



## RESIDENTIAL RENTAL SURVEY: **SYDNEY**



ELITE WOODHAM'S  
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.

## Sydney 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 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. Executive-level homes can be significantly more expensive.

" N/A " denotes limited availability e.g. a 4 bedroom house in the City Centre.

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

SYDNEY CITY & SURROUNDS	This area covers downtown Sydney and surrounds. Given the location, views, shopping and gastronomy available, this area is popular with young professionals and mature locals alike. Cafe culture, night life and weekend markets make this an extremely popular area to live. There are a few excellent private schools in the area which most students would commute to. Apartments dominate and the age and condition can vary considerably. There are many new buildings with facilities such as pools, saunas, gyms and security parking. It is a densely populated area and the houses that are available tend to be town house or terraces with little or no garden.					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Sydney	\$710	\$975	\$1,430	N/A	N/A	N/A
Darlinghurst	\$645	\$1,035	\$1,820	\$930	\$1,365	\$1,685
Potts Point	\$585	\$975	\$1,170	N/A	N/A	N/A
Paddington	\$570	\$815	\$1,430	\$1,160	\$1,625	\$2,210
Pymont	\$650	\$910	\$1,430	\$965	\$1,295	N/A
Surry Hills	\$665	\$975	\$1,395	\$975	\$1,290	\$1,495
CITY SOUTH	Located just 4 -5 Kms south of the CBD. An evolving area of converted warehouses, Victorian terrace houses and modern apartments. It's dotted with cafes, cool eateries and hip bars. With the University of NSW nearby, it offers a proud arts, culture and dining scene. Commuting to the city via train or express bus takes around 30 minutes. Nearby Centennial Park is a grand park, used by walkers, joggers, roller- bladers, cyclists and offers horse riding facilities. For sporting fanatics, this area is close to Moore Park, featuring golfing, tennis, the Sydney Cricket Ground and Allianz Stadium ...home to rugby games and concerts.					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Zetland	\$680	\$910	\$1,235	\$975	\$1,300	\$1,560
Alexandria	\$650	\$845	\$1,105	\$925	\$1,280	\$1,560
Waterloo	\$680	\$885	\$1,155	\$845	\$1,005	N/A

Kensington	\$600	\$715	\$1,010	N/A	\$1,295	\$1,725
<b>LOWER NORTH SHORE</b>	Immediately north of the Sydney Harbour Bridge and stretching along the north-eastern foreshore, 6-8 km from the City, this area is popular with both young professionals and families, who want to be close to the city, with plenty of local restaurants and cafes, shopping, schools and sporting facilities. These suburbs offer excellent water views from a range of grand old free-standing homes, newly designed luxury townhouses and low-level apartment blocks. There are several very good state, catholic and private schools in the area and Redlands school is popular with expatriates. Ferry and bus routes are quick into the City.					
	<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>
Cremorne	\$615	\$845	\$1,170	\$975	\$1,430	\$2,635
Kirribilli	\$625	\$910	\$1,545	N/A	N/A	N/A
Neutral Bay	\$585	\$810	\$1,235	\$1,040	\$1,690	N/A
Mosman	\$600	\$845	\$1,430	\$1,075	\$1,820	\$2,860
Milsons Point	\$780	\$1,170	\$2,015	N/A	N/A	N/A
<b>EASTERN SUBURBS</b>	This area stretches from the city along the waterfront east to South Head, approximately 10km. It is one of the most exclusive areas of Sydney and this is clearly reflected in rental levels. The main shopping area is Bondi Junction with more expensive and exclusive shopping available in Double Bay. The area is well established and attracts residents in the highest socio-economic group. There are several private boys and girls schools. Excellent state primary schools, but limited state secondary schools. Charming Victorian terraces, semi-detached and freestanding houses, Federation and Georgian, through to contemporary style homes mixed with high-rise apartment blocks. Many offer spectacular harbour views.					
	<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>
Bondi	\$715	\$975	\$1,330	\$1,205	\$1,690	\$2,310
Bondi Junction	\$715	\$975	\$1,495	\$1,105	\$1,560	\$2,015
Coogee	\$690	\$900	\$1,285	\$1,140	\$1,690	\$2,145
Bellevue Hill	\$650	\$905	\$1,560	N/A	\$2,015	\$2,860
Rose Bay	\$680	\$845	\$1,495	\$1,140	\$1,820	\$2,600
Queens Park	\$650	\$885	N/A	N/A	\$1,755	\$2,080
Woollahra	\$650	\$80	\$1,560	\$1,270	\$1,885	\$2,470
<b>INNER WEST</b>	Located within 5 km of the city with excellent shopping facilities and restaurants, many neighbourhoods in this area have a charming village feel with great local street shopping. This area is popular with professionals, empty nesters and young families. There are very good bus and ferry transport links to the City. There are number of good private schools in this area, as well as good public and catholic schools and popular with students attending Sydney University and the Newtown College of Performing Arts. Housing is made up of original Victorian terraces, semi-detached homes and older style apartments, as well as many newer developments of apartments and townhouses. Quiet leafy streets some with spectacular harbour views, this area is densely populated and parking is difficult.					

	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Annandale	\$535	\$755	\$1,135	\$975	\$1,235	\$1,645
Balmain	\$595	\$900	\$1,295	\$975	\$1,235	\$1,820
Camperdown	\$650	\$875	\$1,200	\$940	\$1,135	\$1,710
Newtown	\$550	\$780	\$1,030	\$910	\$1,170	\$1,560
Glebe	\$520	\$780	\$1,200	\$940	\$1,235	\$1,595
Rozelle	\$945	\$1,170	\$1,690	\$605	\$910	\$1,395
<b>HILLS DISTRICT</b>	<p>Located approximately 25-30 km from Sydney, this area is spacious and leafy with regional shopping centres. Numerous public, private and Catholic schools are available, most of which are co-educational. As the area is reasonably new, many of the schools enjoy top quality facilities and equipment. Train services operate to the City (45 mins-1 hour) and there are also bus networks in the area, though driving is slow to the City. This area includes many new developments with duplexes, townhouses and free standing homes, many with 5-6 bedrooms. In older areas red-brick bungalows dominate.</p>					
	Apartments			Houses		
Bedrooms	1	2		2	3	4
Castle Hill	\$625	\$715	\$790	\$585	\$845	\$1,035
Cherrybrook	N/A	N/A	\$860	\$600	\$910	\$1,105
Kellyville	\$600	\$715	\$780	\$555	\$810	\$975
<b>UPPER NORTH SHORE</b>	<p>This area is located 15-25 km north of the Sydney Harbour Bridge and stretches from Chatswood to Wahroonga. These suburbs lie either side of the main arterial road going north - the Pacific Highway. The railway line runs parallel to the highway and trains to the city takes 15-40 minutes. Many executives choose to live here as it is leafy and spacious, with large homes to accommodate families, excellent local, Catholic and private schools and easy access to the city, beach and shopping facilities. The area comprises mainly of free-standing family residences of varying proportions. Many of the older homes are now being replaced by newly built residences. New and existing apartments are available, generally located along the railway line, the Pacific Highway or around shopping hubs.</p>					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Gordon	\$585	\$765	\$1,095	N/A	\$1,105	\$1,495
Lindfield	N/A	\$1,115	\$1,625	\$625	\$835	\$1,210
Pymble	\$600	\$780	\$1,035	N/A	\$1,170	\$1,625
St Ives	\$600	\$835	\$1,145	N/A	\$1,235	\$1,495
Turramurra	\$585	\$755	\$1,070	N/A	\$1,135	\$1,560
Wahroonga	\$570	\$700	\$1,035	\$715	\$1,015	\$1,560

<b>NORTHERN BEACHES</b>	Stretching 12-18km from the City, this water-surrounded area is popular with families and professionals alike wanting the beach lifestyle with City proximity. There are large shopping centres nearby and great local street shopping, cafes, bars & restaurants in Manly. Commute to the City by ferry from Manly (15 - 30 mins) or bus (50mins - 1 hour). Traffic over the Spit Bridge is notoriously slow. There are numerous state and catholic schools including two co-educational private schools. There are many apartments in Manly/Queenscliff areas, both old & contemporary. Balgowlah and Seaforth feature mainly substantial family homes and a number of housing styles prevail. Some properties in Seaforth are built on steep blocks to take advantage of Middle Harbour views, often with little or no garden or level play area.					
	<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>
Balgowlah	\$775	\$780	\$1,180	\$845	\$1,300	\$2,075
Dee Why	\$625	\$780	\$1,105	\$875	\$1,105	\$1,430
Manly	\$770	\$1,040	\$1,560	\$1,105	\$1,950	\$2,340
Queenscliff	\$715	\$885	\$1,625	N/A	N/A	N/A
Seaforth	N/A	\$880	N/A	N/A	\$1,300	\$2,015
<b>WESTERN SYDNEY</b>	Situated 26 kilometers from the city, this is a rapidly growing area with many plans for future development. Parramatta is home to a diverse population of around 20,000 people and is Sydney's second major business district. There are excellent transport links in the area: the city can be reached by train (30 mins) or ferry (50 mins) and there are numerous bus routes. There is a large array of apartments to choose from in this lively area, and though free-standing homes are less common, you can see some examples of wonderful heritage-listed character homes. Oatlands boasts many larger, modern, family homes with open plan living for families. The Kings School is located near Oatlands and this one of the oldest and most highly respected independent boys schools in Sydney. Westmead is home to a large children's hospital that provides world class medicine. Westmead has a mixture of apartments and houses and offers good transport services to Parramatta.					
	<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>
Parramatta	\$520	\$585	\$700	\$595	\$650	\$755
Oatlands	N/A	\$625	\$780	N/A	\$8,575	\$1,015
Westmead	\$520	\$535	\$650	\$560	\$650	N/A
Northmead	\$470	\$540	\$650	\$520	\$705	\$845
Rosehill	\$455	\$520	\$700	N/A	\$650	N/A

**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.

## Sydney 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 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. Executive-level homes can be significantly more expensive.

" N/A " denotes limited availability e.g. a 4 bedroom house in the City Centre.

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

Bedrooms	Apartments			Houses		
	1	2	3	2	3	4
<b>SYDNEY CITY &amp; SURROUNDS</b> This area covers downtown Sydney and surrounds. Given the location, views, shopping and gastronomy available, this area is popular with young professionals and mature locals alike. Cafe culture, night life and weekend markets make this an extremely popular area to live. There are a few excellent private schools in the area which most students would commute to. Apartments dominate and the age and condition can vary considerably. There are many new buildings with facilities such as pools, saunas, gyms and security parking. It is a densely populated area and the houses that are available tend to be town house or terraces with little or no garden.						
Sydney	\$3,080	\$4,225	\$6,200	N/A	N/A	N/A
Darlinghurst	\$2,795	\$4,485	\$7,890	\$4,030	\$5,915	\$7,305
Potts Point	\$2,535	\$4,225	\$5,070	N/A	N/A	N/A
Paddington	\$2,470	\$3,535	\$6,200	\$5,030	\$7,045	\$9,580
Pymont	\$2,820	\$3,945	\$6,200	\$4,185	\$5,615	N/A
Surry Hills	\$2,885	\$4,225	\$6,045	\$4,225	\$5,590	\$6,480
<b>CITY SOUTH</b> Located just 4 -5 Kms south of the CBD. An evolving area of converted warehouses, Victorian terrace houses and modern apartments. It's dotted with cafes, cool eateries and hip bars. With the University of NSW nearby, it offers a proud arts, culture and dining scene. Commuting to the city via train or express bus takes around 30 minutes. Nearby Centennial Park is a grand park, used by walkers, joggers, roller- bladers, cyclists and offers horse riding facilities. For sporting fanatics, this area is close to Moore Park, featuring golfing, tennis, the Sydney Cricket Ground and Allianz Stadium ...home to rugby games and concerts.						
<b>CITY SOUTH</b> Located just 4 -5 Kms south of the CBD. An evolving area of converted warehouses, Victorian terrace houses and modern apartments. It's dotted with cafes, cool eateries and hip bars. With the University of NSW nearby, it offers a proud arts, culture and dining scene. Commuting to the city via train or express bus takes around 30 minutes. Nearby Centennial Park is a grand park, used by walkers, joggers, roller- bladers, cyclists and offers horse riding facilities. For sporting fanatics, this area is close to Moore Park, featuring golfing, tennis, the Sydney Cricket Ground and Allianz Stadium ...home to rugby games and concerts.						
Bedrooms	Apartments			Houses		
	1	2	3	2	3	4
Zetland	\$2,950	\$3,945	\$5,355	\$4,225	\$5,635	\$6,760
Alexandria	\$2,820	\$3,665	\$4,790	\$4,010	\$5,550	\$6,760
Waterloo	\$2,950	\$3,835	\$5,005	\$3,665	N/A	N/A
Kensington	\$2,600	\$3,100	\$4,380	N/A	\$5,615	\$7,475

<b>LOWER NORTH SHORE</b>	Immediately north of the Sydney Harbour Bridge and stretching along the north-eastern foreshore, 6-8 km from the City, this area is popular with both young professionals and families, who want to be close to the city, with plenty of local restaurants and cafes, shopping, schools and sporting facilities. These suburbs offer excellent water views from a range of grand old free-standing homes, newly designed luxury townhouses and low-level apartment blocks. There are several very good state, catholic and private schools in the area and Redlands school is popular with expatriates. Ferry and bus routes are quick into the City.					
	<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>
Cremorne	\$2,665	\$3,665	\$5,070	\$4,225	\$6,200	N/A
Kirribilli	\$2,710	\$3,945	\$6,695	N/A	N/A	N/A
Neutral Bay	\$2,535	\$3,510	\$5,355	\$4,510	\$7,325	N/A
Mosman	\$2,600	\$3,665	\$6,200	N/A	\$7,890	\$12,395
Milsons Point	\$3,380	\$5,070	\$8,735	N/A	N/A	N/A
<b>EASTERN SUBURBS</b>	This area stretches from the city along the waterfront east to South Head, approximately 10km. It is one of the most exclusive areas of Sydney and this is clearly reflected in rental levels. The main shopping area is Bondi Junction with more expensive and exclusive shopping available in Double Bay. The area is well established and attracts residents in the highest socio-economic group. There are several private boys and girls schools. Excellent state primary schools, but limited state secondary schools. Charming Victorian terraces, semi-detached and freestanding houses, Federation and Georgian, through to contemporary style homes mixed with high-rise apartment blocks. Many offer spectacular harbour views.					
	<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>
Bondi	\$3,100	\$4,225	\$5,765	\$5,225	\$7,325	\$10,010
Bondi Junction	\$3,100	\$4,225	\$6,480	\$4,790	\$6,760	\$8,735
Coogee	\$2,990	\$3,900	\$5,570	\$4,940	\$7,325	\$9,295
Bellevue Hill	\$2,820	\$3,925	\$6,760	N/A	\$8,735	\$12,395
Rose Bay	\$2,950	\$3,665	\$6,480	N/A	\$7,890	N/A
Queens Park	N/A	\$3,835	N/A	N/A	\$7,605	\$9,015
Woollahra	\$2,820	\$350	\$6,760	\$5,505	\$8,170	\$10,705
<b>INNER WEST</b>	Located within 5 km of the city with excellent shopping facilities and restaurants, many neighbourhoods in this area have a charming village feel with great local street shopping. This area is popular with professionals, empty nesters and young families. There are very good bus and ferry transport links to the City. There are number of good private schools in this area, as well as good public and catholic schools and popular with students attending Sydney University and the Newtown College of Performing Arts. Housing is made up of original Victorian terraces, semi-detached homes and older style apartments, as well as many newer developments of apartments and townhouses. Quiet leafy streets some with spectacular harbour views, this area is densely populated and parking is difficult.					
	<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>

Annandale	\$2,320	\$3,275	\$4,920	\$4,225	\$5,355	\$7,130
Balmain	\$2,580	\$3,900	\$5,615	\$4,225	\$5,355	\$7,890
Camperdown	\$2,820	\$3,795	\$5,200	\$4,075	\$4,920	N/A
Glebe	\$2,255	\$3,380	\$5,200	\$4,075	\$5,355	\$6,915
Rozelle	\$4,095	\$5,070	\$7,325	\$2,625	\$3,945	\$6,045
<b>HILLS DISTRICT</b>	Located approximately 25-30 km from Sydney, this area is spacious and leafy with regional shopping centres. Numerous public, private and Catholic schools are available, most of which are co-educational. As the area is reasonably new, many of the schools enjoy top quality facilities and equipment. Train services operate to the City (45 mins-1 hour) and there are also bus networks in the area, though driving is slow to the City. This area includes many new developments with duplexes, townhouses and free standing homes, many with 5-6 bedrooms. In older areas red-brick bungalows dominate.					
	<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>
Castle Hill	\$2,710	\$3,100	\$3,425	\$2,535	\$3,665	\$4,485
Cherrybrook	N/A	N/A	\$3,730	N/A	\$3,945	\$4,790
Kellyville	\$2,600	\$3,100	\$3,380	\$2,405	\$3,510	\$4,225
<b>UPPER NORTH SHORE</b>	This area is located 15-25 km north of the Sydney Harbour Bridge and stretches from Chatswood to Wahroonga. These suburbs lie either side of the main arterial road going north - the Pacific Highway. The railway line runs parallel to the highway and trains to the city takes 15 - 40 minutes. Many executives choose to live here as it is leafy and spacious, with large homes to accommodate families, excellent local, Catholic and private schools and easy access to the city, beach and shopping facilities. The area comprises mainly of free-standing family residences of varying proportions. Many of the older homes are now being replaced by newly built residences. New and existing apartments are available, generally located along the railway line, the Pacific Highway or around shopping hubs.					
	<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>
Gordon	\$2,535	\$3,315	\$4,745	N/A	\$4,790	\$6,480
Lindfield	N/A	\$4,835	\$7,045	N/A	\$3,620	\$5,245
Pymble	\$2,600	\$3,380	\$4,485	N/A	\$5,070	\$7,045
St Ives	\$2,600	\$3,620	\$4,965	N/A	\$5,355	\$6,480
Turrumurra	\$2,535	\$3,275	\$4,640	N/A	\$4,920	\$6,760
Wahroonga	\$2,470	\$3,035	\$4,485	\$3,100	\$4,400	\$6,760

<b>NORTHERN BEACHES</b>						
Stretching 12-18km from the City, this water-surrounded area is popular with families and professionals alike wanting the beach lifestyle with City proximity. There are large shopping centres nearby and great local street shopping, cafes, bars & restaurants in Manly. Commute to the City by ferry from Manly (15 - 30 mins) or bus (50 mins - 1 hour). Traffic over the Spit Bridge is notoriously slow. There are numerous state and catholic schools including two co-educational private schools. There are many apartments in Manly/Queenscliff areas, both old & contemporary. Balgowlah and Seaforth feature mainly substantial family homes and a number of housing styles prevail. Some properties in Seaforth are built on steep blocks to take advantage of Middle Harbour views, often with little or no garden or level play area.						
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Balgowlah	\$3,360	\$3,380	\$5,115	\$3,665	\$5,635	\$8,995
Dee Why	\$2,710	\$3,380	\$4,790	\$3,795	\$4,790	\$6,200
Manly	\$3,340	\$4,510	\$6,760	\$4,790	\$8,450	\$10,140
Queenscliff	\$3,100	\$3,835	\$7,045	N/A	N/A	N/A
Seaforth	N/A	N/A	N/A	N/A	\$5,635	\$8,735
<b>WESTERN SYDNEY</b>						
Situated 26 kilometers from the city, this is a rapidly growing area with many plans for future development. Parramatta is home to a diverse population of around 20,000 people and is Sydney's second major business district. There are excellent transport links in the area: the city can be reached by train (30 mins) or ferry (50 mins) and there are numerous bus routes. There is a large array of apartments to choose from in this lively area, and though free-standing homes are less common, you can see some examples of wonderful heritage-listed character homes. Oatlands boasts many larger, modern, family homes with good open plan living for families. The Kings School is located near Oatlands and this one of the oldest and most highly respected independent boys schools in Sydney. Westmead is home to a large children's hospital that provides world class medicine. Westmead has a mixture of apartments and houses and offers good transport services to Parramatta.						
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Parramatta	\$2,255	\$2,535	\$35	\$2,580	\$2,820	\$3,275
Oatlands	N/A	\$2,710	\$3,380	N/A	\$37,160	\$4,400
Westmead	\$2,255	\$2,320	\$2,820	\$2,430	\$2,820	N/A
Northmead	\$2,040	\$2,340	\$2,820	\$2,255	\$3,055	\$3,665
Rosehill	\$1,975	\$2,255	\$3,035	N/A	\$2,820	N/A

**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.



## 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.

## OUR OFFICES

### MELBOURNE

Suite 1, Level 1,  
6 Riddell Parade,  
Elsternwick  
VIC 3185  
Australia

### SYDNEY

Level 5  
20 Bond St  
Sydney  
NSW 2000  
Australia

## CONTACT US

Australia. 1300 762 388

International. +61 427 219 079

United Kingdom. +44 7853 163 841

