

Sight Unseen



Interstate & International
Trends in the Australian
Property Market

RENTALS

April

2025



Key Insights

In April, 25.8% of digital rental inspections across major Australian regions came from interstate tenants, while 9.1% came from international renters.

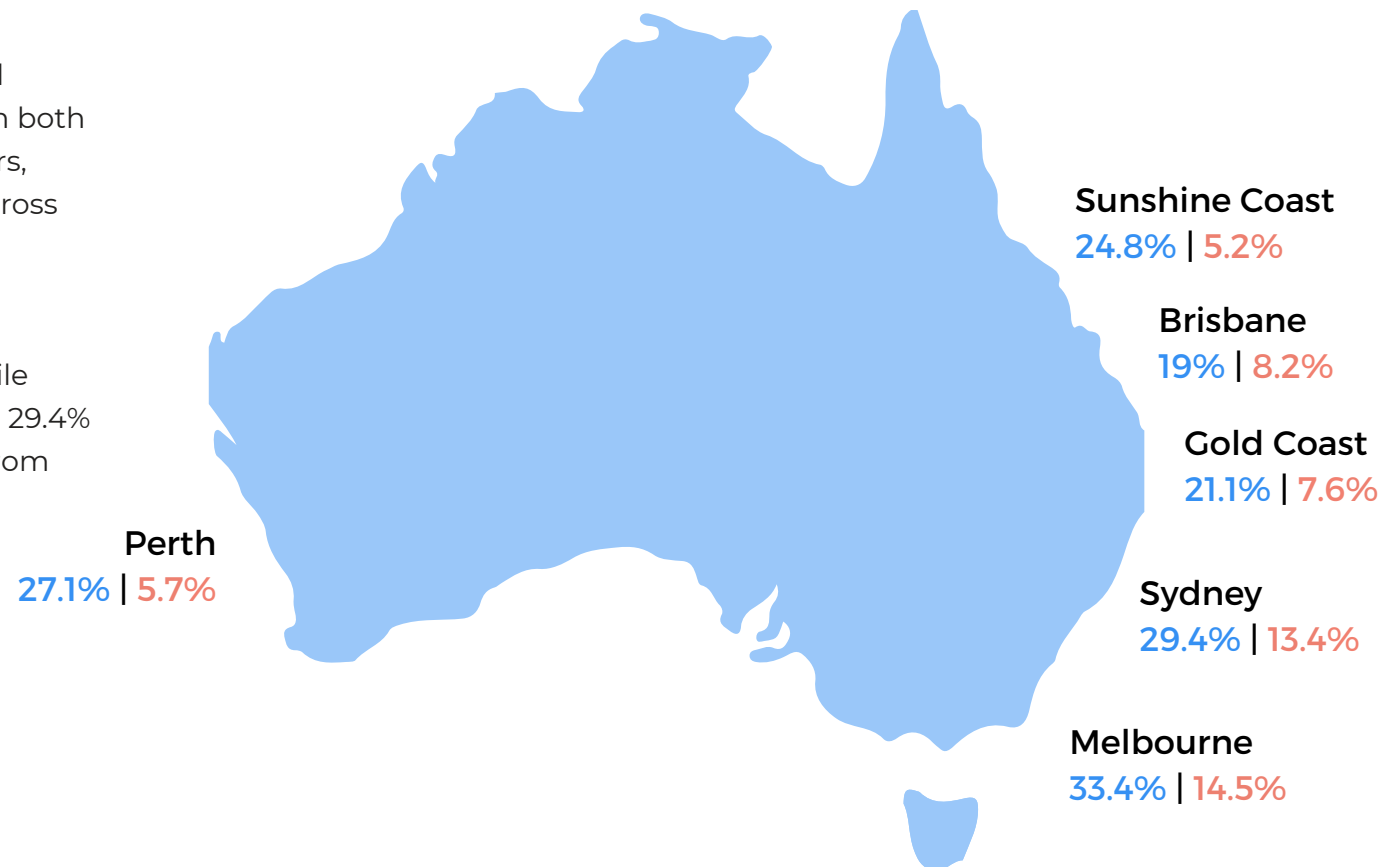
This report outlines the continued demand for rental properties from both interstate and international renters, highlighting sustained interest across key Australian markets.

Melbourne recorded the highest international interest at 14.5%, while Sydney led interstate activity with 29.4% of all digital inspections coming from tenants outside the state.

Key Property Markets

INTERSTATE
Average 25.8%

INTERNATIONAL
Average 9.1%





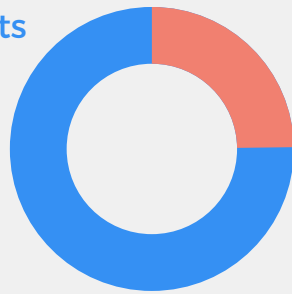
City Spotlights

City Spotlight — Sunshine Coast



INTERSTATE

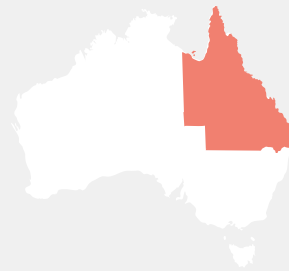
Local tenants
75.2%



Interstate tenants
24.8%

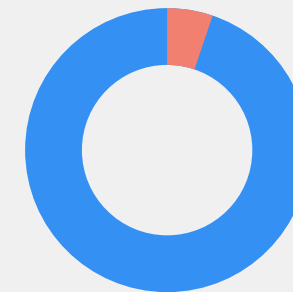
Interstate renters continue to show strong interest in the Sunshine Coast, with 24.8% of digital rental inspections coming from outside Queensland.

The majority of these renters are from NSW and VIC, reflecting ongoing migration trends from Australia's largest states.



INTERNATIONAL

International tenants
5.2%



Domestic tenants
94.8%

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



New Zealand



UK



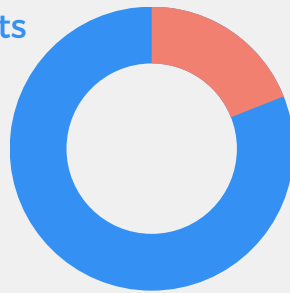
USA

City Spotlight — Brisbane



INTERSTATE

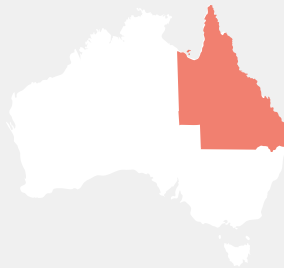
Local tenants
81%



Interstate
tenants
19%

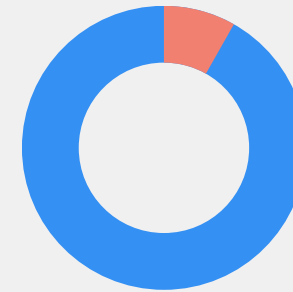
Brisbane remains a key destination for relocating renters, attracting 19% of digital rental inspections from interstate in April.

Demand is largely driven by renters from southern states, looking for affordability and lifestyle in the Queensland capital.



INTERNATIONAL

International
tenants
8.2%



Domestic
tenants
91.8%

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



New Zealand



UK



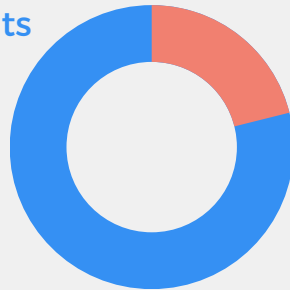
USA

City Spotlight — Gold Coast



INTERSTATE

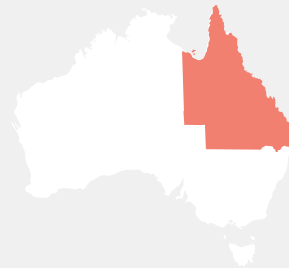
Local tenants
78.9%



Interstate
tenants
21.1%

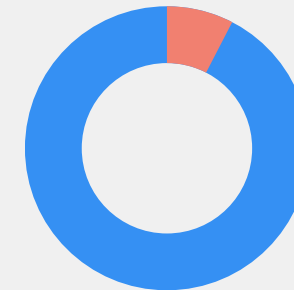
The Gold Coast drew 21.1% of its digital rental inspections from interstate renters in April, underscoring its appeal as a coastal lifestyle hub.

Many of these prospective renters are moving from NSW, continuing a trend toward sea-change relocations.



INTERNATIONAL

International
tenants
7.6%



Domestic
tenants
92.4%

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



New Zealand



Japan



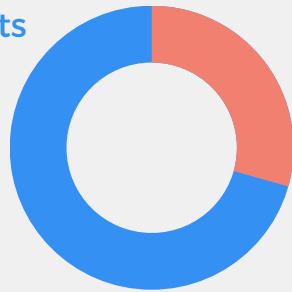
UK

City Spotlight — Sydney



INTERSTATE

Local tenants
70.6%



Interstate
tenants
29.4%

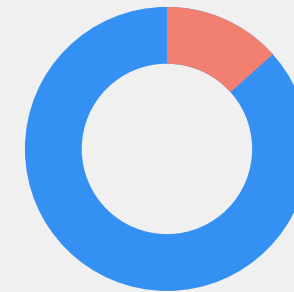
Sydney recorded the highest interstate demand of all major markets in April, with 29.4% of digital rental inspections coming from outside NSW.

This trend suggests ongoing confidence in the Sydney rental market, particularly from renters in VIC and QLD seeking opportunity in the city.



INTERNATIONAL

Domestic
tenants
86.6%



International
tenants
13.4%

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



USA



Philippines



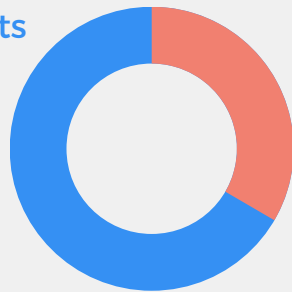
Thailand

City Spotlight — Melbourne



INTERSTATE

Local tenants
66.6%



Interstate
tenants
33.4%

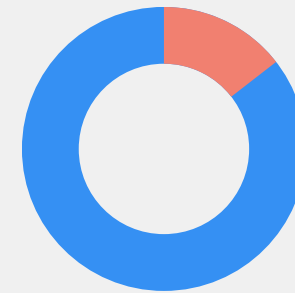
Melbourne saw strong interest from renters across state lines, with 33.4% of digital inspections in April coming from outside Victoria.

This high rate reflects Melbourne's continued draw as a major employment and cultural hub, especially for those in NSW and SA.



INTERNATIONAL

Domestic
tenants
85.5%



International
tenants
14.5%

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



New Zealand



Mexico



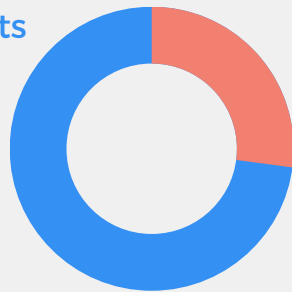
Japan

City Spotlight — Perth



INTERSTATE

Local tenants
72.9%



Interstate
tenants
27.1%

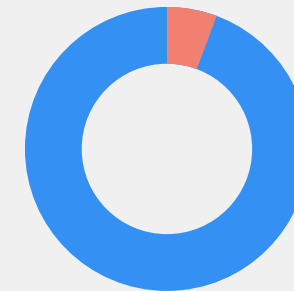
Perth's rental market attracted 27.1% of inspections from interstate renters in April — one of the highest nationally.

With growing affordability pressures in the eastern states, Perth is gaining traction among movers from QLD and NSW.



INTERNATIONAL

International
tenants
5.7%



Domestic
tenants
94.3%

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



UK



Japan



Singapore

Methodology

The main sections of this report are based on the analysis of April 2025 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 01/04/2025 and 30/04/2025 (April 2025). 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



1300 BOOK VT (1300 266 588)



Book direct via our website at
www.littlehinges.com.au/book