



KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, SYDNEY SEPTEMBER 2018

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 years
- As of August 2018, the vacancy rate Sydney for rental properties was at 3.2%.

As of September	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	175	\$599	\$645	\$778
2 bedroom	188	\$2,499	\$900	\$960
3 bedroom	21	\$1,200	\$1,060	\$1,060
4 bedroom	3	\$1,449	\$450	\$702

SURROUNDING SUBURBS

INNER EAST: SURRY HILLS

- The size of Surry Hills is approximately 1 square kilometres
- It has 11 parks covering nearly 7% of total area
- The predominant age group in Surry Hills is 25-34 years
- As of August 2018, the vacancy rate in Surry Hills for rental properties was at 2.8%.

As of September	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	239	\$1,144	\$580	\$583
2 bedroom	152	\$1,543	\$770	\$797
3 bedroom	31	\$1,500	\$1,100	\$1,106
4 bedroom	15	\$1,385	\$1,200	\$1,124



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INNER WEST: BALMAIN

- The size of Balmain is approximately 2 square kilometres
- It has 9 parks covering nearly 6% of total area
- The predominant age group in Balmain is 35-44 years
- As of August 2018, the vacancy rate in Balmain for rental properties was at 2.7%.

As of September	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	87	\$790	\$440	\$465
2 bedroom	155	\$1,200	\$750	\$746
3 bedroom	55	\$1,964	\$1,000	\$1,044
4 bedroom	9	\$1,700	\$1,435	\$1,421

THE HILL DIRSTRIC: CASTLE HILL

- 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 40-49 years
- As of August 2018, the vacancy rate in Castle Hill for rental properties was at 3.7%.

As of September	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	25	\$599	\$450	\$437
2 bedroom	138	\$749	\$540	\$543
3 bedroom	135	\$749	\$580	\$584
4 bedroom	77	\$1,350	\$708	\$724

LOWER NORTH SHORE: CREMORNE

- The size of Cremorne is approximately 2 square kilometre
- It has 15 parks covering nearly 9% of total area
- The predominant age group in Cremorne is 25-34 years
- As of August 2018, the vacancy rate in Cremorne for rental properties was at 2.9%.

As of September	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	118	\$3,739	\$495	\$531
2 bedroom	185	\$1,099	\$680	\$736
3 bedroom	64	\$2,200	\$922	\$1,009
4 bedroom	6	\$2,499	\$2,000	\$2,116



UPPER NORTH SHORE: LINDFIELD

- The size of Lindfield is approximately 5 square kilometres
- It has 28 parks covering nearly 22% of total area
- The predominant age group in Lindfield is 40-49 years
- As of August 2018, the vacancy rate in Lindfield for rental properties was at 5.1%.

As of September	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	41	\$749	\$560	\$560
2 bedroom	69	\$1,000	\$680	\$669
3 bedroom	26	\$1,500	\$1,000	\$1,042
4 bedroom	7	\$1,599	\$1,300	\$1,217

EASTERN SUBURB: BONDI

- The size of Bondi is approximately 1 square kilometres
- It has 4 parks covering nearly 2% of total area
- The predominant age group in Bondi is 25-34 years
- As of August 2018, the vacancy rate in Bondi for rental properties was at 3.2%.

As of September	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	114	\$990	\$535	\$554
2 bedroom	209	\$1,999	\$750	\$782
3 bedroom	47	\$1,500	\$950	\$1,013
4 bedroom	5	\$1,789	\$1,600	\$1,547

HOUSEHOLD INCOME IN THE GREATER SYDNEY AREA

Income Range	City of Sydney %
0-15K	8.6
15-33K	9.6
33-52K	7.6
52-78K	10.9
78-130K	22.2
130-182K	10.7
182K+	21.6



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

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

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