



## Sydney's bargain rents within 10km of the CBD revealed

Just minutes from the city, Croydon Park has ranked no. 1 on a list of most affordable suburbs within a 10-kilometre radius from the Sydney CBD. The ranking comes as part of a new release of Quarter 1 data by Rent.com.au, which ranks the cheapest median property prices over the quarter, based on distance from the city centre.

### Most affordable suburbs within 10km of Sydney CBD

Rank	Suburb	Median rent
1	<a href="#">Croydon Park</a>	\$400.00
2	<a href="#">Croydon</a>	\$435.00
3	<a href="#">Eastlakes</a>	\$460.00
4	<a href="#">Ashfield</a>	\$497.50
5	<a href="#">Potts Point</a>	\$520.00
6	<a href="#">Elizabeth Bay</a>	\$525.00
7	<a href="#">Waverley</a>	\$542.50
8	<a href="#">Enmore</a>	\$545.00
9	<a href="#">Hillsdale</a>	\$550.00
10	<a href="#">Stanmore</a>	\$550.00

With a median rent of \$400/week, leafy [Croydon Park](#) made the top of the 'most affordable' list and is one of 10 suburbs within 10km of the CBD where house hunters could secure a house or apartment for - or below - the city's median asking rent of \$550/week.

The suburbs of [Croydon](#) (\$435), [Eastlakes](#) (\$460), [Ashfield](#) (\$497.50), [Potts Point](#) (\$520), [Elizabeth Bay](#) (\$525), [Waverley](#) (\$532.50), [Enmore](#) (\$545), [Hillsdale](#) (\$550) and [Stanmore](#) (\$550) round out the top 10.

Croydon Park is bustling, packed with parklands, gardens and footpaths. The tight-knit neighbourhood has an even spread of school-aged children with Botany Bay, Croydon Park Public School and St Francis Xavier's Catholic School in the area and both good options for primary school children. Croydon Park's streets boast a mix of mid-

century family homes, art deco apartment blocks and a peppering of multi-storey high rises which offer affordable Sydney living for a fraction of the city's median cost.

According to the report, the highest rise across the Sydney market was in [Rushcutters Bay](#) (postcode 2011) with median rents now \$638/week. The suburb is centrally located and today is a prime waterfront site, appealing to professional tenants and therefore investors. Property prices in the area have increased by 31.55 per cent on last quarter.

### Highest rental growth suburbs (all properties – 2000-2050)

- 2011 – [Rushcutters Bay](#) rents increased by 31.55% over the quarter to \$638/week
- 2036 – [Little Bay](#) rents increased by 25% over the quarter to \$750/week
- 2028 – [Double Bay](#) rents increased by 22.92% over the quarter to \$858/week
- 2027 – [Darling Point](#) rents increased by 16.44% over the quarter to \$850/week
- 2036 – [Hillsdale](#) rents increased by 14.58% over the quarter to \$550/week

### Lowest rental growth suburbs (all properties – 2000-2050)

- 2010 – [Darlinghurst](#) rents decreased 11.11% over the quarter to \$600/week
- 2025 – [Woollahra](#) rents decreased 7.95% over the quarter to \$695/week
- 2043 – [Erskineville](#) rents decreased 7.14% over the quarter to \$650/week
- 2023 – [Bellevue Hill](#) rents decreased 6.67% over the quarter to \$700/week
- 2040 – [Leichhardt](#) rents decreased 6.25% over the quarter to \$675/week

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For more information or to organise an interview please contact:

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