

Sight  
Unseen



Interstate & International  
Trends in the Australian  
Property Market

RENTALS

February

2023



# Key Insights

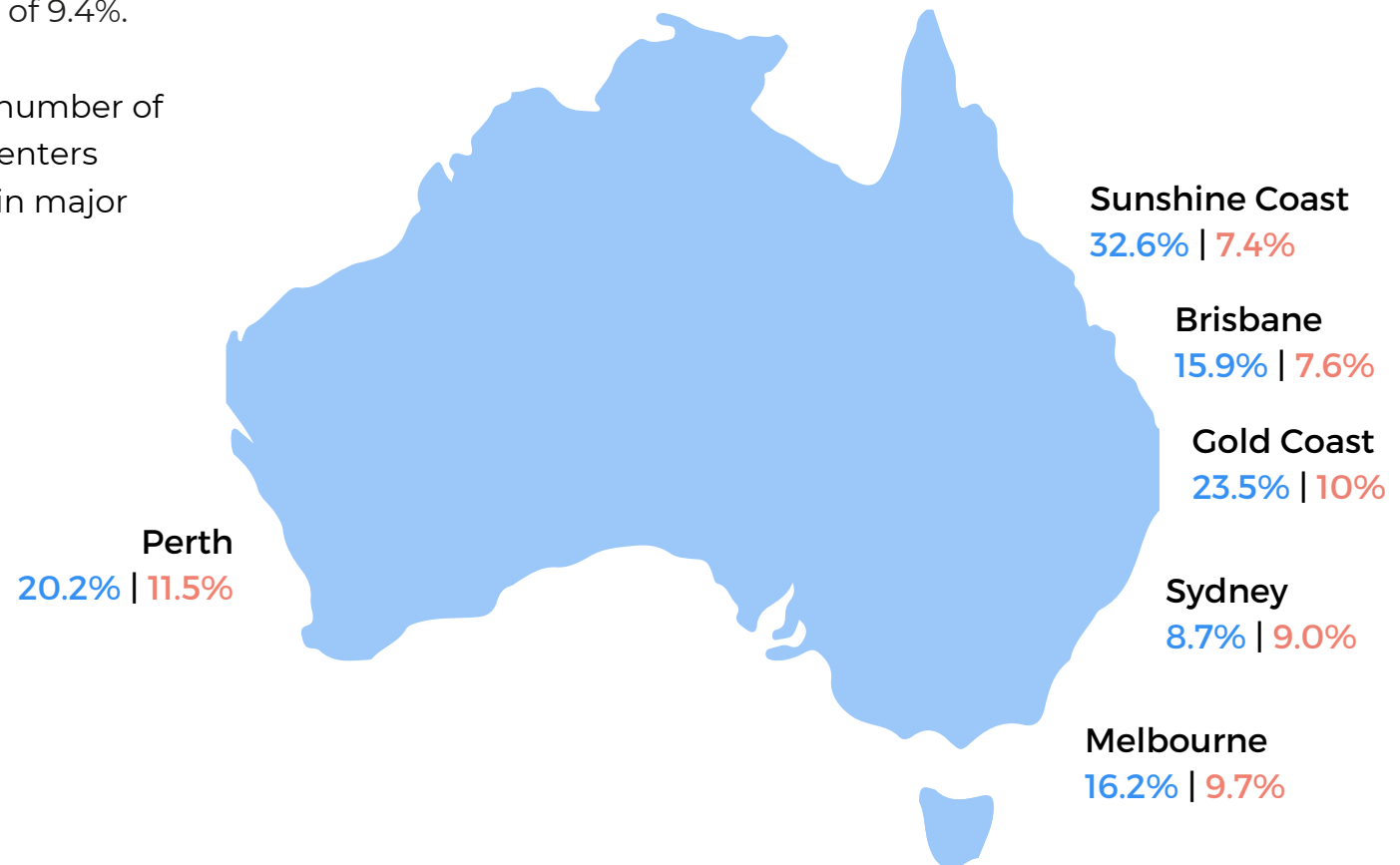
In February 2023, the major regions around Australia saw an average of 15.3% of rental properties inspected from interstate. International rental inspections sat at an average of 9.4%.

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

## Key Property Markets

**INTERSTATE**  
Average 15.3%

**INTERNATIONAL**  
Average 9.4%





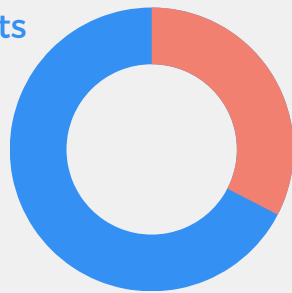
# City Spotlights

# City Spotlight — Sunshine Coast



## INTERSTATE

Local tenants  
67.4%



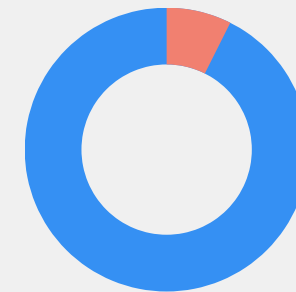
Interstate tenants  
32.6%

Almost 35% 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  
92.6%



International tenants  
7.4%

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



NZ



UK



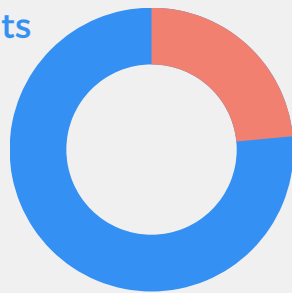
Canada

# City Spotlight — Gold Coast



## INTERSTATE

Local tenants  
76.5%



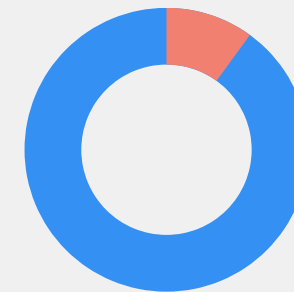
Interstate  
tenants  
23.5%

Almost 25% 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  
10%



Domestic  
tenants  
90%

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



Hong Kong



USA



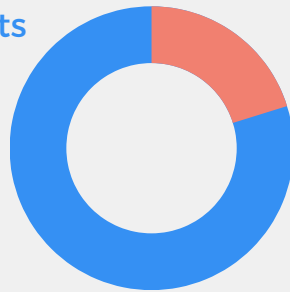
UK

# City Spotlight — Perth



## INTERSTATE

Local tenants  
79.8%



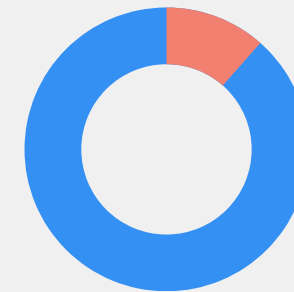
Interstate  
tenants  
20.2%

Over 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

Domestic  
tenants  
88.5%



International  
tenants  
11.5%

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



New Zealand



UK



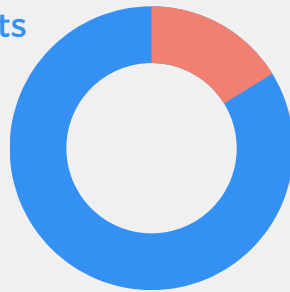
SINGAPORE

# City Spotlight — Melbourne



## INTERSTATE

Local tenants  
83.8%



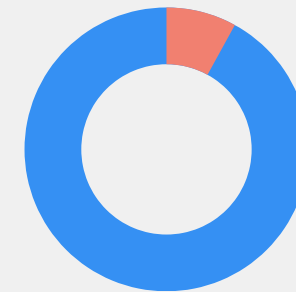
Interstate  
tenants  
16.2%

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

Domestic  
tenants  
90.3%



International  
tenants  
9.7%

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



New Zealand



USA



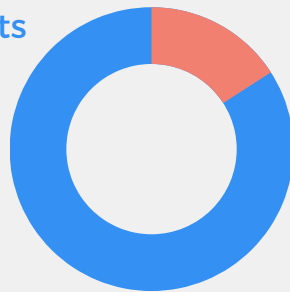
UK

# City Spotlight — Brisbane



## INTERSTATE

Local tenants  
84.1%



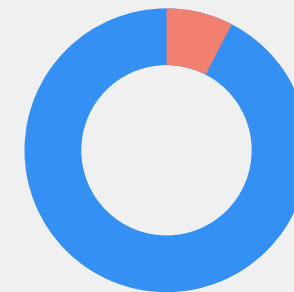
Interstate  
tenants  
15.9%

Over 15% 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

Domestic  
tenants  
92.4%



International  
tenants  
7.6%

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



NZ



UK



Hong Kong

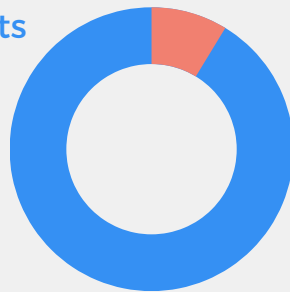


# City Spotlight — Sydney



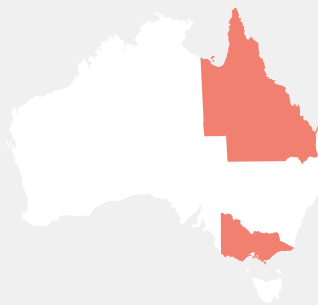
## INTERSTATE

Local tenants  
93.1%



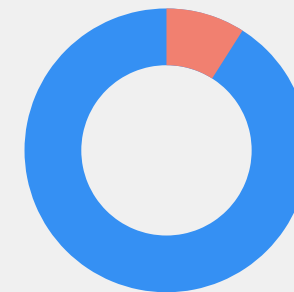
Interstate  
tenants  
8.7%

Almost 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  
9%



Domestic  
tenants  
91%

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



China



American  
Samoa



USA

# Methodology

The main sections of this report are based on the analysis of February 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 1/2/2023 and 28/2/2023 (February 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 change the way Australians transact property.

To book a virtual tour for your listing:



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



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