

KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, SYDNEY MAY 17



SYDNEY

- The size of Sydney is approximately 3 square kilometres
- It has 9 parks covering nearly 20% of total area
- The predominant age group in Sydney is 25-34 year.
- As of May 2017, the vacancy rate in Sydney for rental properties was at 1.7%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	213	\$2,200	\$620	\$789
2 bedroom	162	\$7,200	\$972	\$1,605
3 bedroom	25	\$2,999	\$1,500	\$1,433
4 bedroom	0	-	-	-

SURROUNDING SUBURBS

INNER EAST - SURRY HILLS (2010)

- The size of Surry Hills is approximately 1 square kilometre
- It has 5 parks covering nearly 2% of total area
- The predominant age group in Surry Hills is 25-34 years
- As of May 2017, the vacancy rate in Surry Hills for rental properties was at 1%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	227	\$1,219	\$590	\$575
2 bedroom	145	\$1,649	\$777	\$802
3 bedroom	40	\$1,894	\$1,220	\$1,198
4 bedroom	15	\$1,700	\$1,200	\$1,239

INNER WEST - BALMAIN (2041)

- The size of Balmain is approximately 2 square kilometres
- It has 4 parks covering nearly 3% of total area
- The predominant age group in Balmain is 35-44 years
- As of May 2017, the vacancy rate in Balmain for rental properties was at 1.9%.



As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	62	\$749	\$605	\$619
2 bedroom	131	\$1,500	\$760	\$765
3 bedroom	50	\$2,450	\$1,100	\$1,174
4 bedroom	13	\$1,900	\$1,295	\$1,300

THE HILLS DISTRICT - CASTLE HILL (2154)

- The size of Castle Hill is approximately 19 square kilometres
- It has 28 parks covering nearly 6% of total area
- The predominant age group in Castle Hill is 0-14 years
- As of May 2017, the vacancy rate in Castle Hill for rental properties was at 2.5%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	16	\$549	\$490	\$455
2 bedroom	100	\$700	\$545	\$538
3 bedroom	124	\$724	\$590	\$601
4 bedroom	101	\$1,750	\$7,370	\$760

LOWER NORTH SHORE - CREMORNE (2090)

- The size of Cremorne is approximately 2 square kilometres
- It has 3 parks covering nearly 3% of total area
- The predominant age group in Cremorne is 25-34 years
- As of May 2017, the vacancy rate in Cremorne for rental properties was at 1.6%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	105	\$679	\$530	\$529
2 bedroom	150	\$1,299	\$760	\$824
3 bedroom	45	\$1,750	\$1,200	\$1,223
4 bedroom	7	\$1,999	\$1,497	\$1,536

UPPER NORTH SHORE - LINDFIELD (2070)

- The size of Lindfield is approximately 5 square kilometres
- It has 10 parks covering nearly 5% of total area
- The predominant age group in Lindfield is 0-14 years
- As of May 2017, the vacancy rate in Lindfield for rental properties was at 4.8%.



As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	25	\$749	\$690	\$689
2 bedroom	45	\$1,099	\$640	\$663
3 bedroom	32	\$1,579	\$897	\$1,001
4 bedroom	16	\$2,200	\$1,350	\$1,332

EASTERN SUBURBS – BONDI (2026)

- The size of Bondi is approximately 1 square kilometre
- It has 3 parks covering nearly 4% of total area
- The predominant age group in Bondi is 25-34 years
- As of May 2017, the vacancy rate in Bondi for rental properties was at 2.8%.

As of May 2017	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	160	\$1,572	\$590	\$608
2 bedroom	219	\$2,499	\$1,000	\$981
3 bedroom	42	\$4,000	\$1,300	\$1,286
4 bedroom	9	\$2,990	\$2,051	\$2,116

HOUSEHOLD INCOME IN THE GREATER SYDNEY AREA

Income Range	City of Sydney %
0-15K	3.7
15-31K	6.8
31-52K	11.7
52-78K	13.8
78-130K	17.1
130-180K	20.6
180K+	8.4

For additional information, and to receive a comprehensive Kent City Guide for Sydney, speak to a Kent Relocation expert on [1300 141 746](tel:1300141746).

Disclaimer: Information & statistics sourced from RP Data (Core Logic) & SQM Research – Issue date May 2017.

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