

Rental Report

Contents

Current rents	2
Rental availability	4
Rental market affordability	6
Suburb/town trends	9
Notes	14

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 in Victoria.

Rent Indices at a glance:

	Median Rent	Quarterly Change	Annual Change
Melbourne	\$280	2.6%	12.5%
Regional Victoria	\$195	0.0%	4.4%
Victoria	\$260	2.0%	11.2%

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Rent Indices

Rent Indices have been developed to provide an improved indicator of price movements in rents. These have been introduced to the Rental Report from September quarter 2007. Aggregate median rent figures are still published but percentage change calculations are now based on the relevant Rent Index at the metropolitan, regional and statewide level.

Metropolitan Melbourne rents still rising

Rents continued to increase significantly in Metropolitan Melbourne in the December quarter of 2007. The Metropolitan Rental Index (MRI) increased by 12.5 per cent over the year to December quarter. This is well up on the rate of increase in the MRI recorded a year earlier (7.4 per cent) and well above the average annual increase over the past eight years (5.1 per cent).

While the rate of increase in rents was generally higher in inner and middle suburbs, an upward trend in the rate of increase in rents is evident across Metropolitan Melbourne.

In regional Victoria rents were rising at a much lower rate than in Melbourne. The Regional Rent Index (RRI) increased by 4.4 per cent in the year to December. This is below the average annual increase over the past eight years in the RRI (5.2 per cent).

Rental supply is tight

The number of new rental lettings (which provides a measure of the availability of rental accommodation for a specific

period) increased very marginally (0.4 per cent) in the December quarter compared to the same quarter of last year. Available evidence would suggest that this decline in new lettings is likely to be the result of lower turnover in existing tenancies.

The number of active rental bonds (which measures the total stock of rental accommodation) increased by 3.0 per cent over the year to the December quarter. While this was lower than the rate of increase recorded in the previous four quarters, it indicates that the overall rental market continues to grow.

The trend rental vacancy rate dropped slightly to 1.3 per cent during the December quarter. In historical terms this remains a very low vacancy rate.

There has been an increase in borrowing for investment in residential housing in Victoria in 2007, with an annual increase of 36 per cent in this measure of investor activity.

Rental Affordability

At December quarter 2007 only 24.5 per cent of all new lettings across the state were affordable to lower income households. This is the lowest proportion of affordable new lettings recorded since 1999.

These figures indicate that increasing rental costs in Melbourne are worsening affordability of rental accommodation.

The availability of affordable accommodation is especially limited for low income households seeking smaller one and two bedroom accommodation in Melbourne.

Current rents

Rental Indices

The new 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 shows strong seasonal shifts 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 Rent Indices control for changes from quarter to quarter in the share of new lettings between both geographic areas and property types.

Current rents

Metropolitan

The Metropolitan Rent Index (MRI) increased by 2.6 per cent in the December quarter 2007. Over the year the MRI increased by 12.5 per cent which was down marginally on the annual rate of increase recorded before September quarter. The average annual increase in the MRI over the past eight years is 5.1 per cent.

As measured by the MRI, metropolitan rents have been showing a significant upward trend since the December quarter of 2006. The average quarterly rate of increase in the MRI over the past five quarters has been 3.0 per cent. Figure 1 shows trends in the MRI over the past five years. The metropolitan median rent in the December quarter was \$280 p.w.

Regional Victoria

There was no change in the Regional Rent Index (RRI) in the December quarter 2007 but a 4.4 per cent increase was recorded over the 12 months to December. This rate of increase is below the long term (1999 to 2007) average annual rate increase in the RRI (5.2 per cent).

In general, rents in regional areas have not been showing the same strong upward trend as the metropolitan area and the RRI for the December quarter confirms this. Figure 1 shows trends in the RRI over the past five years.

Trends by region

Table 2 shows the median rents for new lettings in the December quarter by the 14 statistical regions used in this report. The annual percentage increase in median rents was between 11.1 per cent and 16.4 per cent in the metropolitan regions. For regional Victoria the highest annual increase in rents was recorded in the Barwon South West region (10.0 per cent).

Figure 1: Metropolitan Rent Index and Regional Rent Index – annual percent change

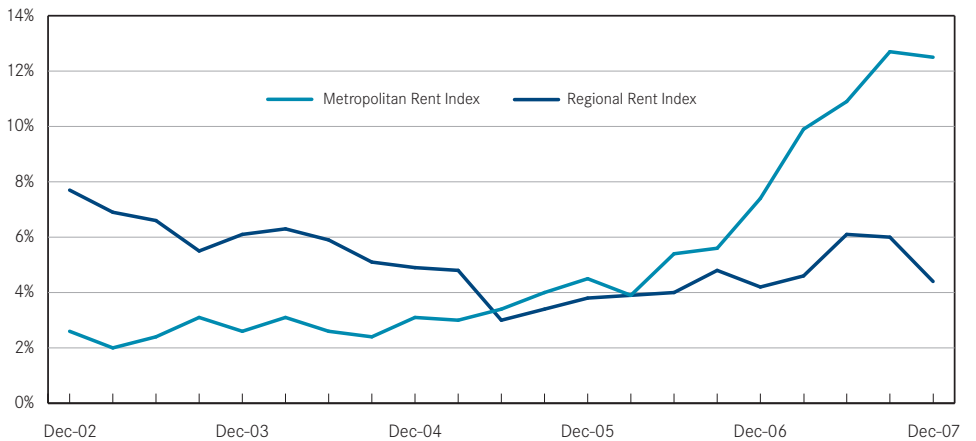


Table 1: Median rents and rent indices, December quarter 2007

	Median Rent	Rent Index	Quarterly Change*	Annual Change*
Melbourne	\$280	156.9	2.6%	12.5%
Regional Victoria	\$195	151.3	0.0%	4.4%
Victoria	\$260	156.4	2.2%	11.2%

*percentage change figures are calculated from relevant Rent Index

Table 2: Median rents by statistical region, December quarter 2007

Region	Median Rent	Quarterly Change	Annual Change
Inner Melbourne	\$350	2.9%	11.1%
Inner Eastern Melbourne	\$320	6.7%	16.4%
Southern Melbourne	\$310	3.3%	14.8%
Western Melbourne	\$243	3.4%	13.0%
North Western Melbourne	\$265	6.0%	15.2%
North Eastern Melbourne	\$270	3.8%	14.9%
Outer Eastern Melbourne	\$260	4.0%	13.0%
South Eastern Melbourne	\$245	6.5%	14.0%
Mornington Peninsula	\$235	2.2%	11.9%
Barwon-South West	\$220	4.8%	10.0%
Gippsland	\$175	0.0%	6.1%
Goulburn-Ovens-Murray	\$195	2.6%	8.3%
Loddon-Mallee	\$200	0.0%	5.3%
Central Highlands-Wimmera	\$190	5.6%	5.6%

Major property types

Table 3 provides the median rents for the six major property types for metropolitan and Regional Victoria. For metropolitan Melbourne rents for new lettings increased by between 10.3 (3 bedroom flats) and 14.3 per cent (2 bedroom flats) in the year to December quarter across the major property types. In regional Victoria the annual increase in one bedroom flat rents was 10.1 per cent, well above other property types. Note that, however this type of dwelling makes up just 7.4 per cent of regional lettings.

Longer term trends

Prior to the establishment of the RTBA and the availability of the data based on residential tenancy bonds which is used in the Rental report, the Victorian Government collected data from 'To let' advertisements in metropolitan and local newspapers. While based on asking rents rather than actual rents and having a smaller coverage, this data series can be used to show rental market trends prior to 1999 and help put into context current market conditions.

Figure 2 shows trends in rents for metropolitan Melbourne over the past 20 years. According to the old advertised rents data series the metropolitan median rent increased by more than 10 per cent per annum for the three years between 1987 and 1989.

Figure 2 also shows the rents series from the ABS Consumer Price Index over the same period. This measures movements in rents for existing tenancies and is therefore different to the Rent Report's MRI which measures movements in rents for new lettings during each quarter.

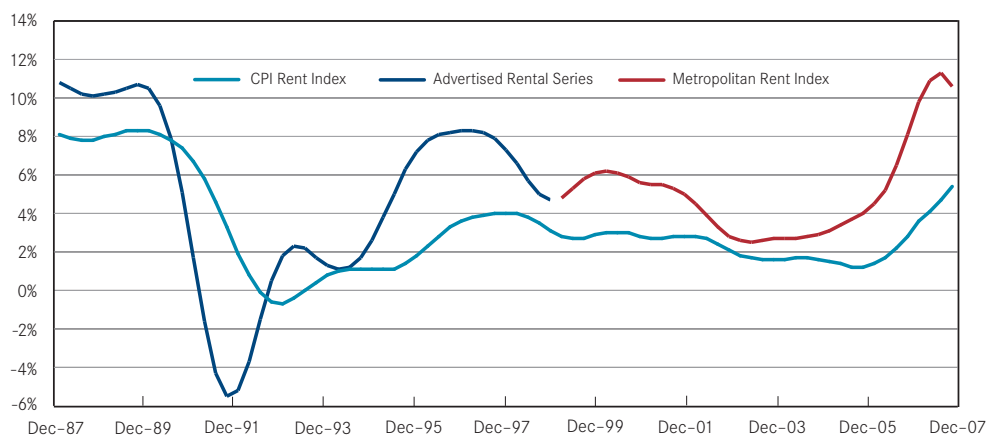
Rents of existing tenancies tend to be adjusted on an annual basis, so this measure lags and shows a lower rate of annual change than the MRI. In the year to December quarter the CPI rent index increased by 5.4 per cent which is the highest rate of growth in this measure since 1990.

Table 3: Major property types median rents, December quarter 2007

	Median Rent	Quarterly Change*	Annual Change*
Melbourne			
1 Bed Flat	\$230	4.1%	11.8%
2 Bed Flat	\$280	3.0%	14.3%
3 Bed Flat	\$310	1.4%	10.3%
2 Bed House	\$290	2.9%	12.1%
3 Bed House	\$270	2.1%	12.9%
4 Bed House	\$340	2.9%	10.9%
Regional Victoria			
1 Bed Flat	\$115	0.0%	10.1%
2 Bed Flat	\$165	2.2%	5.4%
3 Bed Flat	\$225	-1.9%	0.0%
2 Bed House	\$180	3.6%	6.0%
3 Bed House	\$210	-1.8%	3.1%
4 Bed House	\$270	1.4%	6.1%

*percentage change figures are calculated from relevant Rent Index

Figure 2: Longer term trends in metropolitan Melbourne rents – annual percentage change



Sources: Australian Bureau of Statistics Consumer Price Index (6401.0) and Department of Human Services

Rental availability

New Lettings

The number of new lettings provides an indicator of the overall availability of rental accommodation for a specific period.

A new letting can result from two main sources: turnover in existing rental accommodation or new additions to the stock of rental accommodation.

Table 4 shows the total number of new rental lettings for the December quarter 2007. Metropolitan Melbourne accounts for 77 per cent of all new lettings in Victoria. Across the state the total number of new lettings were 36,814 which represents a very marginal increase of 0.4 per cent compared to the same quarter of 2006.

Available evidence on active bond numbers and investor activity (see below) would suggest that this decline in new lettings is likely the result of lower turnover in existing tenancies.

Table 5 lists the total number of new lettings across each of the 14 statistical regions. The most significant falls in letting numbers were recorded in the Inner, Inner East, North West and Outer East Metropolitan regions.

Table 4: Overall new lettings for Melbourne, non-metropolitan Victoria and Victoria (Dec q 2007)

	Dec-07	Dec-06	Change
Melbourne	27,643	27,782	-0.5%
Regional Victoria	9,150	8,874	3.1%
Victoria	36,814	36,668	0.4%

Table 5: New lettings for statistical regions Victoria (Dec q 2007)

	Dec-07	Dec-06	Change
Inner Melbourne	6,729	7,193	-6.45%
Inner Eastern Melbourne	3,672	3,713	-1.10%
Southern Melbourne	2,873	2,678	7.28%
Western Melbourne	3,620	3,459	4.65%
North Western Melbourne	2,388	2,610	-8.51%
North Eastern Melbourne	2,576	2,408	6.98%
Outer Eastern Melbourne	1,549	1,671	-7.30%
South Eastern Melbourne	2,353	2,263	3.98%
Mornington Peninsula	1,883	1,787	5.37%
Barwon-South West	2,408	2,368	1.69%
Gippsland	1,662	1,619	2.66%
Goulbourn-Ovens-Murray	1,963	1,882	4.30%
Loddon-Mallee	1,742	1,711	1.81%
Central Highlands-Wimmera	1,375	1,294	6.26%

Active Bonds

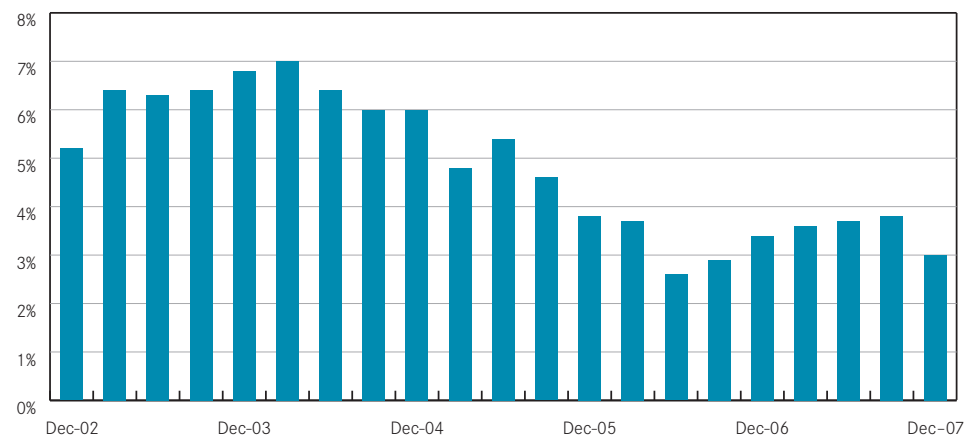
The number of active (ie current) bonds provides an indicator of the total stock of rental accommodation based on the total number of bonds held by the RTBA at a given point in time.

At December quarter 2007 the total number of active bonds held was 372,200 which represents an increase of 3.0 per cent over the same quarter of 2006.

While this was lower than the rate of increase recorded in the previous four quarters, it indicates that the overall rental market continues to grow.

Figure 3 shows trends in active bonds over the past five years. An increase in the annual rate of growth in active bond numbers in Victoria is evident from late 2006 after a trend decline between 2004 and mid 2006.

Figure 3: Total Active Residential Rental Bonds, Victoria – annual percent change



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 4 presents a summary of loan approvals for housing investment in Victoria over the past five years.

Lending to investors in Victoria experienced a decline from mid 2004 to mid 2006. However this decline came off relatively high levels of lending. From the first quarter of 2007 there has been a noticeable upturn in investor lending.

In the December quarter 2007 lending to investors reached \$4.65b. December quarter 2007 represented the fourth consecutive quarterly increase in investor lending and was 36 per cent higher than the same quarter of 2006. The upturn in borrowing by investors during 2007 is a potentially positive sign in terms of the supply of private rental accommodation.

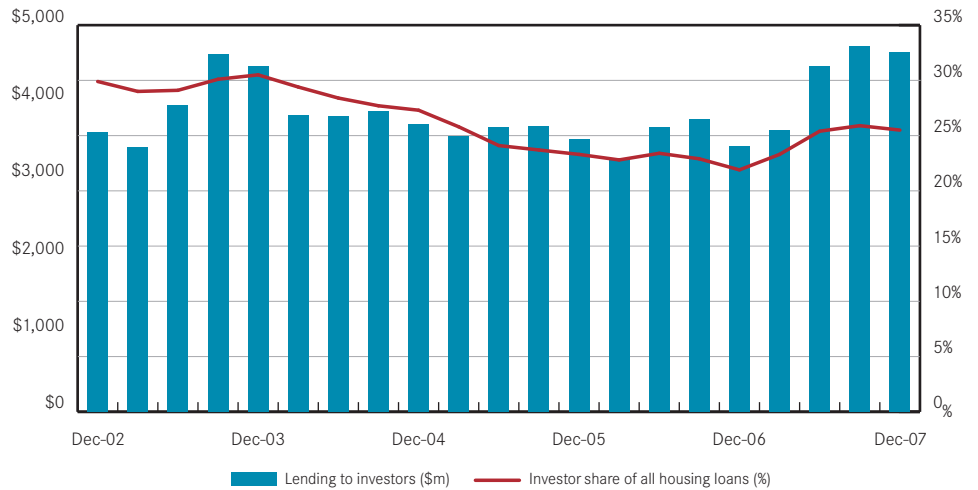
Vacancy Rate

The rental vacancy rate is calculated 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 trend metropolitan vacancy rate for the December quarter 2007 was 1.3 per cent, which was a slight decline on the previous quarter.

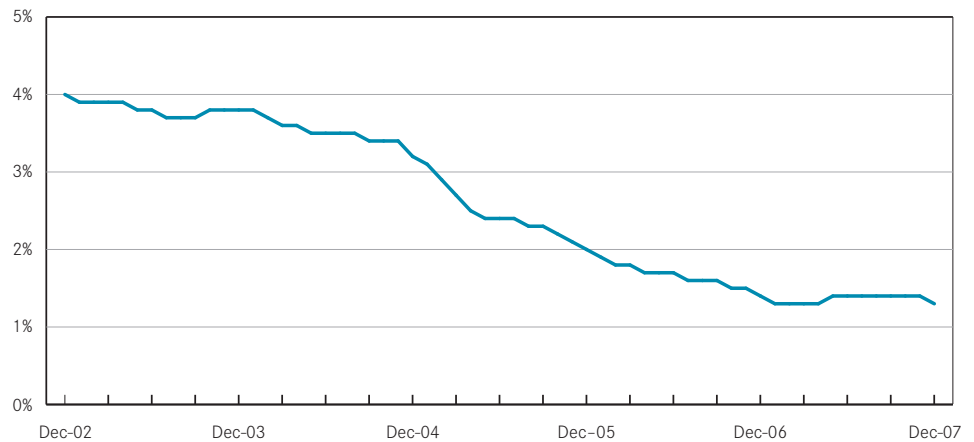
The current vacancy rate is very low in historical terms and is indicative of a very tight supply situation. The average vacancy rate for the period from 2000 to 2005 was 3.6 per cent. Figure 5 shows the trend metropolitan vacancy rate over the past five years.

Figure 4: Lending to investors in residential housing, Victoria



Source: Australian Bureau of Statistics Lending Finance (5671.0) & Housing Finance (5609.0)

Figure 5: Melbourne Rental Vacancy Rate – trend



Source: Real Estate Institute of Australia, Market Facts.

Rental market affordability

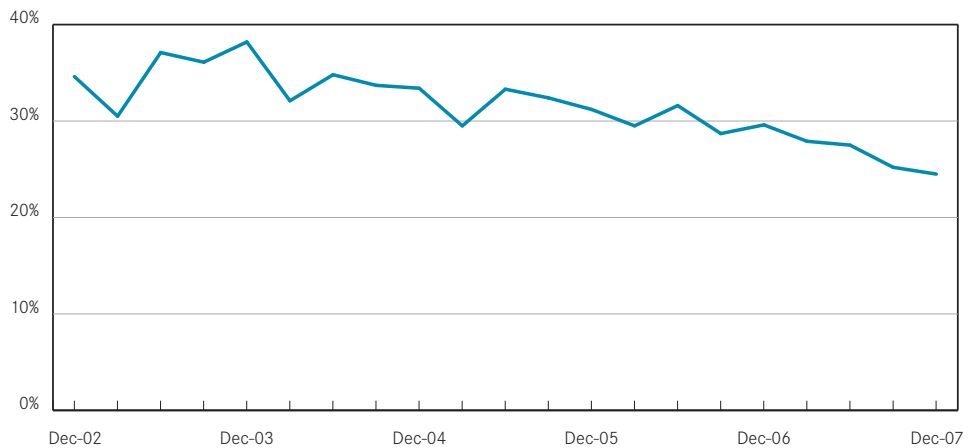
This section of the Rental Report provides a summary of the affordability of rental accommodation for lower income households in Victoria. The method used in this section measures the supply of affordable new lettings based on the RTBA data used in this Report. The affordability benchmark used is that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

Overall trends

The significant increases in rents in metropolitan Melbourne over the past year have had an impact on affordability for low income households. Throughout 2004, 2005 and 2006 a gradual reduction in the availability of affordable rental accommodation was evident. This has accelerated in 2007.

At December quarter 2007 only 24.5 per cent of all new lettings across the state were affordable to lower income households. This is the lowest proportion of affordable new lettings recorded since 1999 (the period for which this data is available). At the statewide level the

Figure 6: Affordable rentals as percent of all rentals, Victoria



percentage of affordable new lettings in the December quarter 2006 was 29.6 per cent and 34.6 per cent in September 2002. Figure 6 shows the trend in these figures over the past five years.

In metropolitan Melbourne the availability of affordable rental lettings varies between different types of households. Due to a limited supply of affordable one bedroom dwellings, low income single person households face the most difficulties in accessing affordable rental accommodation. Across Melbourne

just 3.4 per cent of one bedroom dwellings let in the December quarter were affordable to low income singles.

For a single parent with one child on Centrelink income the proportion of 2 bedroom dwellings across Melbourne which were affordable was 7.4 per cent. For larger families the supply of affordable three and four bedroom dwellings is slightly better. A couple with two children dependant on Newstart would be able to afford 16.3 per cent of 3 bedroom new lettings in the December quarter.

Table 6: Rental affordability by indicative households on Centrelink incomes (Dec q 2007)

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)	\$215	\$385	\$533	\$699	-
Affordable weekly rent	\$120	\$180	\$225	\$280	-
Affordable rentals (number)					
Metropolitan	142	664	1,489	571	2,866
Regional	401	1,649	2,614	566	5,230
State total	543	2,313	4,103	1,137	8,096
Affordable rentals (% of total)					
Metropolitan	3.4%	7.4%	16.3%	23.3%	11.6%
Regional	61.7%	63.1%	62.8%	60.3%	62.5%
State total	11.4%	20.0%	30.9%	33.6%	24.5%

Table 7: Affordable lettings for indicative households (see table 6) on Centrelink incomes (Dec q 2007)

Region	1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Inner Urban Melbourne	18	1%	8	0%	16	2%	28	17%	70	1%
Inner Eastern Melbourne	28	9%	17	1%	27	2%	26	6%	98	3%
Southern Melbourne	16	4%	21	2%	14	2%	16	7%	67	3%
Western Melbourne	20	8%	179	24%	594	32%	162	37%	955	29%
North Western Melbourne	7	3%	42	5%	111	14%	31	20%	191	9%
North Eastern Melbourne	20	6%	47	6%	76	8%	26	15%	169	7%
Outer Eastern Melbourne	13	16%	33	8%	77	11%	27	14%	150	11%
South Eastern Melbourne	9	10%	140	32%	304	27%	148	37%	601	29%
Mornington Peninsula	11	13%	177	40%	270	31%	107	42%	565	34%
Metropolitan Melbourne	142	3%	664	7%	1,489	16%	571	23%	2,866	12%
Barwon-Western District	111	47%	302	42%	447	43%	106	45%	966	43%
All Gippsland	73	75%	365	80%	655	82%	126	75%	1219	80%
Goulburn-Ovens-Murray	75	75%	419	72%	543	60%	112	57%	1149	64%
Loddon-Mallee	60	57%	324	65%	497	64%	124	68%	1005	64%
Central Highlands-Wimmera	82	74%	239	67%	472	74%	98	63%	891	70%
Regional Victoria	401	62%	1,649	63%	2,614	63%	566	60%	5,230	63%
Victoria	543	11%	2,313	20%	4,103	31%	1,137	34%	8,096	25%

Trends by region

Table 7 shows the availability of affordable lettings for each of the statistical regions of Victoria. The higher cost of housing in Melbourne shows clearly in these affordability figures. In metropolitan Melbourne just 12 per cent of new lettings were affordable compared to 63 per cent for regional Victoria.

In regional terms the Western, South Eastern metropolitan and Mornington Peninsula regions consistently have the highest proportion of new lettings which are affordable to lower income households. In regional Victoria the Barwon South West region has the lowest availability of affordable rentals.

Local Government

Area Trends

Table 10 provides data on the number of new lettings affordable to households on Centrelink incomes for all Victorian Local Government Areas.

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 x one bedroom properties deemed to be affordable in Port Phillip, and there are 1000 x 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 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 Welfare¹.

¹ Australian Institute of Health and Welfare (2004), *Commonwealth rent assistance, June 2002: A profile of recipients*. Bulletin 14, Australian Institute of Health and Welfare, Canberra, ACT

Suburb/town trends

The overall metropolitan and Regional Victoria trends in rents outlined in the previous sections can tend to obscure more local patterns. The overall increases in rental costs apparent during 2007 have been most strongly expressed in inner and middle suburbs of Melbourne, where the demand for rental accommodation is highest. At the same time rents in all regions of metropolitan Melbourne have been increasing at a higher rate over the past year than had been the case over the preceding five or more years.

Median rents for individual suburbs tend to show more volatility than regional figures. Care should be taken in interpreting some annual percentage change figures if the count of newly let properties is not high (say below 30-40). In addition because weekly rents are usually set at \$5 or \$10 intervals, the median suburb rents also tend to jump up or down in \$5 or \$10 amounts which can add to volatility in annual percentage change figures.

The following describes some of the main features of table 8, which lists median rents for new lettings by major property types by suburbs/towns in Victoria. The following includes the top and bottom suburbs/towns by median rent for 3 bedroom houses and 2 bedroom flats. Two bedroom flats and 3 bedroom houses together constitute half of all rental properties. They are also the most evenly distributed rental property types across Victoria. Therefore, they are good indicators of rental differences between suburbs and towns across Victoria.

2 bedroom flats

Where are median rents highest?

The ten suburbs with the highest median rent for 2 bedroom flats are:

Docklands	\$480
Port Melbourne	\$450
Southbank	\$450
CBD-St Kilda Rd	\$440
South Melbourne	\$423
Collingwood-Abbotsford	\$400
East Melbourne	\$400
Richmond-Burnley	\$390
Fitzroy	\$380
North Melbourne – West Melbourne	\$370

Where are median rents lowest?

The suburbs/towns with the lowest median rents for 2 bedroom flats are in regional centres, and outer metropolitan suburbs:

Moe-Newborough	\$120
Morwell	\$125
Horsham	\$140
Seymour	\$140
Benalla	\$150
Mildura	\$150
Portland	\$150
Wangaratta	\$150
Warragul	\$150
Sale-Maffra	\$158

3 bedroom houses

Where are median rents highest?

Brighton	\$650
Elsternwick	\$620
South Yarra	\$600
Malvern	\$560
East St Kilda	\$545
Canterbury-Surrey Hills – Mont Albert	\$545
East Hawthorn	\$545
Port Melbourne	\$515
Richmond-Burnley	\$500
Brighton East	\$500

Where are median rents lowest?

The most affordable suburbs/towns for 3 bedroom houses are:

Morwell	\$150
Moe-Newborough	\$163
Seymour	\$171
Corio	\$175
Hamilton	\$183
Horsham	\$190
Sale-Maffra	\$190
Melton	\$200
Ballarat	\$200
Sebastopol-Delacombe	\$200
North Bendigo	\$200
Benalla	\$200
Traralgon	\$200
Wangaratta	\$200
Warragul	\$200

Table 8: Median rents for suburbs/towns by major property type

	1 Bed Flat			2 Bed Flat			2 Bed House			3 Bed House		
	Count	Median	Ann % Ch	Count	Median	Ann % Ch	Count	Median	Ann % Ch	Count	Median	Ann % Ch
Inner Melbourne												
Albert Park-Middle Park-West St Kilda	51	\$250	0.0%	44	\$355	10.9%	16	\$403	7.3%	-	-	-
Armadale	35	\$235	17.5%	62	\$320	18.5%	-	-	-	-	-	-
Carlton North	13	\$220	7.3%	18	\$335	19.6%	13	\$365	4.3%	-	-	-
Carlton-Parkville	194	\$235	1.1%	94	\$355	10.1%	-	-	-	-	-	-
CBD-St Kilda Rd	435	\$320	12.3%	353	\$440	15.8%	-	-	-	-	-	-
Collingwood-Abbotsford	36	\$293	33.0%	39	\$400	17.6%	17	\$350	6.1%	12	\$360	nd
Docklands	61	\$370	8.8%	93	\$480	1.1%	-	-	-	-	-	-
East Melbourne	47	\$280	12.0%	41	\$400	9.6%	-	-	-	-	-	-
East St Kilda	112	\$220	12.8%	130	\$300	15.4%	15	\$420	nd	12	\$545	nd
Elwood	113	\$250	13.6%	180	\$333	12.7%	-	-	-	-	-	-
Fitzroy	28	\$275	20.9%	21	\$380	-1.3%	-	-	-	-	-	-
Fitzroy North-Clifton Hill	31	\$210	5.0%	33	\$320	23.1%	22	\$383	24.4%	23	\$480	20.0%
Flemington-Kensington	30	\$240	23.1%	62	\$298	10.2%	31	\$345	16.9%	20	\$403	20.1%
North Melbourne-West Melbourne	58	\$220	-20.7%	93	\$370	6.5%	16	\$345	nd	-	-	-
Port Melbourne	71	\$360	12.5%	99	\$450	7.1%	20	\$410	7.9%	20	\$515	nd
Prahran-Windsor	114	\$243	18.3%	112	\$330	6.5%	32	\$381	-3.1%	18	\$478	1.6%
Richmond-Burnley	113	\$240	20.0%	103	\$390	8.3%	62	\$390	11.4%	45	\$500	19.0%
South Melbourne	48	\$328	14.9%	40	\$423	14.8%	20	\$443	14.9%	-	-	-
South Yarra	179	\$255	10.9%	184	\$348	12.1%	28	\$430	7.5%	25	\$600	11.1%
Southbank	68	\$360	5.9%	146	\$450	12.5%	-	-	-	-	-	-
St Kilda	271	\$260	5.1%	177	\$350	16.7%	-	-	-	-	-	-
Toorak	48	\$248	20.7%	58	\$360	22.0%	-	-	-	-	-	-
Inner Melbourne	2,156	\$271	8.2%	2,182	\$380	10.1%	333	\$390	11.4%	243	\$500	13.6%
Inner Eastern Melbourne												
Balwyn	-	-	-	45	\$295	13.5%	-	-	-	43	\$390	18.2%
Blackburn	-	-	-	28	\$263	9.4%	-	-	-	37	\$310	6.0%
Box Hill	23	\$210	13.5%	102	\$270	16.1%	20	\$288	5.9%	48	\$330	14.8%
Bulleen-Templestowe-Doncaster	-	-	-	31	\$300	20.0%	-	-	-	59	\$340	19.3%
Burwood-Ashburton	-	-	-	17	\$270	12.5%	17	\$300	13.2%	45	\$340	13.3%
Camberwell-Glen Iris	35	\$210	5.0%	99	\$300	17.6%	14	\$328	6.5%	55	\$475	13.8%
Canterbury-Surrey Hills-Mont Albert	-	-	-	62	\$295	18.0%	-	-	-	14	\$545	38.0%
Chadstone-Oakleigh	-	-	-	46	\$258	12.0%	20	\$285	5.6%	52	\$340	28.3%
Clayton	13	\$230	0.0%	103	\$260	13.0%	15	\$260	nd	43	\$280	16.7%
Doncaster East-Donvale	-	-	-	24	\$280	16.7%	-	-	-	39	\$330	10.0%
East Hawthorn	27	\$230	35.3%	50	\$300	7.1%	-	-	-	14	\$545	nd
Glen Waverley-Mulgrave	-	-	-	26	\$245	-2.0%	-	-	-	111	\$310	14.8%
Hawthorn	100	\$210	7.7%	155	\$310	10.7%	19	\$420	nd	17	\$450	10.4%
Kew	-	-	-	64	\$300	7.1%	-	-	-	29	\$450	8.4%
Mount Waverley	-	-	-	22	\$270	12.5%	-	-	-	70	\$310	10.7%
Nunawading-Mitcham	-	-	-	50	\$250	16.3%	11	\$270	12.5%	55	\$320	18.5%
Vermont-Forest Hill-Burwood East	-	-	-	17	\$240	14.3%	-	-	-	65	\$300	7.1%
Inner Eastern Melbourne	243	\$210	7.7%	941	\$280	12.0%	168	\$300	15.4%	796	\$340	17.2%
Southern Melbourne												
Aspendale-Chelsea-Carrum	-	-	-	110	\$240	9.1%	19	\$260	nd	71	\$290	9.4%
Bentleigh	28	\$198	9.7%	95	\$280	16.7%	27	\$285	1.8%	77	\$370	12.1%
Brighton	-	-	-	52	\$333	0.8%	-	-	-	27	\$650	15.4%
Brighton East	-	-	-	15	\$325	nd	-	-	-	21	\$500	29.0%
Carnegie	75	\$195	8.3%	76	\$280	19.1%	-	-	-	18	\$420	31.3%
Caulfield	74	\$205	10.8%	117	\$300	20.0%	22	\$330	10.0%	23	\$490	8.9%
Cheltenham	12	\$195	nd	94	\$260	20.9%	19	\$300	nd	80	\$350	12.9%
Elsternwick	37	\$200	11.1%	57	\$300	15.4%	-	-	-	11	\$620	nd
Hampton-Beaumaris	-	-	-	59	\$320	15.3%	11	\$350	nd	47	\$465	-2.1%
Malvern	19	\$230	17.9%	31	\$350	27.3%	-	-	-	15	\$560	nd
Malvern East	28	\$210	7.7%	50	\$293	-2.2%	-	-	-	29	\$450	29.5%
Mentone-Parkdale-Mordialloc	32	\$185	12.1%	91	\$250	13.6%	-	-	-	41	\$350	0.0%
Murrumbeena-Hughesdale	42	\$193	4.1%	43	\$280	14.3%	-	-	-	-	-	-
Southern Melbourne	377	\$200	11.1%	890	\$280	14.3%	142	\$305	6.1%	469	\$380	8.6%
Outer Western Melbourne												
Altona	12	\$165	nd	84	\$220	10.0%	16	\$265	26.2%	239	\$270	12.5%
Footscray	55	\$160	23.1%	36	\$220	22.2%	19	\$290	20.8%	27	\$300	20.0%
Keilor East-Avonvale Heights	-	-	-	45	\$255	10.9%	-	-	-	63	\$300	20.0%
Melton	-	-	-	29	\$180	9.1%	-	-	-	137	\$200	8.1%
Newport-Spotswood	16	\$158	16.7%	21	\$200	11.1%	18	\$275	nd	38	\$305	8.9%
St Albans-Deer Park	-	-	-	49	\$170	6.3%	11	\$190	nd	152	\$220	12.8%
Sunshine	26	\$143	18.8%	37	\$170	13.3%	11	\$220	22.2%	88	\$230	15.0%
Sydenham	41	\$195	nd	11	\$210	10.5%	11	\$255	nd	145	\$270	12.5%
Werribee-Hoppers Crossing	-	-	-	91	\$185	8.8%	11	\$210	nd	371	\$230	9.5%
West Footscray	30	\$150	11.1%	33	\$220	22.2%	25	\$245	16.7%	57	\$250	16.3%
Williamstown	-	-	-	14	\$305	22.0%	12	\$320	8.5%	22	\$430	9.6%
Yarraville-Seddon	17	\$180	20.0%	45	\$245	22.5%	42	\$290	11.5%	74	\$320	9.4%
Outer Western Melbourne	222	\$160	18.5%	495	\$200	11.1%	186	\$260	15.6%	1413	\$250	13.6%
North Western Melbourne												
Broadmeadows-Roxburgh Park	-	-	-	17	\$220	15.8%	-	-	-	122	\$250	19.0%
Brunswick	58	\$207	29.1%	102	\$250	8.7%	29	\$300	7.1%	22	\$400	21.2%
Coburg-Pascoe Vale South	-	-	-	40	\$260	18.2%	34	\$290	11.5%	37	\$330	22.2%
Craigieburn	-	-	-	-	-	-	-	-	-	47	\$250	6.4%
East Brunswick	21	\$230	9.5%	28	\$315	14.5%	-	-	-	14	\$440	nd
Essendon	31	\$190	8.6%	108	\$250	19.0%	24	\$290	nd	63	\$300	20.0%
Gladstone Park-Tullamarine	-	-	-	36	\$215	13.2%	-	-	-	35	\$250	11.1%
Keilor	-	-	-	-	-	-	-	-	-	-	-	-
Moonee Ponds-Ascot Vale	36	\$180	-6.5%	80	\$275	17.0%	27	\$325	22.6%	29	\$351	4.0%
Oak Park-Glenroy-Fawkner	-	-	-	63	\$230	21.1%	29	\$250	25.0%	66	\$260	20.9%
Pascoe Vale-Coburg North	-	-	-	38	\$260	18.2%	15	\$230	4.5%	33	\$280	7.7%
Sunbury	-	-	-	25	\$200	8.1%	-	-	-	76	\$235	9.3%
West Brunswick	37	\$180	12.5%	49	\$250	19.0%	-	-	-	13	\$340	nd
North Western Melbourne	216	\$185	12.1%	589	\$250	19.0%	178	\$280	16.7%	563	\$265	15.2%

Table 8: Median rents for suburbs/towns by major property type (cont.)

	1 Bed Flat			2 Bed Flat			2 Bed House			3 Bed House		
	Count	Median	Ann % Ch	Count	Median	Ann % Ch	Count	Median	Ann % Ch	Count	Median	Ann % Ch
North Eastern Melbourne												
Bundoora-Greensborough-Hurstbridge	56	\$180	10.8%	59	\$250	13.1%	17	\$250	11.1%	142	\$300	15.4%
Eltham-Research-Montmorency	-	-	-	33	\$250	8.7%	-	-	-	44	\$325	8.3%
Fairfield-Alphington	40	\$195	21.9%	29	\$295	31.1%	-	-	-	-	-	-
Heidelberg-Heidelberg West	-	-	-	63	\$260	8.3%	36	\$250	6.4%	52	\$285	9.6%
Ivanhoe-Ivanhoe East	13	\$205	nd	51	\$265	11.6%	-	-	-	24	\$380	18.8%
Mill Park-Epping	-	-	-	38	\$220	10.0%	-	-	-	160	\$270	12.5%
Northcote	49	\$195	8.3%	50	\$300	22.4%	32	\$350	14.8%	29	\$370	15.6%
Preston	38	\$165	1.5%	59	\$250	13.6%	31	\$265	12.8%	58	\$283	7.0%
Reservoir	21	\$175	4.5%	104	\$230	16.5%	30	\$240	14.3%	72	\$268	18.9%
Thomastown-Lalor	-	-	-	21	\$175	9.4%	-	-	-	96	\$240	14.3%
Thornbury	68	\$195	21.9%	55	\$250	13.6%	20	\$328	26.0%	19	\$350	7.7%
Whittlesea	-	-	-	-	-	-	-	-	-	15	\$285	11.8%
North Eastern Melbourne	301	\$190	15.2%	567	\$250	16.3%	206	\$260	13.0%	719	\$280	12.0%
Outer Eastern Melbourne												
Bayswater	-	-	-	42	\$228	26.4%	-	-	-	22	\$280	16.7%
Boronia	-	-	-	40	\$240	9.1%	-	-	-	34	\$275	5.8%
Croydon-Lilydale	20	\$168	15.5%	83	\$230	16.5%	16	\$239	16.6%	133	\$271	12.9%
Ferntree Gully	-	-	-	26	\$228	23.0%	-	-	-	39	\$275	10.0%
Ringwood	-	-	-	99	\$235	14.6%	15	\$250	11.1%	55	\$280	12.0%
Rowville	-	-	-	-	-	-	-	-	-	60	\$300	10.1%
Wantirna-Scoresby	-	-	-	19	\$260	10.6%	-	-	-	71	\$290	16.0%
Yarra Ranges	21	\$155	10.7%	23	\$195	8.3%	36	\$215	19.4%	111	\$260	13.0%
Outer Eastern Melbourne	58	\$160	10.3%	334	\$230	15.0%	83	\$230	15.0%	525	\$280	14.3%
South Eastern Melbourne												
Berwick	-	-	-	24	\$220	12.8%	-	-	-	101	\$250	4.2%
Narre Warren-Hampton Park	-	-	-	37	\$205	13.9%	-	-	-	204	\$240	9.1%
Dandenong	-	-	-	96	\$175	9.4%	-	-	-	70	\$250	9.6%
Dandenong North-Endeavour Hills	-	-	-	21	\$190	5.6%	-	-	-	118	\$240	14.3%
Narre Warren-Hampton Park	-	-	-	37	\$205	13.9%	-	-	-	204	\$240	9.1%
Noble Park	19	\$145	7.4%	61	\$200	11.1%	-	-	-	56	\$250	22.0%
Pakenham	-	-	-	22	\$190	4.1%	17	\$210	16.7%	161	\$230	4.5%
Springvale	18	\$155	12.7%	62	\$208	18.6%	-	-	-	82	\$250	13.6%
South Eastern Melbourne	59	\$150	11.1%	346	\$195	14.7%	57	\$220	18.9%	928	\$245	11.4%
Mornington Peninsula												
Dromana-Portsea	-	-	-	39	\$180	5.9%	62	\$200	21.2%	165	\$225	12.5%
Frankston	35	\$155	14.8%	138	\$190	8.6%	20	\$198	9.7%	199	\$240	9.1%
Hastings-Flinders	-	-	-	39	\$190	11.8%	14	\$190	nd	82	\$250	25.0%
Mt Eliza-Mornington-Mt Martha	-	-	-	43	\$200	0.0%	11	\$230	nd	103	\$285	9.6%
Seaford-Carrum Downs	-	-	-	42	\$193	6.9%	12	\$190	nd	142	\$243	12.8%
Mornington Peninsula	51	\$150	11.1%	301	\$190	8.6%	119	\$200	11.1%	691	\$245	11.4%
Geelong												
Belmont-Grovedale	23	\$135	22.7%	69	\$190	-1.3%	19	\$215	11.7%	112	\$260	8.3%
Corio	-	-	-	18	\$180	5.9%	26	\$155	3.3%	76	\$175	2.9%
Geelong-Newcombe	34	\$138	nd	70	\$195	14.7%	35	\$210	12.0%	66	\$225	8.4%
Herne Hill-Geelong West	34	\$120	9.1%	30	\$183	1.4%	22	\$215	7.5%	44	\$260	15.6%
Lara	-	-	-	18	\$190	nd	-	-	-	32	\$248	7.6%
Newtown	14	\$125	-3.8%	37	\$200	11.1%	11	\$210	nd	28	\$303	21.0%
North Geelong	16	\$115	nd	19	\$190	0.0%	-	-	-	59	\$230	7.0%
Geelong	136	\$121	10.0%	261	\$190	4.1%	124	\$205	10.8%	417	\$240	9.1%
Ballarat												
Ballarat	17	\$120	nd	36	\$175	18.6%	27	\$180	nd	116	\$200	5.3%
Mount Clear-Buninyong	20	\$115	2.2%	29	\$175	2.9%	24	\$180	0.0%	74	\$204	-2.9%
Sebastopol-Delacombe	-	-	-	23	\$165	0.0%	13	\$170	nd	50	\$200	-7.0%
Wendouree-Alfredton	26	\$115	7.0%	28	\$173	6.2%	12	\$183	nd	78	\$210	0.0%
Ballarat	69	\$115	4.5%	116	\$173	4.5%	76	\$178	1.7%	318	\$200	-4.8%
Bendigo												
Bendigo	16	\$120	nd	20	\$180	5.9%	14	\$185	2.8%	49	\$220	10.0%
Flora Hill-Bendigo East	-	-	-	66	\$180	5.9%	23	\$200	-9.1%	90	\$230	-2.1%
Golden Square-Kangaroo Flat	-	-	-	24	\$180	12.5%	14	\$180	nd	64	\$220	4.8%
North Bendigo	-	-	-	20	\$170	nd	11	\$180	2.9%	74	\$200	0.0%
Bendigo	32	\$123	11.4%	130	\$180	9.1%	62	\$185	-2.6%	277	\$220	3.5%
Other Regional Centres												
Bairnsdale	-	-	-	26	\$168	-2.9%	-	-	-	35	\$225	7.1%
Benalla	-	-	-	25	\$150	-6.3%	-	-	-	33	\$200	0.0%
Castlemaine	-	-	-	-	-	-	20	\$188	nd	47	\$205	2.5%
Echuca	-	-	-	32	\$180	5.9%	-	-	-	48	\$230	0.0%
Hamilton	11	\$110	nd	13	\$180	5.9%	-	-	-	38	\$183	-8.8%
Horsham	-	-	-	35	\$140	-3.4%	-	-	-	85	\$190	13.4%
Mildura	-	-	-	70	\$150	7.1%	23	\$175	-7.9%	121	\$220	4.8%
Moe-Newborough	14	\$75	15.4%	26	\$120	20.0%	12	\$130	13.0%	46	\$163	-1.5%
Morwell	-	-	-	27	\$125	4.2%	23	\$130	8.3%	83	\$150	3.4%
Ocean Grove-Barwon Heads	-	-	-	11	\$185	8.8%	-	-	-	41	\$280	16.7%
Portland	-	-	-	19	\$150	-3.2%	-	-	-	35	\$210	12.0%
Sale-Maffra	20	\$110	0.0%	40	\$158	5.0%	18	\$170	3.0%	58	\$190	5.6%
Seymour	-	-	-	13	\$140	0.0%	-	-	-	19	\$171	0.6%
Shepparton	24	\$113	-2.2%	102	\$163	1.6%	20	\$170	-2.9%	141	\$220	4.8%
Swan Hill	18	\$110	10.0%	30	\$163	1.6%	-	-	-	29	\$215	11.7%
Torquay	-	-	-	13	\$220	15.8%	-	-	-	51	\$300	7.1%
Traralgon	12	\$100	5.3%	42	\$165	17.9%	11	\$180	-4.0%	101	\$200	-4.8%
Wangaratta	-	-	-	37	\$150	0.0%	-	-	-	53	\$200	8.1%
Warragul	-	-	-	19	\$150	0.0%	-	-	-	36	\$200	-4.8%
Warmambool	24	\$113	15.4%	80	\$180	0.0%	32	\$220	10.0%	114	\$248	-1.0%
Wodonga	-	-	-	83	\$180	5.9%	18	\$198	-1.3%	135	\$240	0.0%
Other Regional Centres	203	\$110	10.0%	752	\$160	3.2%	252	\$175	0.0%	1,349	\$220	4.8%

Table 9: Median rents for local government areas, by DHS region, by major property type

Dec Quarter 2007	1 Bed Flat			2 Bed Flat			2 Bed House			3 Bed House		
	count	Median	Ann % ch	count	Median	Ann % ch	count	Median	Ann % ch	count	Median	Ann % ch
Colac-Otway	-	-	-	17	\$170	13.3%	12	\$180	7.5%	43	\$200	11.1%
Corangamite	-	-	-	-	-	-	12	\$153	-	45	\$165	3.1%
Glenelg	-	-	-	23	\$150	0.0%	10	\$170	-	43	\$195	8.3%
Greater Geelong	145	\$125	8.7%	286	\$190	5.6%	137	\$205	10.8%	519	\$240	9.1%
Moyne	-	-	-	-	-	-	-	-	-	26	\$190	0.0%
Queenscliffe	-	-	-	-	-	-	-	-	-	-	-	-
Southern Grampians	11	\$110	-	13	\$180	5.9%	-	-	-	43	\$180	-7.7%
Surf Coast	-	-	-	17	\$220	15.8%	15	\$220	0.0%	70	\$280	7.7%
Warrnambool	24	\$113	15.4%	80	\$180	0.0%	32	\$220	10.0%	114	\$248	-1.0%
Barwon South West	204	\$125	13.6%	450	\$185	2.8%	233	\$200	8.1%	910	\$235	6.8%
Ararat	-	-	-	-	-	-	-	-	-	24	\$160	4.9%
Ballarat	69	\$115	4.5%	116	\$173	4.5%	76	\$178	1.7%	322	\$200	-3.6%
Golden Plains	-	-	-	-	-	-	-	-	-	19	\$230	12.2%
Hepburn	-	-	-	-	-	-	14	\$175	2.9%	26	\$203	5.2%
Hindmarsh	-	-	-	-	-	-	-	-	-	12	\$150	-
Horsham	-	-	-	35	\$140	-3.4%	-	-	-	87	\$190	16.9%
Moorabool	-	-	-	21	\$160	6.7%	-	-	-	44	\$200	3.9%
Northern Grampians	-	-	-	11	\$110	7.3%	-	-	-	36	\$150	0.0%
Pyrenees	-	-	-	-	-	-	-	-	-	-	-	-
West Wimmera	-	-	-	-	-	-	-	-	-	-	-	-
Yarriambiack	-	-	-	-	-	-	-	-	-	13	\$150	7.1%
Grampians	98	\$113	12.5%	205	\$165	3.1%	127	\$170	0.0%	590	\$195	2.6%
Buloke	-	-	-	-	-	-	-	-	-	-	-	-
Campaspe	10	\$123	-	52	\$170	6.3%	18	\$165	8.2%	96	\$210	10.5%
Central Goldfields	-	-	-	11	\$155	-	11	\$130	-1.9%	26	\$160	12.3%
Gannawarra	-	-	-	-	-	-	-	-	-	32	\$150	0.0%
Greater Bendigo	36	\$123	11.4%	133	\$180	9.1%	67	\$185	0.0%	296	\$220	2.3%
Loddon	-	-	-	-	-	-	-	-	-	12	\$145	-
Macedon Ranges	-	-	-	24	\$182	2.3%	24	\$180	-	82	\$230	8.5%
Mildura	16	\$110	10.0%	80	\$150	7.1%	31	\$170	-9.3%	152	\$210	5.0%
Mount Alexander	-	-	-	10	\$195	-	22	\$188	5.6%	57	\$205	5.1%
Swan Hill	18	\$110	10.0%	31	\$160	0.0%	-	-	-	42	\$198	3.9%
Loddon Mallee	93	\$115	9.5%	350	\$165	6.5%	192	\$180	4.3%	796	\$210	5.0%
Alpine	-	-	-	16	\$150	-6.3%	-	-	-	45	\$190	0.0%
Benalla	-	-	-	25	\$150	-6.3%	-	-	-	33	\$200	0.0%
Greater Shepparton	25	\$115	0.0%	110	\$165	3.1%	22	\$170	-2.9%	162	\$220	4.8%
Indigo	-	-	-	10	\$123	-	-	-	-	40	\$213	-5.6%
Mansfield	-	-	-	-	-	-	-	-	-	19	\$210	-
Mitchell	-	-	-	29	\$165	6.5%	12	\$178	10.9%	67	\$220	12.8%
Moirra	13	\$85	-	46	\$150	0.7%	-	-	-	78	\$200	14.3%
Murrindindi	-	-	-	-	-	-	-	-	-	27	\$200	11.1%
Strathbogie	-	-	-	-	-	-	-	-	-	21	\$185	2.8%
Towong	-	-	-	-	-	-	-	-	-	10	\$140	-
Wangaratta	-	-	-	38	\$150	0.0%	-	-	-	58	\$200	8.1%
Wodonga	-	-	-	83	\$180	5.9%	20	\$193	-2.5%	140	\$243	1.0%
Hume	79	\$110	2.3%	377	\$160	0.0%	111	\$180	5.9%	700	\$218	6.1%
Bass Coast	-	-	-	19	\$190	5.6%	17	\$165	3.1%	85	\$180	2.9%
Baw Baw	-	-	-	40	\$150	0.0%	15	\$170	6.3%	92	\$195	2.6%
East Gippsland	10	\$130	-	61	\$160	0.0%	22	\$170	3.0%	104	\$200	5.3%
Latrobe	36	\$88	9.4%	95	\$140	7.7%	47	\$140	16.7%	279	\$170	0.0%
South Gippsland	-	-	-	18	\$185	2.8%	15	\$160	6.7%	54	\$193	14.9%
Wellington	20	\$110	0.0%	49	\$150	0.0%	25	\$170	15.3%	96	\$170	6.3%
Gippsland	78	\$100	11.1%	282	\$150	7.1%	141	\$155	3.3%	710	\$180	0.0%
Banyule	51	\$190	7.0%	171	\$260	13.0%	58	\$250	6.4%	188	\$305	17.3%
Brimbank	77	\$195	62.5%	99	\$180	12.5%	25	\$200	14.3%	318	\$230	15.0%
Darebin	229	\$190	15.2%	309	\$250	16.3%	120	\$287	19.4%	188	\$290	7.8%
Hobsons Bay	34	\$160	6.7%	116	\$220	10.0%	46	\$280	12.0%	214	\$269	14.5%
Hume	-	-	-	80	\$210	10.5%	-	-	-	280	\$245	11.4%
Maribyrnong	110	\$160	18.5%	144	\$230	17.9%	91	\$280	16.7%	178	\$303	21.0%
Melbourne	873	\$300	7.1%	838	\$420	13.5%	37	\$355	15.4%	26	\$480	28.0%
Melton	-	-	-	32	\$180	2.9%	12	\$248	30.3%	255	\$235	13.3%
Moonee Valley	84	\$190	8.6%	232	\$253	20.2%	74	\$310	17.0%	141	\$301	15.8%
Moreland	142	\$188	17.2%	320	\$250	19.0%	118	\$278	11.0%	184	\$300	15.4%
Nillumbik	-	-	-	12	\$270	28.6%	-	-	-	49	\$320	6.7%
Whittlesea	-	-	-	68	\$210	10.5%	17	\$230	9.5%	292	\$260	11.8%
Wyndham	-	-	-	91	\$185	8.8%	11	\$210	13.5%	417	\$240	11.6%
Yarra	234	\$238	18.8%	218	\$360	5.9%	125	\$380	8.6%	91	\$480	20.0%
North and West Metro	1,848	\$230	9.5%	2,730	\$280	16.7%	751	\$290	16.0%	2,821	\$260	13.0%
Boroondara	158	\$220	12.8%	402	\$300	11.1%	61	\$360	20.0%	176	\$450	15.4%
Knox	11	\$160	-	114	\$235	20.5%	18	\$245	22.5%	216	\$288	10.6%
Manningham	-	-	-	55	\$285	18.8%	-	-	-	98	\$330	13.8%
Maroondah	10	\$183	10.6%	158	\$230	15.0%	22	\$250	13.6%	121	\$280	15.5%
Monash	18	\$230	4.5%	215	\$260	8.3%	44	\$273	9.0%	287	\$310	14.8%
Whitehorse	43	\$205	13.9%	240	\$268	18.9%	52	\$283	8.7%	231	\$320	14.3%
Yarra Ranges	37	\$160	12.3%	62	\$223	17.4%	44	\$220	18.9%	190	\$260	13.0%
Eastern Metro	283	\$200	11.1%	1,246	\$265	12.8%	249	\$280	16.7%	1319	\$300	13.2%
Bayside	26	\$225	9.8%	156	\$325	14.0%	38	\$350	0.0%	115	\$475	2.2%
Cardinia	-	-	-	24	\$190	5.6%	17	\$210	13.5%	168	\$230	4.5%
Casey	-	-	-	89	\$205	10.8%	24	\$223	14.1%	512	\$240	9.1%
Frankston	42	\$153	13.0%	180	\$190	8.6%	32	\$195	5.4%	341	\$240	9.1%
Glen Eira	288	\$200	11.1%	403	\$295	18.0%	66	\$315	8.6%	138	\$410	12.3%
Greater Dandenong	45	\$150	11.1%	205	\$185	12.1%	15	\$210	20.0%	219	\$250	13.6%
Kingston	47	\$180	12.5%	298	\$248	13.8%	36	\$273	13.5%	203	\$320	14.3%
Mornington Penin'a	-	-	-	120	\$190	8.6%	87	\$200	14.3%	350	\$250	16.3%
Port Phillip	681	\$265	6.0%	697	\$365	12.3%	80	\$423	11.2%	57	\$560	10.3%
Stonnington	401	\$240	11.6%	497	\$325	12.1%	78	\$393	1.9%	105	\$500	2.6%
Southern Metro	1,552	\$235	11.9%	2,669	\$285	14.0%	473	\$295	13.5%	2,208	\$260	13.0%

Table 10: Affordable lettings for Local Government areas (see method note on page 8)

LGA	1 Bedroom		2 Bedroom		3 Bedroom		4+ Bedroom		Total	
	Affordable	Percent	Affordable	Percent	Affordable	Percent	Affordable	Percent	Affordable	Percent
Alpine	3	60%	20	87%	38	79%	4	100%	65	81%
Ararat	1	100%	12	86%	26	100%	3	100%	42	95%
Ballarat	58	74%	126	57%	250	67%	50	48%	484	62%
Banyule	3	5%	2	1%	12	4%	2	4%	19	3%
Bass Coast	2	40%	42	68%	109	81%	19	83%	172	76%
Baw Baw	5	71%	46	84%	90	88%	27	90%	168	87%
Bayside	4	12%	0	-	0	-	1	1%	5	1%
Benalla	5	71%	27	82%	30	81%	3	100%	65	81%
Boroondara	12	6%	3	1%	0	-	1	1%	16	1%
Brimbank	4	5%	63	47%	177	38%	44	47%	288	37%
Buloke	1	100%	2	100%	1	100%	2	100%	6	100%
Campaspe	6	55%	51	70%	69	64%	12	67%	138	66%
Cardinia	0	-	14	31%	78	44%	29	48%	121	42%
Casey	2	6%	24	19%	161	26%	86	31%	273	26%
Central Goldfields	3	100%	23	100%	27	93%	1	100%	54	96%
Colac-Otway	2	14%	18	62%	32	68%	7	100%	59	61%
Corangamite	0	-	14	82%	44	92%	3	100%	61	88%
Darebin	15	6%	25	5%	18	7%	10	27%	68	7%
East Gippsland	5	38%	72	84%	86	74%	18	86%	181	77%
Frankston	10	14%	88	39%	143	31%	69	53%	310	35%
Gannawarra	1	100%	16	89%	32	100%	2	100%	51	96%
Glen Eira	6	2%	2	0%	3	1%	7	9%	18	2%
Glenelg	4	67%	30	86%	38	79%	9	69%	81	79%
Golden Plains	0	-	2	67%	7	37%	9	82%	18	55%
Greater Bendigo	23	48%	115	55%	195	57%	56	66%	389	57%
Greater Dandenong	5	10%	97	41%	61	21%	32	55%	195	31%
Greater Geelong	79	47%	155	35%	211	37%	48	40%	493	38%
Greater Shepparton	23	88%	107	76%	111	57%	22	55%	263	66%
Hepburn	1	25%	12	57%	19	73%	6	100%	38	67%
Hindmarsh	2	100%	5	100%	12	100%	1	100%	20	100%
Hobsons Bay	3	8%	20	11%	45	16%	3	9%	71	13%
Horsham	5	71%	40	89%	77	78%	11	92%	133	82%
Hume	1	7%	15	15%	96	27%	22	28%	134	24%
Indigo	3	75%	10	56%	24	59%	5	38%	42	55%
Kingston	5	9%	24	7%	14	4%	2	3%	45	5%
Knox	3	17%	11	8%	18	6%	9	10%	41	8%
Lalor	41	95%	121	83%	239	82%	32	64%	433	82%
Loddon	0	-	2	100%	13	100%	2	100%	17	100%
Macedon Ranges	2	20%	28	54%	44	49%	21	68%	95	52%
Manningham	0	-	2	3%	4	3%	4	4%	10	3%
Mansfield	1	100%	8	53%	17	65%	6	86%	32	65%
Maribymong	11	9%	27	10%	22	10%	4	22%	64	10%
Maroondah	2	14%	9	5%	15	8%	8	21%	34	8%
Melbourne	9	1%	1	0%	8	4%	16	27%	34	2%
Melton	1	100%	22	43%	144	45%	46	46%	213	45%
Mildura	14	74%	99	83%	111	66%	18	58%	242	71%
Mitchell	6	60%	28	67%	38	50%	13	54%	85	56%
Moira	14	100%	46	84%	66	77%	5	83%	131	81%
Monash	4	9%	7	2%	21	5%	22	13%	54	6%
Moonee Valley	2	2%	13	4%	10	4%	7	22%	32	5%
Moorabool	3	60%	22	76%	32	68%	17	81%	74	73%
Moreland	4	3%	18	4%	13	5%	7	13%	42	4%
Mornington Penin'a	1	8%	89	41%	127	30%	38	31%	255	33%
Mount Alexander	1	20%	12	38%	44	73%	9	64%	66	59%
Moyne	0	-	7	50%	18	67%	9	90%	34	65%
Murrindindi	0	-	5	56%	17	59%	4	100%	26	62%
Nilumbik	1	20%	0	-	2	3%	0	-	3	3%
Northern Grampians	8	89%	15	88%	35	97%	4	100%	62	94%
Port Phillip	1	0%	1	0%	2	1%	2	7%	6	0%
Pyrenees	0	-	0	-	5	100%	1	100%	6	86%
Queenscliffe	0	-	0	-	3	43%	0	-	3	23%
South Gippsland	3	50%	23	70%	46	82%	15	88%	87	78%
Southern Grampians	8	67%	18	75%	39	80%	4	44%	69	73%
Stonnington	5	1%	2	0%	1	0%	2	5%	10	1%
Strathbogie	4	100%	9	64%	19	90%	3	100%	35	83%
Surf Coast	0	-	3	9%	12	13%	6	19%	21	13%
Swan Hill	15	83%	27	68%	30	67%	13	93%	85	73%
Towong	0	-	5	100%	8	80%	3	75%	16	84%
Wangaratta	4	44%	42	86%	46	72%	11	69%	103	75%
Warrambool	18	72%	55	46%	43	34%	11	38%	127	42%
Wellington	17	77%	60	79%	84	84%	15	56%	176	78%
West Wimmera	2	100%	2	100%	3	100%	2	100%	9	100%
Whitehorse	12	18%	4	1%	2	1%	6	6%	24	3%
Whittlesea	1	17%	20	21%	44	12%	14	23%	79	15%
Wodonga	6	67%	61	58%	60	36%	21	38%	148	44%
Wyndham	1	33%	45	43%	198	40%	61	33%	305	39%
Yarra	6	2%	3	1%	6	4%	7	16%	22	2%
Yarra Ranges	8	16%	14	12%	45	20%	10	17%	77	17%
Yarriambiack	2	100%	5	100%	13	100%	3	100%	23	100%
Total	543	11%	2,313	20%	4,103	31%	1,137	34%	8,096	25%

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 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 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.

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 three main geographic levels:

- Metropolitan Melbourne and Regional Victoria
- Regions
- Suburbs and towns

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

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 2 bedroom flats or 3 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.

Local government areas

There are many administrative uses for housing market statistics based on local government areas, particularly local government housing strategies (tables 9 & 10).

5. Vacancy rate

The Vacancy Rate chart (source: REIV/REIA) shows a smoothed vacancy rate using the Henderson 7 term moving average. The Henderson averages are calculated by the Australian Bureau of Statistics as a form of weighted moving mean to dampen random fluctuations in the data and highlight the trend.

6. Cells with no data

Where tables have cells with no data (particularly table 8), 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 that quarter.

7. Spreadsheets

Tables 1–10 are available for download in Excel format from the Office of Housing website www.housing.vic.gov.au