



KENT RENTAL ALLOWANCE MATRIX

KEY RENTAL PROPERTY DATA, SYDNEY MARCH 2019

SYDNEY

- The size of Sydney is approximately 3 square kilometres
- It has 9 parks covering nearly 20% of total area
- The predominant age group in Sydney is 25-34 years
- As of January 2019, the vacancy rate Sydney for rental properties was at 3.9%

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	204	\$7,287	\$622	\$731
2 bedroom	151	\$2,499	\$900	\$951
3 bedroom	27	\$13,336	\$1,300	\$1,850
4 bedroom	2	\$1,529	\$880	\$880

SURROUNDING SUBURBS

INNER EAST: SURRY HILLS

- The size of Surry Hills is approximately 1 square kilometres
- It has 11 parks covering nearly 7% of total area
- The predominant age group in Surry Hills is 25-34 years
- As of January 2019, the vacancy rate in Surry Hills for rental properties was at 1.9%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	222	\$1,400	\$570	\$571
2 bedroom	117	\$1,543	\$750	\$773
3 bedroom	30	\$1,500	\$1,150	\$1,120
4 bedroom	17	\$1,700	\$1,200	\$1,164



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INNER WEST: BALMAIN

- The size of Balmain is approximately 2 square kilometres
- It has 9 parks covering nearly 6% of total area
- The predominant age group in Balmain is 35-44 years
- As of January 2019, the vacancy rate in Balmain for rental properties was at 2.8%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	68	\$630	\$460	\$541
2 bedroom	150	\$1,371	\$720	\$748
3 bedroom	66	\$1,500	\$1,000	\$1,014
4 bedroom	18	\$1,999	\$1,425	\$1,426

THE HILL DIRSTRIC: CASTLE HILL

- The size of Castle Hill is approximately 19 square kilometres
- It has 28 parks covering nearly 6% of total area
- The predominant age group in Castle Hill is 40-49 years
- As of January 2019, the vacancy rate in Castle Hill for rental properties was at 5.0%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	15	\$494	\$440	\$395
2 bedroom	109	\$630	\$520	\$510
3 bedroom	129	\$790	\$550	\$548
4 bedroom	75	\$1,350	\$720	\$729

LOWER NORTH SHORE: CREMORNE

- The size of Cremorne is approximately 2 square kilometre
- It has 15 parks covering nearly 9% of total area
- The predominant age group in Cremorne is 25-34 years
- As of January 2019, the vacancy rate in Cremorne for rental properties was at 3.1%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	115	\$1,050	\$500	\$510
2 bedroom	158	\$1,784	\$675	\$674
3 bedroom	70	\$2,100	\$922	\$967
4 bedroom	8	\$2,499	\$2,375	\$2,181



UPPER NORTH SHORE: LINDFIELD

- The size of Lindfield is approximately 5 square kilometres
- It has 28 parks covering nearly 22% of total area
- The predominant age group in Lindfield is 40-49 years
- As of January 2019, the vacancy rate in Lindfield for rental properties was at 5.3%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	35	\$700	\$520	\$509
2 bedroom	55	\$949	\$620	\$631
3 bedroom	23	\$1,500	\$950	\$998
4 bedroom	14	\$1,599	\$1,250	\$1,235

EASTERN SUBURB: BONDI

- The size of Bondi is approximately 1 square kilometres
- It has 4 parks covering nearly 2% of total area
- The predominant age group in Bondi is 25-34 years
- As of January 2019, the vacancy rate in Bondi for rental properties was at 2.4%.

As of March 2019	Number Available	Highest Rent (per week)	Median Rent (per week)	Average Rent (per week)
1 bedroom	92	\$899	\$550	\$548
2 bedroom	186	\$1,438	\$850	\$953
3 bedroom	59	\$1,575	\$1,100	\$1,103
4 bedroom	6	\$2,250	\$1,600	\$1,629

HOUSEHOLD INCOME IN THE GREATER SYDNEY AREA

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



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

Data Sourced: Information & statistics sourced from RP Data (Core Logic) & SQM Research – Issue date March 2019.

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