

KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, SYDNEY JUNE 16



SYDNEY

- Sydney is approximately 3 square kilometres, with 9 parks covering approximately 20% of total area
- Predominant age group in Sydney is 25-34 years
- Percentage of renting occupants is 63.2%
- Vacancy rate in Sydney as of May 2016 for rental properties was 2.5%.

As of May 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	345	\$1,299	\$725	\$781
2 bedroom	264	\$2,100	\$889	\$937
3 bedroom	29	\$3,500	\$1,250	\$1,311
4 bedroom	1	\$2,650	\$2,650	\$2,650

SURROUNDING SUBURBS

INNER EAST - SURRY HILLS

- Surry Hills is approximately 1 square kilometre, with 5 parks covering approximately 2% of total area
- Predominant age group in Surry Hills is 25-34 years
- Percentage of renting occupants is 62%
- Vacancy rate in Surry Hills as of May 2016 for rental properties was 1.2%.

As of May 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	402	\$1,599	\$550	\$545
2 bedroom	245	\$1,350	\$775	\$779
3 bedroom	59	\$1,595	\$1,100	\$1,110
4 bedroom	17	\$1,941	\$1,200	\$1,207

INNER WEST - BALMAIN

- Balmain is approximately 2 square kilometres, with 4 parks covering approximately 3% of total area
- Predominant age group in Balmain is 35-44 years
- Percentage of renting occupants is 43.8%
- Vacancy rate in Balmain as of May 2016 for rental properties was 2%.

As of May 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	67	\$700	\$430	\$447
2 bedroom	139	\$1,099	\$700	\$707
3 bedroom	70	\$1,750	\$960	\$1,015
4 bedroom	19	\$1,850	\$1,400	\$1,338

THE HILLS DISTRICT - CASTLE HILL

- Castle Hill is approximately 19 square kilometres, with 28 parks covering approximately 6% of total area
- Predominant age group in Castle Hill is 0-14 years
- Percentage of renting occupants is 16.8%
- Vacancy rate in Castle Hill as of May 2016 for rental properties was 2.3%.

As of May 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	23	\$500	\$390	\$380
2 bedroom	115	\$875	\$520	\$518
3 bedroom	134	\$819	\$580	\$577
4 bedroom	130	\$1,500	\$707	\$740

LOWER NORTH SHORE – CREMORNE

- Cremorne is approximately 2 square kilometres, with 3 parks covering approximately 3% of total area
- Predominant age group in Cremorne is 25-34 years
- Percentage of renting occupants is 44.2%
- Vacancy rate in Cremorne as of May 2016 for rental properties was 1.5%.

As of May 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	113	\$899	\$495	\$496
2 bedroom	169	\$1,500	\$670	\$681
3 bedroom	52	\$1,999	\$912	\$1,009
4 bedroom	7	\$1,900	\$1,400	\$1,404

UPPER NORTH SHORE – LINDFIELD

- Lindfield is approximately 5 square kilometres, with 10 parks covering approximately 5% of total area
- Predominant age group in Lindfield is 0-14 years
- Percentage of renting occupants is 20.4%
- Vacancy rate in Lindfield as of May 2016 for rental properties was 6.2%.

As of May 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	22	\$1,099	\$407	\$453
2 bedroom	41	\$739	\$550	\$564
3 bedroom	40	\$1,649	\$895	\$888
4 bedroom	13	\$1,995	\$1,200	\$1,270

EASTERN SUBURBS – BONDI

- Bondi is approximately 1 square kilometre, with 3 parks covering approximately 4% of total area
- Predominant age group in Bondi is 25-34 years
- Percentage of renting occupants is 54.3%
- Vacancy rate in Bondi as of May 2016 for rental properties was 2.3%.

As of May 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	109	\$850	\$500	\$510
2 bedroom	192	\$1,424	\$720	\$733
3 bedroom	52	\$2,999	\$1,037	\$1,083
4 bedroom	8	\$2,100	\$1,610	\$1,642

HOUSEHOLD INCOME IN THE GREATER SYDNEY AREA

Income Range	City of Sydney %
0-15K	5.3
15-31K	10.3
31-52K	11.1
52-78K	13.1
78-130K	17.8
130-180K	19.4
180K+	10.4

Data Sourced: Information & statistics sourced from RP Data (Core Logic) & SQM Research – Issue date May 2016.



For additional information, and to receive a comprehensive Kent City Guide for Sydney, speak to a Kent Relocation expert on

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