

Rental Affordability Index

2025



Foreword	

For too long, housing affordability was seen as a social welfare issue. Today, we recognise it as a fundamental threat to Australia's productivity and prosperity.



National Shelter is pleased to again partner with SGS Economics and Planning in delivering the Rental Affordability Index (RAI)—a unique, dynamic, and increasingly indispensable tool that we have now developed together for more than a decade. This year, we also warmly welcome Housing All Australians (HAA) as a collaborator. HAA's work has long demonstrated that government alone cannot solve the housing crisis; it requires genuine partnership across the community, government, and private sectors. Together, these contributions strengthen the RAI's role as the nation's clearest lens on rental affordability.

The 2025 RAI offers, in some areas, early "green shoots" of progress. We are seeing renewed attention from all levels of government—particularly the Commonwealth—on the experiences of low-income renters. The index again highlights how dramatically housing security can vary depending on the state or territory a renter calls home. This inconsistency alone is a powerful reminder of the leadership the Commonwealth can and should play in delivering a more coherent national response.

In that regard, National Shelter welcomes recent machinery-of-government changes that now see Treasury holding explicit responsibility for renters and rental market policy. This shift signals a meaningful commitment to recognising renters as a core constituency and to delivering on the Government's promise of "a better deal for renters." Embedding renters within Treasury's remit reflects a necessary alignment between housing outcomes, economic policy, and national wellbeing – it shows that housing must forevermore be thought of as a key part of productivity.

The RAI remains a proven, evidence-based platform for illustrating the scale and geography of housing failure—particularly for low-income households. Its strength lies in showing both spatial and temporal patterns: which regions, cities, towns, or even whole states are improving or declining in rental affordability over time. Crucially, the RAI continues to enable detailed analysis of specific household types, income groups, and dwelling typologies, offering policymakers a powerful tool for designing targeted, locally responsive interventions.

At National Shelter, our role is to bring together the diverse realities of renters across states and territories into one unified national voice. The RAI equips us with the dynamic, granular evidence needed to elevate these inconsistencies and to advocate for coherent, equitable policy solutions. As we face a housing system under sustained pressure, this year's RAI reinforces both the urgency of the challenge and the growing momentum for reform.

John Engeler
CEO Shelter NSW, Chair National Shelter



Several years ago, I was in Sydney presenting about housing with a councillor from regional NSW. He was sharing emerging stories from his municipality, including one about a local police officer. The officer and his family could only afford a home far from the municipality where he worked; he slept in his car every night because it was too far to drive home.

Whilst the officer's particular situation may have been short-lived, it is typical of an issue that increasingly confronts many Australians. It also impacts their communities. Today, ballooning house prices and unaffordable rents have seen businesses – especially in regional areas – unable to open because they can't source workers. The lack of affordable housing has now become a critical economic issue for business.

This was one of several stories that led to the formation of Housing All Australians. It's also why we've proudly partnered with National Shelter and SGS Economics & Planning to produce this enhanced 11th Rental Affordability Index.

A business-led response to a national crisis

This partnership represents something unprecedented: Australia's business community joining forces with the nation's leading housing advocates and economists to tackle what has become our most pressing economic challenge. For too long, housing affordability was seen as a social welfare issue. Today, we recognise it as a fundamental threat to Australia's productivity and prosperity.

The data in this report is sobering. Essential workers – from nurses to teachers to police officers – can afford less than 2% of rental properties. Businesses report chronic staff shortages, reduced operating hours, and diminished competitiveness because their workers simply cannot afford to live where the jobs are.

Housing as Economic Infrastructure

Housing All Australians was founded on a simple premise: affordable housing is not just social infrastructure – it's essential economic infrastructure as vital to productivity as roads, ports, or telecommunications. When workers spend hours commuting, when businesses can't attract talent, when young Australians abandon career opportunities due to housing costs, our entire economy suffers.

This enhanced RAI marks a turning point. By bringing together National Shelter's decades of advocacy expertise with SGS Economics & Planning's rigorous analysis and Housing All Australians business networks, we're reframing the housing conversation. This is not about charity. It's about competitiveness. It's about ensuring Australian businesses have access to the skilled workers they need, where they need them.

From analysis to action

This year's report goes beyond documenting the crisis. It is starting to introduce practical solutions that can be implemented at scale, including innovative approaches like the Progressive Residential Affordability Development Solution (PRADS) – a framework that demonstrates how affordable housing can be delivered through market mechanisms while maintaining commercial viability. These solutions show that with the right settings, private capital can play a significant role in addressing our housing shortfall.

A call for business leadership

Housing All Australians is a business-led initiative dedicated to practical solutions. We encourage all Australian businesses to recognise what's at stake. This is not someone else's problem – it's a productivity crisis affecting every sector, every region, every business that relies on workers.

To our business community: Your voice matters. Whether through workforce housing initiatives, advocacy for planning reform, or direct investment in affordable housing

solutions, there are concrete ways to protect your business interests while contributing to national prosperity.

To policymakers: The business sector stands ready to be part of the solution. But we need policy settings that recognise housing as economic infrastructure and enable private sector participation at scale.

The partnership imperative

I'm particularly proud that Housing All Australians has joined with National Shelter in producing this report. This collaboration sends a powerful message: solving Australia's housing crisis requires all sectors working together. It's not about ideology – it's about pragmatism. It's about recognising that we all lose when essential workers can't afford to live in our communities.

I thank our members and partners who made this research possible. By supporting this work, you've demonstrated that Australian businesses understand their role in nation-building. You've shown that prosperity isn't just about profits – it's about ensuring all Australians can participate in our economic success.

The police officer sleeping in his car could work in any of our communities. The nurse who can't afford rent could be the one we need in an emergency. The teacher priced out of our suburbs could be the one to inspire the next generation of innovators. Every worker lost to housing stress is potential unrealised, productivity diminished, prosperity deferred.

Business needs to ensure that Australia is not only creating well-located affordable housing for its workers, but more importantly, restoring hope and confidence in the home-ownership aspirations of our younger generations. The time for waiting is over.

Robert Pradolin
Founder
Housing All Australians



For more than a decade, the Rental Affordability Index has shone a light on the part of the housing market where the affordability crisis hits hardest: the rental market. The Index cuts through assumptions and speculation to show how housing stress affects the millions of households that rent their homes.

At SGS Economics and Planning, we believe evidence should drive action. The Index exists to support better decisions: decisions that put people's wellbeing first, that recognise renting is a long-term reality for many Australians, and that acknowledge the essential role of fair, secure housing in strong communities.

We also believe in the impact of good public policy. This work sits at the heart of our mission. Good housing policy can change the lives of Australians, elevate our economic productivity, and help businesses seeking to attract workers through better access to housing.

Housing is essential infrastructure and should be treated accordingly. This means investing in the long-term supply of social and affordable housing. This means prioritising households in need of a home over investors.

Slowly, we are seeing glimmers of hope. There is an increased level of attention and effort by politicians and policymakers who are introducing programs and plans to drive the supply of housing. But some policy levers are still not being considered. We would like to see that change.

The housing system is under strain, and every level of government and industry has a role to play. Our long-standing partnership with National Shelter, and now with Housing All Australians, joining us from this year, reflects our shared commitment to practical, evidence-based solutions.

Thank you to our team for their careful analysis, and to our partners and data providers who make this work possible. We hope this year's Index continues to spark informed debate, strengthen policy, and support practical solutions that move Australia toward affordable and secure housing for all.

Ellen Witte
Principal and Partner at SGS Economics and Planning

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SGS Economics and Planning, National Shelter, and Housing All Australians acknowledge the First Nations Peoples of Australia and on whose Country we live and work.

We acknowledge that the Aboriginal and Torres Strait Islander peoples of Australia are one of the oldest continuing living cultures on Earth, have one of the oldest continuing land tenure systems in the world, and have one of the oldest continuing land use planning and management systems in the world.

We pay our respects to the First Nations Peoples, past and present, and acknowledge their stewardship of Country over thousands of years.



1.1 Purpose

National Shelter and SGS Economics and Planning (SGS) have published the Rental Affordability Index (RAI) annually since 2015. Over the past decade, the RAI has provided valuable insights into Australia's rental markets, helping to inform policy decisions and raise awareness about housing affordability. Unfortunately, the situation has not improved; the housing crisis has deepened, with vulnerable Australians bearing the brunt of these challenges.

The RAI is a price index for housing rental markets. It is a clear and concise indicator of rental affordability relative to household incomes, applied to fine-grain geographic areas across Australia. It presents rental affordability outcomes for 10 Australian household types and shows the extent of rental stress experienced by many community groups.

In 2025, the Rental Affordability Index enters a new era. Housing All Australians (HAA) joins National Shelter and SGS to expand the RAI's scope and relevance for the next decade. This partnership brings the voice of the private sector to housing affordability discussions, recognising that the rental crisis has evolved from something that was initially just a social issue to a critical economic and productivity challenge affecting Australian businesses.

The persistent shortage of affordable housing now directly impacts business operations across all sectors nationally. Employers struggle to attract and retain talent, workers face lengthy commutes that reduce productivity, and businesses are considering relocating their operations due to housing-driven labour shortages.

The RAI will now serve not only policymakers and the community sector but also business leaders, investors, and industry associations who recognise that workforce housing is fundamental to economic competitiveness.

1.2 About this report

The RAI covers all states and territories with available data¹, tracking rental prices relative to income and focusing on the most vulnerable households.

This report provides indices for capital cities and rest of state regions. More detailed information is available at the postcode level, where reliable data is available. An interactive map of the RAI at the postcode level can be viewed at: <https://www.sgsep.com.au/projects/rental-affordability-index>.

1.3 Acknowledgements

The project partners thank the following government bodies for providing the data used in this report:

- Access Canberra, ACT Government
- Australian Bureau of Statistics (ABS)
- Department of Family and Community Services, NSW
- Department of Families, Fairness, and Housing, Victoria
- Department of Justice, Tasmania
- Government of Western Australia, Department of Communities, Western Australia
- Residential Tenancies Authority, Queensland.

1.4 Method

It is widely accepted that when a low-income household spends more than 30% of its gross income on housing², it's considered to be in housing stress, a situation where rent becomes unaffordable and takes up too much of a household's budget. This is known as the 30/40 rule³.

The RAI applies this same principle. It measures rental affordability using the following calculation:

$$\text{RAI} = (\text{Income}/\text{qualifying income}^4) * 100$$

Households that spend 30% of their income on rent have a RAI score of 100. This marks the critical threshold, the point at which rent becomes unaffordable and households are considered to be in rental stress.

When rent takes up a large share of income, it limits what households can spend on other essential needs, such as (but not limited to):

- Food
- Power and water
- Health services and medication
- Travel and transport
- Education
- Household goods (such as, washing machines, fridges, stoves, computers)
- Debt repayments.

Table 1 shows how RAI scores correspond to different levels of rental affordability and rental stress.

- Scores between 80 and 100 indicate unaffordable rents, with households paying between 30% and 38% of their income on rent.
- Scores between 60-80 indicate severely unaffordable rents, with households paying 38% to 60% of their income on rent.
- Scores below 60 indicate extremely unaffordable rents, where households spend 60% to 75% of their income or more on rent.
- Scores of 40 or below indicate critically unaffordable rents, where rent over 75% of household income.

RAI scores above 100 mean households are paying less than 30% of their income on rent, which is outside the threshold for housing stress.

- Scores between 100-120 indicate a situation of moderate unaffordability, with rental households less likely to meet and pay off unexpected costs or bills easily. Young families with children in childcare may find it particularly difficult to make ends meet.
- Scores between 120-150 indicate that households spend around 20-25% of their income on rent, which is considered acceptable.
- Scores above 150, indicate that households are typically spending less than 15% of their income on rent, which is considered affordable.

¹ The Northern Territory does not form part of this release as rental bond data was not available.

² Lowest 40th percentile per cent of household income (typically within each household types)

³ Australian Institute of Health and Welfare (2020) Housing Affordability. Available at: <https://www.aihw.gov.au/reports/australias-welfare/housing-affordability>

⁴ Qualifying income refers to the income required to pay rent, where rent is 30 per cent of income (i.e., qualifying income = rent/0.3)

Income

The RAI uses the total household income of renting households, which varies by region (capital cities and the rest of state) to capture differences in economic conditions across cities/ regions. This combines the total personal weekly incomes of each resident present in a household.

Household incomes are estimated using ABS census data (2011, 2016, and 2021), combined with the average weekly earnings⁵ (a measure of personal weekly income), which is used to index weekly household incomes for intercensal quarters and post-2021. Intercensal quarters are interpolated using a geometric average. If data for the most recent quarter is unavailable, income is assumed to grow at the average quarterly growth rate of preceding quarters.

Median rents

The RAI is calculated using the median rental price of dwellings for which bonds were lodged in a region for a given quarter. Rental data is obtained at the postcode level using bond lodgement data from the following bodies:

- › Department of Family and Community Services, NSW
- › Department of Health, Victoria
- › Department of Justice, Tasmania
- › Government of Western Australia, Department of Communities
- › Residential Tenancies Authority, Queensland
- › Rental Bonds, Access Canberra, ACT Government.

Small area analysis

To demonstrate rental affordability across income levels and household types, small area analysis is conducted for various income ranges and dwelling sizes. Incomes range from \$5,000 to \$255,000 (in \$5,000 increments), and dwelling sizes range from 1 to 5 bedrooms, as well as all dwellings combined, regardless of size.

Household profiles

To help illustrate how rental affordability affects different groups, 10 typical household types have been developed. These are summarised in Table 2.

TABLE 1. RENTAL AFFORDABILITY INDEX AND SEVERITY OF RENTAL UNAFFORDABILITY

Index score	Share of income spent on rent	Relative unaffordability
<40	75% or more	Critically unaffordable rents
41-60	60-75%	Extremely unaffordable rents
61-80	38-60%	Severely unaffordable rents
81-100	30-38%	Unaffordable rents
101-120	25-30%	Moderately unaffordable rents
121-150	20-25%	Acceptable rents
151-200	15%-20%	Affordable rents
>200	15% or less	Very affordable rents

Source: SGS Economics and Planning, 2025

⁵ ABS Average Weekly Earnings, Australia, 2022

The interactive online RAI map lets users explore rental affordability across different household types by selecting various income levels and bedroom combinations.

To calculate RAI scores for each household type at the regional level (i.e., for each capital city and rest of state area), incomes are adjusted to reflect variation in earnings by location using ABS Census data (2011, 2016, and 2021). A reference list of the inputs and assumptions used for these household types is provided in Appendix 2 of this report.

State-specific methodological considerations

The RAI has been developed as stand-alone evidence for each state. While it's possible to compare results across states, these comparisons should be made with caution, as rental data varies between regions.

The calculation method described above has been slightly adjusted in each state to reflect available data. An overview of these state-specific considerations is provided in the appendix.

TABLE 2. LOW TO MODERATE INCOME AUSTRALIAN HOUSEHOLD TYPES, 2025^a

Household type	Indicative gross annual income	Indicative dwelling size
Single pensioner	\$41,054	1 bdr
Pensioner couple	\$66,347	2 bdr
Single person on Jobseeker	\$25,821	1 bdr
Single part-time worker parent on benefits	\$47,616	2 bdr
Single full-time working parent	\$112,856	2 bdr
Single income couple with children	\$112,856	3 bdr
Dual income couple with children	\$225,711	3 bdr
Student sharehouse	\$103,922	3 bdr
Minimum wage couple	\$95,254	2 bdr
Hospitality worker	\$71,685	1 bdr

Source: Compiled by SGS Economics and Planning, 2025.
Note: See Appendix 2 for a full list of sources used.
Note: The analysis in Section 2 and the interactive map both include spatial variation in incomes.

^aDuring the 2019-20 year, Coronavirus supplement payments were established for the Single person on Newstart, Students on Austudy, and Single part-time worker parent on benefits households. As supplement payments were established in March and April of 2020, the Q2 2020 RAI scores are calculated based on an annualised transformation of this income (i.e., the annualised income is greater than that household would have earned over a year in reality, but it is their effective income for that quarter). Other households to receive support during COVID-19 have been in one-off payments rather than an ongoing amount, and one-off payments are excluded from calculations.

10 year change

In 2024, the Rental Affordability Index celebrated 10th annual release. This section highlights changes over the most recent 10 years (2015-2025).

National trends:

Rental affordability has declined in most cities, reshaping communities nationwide.

Key highlights:

- › 2015: RAI launched, and rental affordability improved in some cities
- › 2020: COVID-19 pandemic temporarily boosted affordability
- › 2015-2025: Sharp reversal. Affordability worsens, especially in regional and outer suburban areas.

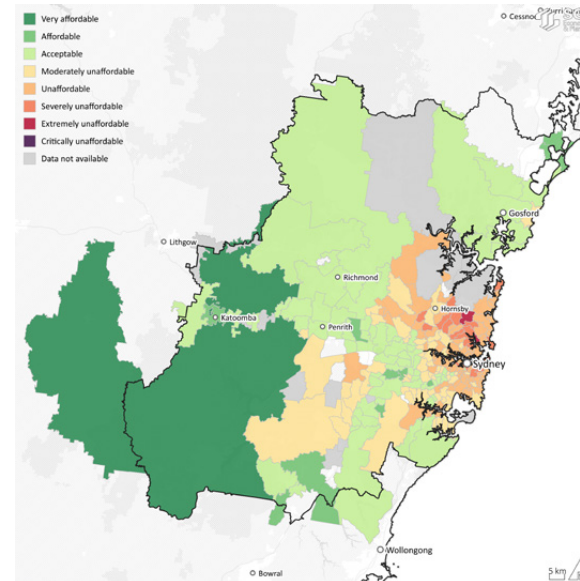
NSW:

Greater Sydney's RAI score has decreased by 3 points since 2015, from 103 to 100 in 2025. Regional NSW recorded a sharper decline of 15 points, from 114 to 99 in 2025.

VIC:

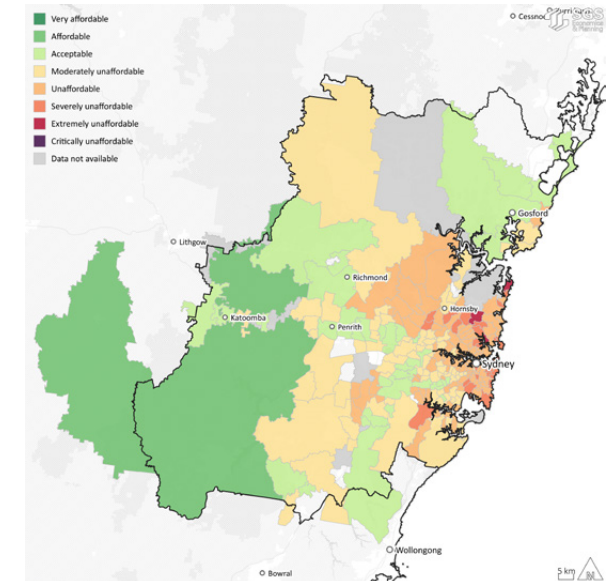
Greater Melbourne's RAI score has decreased by 9 points since 2015, from 127 to 118 in 2025. Regional Victoria also saw a 17-point decline, from 124 to 107 in 2025.

FIGURE 1. GREATER SYDNEY RAI, 2015



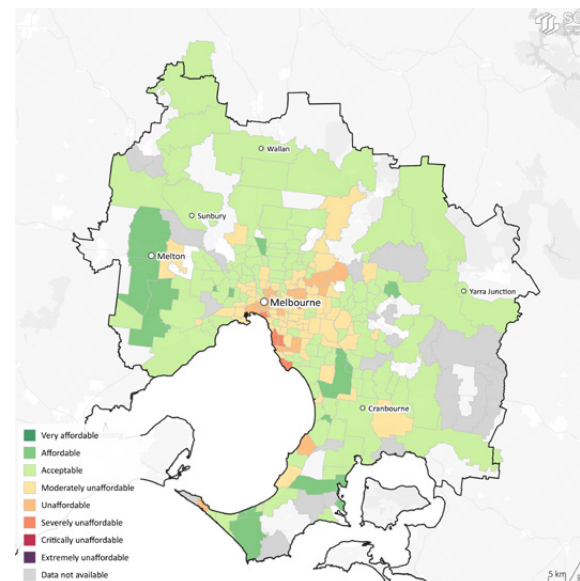
Source: SGS Economics and Planning 2025

FIGURE 2. GREATER SYDNEY RAI, 2025



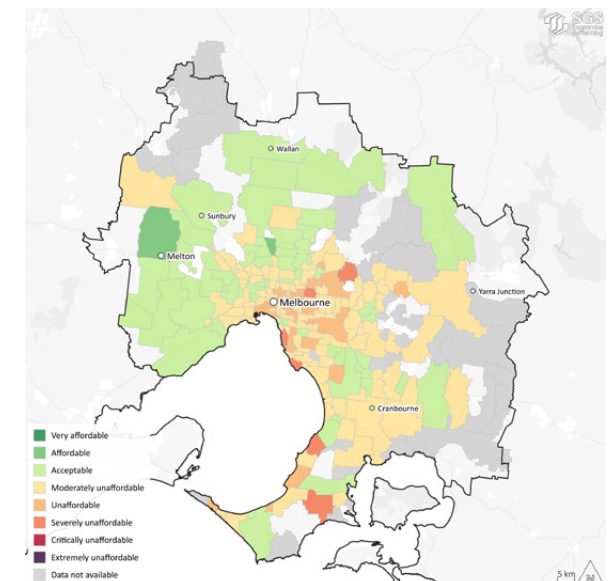
Source: SGS Economics and Planning 2025

FIGURE 3. GREATER MELBOURNE RAI, 2015



Source: SGS Economics and Planning 2025

FIGURE 4. GREATER MELBOURNE RAI, 2025



Source: SGS Economics and Planning 2025

Behind the research: The creators of the Index

QLD:

Greater Brisbane's RAI score has decreased by 14 points since 2015, from 117 to 103 in 2025. Regional Queensland saw a 27-point decline, from 121 to 94 in 2025.

SA:

Greater Adelaide's RAI score has decreased by 12 points since 2015, from 113 to 101 in 2025. Regional South Australia saw a 5-point decline, from 129 to 123 in 2025.

WA:

Greater Perth's RAI score has decreased by 21 points since 2015, from 115 to 94 in 2025. Regional Western Australia saw a 25-point decline, from 134 to 109 in 2025.

TAS:

Greater Hobarts RAI score has decreased by 6 points since 2015, from 112 to 106 in 2025. Regional Tasmania saw a 17-point decline, from 125 to 108 in 2025.

ACT:

The ACT's RAI score has stagnated at 133 since 2015.

"Over ten years, the RAI has shown us the power of data to shape the public debate. Renting households are most exposed to the housing crisis. Rental affordability is now recognised as a central issue in housing policy. The evidence is there, housing costs are profoundly impacting lives and communities. We must create a system that delivers improved housing affordability, and that is fair and equitable to both renters and homeowners."

Ellen Witte, lead author of the Rental Affordability Index (2024)

"The RAI regularly shines a probing light on how private market renters, who now make up more nearly a third of all households, experience the housing market. It provides the evidence that, by itself, the private market cannot meet the needs of many Australians, including ordinary working households."

Marcus Spiller, one of the original contributors to the Rental Affordability Index (2024)

"The RAI has shed a much-needed spotlight on housing affordability for the roughly one-third, and growing, of Australian households who live in rented accommodation, a group traditionally overlooked in discussions about 'housing affordability', which typically focuses on affordability from the perspective of home buyers. Renters are typically less affluent than home-buyers, and so the RAI provides insights into the difficulties faced by this group, which would otherwise go unseen and unremarked."

Saul Eslake, played a key role in development the RAI methodology (2024)

"The RAI is the original and still the best rental data index, the only one comparing cost with incomes, providing a genuine assessment of affordability rather than just price movement."

Adrian Pisarski, previous CEO of National Shelter and the initial driving force behind the RAI (2024)

"Over last 10 years, the RAI has shown how the power of data has been used to shape the public debate. Over the next 10 years, Housing All Australians is committed to help Australia's governments in centralising the collection of delivered affordable housing data for Australia's workforce through the national implementation of its Progressive Affordability Development Solution - PRADS. This data does not currently exist in any consolidated manner with the majority being held by local governments on locally held spreadsheets.

With the use of AI, this data can be used to shape future state and federal housing policy, but we must start to collect this data in the national interest. We must create a system that delivers improved housing affordability for Australia's workers to enable them to serve the communities they serve close to where society needs them."

Robert Pradolin, Executive Director and a founding members of Housing All Australians (2025)

02

Household Snapshots

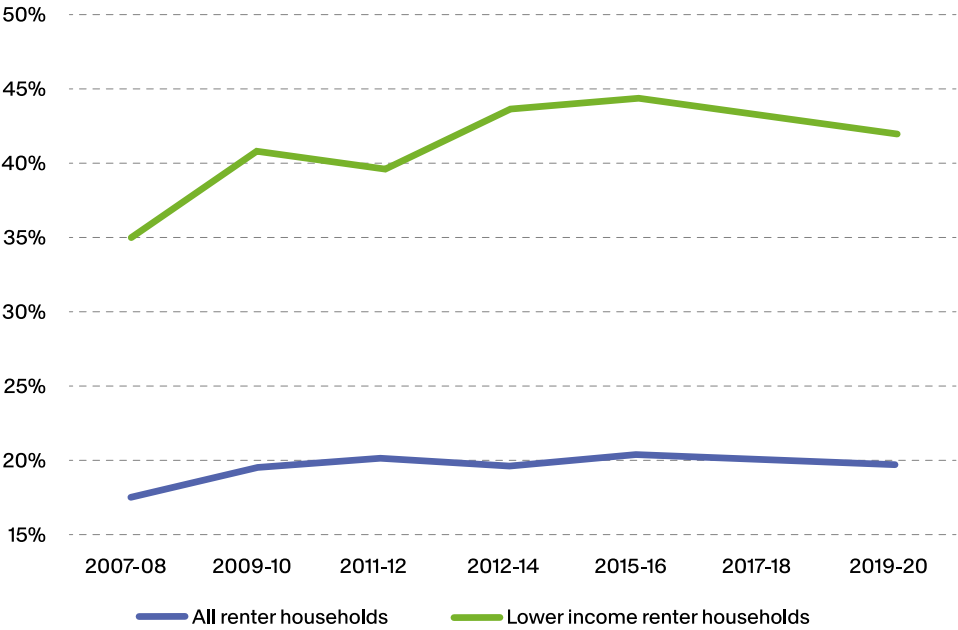
2.1 Introduction

The RAI profiles 10 different low to moderate income household types to demonstrate the rental situation for different income groups, age demographics and household compositions in Australia.

The report continues to show poor rental affordability for single people receiving JobSeeker payments, including during the period when the COVID-19 supplement temporarily increased support. This situation has seen little improvement over time, with affordability worsening in several capital cities as rents have continued to rise faster than JobSeeker payments.

Low-income households are particularly at risk. In 2019-20, 42% of all low-income households were in rental stress—spending more than 30% of their income on housing—up from 35% in 2008. When considering only the private rental market, this rises to 58% of low-income households being in rental stress⁷.

FIGURE 5. PROPORTION OF HOUSEHOLDS IN RENTAL STRESS (AUS)



Source: ABS Housing Occupancy and Costs, 2019-20

⁷ Australian Bureau of Statistics. Housing Occupancy and Costs 2019-20. [Table 1; Table 5; Table 13].

The selected households range from those dependent on income support to dual-income key worker couples. The 10 households are:

- › Single person on JobSeeker
- › Single pensioner
- › Pensioner couple
- › Single part-time worker parent on benefits
- › Single working parent
- › Single income couple with children
- › Dual income couple with children
- › Student sharehouse
- › Minimum wage couple
- › Hospitality worker.

Affordability has been reported for each household type based on gross household incomes estimated for a particular household based on location.

It must be noted that the household types, their typical income level, and dwelling size are indicative. They are not representative of all vulnerable and/or lower-income household types.

It is also important to note that the RAI only considers the cost of rent against income. Many of these households have additional (and considerable) financial pressures placed upon them, including the costs of utilities (e.g., energy and water), locational and travel costs, childcare costs (this is especially true for single working parents and dual income couple parents), and other day-to-day living costs. The rising cost of living has been an acute issue for many Australian households over the past year, with essential goods such as petrol, utilities and grocery costs increasing. This release of the Rental Affordability Index includes the four quarters since mid-2024, subject to 2.1% annual inflation.

Since 2023, higher interest rates used to combat inflation have compounded the impact on renters, as the cost of development slows new supply, would-be homebuyers enter the rental market, and landlords try to pass on their increased costs to tenants (and given the currently low vacancy rates, often possess the market power to do so). However, with rates beginning to fall in 2025, this pressure may begin to ease.

Methodological considerations

Income support levels are based on the Australian Government Department of Human Services payment rates as of August 2025. Total household income estimates are based on gross income, including Commonwealth Rent Assistance. As the RAI considers the private rental market, the eligibility of very low-income households to access discounted rents has not been factored into this analysis.

Full-time worker incomes were based on ABS Employee Earnings and Hours data⁸, adjusted by 2021 ABS Census data to reflect variation in earnings by region (i.e., metropolitan or rest of state area). An average Australian full-time secondary teacher income was used as the typical key worker income, and a full-time hospitality worker income was used for the hospitality worker profile.

Note: Analysis by household type for Western Australia should be interpreted carefully, as rental data is not available by dwelling type (by number of bedrooms).

A reference list for the assumptions used for these household profiles can be found in Appendix 2.

⁸ ABS Employee Earnings and Hours, Australia, Table 13

2.2

Single person on JobSeeker Payment.

\$25,821⁹ p.a.



EXTREMELY UNAFFORDABLE TO CRITICALLY
UNAFFORDABLE RENTS ACROSS ALL
METROPOLITAN AND REGIONAL AREAS.

A single person aged 22 or over, receiving the JobSeeker payment and rent assistance, earns \$25,821 a year. With no additional income, renting even a 1-bedroom home is well beyond affordable levels in every part of Australia.

⁹A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>



Rental affordability for single people on JobSeeker payments is Extremely to Critically Unaffordable across all metropolitan and regional areas. This has been a persistent issue, with the only improvement occurring during the period when the Coronavirus Supplement was in effect, as shown in Figure 6.



Key findings:

- › In 2025, increases to the JobSeeker payment and Commonwealth Rent Assistance lifted incomes from \$24,723 to \$25,821 (4.4%).
- › Rents remain Extremely to Critically Unaffordable nationwide with RAI scores between 22 and 59. Median rental rates represent between 51-136% of total income available to these households.
- › Greater Sydney is the worst performing city. A single person on JobSeeker would need to earn over 4 times their current income to reach Acceptable affordability.
- › The payment is designed to be a temporary income supplement, meaning that those who find themselves in medium-to-long term unemployment will struggle to find affordable rental housing.
- › Locational decisions to minimise rental stress often force these households to the outer edges of cities, far from jobs and services.
- › Regional areas offer little relief, with no region offering Acceptable rents.
- › While dwellings with cheaper rental rates (below the median) exist, there is no mechanism to ensure these reach low-income households.

¹⁰Note: Perth has a lower reported RAI score but, due to data limitations, this represents all dwellings rather than only 1 bedroom dwellings.

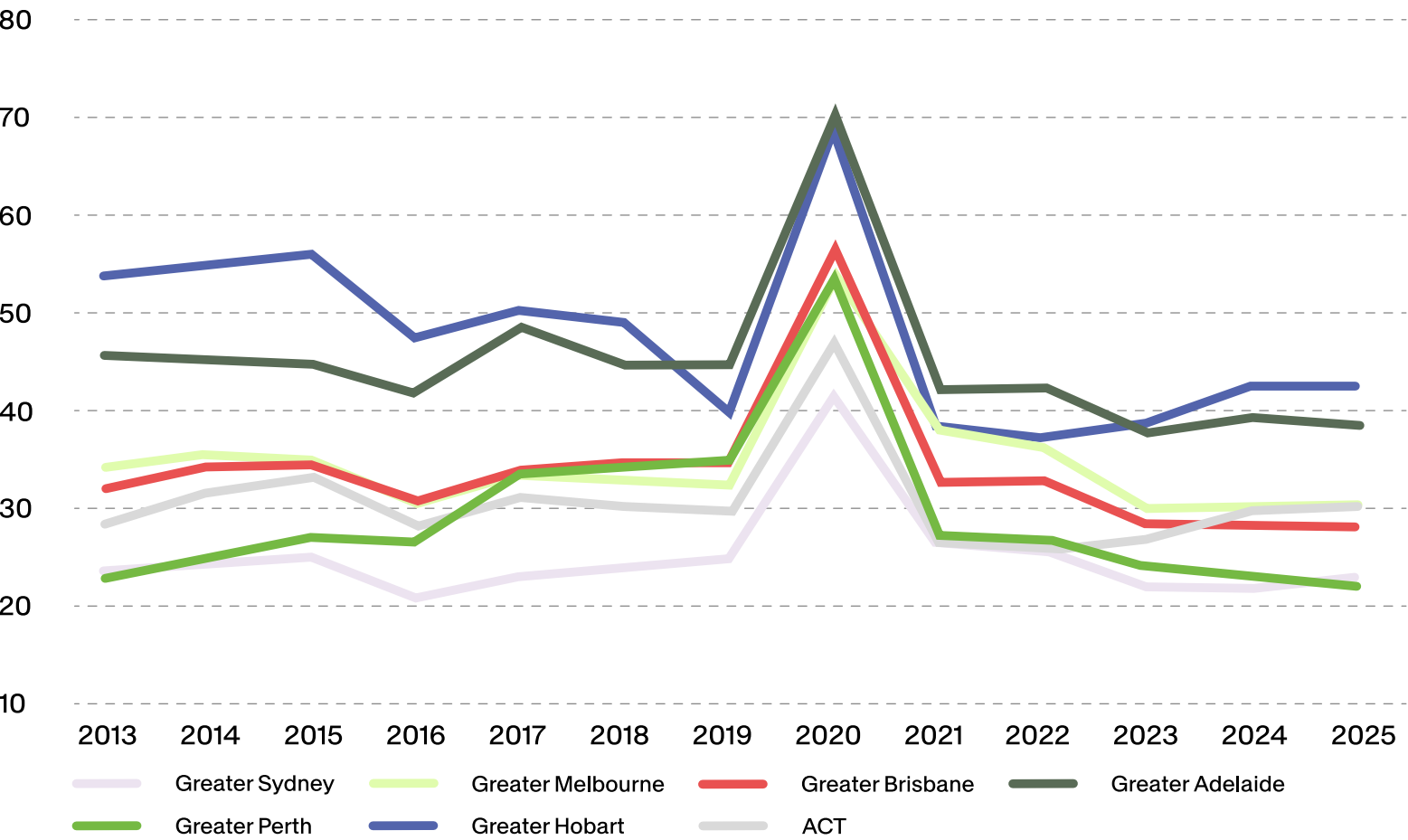
TABLE 3. RAI FOR SINGLE PERSON ON JOBSEEKER

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	23	131%	Critically unaffordable
Rest of NSW	43	71%	Extremely unaffordable
Greater Melbourne	30	100%	Critically unaffordable
Rest of VIC	50	61%	Extremely unaffordable
Greater Brisbane	28	107%	Critically unaffordable
Rest of QLD	31	97%	Critically unaffordable
Greater Adelaide	39	78%	Critically unaffordable
Rest of SA	59	51%	Extremely Unaffordable
Greater Perth*	22	136%	Critically unaffordable
Rest of WA*	24	126%	Critically unaffordable
Greater Hobart	43	71%	Extremely unaffordable
Rest of TAS	50	61%	Extremely unaffordable
ACT	30	100%	Critically unaffordable

Source: SGS Economics and Planning, 2025

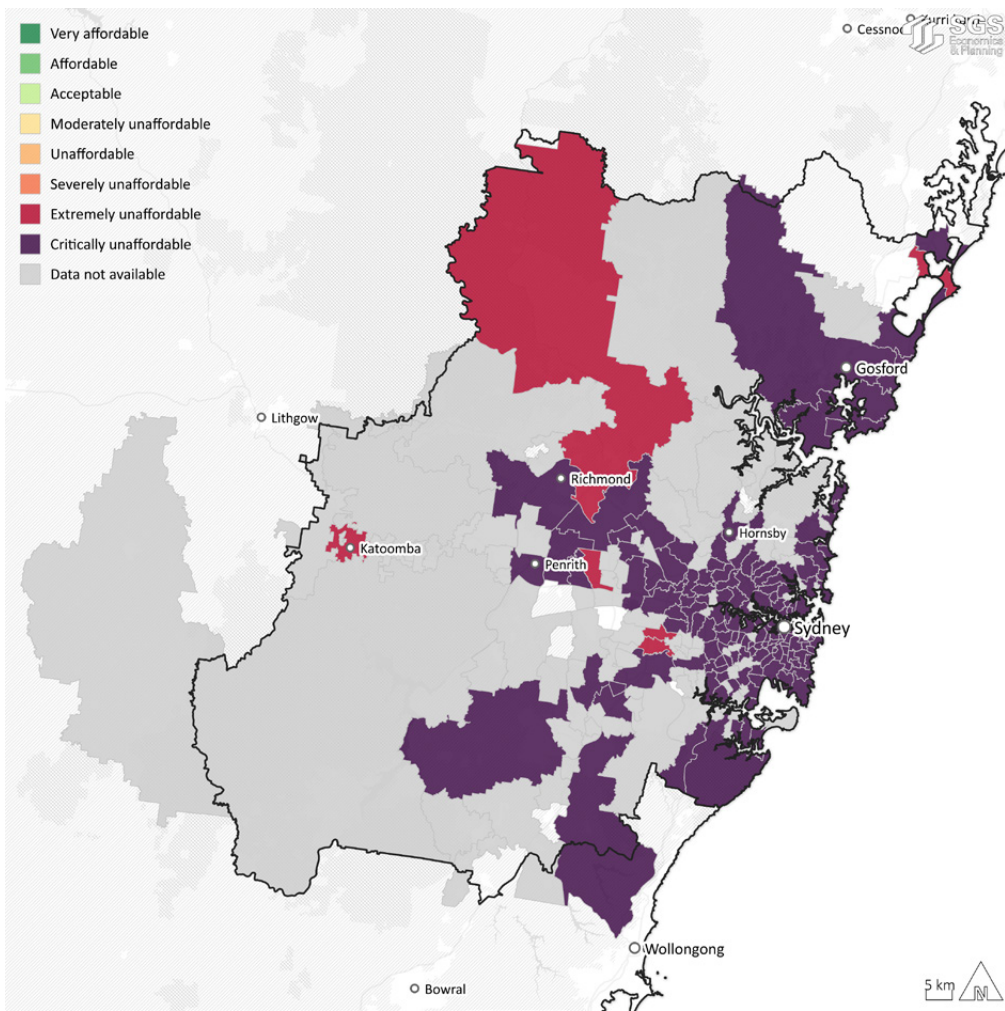
*RAI has been calculated using median rents for all dwelling types rather than one bedroom due to data unavailability.

FIGURE 6. RAI SCORES FOR A PERSON ON JOBSEEKER PAYMENTS, CAPITAL CITIES, 2014 - 2025



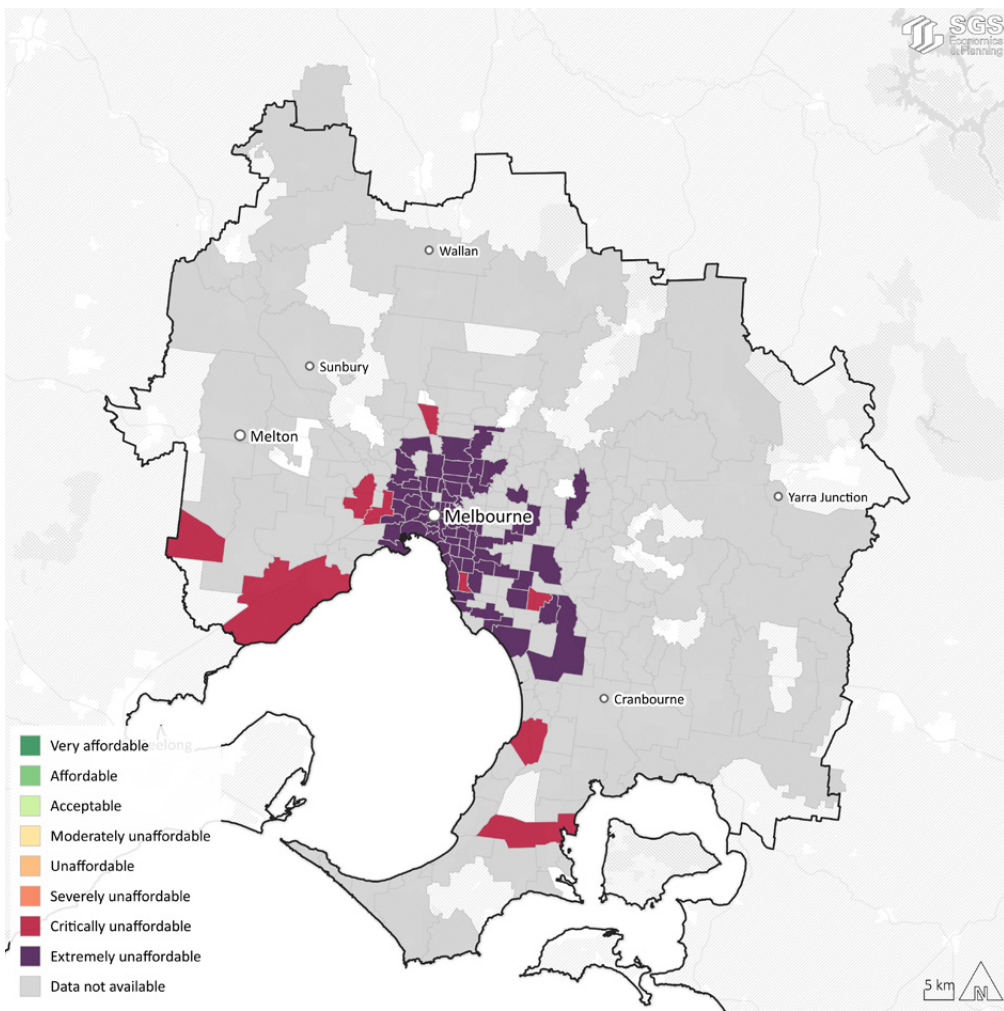
Source: SGS Economics and Planning, 2025

FIGURE 7. AFFORDABILITY FOR SINGLE PERSON ON JOBSSEEKER PAYMENT RENTING IN GREATER SYDNEY, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

FIGURE 8. AFFORDABILITY FOR SINGLE PERSON ON JOBSSEEKER PAYMENT RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

2.3

Single pensioner

\$41,054¹¹ p.a.



CRITICALLY UNAFFORDABLE TO SEVERELY UNAFFORDABLE IN METROPOLITAN AREAS AND EXTREMELY UNAFFORDABLE TO UNAFFORDABLE IN REGIONAL AREAS

A single pensioner aged 65 or over typically rents a 1-bedroom home and relies solely on the Age Pension. With limited income and assets, and no additional earnings from work, their annual income is about \$41,054.

¹¹A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>



Single pensioner households face Severely to Critically Unaffordable rents in all capital cities, with housing cost pressures compounded by costs of ageing such as healthcare and reduced mobility or independence.



Key findings:

- › Annual income for pensioners has increased by \$1,625 since the last release (4.1%).
- › In all cities, 1-bedroom homes are Extremely Unaffordable or worse, with the median rental rate consuming over 40% of a pensioner's income.
- › Sydney remains the least affordable city¹², with median rents absorbing over 80% of the pension leaving little available for everyday essentials.
- › The increased need for access to healthcare and community services further limits housing options.
- › Figure 7 shows the most affordable regions of Sydney and Melbourne (albeit still Severely Unaffordable) are those with lower accessibility to healthcare and transport.
- › Difficulty navigating rental processes will make it hard to secure a private rental in the event they are displaced.

¹²Note: Perth has a lower reported RAI score but, due to data limitations, this represents all dwellings rather than only 1 bedroom dwellings

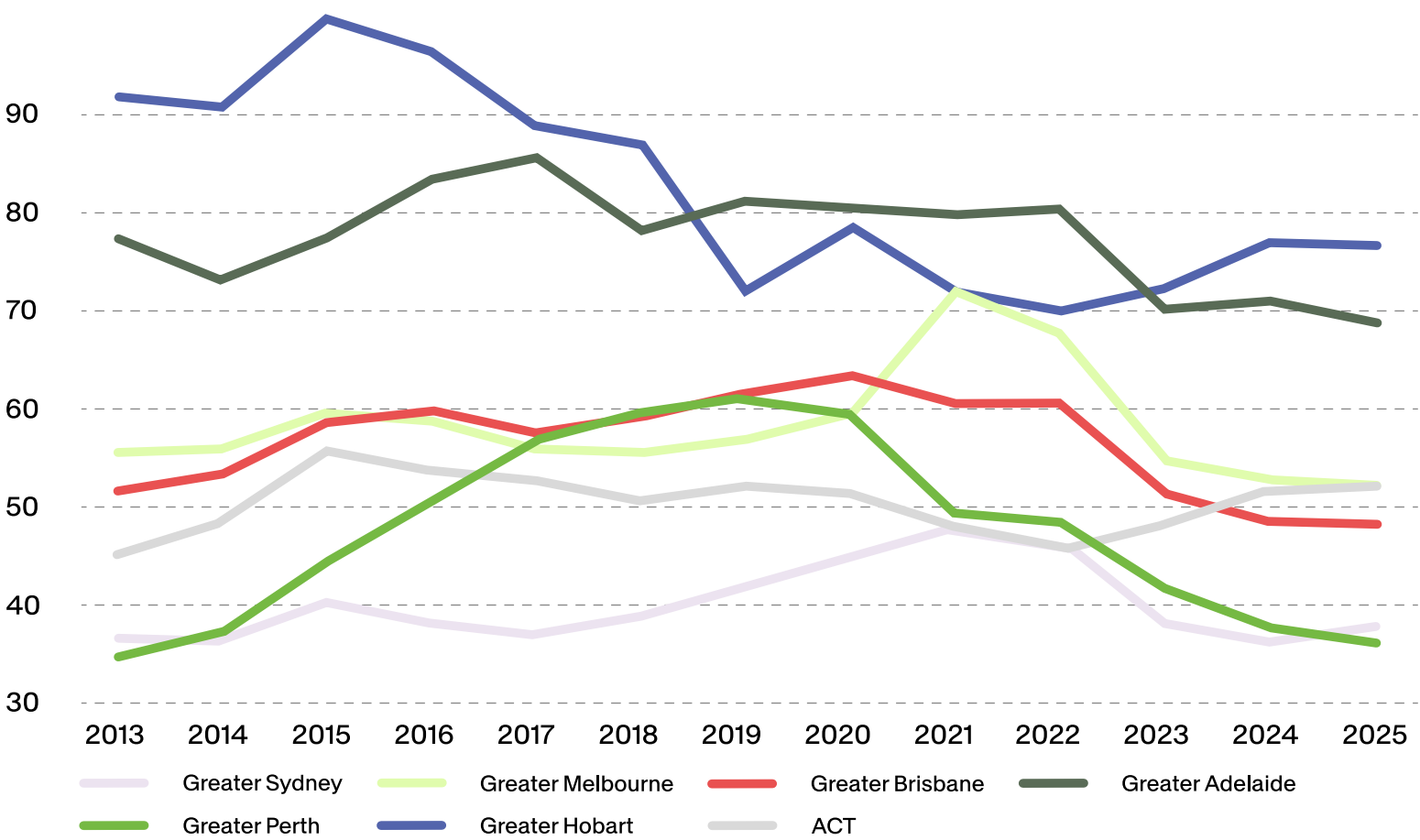
TABLE 4. RAI FOR SINGLE PENSIONER HOUSEHOLD

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	36	83%	Critically unaffordable
Rest of NSW	68	44%	Severely unaffordable
Greater Melbourne	48	63%	Extremely unaffordable
Rest of VIC	79	38%	Severely unaffordable
Greater Brisbane	45	67%	Extremely unaffordable
Rest of QLD	49	61%	Extremely unaffordable
Greater Adelaide	61	49%	Severely unaffordable
Rest of SA	94	32%	Unaffordable
Greater Perth*	35	86%	Critically unaffordable
Rest of WA*	38	79%	Critically unaffordable
Greater Hobart	68	44%	Severely unaffordable
Rest of TAS	79	38%	Severely unaffordable
ACT	48	63%	Extremely unaffordable

Source: SGS Economics and Planning, 2025

*RAI has been calculated using median rents for all dwelling types rather than one bedroom due to data unavailability.

FIGURE 9. RAI SCORES FOR A SINGLE PENSIONER, CAPITAL CITIES, 2014 – 2025



Source: SGS Economics & Planning, 2025

FIGURE 10. AFFORDABILITY FOR SINGLE PENSIONER RENTING IN GREATER SYDNEY, JUNE QUARTER, 2025

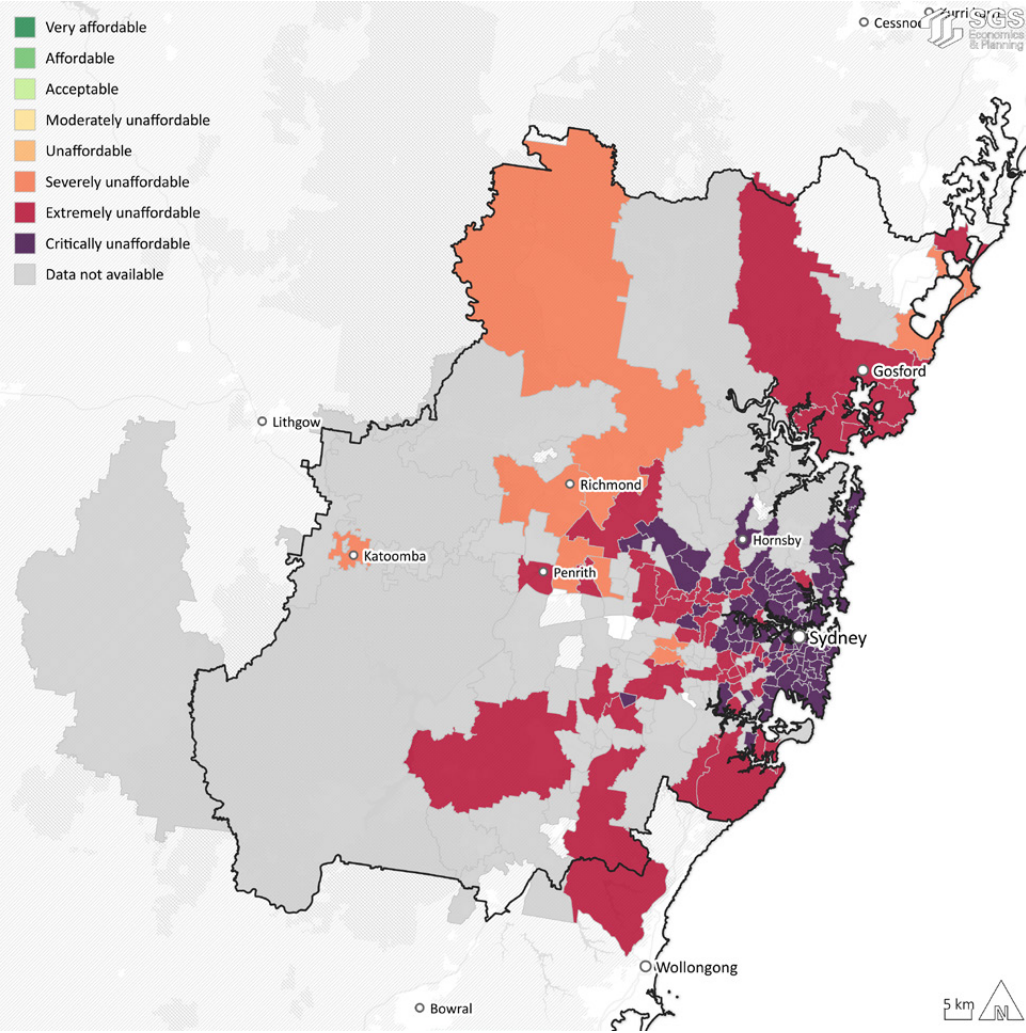
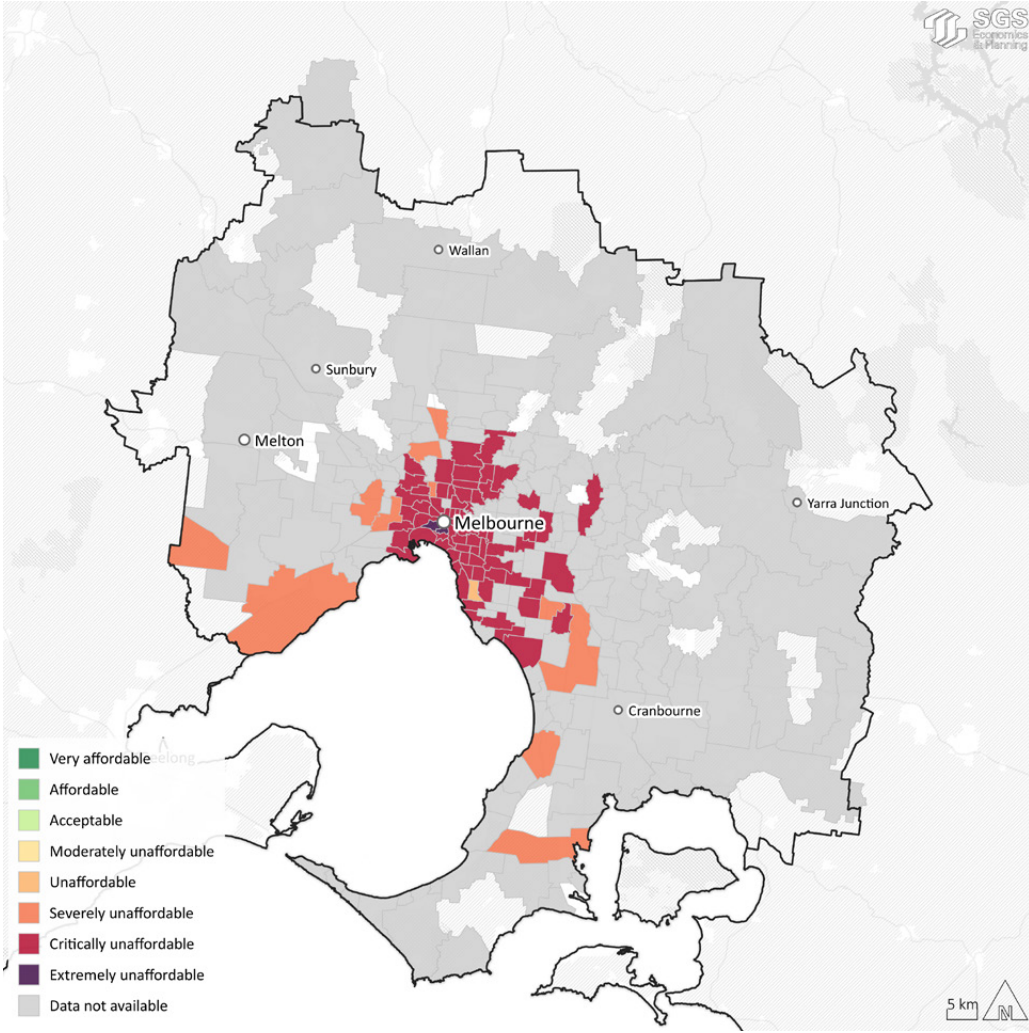


FIGURE 11. AFFORDABILITY FOR SINGLE PENSIONER RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2025



2.4

Pensioner couple

\$66,347¹³ p.a.

🏠2

EXTREMELY UNAFFORDABLE TO SEVERELY
UNAFFORDABLE IN METROPOLITAN AREAS AND
SEVERELY UNAFFORDABLE TO ACCEPTABLE IN
REGIONAL AREAS

A couple aged 65 or over typically rents a 2-bedroom home and relies on the Age Pension, with one partner earning a small casual or part-time income of about \$380 per fortnight. Combined, their annual income is around \$66,347.

¹³A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>



While faring better than single pensioner households, couple pensioner households generally face Severely Unaffordable rents in metropolitan areas.



Key findings:

- › Annual income for pensioner couples has risen by \$3,708 since the last release (5.9%)
- › Rents remain Severely to Extremely unaffordable in all cities, with median rental rates representing between 38-57% of total income available to these households.
- › Regional areas provide little relief, being Moderately unaffordable at best.
- › In Sydney and Melbourne, most suburbs within 10 kilometres of the CBD are Extremely Unaffordable (Figure 13 and Figure 14), requiring couples to spend over half their income on rent at median prices.
- › Additional costs, such as healthcare and the need for proximity to transport and services, further restricts where the elderly can afford to live.

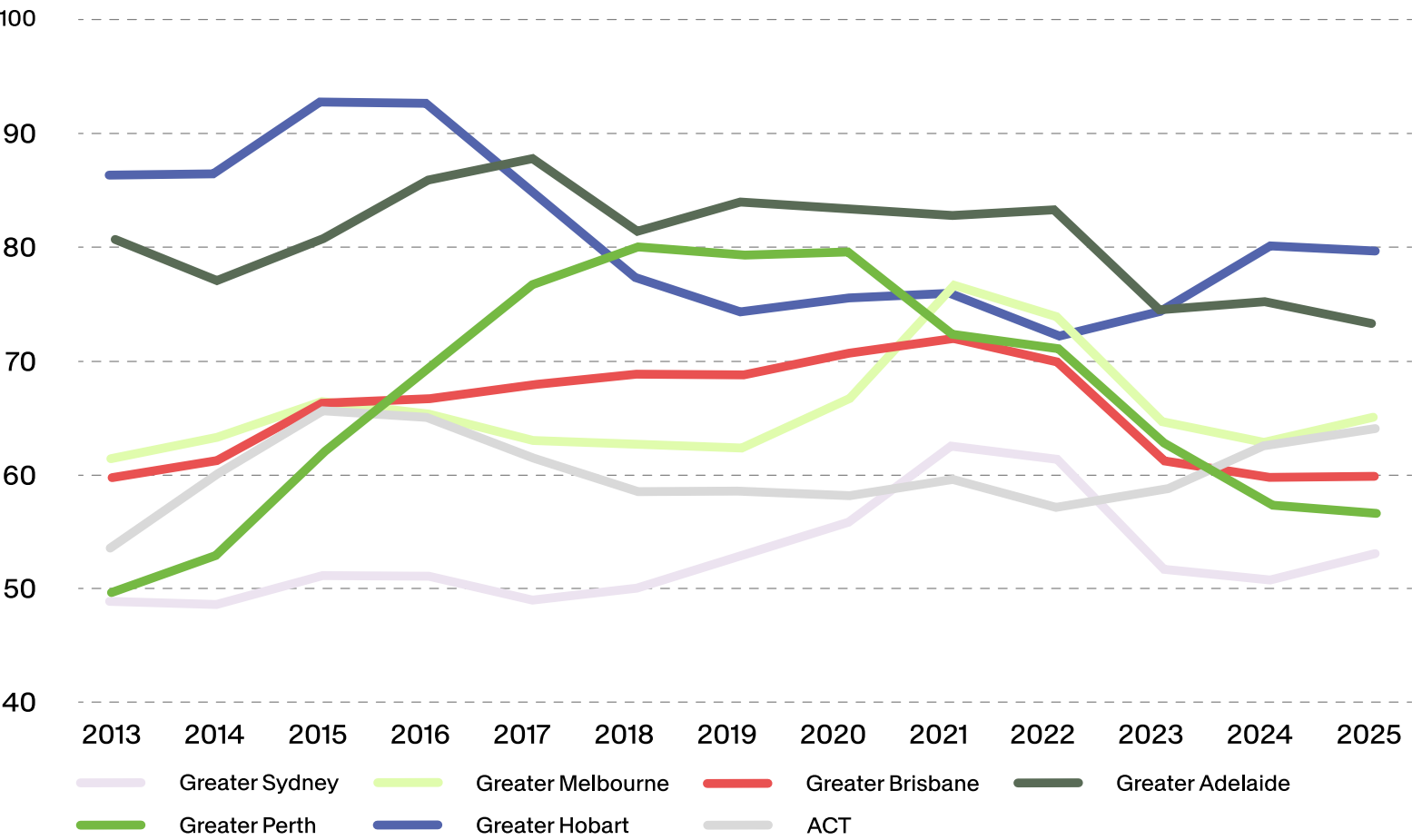
TABLE 5. RAI FOR PENSIONER COUPLE HOUSEHOLD

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	53	57%	Extremely unaffordable
Rest of NSW	81	37%	Unaffordable
Greater Melbourne	65	46%	Severely unaffordable
Rest of VIC	98	31%	Unaffordable
Greater Brisbane	60	50%	Extremely unaffordable
Rest of QLD	65	46%	Severely unaffordable
Greater Adelaide	75	40%	Severely unaffordable
Rest of SA	120	25%	Moderately unaffordable
Greater Perth*	57	53%	Extremely unaffordable
Rest of WA*	61	49%	Severely unaffordable
Greater Hobart	80	38%	Severely unaffordable
Rest of TAS	98	31%	Unaffordable
ACT	64	47%	Severely unaffordable

Source: SGS Economics and Planning, 2025

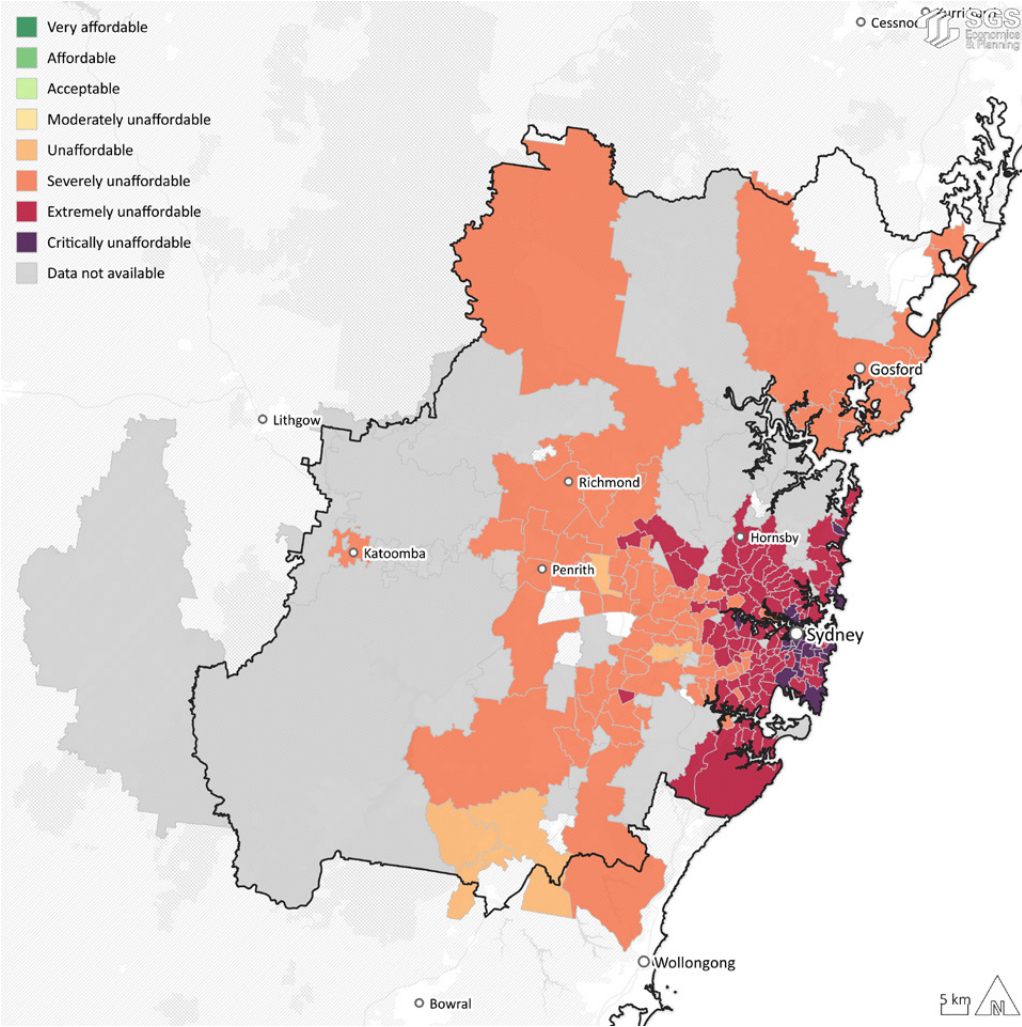
*RAI has been calculated using median rents for all dwellings rather than 2 bedrooms due to data unavailability

FIGURE 12. RAI SCORE FOR PENSIONER COUPLES, CAPITAL CITIES, 2014-2025



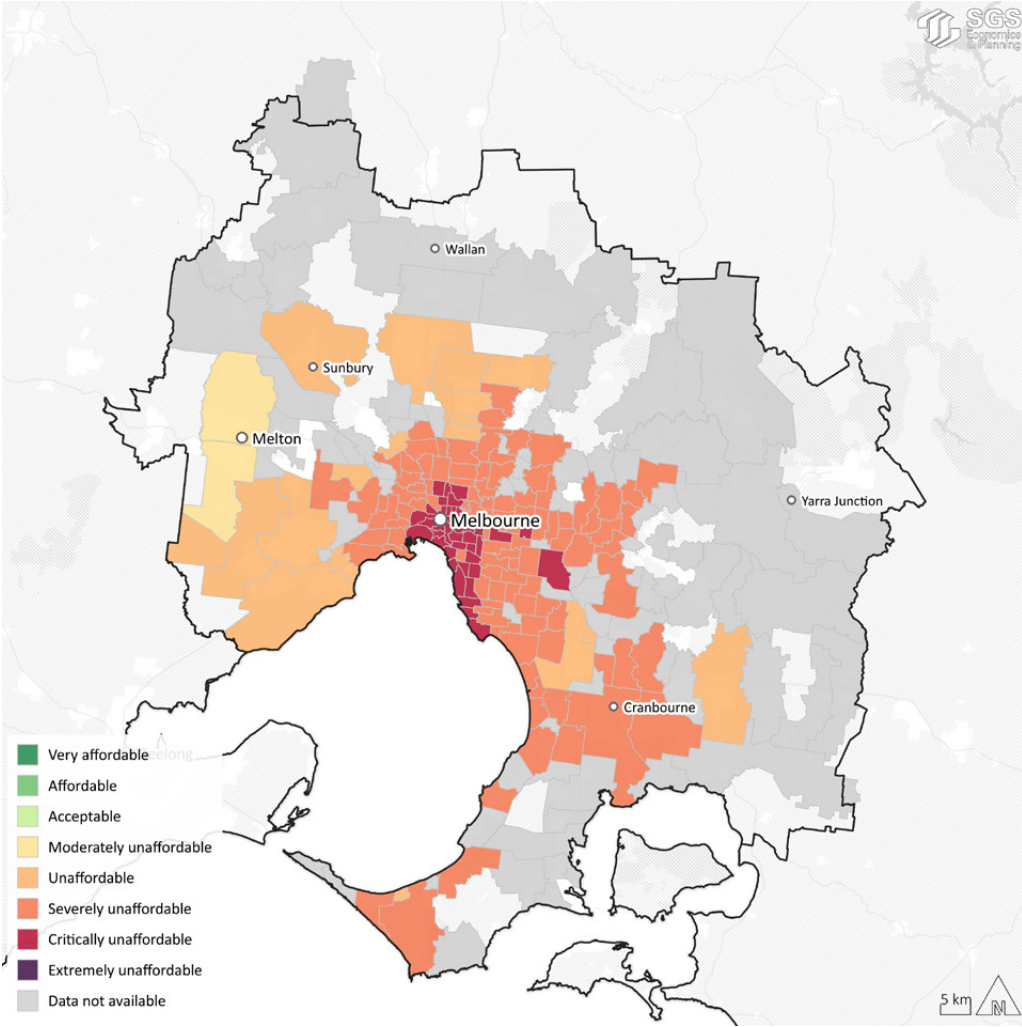
Source: SGS Economics & Planning, 2025

FIGURE 13. AFFORDABILITY FOR PENSIONER COUPLE RENTING IN GREATER SYDNEY, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

FIGURE 14. AFFORDABILITY FOR PENSIONER COUPLE RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

2.5

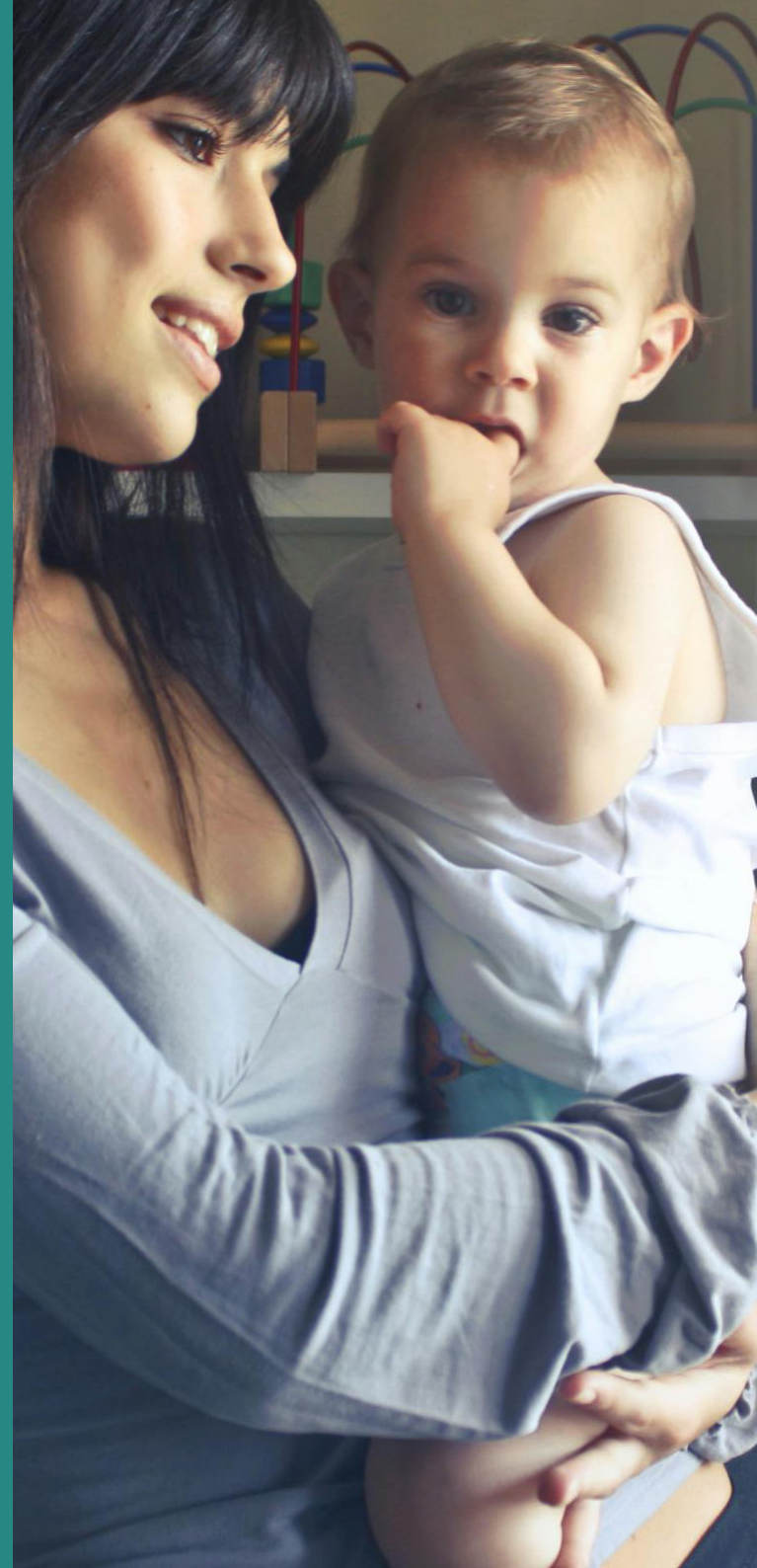
Single part-time worker parent on benefits

\$47,616¹⁴ p.a.

 2

CRITICALLY UNAFFORDABLE TO SEVERELY UNAFFORDABLE IN METROPOLITAN AREAS AND EXTREMELY UNAFFORDABLE TO SEVERELY UNAFFORDABLE IN REGIONAL AREAS

This household includes a single parent with one child under 5, renting a 2-bedroom home. The parent receives a Parenting Payment and supplements it with casual or part-time work, bringing in an estimated annual income of \$47,616.



¹⁴A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>

A single part-time worker parent on benefits faces Extremely to Critically Unaffordable rents in all capital cities. Like a single person on Jobseeker, this has become an entrenched trend, further intensified by the additional costs of childcare, education, and transport.



Key findings:

- › Annual income for single parent households has risen by \$1,602 since 2024 (3.5%).
- › In capital cities, median rental rates represent between 38-57% of total income available to these households.
- › In Sydney and Melbourne, affordability has improved marginally over the past year, primarily in the outer suburbs of Sydney and inner north of Melbourne.
- › Regional areas offer little relief with Rest of SA being the most affordable area with median rents still taking up 35% of incomes for job seekers.
- › The needs of households with children including access to employment opportunities and essential services such as childcare and education, further constrain their housing options.

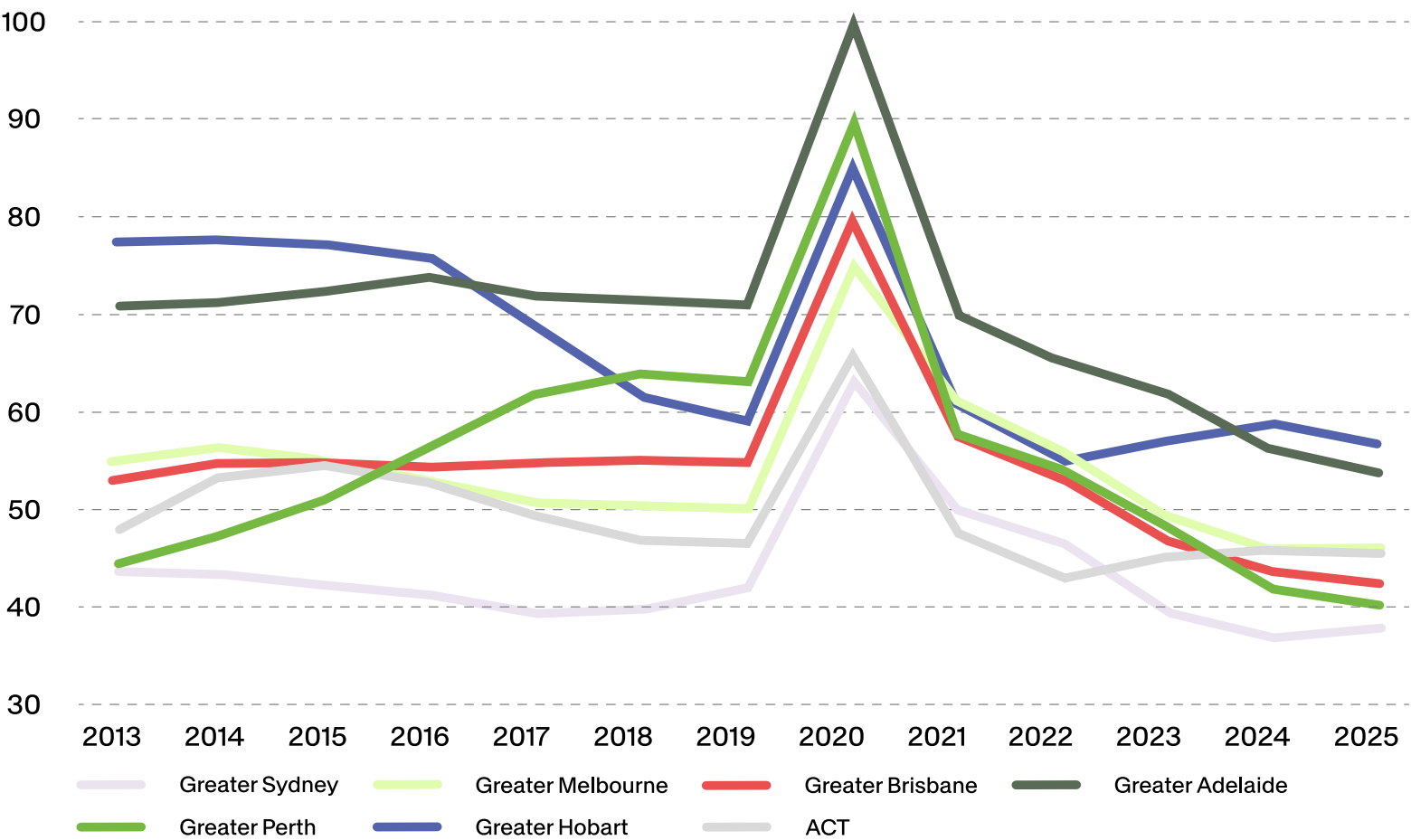
TABLE 6. RAI FOR SINGLE PART-TIME WORKER PARENT ON BENEFITS HOUSEHOLD

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	38	79%	Critically unaffordable
Rest of NSW	58	51%	Extremely unaffordable
Greater Melbourne	47	65%	Extremely unaffordable
Rest of VIC	70	43%	Severely unaffordable
Greater Brisbane	43	70%	Extremely unaffordable
Rest of QLD	47	65%	Extremely unaffordable
Greater Adelaide	54	56%	Extremely unaffordable
Rest of SA	86	35%	Unaffordable
Greater Perth*	41	74%	Extremely unaffordable
Rest of WA*	44	68%	Extremely unaffordable
Greater Hobart	57	53%	Extremely unaffordable
Rest of TAS	70	43%	Severely unaffordable
ACT	46	65%	Extremely unaffordable

Source: SGS Economics and Planning, 2025

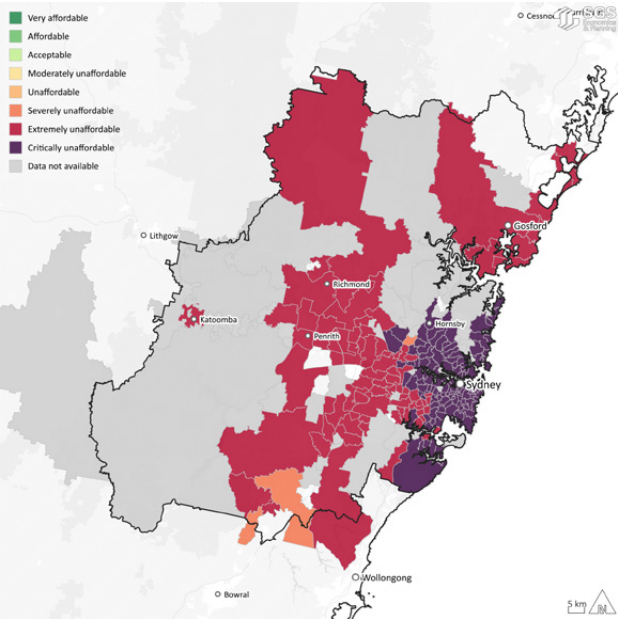
*RAI has been calculated using median rents for all dwellings rather than 2 bedrooms due to data unavailability

FIGURE 15. RAI SCORE FOR SINGLE PART-TIME WORKER PARENTS ON BENEFITS, CAPITAL CITIES, 2014-2025

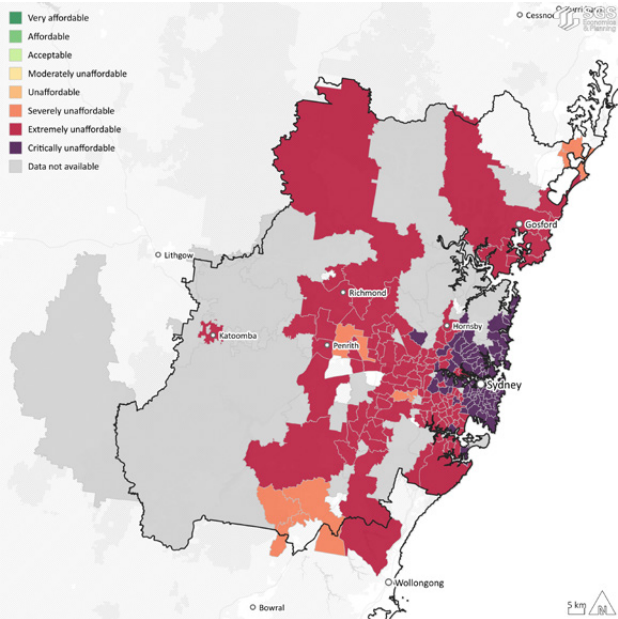


Source: SGS Economics & Planning, 2025

FIGURE 16. AFFORDABILITY FOR SINGLE PART-TIME WORKER PARENT RENTING IN GREATER SYDNEY, JUNE QUARTER, 2024 AND 2025



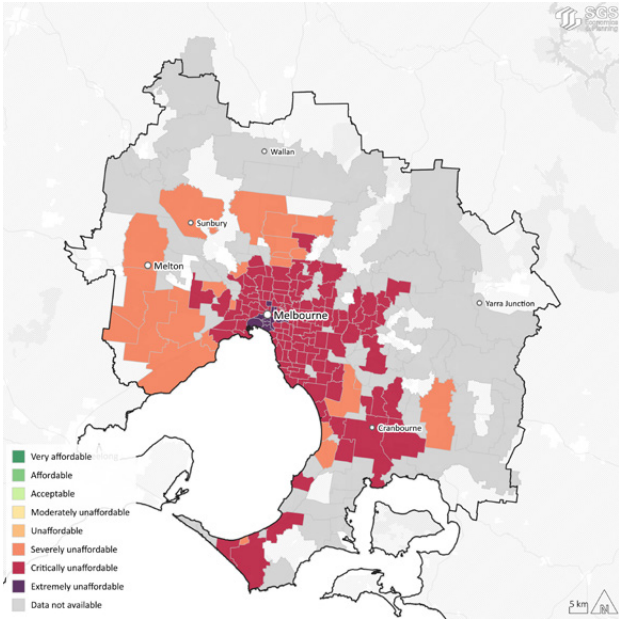
2024



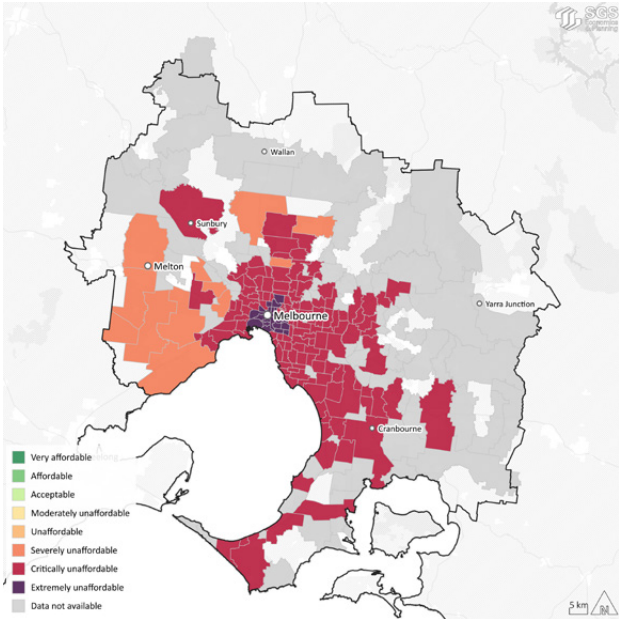
2025

Source: SGS Economics and Planning, 2025

FIGURE 17. AFFORDABILITY FOR SINGLE PART-TIME WORKER PARENT RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2024 AND 2025



2024



2025

Source: SGS Economics and Planning, 2025

2.6

Single full-time
working parent

\$112,856¹⁵ p.a.

🏠2

MODERATELY UNAFFORDABLE TO AFFORDABLE
IN METROPOLITAN AND REGIONAL AREAS

This household includes a single parent with one child under 5, renting a 2-bedroom home. The parent works full-time as a teacher, earning an estimated annual income of \$112,856.

¹⁵A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>



Rental affordability for a single full-time worker parent varies significantly across cities and regions, reflecting differences in both incomes and rental markets.



Key findings:

- › Annual income for a single full-time working parent has increased by \$3,901 over the past year (3.6%).
- › Sydney is the least affordable capital city for a single full-time working parent, classified as Unaffordable, though affordability has marginally improved over the past year.
- › Affordability in Adelaide and Hobart is Acceptable, if renting at the median rate.
- › Regional South Australia is the most affordable region, where rent consumes just 15% of income at the median rate.
- › The improvement in rental affordability seen in Melbourne and Sydney between 2017 and 2021 has now reversed, with those gains completely eroded. Both cities are at their least affordable levels since 2011, the beginning of the RAI dataset—a historic low also reflected in Brisbane, Adelaide and Perth.
- › Figures 15 and 16 show that no inner-city areas in Sydney or Melbourne are classified as Affordable. However, some outer-suburban areas have shown slight improvements over the past year.
- › Even in relatively more affordable cities and regions, this household type remains vulnerable to rental stress.
- › The nature of being a sole-carer means that a large share of income is likely required for childcare and after-school care costs, adding to general cost of living pressures.
- › Single parents also lack the security of a secondary income to support them during even temporary periods of unemployment.

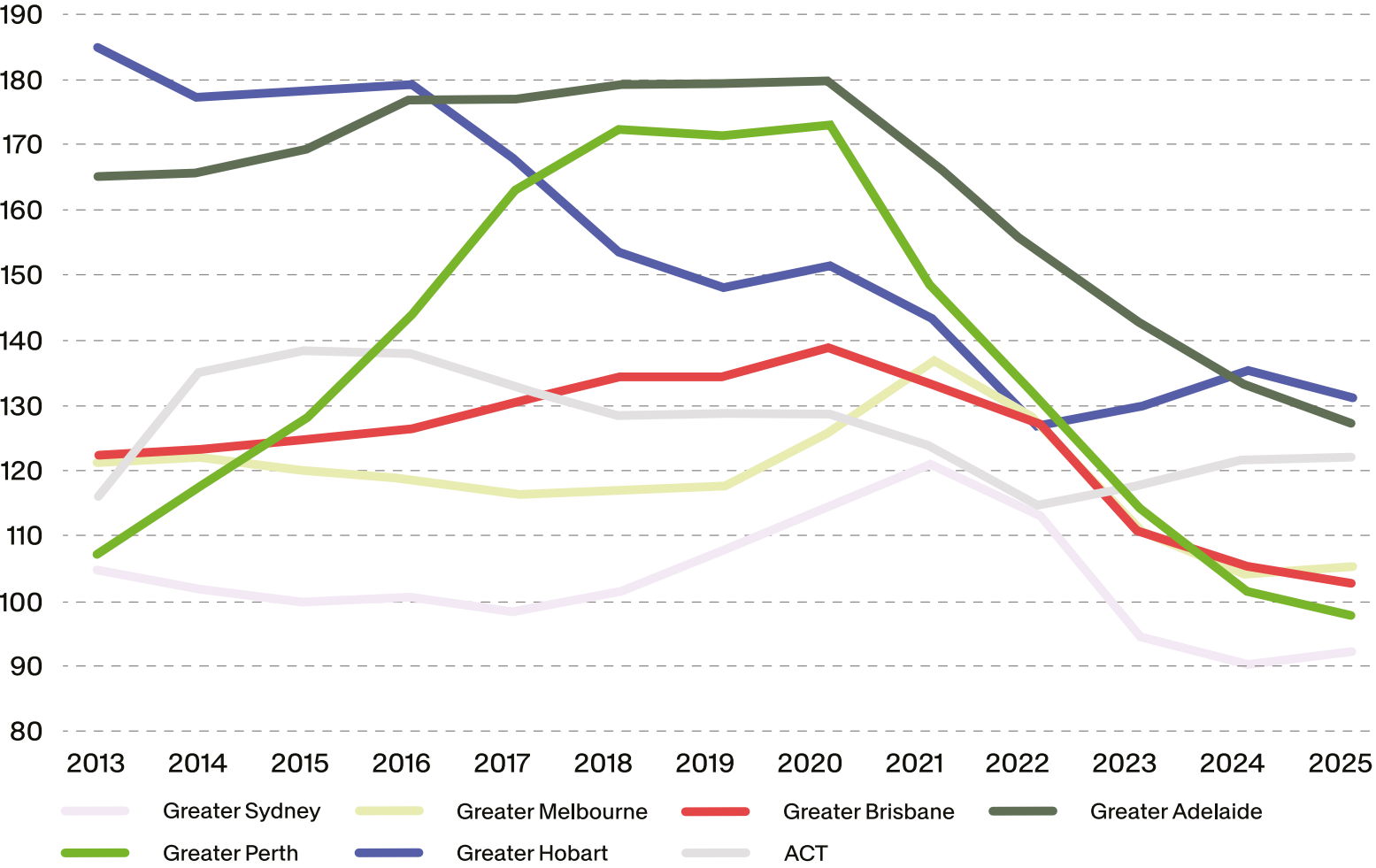
TABLE 7. RAI FOR SINGLE FULL-TIME WORKING PARENT

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	92	33%	Unaffordable
Rest of NSW	142	21%	Acceptable
Greater Melbourne	105	29%	Moderately unaffordable
Rest of VIC	160	19%	Affordable
Greater Brisbane	103	29%	Moderately unaffordable
Rest of QLD	111	27%	Moderately unaffordable
Greater Adelaide	127	24%	Acceptable
Rest of SA	204	15%	Very affordable
Greater Perth*	98	31%	Unaffordable
Rest of WA*	107	28%	Moderately unaffordable
Greater Hobart	132	23%	Acceptable
Rest of TAS	162	19%	Affordable
ACT	122	25%	Acceptable

Source: SGS Economics and Planning, 2025

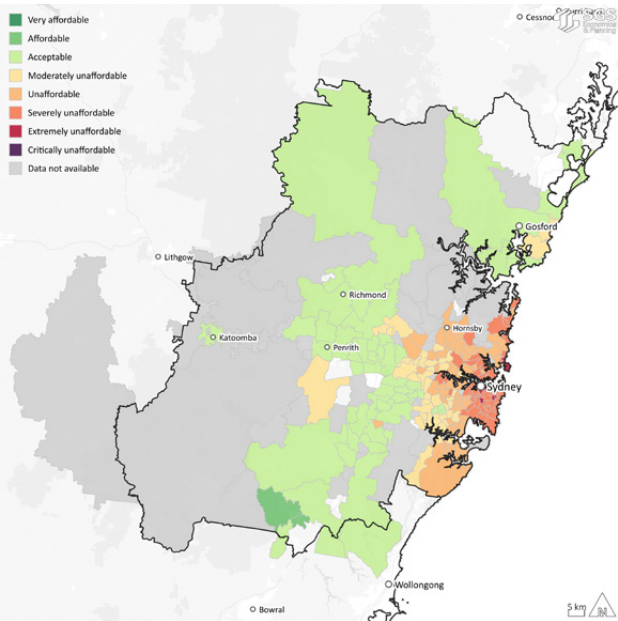
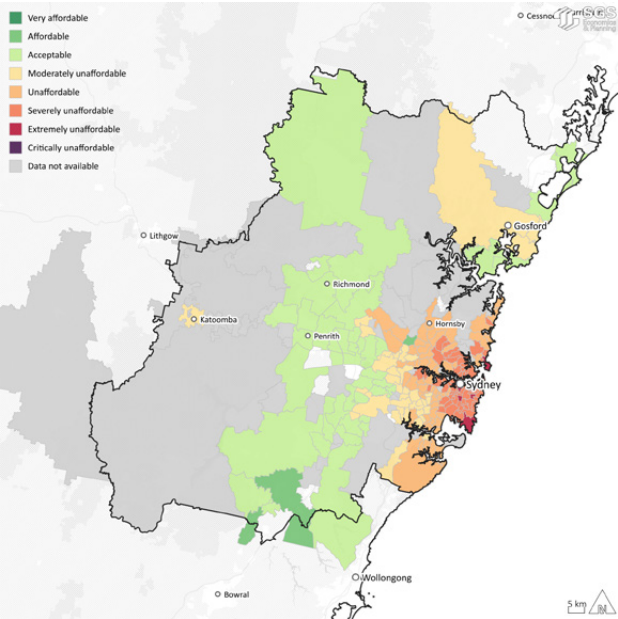
*RAI has been calculated using median rents for all dwellings rather than 2 bedrooms due to data unavailability

FIGURE 18. RAI SCORES FOR SINGLE FULL-TIME WORKING PARENT, CAPITAL CITIES, 2014 - 2025



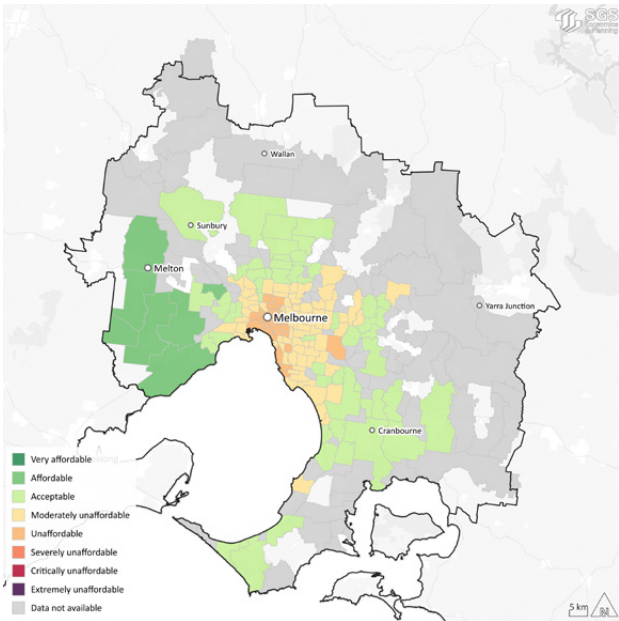
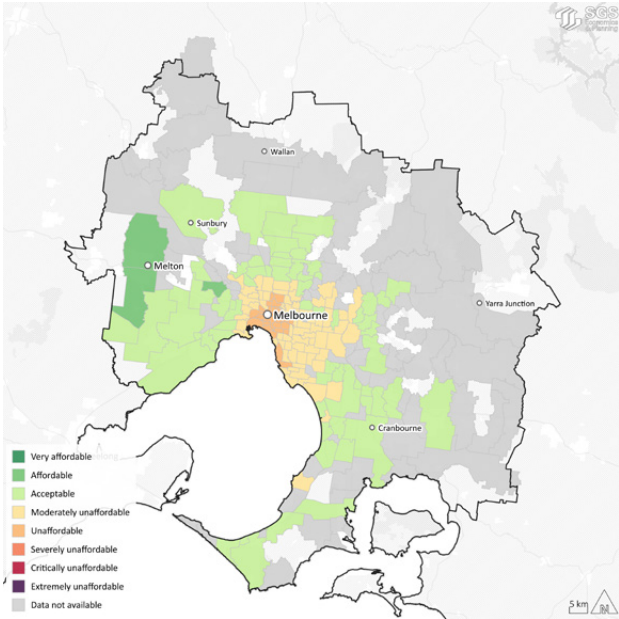
Source: SGS Economics and Planning, 2025

FIGURE 19. AFFORDABILITY FOR SINGLE FULL-TIME WORKING PARENT RENTING IN GREATER SYDNEY, JUNE QUARTER, 2024 AND 2025



Source: SGS Economics and Planning, 2025

FIGURE 20. AFFORDABILITY FOR SINGLE FULL-TIME WORKING PARENT RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2024 AND 2025



Source: SGS Economics and Planning, 2025

2.7

Single income couple with children

\$112,856¹⁶ p.a.

3

MODERATELY UNAFFORDABLE TO ACCEPTABLE RENTS IN MOST METROPOLITAN AND MOST REGIONAL AREAS¹⁷

The single income couple with children consists of 1 key worker, 1 stay-at-home parent, and 2 children, 1 under 5. This household seeks to live in a 3-bedroom rental dwelling. This household lives on a single key worker income of \$112,856¹⁸ per annum.



¹⁶A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>
¹⁷Note that RAI scores appear more affordable than for single full-time working parents, despite single income couples with children requiring larger dwellings (3 bedrooms). This is due to the spatial distribution of dwelling forms, as 2 bedroom dwellings are more heavily represented (compared to 3 bedroom dwellings) in the inner regions of cities, and therefore have a higher median rent
¹⁸For city-specific RAI scores, this has been adjusted to reflect differences in earning across geographic locations in Australia.

Rental affordability for a single income couple with children varies significantly across cities and regions. Being a single income household with dependents, and needing larger dwellings, means that rental affordability is Moderately Unaffordable to Unaffordable in all capital cities.



Key findings:

- › Annual income for a single income couple with children has increased by \$3,901 over the past year (3.6%).
- › This household faces Unaffordable to Moderately Unaffordable rents across metropolitan areas, with Sydney being the least affordable capital.
- › Since 2019, affordability has worsened significantly, and consistently, in Perth and Brisbane.
- › Affordability in the ACT has improved since 2022, shifting it from being the second least to the most affordable capital city.
- › In metropolitan Sydney only 2 postcodes have Acceptable rents and in Melbourne these are restricted to outer suburbs like in most other cities as shown in Figure 22 and Figure 23.
- › Regional areas offer some relief for single income families with Rest of Victoria, South Australia and Tasmania offering Affordable to Acceptable rents.
- › Even in relatively more affordable cities and regions, this household remains vulnerable to rental stress and financial insecurity.
- › With only a single income to support 2 adults and 2 children, this household faces significant non-housing expenses.
- › The absence of a second income leaves this household vulnerable to significant financial strain in the event of unemployment.

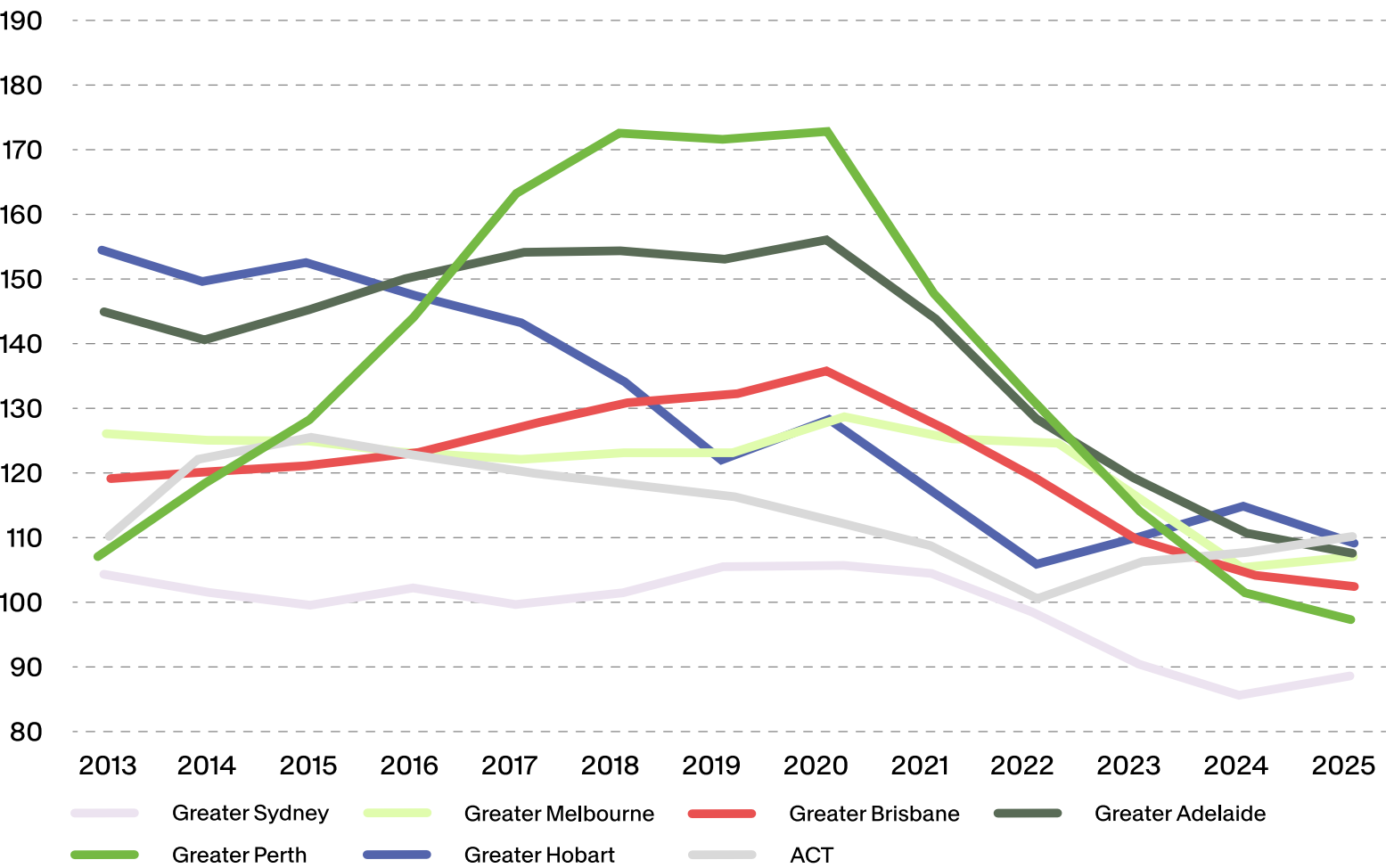
TABLE 8. RAI FOR SINGLE INCOME COUPLE WITH CHILDREN

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	89	34%	Unaffordable
Rest of NSW	115	26%	Moderately unaffordable
Greater Melbourne	107	28%	Moderately unaffordable
Rest of VIC	133	23%	Acceptable
Greater Brisbane	102	29%	Moderately unaffordable
Rest of QLD	99	30%	Unaffordable
Greater Adelaide	107	28%	Moderately unaffordable
Rest of SA	161	19%	Affordable
Greater Perth*	98	31%	Unaffordable
Rest of WA*	107	28%	Moderately unaffordable
Greater Hobart	109	28%	Moderately unaffordable
Rest of TAS	140	21%	Acceptable
ACT	110	27%	Moderately unaffordable

Source: SGS Economics and Planning, 2025

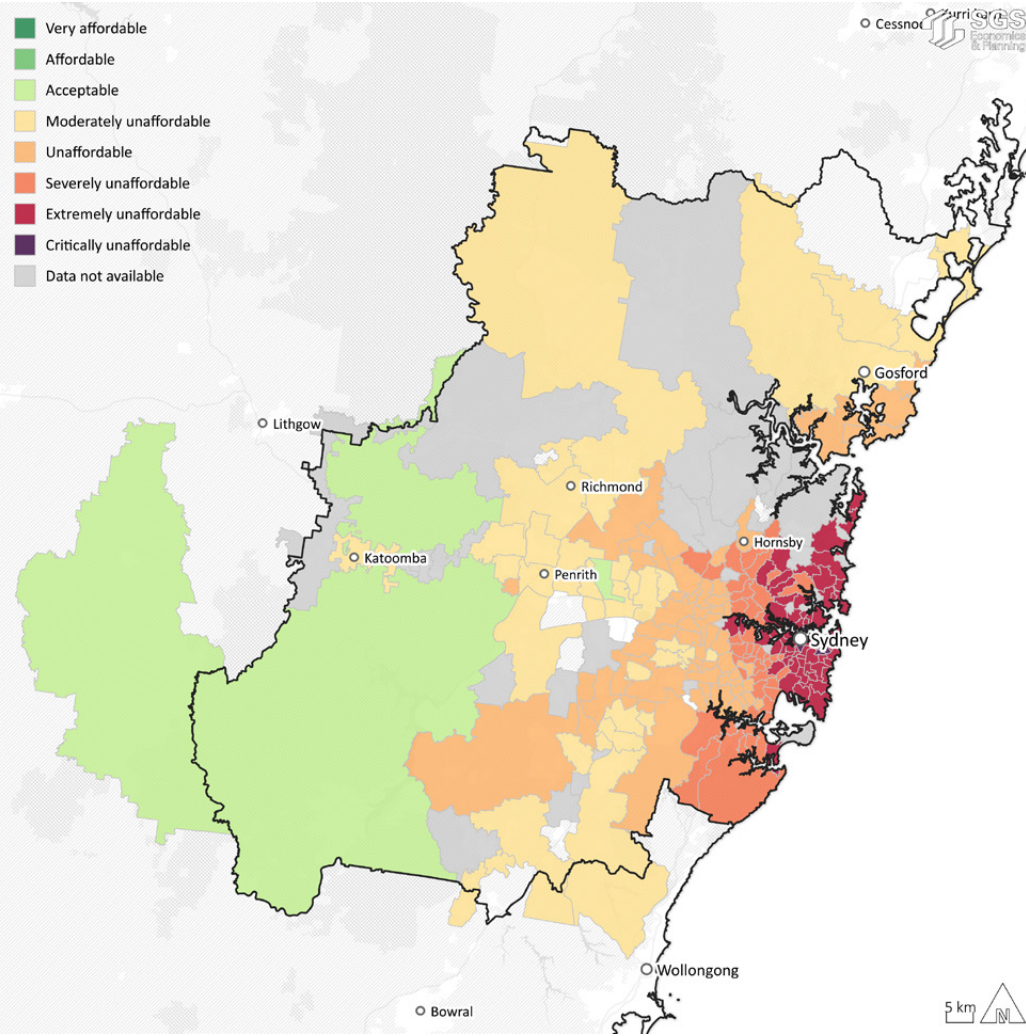
*RAI has been calculated using median rents for all dwellings rather than three bedrooms due to data unavailability

FIGURE 21. RAI SCORES FOR A SINGLE INCOME COUPLE WITH CHILDREN, CAPITAL CITIES, 2014 - 2025



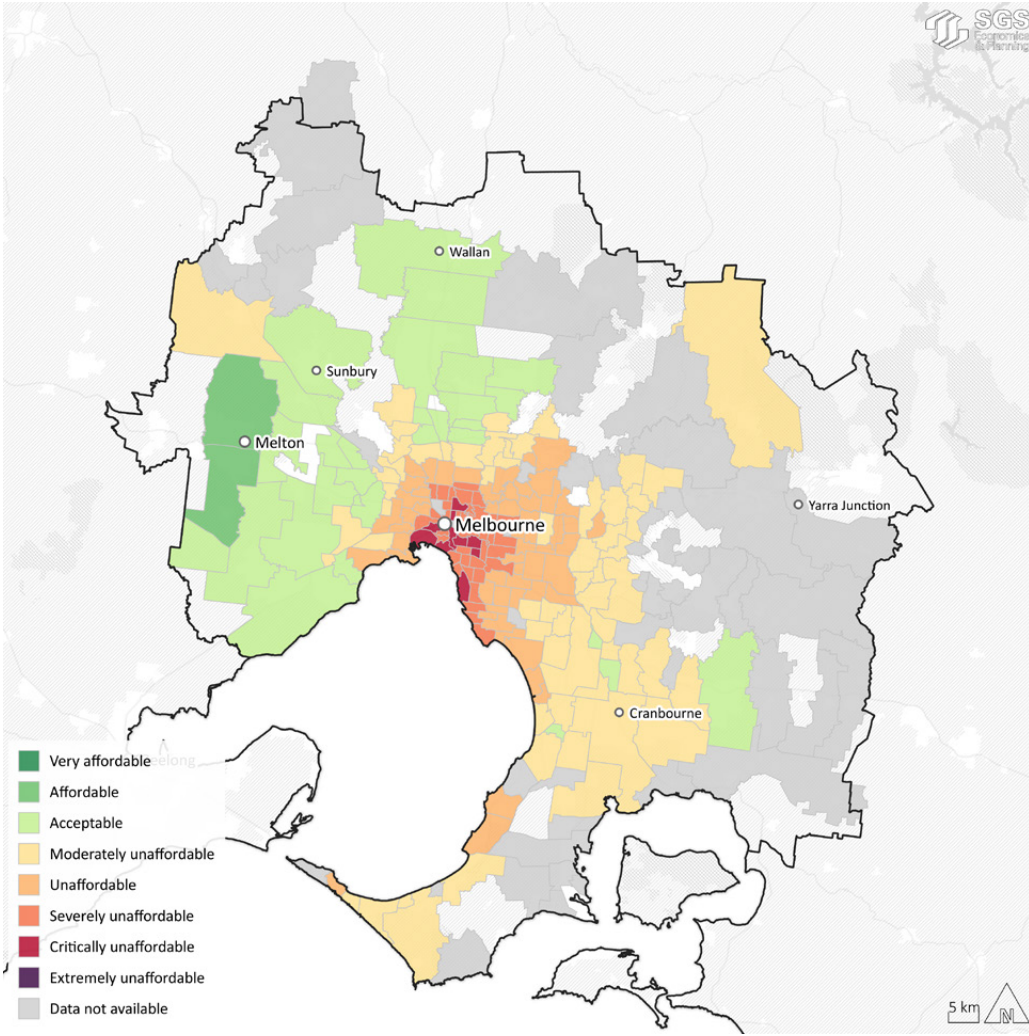
Source: SGS Economics and Planning, 2025

FIGURE 22. AFFORDABILITY FOR SINGLE INCOME COUPLE WITH CHILDREN RENTING IN GREATER SYDNEY, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

FIGURE 23. AFFORDABILITY FOR SINGLE INCOME COUPLE WITH CHILDREN RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

2.8

Dual income couple with children

\$225,711¹⁹ p.a.

3

AFFORDABLE TO VERY AFFORDABLE ACROSS ALL METROPOLITAN AND REGIONAL AREAS

The full-time key worker couple has 2 children under 10 and seeks to rent a 3-bedroom dwelling. This household lives on 2 full-time teachers' wages, with a combined annual income of \$225,711 per annum²⁰.

¹⁹A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>
²⁰For city-specific RAI scores, this has been adjusted to reflect differences in earning across geographic locations in Australia.



Rental affordability for a dual income couple with children varies across cities and regions. Despite rising rental rates, affordability for this household remains Affordable to Very Affordable.



Key findings:

- › Annual income for this household type has increased by over \$7,802 since 2024 (3.6%).
- › Inner metropolitan regions, with high accessibility and amenity, remain relatively unaffordable even to the dual income couple, particularly due to their need for larger (3 bedroom) dwellings.
- › In Sydney, the western suburbs offer Acceptable rents, while median rents in the inner north and south remain Moderately Unaffordable or worse.

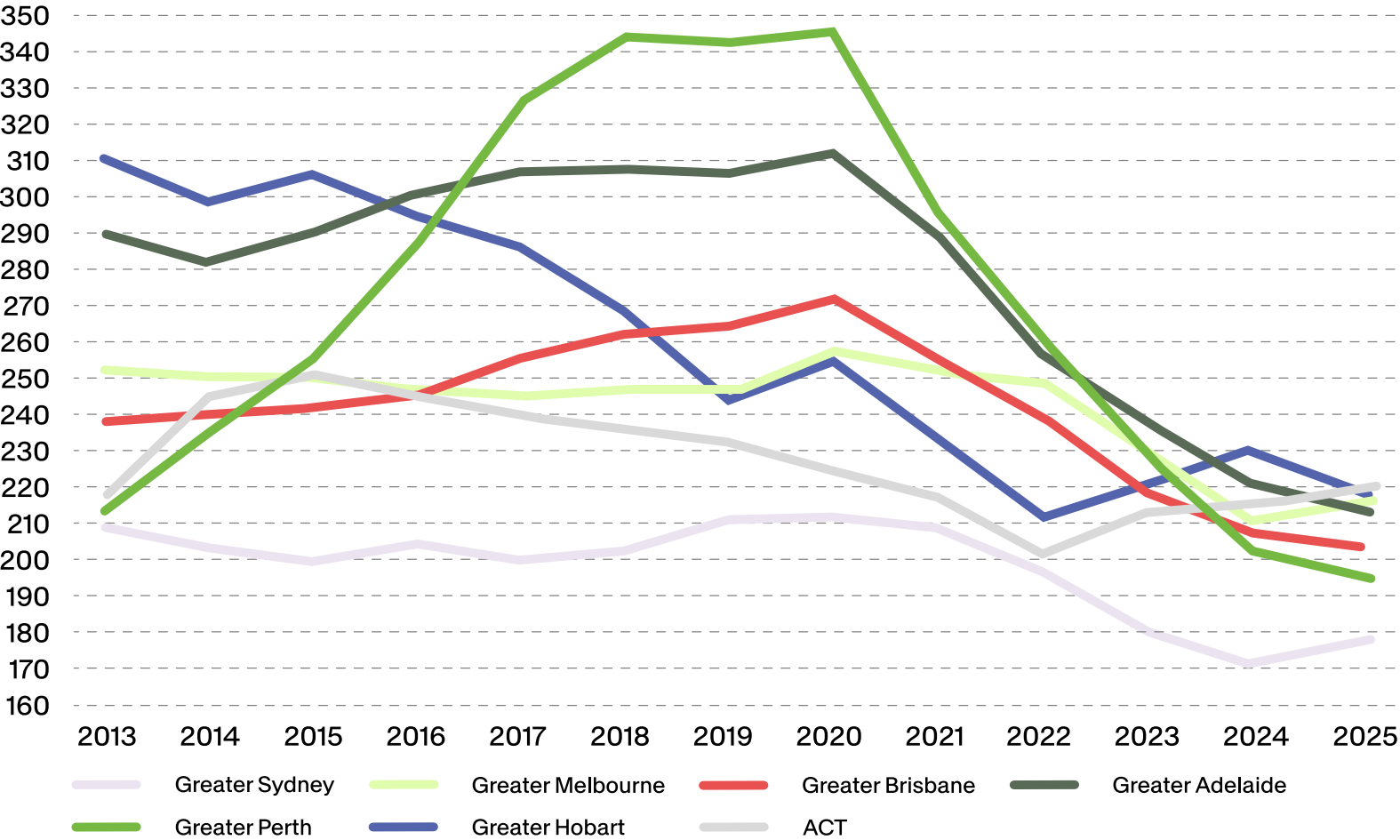
TABLE 9. RAI FOR DUAL INCOME COUPLE WITH CHILDREN

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	177	17%	Affordable
Rest of NSW	229	13%	Very affordable
Greater Melbourne	214	14%	Very affordable
Rest of VIC	265	11%	Very affordable
Greater Brisbane	204	15%	Very affordable
Rest of QLD	199	15%	Affordable
Greater Adelaide	214	14%	Very affordable
Rest of SA	322	9%	Very affordable
Greater Perth*	196	15%	Affordable
Rest of WA*	214	14%	Very affordable
Greater Hobart	218	14%	Very affordable
Rest of TAS	280	11%	Very affordable
ACT	220	14%	Very affordable

Source: SGS Economics and Planning, 2025

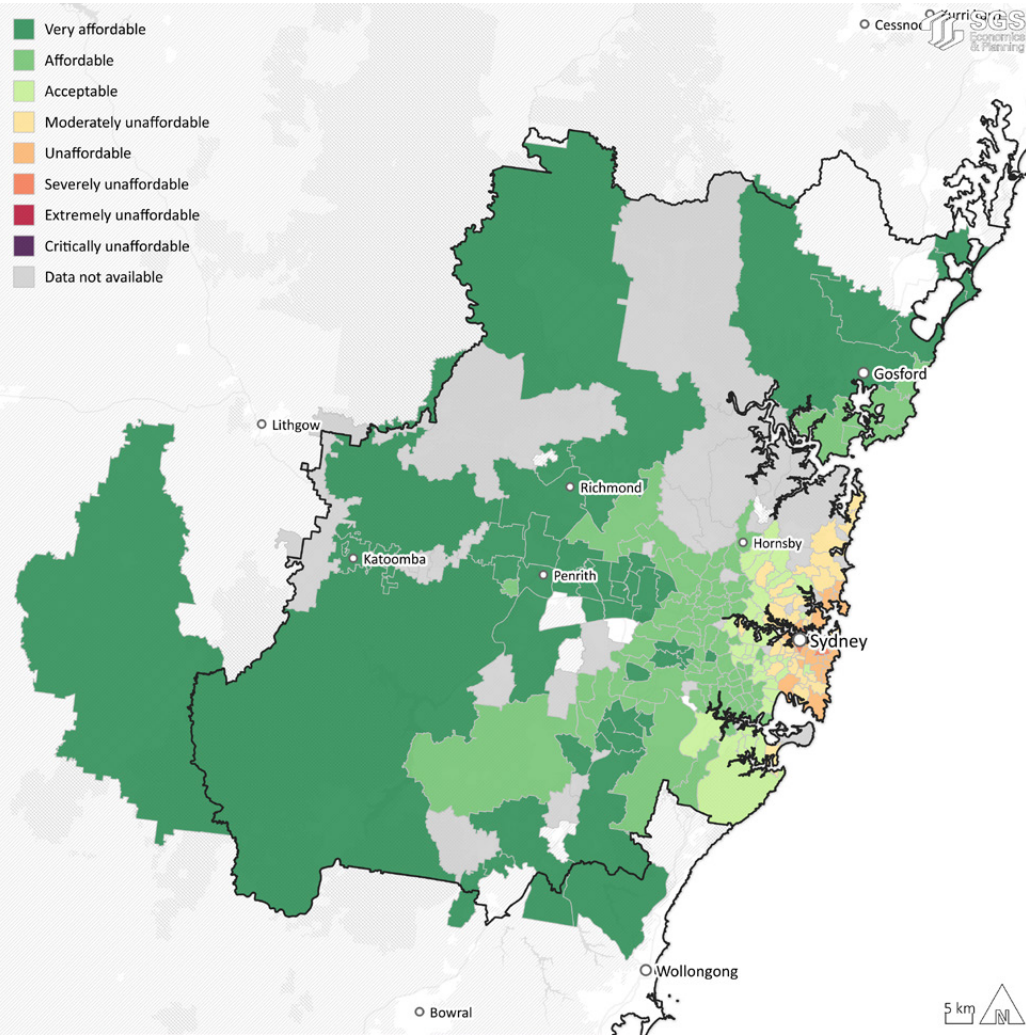
*RAI has been calculated using median rents for all dwellings rather than three bedrooms due to data unavailability

FIGURE 24. RAI SCORES FOR DUAL INCOME COUPLES WITH CHILDREN, CAPITAL CITIES, 2014-2025



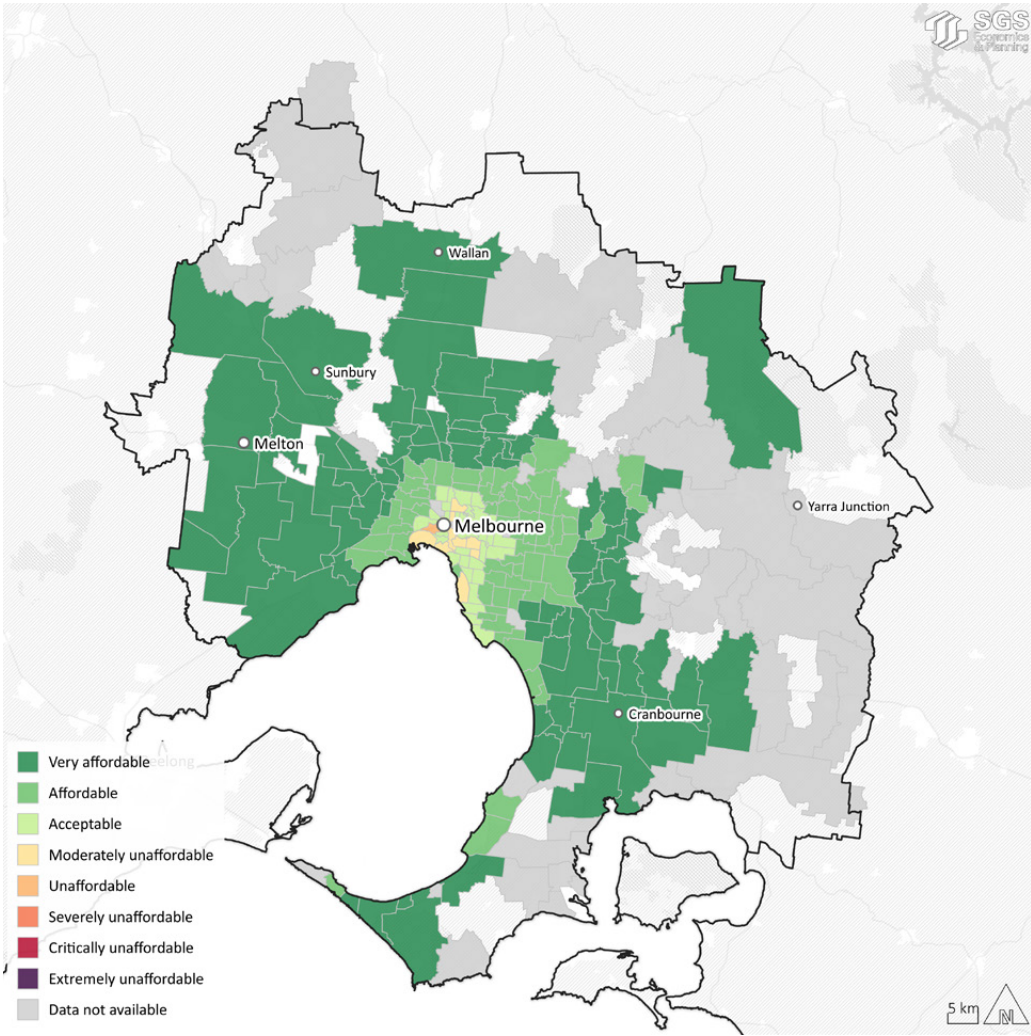
Source: SGS Economics and Planning, 2025

FIGURE 25. AFFORDABILITY FOR DUAL INCOME COUPLE WITH CHILDREN RENTING IN GREATER SYDNEY, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

FIGURE 26. AFFORDABILITY FOR DUAL INCOME COUPLE WITH CHILDREN RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

2.9

\$103,922 (\$34,640 per student)²¹ p.a.

Student sharehouse



UNAFFORDABLE TO MODERATELY UNAFFORDABLE
ACROSS MOST METROPOLITAN AREAS

The student sharehouse household consists of 3 students aged between 18 and 35 seeking to rent a shared 3-bedroom dwelling. Each household member receives income support through Youth Allowance or Austudy and earns the maximum additional income permitted before their payments are affected. The estimated gross annual income for this household is \$103,922 or \$33,640 per student.

²¹A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>



Despite successive increases to Austudy payments, student sharehouse households faces Moderately Unaffordable rents, or worse, across all capital cities.



Key findings:

- › Over the last year the income of the student share house rose by \$4,591 (4.6%).
- › Rents remain Severely to Moderately Unaffordable in all cities, with median rental rates representing between 29-38% of total income available to these households.
- › In areas close to major tertiary institutions, rents are Unaffordable to Critically Unaffordable for the student household. Students are often forced to choose between experiencing rental stress or living in outer areas far from their institutions and essential services.
- › The lack of affordable rental stock and high competition in inner areas push students further out, resulting in longer commutes and higher travel costs.
- › These households also face additional risks and vulnerabilities that increase housing and financial pressure, such as study costs, administrative fees, and low financial security.
- › This household experiences cost associated with tenant turnover and vacant periods in share houses.

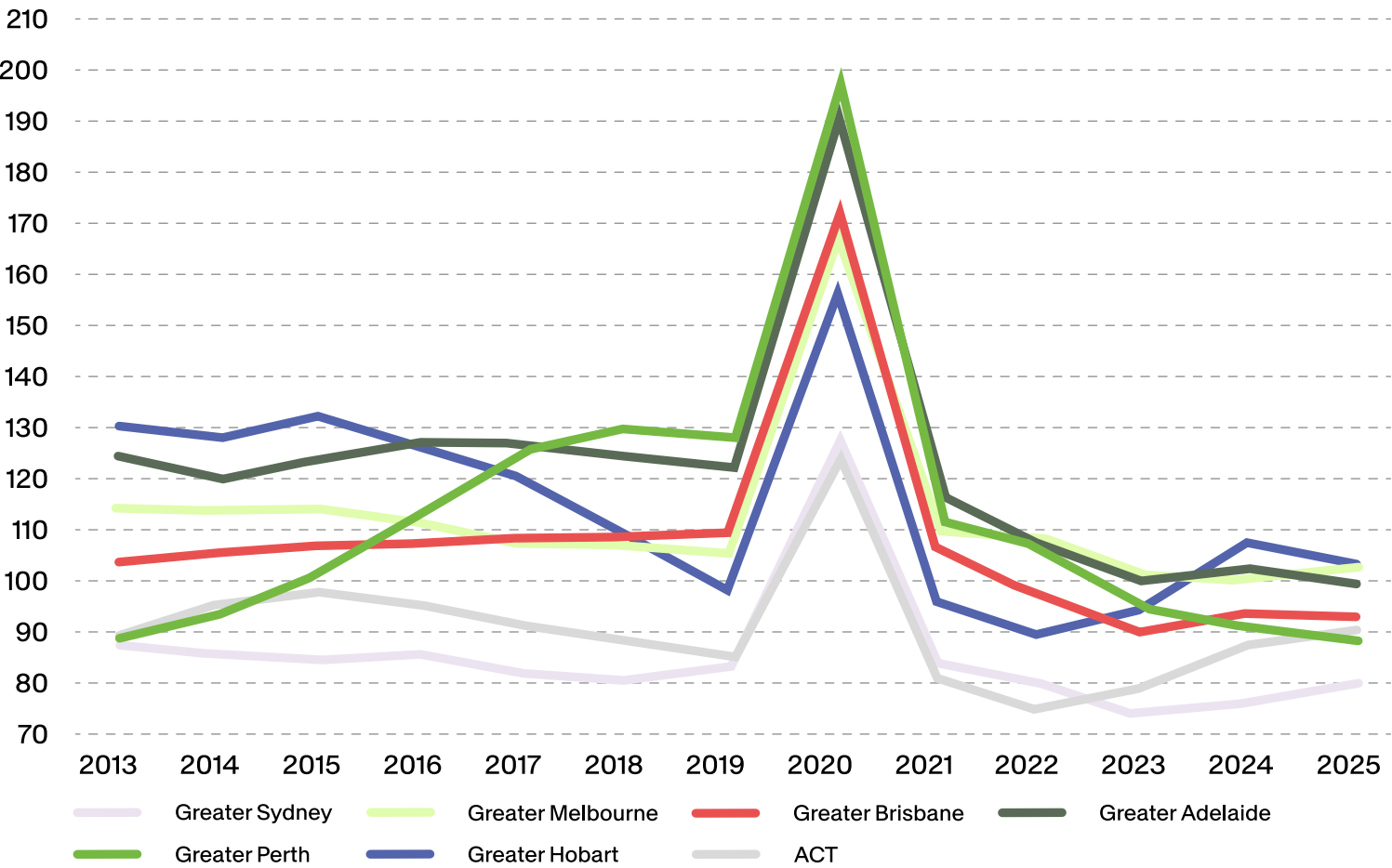
TABLE 10. RAI FOR STUDENT SHAREHOUSE

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	80	38%	Severely unaffordable
Rest of NSW	103	29%	Moderately unaffordable
Greater Melbourne	103	29%	Moderately unaffordable
Rest of VIC	128	24%	Acceptable
Greater Brisbane	93	32%	Unaffordable
Rest of QLD	91	33%	Unaffordable
Greater Adelaide	100	30%	Unaffordable
Rest of SA	148	20%	Acceptable
Greater Perth*	89	34%	Unaffordable
Rest of WA*	96	31%	Unaffordable
Greater Hobart	103	29%	Moderately unaffordable
Rest of TAS	133	23%	Acceptable
ACT	91	33%	Unaffordable

Source: SGS Economics and Planning, 2025

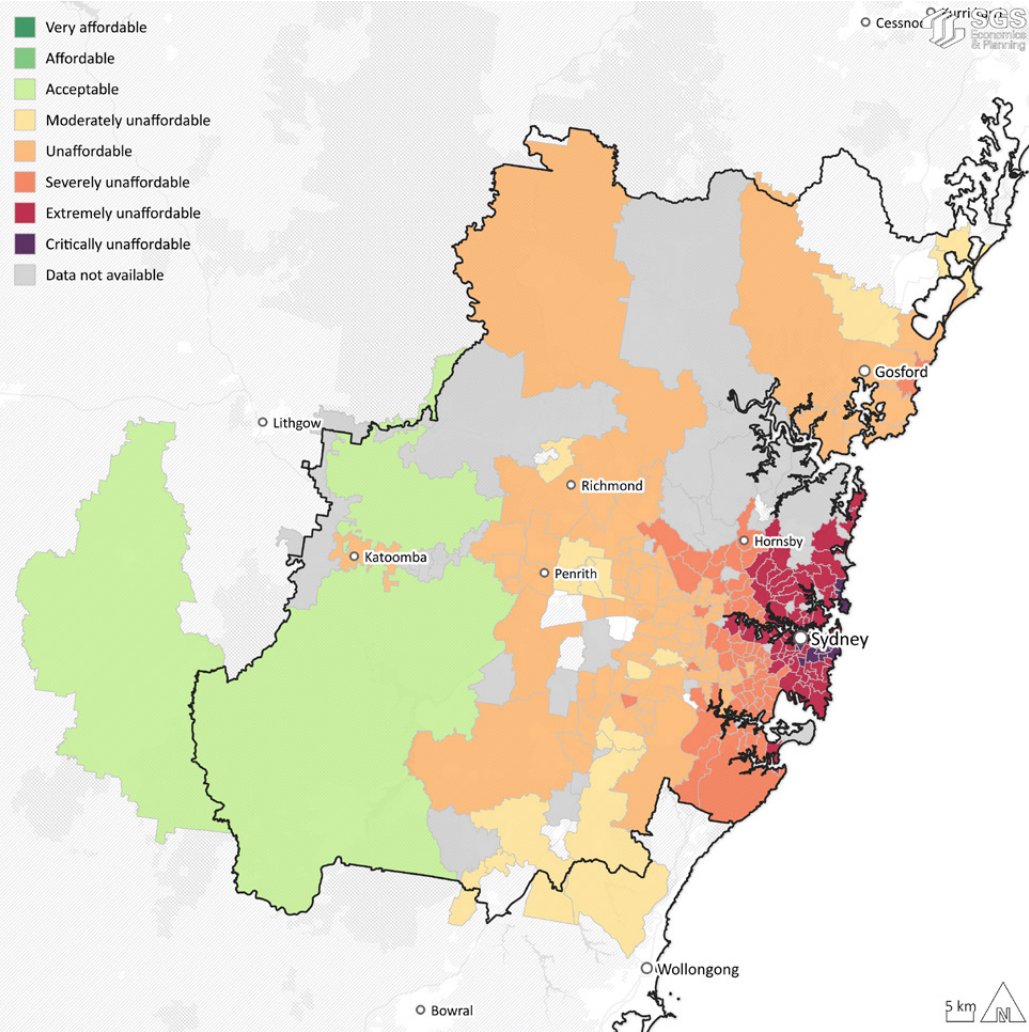
*RAI has been calculated using median rents for all dwellings rather than three bedrooms due to data unavailability

FIGURE 27. RAI SCORES FOR STUDENT SHAREHOUSES, CAPITAL CITIES, 2014-2025



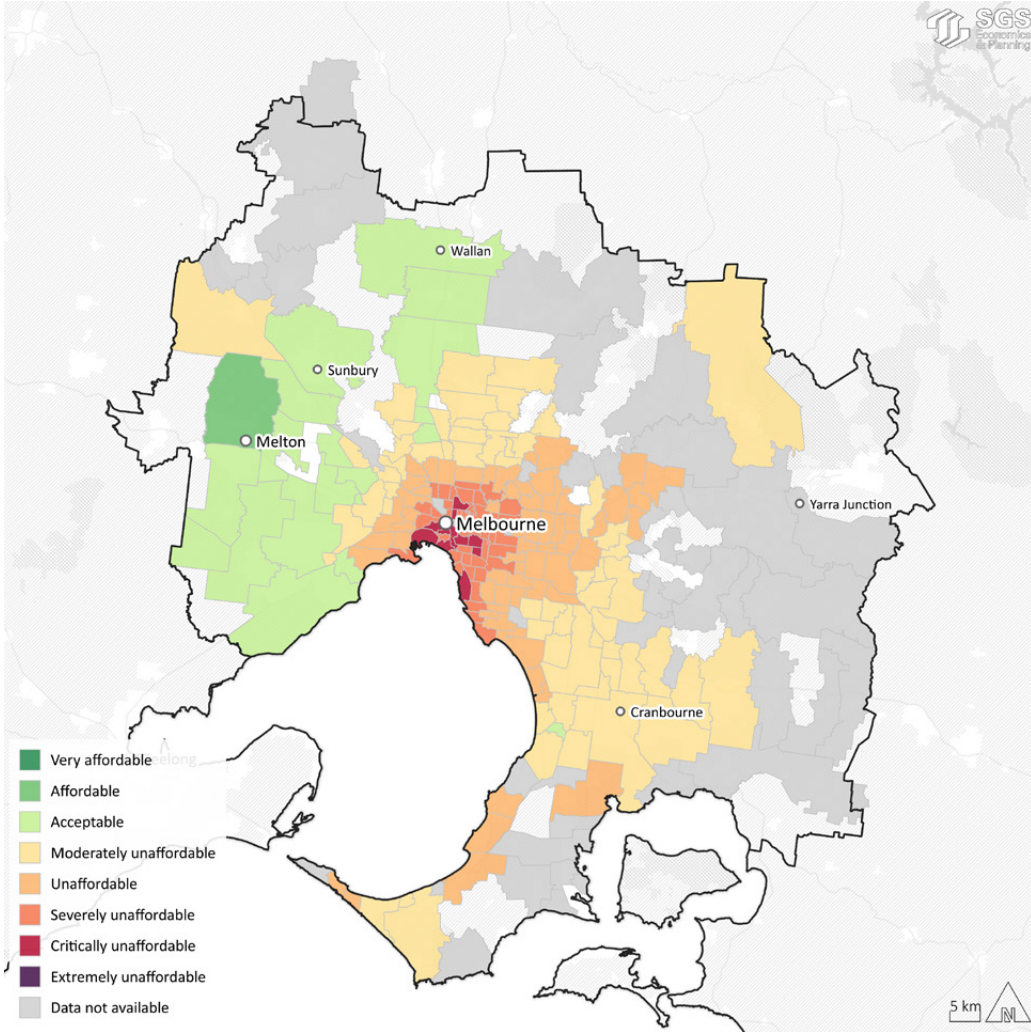
Source: SGS Economics and Planning, 2025

FIGURE 28. AFFORDABILITY FOR STUDENT SHAREHOUSE RENTING IN GREATER SYDNEY, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

FIGURE 29. AFFORDABILITY FOR STUDENT SHAREHOUSE RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

2.10

\$98,602²² p.a.

Minimum
wage
couple

🛏️2

UNAFFORDABLE TO ACCEPTABLE ACROSS
METROPOLITAN AND REGIONAL AREAS

The minimum wage couple household consists of a full-time working couple, both earning the national minimum wage. The household seeks to rent a 2-bedroom dwelling. It does not receive any income or rental support. The estimated gross annual income for this household is \$98,602.

²²A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>



Rental affordability for minimum wage couples differs sharply across Australia. This exposes the growing challenge for key workers trying to live in the nation's costliest cities and regions, imposing economic costs through inefficient labour markets and productivity losses.



Key findings:

- › The minimum wage increased by 3.5% since July 2024 representing an additional \$3,349 per week for a couple earning minimum wage.
- › In capital cities, median rental rates represent between 25-38% of total income available to these households.
- › Rental affordability improved marginally in Sydney, Melbourne and the ACT over the past year but remains Moderately Unaffordable to Severely Unaffordable.
- › Regional South Australia offers Affordable rents with all other regions having Acceptable median rents except WA and QLD.
- › Despite the dual income, this household type is only able to find Acceptable rents in outer metropolitan areas or the regions.
- › Minimum wage workers are often employed on a casual basis and have inconsistent hours of work. The assumption of a 38-hour week may be unrealistic and overstate their actual income.

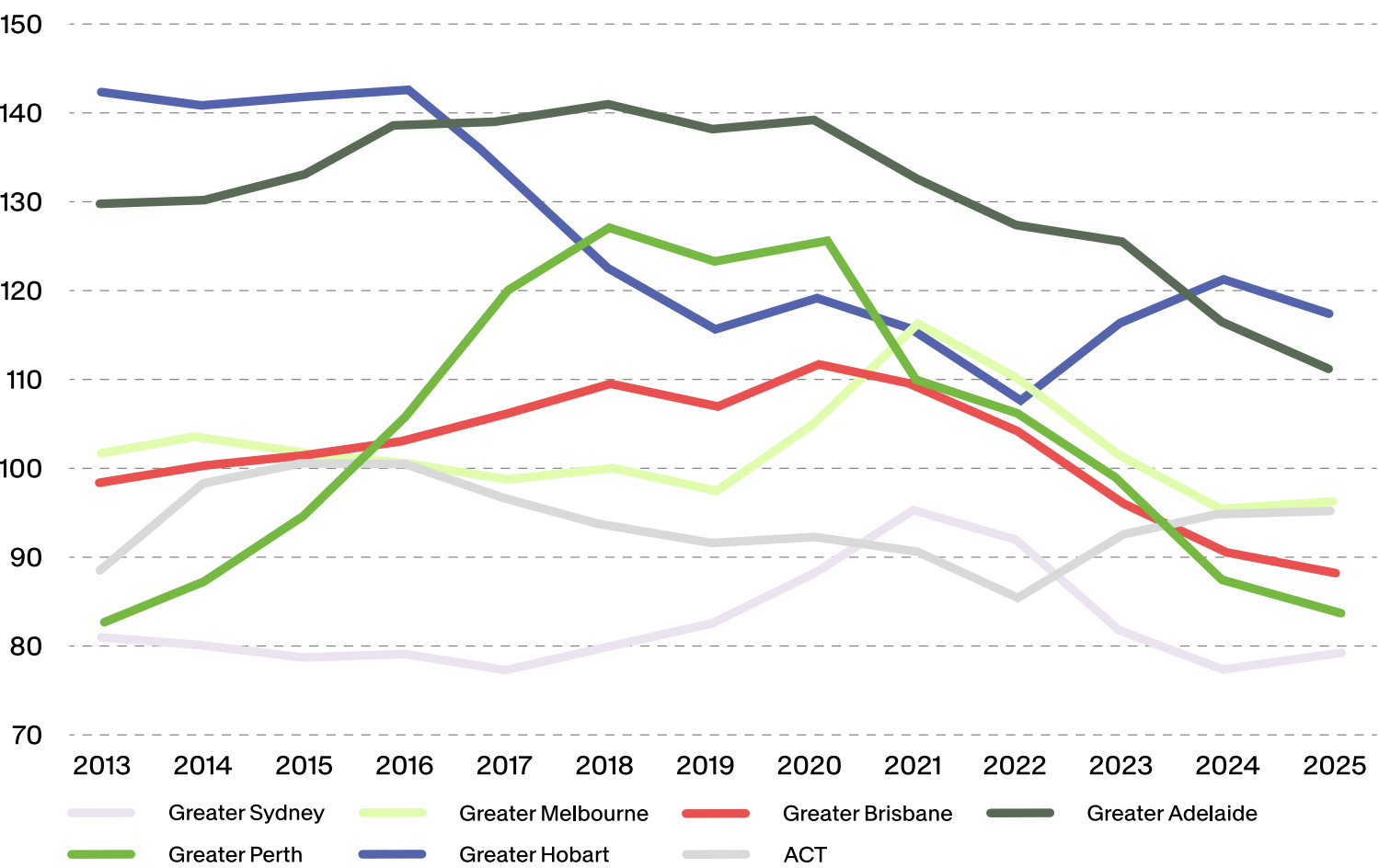
TABLE 11. RAI FOR MINIMUM WAGE COUPLE HOUSEHOLD

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	79	38%	Severely unaffordable
Rest of NSW	121	25%	Acceptable
Greater Melbourne	96	31%	Unaffordable
Rest of VIC	146	21%	Acceptable
Greater Brisbane	89	34%	Unaffordable
Rest of QLD	97	31%	Unaffordable
Greater Adelaide	112	27%	Moderately unaffordable
Rest of SA	179	17%	Affordable
Greater Perth*	84	36%	Unaffordable
Rest of WA*	91	33%	Unaffordable
Greater Hobart	119	25%	Moderately unaffordable
Rest of TAS	146	21%	Acceptable
ACT	96	31%	Unaffordable

Source: SGS Economics and Planning, 2025

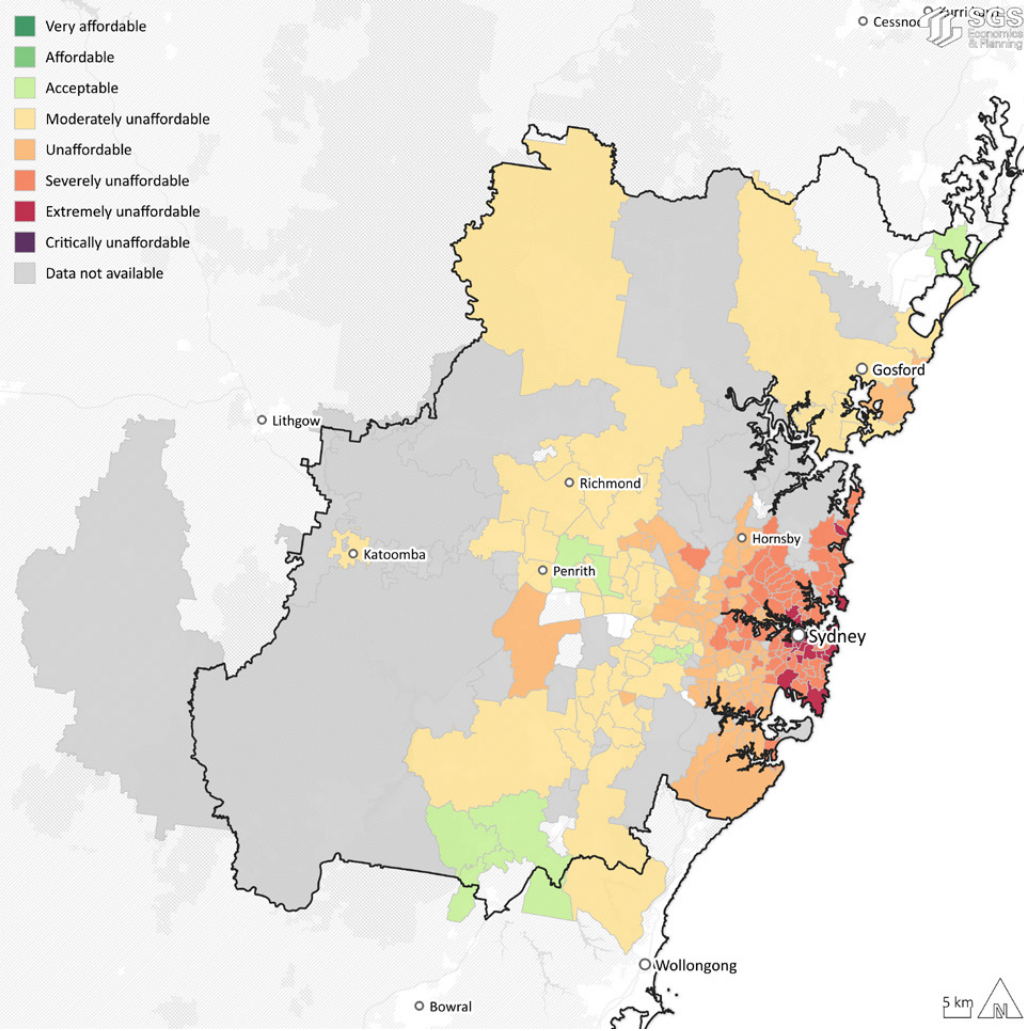
*RAI has been calculated using median rents for all dwellings rather than 2 bedrooms due to data unavailability

FIGURE 30. RAI SCORES FOR MINIMUM WAGE COUPLES, CAPITAL CITIES, 2014-2025



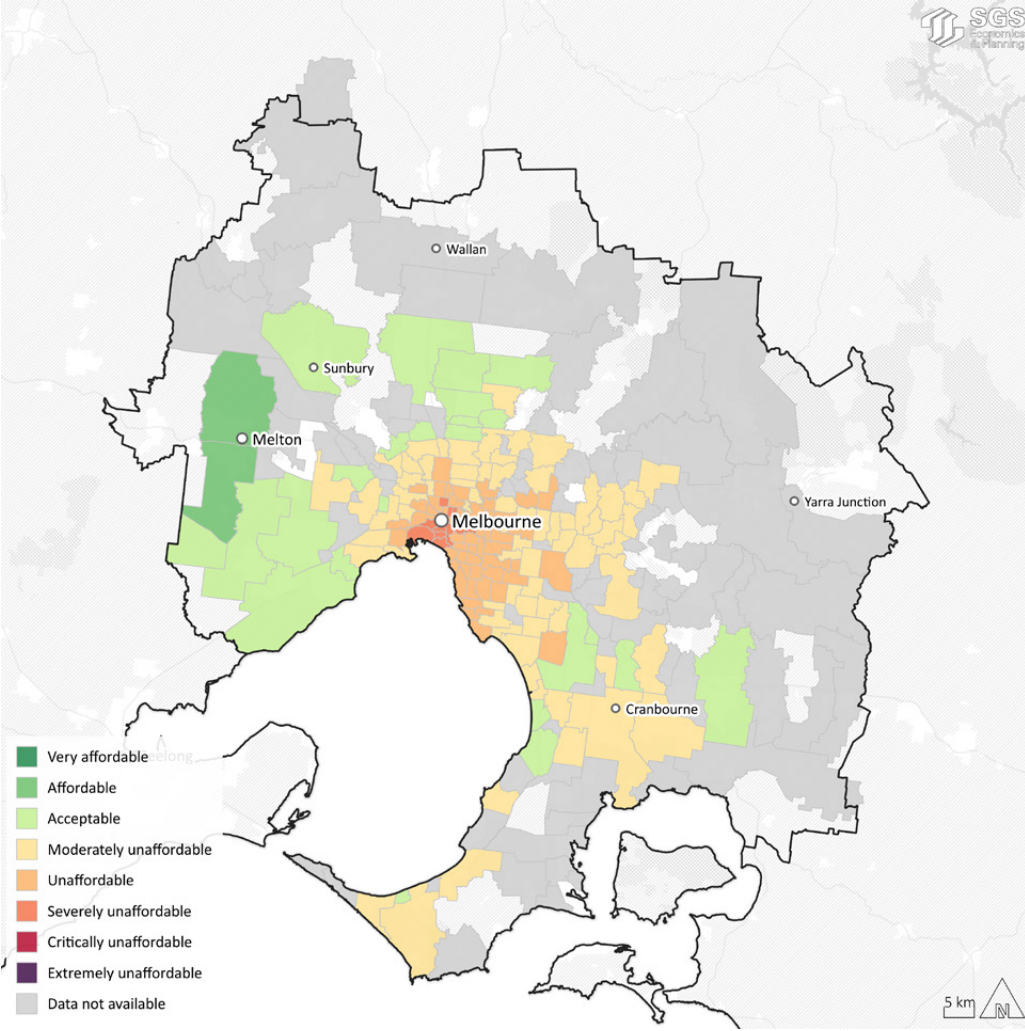
Source: SGS Economics and Planning, 2025

FIGURE 31. AFFORDABILITY FOR MINIMUM WAGE COUPLE RENTING IN GREATER SYDNEY, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

FIGURE 32. AFFORDABILITY FOR MINIMUM WAGE COUPLE RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

2.11

\$71,685²³ p.a.

Hospitality worker

🏠1

SEVERELY UNAFFORDABLE TO MODERATELY
UNAFFORDABLE ACROSS BOTH METROPOLITAN AND
REGIONAL AREAS

The hospitality worker household is a lone-person household seeking to rent a 1-bedroom dwelling. This worker lives on a single hospitality worker income of \$71,685 per annum²⁴.

²³A full list of assumed household incomes by region can be found in the RAI dashboard: <https://sgsep.com.au/projects/rental-affordability-index>
²⁴For city-specific RAI scores, this has been adjusted to reflect differences in earning across geographic locations in Australia.



Rental affordability for a hospitality worker varies widely across cities and regions, driven more by differences in local rental markets than by income levels. Despite being essential to their economies, hospitality workers face growing challenges finding affordable housing in the nation's costliest cities and regions.



Key findings:

- › Annual income for hospitality workers has risen by \$2,306 (3.3%) over the last year.
- › In all capital cities except Hobart, 1-bedroom homes are Unaffordable to Severely Unaffordable, with the median rental rate consuming over 35% of a hospitality worker's income.
- › While 1-bedroom dwellings can be affordable in regional areas, the supply of these dwellings is often limited.
- › Sydney is the least affordable capital city to a hospitality worker. However, affordability improved marginally over the past year following a period of decline from 2022 to 2024.
- › Hospitality workers also face a range of unique challenges which result in a trade-off between living close to their place of work or bearing additional costs.
- › Hospitality precincts are typically located in central, inner suburbs where rents are amongst the highest.
- › The often unpredictable, early, or late work hours increases travel costs for those living farther from their workplaces in more affordable areas.
- › The seasonal nature of hospitality can leave workers vulnerable to periods of unemployment.

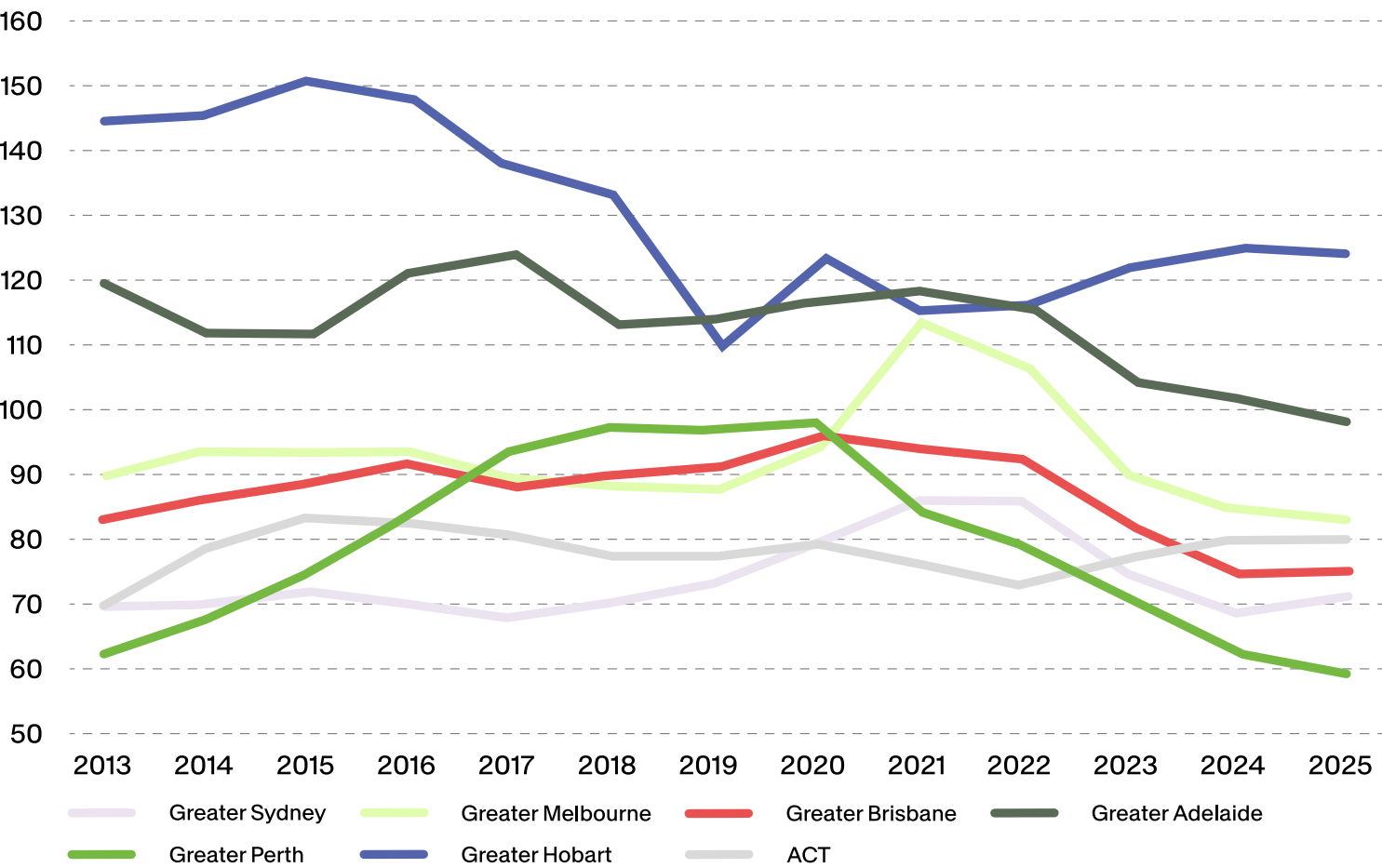
TABLE 12. RAI FOR HOSPITALITY WORKER

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	71	42%	Severely unaffordable
Rest of NSW	116	26%	Moderately unaffordable
Greater Melbourne	83	36%	Unaffordable
Rest of VIC	125	24%	Acceptable
Greater Brisbane	74	41%	Severely unaffordable
Rest of QLD	86	35%	Unaffordable
Greater Adelaide	98	31%	Unaffordable
Rest of SA	152	20%	Affordable
Greater Perth*	60	50%	Extremely unaffordable
Rest of WA*	69	44%	Severely unaffordable
Greater Hobart	124	24%	Acceptable
Rest of TAS	141	21%	Acceptable
ACT	80	38%	Severely unaffordable

Source: SGS Economics and Planning, 2025

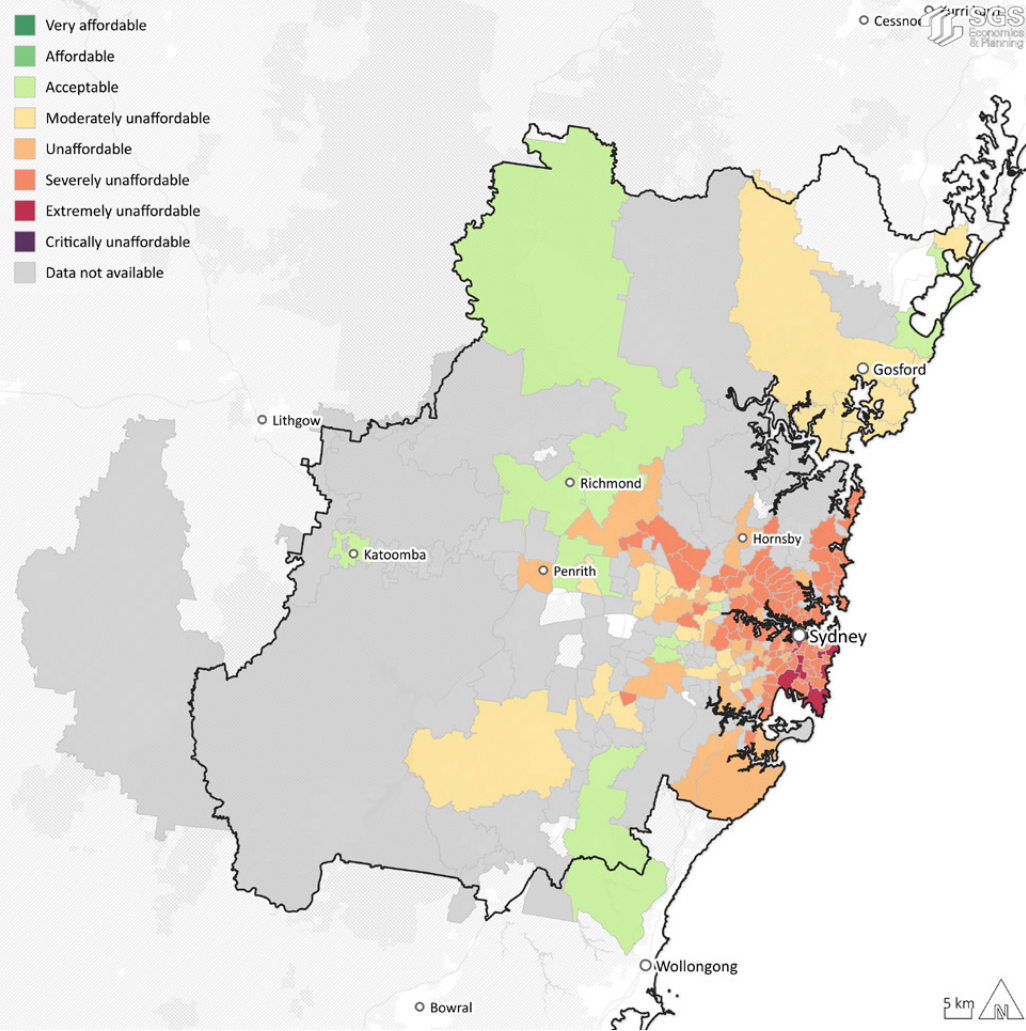
*RAI has been calculated using median rents for all dwellings rather than one bedroom due to data unavailability

FIGURE 33. RAI SCORES FOR A HOSPITALITY WORKER, CAPITAL CITIES, 2014 - 2025



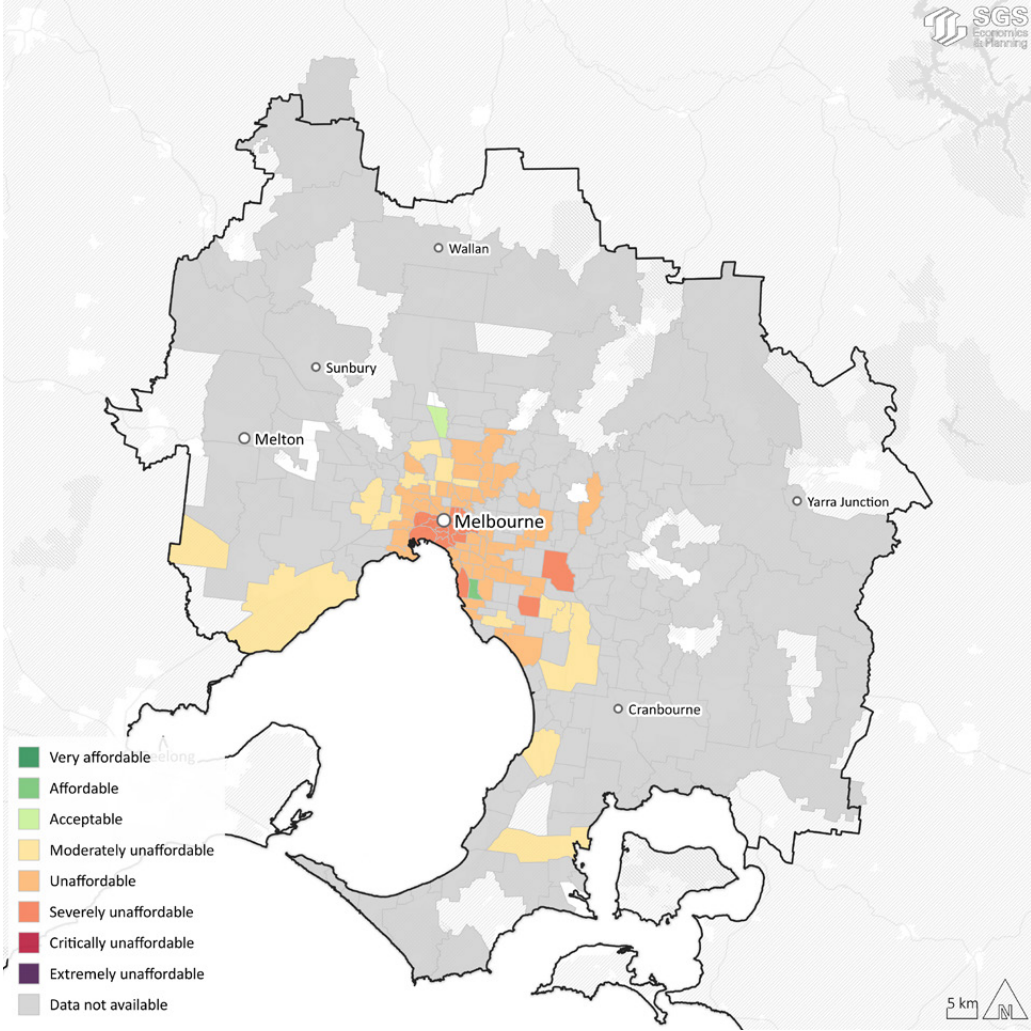
Source: SGS Economics and Planning, 2025

FIGURE 34. AFFORDABILITY FOR HOSPITALITY WORKER RENTING IN GREATER SYDNEY, JUNE QUARTER, 2025

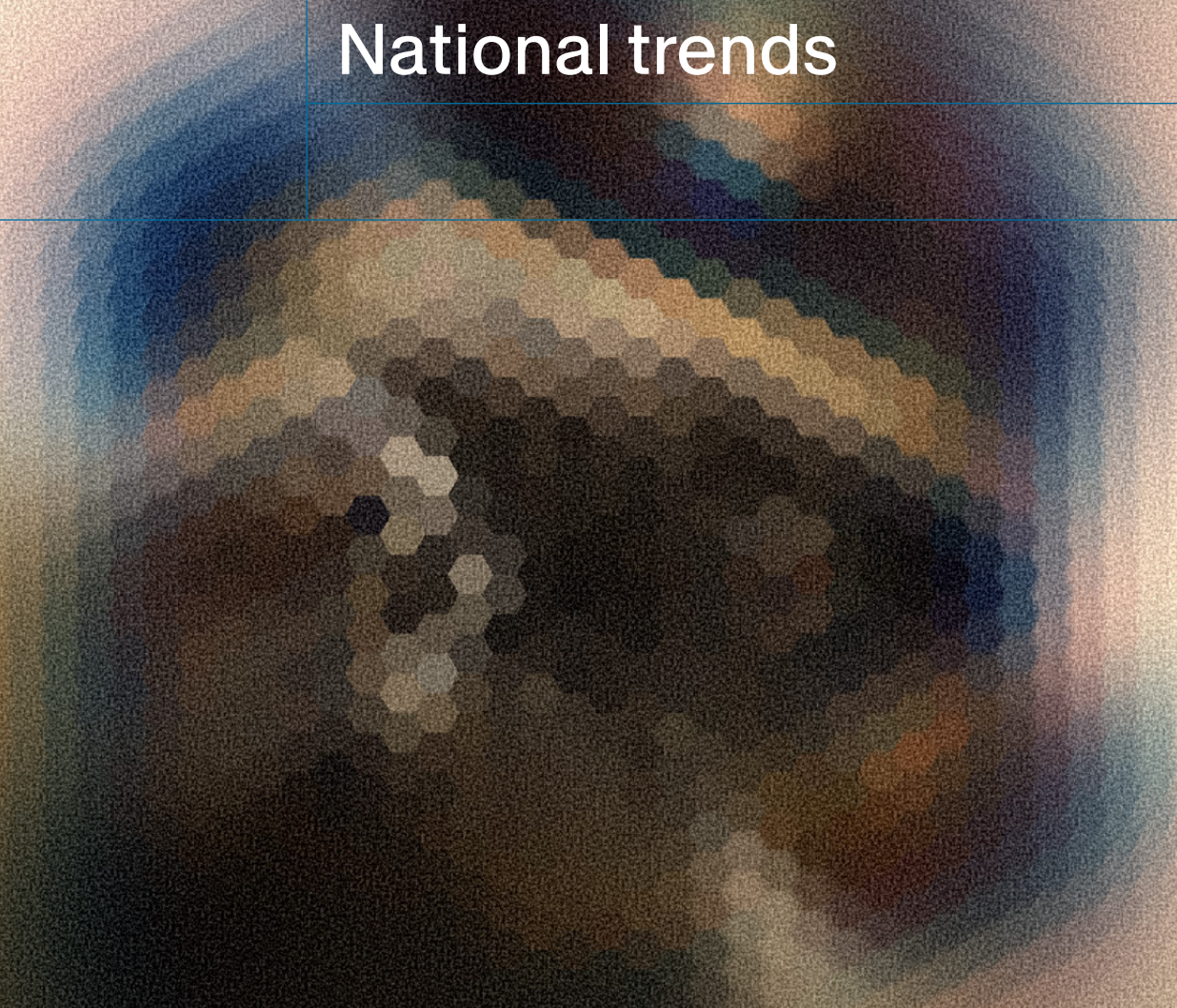


Source: SGS Economics and Planning, 2025

FIGURE 35. AFFORDABILITY FOR HOSPITALITY WORKER RENTING IN GREATER MELBOURNE, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025



3.1 Background

Nationwide, the proportion of renting households rose from 26% to 31% between 1995 and 2020. Over the same period, the proportion of public housing tenants almost halved, falling from 5.5% to 2.9%²⁶.

Housing costs for renting households have also risen over the same period, faster than for homeowners. Renters currently spend an average of 20% of their income on housing costs, while homeowners with a mortgage pay 15.5%. However, it is important to understand that averages mask the severe challenges faced by the many households who are less fortunate. The Australian Housing and Urban Research Institute (AHURI) estimates that 1.3 million households need additional housing assistance²⁷.

In Australia, the shift toward renting—alongside rising rental costs—has been driven by a range of factors. The introduction of the capital gains discount in 1999, combined with negative gearing, significantly increased the number of property investors competing with prospective homeowners. This has pushed more households out of home ownership and kept them in the rental market. Recent interest rate rises and growing income inequality have further intensified this trend.

Many would-be homeowners have been priced out by investors, leaving more middle- and higher-income households in the rental market for longer—a shift that has increased pressure on lower-income renters through rising rents. Additionally, higher-income households often seek more affordable rentals to save for a home deposit. This increases competition for lower-cost properties, displacing lower-income renters and heightening their housing stress.

Beginning in May 2022, interest rates rose from a historic low of 0.10% to 4.35%, before easing in 2025, creating several flow-on effects for renters. Rising development costs have slowed the delivery of new housing supply, while would-be first-home buyers have been pushed into the rental market²⁸, increasing demand competition. At the same time, landlords have sought to pass on higher costs to tenants, and with low vacancy rates, they often have the market power to do so.

There is less social and affordable housing stock available than a decade ago. The National Rental Affordability Scheme (NRAS)—a federal government scheme that gave housing providers a flat-rate incentive to offer lower rents to low-income households was discontinued in 2014 and will be completely phased out by 2026.

NRAS previously supported more than 38,000 properties, and its closure has reduced the supply of affordable housing. As a result, more low- and very low-income Australians are relying on the private rental market and paying unaffordable rents. Currently, 42% of all low-income renter households experience rental stress, up from 35% in 2008, with rates rising to 47% for households in NSW.

Vacant dwellings in inner-city areas and holiday destinations, whether held as investments for capital appreciation or used as short-stay accommodation, exacerbate affordability issues by reducing the supply of homes available for long-term tenants.

In recent years, regional areas have been hit by multiple natural disasters, including the 2020 bushfires and 2022 floods, which damaged existing rental stock and disrupted new development. These events have further limited housing supply and driven up rental prices.

The combined impact of these factors has forced many renters to make difficult decisions—moving away from family and support networks to find affordable housing, accepting poor-quality or insecure accommodation, going without essentials, and in some cases experiencing homelessness.

²⁶Australian Bureau of Statistics. Housing Occupancy and Costs 2019-20.

²⁷Rowley, S., Leishman, C., Baker, E., Bentley, R. and Lester, L. (2017) Modelling housing need in Australia to 2025, AHURI Final Report No. 287, Australian Housing and Urban Research Institute Limited, Melbourne.

²⁸Interest Rates and the Property Market, Jonathan Kearns, AFR Property Summit, 19 September, 2022

²⁹Australian Bureau of Statistics. Housing Occupancy and Costs 2019-20. [Table 13].

3.2 Metropolitan areas

In all capital cities except Perth and Brisbane, rental affordability has stabilised after several years of decline. However, there is still a long way to go before conditions return to pre-pandemic levels, and securing an affordable private rental remains a major challenge for the average household in Australia’s cities.

Overall affordability trends

- › The average rental household in all capital cities except the ACT faces Unaffordable to Moderately Unaffordable rents at the median rate.
- › Perth is Australia’s least affordable capital city, with an average rental household paying more than 30% of their income if renting at the median rate.
- › The median rental rate has increased by 14% a year over the last 3 years in Perth, a stark contrast to the 1% rise in the 3 years before COVID-19 (June 2017-20) which led to Perth being the most affordable city in 2020.
- › Sydney is the second least affordable city, with a median weekly rent of \$750. However, the trend of declining affordability has eased over the past year.
- › Brisbane and Adelaide have seen significant declines in affordability since 2020, reaching their lowest point on record by the RAI, though this trend has slowed in the past year.
- › In all capital cities, low-to medium-income households have been largely locked out of inner-city areas and are now limited to outer suburbs where rents are still rarely Acceptable.

Areas of improving affordability

There have been pockets of improved rental affordability in metropolitan areas over the past year.

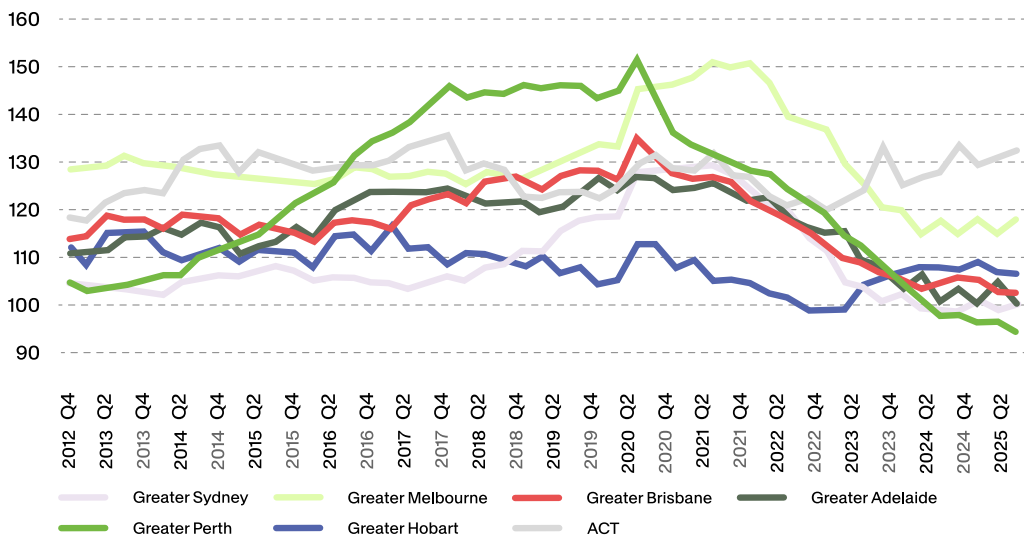
- › In the ACT, affordability for an average rental household is Acceptable, continuing to improve as growth in average incomes outpaces rent increases.
- › However, this reflects relatively high average incomes in the territory, and the ACT remains among the least affordable markets for low-income earners and students.
- › In Melbourne, affordability has stabilised over the past 2 years, following a period of rapid decline.

TABLE 13. NATIONAL RAI SUMMARY – METROPOLITAN AREAS (JUNE 2025)

	RAI score	Rent as a share of income	Relative Unaffordability
Greater Sydney	100	30%	Unaffordable rents
Greater Melbourne	118	25%	Moderately unaffordable rents
Greater Brisbane	103	29%	Moderately unaffordable rents
Greater Adelaide	101	30%	Moderately unaffordable rents
Greater Perth	94	32%	Unaffordable rents
Greater Hobart	106	28%	Moderately unaffordable rents
ACT	133	23%	Acceptable rents

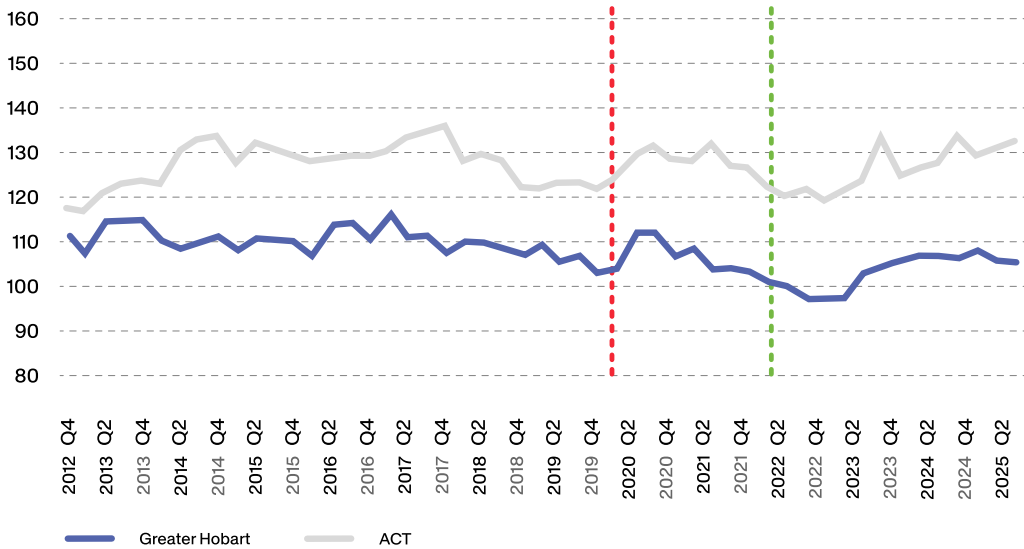
Source: SGS Economics and Planning, 2025

FIGURE 36. RENTAL AFFORDABILITY, CAPITAL CITIES (2012-2025)



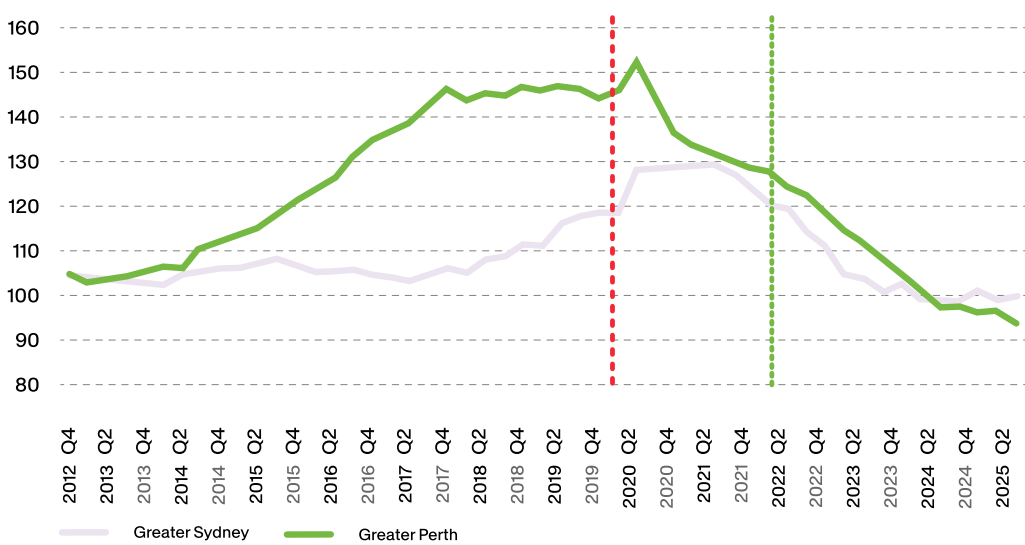
Source: SGS Economics and Planning, 2025

FIGURE 38. RAI COMPARISON – HOBART AND ACT (2012-2025)



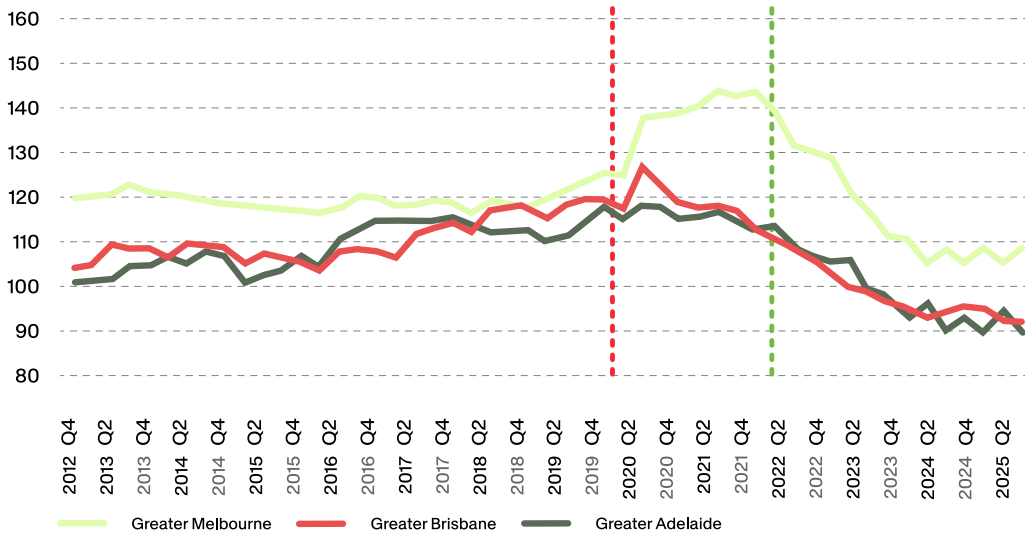
Source: SGS Economics and Planning, 2025

FIGURE 37. RAI COMPARISON – SYDNEY AND PERTH (2012-2025)



Source: SGS Economics and Planning, 2025

FIGURE 39. RENTAL AFFORDABILITY, MELBOURNE, BRISBANE, ADELAIDE (2012-2025)



Source: SGS Economics and Planning, 2025

TABLE 13. NATIONAL RAI TRENDS – METROPOLITAN AREAS

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	1-year CAGR ³⁰	2-year CAGR	3-year CAGR
Greater Sydney	103	103	105	107	106	103	108	116	128	130	120	104	99	100	1%	-2%	-6%
Greater Melbourne	127	130	129	127	127	127	128	131	146	152	140	126	118	118	0%	-3%	-5%
Greater Brisbane	113	119	119	117	118	121	126	127	136	127	119	108	104	103	-2%	-3%	-5%
Greater Adelaide	109	112	115	113	120	124	122	121	127	126	118	109	101	101	0%	-4%	-5%
Greater Perth	105	104	106	115	126	139	145	147	152	132	124	112	98	94	-4%	-8%	-9%
Greater Hobart	111	116	110	112	115	111	111	107	113	105	102	104	108	106	-1%	1%	1%
ACT	118	122	131	133	129	134	130	124	130	132	121	124	128	133	4%	3%	3%

Source: SGS Economics and Planning, 2025

³⁰Cumulative Annual Growth Rate

3.3 Rest of state areas

Over the past year, affordability has declined across all regional areas by 1% to 5%, except in Regional SA, which saw a slight improvement.

Most regions, aside from Tasmania and WA, which experienced lower affordability during the early 2010s mining boom, have reached record-low affordability over the past 2 years.

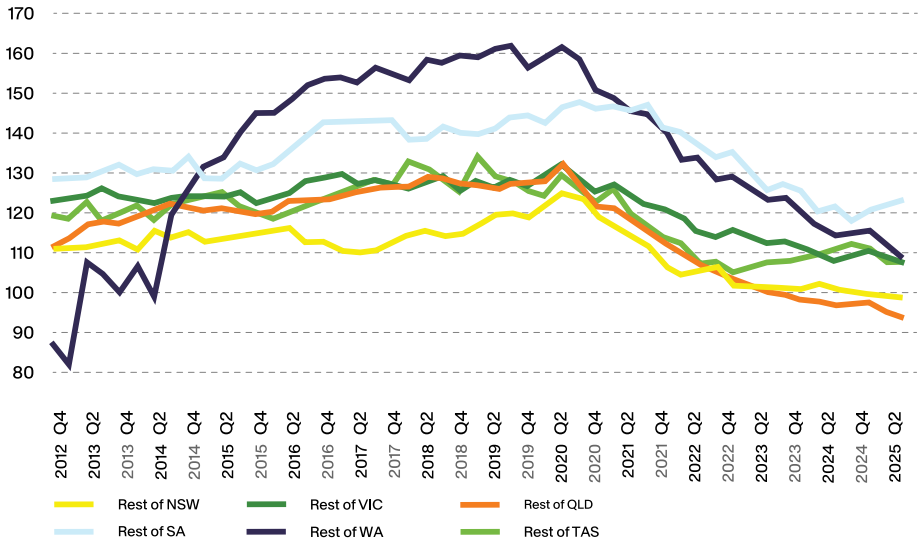
- Regional QLD remains the least affordable area. With a RAI score of 94, renting at the median rate would consume more than 30% of the average rental household's income. Affordability has declined by 7% a year since 2020.
- Regional NSW also sits below the critical threshold with a score of 99.
- Regional WA was the only Affordable rest of state area in 2020, but, like Perth, has since seen the steepest decline, deteriorating by 8% a year over the last 5 years, with rents now considered Moderately Unaffordable.
- Since 2020, affordability in Regional SA is the only non-metropolitan jurisdiction with Acceptable median rents.

This has been a persistent trend since 2020, with affordability declining in every rest of state area by at least 4% per year. During the COVID-19 pandemic, outward migration from cities drove up housing demand in regional areas with limited supply, reducing rental affordability and placing pressure on residents and local economies.

Existing households typically earn less than city residents relocating to regional areas to work remotely, leaving them at a disadvantage when competing for limited housing stock.

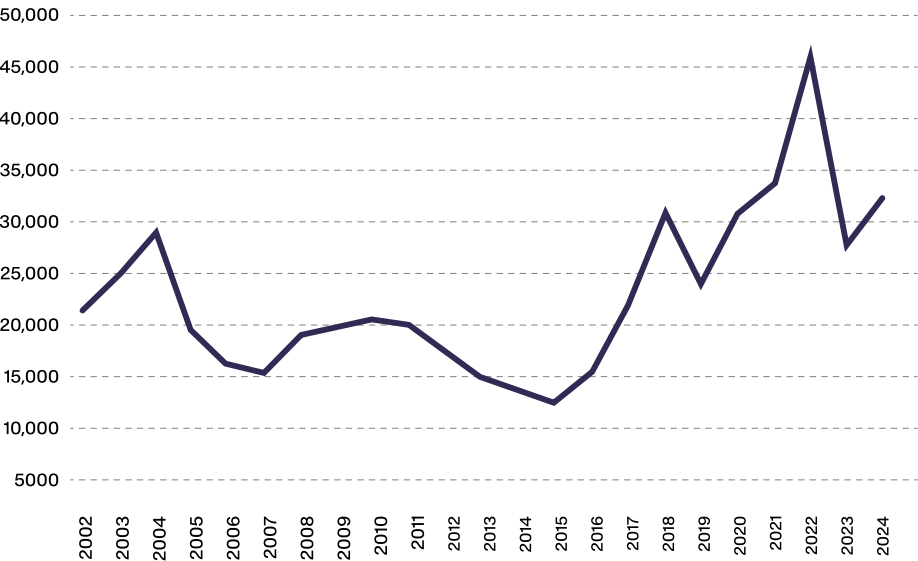
- Growing populations increase demand for essential services, which become difficult to deliver when there is a lack of affordable local housing.

FIGURE 40. RENTAL AFFORDABILITY, REST OF STATE AREAS, 2012-2025



Source: SGS Economics and Planning, 2025

FIGURE 41. NET INTERNAL MIGRATION (POPULATION) TO ALL REST OF STATE AREAS



Source: SGS Economics and Planning, 2025

TABLE 14. NATIONAL RAI TRENDS – REST OF STATE AREAS (JUNE 2025)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	1-year CAGR ³¹	2-year CAGR	3-year CAGR
Rest of NSW	109	112	116	114	116	110	116	120	125	114	106	102	101	99	-2%	-3%	-3%
Rest of Vic.	121	124	123	124	125	127	128	126	132	125	115	112	108	107	-1%	-5%	-4%
Rest of QLD	109	117	121	121	123	126	129	126	133	118	107	100	97	94	-3%	-6%	-6%
Rest of SA	127	129	131	129	136	143	139	141	146	146	137	125	122	123	-1%	-2%	-5%
Rest of WA	97	107	99	134	148	152	158	161	162	145	134	123	114	109	-5%	-12%	-10%
Rest of Tas.	118	123	118	125	120	127	131	129	130	120	108	107	111	108	-3%	0%	0%

Source: SGS Economics and Planning, 2025

³¹Cumulative Annual Growth Rate

TABLE 15. NATIONAL RAI SUMMARY – REST OF STATE AREAS (JUNE 2025)

Region	RAI score	Share of income spent on rent	Relative Unaffordability
Rest of NSW	99	30%	Unaffordable
Rest of VIC	107	28%	Moderately unaffordable rents
Rest of QLD	94	32%	Unaffordable rents
Rest of SA	123	24%	Acceptable rents
Rest of WA	109	28%	Moderately unaffordable rents
Rest of TAS	108	28%	Moderately unaffordable rents

Source: SGS Economics and Planning, 2025

3.4 An economic imperative

Key workers

Key workers—including childcare providers, hospitality workers, and teachers—play vital roles that form the backbone of Australia's economy.

Although rental costs vary significantly across cities and regions, key worker incomes fall within a narrow range. As a result, workers in well-located and highly productive areas—such as inner cities and major entertainment, health, or education precincts—often face a difficult trade-off between high rents and long, costly commutes.

Failure to provide affordable housing options for key workers across cities and regions impacts not only these individuals, through rental stress and high transport costs, but also the productivity of businesses that depend on access to a diverse and skilled workforce.

CASE STUDY – LACK OF WORKER HOUSING CRIMPS REGIONAL BUSINESSES AND PRODUCTIVITY IN VICTORIA'S HIGH COUNTRY

Victoria's North East Region (or 'High Country') spans the municipalities of Alpine, Benalla, Indigo, Mansfield, Murrindindi, Towong, Wangaratta, and Wodonga – home to approximately 70,000 residents.

Analysis by SGS shows that housing related labour shortages – spanning both skilled and unskilled workers – is costing the North East more than \$200 million each year in foregone income, or around 2.5% of regional GDP.

Bridging the gap

In 2021, the NHFIC Review³² quantified the shortfall in social and affordable housing as \$290 billion in land and construction costs alone, reflecting the need for 44,500 social and affordable homes to be delivered annually over a 20 year period. Since then, a combination of initiatives such as the Housing Affordability Future Fund and the Social Housing Accelerator have been established, aspiring to deliver 11,000³³ homes annually for 5 years. While a step in the right direction, a significant delivery gap of 33,500 social and affordable homes per year still exists.

Given that government funds will always be limited, new ways of addressing the shortfall must be found, including by unlocking private sector participation.

National productivity

Give Me Shelter, a report by SGS for Housing All Australians, estimates enhanced labour market productivity to be the largest source of benefits from investment in social and affordable housing infrastructure. More broadly, the benefit-cost-ratio (BCR) of addressing the need for housing assistance is estimated at over 2 – meaning that every dollar spent on housing assistance delivers over twice the value in economic and social returns.

With a BCR greater than those used for investment in roads, hospital and schools, the reclassification of housing as fundamental economic infrastructure upon which to build a future prosperous Australia is compelling.

CASE STUDY – UNLOCKING THE PRIVATE SECTOR

The Progressive Residential Affordability Development Solution (PRADS) is a groundbreaking digital platform being developed by Housing All Australians to transform affordable housing delivery and help address Australia's annual shortfall of 33,500 dwellings.

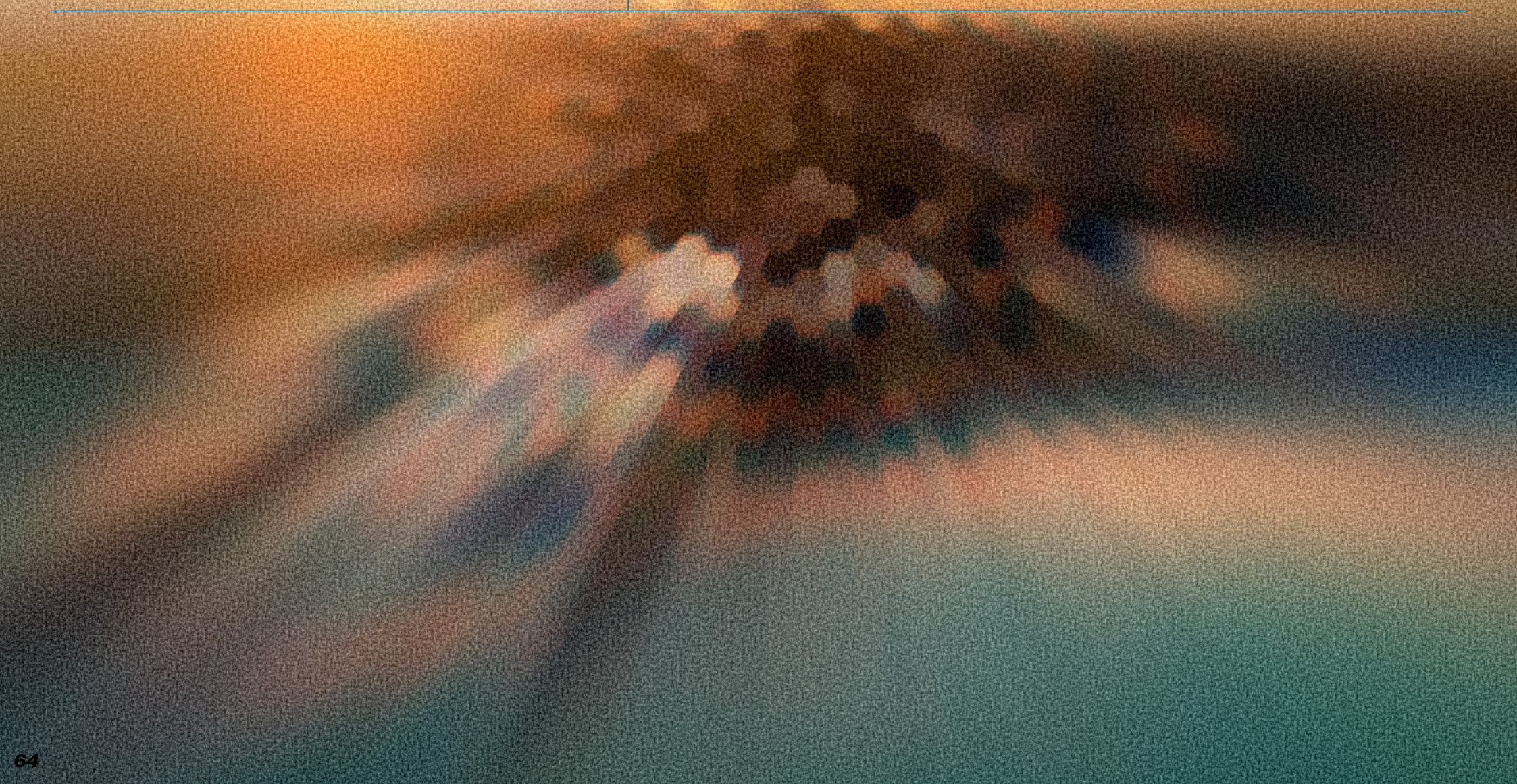
PRADS is designed to operate in partnership with state Housing Registrars, who will maintain custody of all affordable housing data in the public interest, creating a transparent national register that tracks affordable housing properties and ensures ongoing compliance by all stakeholders with affordability requirements. Each state will retain control of its own data, compliance monitoring, and enforcement responsibilities, while the platform's uniform approach enables aggregation at the national level – providing unprecedented insights to shape housing policy at both state and federal levels.

The platform's proposed innovation will lie in converting government incentives – including density bonuses, fast-track approvals, reduced infrastructure contributions, GST exemptions, land tax relief, stamp duty concessions, and ACT Lease Variation Charge remissions – into bankable, investable affordable housing. Through real-time monitoring and compliance verification, PRADS aims to give governments, developers, investors, superannuation funds, and build-to-rent operators confidence to invest in affordable housing for workers at scale.

The intention is that developers will be able to demonstrate that planning concessions and tax benefits deliver genuine affordable outcomes for eligible workers, while investors can verify compliance requirements are met. This transparency will transform affordable housing delivery into an attractive investment opportunity, mobilising the private capital needed to help address Australia's housing crisis while ensuring government has full transparency over stakeholder compliance to ensure incentives achieve their intended social outcomes.

³²<https://treasury.gov.au/sites/default/files/2021-10/p2021-217760.pdf>

³³<https://budget.gov.au/content/03-housing.htm>



The average renting household in Greater Sydney has a gross income of \$130,273 per annum.

Current snapshot

- › Rental affordability in Sydney has marginally improved over the past year, with a RAI score of 100. The average rental household spends 30% of its income on rent at the median rate.
- › Sydney's harbour, northern, and coastal suburbs are the least affordable, with no coastal areas offering Acceptable rents.
- › To find Acceptable rents, the average household must travel at least 15-20km from the CBD to areas like Campsie, Lakemba or Rosehill.
- › It is important to note that high average incomes in Sydney mask the rental stress felt by low- to medium-income households, particularly those earning the minimum wage or receiving benefits.
- › Western and South-west Sydney, including areas from Camden, through Liverpool to Parramatta, were once among the city's most affordable regions but have deteriorated to Moderately Unaffordable or Unaffordable levels, including suburbs such as Leppington.

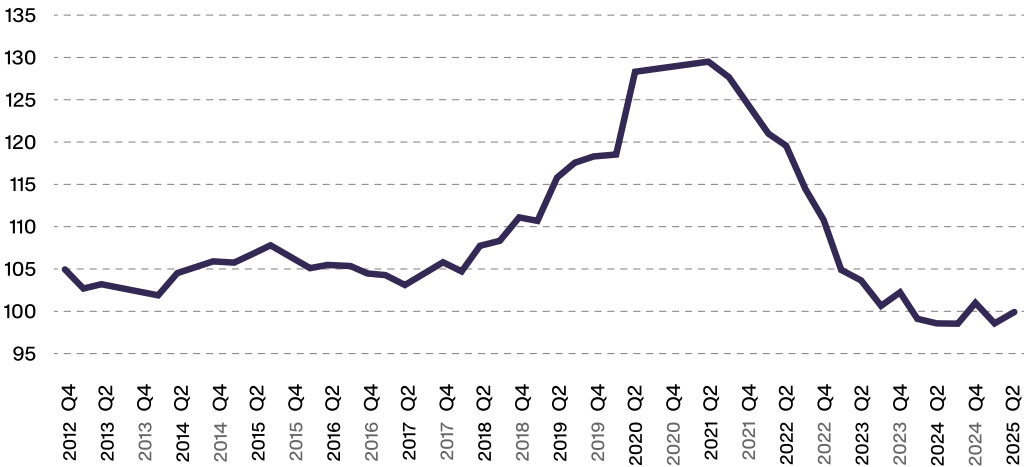
Long-term trends

- › Although rental affordability in Sydney has stabilised after a period of rapid decline between 2021 and 2023, the city remains less affordable than at any point during the 2010s.
- › Western suburbs, which were largely Affordable or Acceptable throughout the 2010s, have experienced a consistent decline in rental affordability in recent years.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	36	83%	Critically unaffordable
Pensioner couple	53	57%	Extremely unaffordable
Single person on benefits	23	131%	Critically unaffordable
Single part-time worker parent on benefits	38	79%	Critically unaffordable
Single working parent	92	33%	Unaffordable rents
Student sharehouse	80	38%	Severely unaffordable
Single income couple with children	89	34%	Unaffordable
Dual income couple with children	177	17%	Affordable
Minimum wage couple	79	38%	Severely unaffordable
Hospitality worker	71	42%	Severely unaffordable

Source: SGS Economics and Planning, 2025

FIGURE 42. RENTAL AFFORDABILITY INDEX, GREATER SYDNEY, 2012-2025



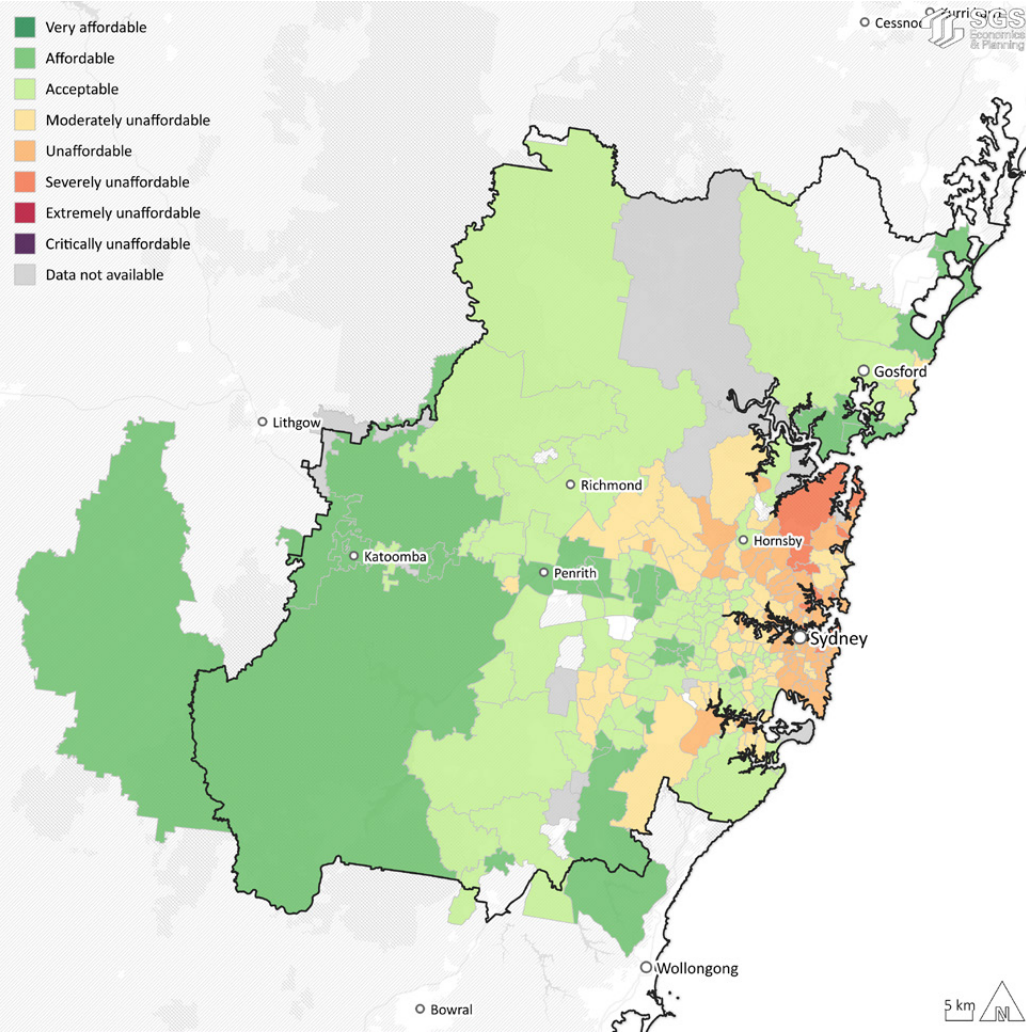
Source: SGS Economics and Planning 2025

TABLE 16. TOP 5 LEAST AFFORDABLE POSTCODES IN GREATER SYDNEY (JUNE QUARTER, 2025)

Rank	Postcode	Suburbs	RAI score	Rent as share of avg household income
1	2107	Clareville	60	50%
2	2030	Vaucluse	67	45%
3	2036	Chifley	69	43%
4	2028	Double Bay	70	43%
5	2000	Sydney	71	42%

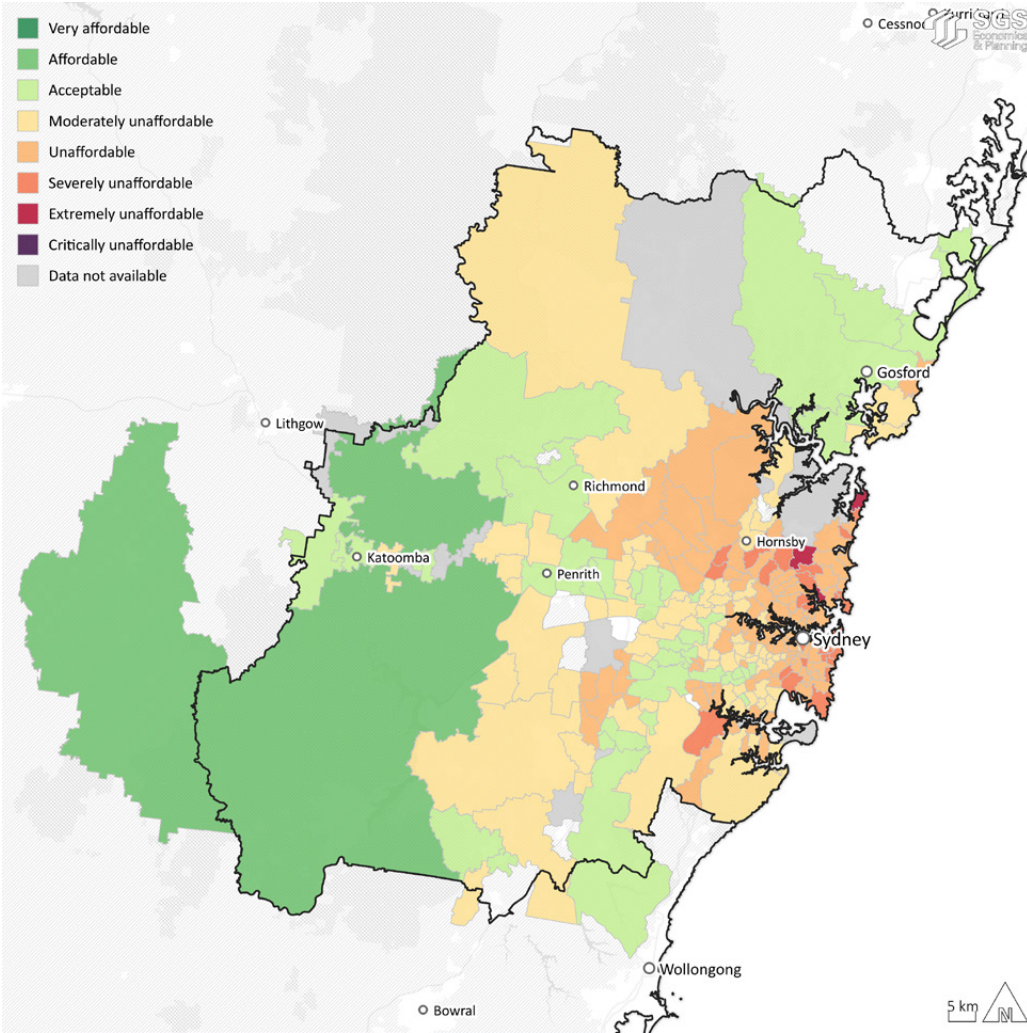
Source: SGS Economics and Planning 2025
Note: RAI has been calculated using a rounded gross income of \$130,000
Only postcodes with greater than 80 records are considered for the top 5 list.

FIGURE 43. GREATER SYDNEY, JUNE QUARTER, 2019



Source: SGS Economics and Planning, 2025

FIGURE 44. GREATER SYDNEY, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

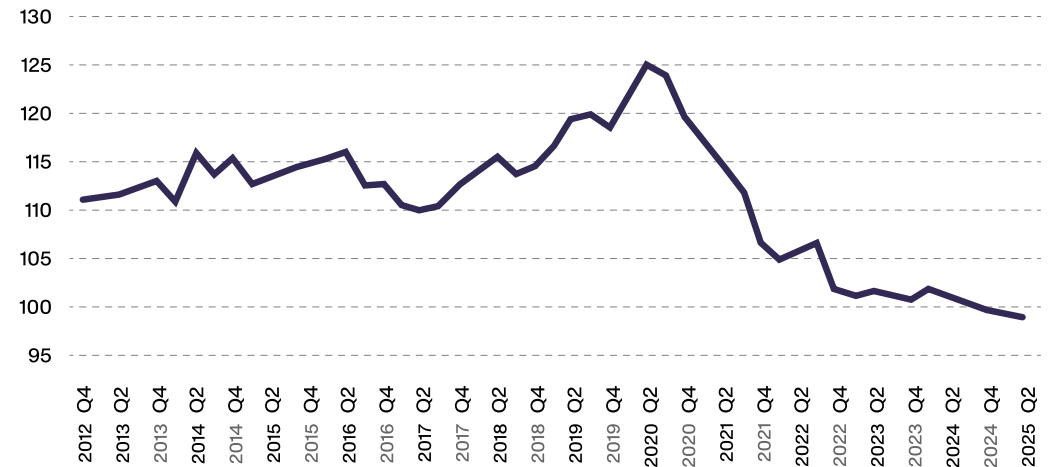
Rest of NSW	

The average rental household in regional NSW has a gross income of \$94,239 per annum.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	68	44%	Severely unaffordable
Pensioner couple	81	37%	Unaffordable
Single person on benefits	43	71%	Extremely unaffordable
Single part-time worker parent on benefits	58	51%	Extremely unaffordable
Single working parent	142	21%	Acceptable
Student sharehouse	103	29%	Moderately unaffordable
Single income couple with children	115	26%	Moderately unaffordable
Dual income couple with children	229	13%	Acceptable
Minimum wage couple	121	25%	Severely unaffordable
Hospitality worker	116	26%	Moderately unaffordable

Source: SGS Economics and Planning 2025

FIGURE 45. RENTAL AFFORDABILITY INDEX, REGIONAL NSW



Source: SGS Economics and Planning 2025

Current snapshot

Rental affordability in Regional NSW has declined further over the past year, reaching Unaffordable levels with a RAI score of 99. This indicates that an average rental household now pays over 30% of its income on rent at the median rate.

- Regional cities and coastal communities have similar levels of unaffordability as Sydney's suburbs.
- Bathurst, Orange, Tamworth and Dubbo, previously considered Acceptable, are now Moderately unaffordable.
- Byron Bay remains one of the least affordable locations in the country.
- Acceptable to Very Affordable rents are largely restricted to rural and remote areas with limited access to services.

Long-term trends

Regional NSW, once a more affordable rental market than Sydney throughout the 2010s, is now less affordable than the metropolitan area.

- The greatest decline in affordability has occurred along the NSW coastline, from Tweed Heads to Port Macquarie and Coffs Harbour, where large parts are now classified as Severely Unaffordable.
- However, as in Sydney, the rapid decline in affordability seen between 2020 and 2023 has slowed over the past year.

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Victoria

The average renting household in Greater Melbourne has a gross income of \$116,640 per annum.

Current snapshot

- › Rental affordability in Melbourne has stabilised over the past year, remaining Moderately Unaffordable, with a RAI score of 118, indicating that an average rental household pays around 25% of its total income on rent at the median rate.
- › Melbourne's eastern suburbs, including the Bayside area, have the highest concentration of Unaffordable and Severely Unaffordable locations.
- › Northern suburbs, such as Coburg and Preston, which historically have offered more affordable options, are now Moderately Unaffordable.
- › Renters can find Acceptable rents in Melbourne's western and northern corridors, particularly toward the outer metro region.
- › Affordable rents (RAI score of 150+) exist in only 2 postcodes—Melton (37km west of the CBD) and Campbellfield (13km north)—highlighting the limited affordable rental market within commuting distance of the city.

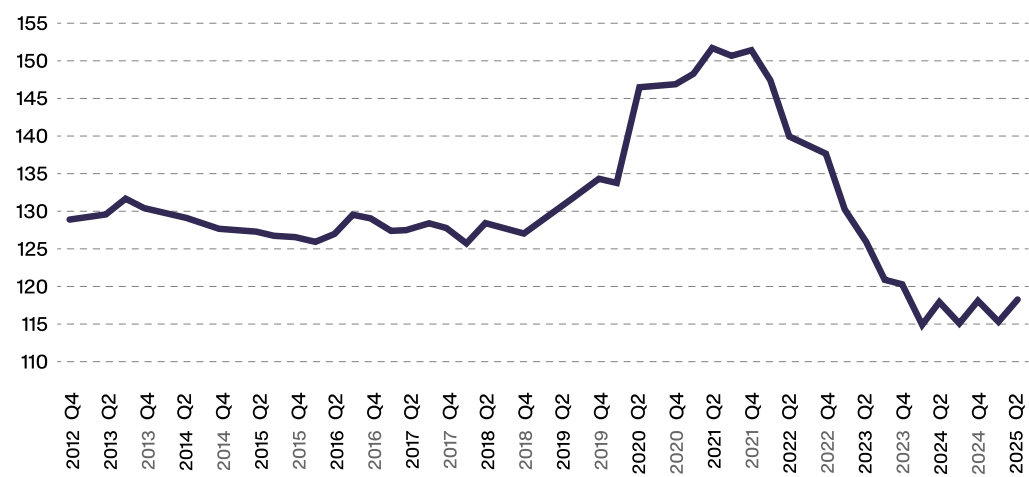
Long-term trends

- › While the decline in affordability has eased, it remains at the lowest level recorded since 2012.
- › Before 2020, and particularly during the pandemic (up to 2022), many inner suburbs were Affordable for the average rental household. Renters could live within 5-10km of the CBD in suburbs such as Footscray, North Melbourne, Parkville, Carlton, and Hawthorn in the southeast. An affordable corridor once stretched from Footscray to Meadow Heights, but these areas have now almost completely vanished, with many inner-city suburbs, including Docklands and Southbank, now Unaffordable.
- › Despite affordability falling below pre-pandemic levels, Melbourne remains Australia's second most affordable metropolitan region, after the ACT.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	48	63%	Extremely unaffordable
Pensioner couple	65	46%	Severely unaffordable
Single person on benefits	30	100%	Critically unaffordable
Single part-time worker parent on benefits	47	65%	Extremely unaffordable
Single working parent	105	29%	Moderately unaffordable
Student sharehouse	130	29%	Moderately unaffordable
Single income couple with children	107	28%	Moderately unaffordable
Dual income couple with children	214	14%	Very affordable
Minimum wage couple	96	31%	Unaffordable
Hospitality worker	83	36%	Unaffordable

Source: SGS Economics and Planning, 2025

FIGURE 46. RENTAL AFFORDABILITY INDEX, GREATER MELBOURNE



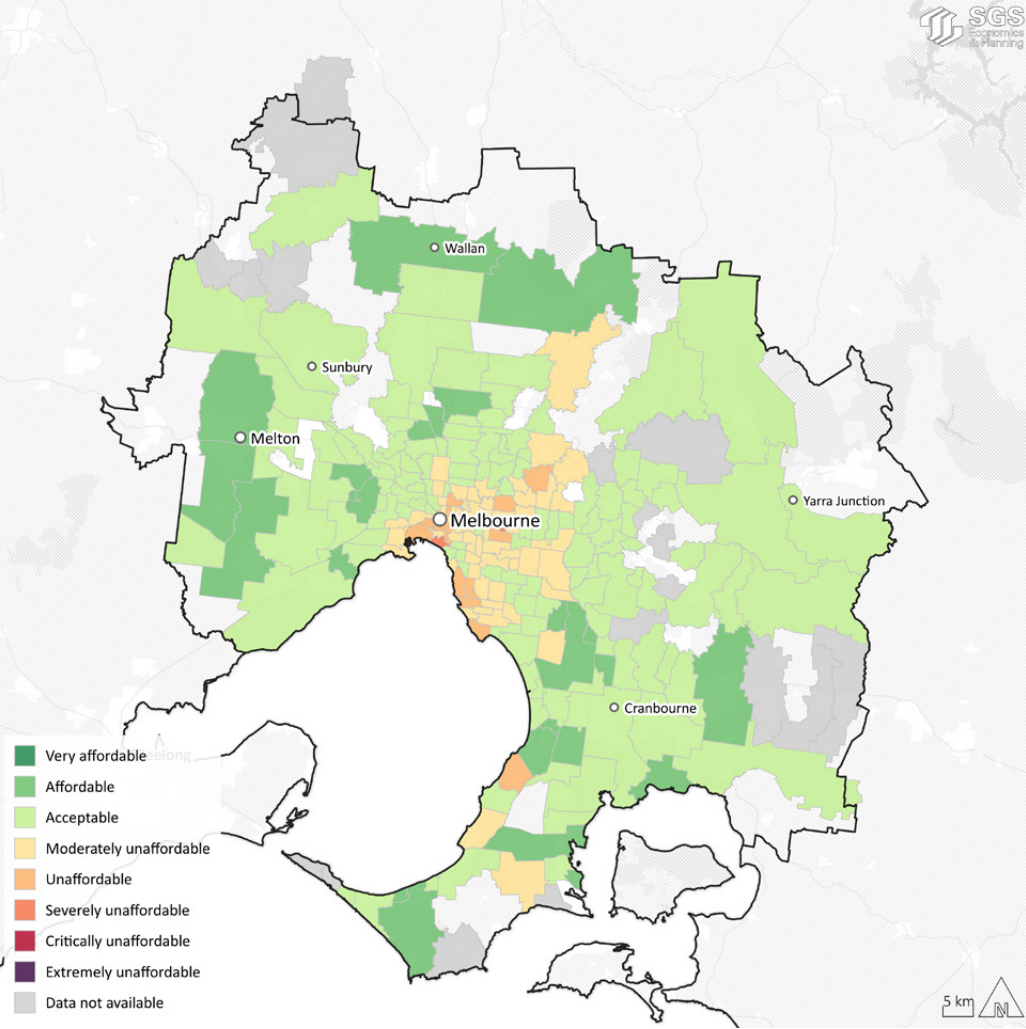
Source: SGS Economics and Planning 2025

TABLE 17. TOP 5 LEAST AFFORDABLE POSTCODES IN GREATER MELBOURNE (JUNE QUARTER, 2025)

Rank	Postcode	Suburbs	RAI score	Rent as share of avg household income
1	3193	Beaumaris	79	38%
2	3186	Brighton	80	38%
3	3187	Brighton – East	81	37%
4	3206	Albert Park	83	36%
5	3124	Camberwell	87	34%

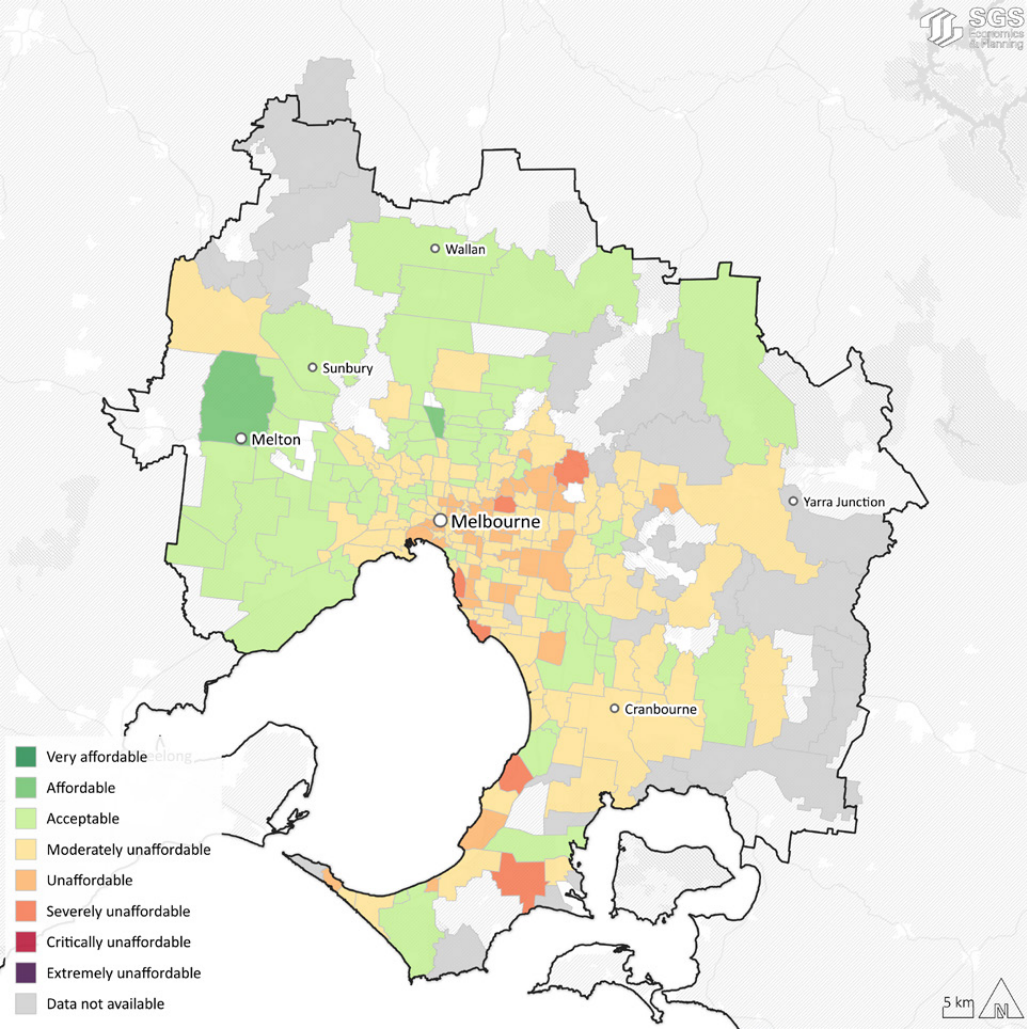
Source: SGS Economics and Planning, 2025
Note: RAI has been calculated using a rounded gross income of \$115,000
Only postcodes with greater than 80 records are considered for the top 5 list.

FIGURE 47. GREATER MELBOURNE, JUNE QUARTER, 2019



Source: SGS Economics and Planning, 2025

FIGURE 48. GREATER MELBOURNE, JUNE QAUARTER, 2025



Source: SGS Economics and Planning, 2025



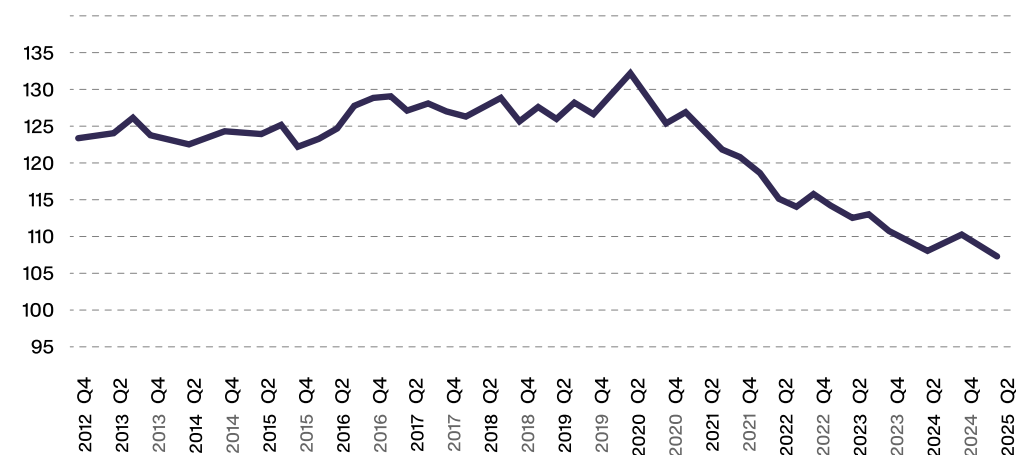
Rest of Victoria	

The average rental household in regional Victoria has a gross income of \$87,320 per annum.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	79	38%	Severely unaffordable
Pensioner couple	98	31%	Unaffordable
Single person on benefits	50	61%	Extremely unaffordable
Single part-time worker parent on benefits	70	43%	Severely unaffordable
Single working parent	160	19%	Affordable
Student sharehouse	128	24%	Acceptable
Single income couple with children	133	23%	Acceptable
Dual income couple with children	265	11%	Very affordable
Minimum wage couple	146	21%	Acceptable
Hospitality worker	125	24%	Acceptable

Source: SGS Economics and Planning, 2025

FIGURE 49. RENTAL AFFORDABILITY INDEX, REST OF VIC



Source: SGS Economics and Planning, 2025

Current snapshot

- › Rental affordability in regional Victoria continued to decline over the past year, reaching the lowest point recorded by the RAI since 2012, and remaining Moderately Unaffordable.
- › The western coastline of regional Victoria, from Geelong to Portland, is now considered Moderately Unaffordable for the average rental household.
- › Acceptable rents can still be found in a few areas, including Ararat, Maryborough, and parts of Gippsland.
- › Affordable rents are limited to remote areas near the South Australian and NSW borders, including Hindmarsh and Kerang.

Long-term trends

- › Rental affordability in regional Victoria was considered Acceptable and stable throughout the 2010s.
- › Since 2020, affordability has deteriorated rapidly and consistently, driven by outward migration from cities, rising construction costs, and a slower pace of new housing supply.
- › Coastal communities such as Warrnambool and Apollo Bay, which offered Acceptable rents pre-2020, are now Unaffordable, with median rents consuming over 30% of the average income.
- › Across regional Victoria, affordability has been declining, with an increasingly scarce number of postcodes considered Acceptable to Very Affordable.
- › The regional hubs of Bendigo, Shepparton, and Ballarat have all experienced deteriorating affordability, now rated Moderately Unaffordable or worse.
- › Fringe commuter areas such as Woodend, Kilmore-Broadford, and Warburton have all seen affordability declines, reflecting pandemic-driven shifts in housing preferences.

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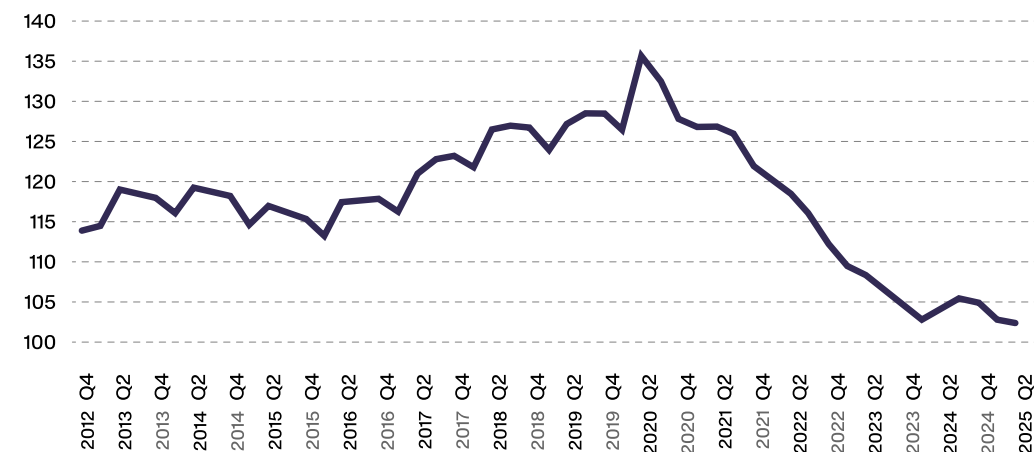
Queensland

The average rental household in Greater Brisbane has a gross income of \$114,334 per annum.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	28	107%	Critically Unaffordable
Pensioner couple	45	67%	Extremely Unaffordable
Single person on benefits	60	50%	Extremely Unaffordable
Single part-time worker parent on benefits	44	68%	Extremely Unaffordable
Single working parent	102	30%	Moderately Unaffordable
Student sharehouse	100	30%	Moderately Unaffordable
Single income couple with children	200	15%	Very Affordable
Dual income couple with children	94	32%	Unaffordable
Minimum wage couple	91	33%	Unaffordable
Hospitality worker	71	42%	Severely Unaffordable

Source: SGS Economics and Planning, 2025

FIGURE 50. RENTAL AFFORDABILITY INDEX, GREATER BRISBANE



Source: SGS Economics and Planning, 2025

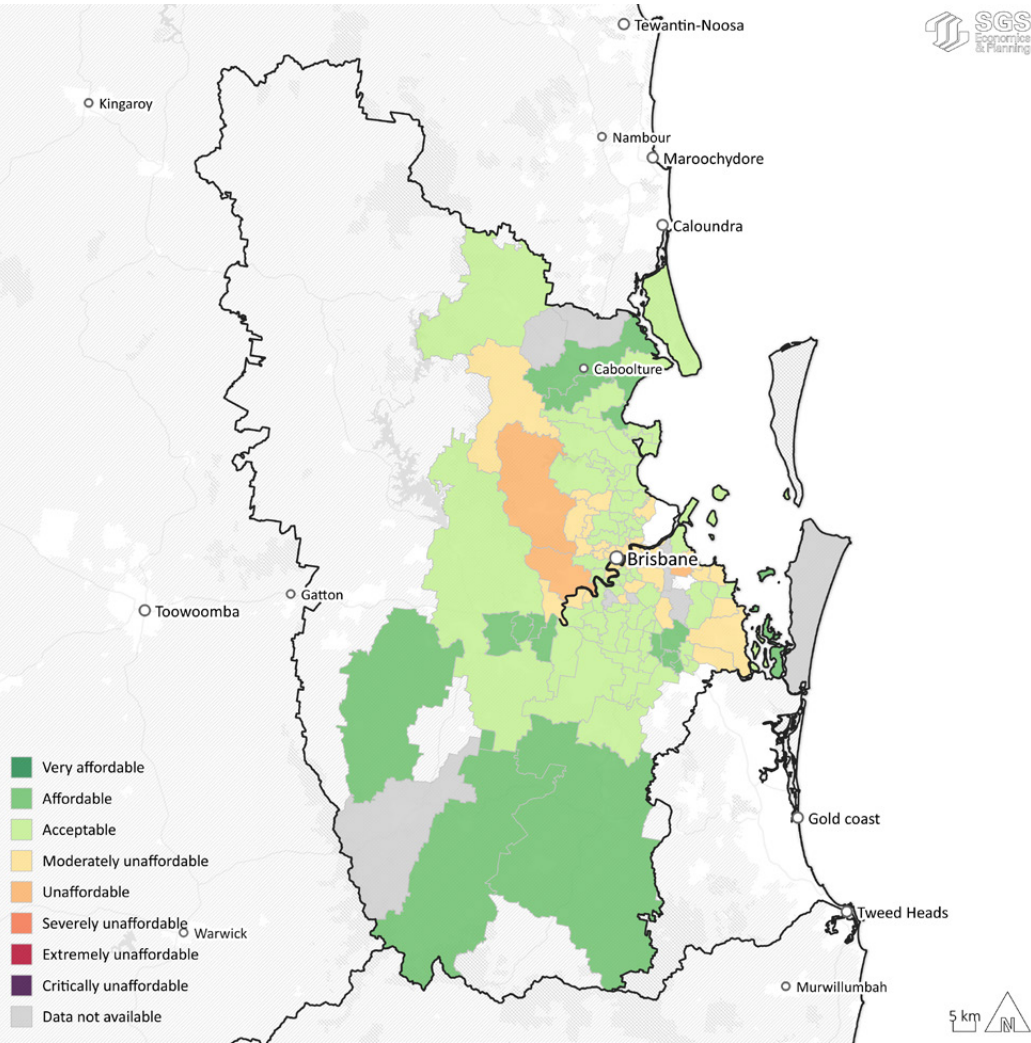
Current snapshot

- › Rental affordability in Brisbane has remained stable over the past year, with median rents classified as Moderately Unaffordable for the average rental household.
- › As in many other capital cities, this represents the worst level of rental affordability recorded by the RAI.
- › Most areas across the city are now Moderately Unaffordable to Unaffordable, particularly inner Brisbane and coastal suburbs.
- › Renters must look as far as Ipswich or Logan City, at least 10km from the CBD, to find Acceptable rental options.

Long-term trends

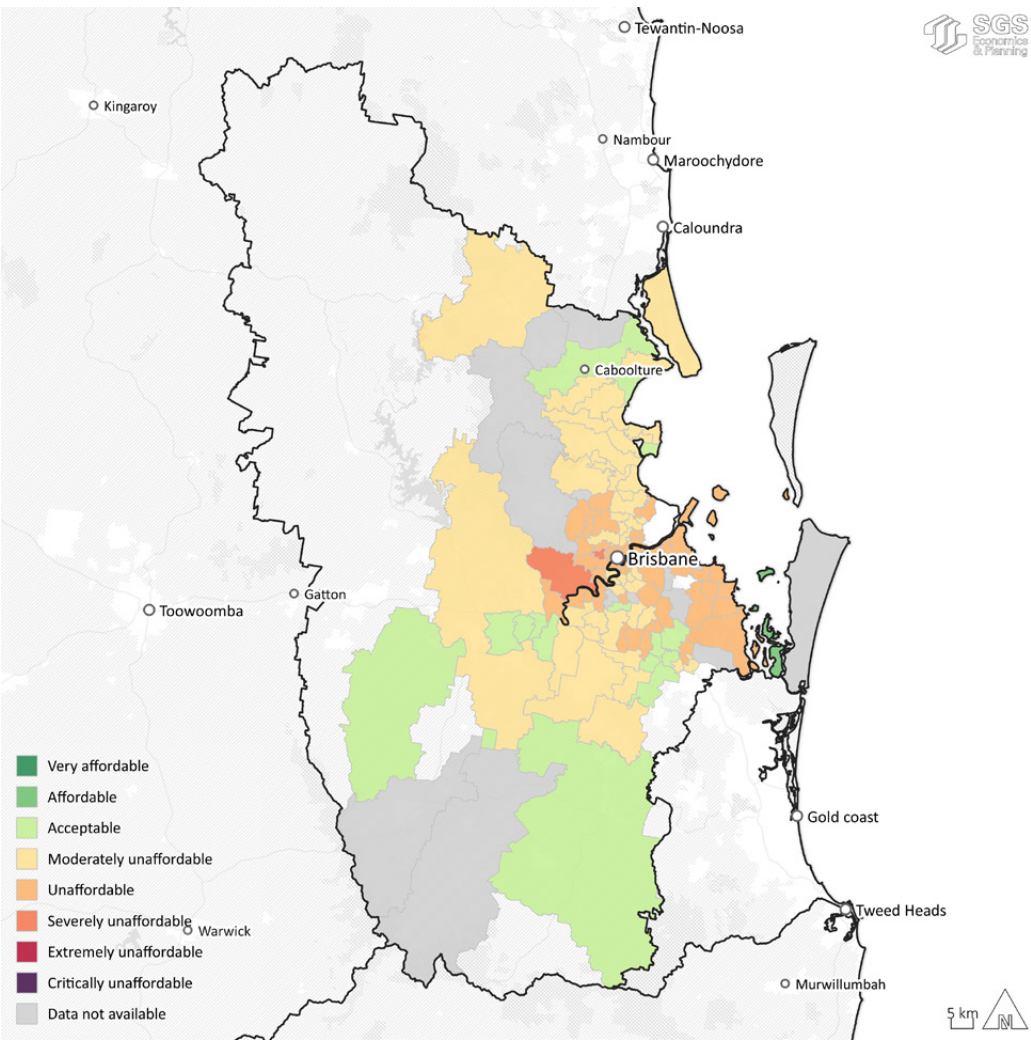
- › After 4 years of improvement between 2016 and 2020, rental affordability in Brisbane has declined sharply and consistently by 20% over the past 5 years.
- › This has affected all parts of the city, from the inner city to Caboolture.
- › However, affordability has stabilised over the past year as supply chain constraints and the influx of interstate migration to Queensland have eased.
- › Over the past 3 years, suburbs to the north and southeast of the Brisbane CBD have shifted from Acceptable to Unaffordable, while most other areas remain Moderately Unaffordable or Unaffordable.

FIGURE 51. GREATER BRISBANE, JUNE QUARTER, 2019



Source: SGS Economics and Planning, 2025

FIGURE 52. GREATER BRISBANE, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

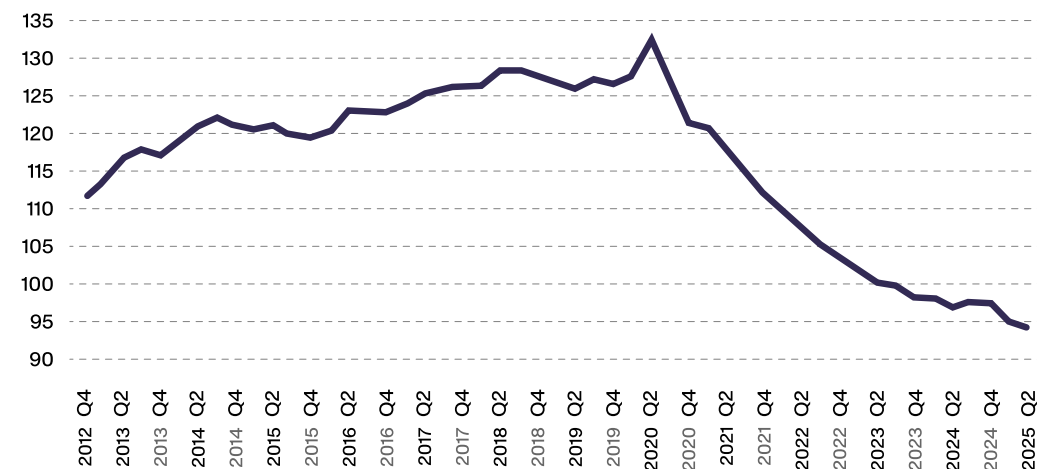
Rest of Queensland	

The average rental household in regional Queensland has a gross income of \$105,642 per annum.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	49	61%	Extremely unaffordable
Pensioner couple	65	46%	Severely unaffordable
Single person on benefits	31	97%	Critically unaffordable
Single part-time worker parent on benefits	47	65%	Extremely unaffordable
Single working parent	111	27%	Moderately unaffordable
Student sharehouse	91	33%	Unaffordable
Single income couple with children	99	30%	Unaffordable
Dual income couple with children	199	15%	Affordable
Minimum wage couple	97	31%	Unaffordable
Hospitality worker	86	35%	Unaffordable

Source: SGS Economics and Planning, 2025

FIGURE 53. RENTAL AFFORDABILITY INDEX, REST OF QLD



Source: SGS Economics and Planning, 2025

Current snapshot

- › Rental affordability in regional QLD has continued to decline, remaining the least affordable regional area in the country, with median rents consuming more than 30% of the average rental household's income.
- › Affordability is the worst along QLD's southern coastline, where the Gold Coast, Sunshine Coast and surrounding areas are classified as Unaffordable to Severely Unaffordable.
- › Regional centres with strong employment opportunities, including Toowoomba, Rockhampton, Townsville and Cairns, are Moderately Unaffordable.
- › Soaring rental rates have pushed median rents in regional QLD above those in Brisbane, despite lower household incomes, making these areas even less affordable than the capital.

Long-term trends

- › Rental affordability in regional QLD was Acceptable and steadily improving during the 2010s, and during this period was more affordable than Brisbane.
- › Since 2020, however, affordability has worsened more rapidly than in Brisbane—and unlike the capital, this downward trend has continued over the past year.

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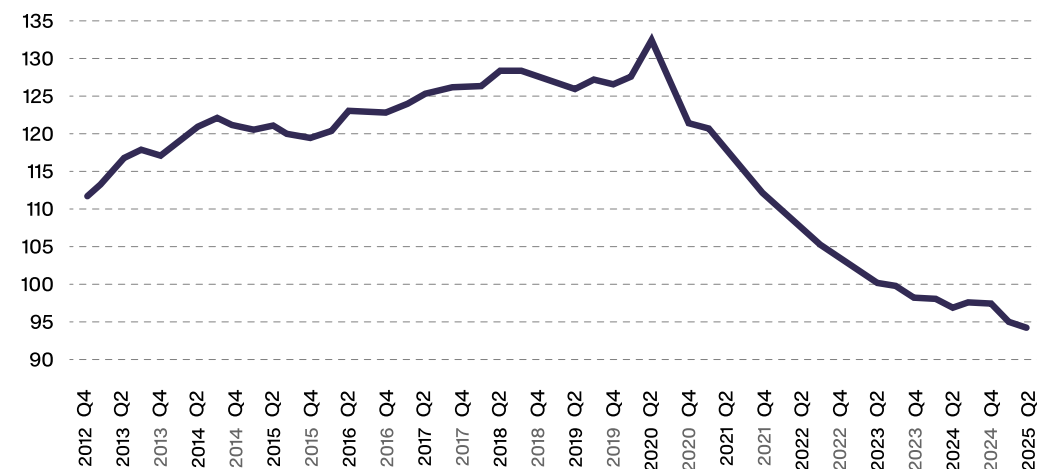
South Australia

The average rental household in Greater Adelaide has a gross income of \$97,664 per annum.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	61	49%	Severely unaffordable
Pensioner couple	75	40%	Severely unaffordable
Single person on benefits	39	78%	Critically unaffordable
Single part-time worker parent on benefits	54	56%	Extremely unaffordable
Single working parent	127	24%	Acceptable
Student sharehouse	100	30%	Unaffordable
Single income couple with children	107	28%	Moderately unaffordable
Dual income couple with children	214	14%	Very affordable
Minimum wage couple	112	27%	Moderately unaffordable
Hospitality worker	98	31%	Unaffordable

Source: SGS Economics and Planning, 2025

FIGURE 54. RENTAL AFFORDABILITY INDEX, GREATER ADELAIDE



Source: SGS Economics and Planning, 2025

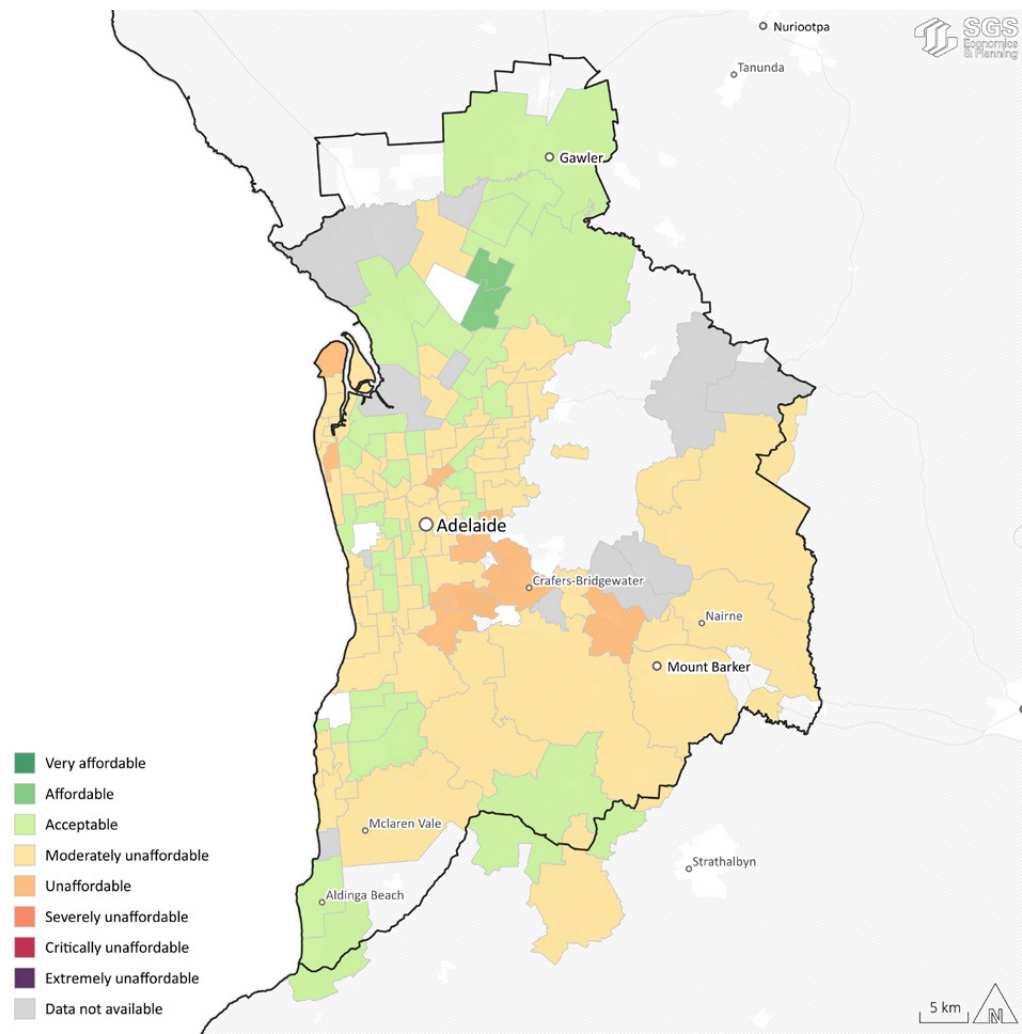
Current snapshot

- › Rental affordability in Greater Adelaide has remained stable over the past year, at a historical low point RAI score of 101.
- › Greater Adelaide has the second lowest average rental household income, after Hobart.
- › The outskirts of Adelaide—including McLaren Vale, Salisbury and Gawler—offered Acceptable rents in 2019 but are now Moderately Unaffordable.
- › Rental affordability in the Adelaide CBD is Acceptable, although it is important to note that it consists of a high proportion of studio and 1-bedroom apartments.
- › Acceptable rents are now extremely scarce, leaving many rental households with no option but to manage unaffordable rents.

Long-term trends

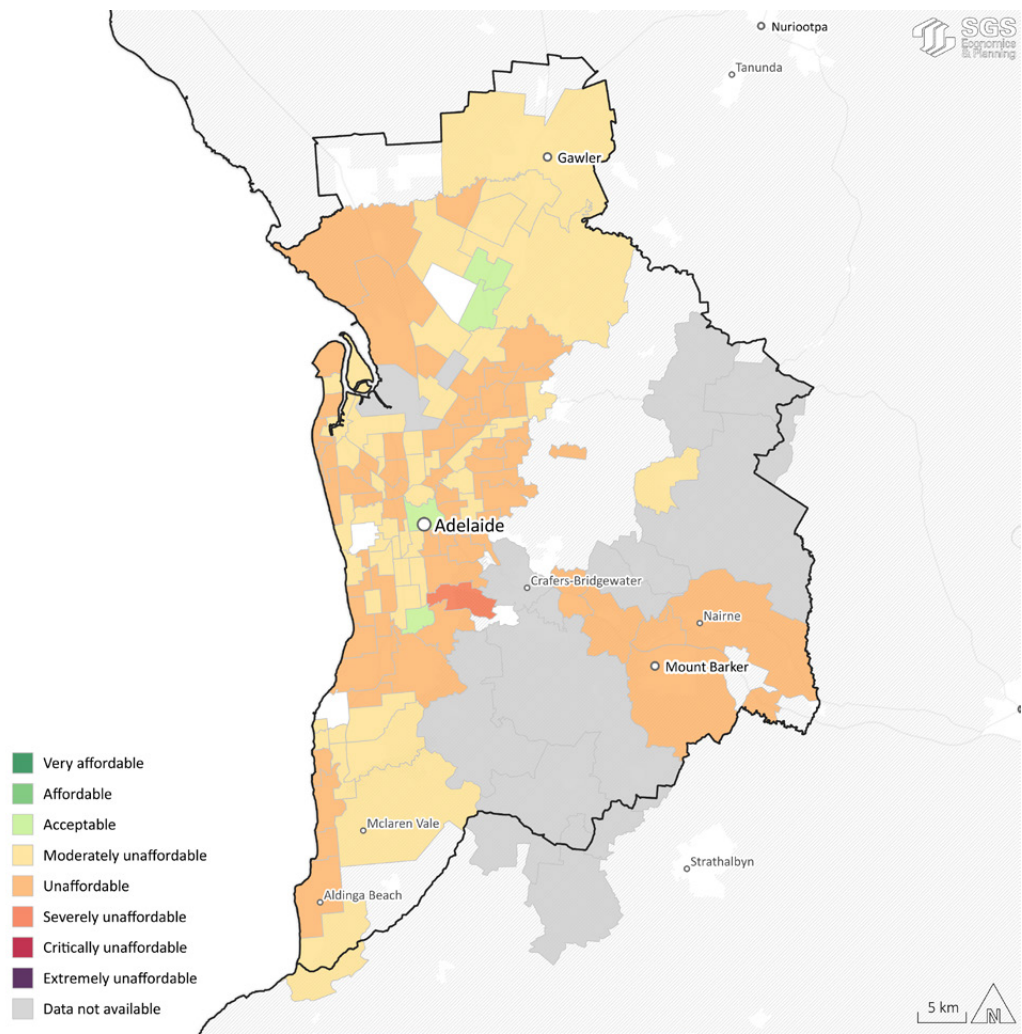
- › Historically, Adelaide's rental market has most closely resembled Brisbane's. Unlike other east coast capitals, rents for 1-bedroom dwellings in Adelaide have not increased as sharply over the past 5 years, with higher-density areas, particularly the CBD, becoming more affordable during this period.
- › However, lower-income households—including those receiving benefits and key workers such as hospitality staff—have continued to face worsening affordability, as income growth has failed to keep pace with rising rental costs, even for smaller dwellings.

FIGURE 55. GREATER ADELAIDE, JUNE QUARTER, 2019



Source: SGS Economics and Planning, 2025

FIGURE 56. GREATER ADELAIDE, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

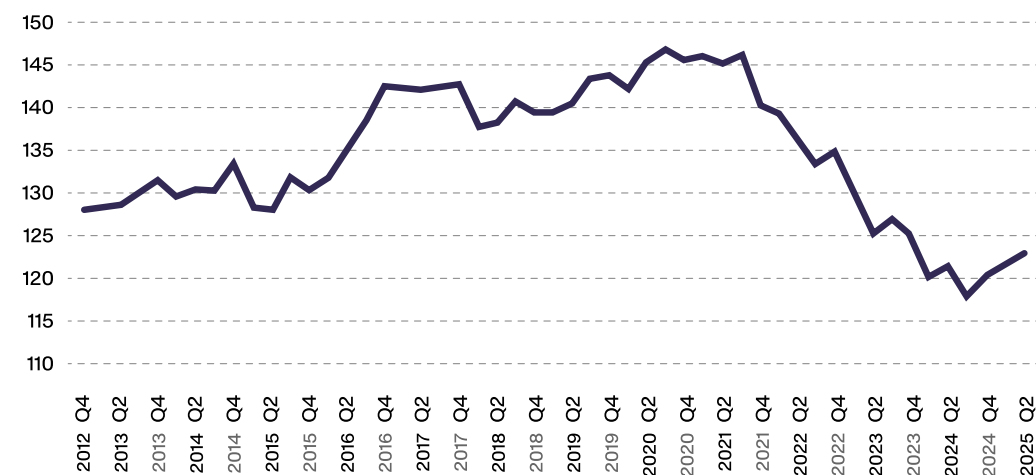
Rest of SA	

The average rental household in regional South Australia has a gross income of \$85,392 per annum. Regional SA has the second-lowest average income among rental households of all regions, after regional Tasmania.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	94	32%	Unaffordable
Pensioner couple	120	25%	Moderately unaffordable
Single person on benefits	59	51%	Extremely unaffordable
Single part-time worker parent on benefits	86	35%	Unaffordable
Single working parent	204	15%	Very affordable
Student sharehouse	148	20%	Acceptable
Single income couple with children	161	19%	Affordable
Dual income couple with children	322	9%	Very affordable
Minimum wage couple	179	17%	Affordable
Hospitality worker	152	20%	Affordable

Source: SGS Economics and Planning, 2025

FIGURE 57. RENTAL AFFORDABILITY INDEX, REST OF SA



Source: SGS Economics and Planning, 2025

Current snapshot

- › Regional SA has the lowest median rents in the country and, with a RAI score of 123, is Australia's most affordable rest-of-state area.
- › Over the past year, affordability briefly dipped into the Moderately Unaffordable category but has since recovered to Acceptable levels over the last 3 quarters.
- › There is significant spatial variation across the state and rental affordability is poor in many regional towns surrounding Greater Adelaide, where rents are now Unaffordable for the average rental household.
- › Acceptable and Affordable rents are concentrated in areas near the Victorian border and remote towns in the west of the state.

Long-term trends

- › Regional SA has been the most affordable regional area in Australia for much of the past 13 years.
- › It has followed a similar pattern to Greater Adelaide, with affordability declining in the early 2020s but stabilising over the past year.

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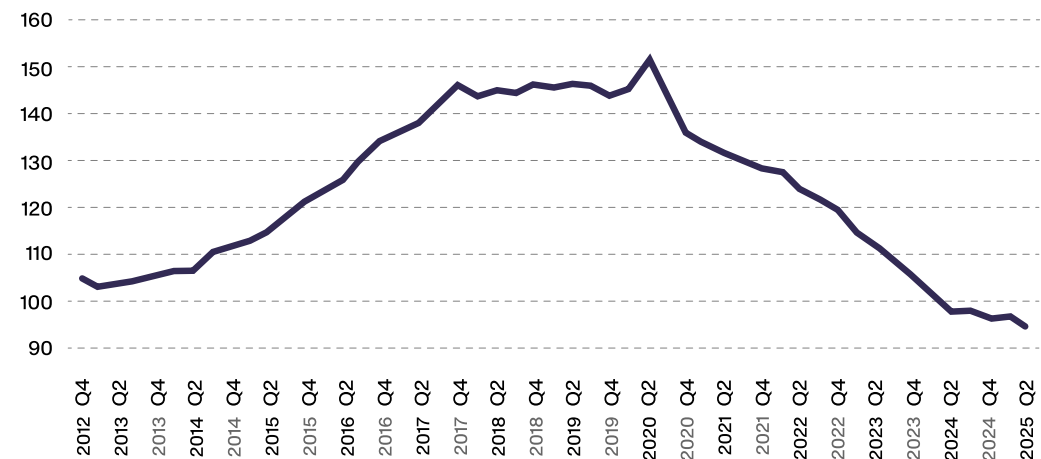
WA Rental Affordability

The average rental household in Greater Perth has a gross income of \$110,447 per annum.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	35	86%	Critically unaffordable
Pensioner couple	57	53%	Extremely unaffordable
Single person on benefits	22	136%	Critically unaffordable
Single part-time worker parent on benefits	41	74%	Extremely unaffordable
Single working parent	98	31%	Unaffordable
Student sharehouse	89	34%	Unaffordable
Single income couple with children	98	31%	Unaffordable
Dual income couple with children	196	15%	Affordable
Minimum wage couple	84	36%	Unaffordable
Hospitality worker	60	50%	Extremely unaffordable

Source: SGS Economics and Planning, 2025

FIGURE 58. RENTAL AFFORDABILITY INDEX, GREATER PERTH



Source: SGS Economics and Planning, 2025

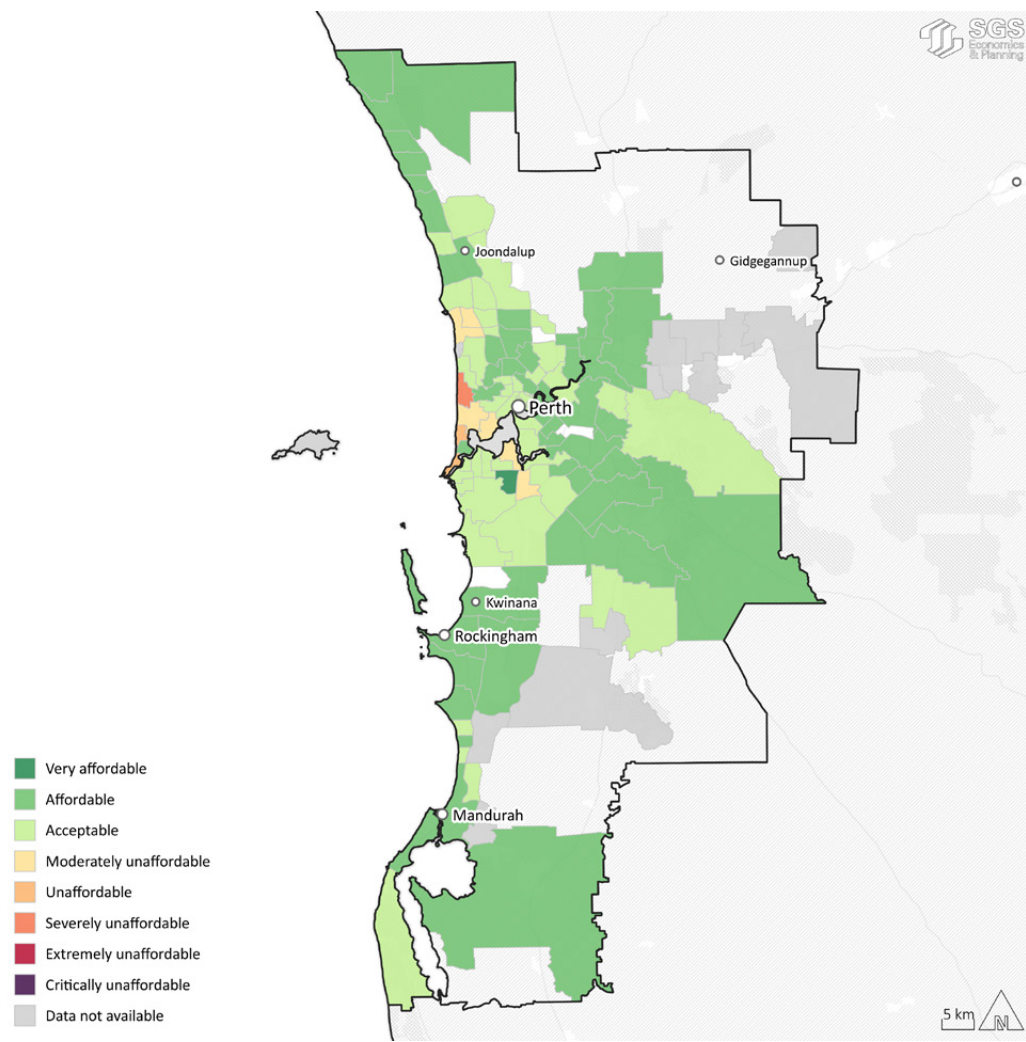
Current snapshot

- Rental affordability in Perth, already the lowest among Australian capital cities, has continued to decline over the past year. With a RAI score of 94, the city is classified as Unaffordable, meaning the average renter household would pay over 30% of its income if renting at the median rate.
- The entire metropolitan area is Moderately to Severely Unaffordable, with the coastal and central suburbs experiencing the worst affordability.
- This marks a stark shift from just 2 years ago, when several corridors of Acceptable affordability existed, including well-located areas such as Maylands and Mt Lawley in the inner north, Bentley and Thornlie in the inner south, and the Joondalup area.
- The affordability crisis is even more acute for low-income households—including pensioners, minimum wage earners, and hospitality workers— who now face severe difficulty finding rentals that do not place them in rental stress.

Long-term trends

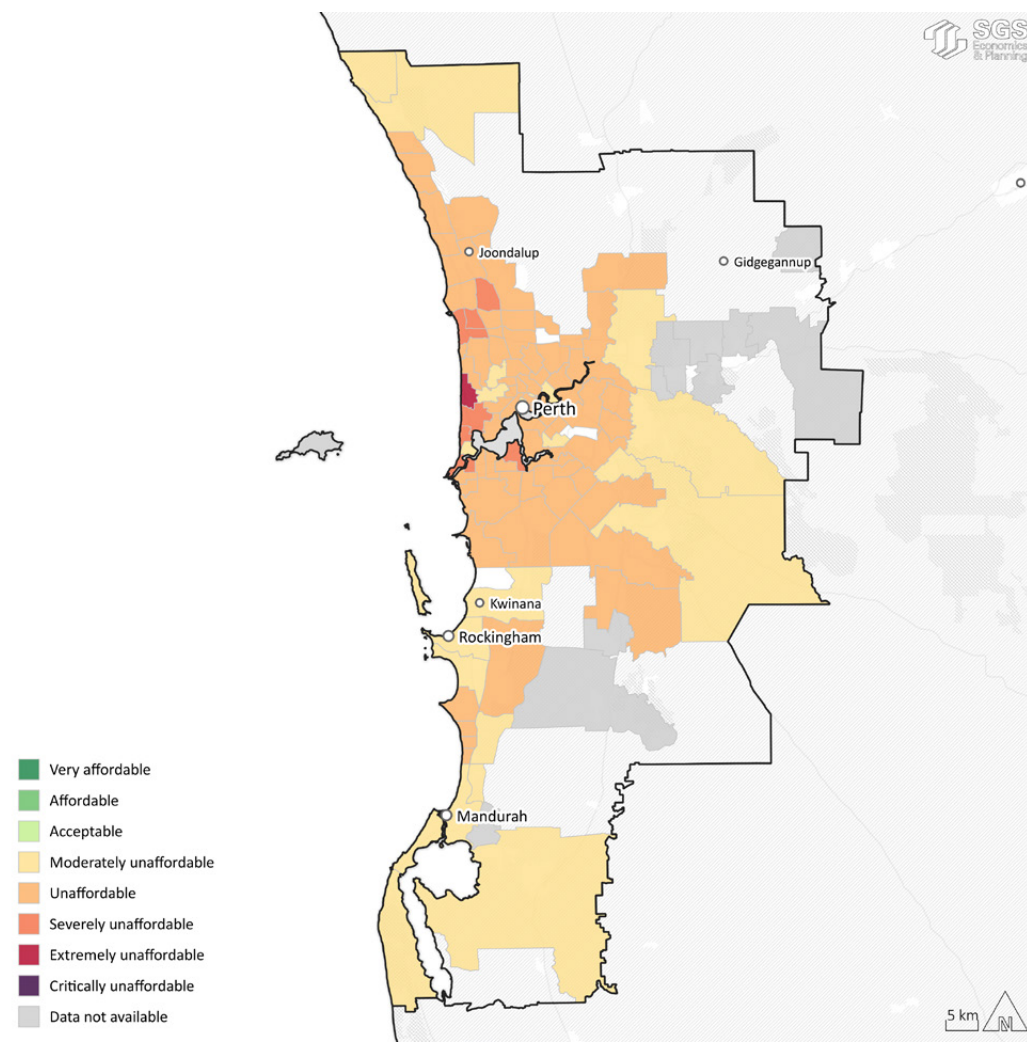
- Affordability in Perth has fluctuated significantly over time, influenced heavily by economic cycles and the resources sector.
- Affordability improved steadily throughout the 2010s. This was driven primarily by lower rents in the aftermath of the mining boom, with the median rate falling by 20% between 2012 and 2020.
- Soaring rents since 2020—rising by more than 90%—have completely erased the affordability gains made in previous years.

FIGURE 59. GREATER PERTH, JUNE QUARTER, 2019



Source: SGS Economics and Planning, 2025

FIGURE 60. GREATER PERTH, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

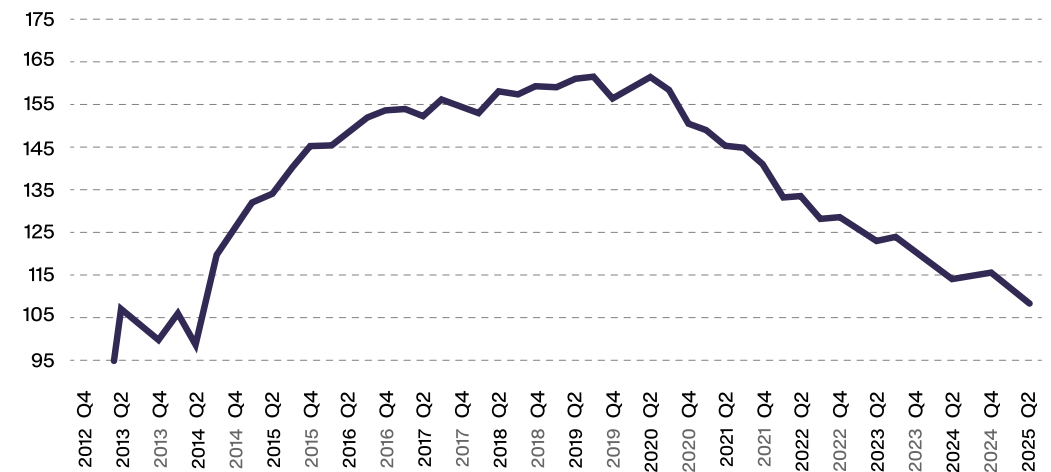
Rest of WA	

The average rental household in regional WA has a gross income of \$117,508 per annum. This is the only case where regional incomes exceed those in the capital city. High average incomes reflect, and are skewed by, wages in the resources industry, with those in other sectors often earning far less.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	38	79%	Critically unaffordable
Pensioner couple	61	49%	Severely unaffordable
Single person on benefits	24	126%	Critically unaffordable
Single part-time worker parent on benefits	44	68%	Extremely unaffordable
Single working parent	107	28%	Moderately unaffordable
Student sharehouse	96	31%	Unaffordable
Single income couple with children	107	28%	Moderately unaffordable
Dual income couple with children	214	14%	Very affordable
Minimum wage couple	91	33%	Unaffordable
Hospitality worker	69	44%	Severely unaffordable

Source: SGS Economics and Planning, 2025

FIGURE 61. RENTAL AFFORDABILITY INDEX, REST OF WA



Source: SGS Economics and Planning, 2025

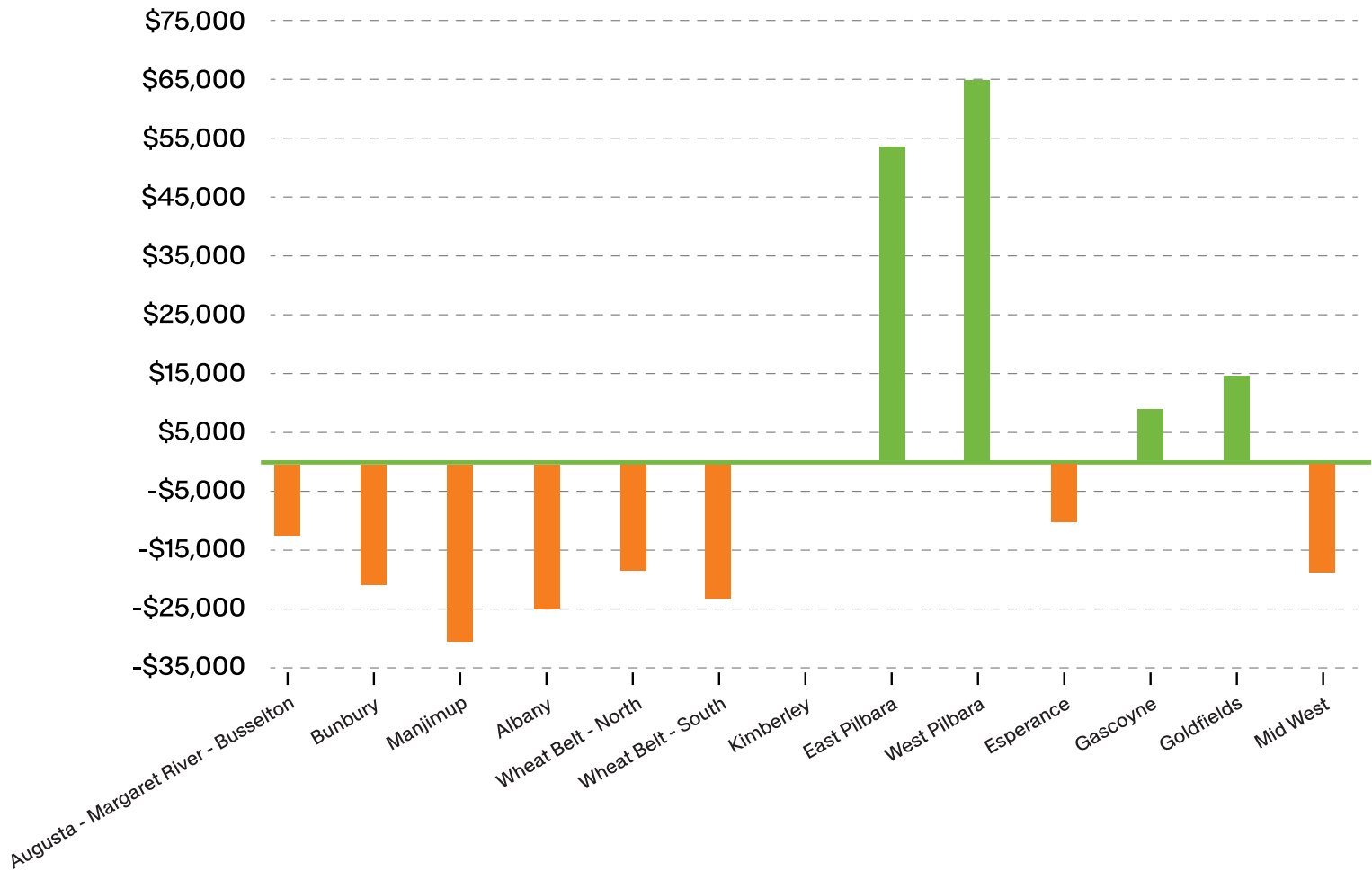
Current snapshot

- Regional WA has a RAI score of 109, classified as Moderately Unaffordable, following a 5% decline over the past year.
- There is significant regional variation, with affordability levels ranging from Acceptable to Severely Unaffordable across the state.
- In the north, from Exmouth to Broome, affordability is the worst, with rents ranging from Unaffordable to Severely Unaffordable across the state.
- In the south, Bunbury, Albany and Esperance offer Acceptable rents, while Geraldton in the north also remains Acceptable. However, the Busselton to Margaret River region is considered Unaffordable
- Bunbury ranges from Acceptable to Moderately Unaffordable, Busselton and Kalgoorlie are Moderately Unaffordable, Albany and Geraldton remain Acceptable, while Broome and Karratha are Severely Unaffordable, and Port Hedland is Unaffordable.
- Some parts of regional WA operate outside the private rental market, with housing provided through social housing, employer accommodation, or community housing.

Long-term trends

- Like Perth, affordability in regional WA has fluctuated significantly in line with economic cycles in the resources sector.
- In 2020, the average rental household would have paid 19% of its income on rent at the median rate; by 2025, this has risen to 32%.
- After a period of rapid improvement between 2014 and 2017, affordability in regional WA peaked in 2020. Since the onset of the COVID-19 pandemic, however, it has declined sharply, reaching its lowest level since 2014.

FIGURE 62. RENTAL HOUSEHOLD INCOME VARIATION ACROSS REST OF WA – REGIONAL (SA3) DIFFERENCE TO REST OF WA AVERAGE



Source: ABS Census 2021

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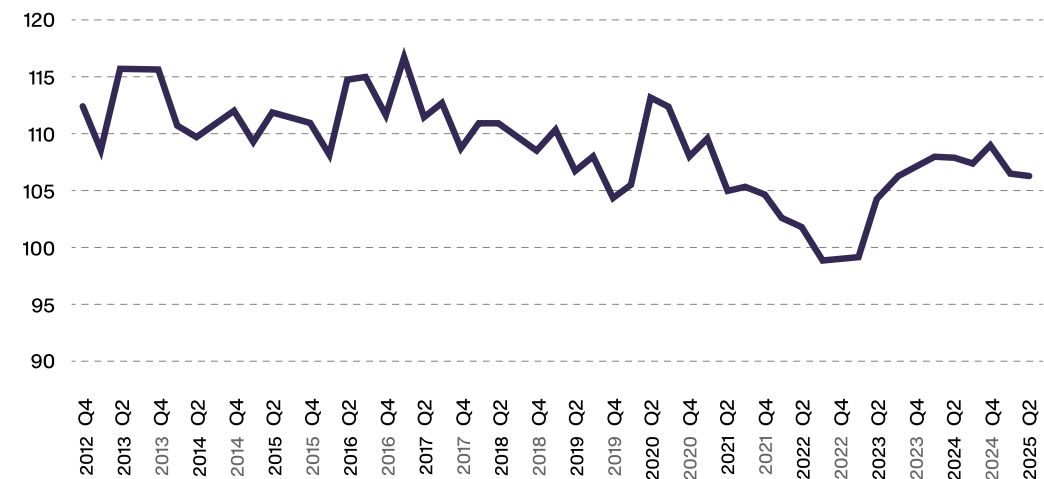
Tasmania

The average rental household in Greater Hobart has a gross income of \$95,803 per annum.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	68	44%	Severely unaffordable
Pensioner couple	80	38%	Severely unaffordable
Single person on benefits	43	71%	Extremely unaffordable
Single part-time worker parent on benefits	57	53%	Extremely unaffordable
Single working parent	132	23%	Acceptable
Student sharehouse	103	29%	Moderately unaffordable
Single income couple with children	109	28%	Moderately unaffordable
Dual income couple with children	218	14%	Very affordable
Minimum wage couple	199	25%	Moderately unaffordable
Hospitality worker	124	24%	Acceptable

Source: SGS Economics and Planning, 2025

FIGURE 63. RENTAL AFFORDABILITY INDEX, GREATER HOBART



Source: SGS Economics and Planning, 2025

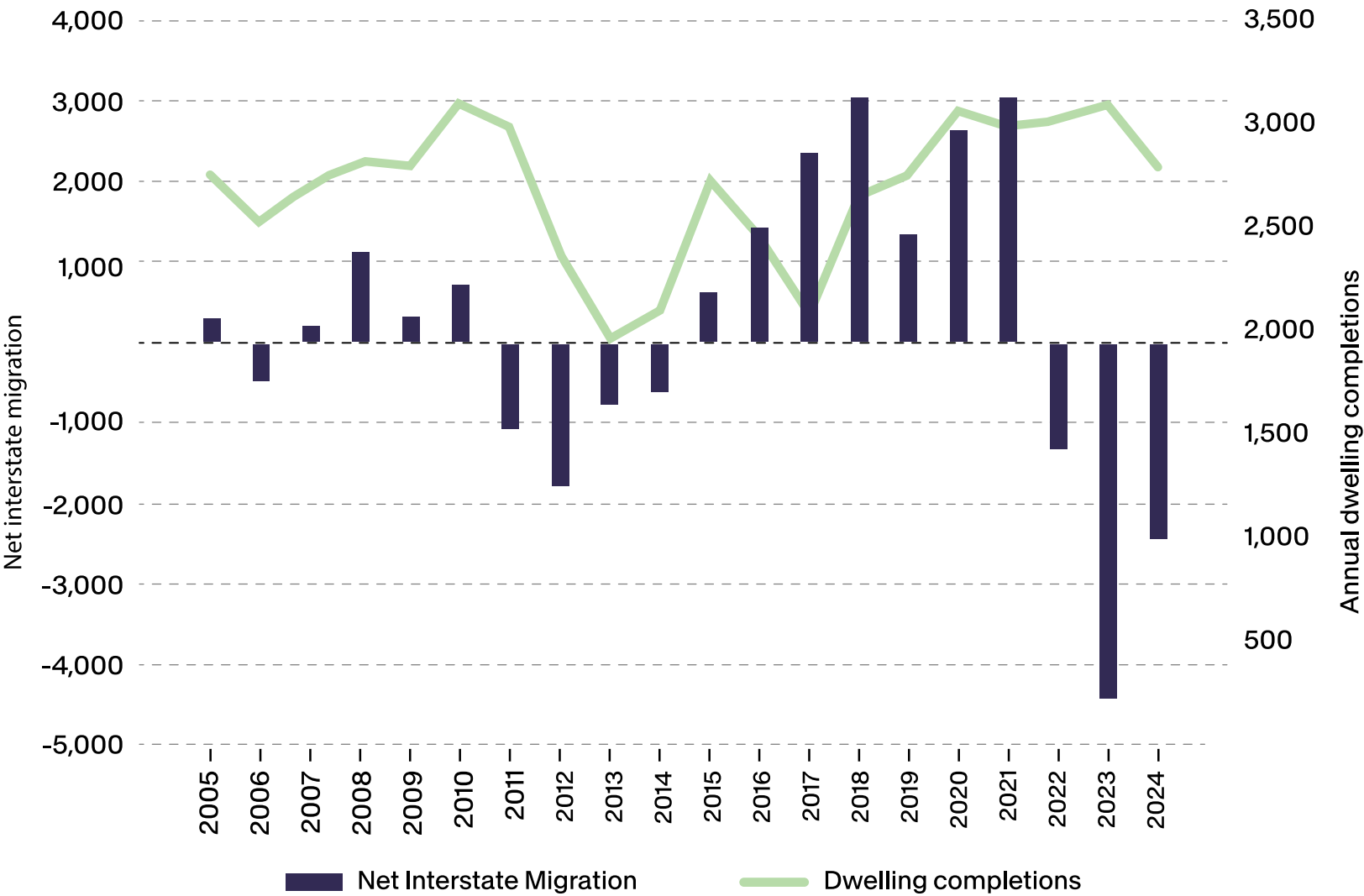
Current snapshot

- › Affordability in Greater Hobart has remained relatively stable over the past year, classified as Moderately Unaffordable with a RAI score of 106, meaning the average rental household spends about 28% of its income on rent at the median rate.
- › Median rents in Hobart sit at \$520 per week, comparable to Melbourne's \$570. However, the average rental household income in Hobart is 22% lower than in Melbourne, highlighting the greater affordability pressures faced by Hobart renters.
- › All areas within Hobart are Moderately Unaffordable or worse, unlike Melbourne and Sydney, which retain small clusters of Acceptable rents on their outer fringes.
- › Rising rents are likely driven by an insufficient supply of rental housing, reflected in the grey areas in the RAI maps where data is unavailable, and by Hobart's low share of medium- and high-density dwellings.

Long-term trends

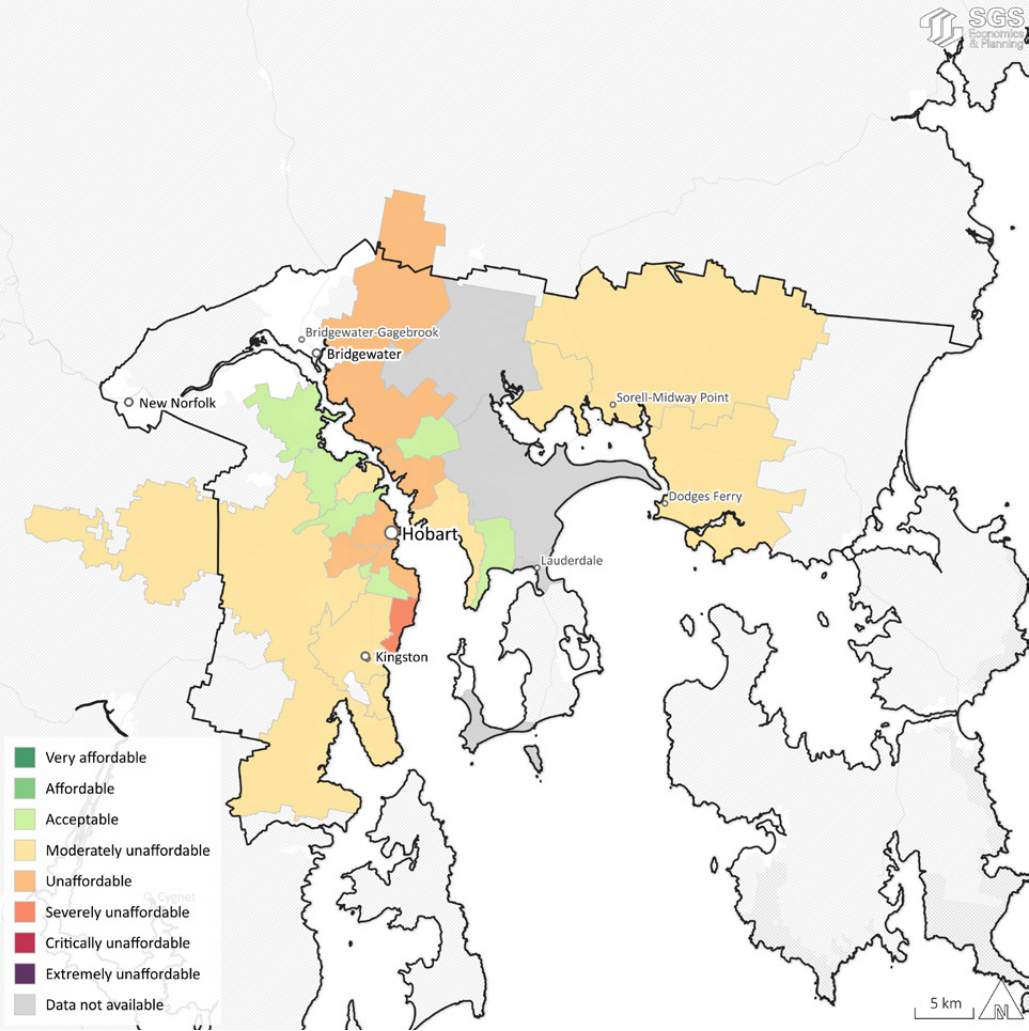
- › Between 2015 and 2022, Hobart was among the 2 least affordable capital cities in Australia (alongside Sydney), as rent rose far faster than household incomes amid a period of strong interstate migration to Tasmania.
- › This trend has since reversed, with Tasmania now experiencing negative net interstate migration and higher rates of new dwelling supply in the 2020s than during the 2010s.

FIGURE 64. NET INTERSTATE MIGRATION AND DWELLING COMPLETIONS, TASMANIA



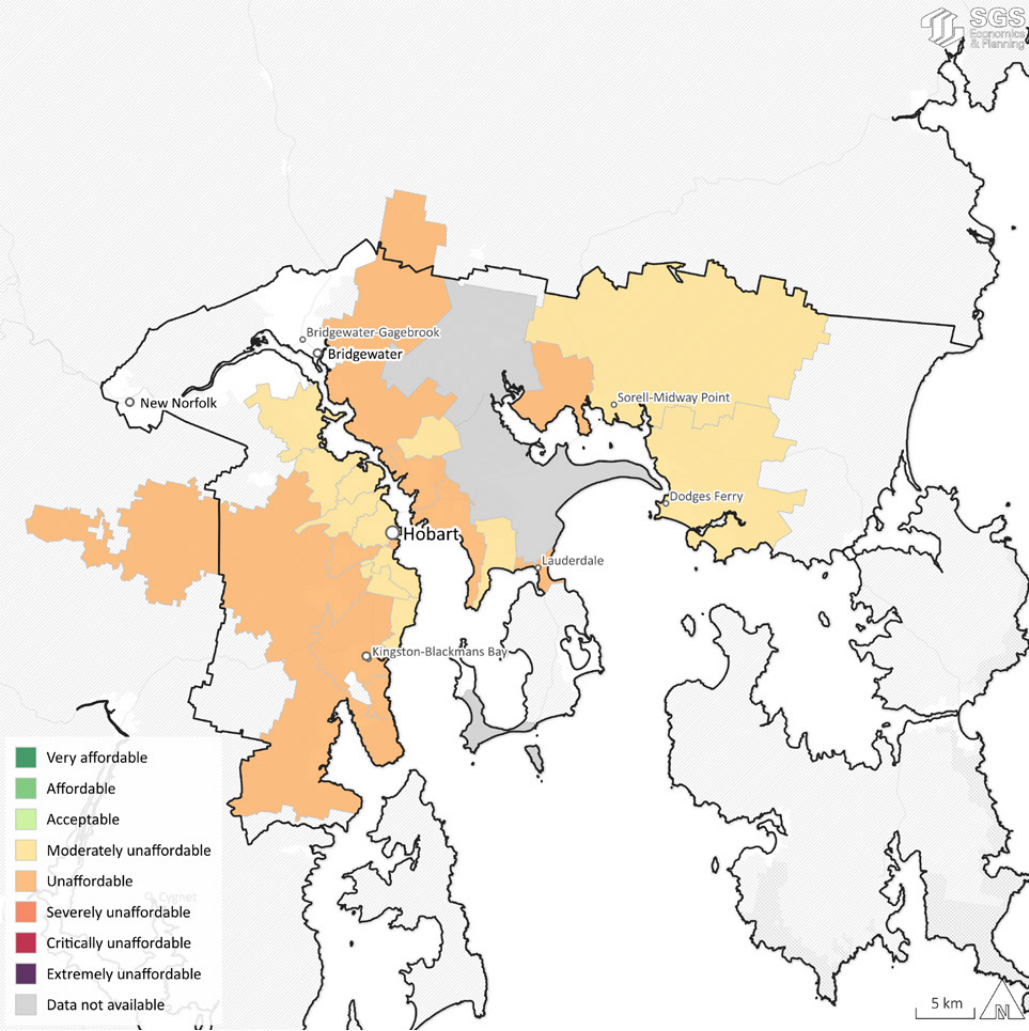
Source: National, state and territory population, ABS (March 2025); Building Activity, Australia, ABS (June 2025)

FIGURE 65. GREATER HOBART, JUNE QUARTER, 2019



Source: SGS Economics and Planning, 2025

FIGURE 66. GREATER HOBART, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

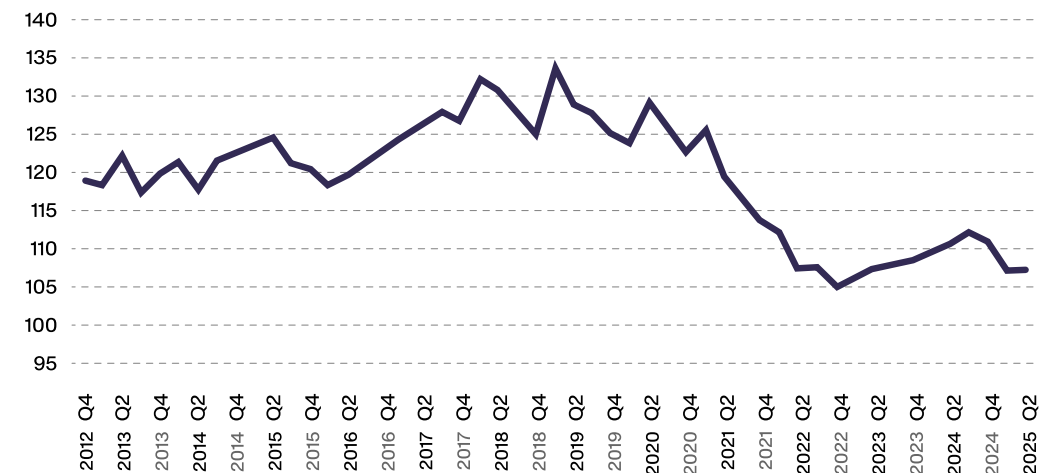
Rest of Tas	

The average rental household in regional Tasmania has a gross income of \$80,225 per annum.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	79	38%	Severely unaffordable
Pensioner couple	98	31%	Unaffordable
Single person on benefits	50	61%	Extremely unaffordable
Single part-time worker parent on benefits	70	43%	Severely unaffordable
Single working parent	162	19%	Affordable
Student sharehouse	133	23%	Acceptable
Single income couple with children	140	21%	Acceptable
Dual income couple with children	280	11%	Very affordable
Minimum wage couple	146	21%	Acceptable
Hospitality worker	141	21%	Acceptable

Source: SGS Economics and Planning, 2025

FIGURE 67. RENTAL AFFORDABILITY INDEX, REST OF TAS



Source: SGS Economics and Planning, 2025

Current snapshot

- › Affordability in regional Tasmania has declined slightly over the past year, with the RAI score falling from 111 to 108, placing it in the Moderately Unaffordable range.
- › Regional centres such as Launceston, Devonport and Burnie, now record Moderately Unaffordable to Unaffordable rents.
- › Acceptable rents are increasingly scarce, limited to smaller towns such as Queenstown and St Helens.

Long-term trends

- › Rental affordability in regional Tasmania was Acceptable for much of the 2010s, remaining significantly more affordable than Hobart.
- › However, rapid rent increases in the early 2020s have eroded affordability, leaving regional Tasmania's rental market comparable to Hobart's.

4.7

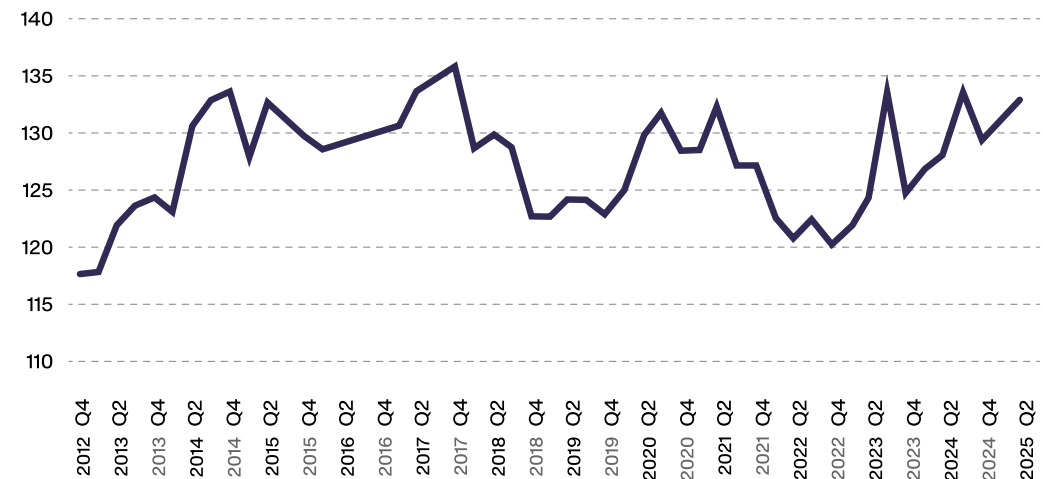
Australian Capital Territory

The average rental household in the Australian Capital Territory has a gross income of \$138,414 per annum.

Household	RAI score	Rent as a share of income	Relative Unaffordability
Single pensioner	48	63%	Extremely unaffordable
Pensioner couple	64	47%	Severely unaffordable
Single person on benefits	30	100%	Critically unaffordable
Single part-time worker parent on benefits	46	65%	Extremely unaffordable
Single working parent	122	25%	Acceptable
Student sharehouse	91	33%	Moderately unaffordable
Single income couple with children	110	27%	Acceptable
Dual income couple with children	220	14%	Very affordable
Minimum wage couple	96	31%	Unaffordable
Hospitality worker	80	38%	Severely unaffordable

Source: SGS Economics and Planning, 2025

FIGURE 68. RENTAL AFFORDABILITY INDEX, ACT



Source: SGS Economics and Planning, 2025

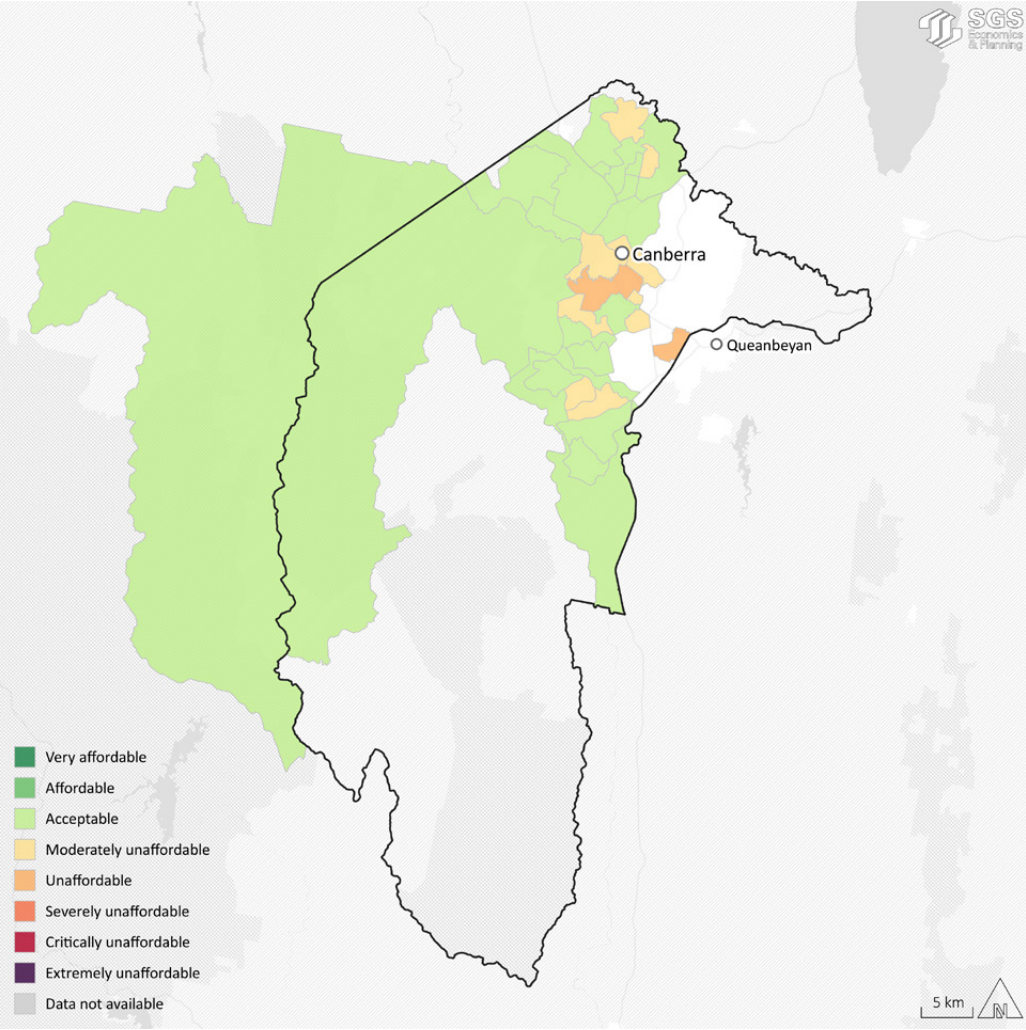
Current snapshot

- › Affordability in the ACT has improved over the past year, with the RAI score rising from 128 to 133, maintaining its position as Australia's most affordable capital city.
- › Affordability across the ACT is predominantly Acceptable, with only limited areas, such as Curtin to Garran and Monash to Macarthur, classified as Moderately Unaffordable.
- › High average incomes in Canberra contribute to the city's affordability.
- › However, they mask the challenges faced by low-income and vulnerable households, such as students and minimum-wage couples, who are unable to find Acceptable rentals at the median rate within the ACT.

Long-term trends

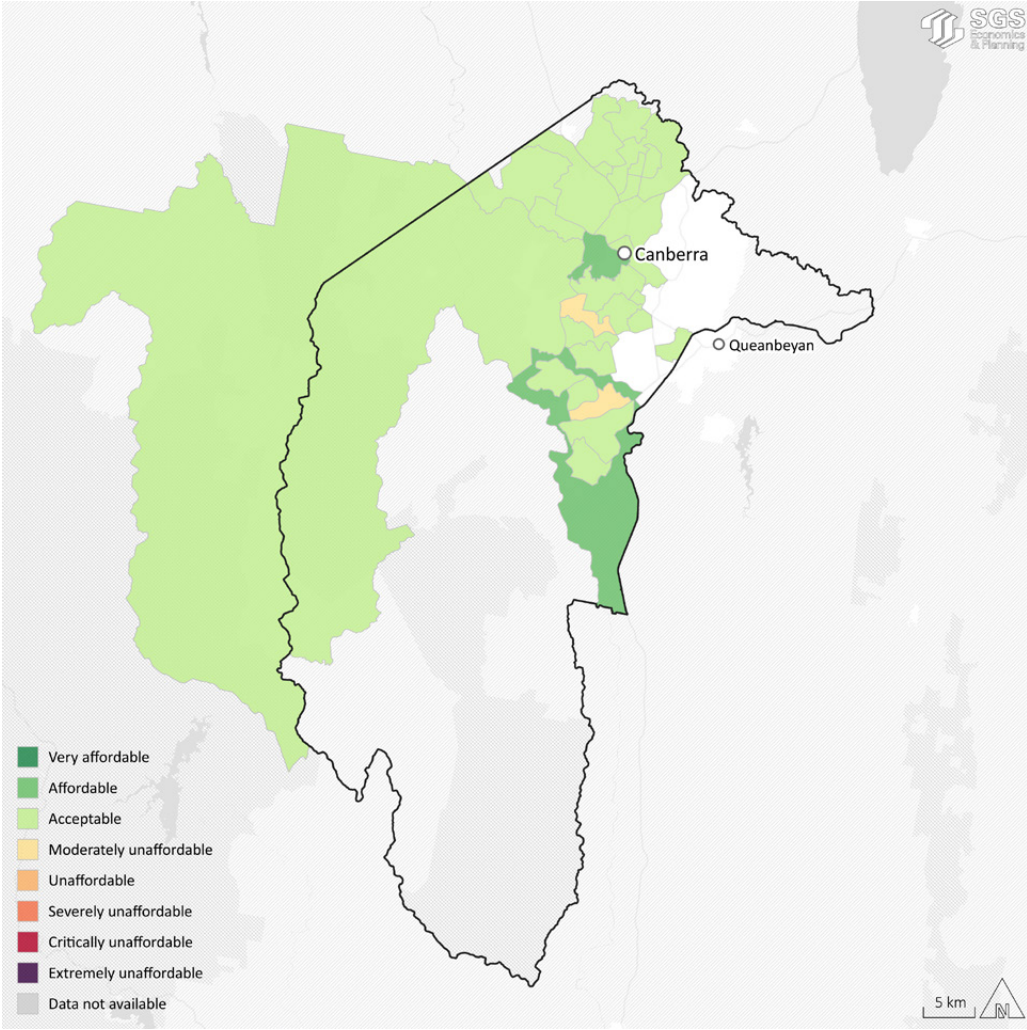
- › Rental affordability in the ACT remained stable throughout the 2010s and during the COVID-19 pandemic.
- › Over the past 3 years, rental rates have stabilised, supported by increased housing supply and policy measures such as the CPI-linked rent increase cap. Meanwhile, rising household incomes have further improved overall affordability across the Territory.

FIGURE 69. ACT, JUNE QUARTER, 2019



Source: SGS Economics and Planning, 2025

FIGURE 70. ACT, JUNE QUARTER, 2025



Source: SGS Economics and Planning, 2025

Appendix 1

The following provides information on state and territory specific methodological considerations, including exclusion parameters used to exclude outliers and erroneous data. Across all states, where no valid data was available, a RAI score was not calculated.

Metropolitan and Rest of State analysis

Australian Capital Territory

- › Metro and regional rents are calculated as true medians as unit records are available.
- › The overall RAI uses the median of all 1-10 bedroom dwellings.
- › All observations with fewer than ten listings were excluded from the analysis.

New South Wales

- › Metro and regional rents are calculated as true medians as unit records are available.
- › The overall RAI uses the median of all 1-10 bedroom dwellings.
- › All observations with fewer than ten listings were excluded from the analysis.

Northern Territory

- › At this stage, adequate rental data has not been sourced to develop indices for the Northern Territory.

Queensland

At this stage, rental data has been unavailable for all of Queensland. As a result, indices for Queensland incorporate the following regions only:

- › Greater Brisbane (Brisbane City, Moreton Bay Regional, Logan City, Redland City and Ipswich City Councils)
- › Sunshine Coast (Sunshine Coast Regional Council)
- › Gold Coast (Gold Coast City and Scenic Rim Regional Councils)
- › Darling Downs (Toowoomba Regional, Goondiwindi Regional, Western Downs Regional and Southern Downs Regional Councils)
- › Central Queensland (Gympie Regional, Fraser Coast Regional, Bundaberg Regional, Gladstone Regional, Rockhampton Regional, Livingstone Shire and Central Highlands Regional Councils), and
- › North Queensland (Cairns Regional, Douglas Shire, Townsville City, Mackay Regional, Isaac regional, Whitsunday Regional, Mareeba Shire, Tablelands Regional, Burdekin Shire Councils).

Medians for bedroom categories are computed as the weighted average of the medians from the constituent categories. For example, the median rent of a 3-bedroom dwelling is estimated as the weighted average of the rents of 3-bedroom flats, 3-bedroom townhouses and 3-bedroom houses.

The median rental price of 'all dwellings' is calculated as the weighted average of all 1-3 bedroom categories (this applies for overall RAI).

Metro and regional median rents are not included in available data. They are calculated as the weighted average of postcode medians.

Observations were excluded if there were fewer than ten listings for that postcode.

South Australia

- › Medians for bedroom categories are computed as the weighted average of the medians from the constituent categories.
- › Metro and regional median rents reflect true medians as they were supplied in the available data.
- › As available data was separated into dwelling types, these medians were aggregated (using weighted averages) to estimate median rents for 2—and 3-bedroom dwellings.
- › In the calculation of the RAI for average households across the state (i.e. all dwellings), observations with fewer than ten listings were excluded from the analysis.

Tasmania

- › Metro and regional rents are calculated as true medians as unit records are available.
- › The overall RAI uses the median of all 1-10 bedroom dwellings.
- › All observations with fewer than ten listings were excluded from the analysis.

Victoria

- › Metro and regional rents are calculated as true medians as unit records are available.
- › The overall RAI uses the median of all dwellings.
- › All observations with fewer than ten listings were excluded from the analysis.

Western Australia

- › Data was not reported if the median was based on fewer than ten listings.
- › Metro and regional median rents are not included in available data. They are calculated as the weighted average of postcode medians.
- › Data only includes median prices of 'all dwellings' by postcode (i.e. bedroom breakdown isn't available).

Appendix 2

Reference list for household profiles

Australian Bureau of Statistics (ABS) (Employee Earnings and Hours, Australia, May 2023). Available online: <https://www.abs.gov.au/statistics/labour/earnings-and-working-conditions/employee-earnings-and-hours-australia/latest-release>

Australian Bureau of Statistics (ABS) (Average Weekly Earnings, Australia), Australia, May 2025. Available online: <https://www.abs.gov.au/statistics/labour/earnings-and-working-conditions/average-weekly-earnings-australia/latest-release>

Australian Bureau of Statistics (ABS) (2011, 2016, 2021), Census of Population and Housing. INCP Total Personal Income (weekly), Counting Persons, Place of Usual Residence.

Australian Government Department of Social Services, Age Pension. Available online:

<https://www.dss.gov.au/seniors/benefits-payments/age-pension>

Fair Work. Available online: <https://www.fairwork.gov.au/how-we-will-help/templates-and-guides/fact-sheets/minimum-workplace-entitlements/minimum-wages>

Services Australia (2025) Available online: <https://www.servicesaustralia.gov.au/organisations/about-us/corporate-publications-and-resources/guide-australian-government-payments/historical-versions-guide-australian-government-payments>



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