



## RESIDENTIAL RENTAL SURVEY: PERTH



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.

## Perth 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.**

<b>CITY &amp; SURROUNDS</b>	Downtown Perth has had a resurgence in recent years with several new small bars and prime restaurants opening. Many new apartments with fantastic city & river views have been developed in recent years. East Perth has also undergone an enormous transformation in the last ten years: a European infused mix of terrace homes and apartments overlooking the picturesque manmade waterway of Claisebrook cove feature. West Perth is predominantly made up of stylish apartments which form a bridge between Subiaco and the CBD. There are also townhouses & units available and some family homes on smaller blocks. Many of these inner-city properties are available fully furnished and equipped. Subiaco is considered one of the most fashionable suburbs to live, being only 6 km from the City, with excellent amenities, shopping and sophisticated dining options. Neighbouring Shenton Park is considered up and coming. West Leederville is popular for its near-city location and proximity to Subiaco. All these suburbs are on the Fremantle train line making commuting easy into the City or walking / cycling is also an option. There are excellent state schools in this area. A mixture of federation cottages and smaller blocks define the Subiaco housing style. These are fashionable and sought after with their white picket fences and character facades. Apartments and townhouses are also very prominent, as are multi-storey homes on small blocks.					
	<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>
Perth	\$520	\$730	\$875	\$700	\$885	N/A
North Perth	\$405	\$585	\$715	\$650	\$750	\$910
South Perth	\$430	\$535	\$815	\$650	\$780	\$1,075
East Perth	\$495	\$650	\$845	\$730	\$880	N/A
Subiaco	\$520	\$715	\$845	\$765	\$1,040	\$1,235
Leederville	\$520	\$635	\$670	\$650	\$775	N/A
West Leederville	\$390	\$625	\$765	\$720	\$975	\$1,235
Shenton Park	\$400	\$550	\$765	\$715	\$930	\$1,235

<b>WESTERN SUBURBS</b>	These suburbs are the most prestigious & expensive suburbs in Perth due to their location between the City and the world-renowned Cottesloe beach. Grand homes of old and new style nestle together, often accompanied by private tennis courts and large pools. Shopping is exclusive and boutique, whether for food, clothing or real estate. Commuting to work is generally via the Stirling Highway by car or bus (15-30 minute depending on traffic). Transport links are excellent for Cottesloe and Claremont and surrounds, as both have train stations. Perth's most prestigious private schools are located here too.					
	<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>
Nedlands	N/A	\$560	\$835	\$680	\$910	\$1,335
Claremont	\$495	\$675	\$965	\$755	\$975	\$1,625
Cottesloe	\$510	\$755	\$1,105	\$1,105	\$1,285	\$1,820
Dalkeith	N/A	N/A	N/A	N/A	\$1,235	\$1,625
Swanbourne	\$690	\$910	N/A	N/A	\$1,235	\$1,495
Floreat	N/A	\$780	N/A	\$855	\$895	\$1,235
City Beach	N/A	N/A	N/A	N/A	\$1,235	\$1,495
Wembley	\$390	\$455	\$645	\$715	\$845	\$1,235
<b>NORTHERN BEACHES</b>	This area is very popular with families and beach lovers, but is a lot further away from the City, so be prepared to drive to work (40-60 minutes in peak hour). The train line is heavily crowded during peak times and living in these areas can also require driving to the nearest train station. There are many private schools to choose from here, particularly religious schools. Housing is generally 70's style architecture in the established neighbourhoods with 4-5 bedrooms on large blocks. There are newer estate developments of modern two-storey townhouses and stand-alone houses on smaller blocks in the area also.					
	<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>
Karrinyup	N/A	N/A	N/A	\$580	\$755	\$1,040
Trigg	N/A	N/A	N/A	N/A	\$930	N/A
North Beach	N/A	\$585	N/A	N/A	\$780	N/A
Sorrento	N/A	N/A	N/A	N/A	\$1,075	\$1,105
Marmion	N/A	N/A	N/A	N/A	N/A	N/A
Hillarys	N/A	N/A	N/A	N/A	\$715	\$910

**SOUTH OF THE RIVER**

These riverside suburbs are located south of the Swan River, 15 – 20 km from the City. They are sought after by families and executives because of the riverside locale, luxurious and larger homes on good sized blocks and good freeway access routes to the City. There are also excellent public and private schools to choose from. These suburbs have the advantage of being close to Fremantle, Western Australia's colourful and vibrant Port city which is home to interesting markets, lively cafés, pubs and restaurants, with a focus on the arts and music. A 25-45 minute commute to the City depending on traffic or public transport is excellent, with frequent bus services between these suburbs and the City or a fast train. Housing types do vary in these suburbs, however the closer the property is to the river will usually herald the larger and more modern architectural styles. Much property development has happened in these areas over the past 20 years and many homes have been modernised with large backyards and pools quite the norm. Residential housing is a mix of old and new in Fremantle with including quaint, cottage style and high-end apartment blocks. Old buildings have been converted into fashionable warehouse style abodes in the past years.

	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Applecross	\$555	\$555	\$780	\$730	\$930	\$1,170
Mount Pleasant	\$650	\$650	\$755	\$650	\$780	\$1,105
Ardross	N/A	\$680	N/A	N/A	\$690	\$1,040
Bicton	\$340	\$495	\$625	\$625	\$715	\$1,040
Fremantle	\$460	\$650	\$815	\$780	\$845	\$1,055

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## Perth Rental Guide (Monthly Rents)

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- 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.**

<b>CITY &amp; SURROUNDS</b>	Downtown Perth has had a resurgence in recent years with several new small bars and prime restaurants opening. Many new apartments with fantastic city & river views have been developed in recent years. East Perth has also undergone an enormous transformation in the last ten years: a European infused mix of terrace homes and apartments overlooking the picturesque manmade waterway of Claisebrook cove feature. West Perth is predominantly made up of stylish apartments which form a bridge between Subiaco and the CBD. There are also townhouses & units available and some family homes on smaller blocks. Many of these inner-city properties are available fully furnished and equipped. Subiaco is considered one of the most fashionable suburbs to live, being only 6 km from the City, with excellent amenities, shopping and sophisticated dining options. Neighbouring Shenton Park is considered up and coming. West Leederville is popular for its near-city location and proximity to Subiaco. All these suburbs are on the Fremantle train line making commuting easy into the City or walking / cycling is also an option. There are excellent state schools in this area. A mixture of federation cottages and smaller blocks define the Subiaco housing style. These are fashionable and sought after with their white picket fences and character facades. Apartments and townhouses are also very prominent, as are multi-storey homes on small blocks.					
	<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>
Perth	\$2,253	\$3,163	\$3,792	\$3,033	\$3,835	N/A
North Perth	\$1,755	\$2,535	\$3,098	\$2,817	\$3,250	\$3,943
South Perth	\$1,863	\$2,318	\$3,532	\$2,817	\$3,380	\$4,658
East Perth	\$2,145	\$2,817	\$3,662	\$3,163	\$3,813	N/A
Subiaco	\$2,253	\$3,098	\$3,662	\$3,315	\$4,507	\$5,352
Leederville	\$2,253	\$2,752	\$2,903	\$2,817	\$3,358	N/A
West Leederville	\$1,690	\$2,708	\$3,315	\$3,120	\$4,225	\$5,352
Shenton Park	\$1,733	\$2,383	\$3,315	\$3,098	\$4,030	\$5,352

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Nedlands	N/A	\$2,427	\$3,618	\$2,947	\$3,943	\$5,785
Claremont	\$2,145	\$2,925	\$4,182	\$3,272	\$4,225	\$7,042
Cottesloe	\$2,210	\$3,272	\$4,788	\$4,788	\$5,568	\$7,887
Dalkeith	N/A	N/A	N/A	N/A	N/A	\$7,042
Swanbourne	\$2,990	\$3,943	N/A	N/A	\$5,352	\$6,478
Floreat	N/A	\$3,380	N/A	N/A	\$3,878	\$5,352
City Beach	N/A	N/A	N/A	N/A	\$5,352	\$6,478
Wembley	\$1,690	\$1,972	\$2,795	\$3,098	\$3,662	\$5,352
<b>NORTHERN BEACHES</b>	This area is very popular with families and beach lovers, but is a lot further away from the City, so be prepared to drive to work (40-60 minutes in peak hour). The train line is heavily crowded during peak times and living in these areas can also require driving to the nearest train station. There are many private schools to choose from here, particularly religious schools. Housing is generally 70's style architecture in the established neighbourhoods with 4-5 bedrooms on large blocks. There are newer estate developments of modern two-storey townhouses and stand-alone houses on smaller blocks in the area also.					
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Karrinyup	N/A	N/A	N/A	N/A	\$3,272	\$4,507
Trigg	N/A	N/A	N/A	N/A	\$4,030	N/A
North Beach	N/A	\$2,535	N/A	N/A	\$3,380	N/A
Sorrento	N/A	N/A	N/A	N/A	\$4,658	\$4,788
Marmion	N/A	N/A	N/A	N/A	N/A	N/A
Hillarys	N/A	N/A	N/A	N/A	\$3,098	\$3,943

<b>SOUTH OF THE RIVER</b>	<p>These riverside suburbs are located south of the Swan River, 15 – 20 km from the City. They are sought after by families and executives because of the riverside locale, luxurious and larger homes on good sized blocks and good freeway access routes to the City. There are also excellent public and private schools to choose from. These suburbs have the advantage of being close to Fremantle, Western Australia's colourful and vibrant Port city which is home to interesting markets, lively cafés, pubs and restaurants, with a focus on the arts and music. A 25-45 minute commute to the City depending on traffic or public transport is excellent, with frequent bus services between these suburbs and the City or a fast train. Housing types do vary in these suburbs, however the closer the property is to the river will usually herald the larger and more modern architectural styles. Much property development has happened in these areas over the past 20 years and many homes have been modernised with large backyards and pools quite the norm. Residential housing is a mix of old and new in Fremantle with including quaint, cottage style and high-end apartment blocks. Old buildings have been converted into fashionable warehouse style abodes in the past years.</p>					
	<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>
Applecross	\$2,405	\$2,405	\$3,380	N/A	\$4,030	\$5,070
Mount Pleasant	\$2,817	\$2,817	\$3,272	N/A	\$3,380	\$4,788
Ardross	N/A	\$2,947	N/A	N/A	\$2,990	\$4,507
Bicton	\$1,473	\$2,145	\$2,708	N/A	\$3,098	\$4,507
Fremantle	\$1,993	\$2,817	\$3,532	\$3,380	\$3,662	\$4,572

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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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