

Rent.com.au Q1 rental market snapshot Cheapest versus Most Expensive Suburbs

[Rent.com.au](http://rent.com.au) has ranked the top 10 most affordable and most expensive suburbs by state, as well as those suburbs which sit around the median rent for the state's capital.

Did your suburb make the list? Click the links below to see rental properties in that area.

NEW SOUTH WALES

Most affordable suburbs in NSW		
Rank	Suburb	Median rent
1	Waratah West	\$155/week
2	Corowa	\$195/week
3	Birmingham Gardens	\$200/week
4	Deniliquin	\$215/week
5	Cowra	\$220/week
6	Narrandera	\$223/week
7	Ashmont	\$230/week
8	Temora	\$235/week
9	North Albury	\$250/week
10	Young	\$255/week

Most expensive suburbs in NSW		
Rank	Suburb	Median rent
1	Frenchs Forest	\$990/week
2	Belrose	\$980/week
3	North Bondi	\$950/week
4	Caringbah South	\$950/week
5	South Coogee	\$900/week
6	Beacon Hill	\$900/week
7	Tamarama	\$900/week
8	Darling Point	\$890/week
9	Milsons Point	\$850/week
10	Sydney	\$850/week

VICTORIA

Most affordable suburbs in VIC		
Rank	Suburb	Median rent
1	Morwell	\$197/week
2	Moe	\$200/week
3	Stawell	\$230/week
4	Numurkah	\$235/week
5	Hamilton	\$240/week
6	Churchill	\$240/week
7	Maryborough	\$242/week
8	Swan Hill	\$242/week
9	Ararat	\$250/week
10	Tatura	\$255/week

Most expensive suburbs in VIC		
Rank	Suburb	Median rent
1	Canterbury	\$797/week
2	Albert Park	\$795/week
3	Ashburton	\$750/week
4	Fitzroy	\$702/week
5	Beaumaris	\$700/week
6	Brighton	\$680/week
7	Brighton East	\$680/week
8	Middle Park	\$675/week
9	Hampton	\$650/week
10	Port Melbourne	\$597/week

QUEENSLAND

Most affordable suburbs in QLD		
Rank	Suburb	Median rent
1	Gladstone Central	\$180/week
2	Mount Morgan	\$185/week
3	Miles	\$200/week
4	Blackwater	\$205/week
5	Charleville	\$210/week
6	New Auckland	\$220/week
7	Calliope	\$220/week
8	Hermit Park	\$220/week
9	Koongal	\$220/week
10	Glen Eden	\$227/week

Most expensive suburbs in QLD		
Rank	Suburb	Median rent
1	Chelmer	\$750/week
2	Reedy Creek	\$675/week
3	Broadbeach Waters	\$670/week
4	Benowa	\$670/week
5	Rochedale	\$670/week
6	Mermaid Waters	\$600/week
7	Noosa Heads	\$600/week
8	Hendra	\$600/week
9	Chapel Hill	\$600/week
10	Clear Island Waters	\$587/week

WESTERN AUSTRALIA

Most affordable suburbs in WA		
Rank	Suburb	Median rent
1	Kambalda West	\$200/week
2	Geraldton	\$222/week
3	Withers	\$242/week
4	Calista	\$244/week
5	Collie	\$250/week
6	Armadale	\$250/week
7	Daglish	\$250/week
8	Parmelia	\$255/week
9	Northam	\$257/week
10	Medina	\$260/week

Most expensive suburbs in WA		
Rank	Suburb	Median rent
1	City Beach	\$912/week
2	Dalkeith	\$825/week
3	Wembley Downs	\$737/week
4	Swanbourne	\$735/week
5	Floreat	\$695/week
6	Baynton	\$607/week
7	North Fremantle	\$550/week
8	Carine	\$545/week
9	Cottesloe	\$540/week
10	North Coogee	\$537/week

SOUTH AUSTRALIA

Most affordable suburbs in SA		
Rank	Suburb	Median rent
1	Whyalla Norrie	\$130/week
2	Whyalla Stuart	\$165/week
3	Port Pirie	\$200/week
4	Mount Gambier	\$215/week
5	Port Augusta	\$220/week
6	Berri	\$220/week
7	Barmera	\$220/week
8	Whyalla	\$225/week
9	Renmark	\$225/week
10	Bordertown	\$230/week

Most expensive suburbs in SA		
Rank	Suburb	Median rent
1	Port Vincent	\$700/week
2	Kent Town	\$492/week
3	Linden Park	\$480/week
4	Tranmere	\$460/week
5	Fullarton	\$450/week
6	Henley Beach	\$445/week
7	Glengowrie	\$445/week
8	Grange	\$445/week
9	Hyde Park	\$440/week
10	Wayville	\$435/week

TASMANIA

Most affordable suburbs in TAS		
Rank	Suburb	Median rent
1	Queenstown	\$150/week
2	Rosebery	\$190/week
3	George Town	\$220/week
4	Smithton	\$220/week
5	St Helens	\$230/week

Most expensive suburbs in TAS		
Rank	Suburb	Median rent
1	Hobart	\$550/week
2	Battery Point	\$520/week
3	Sandy Bay	\$450/week
4	Blackmans Bay	\$440/week
5	Howrah	\$440/week

NORTHERN TERRITORY

Most affordable suburbs in NT		
Rank	Suburb	Median rent
1	Coconut Grove	\$320/week
2	Millner	\$350/week
3	Bellamack	\$380/week
4	Gray	\$385/week
5	Johnston	\$390/week

Most expensive suburbs in NT		
Rank	Suburb	Median rent
1	Muirhead	\$680/week
2	Zuccoli	\$520/week
3	Parap	\$500/week
4	Humpty Doo	\$500/week
5	Bayview	\$495/week

AUSTRALIAN CAPITAL TERRITORY

Most affordable suburbs in ACT		
Rank	Suburb	Median rent
1	Phillip	\$390/week
2	Belconnen	\$420/week
3	Franklin	\$420/week
4	Greenway	\$420/week
5	Bruce	\$420/week

Most expensive suburbs in ACT		
Rank	Suburb	Median rent
1	City	\$575/week
2	Lawson	\$550/week
3	Bonner	\$540/week
4	Turner	\$530/week
5	Braddon	\$515/week

Access the latest rental data through [Rent.com.au's RentReports](#). RentReports offers comprehensive, real-time data for your suburb. [Read more.](#)

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About rent.com.au

rent.com.au (ASX:RNT) is Australia's #1 website dedicated to rental property. Our rental only positioning allows RNT to legitimately advocate for renting and renters.

Our Rules



Renters in Suits

Our renters will always be presented in such a fashion as to maximise their chances of getting the home they want



Properties on Pedestals

We present our properties with additional and relevant information



Flick the Forms

Let's automate where we can. We can't remove the need for you to eyeball the property before signing (yet!), but we can remove most of the paperwork

Our Products



An easy way for a renter to verify their ID and check for any reported breaches in their tenancy history, giving them an edge on their application.

[Learn More](#)



A convenience product that helps renters bridge the gap from one rental to another by financing their bond online.

[Learn More](#)



A simple and free utility connection service to make moving hassle free – ensuring the lights are on and the water is hot when a renter moves in to their new place.

[Learn More](#)

Renter (and Pet) Resume

Streamline your rental search with Renter Resume. Create it once and use it to apply for as many properties as you like.

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