



RESIDENTIAL RENTAL SURVEY: **BRISBANE**



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.

Brisbane 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.

CITY AREA	Apartments			Houses		
	1	2	3	2	3	4
In the heart of Brisbane, this area covers both sides of the River for about a 2km radius. This is a multi-cultural area with a diverse population. The current trend is for executives and young and middle aged couples moving from outer suburbs to inner city living. There is plenty of activity day and night. Walking distance to the city and Fortitude Valley there is an abundance of good restaurants, bars, boutiques and speciality food outlets. There are several art galleries and theatres in the area. New Farm & West End have both modern and Queenslander style homes, while other neighbourhoods have old & newer style apartments. Older apartments are large, while newer units tend to be smaller. There have been a number of exclusive new developments built along the river and further 1 and 2 bed apartment complex developments are underway. There are a number of private schools and colleges, available within 3 kilometres radius of the central business district.						
New Farm	\$455	\$605	\$910	\$810	\$1,040	\$1,885
Teneriffe	\$600	\$780	\$1,105	N/A	N/A	N/A
Newstead	\$585	\$780	\$1,170	N/A	N/A	N/A
Fortitude Valley	\$520	\$650	\$850	\$605	N/A	N/A
West End	\$540	\$685	\$1,015	\$705	\$895	\$1,170
South Brisbane	\$585	\$745	\$1,075	\$750	\$855	N/A
Kangaroo Point	\$475	\$690	\$950	\$670	\$820	\$970
BAYSIDE	Apartments			Houses		
	1	2	3	2	3	4
Situated 16-18 kilometres south east of the City, this family-friendly area offers extensive foreshore parkland and is lovely at high tide. Away from the waterfront and water views, both Wynnum and Manly, and also Manly West and Wynnum West, have affordable homes. Rail and Bus services are available and a car trip to the city centre takes approximately 20 – 25 minutes out of peak hours. There are a number of private schools, typically single sex, available within and close by the area. Housing tends to be modern style, with some renovated Queenslanders in Manly & Wynnum. Some sites are elevated with bay views. There has been a lot of development in the Wynnum area for 3 and 4 bed medium range housing. A limited number of houses will have 5 bedrooms.						
Manly	N/A	\$585	\$755	\$585	\$710	\$940

Manly West	N/A	N/A	\$615	\$535	\$650	\$845
Wynnum	\$365	\$550	\$650	\$570	\$650	\$925
Wakerley	N/A	N/A	\$620	N/A	\$770	\$880
Cleveland	N/A	\$520	\$610	N/A	\$660	\$820

SOUTH OF THE RIVER - EASTERN SUBURBS

Situated 6 km south-east of the City, south of the river, this area has traditionally been a "family" suburb, although professionals of all ages are now enjoying these neighbourhoods. There is easy access to the Ferry and the City Cat from Hawthorne, plus bus & rail services operate regularly to the city and nearby shopping facilities. A good selection of private & public schools and colleges are within a 15 minute drive. Homes are either older wooden style or more contemporary properties. It is common to find 4-5 bedroom homes. Properties on the river in Bulimba/Hawthorne are highly sought after as this is the only location the City Cat stops in a residential suburb on the south side. There are a number of new 1 & 2 bed apartment complexes in Bulimba, making it popular with singles and young couples who can walk to the City Cat.

	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Bulimba	\$550	\$675	\$950	\$820	\$900	\$1,365
Hawthorne	N/A	\$540	\$845	N/A	\$910	\$1,400
Balmoral	\$470	\$560	\$835	N/A	\$845	\$1,235
Norman Park	\$410	\$550	\$755	\$625	\$755	\$1,040

SOUTH OF THE RIVER - WESTERN SUBURBS

Situated on the Brisbane River approximately 7-10 kilometres west of the City, south of the river, these leafy, established suburbs are popular with families. There are excellent parklands, riverfront homes and some of the most prestigious streets in Brisbane, lined with trees and beautifully restored old "Queensland" homes on large blocks of land. Rail and bus services are available giving easy access to the City. Car to the City takes approximately 20-30 minutes. There are a number of private schools and colleges nearby. A good cross section of housing types, elegant spacious "Queensland" style and original Queensland colonial homes (Pre 1950s - timber); some homes have swimming pools and even tennis courts. There is a high end development at Tennyson Reach on the river with 3 and 4 bed apartments.

	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Chelmer	N/A	\$690	N/A	N/A	\$715	\$1,105
Graceville	N/A	N/A	\$650	N/A	\$770	\$1,040
Sherwood	N/A	\$560	\$650	N/A	\$735	\$1,070

NORTH OF THE RIVER - EASTERN SUBURBS

An elevated area approximately 4-6 km north of the City, these are the most prestigious of Brisbane's traditional suburbs with gracious homes set in wide tree-lined avenues. Generally, the quality of the housing is very good with some parts offering city and river views. This area is within close proximity to the airport and racecourses. Fashionable shopping districts, plus quality schools and hospitals are a feature of the area. There are excellent train, bus and ferry services. A car trip to the city centre takes approximately 8-10 minutes outside of rush hour. Generally free standing "period" (1880-1940s) quality homes predominate in this area, however there are also more modern homes. Many prestige homes have a pool and some also have a tennis court. Quality apartments and townhouses are available, ranging from 70's construction to modern. Recent developments on the river in Hamilton & Portside offer prestigious apartments with views and as such prices for apartments have increased.

	Apartments			Houses		
Bedrooms	1	2	3	2	3	4

Ascot	\$410	\$535	\$820	N/A	\$975	\$1,430
Hamilton	\$520	\$650	\$835	\$710	\$855	\$1,190
Clayfield	\$405	\$495	\$650	N/A	\$775	\$1,255

NORTH OF THE RIVER - WESTERN SUBURBS

Situated 3 - 5 kilometres west of the city centre, this area is very popular with professionals, singles, couples and young families. It has a lively atmosphere along the main streets as well as quiet residential streets with old, refurbished homes on elevated blocks. Some neighbourhoods are within walking distance to the City. There is a lot of high street shopping with restaurants & cafes, plus excellent golf courses nearby. Excellent bus & train services are available, with a ferry into the city from St Lucia. Driving to the City takes 10-20 minutes outside rush hour. There are a number of private schools and colleges nearby. There are universities in Kelvin Grove & St. Lucia and consequently there is plentiful student accommodation. Housing tends to be renovated Queensland cottages and colonials, along with modern Queenslander style homes, both small and large, some with pools. Many new townhouses and apartments of good quality have been built in recent years with common leisure facilities.

	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Kelvin Grove	\$490	\$620	\$795	\$625	\$755	\$1,005
Milton	\$550	\$665	\$900	\$650	\$740	\$1,365
Paddington	\$390	\$575	\$845	\$715	\$885	\$1,170
Bardon	\$365	\$550	\$795	\$645	\$855	\$1,125
Auchenflower	\$420	\$515	\$715	N/A	\$860	\$1,105
Toowong	\$510	\$560	\$735	\$555	\$715	\$1,005
Indooroopilly	\$390	\$560	\$750	\$555	\$690	\$1,005
St. Lucia	\$385	\$550	\$770	\$705	\$755	\$1,105

WESTERN SUBURBS

Approximately 10km west of the City, the houses in this area are good value for money, often modern, with pools and generally well looked after. This is an established suburb which is very popular amongst professionals and families with children of all ages. There are good shopping centres and schools nearby. There is no train line into the City, so most people commute by car (20 minutes outside peak hour).

	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Ashgrove	\$380	\$560	\$705	\$615	\$780	\$1,035
The Gap	N/A	N/A	\$715	N/A	\$695	\$845
Chapel Hill	N/A	N/A	N/A	N/A	\$715	\$910
Kenmore	N/A	N/A	\$795	N/A	\$690	\$810
Fig Tree Pocket	N/A	N/A	N/A	N/A	\$775	\$955

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Brisbane Rental Guide (Monthly Rents)

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" 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.

CITY AREA	In the heart of Brisbane, this area covers both sides of the River for about a 2km radius. This is a multi-cultural area with a diverse population. The current trend is for executives and young and middle aged couples moving from outer suburbs to inner city living. There is plenty of activity day and night. Walking distance to the city and Fortitude Valley there is an abundance of good restaurants, bars, boutiques and speciality food outlets. There are several art galleries and theatres in the area. New Farm & West End have both modern and Queenslander style homes, while other neighbourhoods have old & newer style apartments. Older apartments are large, while newer units tend to be smaller. There have been a number of exclusive new developments built along the river and further 1 and 2 bed apartment complex developments are underway. There are a number of private schools and colleges, available within 3 kilometres radius of the central business district.					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
New Farm	\$1,975	\$2,625	\$3,945	\$3,510	\$4,510	\$8,170
Teneriffe	\$2,600	\$3,380	\$4,790	N/A	N/A	N/A
Newstead	\$2,535	\$3,380	\$5,070	N/A	N/A	N/A
Fortitude Valley	\$2,255	\$2,820	\$3,685	N/A	N/A	N/A
West End	\$2,340	\$2,970	\$4,400	\$3,055	\$3,880	\$5,070
South Brisbane	\$2,535	\$3,230	\$4,660	\$3,250	N/A	N/A
Kangaroo Point	\$2,060	\$2,990	\$4,120	N/A	\$3,555	\$4,205
BAYSIDE	Situated 16-18 kilometres south east of the City, this family-friendly area offers extensive foreshore parkland and is lovely at high tide. Away from the waterfront and water views, both Wynnum and Manly, and also Manly West and Wynnum West, have affordable homes. Rail and Bus services are available and a car trip to the city centre takes approximately 20 – 25 minutes out of peak hours. There are a number of private schools, typically single sex, available within and close by the area. Housing tends to be modern style, with some renovated Queenslanders in Manly & Wynnum. Some sites are elevated with bay views. There has been a lot of development in the Wynnum area for 3 and 4 bed medium range housing. A limited number of houses will have 5 bedrooms.					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Manly	N/A	\$2,535	\$3,275	\$2,535	\$3,080	\$4,075
Manly West	N/A	N/A	\$2,665	N/A	\$2,820	\$3,665
Wynnum	\$1,585	\$2,385	\$2,820	\$2,470	\$2,820	\$4,010
Wakerley	N/A	N/A	\$2,690	N/A	N/A	\$3,815
Cleveland	N/A	\$2,255	\$2,645	N/A	\$2,860	\$3,555

SOUTH OF THE RIVER - EASTERN SUBURBS	Situated 6 km south-east of the City, south of the river, this area has traditionally been a "family" suburb, although professionals of all ages are now enjoying these neighbourhoods. There is easy access to the Ferry and the City Cat from Hawthorne, plus bus & rail services operate regularly to the city and nearby shopping facilities. A good selection of private & public schools and colleges are within a 15 minute drive. Homes are either older wooden style or more contemporary properties. It is common to find 4-5 bedroom homes. Properties on the river in Bulimba/Hawthorne are highly sought after as this is the only location the City Cat stops in a residential suburb on the south side. There are a number of new 1 & 2 bed apartment complexes in Bulimba, making it popular with singles and young couples who can walk to the City Cat.					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Bulimba	\$2,385	\$2,925	\$4,120	N/A	\$3,900	\$5,915
Hawthorne	N/A	\$2,340	\$3,665	N/A	\$3,945	\$6,070
Balmoral	\$2,040	\$2,430	\$3,620	N/A	\$3,665	\$5,355
Norman Park	\$1,780	\$2,385	\$3,275	\$2,710	\$3,275	\$4,510
SOUTH OF THE RIVER - WESTERN SUBURBS	Situated on the Brisbane River approximately 7-10 kilometres west of the City, south of the river, these leafy, established suburbs are popular with families. There are excellent parklands, riverfront homes and some of the most prestigious streets in Brisbane, lined with trees and beautifully restored old "Queensland" homes on large blocks of land. Rail and bus services are available giving easy access to the City. Car to the City takes approximately 20-30 minutes. There are a number of private schools and colleges nearby. A good cross section of housing types, elegant spacious "Queensland" style and original Queensland colonial homes (Pre 1950s - timber); some homes have swimming pools and even tennis courts. There is a high end development at Tennyson Reach on the river with 3 and 4 bed apartments.					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Chelmer	N/A	N/A	N/A	N/A	\$3,100	\$4,790
Graceville	N/A	N/A	\$2,820	N/A	\$3,340	\$4,510
Sherwood	N/A	\$2,430	\$2,820	N/A	\$3,185	\$4,640
NORTH OF THE RIVER - EASTERN SUBURBS	An elevated area approximately 4-6 km north of the City, these are the most prestigious of Brisbane's traditional suburbs with gracious homes set in wide tree-lined avenues. Generally, the quality of the housing is very good with some parts offering city and river views. This area is within close proximity to the airport and racecourses. Fashionable shopping districts, plus quality schools and hospitals are a feature of the area. There are excellent train, bus and ferry services. A car trip to the city centre takes approximately 8-10 minutes outside of rush hour. Generally free standing "period" (1880-1940s) quality homes predominate in this area, however there are also more modern homes. Many prestige homes have a pool and some also have a tennis court. Quality apartments and townhouses are available, ranging from 70's construction to modern. Recent developments on the river in Hamilton & Portside offer prestigious apartments with views and as such prices for apartments have increased.					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Ascot	\$1,780	\$2,320	\$3,555	N/A	\$4,225	\$6,200
Hamilton	\$2,255	\$2,820	\$3,620	\$3,080	\$3,705	\$5,160
Clayfield	\$1,755	\$2,145	\$2,820	N/A	\$3,360	\$5,440

NORTH OF THE RIVER - WESTERN SUBURBS	Situated 3 - 5 kilometres west of the city centre, this area is very popular with professionals, singles, couples and young families. It has a lively atmosphere along the main streets as well as quiet residential streets with old, refurbished homes on elevated blocks. Some neighbourhoods are within walking distance to the City. There is a lot of high street shopping with restaurants & cafes, plus excellent golf courses nearby. Excellent bus & train services are available, with a ferry into the city from St Lucia. Driving to the City takes 10-20 minutes outside rush hour. There are a number of private schools and colleges nearby. There are universities in Kelvin Grove & St. Lucia and consequently there is plentiful student accommodation. Housing tends to be renovated Queensland cottages and colonials, along with modern Queenslander style homes, both small and large, some with pools. Many new townhouses and apartments of good quality have been built in recent years with common leisure facilities.					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Kelvin Grove	\$2,125	\$2,690	\$3,445	\$2,710	\$3,275	\$4,355
Milton	\$2,385	\$2,885	\$3,900	\$2,820	\$3,210	\$5,915
Paddington	\$1,690	\$2,495	\$3,665	\$3,100	\$3,835	\$5,070
Bardon	\$1,585	\$2,385	\$3,445	\$2,795	\$3,705	\$4,875
Auchenflower	\$1,820	\$2,235	\$3,100	N/A	\$3,730	\$4,790
Toowong	\$2,210	\$2,430	\$3,185	\$2,405	\$3,100	\$4,355
Indooroopilly	\$1,690	\$2,430	\$3,250	\$2,405	\$2,990	\$4,355
St. Lucia	\$1,670	\$2,385	\$3,340	N/A	\$3,275	\$4,790
WESTERN SUBURBS	Approximately 10km west of the City, the houses in this area are good value for money, often modern, with pools and generally well looked after. This is an established suburb which is very popular amongst professionals and families with children of all ages. There are good shopping centres and schools nearby. There is no train line into the City, so most people commute by car (20 minutes outside peak hour).					
	Apartments			Houses		
Bedrooms	1	2	3	2	3	4
Ashgrove	\$1,650	\$2,430	\$3,055	\$2,665	\$3,380	\$4,485
The Gap	N/A	N/A	\$3,100	N/A	\$3,015	\$3,665
Chapel Hill	N/A	N/A	N/A	N/A	\$3,100	\$3,945
Kenmore	N/A	N/A	\$3,445	N/A	\$2,990	\$3,510
Fig Tree Pocket	N/A	N/A	N/A	N/A	\$3,360	\$4,140

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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
2 bedroom apartment	\$1,400 - \$1,600	\$1,400 - \$1,700	\$900
4 bedroom house	\$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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