **Regional Victoria** |  |  |  |
| Barwon-South West | $310 | 0.0% | 3.3% |
| Gippsland | $260 | 0.0% | 0.0% |
| Goulburn-Ovens-Murray | $270 | -1.8% | 3.8% |
| Loddon-Mallee | $275 | -1.8% | 1.9% |
| Central Highlands-Wimmera | $265 | 0.0% | 1.9% |

\* Percentage change figures are calculated from median rents in the region

Over the 12 months to the June quarter, the median rent in metropolitan Melbourne increased in all regions except Inner Melbourne where it remained steady. These increases ranged from 1.4 per cent in North Eastern Melbourne to 7.5 per cent in Southern Melbourne. In regional Victoria, the median rent increased in all regions except Gippsland where it remained steady. These increases ranged from 1.9 per cent in Loddon-Mallee and Central Highlands-Wimmera to 3.8 per cent in Goulburn-Ovens-Murray.

Median rents by major property types

Table 3 provides the median rents for new lettings in the June quarter 2016 for the six major property types for metropolitan Melbourne and regional Victoria as well as the quarterly and annual change in the relevant Rent Index for each property type.

In metropolitan Melbourne, the highest median rent is for four-bedroom houses ($425 per week). The lowest median rent is for one-bedroom flats ($340 per week). The annual change in the property type Rent Index in metropolitan Melbourne ranged from an increase of 1.8 per cent for four-bedroom houses to 4.6 per cent for one-bedroom flats. In the June quarter, the Rent Index has increased for all property types except for three-bedroom houses (-1.2%) and four-bedroom houses (-0.7%).

In regional Victoria, the highest median rent is for four-bedroom houses ($360 per week). The lowest median rent is for one-bedroom flats ($175 per week). The annual change in the property type Rent Index ranged from an increase of 1.6 per cent for two-bedroom houses to an increase of 5.5 per cent for one-bedroom flats. In the June quarter, the Rent Index increased for three-bedroom flats (1.4%) and one-bedroom flats (0.5%). It remained steady for four-bedroom houses and decreased for three-bedroom houses (-1.3%), two-bedroom houses (-0.8%) and two-bedroom flats (-0.6%).

Note: The metropolitan Melbourne medians reflect the geographic distribution of different property types. Houses tend to be the dominant rental property type in outer metropolitan areas, whereas flats are more prevalent in areas closer to the centre of Melbourne.

Table 3: June quarter median rents by major property types

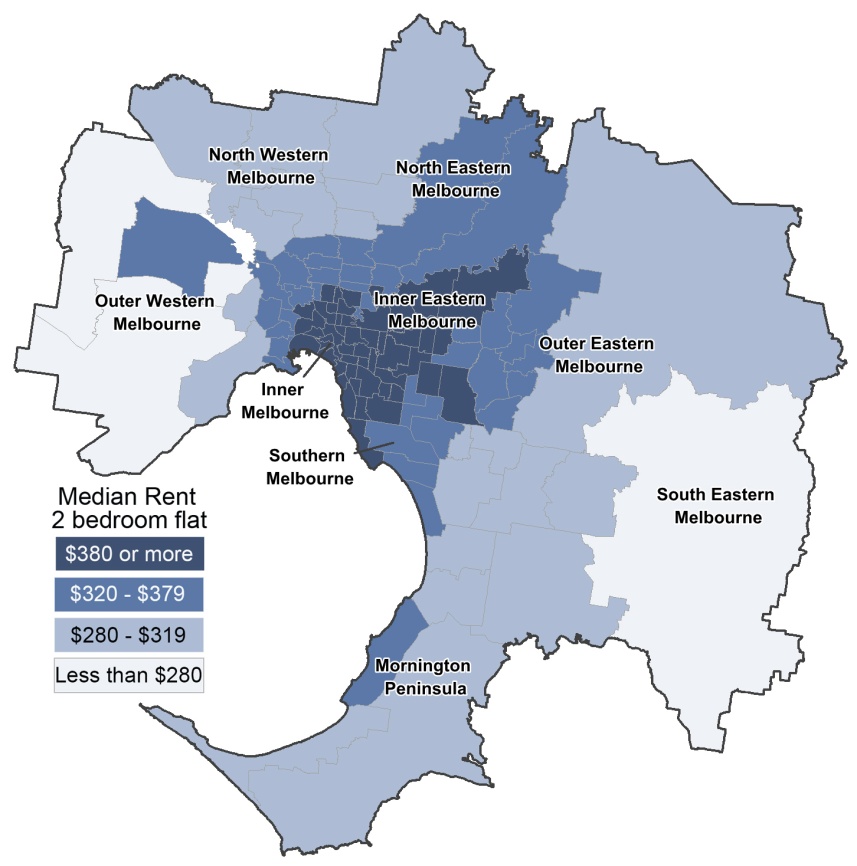
|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Property Type** | **Median Rent** | **Quarterly Change\*** | **Annual Change\*** |
| Metropolitan Melbourne | 1 Bed Flat | $340 | 6.4% | 4.6% |
| 2 Bed Flat | $390 | 1.0% | 4.5% |
| 3 Bed Flat | $420 | 0.6% | 3.3% |
| 2 Bed House | $400 | 1.5% | 3.9% |
| 3 Bed House | $370 | -1.2% | 3.2% |
| 4 Bed House | $425 | -0.7% | 1.8% |
| Regional Victoria | 1 Bed Flat | $175 | 0.5% | 5.5% |
| 2 Bed Flat | $235 | -0.6% | 2.4% |
| 3 Bed Flat | $300 | 1.4% | 4.3% |
| 2 Bed House | $250 | -0.8% | 1.6% |
| 3 Bed House | $290 | -1.3% | 1.8% |
| 4 Bed House | $360 | 0.0% | 2.9% |

\* Percentage change figures are calculated from relevant Rent Index

Moving annual median rents by suburb or town

Table 11 shows the moving annual median rents for suburbs and towns across Victoria by major property type. (Note that the medians in Table 11 are moving *annual* medians, not quarterly medians, and that the annual percentage change is calculated from these moving annual medians.)

Figure 2 and Figure 3 show the moving annual median rents in metropolitan Melbourne for two-bedroom flats and for three-bedroom houses, respectively. They show the pattern of concentration of the highest median rents in Inner Melbourne, large portions of Inner Eastern Melbourne and Southern Melbourne and the inner parts of North Western Melbourne and North Eastern Melbourne.

**Figure 2: Moving annual median rents by suburb for two-bedroom flats, Metropolitan Melbourne**

**Figure 3: Moving annual median rents by suburb for three-bedroom houses, Metropolitan Melbourne**

For two-bedroom flats in metropolitan Melbourne, the suburbs with the highest increases in moving annual median rents to the June quarter were East Brunswick (7.3%), Bulleen-Templestowe-Doncaster (6.5%), Ferntree Gully (6.5%), Springvale (6.5%), West Footscray (6.3%) and East Melbourne (6.1%). The suburbs with decreases in moving annual median rents were Sydenham (-5.9%), Malvern (-4.5%), Newport-Spotswood (-3.8%), Vermont-Forest Hill-Burwood East (-2.8%) and Rowville (-0.5%). Twenty suburbs remaining steady were Collingwood-Abbotsford, Flemington-Kensington, Prahran-Windsor, Southbank, Burwood-Ashburton, Nunawading-Mitcham, Brighton East, Footscray, St Albans-Deer Park, Williamstown, Craigieburn, Gladstone Park-Tullamarine, Mill Park-Epping, Northcote, Thomastown-Lalor, Whittlesea, Bayswater, Yarra Ranges, Narre Warren-Hampton Park and Noble Park.

For two-bedroom flats in regional Victoria, the towns with the highest increases in moving annual median rents to the June quarter were Ocean Grove-Barwon Heads (9.9%), Sale-Maffra (8.7%), Warragul (8.7%), North Geelong (6.7%) and Moe-Newborough (6.5%). The towns with decreases in moving annual median rents were Hamilton (-10.0%), Torquay (-3.0%), Horsham (-2.3%), Golden Square-Kangaroo Flat (-1.2%) and Warrnambool (-0.9%). Twelve towns remaining steady were Belmont-Grovedale, Herne Hill-Geelong West, Newtown, Ballarat, Flora Hill-Bendigo East, North Bendigo, Bairnsdale, Castlemaine, Echuca, Portland, Seymour and Wodonga.

For three-bedroom houses in metropolitan Melbourne, the suburbs with the highest increases in moving annual median rents to the June quarter were South Yarra (15.6%), Ivanhoe-Ivanhoe East (12.2%), Carnegie (11.1%), Kew (10.2%), Footscray (9.2%), Keilor (6.8%), Werribee-Hoppers Crossing (6.7%), Moonee Ponds-Ascot Vale (6.6%), Cheltenham (6.5%), Dromana-Portsea (6.3%) and Canterbury-Surrey Hills-Mont Albert (6.2%). The suburbs with decreases in moving annual median rents were Toorak (-17.1%), South Melbourne (-6.6%), Fitzroy (-5.3%), Camberwell-Glen Iris (-4.3%), Albert Park-Middle Park-West St Kilda (-2.9%), Hampton-Beaumaris (-2.2%), St Kilda (-1.9%), Elsternwick (-1.5%), West Brunswick (-0.9%) and Malvern (-0.6%). Six suburbs remaining steady were Carlton North, Collingwood-Abbotsford, Vermont-Forest Hill-Burwood East, Sunshine, Williamstown and Eltham-Research-Montmorency.

For three-bedroom houses in regional Victoria, the towns with the highest increases in moving annual median rents to the June quarter were Mildura (7.4%), Echuca (6.7%) and Torquay (6.1%). The towns with decreases in moving annual median rents were Hamilton (-4.0%), Horsham (-3.7%) and Golden Square-Kangaroo Flat (-3.4%). Twelve towns remaining steady were Corio, Sebastopol-Delacombe, Flora Hill-Bendigo East, North Bendigo, Castlemaine, Moe-Newborough, Morwell, Ocean Grove-Barwon Heads, Portland, Sale-Maffra, Seymour and Wodonga.

Where are median rents highest? Where are median rents lowest?

Table 4 provides the highest and lowest median rents in both metropolitan Melbourne and regional Victoria.

**Table 4 Highest and lowest moving annual median rents in metropolitan Melbourne and regional Victoria**

| **Where are median rents highest?** | | **Where are median rents lowest?** | |
| --- | --- | --- | --- |
| **2-bedroom flat** |  |  |  |
| **Metropolitan Melbourne** |  |  |  |
| Port Melbourne | $570 | Melton | $250 |
| Docklands | $560 | Pakenham | $270 |
| Southbank | $550 | St Albans-Deer Park | $270 |
| Fitzroy | $548 | Werribee-Hoppers Crossing | $275 |
| CBD-St Kilda Rd | $540 |  |  |
| **Regional Victoria** |  |  |  |
| Torquay | $325 | Moe-Newborough | $165 |
| Ocean Grove-Barwon Heads | $300 | Portland | $170 |
| Geelong-Newcomb | $295 | Hamilton | $180 |
| North Geelong | $288 | Morwell | $180 |
| Belmont-Grovedale | $280 | Benalla | $195 |
| Newtown | $280 |  |  |
| **3-bedroom house** |  |  |  |
| **Metropolitan Melbourne** |  |  |  |
| East Melbourne | $1,050 | Melton | $285 |
| South Yarra | $925 | St Albans-Deer Park | $320 |
| Albert Park-Middle Park-West St Kilda | $850 | Sunshine | $320 |
| Armadale | $850 | Werribee-Hoppers Crossing | $320 |
| Brighton | $850 | Pakenham | $325 |
| Toorak | $850 | Sunbury | $325 |
| **Regional Victoria** |  |  |  |
| Torquay | $435 | Morwell | $210 |
| Newtown | $370 | Portland | $230 |
| Ocean Grove-Barwon Heads | $360 | Hamilton | $240 |
| Belmont-Grovedale | $350 | Moe-Newborough | $240 |
| Herne Hill-Geelong West | $350 | Corio | $250 |
| Lara | $340 |  |  |

An expanded version of Table 11 containing extra property types as well as lower and upper quartile information can be found in the Rental Report June Quarter 2016 data tables available for download from the Office of Housing website: [www.dhs.vic.gov.au/about-the-department/documents-and-resources/research,-data-and-statistics/current-rental-report](http://www.dhs.vic.gov.au/about-the-department/documents-and-resources/research,-data-and-statistics/current-rental-report).

Rental availability

New Lettings

The number of new lettings provides an indicator of the overall availability of rental housing for a specific period. A new letting can result from two main sources: turnover in existing rental housing or new additions to the stock of rental housing.

Table 5 shows the total number of new rental lettings for the June quarter 2016. Across the state the total number of new lettings was 49,938 an increase of 0.9 per cent on the same quarter of 2015. Metropolitan Melbourne recorded an increase of 1.8 per cent in new lettings and regional Victoria a decrease of 2.5 per cent on the same quarter of last year. Metropolitan Melbourne accounted for 78.8 per cent of all new lettings in Victoria.

**Table 5: New lettings for metropolitan Melbourne, regional Victoria and Victoria**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Jun-16** | **Jun-15** | **Change** |
| **Metropolitan Melbourne** | 39,327 | 38,613 | 1.8% |
| **Regional Victoria** | 10,611 | 10,884 | -2.5% |
| **Victoria** | 49,938 | 49,497 | 0.9% |

Table 6 lists the total number of new lettings across each of the 14 statistical regions. Four of the nine metropolitan regions recorded annual increases in the number of new lettings: Inner Eastern Melbourne, North Western Melbourne, North Eastern Melbourne and Outer Eastern Melbourne. The annual change in new lettings to the June quarter 2016 ranged from a decrease of 2.3 per cent for Mornington Peninsula to an increase of 8.8 per cent for North Western Melbourne.

In regional Victoria, two regions recorded an annual increase in the number of new lettings: Barwon-South West and Central Highlands-Wimmera. The annual change in new lettings to the June quarter 2016 ranged from a decrease of 6.9 per cent in Gippsland to an increase of 1.9 per cent in Central Highlands-Wimmera.

**Table 6: New lettings for statistical regions Victoria**

|  |  |  |  |
| --- | --- | --- | --- |
| **Region** | **Jun-16** | **Jun-15** | **Change** |
| **Metropolitan Melbourne** |  |  |  |
| Inner Melbourne | 9,741 | 9,814 | -0.7% |
| Inner Eastern Melbourne | 5,001 | 4,765 | 5.0% |
| Southern Melbourne | 3,393 | 3,425 | -0.9% |
| Western Melbourne | 5,492 | 5,560 | -1.2% |
| North Western Melbourne | 3,961 | 3,641 | 8.8% |
| North Eastern Melbourne | 3,943 | 3,631 | 8.6% |
| Outer Eastern Melbourne | 2,126 | 1,990 | 6.8% |
| South Eastern Melbourne | 3,576 | 3,644 | -1.9% |
| Mornington Peninsula | 2,094 | 2,143 | -2.3% |
| **Regional Victoria** |  |  |  |
| Barwon-South West | 3,008 | 2,982 | 0.9% |
| Gippsland | 1,941 | 2,085 | -6.9% |
| Goulburn-Ovens-Murray | 1,995 | 2,111 | -5.5% |
| Loddon-Mallee | 1,975 | 2,045 | -3.4% |
| Central Highlands-Wimmera | 1,692 | 1,661 | 1.9% |

Active Bonds

The number of active bonds provides an indicator of the total stock of rental housing, based on the total number of bonds held by the RTBA at a given point in time.

At the end of the June quarter 2016, the total number of active bonds held in Victoria was 538,540, an increase of 3.6 per cent on the size of the rental market over the same quarter of 2015. The average annual increase in the rental market over the last ten years is 5.9 per cent. In the June quarter 2016, the annual increase in active bonds in metropolitan Melbourne (4.2%) continues to be higher than for regional Victoria (1.5%), a trend started in the March quarter 2010.

Figure 4 shows trends in active bonds for the past five years. The annual increase in active bonds continues to reduce from a high of 7.9 per cent in the June quarter 2012. While the average annual increase in the number active bonds over the past 10 years is 5.9 per cent, the average increase over the past two years has been lower (4.6%).

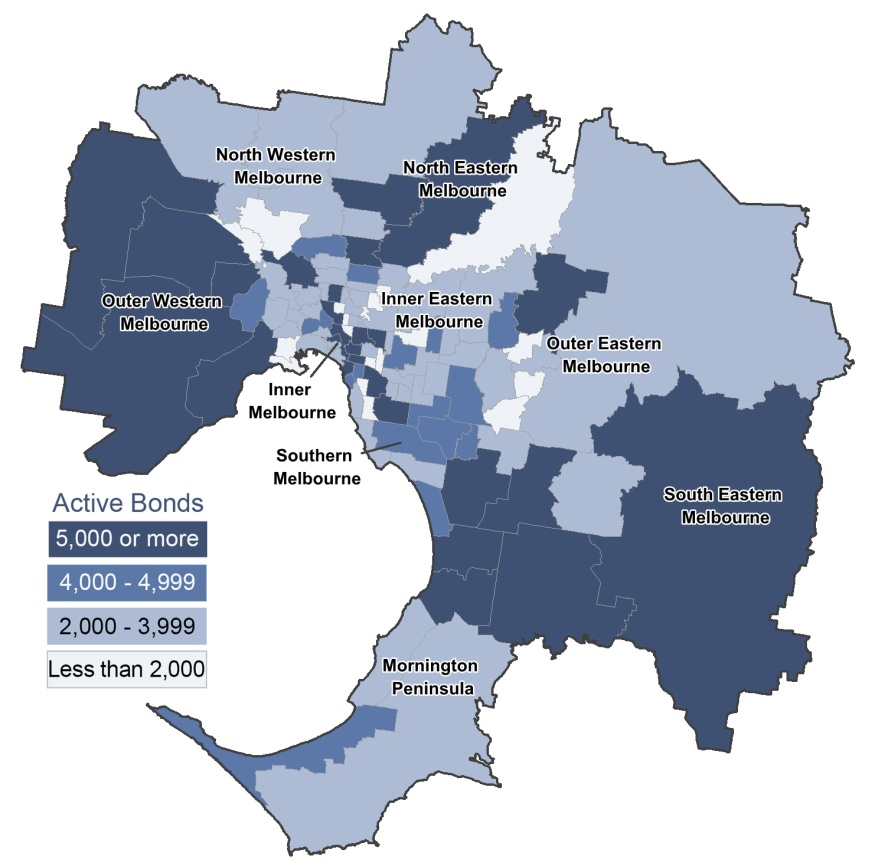
Table 14 below shows the number of active bonds for each local government area in June 2016 and, the change in active bonds in the past twelve months and over the past five years. The largest numbers of active bonds in metropolitan Melbourne are in the municipalities of Melbourne (42,575 - 9.9% of metropolitan Melbourne bonds), Stonnington (21,572 – 5.0%), Moreland (21,406 – 5.0%), Port Phillip (20,995 – 4.9%), Glen Eira (19,512 – 4.5%), Boroondara (18,961 – 4.4%), Darebin (17,631 - 4.1%) and Wyndham (17,459 - 4.0%). Over the five-year period to June 2016, the highest increases have been mainly in municipalities on the fringe of metropolitan Melbourne in Nillumbik 80.7%, Hume 61.6%, Whittlesea 60.2%, Melbourne 58.2%, Wyndham 55.3%, Cardinia 53.9% and Melton 53.5%; the lowest increases have been in the municipalities of Port Phillip (11.6%), Yarra Ranges (13.9%), Hobsons Bay (19.2%), Mornington Peninsula (20.7%), Glen Eira (22.2%), Frankston (22.3%), Monash (23.2%) and Boroondara (23.9%).

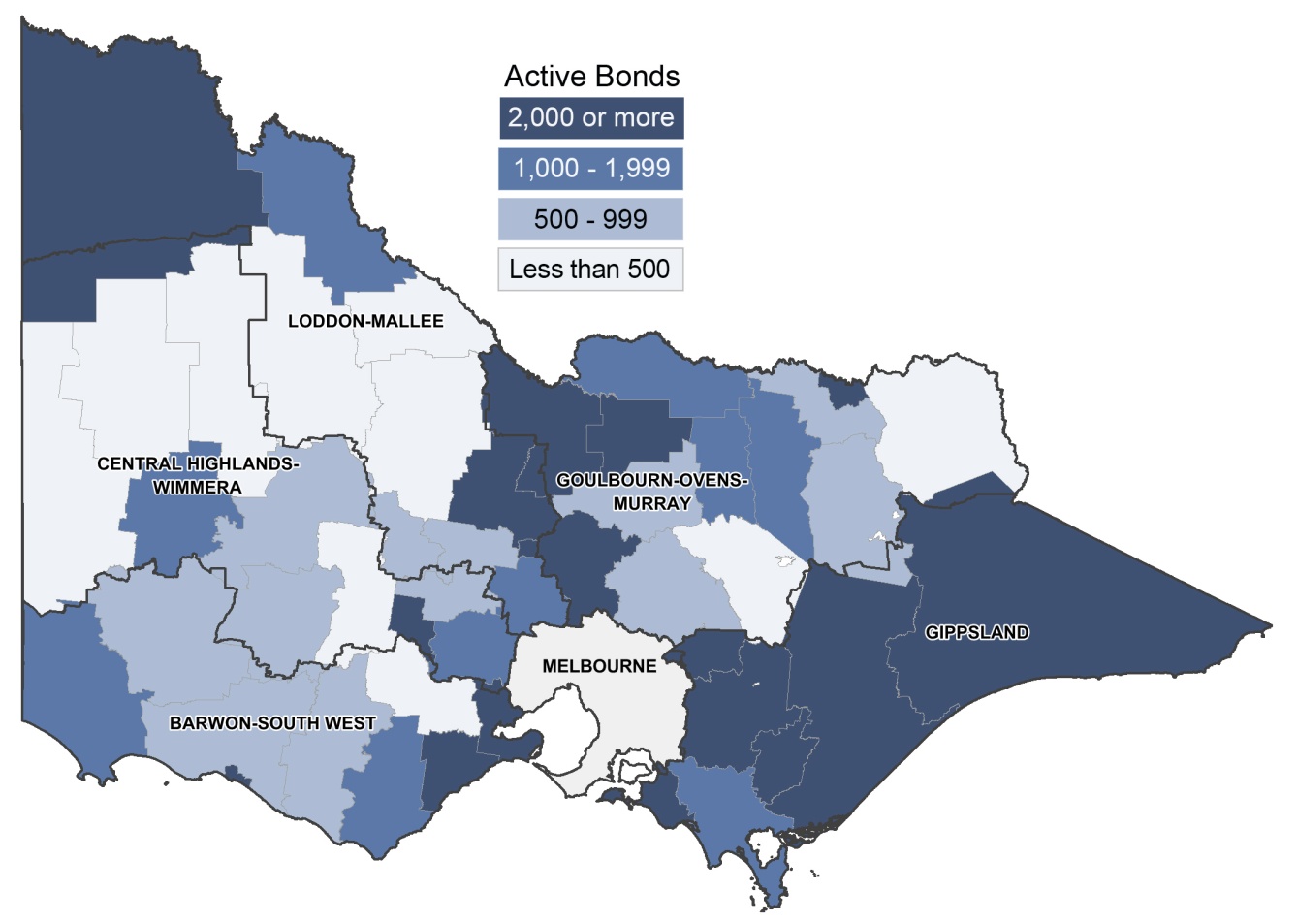
The largest numbers of active bonds in regional Victoria are in the municipalities of Greater Geelong (20,267 – 18.9% of regional Victoria bonds), Ballarat (10,448 – 9.7%), Greater Bendigo (9,730 – 9.1%), Latrobe (5,936 – 5.5%), Greater Shepparton (5,063 – 4.7%) and Mildura (4,676 – 4.4%). Over the past five years, the highest increases have been in the municipalities of Mitchell (47.8%), Moorabool (45.2%), Pyrenees (37.9%) and Baw Baw (34.7%).

Figure 5a illustrates the distribution of active bonds by suburb for metropolitan Melbourne. Figure 5b illustrates the distribution of active bonds by local government area for regional Victoria.

**Figure 4 –Total active residential bonds, Victoria - annual percentage change**

**Figure 5a: Number of active bonds by suburb for metropolitan Melbourne**

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**Figure 5b – Number of active bonds by Local Government Area for regional Victoria  
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Turnover and length of tenancy

The number of bond refunds in a quarter, if expressed as a percentage of all bonds held, can be used to provide an estimate of the ‘turnover rate’ in the rental market. The ‘turnover rate’ is an important indicator of the level of natural vacancies which are occurring in the market due to tenancies ending.

Table 7 shows the turnover rate and, the median length of tenancy (based on bond refunds during the quarter) for both metropolitan Melbourne and regional Victoria.

For the June quarter 2016, the quarterly turnover rate for metropolitan Melbourne was 8.7 per cent (that is, 8.7 per cent of all bonds were refunded in the quarter), the same rate as a year earlier. The turnover rate in regional Victoria for the June quarter 2016 was 9.9 per cent, a higher rate than in the same quarter last year (9.6%).

The median length of tenancy for bonds refunded in the June quarter 2016 was 18 months for metropolitan Melbourne and 16 months for regional Victoria.

**Table 7: Turnover and tenancy duration**

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | **June 2016** | **June 2015** |
| Metropolitan Melbourne | Turnover rate | 8.7% | 8.7% |
|  | Median tenancy duration | 18 | 18 |
| Regional Victoria | Turnover rate | 9.9% | 9.6% |
|  | Median tenancy duration | 16 | 16 |

Notes:

1. Turnover rate is the number of bond refunds (moving annual total) as % of total active bonds.

2. Median tenancy duration (months) is the period from bond lodgment date to bond claim date for refunds in that quarter.

Table 8 shows the median length of tenancy and turnover by dwelling size for both metropolitan Melbourne and regional Victoria. In metropolitan Melbourne one-bedroom dwellings have the lowest median length of tenancy (15 months) and the highest turnover rates (10.1%). In regional Victoria, one-bedroom dwellings also have the lowest median length of tenancy (14 months) and four-bedroom plus dwellings have the highest turnover rate higher (10.2%).

**Table 8: Median tenancy duration and turnover by dwelling size**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Metropolitan Melbourne** | | **Regional Victoria** | |
|  | **Duration** (months) | **Turnover** | **Duration** (months) | **Turnover** |
| 1 bedroom | 15 | 10.1% | 14 | 9.2% |
| 2 bedrooms | 18 | 8.8% | 15 | 9.8% |
| 3 bedrooms | 19 | 8.1% | 16 | 9.8% |
| 4+ bedrooms | 18 | 8.1% | 16 | 10.2% |
| All properties | 18 | 8.7% | 16 | 9.9% |

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 6 presents a summary of lending for housing investment in Victoria over the past five years.

In the June quarter 2016, the lending to investors in Victoria was $9.53 billion which was 29.3 per cent of the total lending for the purchase or construction of dwellings. Lending to investors is 13.6 per cent lower than the level of lending in the same quarter of 2015 but 12.5 per cent higher than the level in the last quarter.

Figure 6: Lending to investors in residential housing, Victoria ($2016 June)

Note: Lending to investors in December quarter 2011, March quarter 2013 and  
June quarter 2013 is an estimate - see Note 6

Vacancy Rate

Figure 7 shows the trend vacancy rate over the past five years for metropolitan Melbourne and regional Victoria.

In June 2016, the trend vacancy rate for metropolitan Melbourne was 2.5 per cent, compared with a rate of 2.8 per cent in March 2016 and 2.9 per cent in June 2015. The average vacancy rate for the four years from January 2000 to December 2004 was 3.8 per cent, for the seven years from January 2005 to December 2012 was 1.7 per cent and for the last two years (since July 2014) has been 3.0 per cent. The trend vacancy rate reached its lowest point of 1.0 per cent in early 2008.

For regional Victoria the trend vacancy rate was 2.8 per cent in June 2016, compared with a rate of 2.9 per cent in March 2016 and 2.4 per cent in June 2015.

**Figure 7 – Rental vacancy rate**

Note: The Rental Vacancy Rate for January 2012 is an estimate - see Note 7

Rental Market Affordability

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

Overall trends

In the June quarter 2016, 18.9 per cent of all new lettings across the state were affordable to lower income households. Figure 8 shows the trend in these figures over the past five years for Victoria, metropolitan Melbourne and regional Victoria.

Figure 8: Affordable rentals as percent of all rentals

The availability of affordable housing in metropolitan Melbourne has generally declined from a high in the September quarter 2005 (30.2% of dwellings) to a low in the March quarter 2011 (7.4%). In the June quarter 2016, 8.2 per cent of dwellings were affordable, above that of the previous quarter (6.5%) but below that of the same quarter in 2015 (10.6%).

Regional Victoria has followed a similar trend, from a high of 82.7 per cent in the September quarter 2002 to a low of 54.9 per cent in the March quarter 2012. In the June quarter 2016, 58.6 per cent of dwellings were affordable, above that of the previous quarter (55.8%) but below that of the same quarter in 2015 (62.5%).

Trends by household type

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 9.

Due to a limited supply of affordable one-bedroom dwellings, low income single person households face the most difficulties in accessing affordable rental housing. Across Melbourne, just 0.4 per cent of one-bedroom dwellings let in the June quarter were affordable to low income singles. For a single parent with one child on Centrelink income, 2.0 per cent of two-bedroom dwellings across Melbourne were affordable. A couple on Newstart with two dependent children could afford 12.1 per cent of three-bedroom new lettings in Melbourne in the June quarter. A couple on Newstart with four dependent children could afford 26.9 per cent of four-bedroom new lettings in Melbourne in the June quarter. For larger families, the supply of affordable three and four-bedroom dwellings is better and reflects the predominantly outer suburban location of this size of dwelling.

Table 9: Rental affordability by indicative households on Centrelink incomes

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **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)** |  | $264 | $556 | $767 | $987 |  |
| **Affordable weekly rent** |  | $145 | $245 | $310 | $385 |  |
| **Affordable rentals (number)** | **Metropolitan** | 25 | 290 | 1,594 | 1,299 | 3,208 |
| **Regional** | 139 | 1,576 | 3,416 | 1,090 | 6,221 |
| **State total** | 164 | 1,866 | 5,010 | 2,389 | 9,429 |
| **Affordable rentals (% of total)** | **Metropolitan** | 0.4% | 2.0% | 12.1% | 26.9% | 8.2% |
| **Regional** | 20.6% | 53.2% | 65.4% | 62.2% | 58.6% |
| **State total** | 2.1% | 10.8% | 27.3% | 36.3% | 18.9% |

Trends by region

Table 10 shows the availability of affordable lettings for each of the statistical regions of Victoria. In metropolitan Melbourne, Western Melbourne (25.5%) has the highest proportion of new lettings affordable to lower income households, with South Eastern Melbourne (17.5%) and Mornington Peninsula (13.7%) also having relatively high proportions. Western Melbourne has the highest number and proportion of three-bedroom lettings (730 or 27.0%) and four-bedroom lettings (582 or 49.0%). Western Melbourne has the highest number (80) whereas Mornington Peninsula has the highest proportion (9.8%) of affordable two-bedroom lettings. Inner Melbourne (0.5%), Southern Melbourne (0.9%) and Inner Eastern Melbourne (1.4%) have the lowest proportions of affordable new lettings.

In regional Victoria, Gippsland (72.0%) has the highest proportion of affordable new lettings while Barwon-South West (36.3%) has the lowest proportion.

Trends by Local Government Area

Table 13 provides data on the number of new lettings affordable to households on Centrelink incomes for all Victorian Local Government Areas (LGA).

Figures 9a and 9b, drawn from Table 13, show the proportion of affordable dwellings in each local government area (LGA) across metropolitan Melbourne and regional Victoria.

LGAs with the highest proportion of affordable dwellings in metropolitan Melbourne are Melton (44.2%), Wyndham (39.0%), Cardinia (35.9%), Hume (23.8%), Brimbank (23.2%) and Nillumbik (21.4%). The LGAs with lowest proportion are Bayside, Boroondara, Glen Eira, Melbourne, Moonee Valley, Port Phillip, Stonnington and Yarra (all with less than 1.0%) and, Monash and Whitehorse (both with less than 2.0%).

The LGAs with the highest proportion of affordable dwellings in regional Victoria are Buloke, Hindmarsh, Loddon, West Wimmera and Yarriambiack (all with 100%) and, Central Goldfields, Gannawarra, Southern Grampians and Towong (all above 90%). The LGAs with the lowest proportion of affordable dwellings are Surf Coast (8.9%), Macedon Ranges (15.2%), Queenscliffe (20.0%) and Greater Geelong (29.5%).

Figure 9a: Affordable dwellings in metropolitan Melbourne

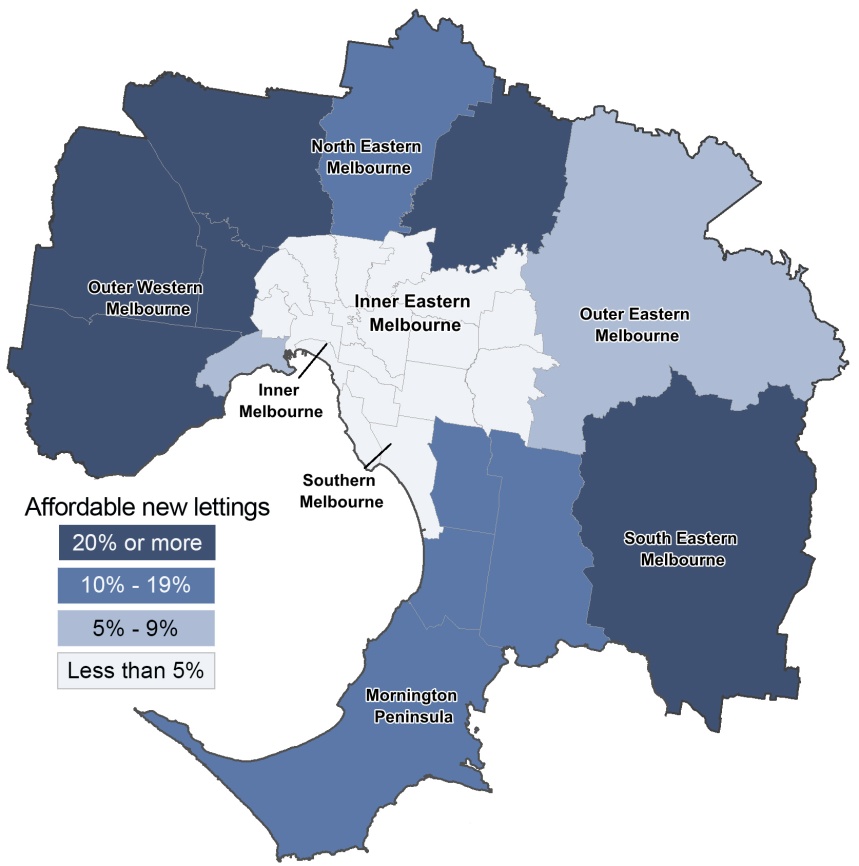


Figure 9b: Affordable dwellings in regional Victoria

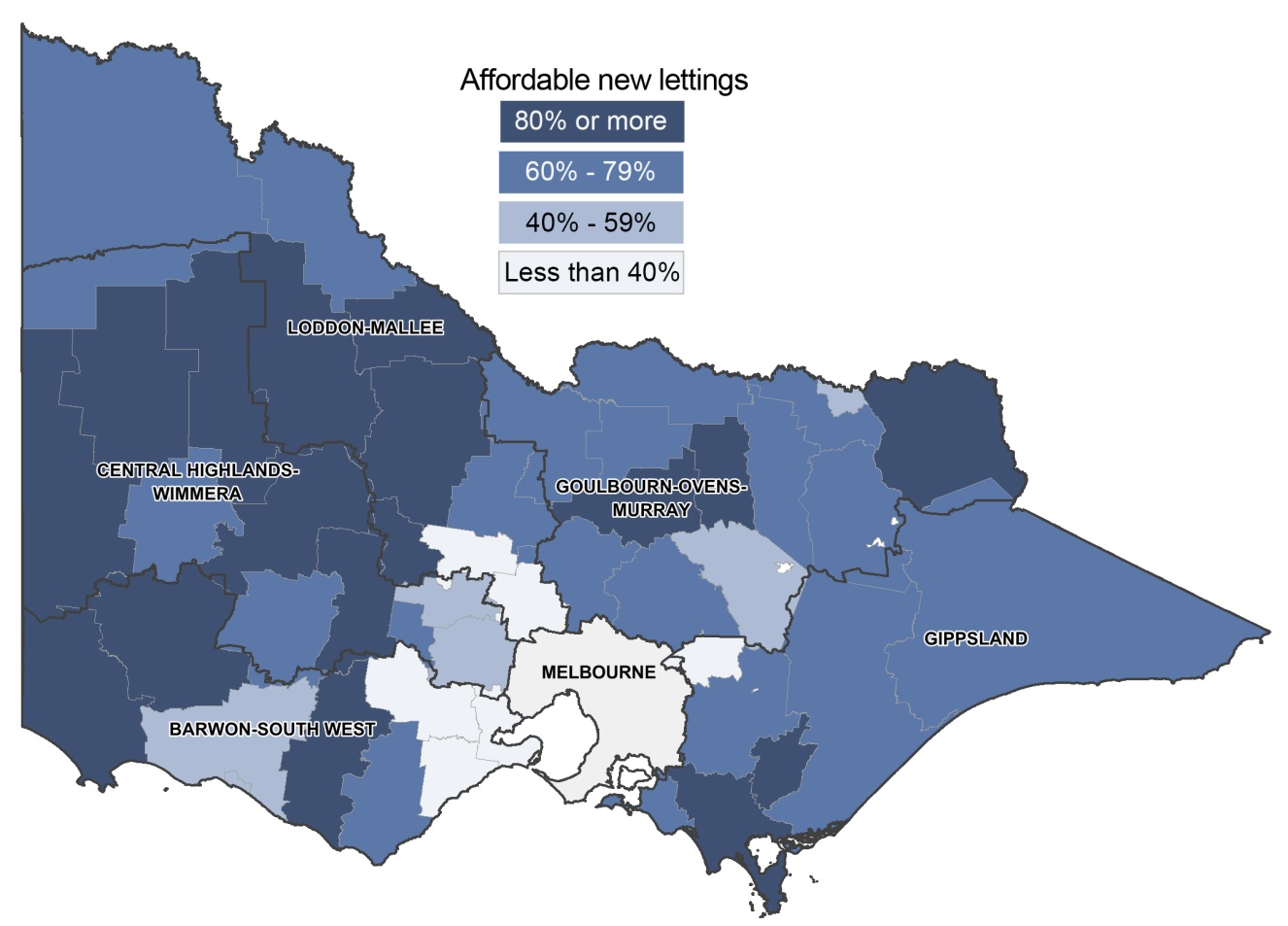


Table 10: Affordable lettings for indicative households (see table 9) on Centrelink incomes

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Region** | **1 Bedroom** | | **2 Bedroom** | | **3 Bedroom** | | **4+ Bedroom** | | **Total** | |
| **#** | **%** | **#** | **%** | **#** | **%** | **#** | **%** | **#** | **%** |
| Inner Melbourne | 9 | 0.2% | 19 | 0.4% | 15 | 1.8% | 10 | 6.8% | 53 | 0.5% |
| Inner Eastern Melbourne | 1 | 0.1% | 21 | 1.2% | 24 | 1.4% | 25 | 3.0% | 71 | 1.4% |
| Southern Melbourne | - | 0.0% | 11 | 0.7% | 12 | 1.2% | 6 | 1.9% | 29 | 0.9% |
| Western Melbourne | 9 | 2.9% | 80 | 6.2% | 730 | 27.0% | 582 | 49.0% | 1,401 | 25.5% |
| North Western Melbourne | 2 | 0.4% | 15 | 0.9% | 185 | 13.2% | 128 | 31.1% | 330 | 8.3% |
| North Eastern Melbourne | - | 0.0% | 13 | 0.9% | 100 | 6.7% | 207 | 40.4% | 320 | 8.1% |
| Outer Eastern Melbourne | 1 | 1.2% | 16 | 2.5% | 44 | 4.1% | 32 | 9.6% | 93 | 4.4% |
| South Eastern Melbourne | 2 | 1.2% | 60 | 7.0% | 303 | 17.3% | 260 | 32.2% | 625 | 17.5% |
| Mornington Peninsula | 1 | 0.9% | 55 | 9.8% | 181 | 16.0% | 49 | 17.0% | 286 | 13.7% |
| ***Metropolitan Melbourne*** | ***25*** | ***0.4%*** | ***290*** | ***2.0%*** | ***1,594*** | ***12.1%*** | ***1,299*** | ***26.9%*** | ***3,208*** | ***8.2%*** |
| Barwon-South West | 9 | 4.8% | 250 | 29.2% | 634 | 43.8% | 199 | 38.3% | 1,092 | 36.3% |
| Gippsland | 45 | 33.1% | 321 | 65.8% | 810 | 79.1% | 221 | 75.7% | 1,397 | 72.0% |
| Goulburn-Ovens-Murray | 23 | 20.9% | 411 | 70.3% | 685 | 71.1% | 236 | 70.2% | 1,355 | 67.9% |
| Loddon-Mallee | 25 | 21.9% | 303 | 56.3% | 672 | 68.1% | 239 | 71.1% | 1,239 | 62.7% |
| Central Highlands-Wimmera | 37 | 28.7% | 291 | 58.7% | 615 | 77.1% | 195 | 72.5% | 1,138 | 67.3% |
| ***Regional Victoria*** | ***139*** | ***20.6%*** | ***1,576*** | ***53.2%*** | ***3,416*** | ***65.4%*** | ***1,090*** | ***62.2%*** | ***6,221*** | ***58.6%*** |
| ***Victoria*** | ***164*** | ***2.1%*** | ***1,866*** | ***10.8%*** | ***5,010*** | ***27.3%*** | ***2,389*** | ***36.3%*** | ***9,429*** | ***18.9%*** |

**Table 11 – Moving annual median rents for suburbs/town by major property type**

| **Suburb/town** | **1 Bed Flat** | | | **2 Bed Flat** | | | **2 Bed House** | | | **3 Bed House** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Count | Median | Annual % Change | Count | Median | Annual % Change | Count | Median | Annual % Change | Count | Median | Annual % Change |
| **Inner Melbourne** | | | | | | | | | | | | |
| Albert Park-Middle Park-West St Kilda | 288 | $325 | 1.6% | 236 | $468 | 4.0% | 142 | $640 | 7.6% | 143 | $850 | -2.9% |
| Armadale | 174 | $310 | 0.0% | 318 | $400 | 1.3% | 36 | $598 | -0.3% | 52 | $850 | 2.7% |
| Carlton North | 62 | $330 | 3.1% | 108 | $440 | 2.3% | 115 | $520 | -6.3% | 65 | $650 | 0.0% |
| Carlton-Parkville | 3,260 | $330 | 0.0% | 1,434 | $480 | 1.1% | 56 | $520 | 1.0% | 50 | $728 | 5.5% |
| CBD-St Kilda Rd | 5,068 | $380 | 0.0% | 4,170 | $540 | 3.8% | 13 | $500 | -33.3% | - | - | - |
| Collingwood-Abbotsford | 867 | $375 | 4.2% | 944 | $500 | 0.0% | 109 | $540 | 0.0% | 72 | $675 | 0.0% |
| Docklands | 602 | $430 | 2.4% | 931 | $560 | 1.8% | - | - | - | - | - | - |
| East Melbourne | 202 | $380 | 2.7% | 183 | $525 | 6.1% | - | - | - | - | - | - |
| East St Kilda | 534 | $300 | 1.7% | 879 | $400 | 5.3% | 78 | $550 | 0.0% | 82 | $700 | 3.2% |
| Elwood | 586 | $320 | 6.7% | 952 | $430 | 2.4% | 22 | $635 | 6.7% | 72 | $820 | 5.4% |
| Fitzroy | 261 | $380 | 5.6% | 258 | $548 | 5.4% | 78 | $600 | 2.6% | 49 | $710 | -5.3% |
| Fitzroy North-Clifton Hill | 285 | $340 | 6.3% | 282 | $465 | 3.3% | 175 | $550 | 5.8% | 142 | $725 | 3.6% |
| Flemington-Kensington | 315 | $330 | 6.5% | 610 | $380 | 0.0% | 212 | $470 | 4.4% | 160 | $563 | 1.4% |
| North Melbourne-West Melbourne | 1,224 | $336 | 8.4% | 847 | $465 | 3.3% | 94 | $498 | 6.0% | 86 | $650 | 4.8% |
| Port Melbourne | 335 | $420 | 1.2% | 574 | $570 | 1.2% | 122 | $550 | 4.8% | 145 | $810 | 2.5% |
| Prahran-Windsor | 1,236 | $320 | 0.0% | 836 | $450 | 0.0% | 224 | $560 | 1.8% | 160 | $738 | 5.4% |
| Richmond-Burnley | 866 | $363 | 0.8% | 840 | $500 | 1.0% | 387 | $565 | 0.9% | 293 | $700 | 1.0% |
| South Melbourne | 354 | $400 | 2.6% | 372 | $515 | 3.0% | 111 | $575 | 4.5% | 59 | $775 | -6.6% |
| South Yarra | 1,892 | $360 | 2.9% | 1,777 | $510 | 3.0% | 122 | $600 | 2.6% | 96 | $925 | 15.6% |
| Southbank | 1,076 | $430 | 2.4% | 1,804 | $550 | 0.0% | - | - | - | - | - | - |
| St Kilda | 1,502 | $345 | 4.5% | 1,284 | $450 | 4.7% | 51 | $580 | 0.0% | 46 | $685 | -1.9% |
| Toorak | 200 | $310 | 3.3% | 325 | $460 | 2.2% | 16 | $645 | 19.9% | 56 | $850 | -17.1% |
| ***Inner Melbourne - Total*** | ***21,189*** | ***$360*** | ***2.9%*** | ***19,964*** | ***$500*** | ***2.0%*** | ***2,183*** | ***$550*** | ***0.0%*** | ***1,849*** | ***$720*** | ***2.9%*** |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Inner Eastern Melbourne** | | | | | | | | | | | | |
| Balwyn | 39 | $360 | 9.1% | 277 | $395 | 3.9% | 35 | $400 | 1.8% | 233 | $540 | 3.8% |
| Blackburn | 117 | $330 | 6.5% | 196 | $380 | 5.6% | 31 | $370 | 2.8% | 266 | $420 | 5.0% |
| Box Hill | 485 | $240 | 4.3% | 705 | $380 | 5.6% | 71 | $380 | 4.1% | 325 | $450 | 4.7% |
| Bulleen-Templestowe-Doncaster | 139 | $350 | 0.0% | 381 | $410 | 6.5% | 36 | $365 | 5.8% | 436 | $440 | 2.3% |
| Burwood-Ashburton | 238 | $220 | 0.0% | 176 | $400 | 0.0% | 80 | $395 | 1.3% | 301 | $460 | 4.5% |
| Camberwell-Glen Iris | 368 | $330 | 8.2% | 783 | $410 | 0.5% | 68 | $480 | 3.2% | 229 | $620 | -4.3% |
| Canterbury-Surrey Hills-Mont Albert | 18 | $368 | 5.1% | 340 | $395 | 1.3% | 37 | $420 | 0.0% | 113 | $600 | 6.2% |
| Chadstone-Oakleigh | 52 | $330 | 0.0% | 313 | $370 | 4.2% | 63 | $390 | 5.4% | 274 | $430 | 3.6% |
| Clayton | 448 | $275 | 10.0% | 693 | $360 | 2.9% | 40 | $365 | -2.7% | 245 | $400 | 2.6% |
| Doncaster East-Donvale | 29 | $360 | 6.5% | 213 | $390 | 5.4% | 11 | $380 | 1.3% | 282 | $445 | 3.5% |
| East Hawthorn | 400 | $350 | 16.7% | 507 | $420 | 5.0% | 49 | $530 | 9.3% | 76 | $698 | 2.9% |
| Glen Waverley-Mulgrave | 73 | $370 | 1.4% | 211 | $385 | 1.3% | 25 | $350 | -2.8% | 730 | $430 | 3.6% |
| Hawthorn | 1,129 | $290 | 0.0% | 901 | $420 | 5.0% | 58 | $527 | -3.3% | 90 | $713 | 4.9% |
| Kew | 91 | $360 | 2.9% | 554 | $400 | 2.6% | 49 | $520 | 7.2% | 156 | $650 | 10.2% |
| Mount Waverley | 28 | $340 | 30.8% | 142 | $385 | 2.7% | 18 | $380 | 5.6% | 332 | $440 | 3.5% |
| Nunawading-Mitcham | 91 | $310 | 1.6% | 361 | $350 | 0.0% | 57 | $370 | 1.4% | 264 | $400 | 2.6% |
| Vermont-Forest Hill-Burwood East | 12 | $305 | 1.7% | 110 | $345 | -2.8% | 39 | $370 | 2.8% | 361 | $400 | 0.0% |
| ***Inner Eastern Melbourne - Total*** | ***3,757*** | ***$300*** | ***7.1%*** | ***6,863*** | ***$390*** | ***2.6%*** | ***767*** | ***$400*** | ***2.6%*** | ***4,713*** | ***$450*** | ***4.7%*** |
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| **Southern Melbourne** | | | | | | | | | | | | |
| Aspendale-Chelsea-Carrum | 70 | $280 | 12.0% | 537 | $350 | 3.6% | 69 | $375 | 10.3% | 357 | $430 | 2.6% |
| Bentleigh | 223 | $270 | 0.0% | 634 | $380 | 2.7% | 114 | $418 | 4.5% | 540 | $500 | 4.2% |
| Brighton | 73 | $390 | 25.8% | 341 | $515 | 4.0% | 43 | $490 | -10.9% | 123 | $850 | 5.6% |
| Brighton East | 15 | $300 | 25.0% | 70 | $420 | 0.0% | 32 | $500 | 2.0% | 131 | $650 | 5.7% |
| Carnegie | 386 | $275 | 3.8% | 546 | $400 | 5.3% | 34 | $450 | 0.4% | 72 | $550 | 11.1% |
| Caulfield | 463 | $270 | 1.9% | 813 | $400 | 1.3% | 70 | $465 | 3.3% | 178 | $625 | 3.6% |
| Cheltenham | 138 | $320 | 3.2% | 671 | $370 | 4.2% | 88 | $410 | 2.5% | 424 | $490 | 6.5% |
| Elsternwick | 202 | $295 | 5.4% | 276 | $410 | 2.5% | 15 | $525 | 1.0% | 55 | $640 | -1.5% |
| Hampton-Beaumaris | 165 | $320 | 3.2% | 400 | $440 | 4.8% | 49 | $480 | 6.7% | 238 | $673 | -2.2% |
| Malvern | 124 | $350 | 9.4% | 203 | $420 | -4.5% | 30 | $583 | 1.4% | 55 | $795 | -0.6% |
| Malvern East | 362 | $265 | 0.0% | 324 | $400 | 2.6% | 34 | $450 | 0.0% | 125 | $580 | 5.5% |
| Mentone-Parkdale-Mordialloc | 280 | $280 | 5.7% | 592 | $360 | 1.7% | 48 | $428 | 12.6% | 207 | $505 | 1.0% |
| Murrumbeena-Hughesdale | 272 | $280 | 3.7% | 351 | $400 | 2.6% | 34 | $415 | 3.2% | 88 | $478 | 3.9% |
| ***Southern Melbourne - Total*** | ***2,773*** | ***$285*** | ***3.6%*** | ***5,758*** | ***$395*** | ***3.9%*** | ***660*** | ***$440*** | ***2.3%*** | ***2,593*** | ***$529*** | ***5.8%*** |
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| **Outer Western Melbourne** | | | | | | | | | | | | |
| Altona | 84 | $250 | 0.0% | 591 | $315 | 5.0% | 132 | $330 | 6.5% | 1,512 | $360 | 2.9% |
| Footscray | 354 | $230 | -7.6% | 488 | $340 | 0.0% | 128 | $400 | 5.3% | 155 | $440 | 9.2% |
| Keilor East-Avondale Heights | 145 | $320 | 16.4% | 419 | $370 | 3.4% | 63 | $350 | 0.0% | 408 | $395 | 3.9% |
| Melton | 38 | $314 | 1.3% | 127 | $250 | 4.2% | 30 | $263 | 9.6% | 922 | $285 | 3.6% |
| Newport-Spotswood | 77 | $250 | -10.7% | 140 | $330 | -3.8% | 105 | $430 | 7.5% | 240 | $490 | 1.0% |
| St Albans-Deer Park | 50 | $210 | 5.0% | 342 | $270 | 0.0% | 63 | $290 | 3.6% | 984 | $320 | 3.2% |
| Sunshine | 167 | $210 | 0.0% | 325 | $280 | 3.7% | 84 | $297 | 6.1% | 629 | $320 | 0.0% |
| Sydenham | 14 | $293 | 10.6% | 165 | $320 | -5.9% | 65 | $330 | 2.2% | 948 | $360 | 2.9% |
| Werribee-Hoppers Crossing | 56 | $260 | 13.0% | 521 | $275 | 3.8% | 124 | $285 | 3.6% | 2,064 | $320 | 6.7% |
| West Footscray | 201 | $244 | 1.7% | 469 | $340 | 6.3% | 126 | $340 | 0.6% | 324 | $380 | 2.7% |
| Williamstown | 55 | $280 | 2.6% | 144 | $350 | 0.0% | 62 | $450 | 0.0% | 179 | $580 | 0.0% |
| Yarraville-Seddon | 156 | $260 | 10.6% | 320 | $330 | 3.1% | 199 | $450 | 2.3% | 373 | $500 | 5.3% |
| ***Outer Western Melbourne - Total*** | ***1,397*** | ***$250*** | ***0.0%*** | ***4,051*** | ***$310*** | ***3.3%*** | ***1,181*** | ***$350*** | ***0.0%*** | ***8,738*** | ***$340*** | ***4.6%*** |
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| **North Western Melbourne** | | | | | | | | | | | | |
| Broadmeadows-Roxburgh Park | 45 | $210 | -7.9% | 183 | $310 | 3.3% | 53 | $295 | -1.7% | 773 | $330 | 1.5% |
| Brunswick | 527 | $328 | 5.8% | 771 | $415 | 3.8% | 195 | $480 | 1.1% | 191 | $600 | 0.8% |
| Coburg-Pascoe Vale South | 162 | $300 | 0.0% | 397 | $360 | 2.9% | 164 | $400 | 0.0% | 333 | $480 | 4.3% |
| Craigieburn | 12 | $290 | 16.0% | 123 | $300 | 0.0% | 80 | $310 | 3.3% | 710 | $340 | 3.0% |
| East Brunswick | 355 | $350 | 6.1% | 484 | $440 | 7.3% | 60 | $500 | 2.0% | 88 | $620 | 3.3% |
| Essendon | 426 | $300 | 7.1% | 856 | $350 | 2.9% | 98 | $370 | -2.6% | 401 | $430 | 4.9% |
| Gladstone Park-Tullamarine | 20 | $248 | -2.7% | 135 | $300 | 0.0% | - | - | - | 244 | $350 | 2.9% |
| Keilor | - | - | - | - | - | - | - | - | - | 24 | $395 | 6.8% |
| Moonee Ponds-Ascot Vale | 273 | $280 | 1.8% | 521 | $370 | 0.8% | 186 | $448 | 5.4% | 286 | $533 | 6.6% |
| Oak Park-Glenroy-Fawkner | 67 | $255 | 2.0% | 648 | $335 | 4.7% | 127 | $330 | 3.1% | 460 | $360 | 2.9% |
| Pascoe Vale-Coburg North | 69 | $235 | -6.0% | 482 | $350 | 2.9% | 97 | $360 | 4.3% | 209 | $400 | 2.6% |
| Sunbury | 11 | $220 | 10.0% | 108 | $293 | 2.8% | 30 | $303 | 1.0% | 401 | $325 | 1.6% |
| West Brunswick | 320 | $270 | 3.8% | 448 | $350 | 2.9% | 44 | $438 | -2.7% | 82 | $525 | -0.9% |
| ***North Western Melbourne - Total*** | ***2,287*** | ***$291*** | ***3.9%*** | ***5,156*** | ***$350*** | ***1.4%*** | ***1,143*** | ***$395*** | ***1.3%*** | ***4,202*** | ***$360*** | ***2.9%*** |
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| **North Eastern Melbourne** | | | | | | | | | | | | |
| Bundoora-Greensborough-Hurstbridge | 283 | $250 | 14.2% | 674 | $330 | 1.5% | 138 | $330 | 0.0% | 1,009 | $370 | 2.8% |
| Eltham-Research-Montmorency | 37 | $280 | 0.0% | 173 | $350 | 2.9% | 40 | $350 | 0.0% | 204 | $420 | 0.0% |
| Fairfield-Alphington | 232 | $280 | 1.8% | 218 | $360 | 2.9% | 20 | $460 | 2.2% | 100 | $580 | 4.5% |
| Heidelberg-Heidelberg West | 70 | $300 | 6.0% | 413 | $360 | 2.9% | 149 | $330 | -2.4% | 294 | $383 | 3.5% |
| Ivanhoe-Ivanhoe East | 69 | $300 | 9.1% | 232 | $380 | 5.6% | 37 | $410 | 2.5% | 104 | $550 | 12.2% |
| Mill Park-Epping | 49 | $275 | 1.9% | 326 | $300 | 0.0% | 97 | $315 | 5.0% | 928 | $350 | 2.9% |
| Northcote | 398 | $300 | 1.7% | 347 | $430 | 0.0% | 179 | $520 | 3.0% | 222 | $613 | 2.2% |
| Preston | 271 | $300 | 9.9% | 607 | $370 | 4.2% | 157 | $390 | 5.4% | 333 | $440 | 2.3% |
| Reservoir | 243 | $280 | 1.8% | 787 | $330 | 4.8% | 190 | $330 | 3.1% | 435 | $360 | 2.9% |
| Thomastown-Lalor | 41 | $275 | 5.8% | 262 | $300 | 0.0% | 50 | $310 | 2.3% | 507 | $335 | 4.4% |
| Thornbury | 395 | $270 | 1.9% | 391 | $365 | 4.3% | 104 | $485 | 7.8% | 193 | $545 | 2.8% |
| Whittlesea | - | - | - | 84 | $280 | 0.0% | 62 | $298 | 1.0% | 380 | $340 | 3.0% |
| ***North Eastern Melbourne - Total*** | 2,096 | $280 | 3.7% | 4,514 | $340 | 3.0% | 1,223 | $350 | 0.0% | 4,709 | $360 | 2.9% |
| **Outer Eastern Melbourne** | | | | | | | | | | | | |
| Bayswater | 11 | $265 | 1.9% | 260 | $320 | 0.0% | 20 | $328 | 9.3% | 188 | $370 | 2.8% |
| Boronia | 41 | $280 | 0.0% | 247 | $335 | 4.7% | 35 | $330 | 3.1% | 238 | $370 | 5.7% |
| Croydon-Lilydale | 102 | $248 | 3.3% | 588 | $330 | 3.1% | 97 | $330 | 0.0% | 847 | $390 | 5.4% |
| Ferntree Gully | 13 | $250 | 16.3% | 109 | $330 | 6.5% | 19 | $330 | 3.1% | 234 | $378 | 5.0% |
| Ringwood | 58 | $280 | 12.0% | 610 | $330 | 1.5% | 83 | $350 | 6.1% | 427 | $395 | 2.6% |
| Rowville | - | - | - | 54 | $368 | -0.5% | - | - | - | 250 | $400 | 3.1% |
| Wantirna-Scoresby | 66 | $310 | 1.6% | 98 | $360 | 2.9% | 12 | $350 | 0.0% | 451 | $390 | 2.6% |
| Yarra Ranges | 62 | $220 | -4.3% | 105 | $290 | 0.0% | 130 | $300 | 0.0% | 524 | $360 | 2.9% |
| ***Outer Eastern Melbourne - Total*** | ***357*** | ***$265*** | ***10.4%*** | ***2,071*** | ***$330*** | ***3.1%*** | ***401*** | ***$330*** | ***3.1%*** | ***3,159*** | ***$380*** | ***2.7%*** |
| **South Eastern Melbourne** | | | | | | | | | | | | |
| Berwick | - | - | - | 87 | $310 | 1.6% | 34 | $323 | 4.2% | 685 | $360 | 2.9% |
| Cranbourne | 29 | $250 | 4.2% | 160 | $285 | 1.8% | 54 | $298 | 2.8% | 1,075 | $350 | 2.9% |
| Dandenong | 202 | $250 | 13.6% | 1,003 | $280 | 2.9% | 71 | $310 | 0.0% | 448 | $360 | 2.9% |
| Dandenong North-Endeavour Hills | 49 | $245 | -2.0% | 217 | $300 | 5.3% | 51 | $290 | 0.0% | 697 | $335 | 3.7% |
| Narre Warren-Hampton Park | 36 | $232 | 5.5% | 187 | $300 | 0.0% | 49 | $310 | 0.0% | 1,137 | $350 | 6.1% |
| Noble Park | 207 | $215 | 2.4% | 561 | $300 | 0.0% | 31 | $320 | 0.0% | 322 | $350 | 6.1% |
| Pakenham | - | - | - | 176 | $270 | 3.8% | 65 | $295 | 5.4% | 940 | $325 | 3.2% |
| Springvale | 126 | $250 | 8.7% | 518 | $330 | 6.5% | 42 | $315 | 0.3% | 515 | $366 | 4.6% |
| ***South Eastern Melbourne - Total*** | 661 | $232 | 5.5% | 2,909 | $300 | 3.4% | 397 | $300 | 0.0% | 5,819 | $350 | 6.1% |
| **Mornington Peninsula** | | | | | | | | | | | | |
| Dromana-Portsea | 21 | $230 | 12.2% | 199 | $280 | 3.7% | 247 | $285 | 3.6% | 904 | $340 | 6.3% |
| Frankston | 335 | $220 | 2.3% | 726 | $280 | 1.8% | 122 | $305 | 7.0% | 991 | $350 | 6.1% |
| Hastings-Flinders | 22 | $259 | 7.9% | 193 | $280 | 3.7% | 66 | $305 | 1.7% | 400 | $350 | 6.1% |
| Mt Eliza-Mornington-Mt Martha | 30 | $238 | 3.5% | 228 | $330 | 4.8% | 41 | $355 | 7.6% | 509 | $430 | 4.9% |
| Seaford-Carrum Downs | 43 | $250 | 13.6% | 254 | $300 | 3.4% | 66 | $308 | 2.7% | 720 | $340 | 3.0% |
| ***Mornington Peninsula - Total*** | ***451*** | ***$225*** | ***2.3%*** | ***1,600*** | ***$290*** | ***3.6%*** | ***542*** | ***$300*** | ***5.3%*** | ***3,524*** | ***$350*** | ***6.1%*** |
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| **Geelong** | | | | | | | | | | | | |
| Belmont-Grovedale | 126 | $230 | 4.5% | 396 | $280 | 0.0% | 117 | $300 | 1.7% | 765 | $350 | 0.9% |
| Corio | 34 | $185 | 0.0% | 97 | $250 | 2.0% | 153 | $230 | 4.5% | 466 | $250 | 0.0% |
| Geelong-Newcomb | 152 | $240 | -3.2% | 363 | $295 | 5.4% | 159 | $300 | 3.4% | 450 | $320 | 3.2% |
| Herne Hill-Geelong West | 161 | $200 | 2.6% | 195 | $270 | 0.0% | 94 | $298 | -0.7% | 287 | $350 | 4.5% |
| Lara | - | - | - | 76 | $270 | 0.7% | 12 | $290 | 4.3% | 154 | $340 | 3.0% |
| Newtown | 44 | $198 | 1.5% | 135 | $280 | 0.0% | 42 | $323 | 4.2% | 155 | $370 | 2.8% |
| North Geelong | 76 | $195 | 2.6% | 108 | $288 | 6.7% | 83 | $280 | 1.8% | 367 | $320 | 1.3% |
| ***Geelong - Total*** | ***602*** | ***$210*** | ***5.0%*** | ***1,370*** | ***$280*** | ***1.8%*** | ***660*** | ***$285*** | ***1.8%*** | ***2,644*** | ***$325*** | ***1.6%*** |
| **Ballarat** | | | | | | | | | | | | |
| Ballarat | 116 | $170 | 3.0% | 310 | $240 | 0.0% | 334 | $250 | 4.2% | 851 | $280 | 1.8% |
| Mount Clear-Buninyong | - | - | - | 36 | $240 | 4.3% | 19 | $255 | 4.1% | 112 | $310 | 3.3% |
| Sebastopol-Delacombe | 76 | $180 | 0.0% | 200 | $230 | 2.2% | 102 | $240 | 0.0% | 412 | $270 | 0.0% |
| Wendouree-Alfredton | 111 | $160 | 6.7% | 137 | $225 | 2.3% | 114 | $240 | -7.7% | 503 | $290 | 3.6% |
| ***Ballarat - Total*** | ***313*** | ***$165*** | ***3.1%*** | ***683*** | ***$230*** | ***0.0%*** | ***569*** | ***$245*** | ***0.0%*** | ***1,878*** | ***$280*** | ***0.0%*** |
| **Bendigo** | | | | | | | | | | | | |
| Bendigo | 30 | $178 | 4.7% | 124 | $238 | 3.5% | 93 | $260 | -3.7% | 201 | $295 | 0.7% |
| Flora Hill-Bendigo East | 56 | $173 | 1.8% | 339 | $235 | 0.0% | 122 | $255 | 1.2% | 491 | $290 | 0.0% |
| Golden Square-Kangaroo Flat | 23 | $170 | 6.3% | 133 | $240 | -1.2% | 54 | $243 | -0.8% | 376 | $280 | -3.4% |
| North Bendigo | 24 | $180 | 0.0% | 159 | $240 | 0.0% | 117 | $240 | 0.0% | 556 | $280 | 0.0% |
| ***Bendigo - Total*** | ***133*** | ***$175*** | ***2.9%*** | ***755*** | ***$240*** | ***0.0%*** | ***386*** | ***$250*** | ***0.0%*** | ***1,624*** | ***$285*** | ***0.0%*** |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
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| ***Other Regional Centres*** | | | | | | | | | | | | |
| Bairnsdale | 24 | $170 | 4.3% | 101 | $230 | 0.0% | 49 | $240 | -4.0% | 258 | $290 | 1.8% |
| Benalla | 42 | $150 | 0.0% | 109 | $195 | 5.4% | 37 | $215 | 2.4% | 162 | $260 | 4.0% |
| Castlemaine | - | - | - | 21 | $270 | 0.0% | 72 | $288 | -3.4% | 128 | $320 | 0.0% |
| Echuca | 29 | $180 | 28.6% | 116 | $240 | 0.0% | 34 | $268 | 1.1% | 168 | $320 | 6.7% |
| Hamilton | 33 | $140 | 0.0% | 58 | $180 | -10.0% | 43 | $210 | 5.0% | 185 | $240 | -4.0% |
| Horsham | 39 | $175 | -12.5% | 176 | $210 | -2.3% | 47 | $200 | -4.8% | 304 | $260 | -3.7% |
| Mildura | 88 | $180 | 2.9% | 313 | $200 | 2.6% | 94 | $230 | 0.0% | 622 | $290 | 7.4% |
| Moe-Newborough | 106 | $130 | 8.3% | 110 | $165 | 6.5% | 73 | $180 | -2.7% | 237 | $240 | 0.0% |
| Morwell | 38 | $140 | 3.7% | 121 | $180 | 5.9% | 93 | $180 | 0.0% | 342 | $210 | 0.0% |
| Ocean Grove-Barwon Heads | 14 | $210 | 2.4% | 64 | $300 | 9.9% | 36 | $315 | 0.0% | 234 | $360 | 0.0% |
| Portland | 16 | $155 | 0.0% | 72 | $170 | 0.0% | 37 | $230 | 15.0% | 180 | $230 | 0.0% |
| Sale-Maffra | 77 | $170 | 6.3% | 173 | $250 | 8.7% | 69 | $235 | 6.8% | 375 | $280 | 0.0% |
| Seymour | - | - | - | 30 | $200 | 0.0% | 19 | $240 | 9.1% | 89 | $250 | 0.0% |
| Shepparton | 116 | $170 | 9.7% | 396 | $215 | 2.4% | 99 | $240 | 4.3% | 710 | $280 | 1.8% |
| Swan Hill | 59 | $140 | 3.7% | 90 | $220 | 2.3% | 27 | $220 | 4.8% | 179 | $260 | 2.0% |
| Torquay | 14 | $245 | 6.5% | 55 | $325 | -3.0% | 23 | $350 | 11.1% | 238 | $435 | 6.1% |
| Traralgon | 91 | $175 | 16.7% | 207 | $220 | 0.9% | 81 | $250 | 2.0% | 502 | $285 | 1.8% |
| Wangaratta | 48 | $158 | 5.3% | 155 | $200 | 2.6% | 61 | $235 | -2.1% | 323 | $280 | 1.8% |
| Warragul | - | - | - | 87 | $250 | 8.7% | 41 | $250 | 2.0% | 209 | $290 | 3.6% |
| Warrnambool | 78 | $193 | 2.7% | 393 | $231 | -0.9% | 100 | $265 | -1.9% | 551 | $310 | 3.3% |
| Wodonga | 61 | $175 | 6.1% | 365 | $220 | 0.0% | 72 | $250 | -3.8% | 619 | $300 | 0.0% |
| ***Other Regional Centres Total*** | ***997*** | ***$165*** | ***6.5%*** | ***3,212*** | ***$220*** | ***2.3%*** | ***1,207*** | ***$240*** | ***4.3%*** | ***6,615*** | ***$285*** | ***1.8%*** |

**Table 12 –Median rents for local government areas by DHS region, by major property type**

| **LGA** | **1 Bed Flat** | | | **2 Bed Flat** | | | **2 Bed House** | | | **3 Bed House** | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Count** | **Median** | **Annual % change** | **Count** | **Median** | **Annual % change** | **Count** | **Median** | **Annual % change** | **Count** | **Median** | **Annual % change** |
| Colac-Otway | 6 | $178 | 6.0% | 21 | $235 | 6.8% | 15 | $250 | 0.0% | 70 | $280 | 3.7% |
| Corangamite | - | - | - | - | - | - | 11 | $200 | -9.1% | 34 | $230 | 0.0% |
| Glenelg | - | - | - | 21 | $195 | 16.1% | 13 | $230 | 24.3% | 51 | $220 | -4.3% |
| Greater Geelong | 120 | $205 | 5.1% | 366 | $280 | 3.7% | 179 | $285 | 3.6% | 794 | $330 | 3.1% |
| Moyne | - | - | - | 5 | $240 | -4.0% | 8 | $230 | -8.0% | 30 | $290 | 5.5% |
| Queenscliffe | - | - | - | - | - | - | - | - | - | - | - | - |
| Southern Grampians | 6 | $145 | - | 14 | $178 | 4.7% | 10 | $190 | -5.0% | 54 | $240 | 9.1% |
| Surf Coast | 6 | $243 | - | 29 | $300 | -3.2% | 13 | $330 | 10.0% | 115 | $400 | 2.6% |
| Warrnambool | 17 | $190 | 11.8% | 84 | $250 | 4.2% | 25 | $260 | -3.7% | 129 | $310 | -3.1% |
| ***Barwon-South West*** | ***161*** | ***$200*** | ***2.6%*** | ***543*** | ***$270*** | ***3.8%*** | ***277*** | ***$270*** | ***1.9%*** | ***1,279*** | ***$320*** | ***3.2%*** |
| Ararat | 5 | $140 | - | 13 | $200 | -6.1% | 10 | $210 | 1.0% | 43 | $235 | -6.0% |
| Ballarat | 82 | $163 | 1.9% | 156 | $225 | -2.2% | 171 | $250 | 0.0% | 415 | $280 | 1.8% |
| Golden Plains | - | - | - | - | - | - | - | - | - | 19 | $335 | 4.7% |
| Hepburn | - | - | - | 6 | $260 | 0.0% | 14 | $290 | 1.8% | 39 | $320 | 8.5% |
| Hindmarsh | 6 | $118 | - | - | - | - | 5 | $150 | 0.0% | 12 | $193 | 10.3% |
| Horsham | 7 | $125 | -53.0% | 35 | $195 | -2.5% | 11 | $210 | 7.7% | 76 | $263 | -3.7% |
| Moorabool | - | - | - | 18 | $260 | 4.0% | 8 | $270 | 5.9% | 60 | $313 | 4.3% |
| Northern Grampians | 7 | $150 | 22.0% | 7 | $155 | -3.1% | 12 | $193 | 2.7% | 28 | $240 | 9.1% |
| Pyrenees | - | - | - | - | - | - | - | - | - | 12 | $250 | 0.0% |
| West Wimmera | - | - | - | - | - | - | - | - | - | - | - | - |
| Yarriambiack | - | - | - | - | - | - | - | - | - | 23 | $175 | 2.9% |
| ***Grampians*** | ***113*** | ***$160*** | ***0.0%*** | ***241*** | ***$225*** | ***-2.2%*** | ***244*** | ***$240*** | ***0.0%*** | ***729*** | ***$275*** | ***0.4%*** |
| Buloke | - | - | - | - | - | - | - | - | - | 12 | $183 | 4.6% |
| Campaspe | - | - | - | 31 | $220 | 4.8% | 12 | $200 | -20.0% | 86 | $280 | 8.5% |
| Central Goldfields | 7 | $170 | - | 14 | $195 | -2.5% | 12 | $195 | -7.1% | 46 | $240 | -4.0% |
| Gannawarra | - | - | - | - | - | - | - | - | - | 21 | $200 | 0.0% |
| Greater Bendigo | 36 | $183 | 14.4% | 170 | $240 | 0.0% | 94 | $250 | 0.0% | 422 | $285 | 0.0% |
| Loddon | - | - | - | - | - | - | - | - | - | 8 | $188 | 4.4% |
| Macedon Ranges | 7 | $200 | 21.2% | 25 | $310 | 8.8% | 22 | $315 | 1.9% | 94 | $373 | -1.3% |
| Mildura | 22 | $180 | 2.9% | 72 | $200 | 5.3% | 38 | $230 | 0.0% | 194 | $280 | 3.7% |
| Mount Alexander | - | - | - | - | - | - | 36 | $290 | -1.7% | 39 | $320 | 6.7% |
| Swan Hill | 20 | $140 | 3.7% | 18 | $225 | 4.7% | 8 | $215 | 19.4% | 66 | $255 | 2.0% |
| ***Loddon Mallee*** | ***97*** | ***$170*** | ***10.4%*** | ***340*** | ***$225*** | ***2.3%*** | ***230*** | ***$250*** | ***4.2%*** | ***988*** | ***$283*** | ***1.1%*** |
| Alpine | 5 | $175 | -17.8% | 16 | $200 | 5.3% | 10 | $208 | -5.5% | 40 | $273 | 0.0% |
| Benalla | 9 | $165 | 10.0% | 22 | $205 | 5.1% | 5 | $220 | 10.0% | 31 | $260 | 6.1% |
| Greater Shepparton | 25 | $170 | 6.3% | 109 | $220 | 4.8% | 26 | $245 | 8.9% | 171 | $285 | 3.6% |
| Indigo | - | - | - | 6 | $195 | 5.4% | 11 | $250 | -5.7% | 21 | $300 | 7.1% |
| Mansfield | - | - | - | 10 | $235 | -7.1% | 5 | $250 | -5.7% | 25 | $275 | -6.8% |
| Mitchell | - | - | - | 23 | $240 | 2.1% | 15 | $260 | -7.1% | 91 | $300 | 3.4% |
| Moira | - | - | - | 47 | $200 | 2.6% | 15 | $190 | -5.0% | 92 | $280 | 9.8% |
| Murrindindi | - | - | - | 5 | $215 | -2.3% | 14 | $245 | 2.1% | 34 | $280 | 0.0% |
| Strathbogie | - | - | - | 6 | $210 | -8.7% | 5 | $240 | 5.3% | 23 | $270 | 8.0% |
| Towong | - | - | - | - | - | - | - | - | - | 13 | $220 | 5.8% |
| Wangaratta | 11 | $155 | 3.3% | 39 | $200 | 0.5% | 17 | $220 | -8.3% | 83 | $280 | 2.6% |
| Wodonga | 19 | $175 | 6.1% | 98 | $220 | 0.0% | 17 | $250 | -5.7% | 148 | $300 | 0.0% |
| ***Hume*** | ***89*** | ***$175*** | ***9.4%*** | ***382*** | ***$210*** | ***0.0%*** | ***141*** | ***$235*** | ***2.2%*** | ***772*** | ***$285*** | ***1.8%*** |
| Bass Coast | 7 | $230 | 10.6% | 28 | $250 | 4.2% | 22 | $240 | 2.1% | 85 | $280 | 7.7% |
| Baw Baw | 9 | $170 | - | 34 | $248 | 5.5% | 22 | $250 | 0.0% | 120 | $300 | 4.2% |
| East Gippsland | 12 | $170 | -5.6% | 39 | $230 | 4.5% | 35 | $240 | 9.1% | 142 | $290 | 1.8% |
| Latrobe | 56 | $130 | 4.0% | 98 | $200 | 14.3% | 73 | $185 | -7.5% | 320 | $250 | 0.0% |
| South Gippsland | 7 | $150 | - | 22 | $215 | -9.7% | 17 | $240 | 23.7% | 72 | $250 | -2.0% |
| Wellington | 22 | $170 | 6.3% | 51 | $240 | 4.3% | 22 | $225 | 2.3% | 130 | $265 | -1.9% |
| ***Gippsland*** | ***113*** | ***$160*** | ***6.7%*** | ***272*** | ***$220*** | ***0.0%*** | ***191*** | ***$230*** | ***4.5%*** | ***869*** | ***$270*** | ***0.0%*** |
| Banyule | 77 | $290 | 7.4% | 286 | $350 | 2.9% | 77 | $340 | -2.9% | 261 | $400 | 2.6% |
| Brimbank | 54 | $215 | 2.4% | 188 | $280 | 0.0% | 45 | $300 | 4.9% | 563 | $330 | 0.0% |
| Darebin | 322 | $280 | 0.0% | 522 | $360 | 2.9% | 142 | $410 | 5.1% | 312 | $450 | 9.8% |
| Hobsons Bay | 44 | $260 | -7.1% | 171 | $325 | 4.8% | 55 | $400 | 5.3% | 277 | $420 | 5.0% |
| Hume | 13 | $220 | -10.2% | 123 | $300 | 0.0% | 37 | $300 | -3.2% | 525 | $330 | 0.0% |
| Maribyrnong | 179 | $250 | 0.8% | 368 | $350 | 6.1% | 105 | $410 | 5.1% | 194 | $450 | 5.9% |
| Melbourne | 1,929 | $390 | 2.6% | 1,808 | $540 | 4.9% | 83 | $500 | 1.0% | 57 | $650 | 4.8% |
| Melton | 6 | $322 | 2.5% | 65 | $265 | -1.9% | 21 | $310 | 12.7% | 461 | $330 | 4.8% |
| Moonee Valley | 214 | $298 | 2.8% | 396 | $370 | 5.7% | 84 | $420 | 0.0% | 200 | $475 | 5.6% |
| Moreland | 344 | $300 | 7.1% | 699 | $365 | 4.3% | 163 | $430 | 2.4% | 318 | $440 | 10.0% |
| Nillumbik | 7 | $300 | 106.9% | 45 | $350 | 11.1% | 12 | $293 | -13.8% | 100 | $360 | 2.9% |
| Whittlesea | 17 | $270 | 0.0% | 169 | $300 | 2.4% | 63 | $300 | 0.0% | 452 | $340 | 1.5% |
| Wyndham | 9 | $230 | 4.5% | 143 | $280 | 5.7% | 37 | $300 | 4.2% | 644 | $330 | 6.5% |
| Yarra | 533 | $380 | 5.6% | 491 | $500 | 4.2% | 177 | $580 | 5.5% | 119 | $720 | 3.6% |
| ***North and West Metro*** | ***3,748*** | ***$350*** | ***2.9%*** | ***5,474*** | ***$400*** | ***3.9%*** | ***1,101*** | ***$410*** | ***2.5%*** | ***4,483*** | ***$350*** | ***0.0%*** |
| Boroondara | 342 | $320 | 0.0% | 660 | $420 | 5.0% | 73 | $485 | -1.0% | 212 | $605 | 2.5% |
| Knox | 17 | $300 | 27.7% | 179 | $345 | 1.5% | 14 | $345 | 7.8% | 312 | $380 | 2.7% |
| Manningham | 61 | $350 | -1.4% | 154 | $410 | 7.9% | 12 | $390 | 11.4% | 163 | $450 | 4.7% |
| Maroondah | 24 | $270 | -3.6% | 269 | $330 | 3.1% | 38 | $350 | 2.9% | 214 | $400 | 5.3% |
| Monash | 98 | $310 | 3.3% | 324 | $380 | 5.6% | 39 | $385 | 2.7% | 381 | $420 | 0.0% |
| Whitehorse | 178 | $310 | 19.2% | 375 | $380 | 2.7% | 70 | $393 | 4.8% | 325 | $420 | 5.0% |
| Yarra Ranges | 26 | $230 | 2.2% | 75 | $320 | 1.6% | 43 | $310 | 0.0% | 241 | $380 | 2.7% |
| ***Eastern Metro*** | ***746*** | ***$315*** | ***5.0%*** | ***2,036*** | ***$375*** | ***1.4%*** | ***289*** | ***$385*** | ***4.1%*** | ***1,848*** | ***$410*** | ***2.5%*** |
| Bayside | 68 | $365 | 21.7% | 263 | $450 | 12.5% | 38 | $488 | 6.1% | 150 | $650 | -7.8% |
| Cardinia | - | - | - | 56 | $273 | 1.1% | 20 | $290 | -1.7% | 267 | $330 | 3.1% |
| Casey | 20 | $232 | -3.3% | 113 | $300 | 1.7% | 37 | $295 | -1.7% | 794 | $350 | 2.9% |
| Frankston | 88 | $220 | -1.3% | 242 | $290 | 4.3% | 56 | $308 | 4.4% | 417 | $350 | 2.9% |
| Glen Eira | 379 | $280 | 1.8% | 643 | $400 | 3.9% | 71 | $450 | 2.3% | 198 | $560 | 7.7% |
| Greater Dandenong | 126 | $230 | 7.0% | 496 | $291 | 2.5% | 51 | $310 | -3.1% | 325 | $360 | 2.9% |
| Kingston | 125 | $280 | 3.7% | 427 | $355 | 2.9% | 45 | $395 | 8.2% | 259 | $450 | 2.3% |
| Mornington Peninsula | 16 | $245 | 4.3% | 164 | $310 | 6.9% | 86 | $310 | 10.7% | 457 | $360 | 5.9% |
| Port Phillip | 796 | $350 | 0.0% | 857 | $480 | 6.7% | 112 | $600 | 6.2% | 105 | $825 | 0.2% |
| Stonnington | 747 | $350 | 4.5% | 791 | $470 | 4.4% | 97 | $595 | 8.2% | 107 | $780 | 0.0% |
| ***Southern Metro*** | ***2,367*** | ***$320*** | ***3.2%*** | ***4,052*** | ***$390*** | ***4.0%*** | ***613*** | ***$400*** | ***-1.2%*** | ***3,079*** | ***$365*** | ***4.3%*** |

**Table 13 –Affordable lettings for Local Government Areas**(See Note 8 on method)

| **LGA** | **1 Bedroom** | | **2 Bedrooms** | | **3 Bedrooms** | | **4+ Bedrooms** | | **Total** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **#** | **%** | **#** | **%** | **#** | **%** | **#** | **%** | **#** | **%** |
| Alpine | 0 | 0.0% | 22 | 78.6% | 33 | 76.7% | 6 | 75.0% | 61 | 70.1% |
| Ararat | 3 | 60.0% | 17 | 73.9% | 34 | 73.9% | 7 | 50.0% | 61 | 69.3% |
| Ballarat | 17 | 18.7% | 191 | 55.7% | 389 | 81.4% | 136 | 71.6% | 733 | 66.5% |
| Banyule | 0 | 0.0% | 4 | 1.0% | 16 | 4.3% | 7 | 7.4% | 27 | 2.9% |
| Bass Coast | 0 | 0.0% | 34 | 50.7% | 130 | 73.9% | 37 | 71.2% | 201 | 65.7% |
| Baw Baw | 3 | 33.3% | 25 | 42.4% | 99 | 72.3% | 60 | 75.0% | 187 | 65.6% |
| Bayside | 0 | 0.0% | 1 | 0.3% | 1 | 0.4% | 0 | 0.0% | 2 | 0.3% |
| Benalla | 1 | 10.0% | 25 | 92.6% | 30 | 85.7% | 14 | 100.0% | 70 | 81.4% |
| Boroondara | 0 | 0.0% | 6 | 0.8% | 2 | 0.5% | 2 | 1.1% | 10 | 0.6% |
| Brimbank | 0 | 0.0% | 33 | 13.4% | 169 | 23.9% | 75 | 40.3% | 277 | 23.2% |
| Buloke | 0 | 0.0% | 6 | 100.0% | 12 | 100.0% | 0 | 0.0% | 18 | 100.0% |
| Campaspe | 1 | 33.3% | 32 | 72.7% | 66 | 67.3% | 16 | 61.5% | 115 | 67.3% |
| Cardinia | 1 | 25.0% | 3 | 3.7% | 99 | 31.4% | 118 | 55.1% | 221 | 35.9% |
| Casey | 1 | 4.3% | 6 | 3.9% | 143 | 15.8% | 119 | 25.2% | 269 | 17.3% |
| Central Goldfields | 1 | 14.3% | 26 | 100.0% | 46 | 95.8% | 5 | 100.0% | 78 | 90.7% |
| Colac-Otway | 2 | 28.6% | 18 | 50.0% | 58 | 74.4% | 14 | 87.5% | 92 | 67.2% |
| Corangamite | 0 | 0.0% | 11 | 84.6% | 31 | 88.6% | 8 | 66.7% | 50 | 82.0% |
| Darebin | 0 | 0.0% | 5 | 0.7% | 17 | 4.1% | 11 | 20.0% | 33 | 2.2% |
| East Gippsland | 2 | 11.8% | 49 | 65.3% | 114 | 72.2% | 38 | 80.9% | 203 | 68.4% |
| Frankston | 1 | 1.1% | 40 | 13.1% | 102 | 18.6% | 24 | 20.7% | 167 | 15.7% |
| Gannawarra | 0 | 0.0% | 5 | 100.0% | 22 | 100.0% | 2 | 100.0% | 29 | 96.7% |
| Glen Eira | 0 | 0.0% | 5 | 0.7% | 3 | 0.8% | 5 | 4.8% | 13 | 0.8% |
| Glenelg | 0 | 0.0% | 28 | 82.4% | 50 | 96.2% | 13 | 100.0% | 91 | 89.2% |
| Golden Plains | 1 | 100.0% | 1 | 16.7% | 8 | 40.0% | 4 | 33.3% | 14 | 35.9% |
| Greater Bendigo | 3 | 6.3% | 141 | 52.4% | 343 | 72.7% | 153 | 81.4% | 640 | 65.5% |
| Greater Dandenong | 0 | 0.0% | 51 | 9.1% | 54 | 11.9% | 22 | 19.6% | 127 | 10.1% |
| Greater Geelong | 2 | 1.4% | 114 | 20.2% | 328 | 36.4% | 122 | 38.5% | 566 | 29.5% |
| Greater Shepparton | 6 | 20.0% | 93 | 67.4% | 145 | 74.0% | 40 | 75.5% | 284 | 68.1% |
| Hepburn | 0 | 0.0% | 7 | 35.0% | 17 | 37.8% | 7 | 87.5% | 31 | 40.8% |
| Hindmarsh | 6 | 100.0% | 8 | 100.0% | 12 | 100.0% | 0 | 0.0% | 26 | 100.0% |
| Hobsons Bay | 0 | 0.0% | 7 | 2.9% | 22 | 6.4% | 9 | 16.4% | 38 | 5.5% |
| Horsham | 6 | 60.0% | 33 | 71.7% | 65 | 77.4% | 9 | 60.0% | 113 | 72.9% |
| Hume | 0 | 0.0% | 4 | 1.8% | 154 | 23.3% | 120 | 44.8% | 278 | 23.8% |
| Indigo | 0 | 0.0% | 9 | 52.9% | 13 | 61.9% | 7 | 77.8% | 29 | 59.2% |
| Kingston | 0 | 0.0% | 6 | 1.2% | 13 | 3.2% | 3 | 3.3% | 22 | 2.0% |
| Knox | 0 | 0.0% | 5 | 2.5% | 19 | 4.2% | 11 | 6.4% | 35 | 4.2% |
| Latrobe | 36 | 54.5% | 139 | 80.3% | 291 | 87.1% | 46 | 78.0% | 512 | 81.0% |
| Loddon | 2 | 100.0% | 3 | 100.0% | 8 | 100.0% | 1 | 100.0% | 14 | 100.0% |
| Macedon Ranges | 0 | 0.0% | 6 | 12.8% | 14 | 13.3% | 13 | 23.2% | 33 | 15.2% |
| Manningham | 0 | 0.0% | 4 | 2.3% | 5 | 2.1% | 5 | 2.8% | 14 | 2.2% |
| Mansfield | 0 | 0.0% | 7 | 46.7% | 19 | 61.3% | 5 | 55.6% | 31 | 54.4% |
| Maribyrnong | 5 | 2.7% | 11 | 2.1% | 25 | 8.2% | 11 | 18.3% | 52 | 4.9% |
| Maroondah | 1 | 3.6% | 6 | 1.9% | 10 | 3.1% | 7 | 7.9% | 24 | 3.2% |
| Melbourne | 8 | 0.4% | 11 | 0.6% | 9 | 3.3% | 4 | 8.2% | 32 | 0.8% |
| Melton | 0 | 0.0% | 14 | 15.4% | 238 | 41.7% | 179 | 58.3% | 431 | 44.2% |
| Mildura | 6 | 22.2% | 94 | 81.7% | 151 | 72.6% | 49 | 84.5% | 300 | 73.5% |
| Mitchell | 2 | 50.0% | 19 | 47.5% | 70 | 67.3% | 62 | 91.2% | 153 | 70.8% |
| Moira | 4 | 80.0% | 52 | 77.6% | 79 | 73.1% | 17 | 65.4% | 152 | 73.8% |
| Monash | 1 | 1.0% | 5 | 1.3% | 13 | 2.0% | 8 | 2.9% | 27 | 1.9% |
| Moonee Valley | 0 | 0.0% | 4 | 0.8% | 6 | 2.0% | 0 | 0.0% | 10 | 0.9% |
| Moorabool | 2 | 50.0% | 7 | 25.9% | 34 | 50.7% | 25 | 83.3% | 68 | 53.1% |
| Moreland | 2 | 0.6% | 7 | 0.7% | 23 | 4.8% | 7 | 8.3% | 39 | 2.1% |
| Mornington Peninsula | 0 | 0.0% | 15 | 5.9% | 79 | 13.6% | 25 | 14.5% | 119 | 11.5% |
| Mount Alexander | 0 | 0.0% | 5 | 12.2% | 17 | 42.5% | 10 | 58.8% | 32 | 32.7% |
| Moyne | 0 | 0.0% | 7 | 53.8% | 18 | 60.0% | 3 | 42.9% | 28 | 53.8% |
| Murrindindi | 1 | 14.3% | 10 | 52.6% | 26 | 74.3% | 5 | 62.5% | 42 | 60.9% |
| Nillumbik | 0 | 0.0% | 0 | 0.0% | 5 | 3.9% | 67 | 49.6% | 72 | 21.4% |
| Northern Grampians | 1 | 14.3% | 19 | 100.0% | 28 | 100.0% | 6 | 85.7% | 54 | 88.5% |
| Port Phillip | 1 | 0.1% | 3 | 0.3% | 3 | 1.4% | 3 | 10.0% | 10 | 0.5% |
| Pyrenees | 0 | 0.0% | 3 | 75.0% | 11 | 84.6% | 2 | 100.0% | 16 | 80.0% |
| Queenscliffe | 0 | 0.0% | 0 | 0.0% | 1 | 50.0% | 1 | 33.3% | 2 | 20.0% |
| South Gippsland | 3 | 42.9% | 29 | 74.4% | 67 | 90.5% | 16 | 94.1% | 115 | 83.9% |
| Southern Grampians | 3 | 42.9% | 21 | 87.5% | 54 | 96.4% | 14 | 93.3% | 92 | 90.2% |
| Stonnington | 0 | 0.0% | 1 | 0.1% | 3 | 1.3% | 2 | 3.2% | 6 | 0.3% |
| Strathbogie | 1 | 25.0% | 11 | 100.0% | 21 | 80.8% | 6 | 85.7% | 39 | 81.3% |
| Surf Coast | 0 | 0.0% | 4 | 8.3% | 15 | 11.0% | 6 | 6.7% | 25 | 8.9% |
| Swan Hill | 13 | 65.0% | 17 | 65.4% | 59 | 83.1% | 6 | 66.7% | 95 | 75.4% |
| Towong | 3 | 100.0% | 2 | 100.0% | 12 | 92.3% | 2 | 100.0% | 19 | 95.0% |
| Wangaratta | 2 | 18.2% | 48 | 80.0% | 66 | 75.9% | 15 | 88.2% | 131 | 74.9% |
| Warrnambool | 1 | 5.9% | 46 | 40.4% | 71 | 53.0% | 14 | 42.4% | 132 | 44.3% |
| Wellington | 1 | 3.8% | 45 | 60.8% | 108 | 75.0% | 24 | 64.9% | 178 | 63.3% |
| West Wimmera | 1 | 100.0% | 2 | 100.0% | 2 | 100.0% | 0 | 0.0% | 5 | 100.0% |
| Whitehorse | 0 | 0.0% | 6 | 1.3% | 5 | 1.0% | 10 | 5.3% | 21 | 1.6% |
| Whittlesea | 0 | 0.0% | 4 | 1.4% | 62 | 11.4% | 122 | 54.2% | 188 | 17.6% |
| Wodonga | 2 | 9.5% | 81 | 69.2% | 105 | 62.5% | 41 | 46.1% | 229 | 58.0% |
| Wyndham | 4 | 25.0% | 15 | 7.9% | 278 | 36.5% | 309 | 52.6% | 606 | 39.0% |
| Yarra | 0 | 0.0% | 3 | 0.4% | 1 | 0.6% | 0 | 0.0% | 4 | 0.3% |
| Yarra Ranges | 0 | 0.0% | 5 | 4.0% | 16 | 5.4% | 14 | 19.2% | 35 | 6.6% |
| Yarriambiack | 1 | 100.0% | 4 | 100.0% | 23 | 100.0% | 3 | 100.0% | 31 | 100.0% |
| ***Total*** | ***164*** | ***2.1%*** | ***1,866*** | ***10.8%*** | ***5,010*** | ***27.3%*** | ***2,389*** | ***36.3%*** | ***9,429*** | ***18.9%*** |

**Table 14 –Active bonds by local government area**

| **LGA** | **Jun 2016** | **% change** | |  | **LGA** | **Jun 2016** | **% change** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1 year** | **5 years** | **1 year** | **5 years** |
| Alpine | 808 | 1.4% | 19.0% |  | Mansfield | 377 | 1.9% | 22.4% |
| Ararat | 709 | 3.5% | 25.5% |  | Maribyrnong | 11,817 | 4.3% | 39.7% |
| Ballarat | 10,448 | 2.5% | 31.6% |  | Maroondah | 8,255 | 4.2% | 26.0% |
| Banyule | 10,745 | 3.9% | 27.3% |  | Melbourne | 42,575 | 6.4% | 58.2% |
| Bass Coast | 2,871 | 2.0% | -2.8% |  | Melton | 10,159 | 5.6% | 53.5% |
| Baw Baw | 2,843 | 3.1% | 34.7% |  | Mildura | 4,676 | -0.6% | 13.6% |
| Bayside | 7,485 | 3.7% | 28.0% |  | Mitchell | 2,345 | 3.9% | 47.8% |
| Benalla | 1,023 | 0.1% | 11.8% |  | Moira | 1,832 | 1.3% | 18.0% |
| Boroondara | 18,961 | 4.1% | 23.9% |  | Monash | 15,610 | 4.3% | 23.2% |
| Brimbank | 14,221 | 1.5% | 29.2% |  | Moonee Valley | 11,526 | 4.9% | 28.1% |
| Buloke | 155 | 2.6% | 24.0% |  | Moorabool | 1,519 | 2.2% | 45.2% |
| Campaspe | 2,139 | -0.1% | 2.2% |  | Moreland | 21,406 | 3.3% | 35.4% |
| Cardinia | 6,490 | 3.7% | 53.9% |  | Mornington Peninsula | 10,722 | 0.4% | 20.7% |
| Casey | 16,579 | 5.5% | 40.9% |  | Mount Alexander | 925 | 3.1% | 15.2% |
| Central Goldfields | 775 | 0.3% | 24.4% |  | Moyne | 630 | -1.7% | 18.4% |
| Colac-Otway | 1,251 | 3.3% | 16.7% |  | Murrindindi | 632 | -3.2% | 17.0% |
| Corangamite | 647 | 0.5% | 3.7% |  | Nillumbik | 3,004 | 7.2% | 80.7% |
| Darebin | 17,631 | 4.1% | 25.6% |  | Northern Grampians | 655 | -0.5% | 2.8% |
| East Gippsland | 2,875 | -0.7% | 19.3% |  | Port Phillip | 20,995 | 1.0% | 11.6% |
| Frankston | 12,901 | 1.2% | 22.3% |  | Pyrenees | 200 | 0.0% | 37.9% |
| Gannawarra | 488 | -3.4% | 6.3% |  | Queenscliffe | 106 | -0.9% | -5.4% |
| Glen Eira | 19,512 | 2.4% | 22.2% |  | South Gippsland | 1,357 | 1.6% | 24.3% |
| Glenelg | 1,163 | -2.6% | 13.5% |  | Southern Grampians | 880 | -2.7% | 13.5% |
| Golden Plains | 402 | 5.2% | 31.8% |  | Stonnington | 21,572 | 4.7% | 32.2% |
| Greater Bendigo | 9,730 | 2.5% | 30.8% |  | Strathbogie | 505 | 1.8% | 19.7% |
| Greater Dandenong | 14,570 | 3.4% | 28.3% |  | Surf Coast | 2,075 | 3.0% | 26.6% |
| Greater Geelong | 20,267 | 3.4% | 31.3% |  | Swan Hill | 1,311 | -0.3% | 7.5% |
| Greater Shepparton | 5,063 | -0.8% | 17.7% |  | Towong | 256 | 0.0% | 14.3% |
| Hepburn | 772 | -0.6% | 16.4% |  | Wangaratta | 1,923 | 3.1% | 23.5% |
| Hindmarsh | 255 | -3.8% | 5.8% |  | Warrnambool | 3,199 | 0.0% | 19.1% |
| Hobsons Bay | 7,715 | 1.0% | 19.2% |  | Wellington | 2,734 | -1.3% | 19.9% |
| Horsham | 1,487 | -0.7% | 5.0% |  | West Wimmera | 75 | -1.3% | 1.4% |
| Hume | 11,855 | 6.7% | 61.6% |  | Whitehorse | 14,413 | 4.7% | 29.7% |
| Indigo | 737 | -1.5% | 10.5% |  | Whittlesea | 11,359 | 7.5% | 60.2% |
| Kingston | 13,045 | 3.1% | 25.8% |  | Wodonga | 3,919 | 0.9% | 25.8% |
| Knox | 9,122 | 7.1% | 31.9% |  | Wyndham | 17,459 | 4.4% | 55.3% |
| Latrobe | 5,936 | 0.9% | 13.6% |  | Yarra | 16,442 | 7.5% | 42.1% |
| Loddon | 179 | 1.7% | 20.9% |  | Yarra Ranges | 6,309 | 0.3% | 13.9% |
| Macedon Ranges | 1,853 | 1.4% | 23.2% |  | Yarriambiack | 241 | -2.0% | 8.6% |
| Manningham | 6,793 | 6.0% | 31.3% |  | ***Total*** | ***538,496*** | ***3.6%*** | ***31.1%*** |

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 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 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 the 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.

*Reviewing the strata for the Metropolitan Rent Index*

In the March 2009 Rental Report, the Metropolitan Rent Index (MRI) was adjusted resulting from a review of the strata on which it is based. Growth in many suburbs, predominantly on Melbourne’s fringe, along with shifts in stock composition, prompted this review of the strata. The strata were reviewed in line with the process outlined above but using the latest property and rental prices.

To avoid a sudden shift in the indices due to this change, the new index was linked to the old index back to March 2009. The change has had a small but noticeable effect on the MRI over that time. In light of this change, MRI values viewed in editions of the Rental Report between March 2009 and December 2010 will differ from those cited in the current and future editions that relate to those earlier years.

To re-reference the Metropolitan Rent Index (MRI) from the June quarter 1999 to the March quarter 2009 the index for the March quarter was divided by 100 (176.8/100 = 1.768) and all index numbers were subsequently adjusted by this figure. To then link the two index series the index number for June 2009 is the multiple of 100 and the ratio of the weighted median for June 2009 and the weighted median for March 2009 (the link period) (100 \* $337/$335 = 100.6) which is then adjusted by the factor derived above (100.6\*1.768 = 177.9). Note that this is equivalent to the simpler calculation of the multiple of the pre-review link period index and the ratio of the weighted median for June 2009 and the weighted median for March 2009 (176.8 \* $337/$335 = 177.9).

**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 four main geographic levels:

Metropolitan Melbourne and Regional Victoria

Regions

Local Government Areas, and

Suburbs and towns

The Regions used for the Rental Report are derived from the Australian Bureau of Statistics (ABS) 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.

Local Government Areas have been included because there are many administrative uses for housing market statistics, particularly in local government housing strategies (Tables 12 & 13).

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 two-bedroom flats or three-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.

**5. Tenancy duration and turnover**

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 percentage of total active bonds. Median tenancy duration represents the midpoint in the distribution of all tenancies terminated in the quarter - fifty per cent of tenancies were longer than the median and fifty per cent shorter than the median.

**6. Investor finance**

Figure 6 on lending to investors in residential housing in Victoria is constructed from data produced by the ABS. Lending to investors is derived from ‘Lending Finance, Australia (Cat. No. 5671.0), Table 20, Commercial Finance Commitments, Fixed Loans & Revolving Credit: State (Vic), Original’. Finance for owner-occupied housing is derived from ‘Housing Finance, Australia (Cat. No. 5609.0), Table 10b, Housing Finance Commitments (Owner Occupation), by Purpose: State, Original’. The monthly values are smoothed to dampen random fluctuations using the Henderson 13 term moving average. These values are converted in current dollars using the Consumer Price Index.

In December 2011, February 2013 and June 2013, the Australian Bureau of Statistics (ABS) did not provide data for one of the components of investor finance. Since this ABS series began in January 1985, it is rare that data for a component is not provided. In these months, the ABS provided data for Australia as a whole but not for three States/Territories (Victoria, Northern Territory and the Australian Capital Territory). Data for Northern Territory and the Australian Capital Territory is regularly not provided and the amount attributed to these Territories can be calculated. To derive an estimate for Victoria for December 2011, February 2013 and June 2013, the median proportion of the Australian total attributed to the two Territories was deducted from the Australian total and the difference attributed to Victoria. The financial commitment to the construction of dwellings for rent/resale attributed to the two Territories has been approximately 5% of the Australian total. The resulting amount attributed to Victoria is estimated at $225m for December 2011 and $157 for June 2013. The financial commitment to the purchase of dwellings for rent/resale (by other) attributed to the two Territories has been approximately 1.6% of the Australian total and the resulting amount attributed to Victoria in February 2013 is estimated at $307m.

**7. Vacancy rate**

The rental vacancy rate is calculated monthly 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 Vacancy Rate chart shows a smoothed vacancy rate using the Henderson 13 term moving average. The Henderson averages are calculated by the ABS as a form of weighted moving mean to dampen random fluctuations in the data and highlight the trend.

The Real Estate Institute of Australia did not collect data on vacancy rates for January 2012. For the purposes of calculating the Henderson 13 term moving average, an average of December 2011 and February 2012 was used.

**8. Rental market affordability - 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 one-bedroom properties deemed to be affordable in Port Phillip, and there are 1000 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 gross 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.

**9. Cells with no data**

Where tables have cells with no data (particularly Table 11 and Table 12), 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 the year to that quarter (Table 11) or that quarter (Table 12).

**10. Spreadsheets**

Tables 1–14 are available for download in Excel format from the Department of Health and Human Services website: [www.dhs.vic.gov.au/about-the-department/documents-and-resources/research,-data-and-statistics/current-rental-report](http://www.dhs.vic.gov.au/about-the-department/documents-and-resources/research,-data-and-statistics/current-rental-report)

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