

Maximise Savings: Top 20 Suburbs for Renters in Shared Housing



April 2023

Suburbs where renters can save the most by moving into shared houses.

EXECUTIVE SUMMARY

Maximise Savings: Top 20 Suburbs for Renters in Shared Housing

Looking for an affordable rental in a highly competitive market can be a daunting task. But there's a solution for those willing to team up with friends or family: sharing a house.

According to Rent.com.au's latest report, renters in the top 20 suburbs can cut their weekly rent by up to 50% by choosing to share a house instead of renting an entire apartment. By splitting the rent and utilities with housemates, renters can save money while enjoying a more affordable housing option.

But sharing a house isn't just about cost savings. It's also a cost-effective way to help ease the national rental crisis. Filling vacant rooms reduces the demand for new housing construction, which can potentially lower housing costs in high-demand, low-vacancy areas. Plus, sharing a house gives you a chance to connect with your housemates, fostering a sense of community and support that's especially valuable for newcomers to an area.

Sharing a house also offers renters the chance to build stronger relationships with their housemates, fostering a sense of community and support that can be especially important for newcomers to an area.

Overall, sharing a house can be a smart and savvy option for renters who want to stretch their housing budget. With the potential for substantial savings and the ability to help ease the national rental crisis, it's definitely worth considering.

Greg Bader, CEO of Rent.com.au, commented:

"We've seen house sharing go through several cycles over the last couple of years. It saw a substantial drop during COVID as people began working from home and prioritised having their own space. But in 2023, we've seen a real lift in the number of people sharing houses, driven largely by record low property availability and the resulting rental increases that come with low vacancy rates.

"Sharing has always been a practical option, especially for the young and those just entering the workforce with limited budgets. However, what we're now seeing is a real broadening in the market, with people from all age groups embracing house-sharing. While cost is still a major driver, the trend also caters to those seeking to maintain their preferred lifestyle, including living in an area they love.

"The savings on rent and utilities are self-evident, but there are other soft advantages too. If you're new to an area, living with housemates can be a great way to expand your social circle and discover hidden gems in your community.

"However, it's important to approach sharing with the right mindset and be prepared to compromise. Splitting rooms, parking, and chores can be a challenge, but with the right approach, you could save money on rent and make lasting friendships. Remember, sharing isn't for everyone, but it's worth considering for those looking to cut costs and build connections.

"At Rent.com.au, we're committed to making the renting journey as seamless as possible. Our Renter Resume and Suburb Reviews products offer renters valuable information to help them find a property that meets their needs and budget. Sharing a house can be a smart and cost-effective option for many renters, and we're here to make that process as easy as possible for our users."

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TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING NATIONAL

#	State	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
1	VIC	Laverton 3028	\$295	\$360	\$340	\$400	-55%
2	NSW	Lidcombe 2141	\$500	\$590	\$570	\$670	-55%
3	QLD	Annandale 4814	\$340	\$525	\$430	\$515	-55%
4	WA	Carey Park 6230	\$290	\$380	\$400	\$350	-54%
5	WA	Rivervale 6103	\$420	\$475	\$480	\$580	-54%
6	WA	Cloverdale 6105	\$400	\$435	\$450	\$550	-53%
7	VIC	Hampton Park 3976	\$330	\$380	\$400	\$450	-53%
8	VIC	Caroline Springs 3023	\$350	\$410	\$420	\$490	-53%
9	NSW	Parramatta 2150	\$470	\$540	\$550	\$675	-52%
10	VIC	Broadmeadows 3047	\$280	\$360	\$360	\$400	-52%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING NATIONAL

#	State	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
11	QLD	Boyne Island 4680	\$300	\$400	\$390	\$440	-52%
12	VIC	Glen Waverley 3150	\$430	\$480	\$500	\$620	-52%
13	WA	Rockingham 6168	\$360	\$380	\$420	\$500	-52%
14	NSW	Granville 2142	\$440	\$460	\$530	\$600	-51%
15	VIC	Lalor 3075	\$325	\$365	\$390	\$470	-51%
16	VIC	Braybrook 3019	\$320	\$390	\$380	\$500	-51%
17	VIC	Williams Landing 3027	\$350	\$390	\$440	\$480	-51%
18	WA	Nollamara 6061	\$350	\$420	\$450	\$500	-51%
19	VIC	Sydenham 3037	\$320	\$360	\$400	\$450	-51%
20	VIC	Sunshine West 3020	\$310	\$350	\$380	\$450	-51%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING NSW

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
1	Lidcombe 2141	\$500	\$590	\$570	\$670	-55%
2	Parramatta 2150	\$470	\$540	\$550	\$675	-52%
3	Granville 2142	\$440	\$460	\$530	\$600	-51%
4	Penrith 2750	\$410	\$420	\$490	\$600	-49%
5	Wentworthville 2145	\$435	\$470	\$550	\$630	-49%
6	Homebush 2140	\$480	\$560	\$700	\$620	-49%
7	Homebush 2140	\$480	\$560	\$700	\$620	-49%
8	Westmead 2145	\$450	\$450	\$520	\$700	-48%
9	Macquarie Fields 2564	\$350	\$380	\$480	\$500	-47%
10	Rooty Hill 2766	\$360	\$410	\$460	\$580	-47%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING NSW

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
11	Eagle Vale 2558	\$360	\$400	\$480	\$550	-47%
12	Burwood 2134	\$530	\$680	\$750	\$850	-47%
13	Seven Hills 2147	\$350	\$460	\$490	\$580	-47%
14	Quakers Hill 2763	\$400	\$470	\$530	\$650	-47%
15	Warners Bay 2282	\$420	\$510	\$580	\$675	-46%
16	Rosehill 2142	\$360	\$480	\$560	\$550	-46%
17	Leumeah 2560	\$330	\$380	\$460	\$530	-45%
18	Waratah West 2298	\$365	\$500	\$550	\$620	-45%
19	Kurri Kurri 2327	\$330	\$380	\$470	\$520	-45%
20	Liverpool 2170	\$390	\$410	\$500	\$650	-45%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING VIC

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
1	Laverton 3028	\$295	\$360	\$340	\$400	-55%
2	Hampton Park 3976	\$330	\$380	\$400	\$450	-53%
3	Caroline Springs 3023	\$350	\$410	\$420	\$490	-53%
4	Broadmeadows 3047	\$280	\$360	\$360	\$400	-52%
5	Glen Waverley 3150	\$430	\$480	\$500	\$620	-52%
6	Lalor 3075	\$325	\$365	\$390	\$470	-51%
7	Braybrook 3019	\$320	\$390	\$380	\$500	-51%
8	Williams Landing 3027	\$350	\$390	\$440	\$480	-51%
9	Sydenham 3037	\$320	\$360	\$400	\$450	-51%
10	Sunshine West 3020	\$310	\$350	\$380	\$450	-51%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING VIC

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
11	Tarneit 3029	\$320	\$349	\$400	\$445	-51%
12	Hoppers Crossing 3029	\$300	\$315	\$365	\$420	-50%
13	Craigieburn 3064	\$340	\$350	\$415	\$470	-50%
14	Gladstone Park 3043	\$300	\$425	\$420	\$470	-50%
15	Werribee 3030	\$280	\$325	\$360	\$410	-50%
16	East Bendigo 3550	\$350	\$340	\$410	\$500	-50%
17	Newington 3350	\$290	\$320	\$380	\$400	-50%
18	Doveton 3177	\$280	\$375	\$370	\$450	-50%
19	Thomastown 3074	\$310	\$350	\$390	\$460	-49%
20	Mill Park 3082	\$330	\$365	\$420	\$480	-49%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING QLD

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
1	Annandale 4814	\$340	\$525	\$430	\$515	-55%
2	Boyne Island 4680	\$300	\$400	\$390	\$440	-52%
3	Meridan Plains 4551	\$450	\$520	\$580	\$660	-50%
4	Chermside 4032	\$380	\$460	\$530	\$535	-49%
5	Scarness 4655	\$350	\$350	\$450	\$470	-49%
6	North Lakes 4509	\$390	\$475	\$525	\$580	-49%
7	Leichhardt 4305	\$290	\$330	\$380	\$450	-47%
8	Springfield Lakes 4300	\$355	\$420	\$480	\$550	-47%
9	Richlands 4077	\$350	\$400	\$450	\$560	-47%
10	Acacia Ridge 4110	\$330	\$390	\$460	\$500	-47%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING QLD

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
11	Hemmant 4174	\$360	\$500	\$500	\$630	-47%
12	Deception Bay 4508	\$335	\$360	\$435	\$520	-47%
13	Woolloongabba 4102	\$450	\$570	\$630	\$730	-47%
14	Upper Mount Gravatt 4122	\$350	\$500	\$530	\$580	-46%
15	Burdell 4818	\$320	\$350	\$430	\$490	-46%
16	Bahrs Scrub 4207	\$380	\$340	\$470	\$555	-46%
17	South Brisbane 4101	\$500	\$675	\$680	\$900	-46%
18	Idalia 4811	\$340	\$410	\$470	\$550	-46%
19	Brassall 4305	\$290	\$340	\$400	\$460	-46%
20	Merrimac 4226	\$550	\$575	\$720	\$850	-46%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING SA

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
1	Berri 5343	\$230	\$255	\$310	\$350	-47%
2	Christies Beach 5165	\$350	\$340	\$460	\$550	-44%
3	Valley View 5093	\$320	\$360	\$450	\$520	-44%
4	Adelaide 5000	\$420	\$520	\$610	\$730	-43%
5	Parafield Gardens 5107	\$290	\$370	\$450	\$520	-41%
6	Seaford Meadows 5169	\$300	\$350	\$460	\$530	-40%
7	Ingle Farm 5098	\$280	\$380	\$470	\$520	-39%
8	Broadview 5083	\$320	\$390	\$520	\$580	-38%
9	Clearview 5085	\$300	\$360	\$495	\$530	-38%
10	Murray Bridge 5253	\$210	\$255	\$350	\$380	-37%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING SA

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
11	Millicent 5280	\$155	\$280	\$295	\$350	-37%
12	Tranmere 5073	\$350	\$400	\$545	\$660	-37%
13	Elizabeth North 5113	\$200	\$300	\$350	\$420	-37%
14	Mount Barker 5251	\$280	\$350	\$470	\$550	-35%
15	Enfield 5085	\$300	\$370	\$495	\$600	-35%
16	Mawson Lakes 5095	\$285	\$385	\$490	\$600	-34%
17	Salisbury 5108	\$260	\$300	\$420	\$520	-34%
18	Croydon Park 5008	\$300	\$340	\$490	\$595	-34%
19	Findon 5023	\$320	\$350	\$520	\$630	-33%
20	Campbelltown 5074	\$315	\$370	\$525	\$640	-33%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING WA

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
1	Carey Park 6230	\$290	\$380	\$400	\$350	-54%
2	Rivervale 6103	\$420	\$475	\$480	\$580	-54%
3	Cloverdale 6105	\$400	\$435	\$450	\$550	-53%
4	Rockingham 6168	\$360	\$380	\$420	\$500	-52%
5	Nollamara 6061	\$350	\$420	\$450	\$500	-51%
6	Aubin Grove 6164	\$420	\$350	\$460	\$570	-50%
7	Langford 6147	\$320	\$390	\$420	\$470	-50%
8	Midland 6056	\$300	\$360	\$390	\$450	-49%
9	Mount Pleasant 6153	\$550	\$630	\$600	\$950	-49%
10	Kelmscott 6111	\$325	\$350	\$400	\$480	-49%

TOP 20 SUBURBS FOR RENTERS IN SHARED HOUSING WA

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
11	East Cannington 6107	\$355	\$420	\$450	\$550	-49%
12	East Bunbury 6230	\$350	\$350	\$400	\$550	-48%
13	Armadale 6112	\$300	\$300	\$380	\$425	-48%
14	Clarkson 6030	\$350	\$400	\$460	\$530	-48%
15	Carlisle 6101	\$380	\$460	\$520	\$575	-48%
16	Belmont 6104	\$325	\$425	\$450	\$520	-48%
17	Coolbellup 6163	\$350	\$380	\$450	\$550	-47%
18	Margaret River 6285	\$400	\$420	\$530	\$600	-46%
19	Kewdale 6105	\$360	\$420	\$490	\$570	-46%
20	Joondalup 6027	\$350	\$425	\$500	\$550	-46%

TOP 10 SUBURBS FOR RENTERS IN SHARED HOUSING TAX

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
1	Rokeby 7019	\$350	\$480	\$510	\$600	-46%
2	New Norfolk 7140	\$285	\$390	\$450	\$470	-44%
3	Bellerive 7018	\$400	\$450	\$600	\$630	-43%
4	Launceston 7250	\$350	\$450	\$550	\$590	-42%
5	Devonport 7310	\$270	\$300	\$390	\$460	-42%
6	Invermay 7248	\$270	\$390	\$450	\$495	-41%
7	South Launceston 7249	\$320	\$370	\$480	\$550	-41%
8	Moonah 7009	\$370	\$420	\$550	\$650	-40%
9	Newstead 7250	\$330	\$370	\$500	\$580	-39%
10	Kings Meadows 7249	\$280	\$380	\$450	\$550	-39%

TOP 10 SUBURBS FOR RENTERS IN SHARED HOUSING ACT

#	Suburb	1 bed unit median pw	2 bed unit median pw	3 bed house median pw	4 bed house median pw	Shared House Savings per Bedroom Estimate
1	Page 2614	\$450	\$560	\$625	\$750	-46%
2	Harrison 2914	\$450	\$540	\$650	\$775	-43%
3	Forde 2914	\$450	\$550	\$680	\$795	-41%
4	Franklin 2913	\$440	\$540	\$675	\$780	-41%
5	Ngunnawal 2913	\$380	\$510	\$600	\$710	-41%
6	Lyneham 2602	\$480	\$550	\$660	\$920	-40%
7	Campbell 2612	\$539	\$680	\$785	\$1,100	-39%
8	Kambah 2902	\$400	\$490	\$620	\$750	-39%
9	Narrabundah 2604	\$490	\$600	\$700	\$1,000	-39%
10	Crace 2911	\$430	\$540	\$670	\$820	-39%

FAQ

1. To select suitable suburbs for renters, we applied the following criteria: at least 5 houses listed for rent on average, a vacancy rate of 1.5% or lower, and a rental tenure of at least 20%.
2. Median rents are determined using a rolling 12-month sample of rental listings, divided into units (apartments, townhomes, villas) and houses (freestanding homes, duplexes, terraces). Each property type is further divided by bedroom count, and the median is calculated by listing prices from highest to lowest and identifying the middle value.
3. We calculated the average rental price per bedroom for units and houses by dividing rent prices by the number of bedrooms. The price difference between the house and unit bedroom averages was then expressed as a percentage of the unit bedroom average price in order to identify and rank the top 20 suburbs.
4. A vacancy rate is the total number of advertised rentals listed for 21 days or more, expressed as a percentage of the total rentals managed by real estate agents, according to the 2021 Census.
5. Our data comes from Rent.com.au, Suburbtrends, and the Australian Bureau of Statistics, which are reliable sources for rental market information.
6. Rent.com.au is owned by ASX-listed Rent.com.au Limited (RNT:ASX) and was founded 15 years ago to help renters find and secure rental properties. Since then, the company has developed numerous renter tools and services to make renting more convenient, flexible, and secure, becoming Australia's number one site dedicated to renters.