

Sight Unseen



Interstate & International
Trends in the Australian
Property Market

RENTALS

February

2025



Key Insights

In February, 22% of digital rental inspections across major Australian regions came from interstate, while 10.4% came from overseas.

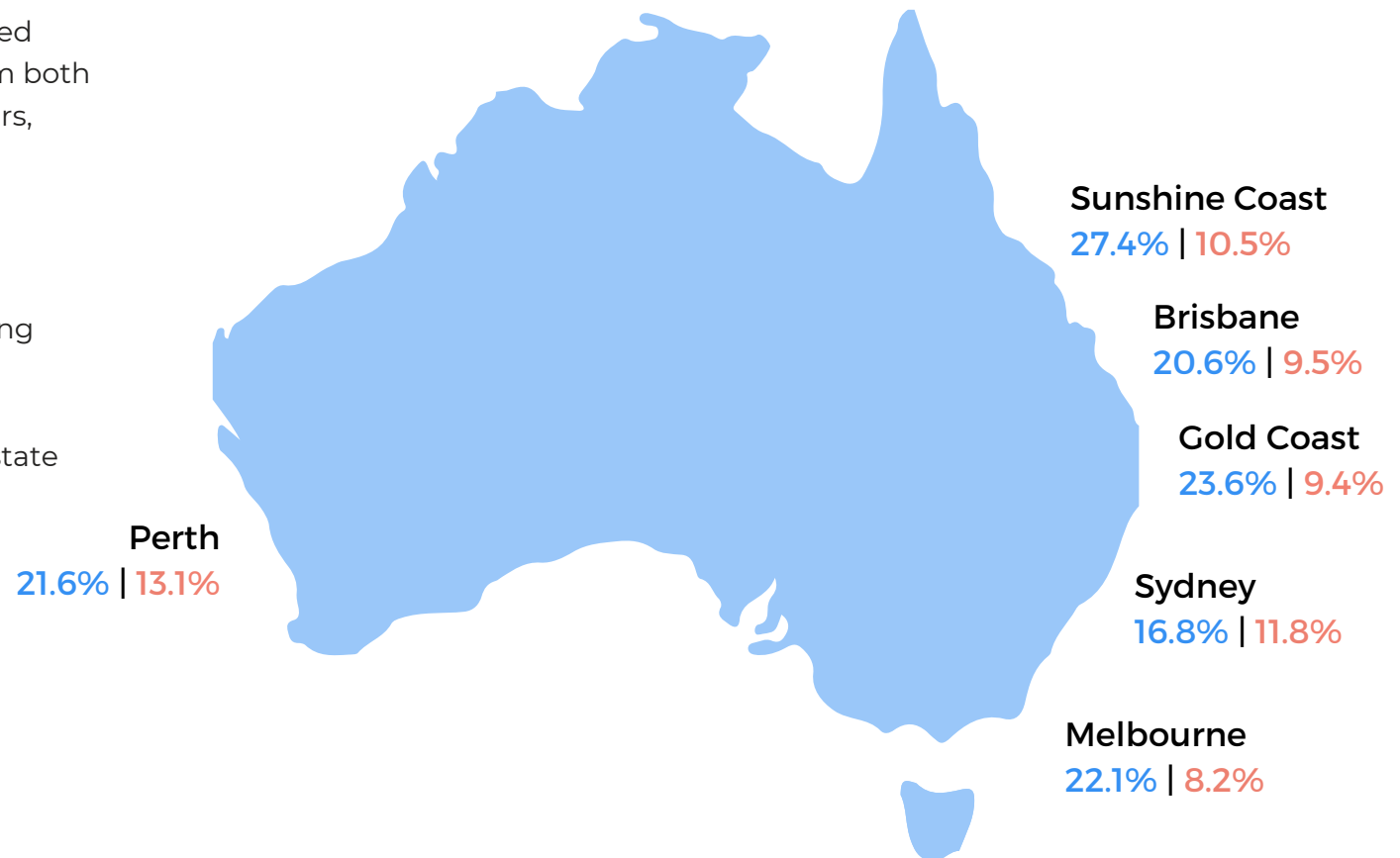
This report highlights the sustained demand for rental properties from both interstate and international renters, reflecting ongoing interest in key Australian markets.

Notably, Sydney saw a significant increase in interstate interest, rising from 13.8% in January to 16.8% in February, while Sunshine Coast continued to attract strong interstate demand at 27.4%.

Key Property Markets

INTERSTATE
Average 22%

INTERNATIONAL
Average 10.4%





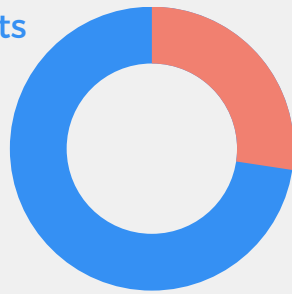
City Spotlights

City Spotlight — Sunshine Coast



INTERSTATE

Local tenants
72.6%



Interstate tenants
27.4%

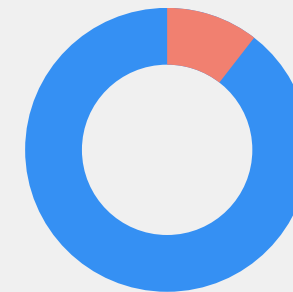
Interstate renters continue to show the highest interest in the Sunshine Coast, with 27.4% of rental inspections coming from outside Queensland.

The majority of these renters are from **NSW** and **VIC**, indicating strong migration trends from Australia's largest states.



INTERNATIONAL

International tenants
10.5%



Domestic tenants
89.5%

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



New Zealand



UK



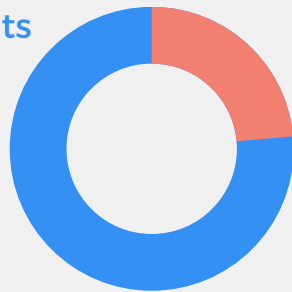
USA

City Spotlight — Gold Coast



INTERSTATE

Local tenants
76.4%



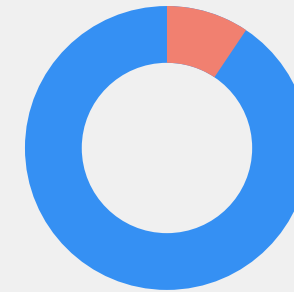
Interstate
tenants
23.6%

The Gold Coast attracts strong interstate interest, with 23.6% of inspections from **NSW** and **VIC**, highlighting its lifestyle appeal.



INTERNATIONAL

International
tenants
9.4%



Domestic
tenants
90.6%

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



New Zealand



UK



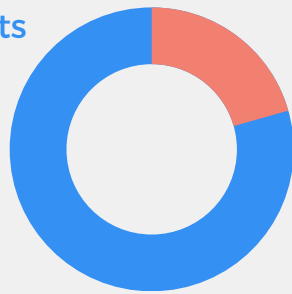
Japan

City Spotlight — Brisbane



INTERSTATE

Local tenants
79.4%



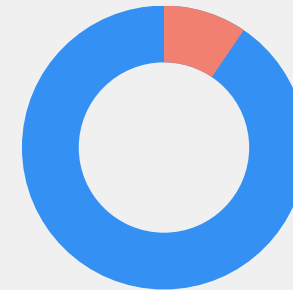
Interstate
tenants
20.6%

Brisbane remains a key destination for interstate renters, with 20.6% of inspections from outside Queensland, mainly from **NSW** and **VIC**.



INTERNATIONAL

International
tenants
9.5%



Domestic
tenants
90.5%

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



New Zealand



US



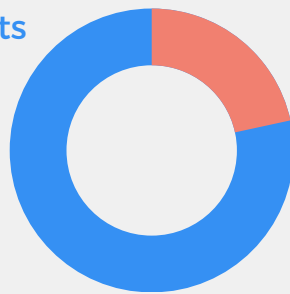
Japan

City Spotlight — Perth



INTERSTATE

Local tenants
78.4%



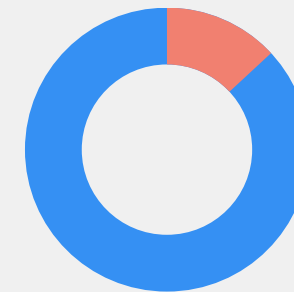
Interstate
tenants
21.6%

Perth continues to draw interstate interest, with 21.6% of rental inspections coming from outside WA, primarily from **NSW** and **VIC**.



INTERNATIONAL

Domestic
tenants
86.9%



International
tenants
13.1%

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



UK



Japan



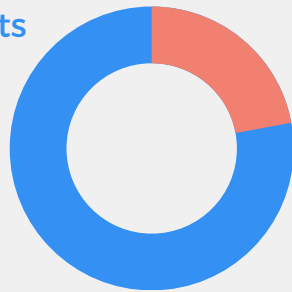
US

City Spotlight — Melbourne



INTERSTATE

Local tenants
77.9%



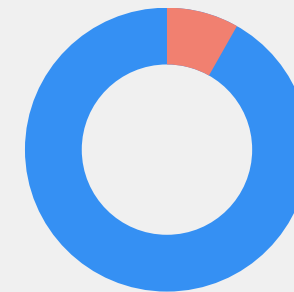
Interstate
tenants
22.1%

Interstate interest in Melbourne remains strong, with 22.1% of rental inspections coming from outside Victoria, mainly from **NSW** and **QLD**.



INTERNATIONAL

International
tenants
8.2%



Domestic
tenants
91.8%

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



New Zealand



US



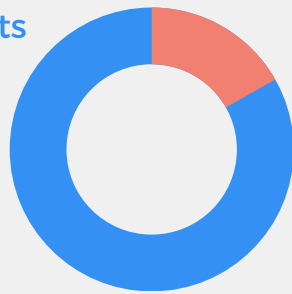
Japan

City Spotlight — Sydney



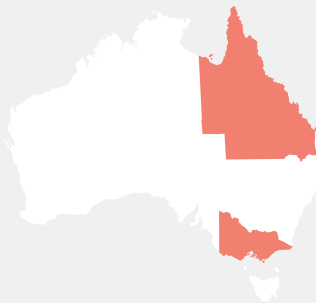
INTERSTATE

Local tenants
83.2%



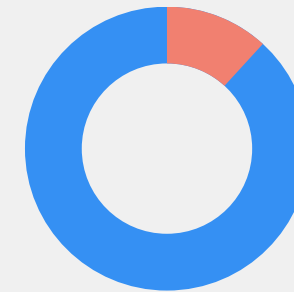
Interstate
tenants
16.8%

Sydney saw a notable rise in interstate demand, increasing from 13.8% to 16.8%, with most interest coming from **QLD** and **VIC**



INTERNATIONAL

International
tenants
11.8%



Domestic
tenants
88.2%

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



US



Japan



China

Methodology

The main sections of this report are based on the analysis of February 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 01/02/2025 and 28/02/2025 (February 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