



Sight Unseen

Interstate & International
Trends in the Australian
Property Market

Rentals December 2025



Key Insights

In December, Australia's rental market experienced a seasonal slowdown in digital inspection activity. Interstate inspections fell to 15.3%, down from 23.2% in November, while international interest declined to 4.0% from 9.7%.

This pullback is consistent with typical year-end behaviour, as relocation and overseas search activity eases over the holiday period.

Key Property Markets

INTERSTATE
Average 15.3% | **INTERNATIONAL**
Average 4%





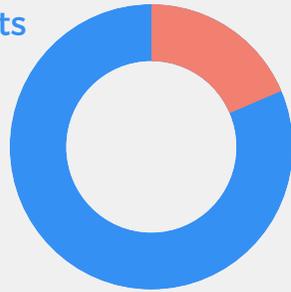
City Spotlights

City Spotlight — Sunshine Coast



INTERSTATE

Local tenants
81.4%



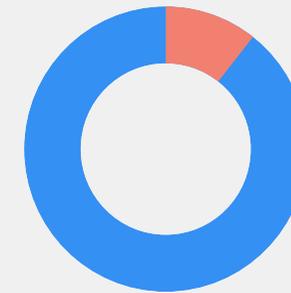
Interstate
tenants
18.6%

Interstate buyer interest decreased to 18.6% (-7.9%), while international interest also decreased to 4.2% (-6.4%). Despite the December dip, the region remains a strong lifestyle destination outside peak holiday periods.



INTERNATIONAL

International
tenants
4.2%



Domestic
tenants
95.8%

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



New Zealand



UK



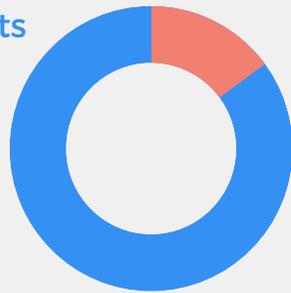
USA

City Spotlight — Brisbane



INTERSTATE

Local tenants
85.1%



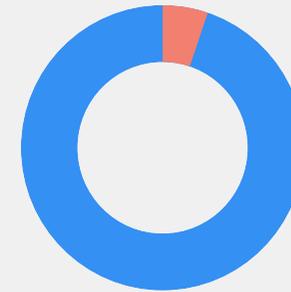
Interstate
tenants
14.9%

Interstate buyer interest decreased to 14.9% (-6.7%), while international interest also decreased to 5.2% (-4.0%). This reflects a seasonal slowdown across both segments.



INTERNATIONAL

International
tenants
5.2%



Domestic
tenants
94.8%

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



New Zealand



UK



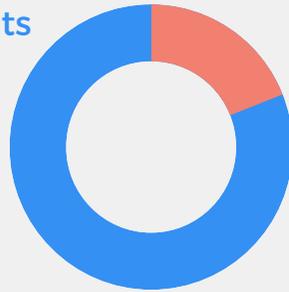
USA

City Spotlight — Gold Coast



INTERSTATE

Local tenants
81%



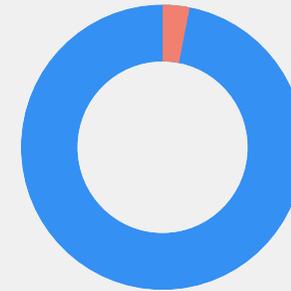
Interstate
tenants
19%

Interstate buyer interest decreased to 19.0% (-8.2%), while international interest also decreased to 3.1% (-2.4%). This is consistent with reduced end-of-year relocation activity.



INTERNATIONAL

International
tenants
3.1%



Domestic
tenants
96.9%

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



New Zealand



Japan



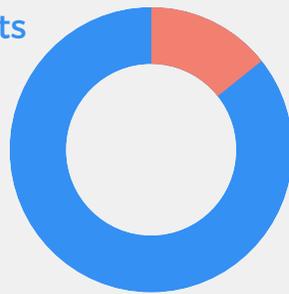
UK

City Spotlight — Sydney



INTERSTATE

Local tenants
85.7%



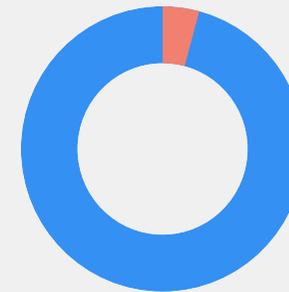
Interstate
tenants
14.3%

Interstate buyer interest decreased to 14.3% (-13.0%), while international interest also decreased to 4.2% (-9.6%). Despite this, Sydney remains a key market during peak months.



INTERNATIONAL

International
tenants
4.2%



Domestic
tenants
95.8%

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



USA



Philippines



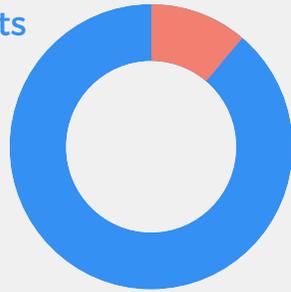
Thailand

City Spotlight — Melbourne



INTERSTATE

Local tenants
88.8%



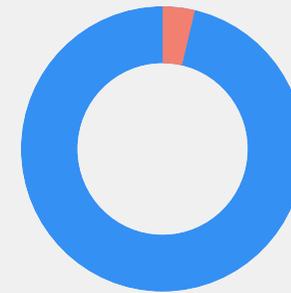
Interstate
tenants
11.2%

Interstate buyer interest decreased to 11.2% (-5.2%), while international interest also decreased to 3.7% (-5.1%). This marked one of the quietest months of the year for the city.



INTERNATIONAL

Domestic
tenants
96.3%



International
tenants
3.7%

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



New Zealand



Mexico



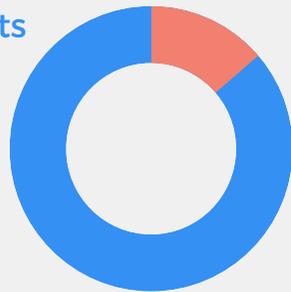
Japan

City Spotlight — Perth



INTERSTATE

Local tenants
86.3%



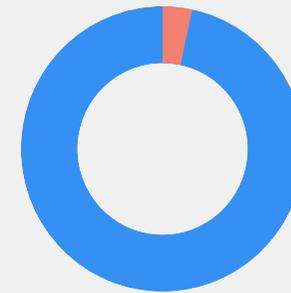
Interstate
tenants
13.7%

Interstate buyer interest decreased to 13.7% (-6.5%), while international interest also decreased to 3.4% (-6.6%). This aligns with the national year-end slowdown.



INTERNATIONAL

Domestic
tenants
96.6%



International
tenants
3.4%

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



UK



Japan



Singapore

Methodology

This report is based on the analysis of December 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 01/12/2025 and 31/12/2025 (December 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