

KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, MELBOURNE DECEMBER 16



MELBOURNE

- The size of Melbourne is approximately 3 square kilometres
- It has 25 parks covering nearly 36% of total area
- The predominant age group in Melbourne is 25-34 years
- As of December 2016, the vacancy rate Melbourne for rental properties was at 2.9%.

As of December 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	1,518	\$1,342	\$400	\$404
2 bedroom	1,540	\$2,296	\$550	\$555
3 bedroom	160	\$3,108	\$850	\$904
4 bedroom	4	\$3,250	\$1,900	\$1,900

SURROUNDING SUBURBS

INNER CITY: DOCKLANDS

- The size of Docklands is approximately 3 square kilometres
- It has 1 park covering nearly 1% of total area
- The predominant age group in Docklands is 25-34 years
- As of December 2016, the vacancy rate in Docklands for rental properties was at 2.4%.

As of December 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	289	\$1,120	\$450	\$549
2 bedroom	389	\$1,200	\$590	\$607
3 bedroom	65	\$1,900	\$950	\$1,002
4 bedroom	5	\$1,500	\$1,300	\$1,349

INNER SOUTH EAST: SOUTH YARRA

- The size of South Yarra is approximately 4 square kilometres
- It has 18 parks covering nearly 19% of total area
- The predominant age group in South Yarra is 35-44 years
- As of December 2016, the vacancy rate in South Yarra for rental properties was at 2.0%.

As of December 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	925	\$949	\$350	\$374
2 bedroom	872	\$1,821	\$490	\$533
3 bedroom	140	\$2,200	\$780	\$861
4 bedroom	22	\$1,799	\$1,050	\$1,157



INNER EAST: KEW

- The size of Kew is approximately 11 square kilometres
- It has 20 parks covering nearly 13% of total area
- The predominant age group in Kew is 0-14 years
- As of December 2016, the vacancy rate in Kew for rental properties was at 2.7%.

As of December 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	0	N/A	N/A	N/A
2 bedroom	52	\$549	\$395	\$396
3 bedroom	34	\$850	\$525	\$541
4 bedroom	14	\$539	\$360	\$359

INNER WEST: NEWPORT

- The size of Newport is approximately 5 square kilometres
- It has 14 parks covering nearly 10% of total area
- The predominant age group in Newport is 0-14 years
- As of December 2016, the vacancy rate in Newport for rental properties was at 2.4%.

As of December 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	30	\$529	\$297	\$310
2 bedroom	92	\$570	\$390	\$385
3 bedroom	141	\$689	\$520	\$528
4 bedroom	34	\$759	\$670	\$660

INNER NORTH: NORTHCOTE

- The size of Northcote is approximately 6 square kilometres
- It has 11 parks covering nearly 35% of total area
- The predominant age group in Northcote is 24-35 years
- As of December 2016, the vacancy rate in Northcote for rental properties was at 1.0%.

As of December 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	191	\$698	\$310	\$314
2 bedroom	303	\$780	\$550	\$541
3 bedroom	147	\$990	\$615	\$630
4 bedroom	16	\$1,099	\$730	\$726



BAYSIDE: BRIGHTON

- The size of Brighton is approximately 8 square kilometre
- It has 15 parks covering nearly 10% of total area
- The predominant age group in Brighton is 0-14 years
- As of December 2016, the vacancy rate in Brighton for rental properties was at 2.1%.

As of December 2016	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	3	\$385	\$245	\$290
2 bedroom	67	\$619	\$434	\$447
3 bedroom	105	\$1,550	\$670	\$703
4 bedroom	64	\$2,800	\$995	\$1,153

HOUSEHOLD INCOME IN THE GREATER MELBOURNE AREA

Income Range	City of Melbourne %
0-15K	6.5
15-31K	9.3
31-52K	11.5
52-78K	13.4
78-130K	17.0
130-180K	16.5
180K+	7.5

For additional information, and to receive a comprehensive Kent City Guide for Melbourne, speak to a Kent Relocation expert on **1300 141 746**.

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

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