

KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, BRISBANE FEBRUARY 18



BRISBANE

- The size of Brisbane City is approximately 3 square kilometres
- It has 4 parks covering nearly 8% of total area
- The predominant age group of Brisbane is 25-34 years
- As of Dec 2017, the vacancy rate in Brisbane for rental properties was at 9.2%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	208	\$360/week	\$420/week	\$490/week
2 bedroom	331	\$599/week	\$570/week	\$544/week
3 bedroom	68	\$2,499/week	\$850/week	\$1009/week
4 bedroom	5	\$2,649/week	\$1500/week	\$1706/week

SURROUNDING SUBURBS

EAST - EAST BRISBANE – NEW FARM

- The size of East Brisbane is approximately 2 square kilometres
- It has 4 parks covering nearly 9% of total area
- The predominant age group of East Brisbane is 25-34 years
- As of Dec 2017, the vacancy rate in Brisbane for rental properties was at 3.8%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	164	\$490/week	\$320/week	\$330/week
2 bedroom	320	\$959/week	\$455/week	\$458/week
3 bedroom	100	\$2,200/week	\$662/week	\$748/week
4 bedroom	30	\$1,750/week	\$997/week	\$1,085/week

SOUTH -SOUTH BRISBANE – HIGHGATE HILL

- The size of South Brisbane is approximately 2 square kilometres
- It has 1 parks covering nearly 3% of total area
- The predominant age group of Brisbane is 20-39 years
- As of Dec 2017, the vacancy rate in Brisbane for rental properties was at 8%.



As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	78	\$475/week	\$300/week	\$308/week
2 bedroom	110	\$590/week	\$415/week	\$422/week
3 bedroom	55	\$780/week	\$550/week	\$572/week
4 bedroom	7	\$850/week	\$670/week	\$664/week

WEST – MILTON, BARDON

- The size of Milton and Bardon is approximately 6.6 square kilometres
- It has 4 parks covering nearly 15% of total area
- The predominant age group of Milton and Bardon is 24-34 years
- As of December 2017, the vacancy rate in Milton and Bardon for rental properties were at 5.7%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	77	\$625/week	\$400/week	\$403/week
2 bedroom	78	\$1,299/week	\$465/week	\$471/week
3 bedroom	44	\$899/week	\$630/week	\$637/week
4 bedroom	6	\$850/week	\$655/week	\$684/week

NORTH EAST – FORTITUDE VALLEY

- The size of Fortitude Valley is approximately 4 square kilometres
- It has 4 parks covering nearly 36% of total area
- The predominant age group of Fortitude Valley is 25-34 years
- As of December 2017, the vacancy rate in Fortitude Valley for rental properties was at 6.3%.

As of Feb 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	233	\$1,342/week	\$360/week	\$370/week
2 bedroom	273	\$850/week	\$457/week	\$457/week
3 bedroom	20	\$1,150/week	\$650/week	\$654/week
4 bedroom	3	\$1,050/week	\$825/week	\$825/week



HOUSEHOLD INCOME IN THE GREATER BRISBANE AREA

Income Range	City of Brisbane %
0-15K	4
15-31K	5.7
31-52K	9.6
52-78K	12.4
78-130K	17.4
130-180K	24
180K+	9

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

Data Sourced: Information & statistics sourced from RP Data (Core Logic) & SQM Research – Issue date Feb 2018.

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