



# RESIDENTIAL RENTAL SURVEY: **CANBERRA**



ELITE WOODHAMS  
RELOCATION

## Residential Rental Survey

### Purpose

This survey has been prepared to assist individuals and organisations ascertain current rental levels in the state capital cities. A description of each area, its amenities and housing styles are included. The areas selected for the survey are those most commonly chosen by people relocating interstate or internationally.

### The Rental Market

#### Availability

A comparison of capital city vacancy rates shows the trend in availability.

Capital city	Vacancy rate (%)		
	Mar-22	Mar-21	Mar-20
Sydney	2.3	3.6	3.2
Melbourne	5.2	6.1	2.3
Brisbane	0.9	1.7	2.2
Adelaide	0.4	0.7	1
Perth	1.2	0.7	2.2
Canberra	0.5	0.9	1.1
Hobart	0.9	1.7	2.4
Darwin	1.6	1.8	5.4

Source: Real Estate Institute of Australia surveys of Real Estate Agent Property Managers

*NB: The vacancy rate refers to the % of rental properties available at a given time. A higher rate indicates greater choice for prospective renters, and downward pressure on rent levels. As a guide a 3% vacancy level is considered to provide market stability with no overall upward or downward pressure on rent levels. Where NA is shown, less than 10 properties have been listed in that category over last 12 months and therefore no consistent data available.*

#### Trends in Rent Levels

Capital City	Median Weekly Rents - March Quarter 2022 Annual % Change	
	3 Bedroom Houses	2 Bedroom Apartments
Sydney	8.5	6.7
Melbourne	4.9	5
Brisbane	7.5	2.4
Adelaide	10	10.4
Perth	12.5	7.7
Canberra	10.5	7.7
Hobart	10.6	10
Darwin	1.6	16.5

Source: Real Estate Institute of Australia / State Government Agencies based on rental bonds lodged.

*Please note these statistics should be taken as indicative, but not as being accurate; they are based on rental bonds lodged and hence they do not include the results of rent reviews on current leases except in the unusual event that a new bond is lodged.*

## Comparative House Prices by State Capitals

The median purchase prices may not be those paid by transferees, but the Real Estate Institute figures are the most accurate public information about relative property costs between cities.

Capital city	Mar-22		Mar-12	
	Median House Price	Index [Sydney = 100]	Median House Price	Index [Sydney = 100]
Sydney	1,590,900	100	641,000	100
Melbourne	1,125,000	71	535,000	83
Brisbane	760,000	48	425,000	66
Adelaide	649,000	41	380,000	60
Perth	525,800	33	469,000	75
Canberra	982,000	62	520,000	80
Hobart	820,000	37	353,000	55
Darwin	583,500	37	550,000	87

Historically Sydney prices have been in the order of 20-25% higher than Melbourne, though this gap fluctuates. In the 2021 census the population of Sydney was 5.37 million, Melbourne 5.16 million. (Source: Australian Bureau of Statistics). Prices have increased 148% in the past 10 years in Sydney, 110% in Melbourne by contract only 12% in Perth.

## Canberra Rental Guide (Weekly Rents)

- The areas selected for the survey are those most commonly chosen by people relocating interstate or internationally.
- The prices below reflect mid-level properties suitable for corporate and government assignees. The properties tend to be well-presented & maintained homes with modern kitchens and bathrooms, in quieter locations, with close proximity to schools and/or beaches and convenient for commuting to work. **Please note that Executive-level homes can be significantly more expensive.**

" N/A " denotes limited availability

**All figures are for unfurnished accommodation without the inclusion of utility costs.**

NORTH	Suburbs noted below are very convenient to the City Centre, known as "Civic", where there are many retail outlets, a major shopping complex, as well as entertainment venues. The Australian War Memorial is a popular destination for visitors. Braddon (2 kms from Civic) could be considered as a "trendy" neighbourhood, with a selection of cafes and "boutiquey" shops that are very popular at weekends. All these suburbs provide easy access to popular schools - it should be noted that Government schools are well funded both at the primary and secondary level, and are widely used. Much of the housing stock is from the 1970s and 1980s although it is gradually being replaced through "knockdown and rebuild" private projects. There is a small but growing supply of apartments.					
	Apartments			Houses		
	Bedrooms	1	2	3	2	3
Ainslie	N/A	N/A	N/A	N/A	\$900	\$1,270
Braddon	\$665	\$810	\$1,070	N/A	\$975	N/A
Campbell	\$665	\$845	\$1,200	N/A	\$1,010	\$1,300
Downer	\$540	\$730	N/A	N/A	\$845	N/A
Lynham	\$600	\$680	\$885	N/A	\$845	N/A

INNER SOUTH	These suburbs are well established and could be considered to have been the residential heart of Canberra for many years. The proximity to Lake Burley Griffin provides an extensive network of paths and quiet roads popular with walkers, runners and cyclists. Also very convenient for Canberra's National Gallery, Questacon Science Museum, and other "National" Museums. Old Parliament House and the current Parliament House are also close. Kingston Foreshore and Kingston have been developed with many modern apartments.					
	Apartments			Houses		
	Bedrooms	1	2	3	2	3
Barton	\$680	\$885	\$1,200	N/A	N/A	N/A
Deakin	N/A	N/A	N/A	N/A	\$940	\$1,365
Forrest	\$680	\$880	\$1,560	N/A	N/A	N/A

Griffith	\$625	\$770	\$1,055	N/A	N/A	\$1,690
Kingston	\$665	\$780	\$1,145	N/A	N/A	N/A
Yarralumla	\$550	N/A	N/A	N/A	\$1,040	\$1,710

<b>SOUTH</b>	A little further from the centre are the suburbs below - approximately 10 km from Lake Burley Griffin . The excellent road network from these suburbs mean that outside weekday peaks it takes only 15 minutes to get to many of the popular locations such as Lake Burley Griffin, the museum area, and Civic. Much of the housing stock is detached homes built in the 1970s and 1980s although it is gradually being replaced through "knockdown and rebuild" private projects. There is a modest but growing supply of apartments.					
	<b>Apartments</b>			<b>Houses</b>		
<b>Bedrooms</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>4</b>
Curtin	N/A	\$600	N/A	N/A	\$845	\$1,105
Garran	N/A	\$765	\$860	N/A	\$835	\$1,135
Hughes	\$445	N/A	N/A	N/A	\$820	\$1,140

**Disclaimer:** Any statement or opinion expressed in this publication is made in good faith but on the basis that Elite Woodhams Relocation, its agents and employees, are not liable for any loss or damage occurring as a result of any person taking or not taking action in respect of any, statement, or opinion referred to.



## Canberra Rental Guide (Monthly Rents)

- The areas selected for the survey are those most commonly chosen by people relocating interstate or internationally.
- The prices below reflect mid-level properties suitable for corporate and government assignees. The properties tend to be well-presented & maintained homes with modern kitchens and bathrooms, in quieter locations, with close proximity to schools and/or beaches and convenient for commuting to work. **Please note that Executive-level homes can be significantly more expensive.**

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NORTH	Suburbs noted below are very convenient to the City Centre, known as "Civic", where there are many retail outlets, a major shopping complex, as well as entertainment venues. The Australian War Memorial is a popular destination for visitors. Braddon (2 kms from Civic) could be considered as a "trendy" neighbourhood, with a selection of cafes and "boutiquey" shops that are very popular at weekends. All these suburbs provide easy access to popular schools - it should be noted that Government schools are well funded both at the primary and secondary level, and are widely used. Much of the housing stock is from the 1970s and 1980s although it is gradually being replaced through "knockdown and rebuild" private projects. There is a small but growing supply of apartments.					
	Apartments			Houses		
	Bedrooms	1	2	3	2	3
Ainslie	N/A	N/A	N/A	N/A	\$3,900	\$5,505
Braddon	\$2,885	\$3,510	\$4,640	N/A	N/A	N/A
Campbell	\$2,885	\$3,665	\$5,200	N/A	\$4,380	\$5,635
Downer	N/A	\$3,165	N/A	N/A	\$3,665	N/A
Lyneham	\$2,600	\$2,950	\$3,835	N/A	\$3,665	N/A

INNER SOUTH	These suburbs are well established and could be considered to have been the residential heart of Canberra for many years. The proximity to Lake Burley Griffin provides an extensive network of paths and quiet roads popular with walkers, runners and cyclists. Also very convenient for Canberra's National Gallery, Questacon Science Museum, and other "National" Museums. Old Parliament House and the current Parliament House are also close. Kingston Foreshore and Kingston have been developed with many modern apartments.					
	Apartments			Houses		
	Bedrooms	1	2	3	2	3
Barton	\$2,950	\$3,835	\$5,200	N/A	N/A	N/A
Deakin	N/A	N/A	N/A	N/A	\$4,075	\$5,915
Forrest	\$2,950	\$3,815	\$6,760	N/A	N/A	N/A

Griffith	\$2,710	\$3,340	\$4,575	N/A	N/A	N/A
Kingston	\$2,885	\$3,380	\$4,965	N/A	N/A	N/A
Yarralumla	\$2,385	N/A	N/A	N/A	\$4,510	\$7,410

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	<b>Apartments</b>			<b>Houses</b>		
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Curtin	N/A	\$2,600	N/A	N/A	\$3,665	\$4,790
Garran	N/A	\$3,315	\$3,730	N/A	\$3,620	\$4,920
Hughes	N/A	N/A	N/A	N/A	\$3,555	\$4,920

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## Utilities

Utility costs vary with appliance use: air conditioning, dryers and swimming pools all increase costs. Numerous companies supply electricity & gas and you are able to choose your provider when renting. It is recommended that before you swap your provider, you have an idea of your usage pattern and then shop around for the best plan.

Approximate costs per annum in AUD. Bear in mind that this varies from state to state - and whether the main source of energy in the home is gas or electricity.

	Gas	Electricity	Water
<b>2 bedroom apartment</b>	\$1,400 - \$1,600	\$1,400 - \$1,700	\$900
<b>4 bedroom house</b>	\$2,600 - \$4,000	\$2,500 - \$4,400	\$1,500

## Furniture Rental

Furniture can be rented and the rates depend upon the size of the property, rental term and tastes of the tenant. Linen & kitchen equipment may also be rented for periods of one month or more for A\$150 – A\$300 per week. The costs below do not include delivery or pick up fees, which are approximately \$400 + GST each, or compulsory insurance, which is approximately 7% of the total hire value.

Estimated rental rates for basic furnishings & electrical appliances

Rental Period	1 or 2 bed 2-3 persons Per week	3 or 4 bed 4-6 persons Per week
1 month	\$800	\$1,200
3 months	\$700	\$1,000
12 months**	\$550	\$800
24 months**	\$420	\$600

Source: Valiant Furniture Hire & Living Edge Furniture Rental

\*\*Please note that for rental periods of six months or longer, basic furniture items are not usually sufficient and additional items may be required to make the home comfortable.

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