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The Australian suburbs where it's most difficult to secure a rental

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3–4 minutes

The harsh reality of finding a rental in Australia has been highlighted by new data which has revealed which suburbs are experiencing the worst rental shortages.

The data, compiled by MCG Quantity Surveyors, ranks which suburbs in each state and city had the least number of rentals advertised in December 2023.

This number was then compared with the total number of rentals that exist in that area, according to the latest Australian Bureau of Statistics data.

According to MCG's data, the hardest suburb in which to find a rental in Greater Sydney is Oyster Bay (postcode 2225).

In December only one rental was advertised in the suburb, of a total of 101 rentals that exist in the area.

Similarly in regional NSW, the postcode of 2365 — which includes the suburbs South Guyra, Ben Lomond, Guyra, Black Mountain, Baldersleigh and Llangothlin — only had one rental listed in December.

A total of 155 rental properties currently exist in the area.

In Greater Melbourne, the Yarra Ranges suburbs of Upwey (3158) and Montrose (3765) are the hardest places to secure a rental.

There was only one rental advertised in both suburbs in December, despite each having more than 100 existing rentals.

The nearby Yarra Ranges suburbs in postcode 3765 didn't fare much better, with only three rentals advertised compared with the 245 that exist in the area.

Similar problems continue throughout the rest of the country, with the Greater Adelaide suburb of Christie Downs (5164) having 288 rental properties but only two listed in December.

Regional South Australia's rental market also appears to be struggling, with the suburbs of Cowleds Landing, Middlebank Range, Murninnie Beach and Whyalla Jenkins (5609) advertising one available rental from a total of 189 existing rentals.

In Greater Perth, Singleton was the worst suburb, while in Greater Brisbane it was the suburbs in postcode 4310.

MCG said these figures collectively indicate "severe shortages" of rental properties in various regions, with "some postcodes exhibiting extremely low numbers of rental listings despite having substantial rental markets".

The company's managing director Mike Mortlock said the decrease in rental listings in Victoria and Queensland in particular was "alarming".

"Regions like Greater Melbourne and Greater Brisbane, which traditionally have robust rental markets, are showing an alarming decrease in rental listings," he said.

Mortlock said a solution to the problem could be investors, who could work to ease these pressures in the rental market.

"By entering these markets, investors can help increase the availability of rental properties, creating a win-win situation for both the rental community and themselves," he said.

In good news for renters, Domain's Rent report for the December 2023 quarter states that vacancy rates are improving in some areas of the country.

Vacancy rates in Sydney, Melbourne and Brisbane all increased, with rates now sitting at a 12-month-high.

For renters in Adelaide and Perth, however, the vacancy rates remain below 1 per cent — a trend which had continued in the two cities for more than three years.