

Sight  
Unseen



Interstate & International  
Trends in the Australian  
Property Market

RENTALS

April

2023



# Key Insights

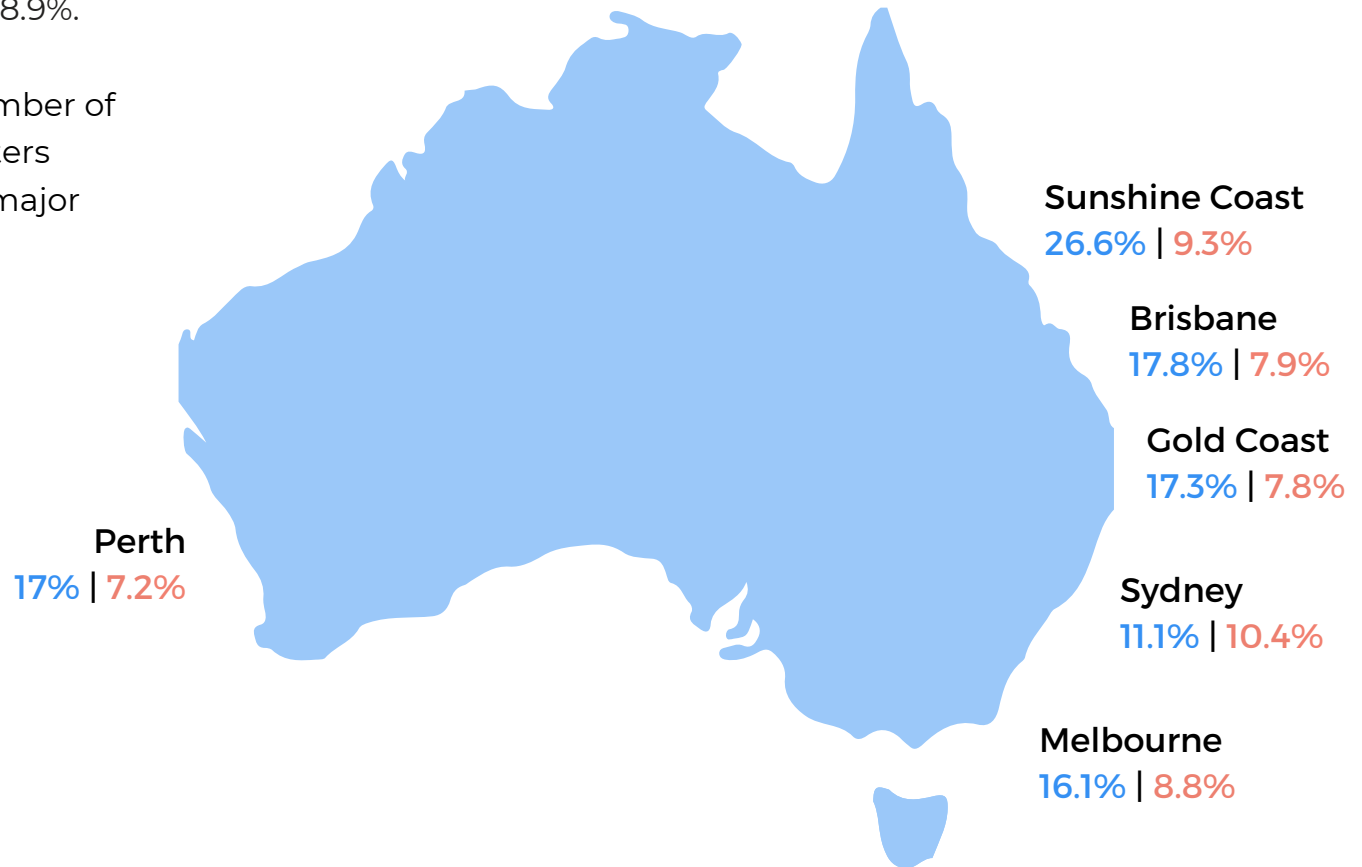
In April 2023, the major regions around Australia saw an average of 17.6% of rental properties inspected from interstate. International rental inspections sat at an average of 8.9%.

This report breaks down the number of interstate and international renters inspecting property digitally in major regions around Australia.

## Key Property Markets

**INTERSTATE**  
Average 17.6%

**INTERNATIONAL**  
Average 8.9%





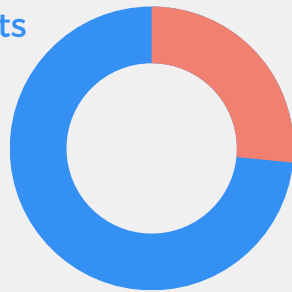
# City Spotlights

# City Spotlight — Sunshine Coast



## INTERSTATE

Local tenants  
73.4%



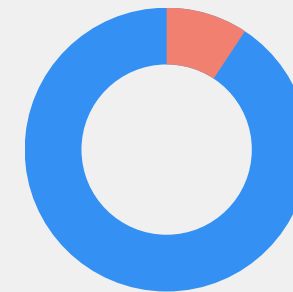
Interstate tenants  
26.6%

Over 25% of tenants looking to rent property on the Sunshine Coast are inspecting from other states. Tenants from NSW and VIC make up the largest percentages of people looking to migrate.



## INTERNATIONAL

Domestic tenants  
90.7%



International tenants  
9.3%

Most popular countries of origin for international migrants looking to move to the Sunshine Coast:



NZ



UK



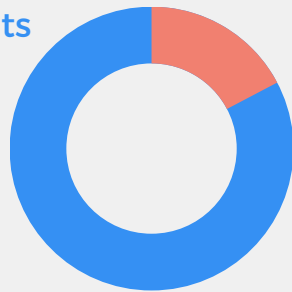
USA

# City Spotlight — Gold Coast



## INTERSTATE

Local tenants  
82.7%



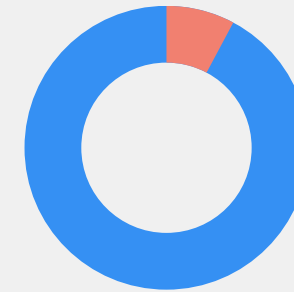
Interstate  
tenants  
17.3%

Over 15% of tenants looking to rent property on the Gold Coast are inspecting from other states. Tenants from NSW and VIC make up the largest percentages of people looking to migrate.



## INTERNATIONAL

International  
tenants  
7.8%



Domestic  
tenants  
92.2%

Most popular countries of origin for international migrants looking to move to the Gold Coast:



NZ



USA



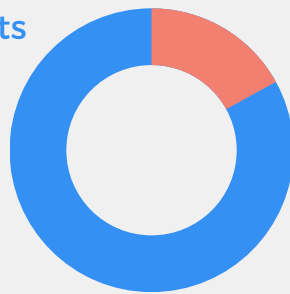
UK

# City Spotlight — Perth



## INTERSTATE

Local tenants  
83%



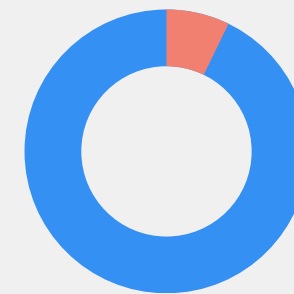
Interstate  
tenants  
17%

Almost 20% of tenants looking to rent property in Perth are inspecting from other states. Tenants from NSW and VIC make up the largest percentages of those looking to migrate.



## INTERNATIONAL

International  
tenants  
7.2%



Domestic  
tenants  
92.8%

Most popular countries of origin for international migrants looking to move to Perth:



New Zealand



USA



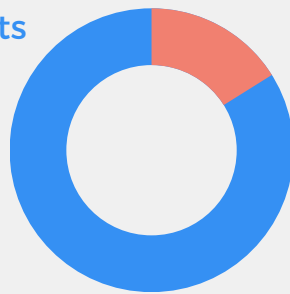
UK

# City Spotlight — Melbourne



## INTERSTATE

Local tenants  
83.9%



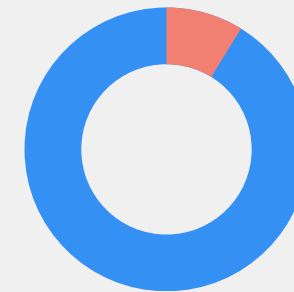
Interstate  
tenants  
16.1%

Over 15% of tenants looking to rent property in Melbourne are inspecting from other states. Tenants from NSW and QLD make up the largest percentages of people looking to migrate.



## INTERNATIONAL

International  
tenants  
8.8%



Domestic  
tenants  
91.2%

Most popular countries of origin for international migrants looking to move to Melbourne:



New Zealand



USA



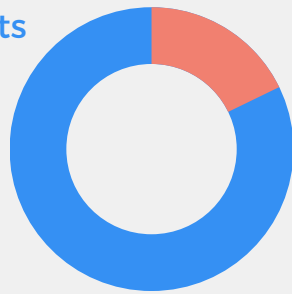
UK

# City Spotlight — Brisbane



## INTERSTATE

Local tenants  
82.2%



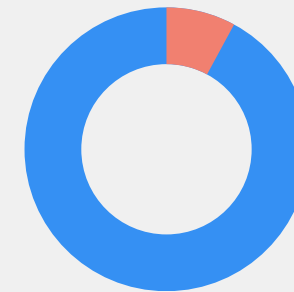
Interstate  
tenants  
17.8%

Over 17% of tenants in Brisbane are inspecting from other states. Tenants from NSW and VIC make up the largest percentages of people looking to migrate.



## INTERNATIONAL

International  
tenants  
7.9%



Domestic  
tenants  
92.1%

Most popular countries of origin for international migrants looking to move to Brisbane:



American  
Samoa



USA



UK

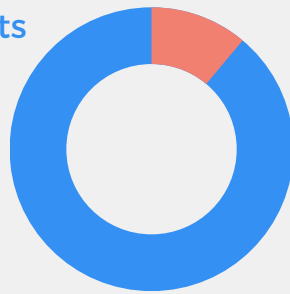


# City Spotlight — Sydney



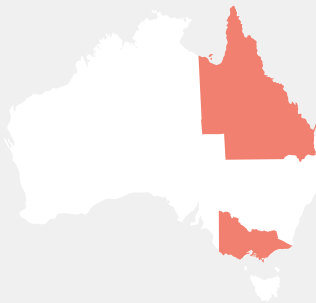
## INTERSTATE

Local tenants  
88.9%



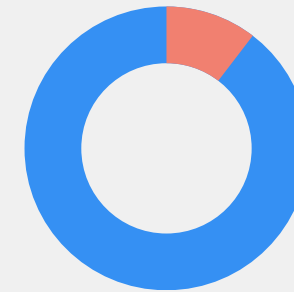
Interstate  
tenants  
11.1%

Over 10% of tenants looking to rent property in Sydney are inspecting from other states this month. Tenants from VIC and QLD make up the largest percentages looking to migrate.



## INTERNATIONAL

International  
tenants  
10.4%



Domestic  
tenants  
89.6%

Most popular countries of origin for international migrants looking to move to Sydney:



New Zealand



UK



USA

# Methodology

The main sections of this report are based on the analysis of April 2023 virtual inspections data recorded by Little Hinges Pty Ltd, unless otherwise stated. Commentary in this report relating to interstate migration, consumer sentiment and rental behaviour is based on an extrapolation of this data.

A virtual inspection is defined as one unique session or viewing of a virtual tour by an individual. Property markets discussed have a minimum of 1,000 virtual inspections, areas with less virtual inspections than this benchmark have been excluded for data robustness.

# References

Proprietary virtual inspection data is sourced from Little Hinges virtual inspections conducted between 1/4/2023 and 31/4/2023 (April 2023). This data set represents Australia's largest for digital property inspection numbers.



# About Little Hinges

Little Hinges is Australia's largest virtual inspection platform, combining world class Matterport 3D technology with our nationwide team of experts and our world-first analytics and insights portal.

Our goal is to digitise property transactions.

To book a virtual tour for your listing:



[vt@littlehinges.com.au](mailto:vt@littlehinges.com.au)



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