

KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, BRISBANE JULY 2018



BRISBANE

- The size of Brisbane is approximately 3 square kilometres
- It has 25 parks covering nearly 36% of total area
- The predominant age group in Brisbane is 25-34 years
- As of May 2018, the vacancy rate Brisbane for rental properties was at 6%.

As of July 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	162	\$640	\$420	\$424
2 bedroom	227	\$850	\$560	\$565
3 bedroom	59	\$1,999	\$760	\$841
4 bedroom	4	\$1,917	\$1,350	\$1,157

SURROUNDING SUBURBS

INNER EAST: NEW FARM

- The size of New Farm is approximately 11 square kilometres
- It has 20 parks covering nearly 13% of total area
- The predominant age group in New Farm is 0-14 years
- As of May 2018, the vacancy rate in New Farm for rental properties was at 2.9%.

As of July 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	118	\$774	\$340	\$339
2 bedroom	223	\$2,876	\$425	\$456
3 bedroom	76	\$1,099	\$600	\$626
4 bedroom	26	\$1,999	\$825	\$986

SOUTH BRISBANE: HIGHGATE HILL

- The size of Highgate Hill is approximately 5 square kilometres
- It has 14 parks covering nearly 10% of total area
- The predominant age group in Highgate Hill is 0-14 years
- As of May 2018, the vacancy rate in Highgate Hill for rental properties was at 4.9%.

As of July 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	59	\$420	\$295	\$297
2 bedroom	79	\$650	\$410	\$440
3 bedroom	45	\$1,099	\$575	\$596
4 bedroom	9	\$1,299	\$685	\$762



WEST: MILTON

- The size of Milton is approximately 6 square kilometres
- It has 11 parks covering nearly 35% of total area
- The predominant age group in Milton is 24-35 years
- As of May 2018, the vacancy rate in Milton for rental properties was at 4.4%.

As of July 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	56	\$549	\$400	\$388
2 bedroom	62	\$520	\$487	\$520
3 bedroom	32	\$850	\$657	\$653
4 bedroom	5	\$850	\$825	\$769

NORTH EAST: FORTITUDE VALLEY

- The size of Fortitude Valley is approximately 8 square kilometre
- It has 15 parks covering nearly 10% of total area
- The predominant age group in Fortitude Valley is 0-14 years
- As of May 2018, the vacancy rate in Fortitude Valley for rental properties was at 4.8%.

As of July 2018	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	197	\$2,589	\$375	\$393
2 bedroom	267	\$1,534	\$460	\$477
3 bedroom	29	\$800	\$600	\$609
4 bedroom	1	\$1,099	\$1,100	\$1,099

HOUSEHOLD INCOME IN THE GREATER BRISBANE AREA

Income Range	City of Brisbane %
0-15K	10.2
15-31K	7.9
31-52K	8.5
52-78K	13.7
78-130K	25.6
130-180K	8.2
180K+	17.7

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 July 2018.

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