

Sight Unseen



Interstate & International
Trends in the Australian
Property Market

RENTALS

June

2025



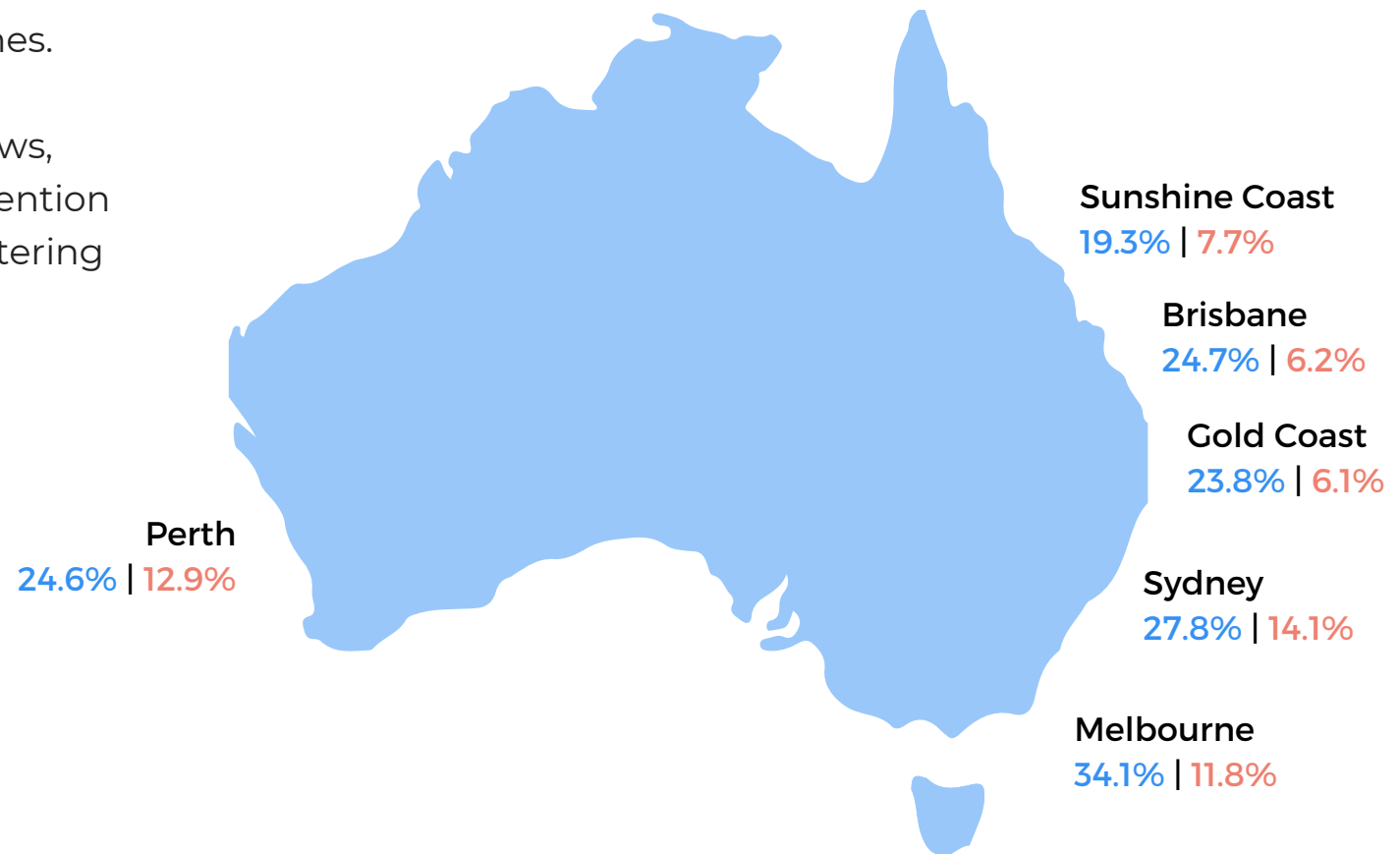
Key Insights

In June, 24.8% of digital rental inspections came from interstate renters, highlighting strong demand from those relocating across state lines. International interest accounted for 9.8% of views, pointing to sustained attention from overseas renters entering the market.

Key Property Markets

INTERSTATE
Average 24.8%

INTERNATIONAL
Average 9.8%





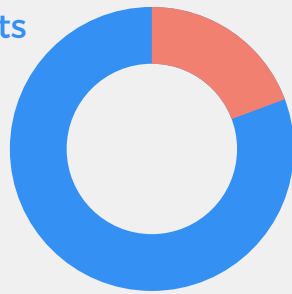
City Spotlights

City Spotlight — Sunshine Coast



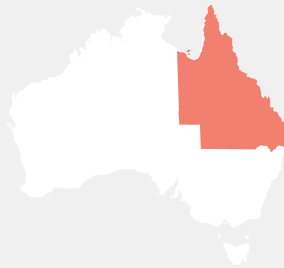
INTERSTATE

Local tenants
80.7%



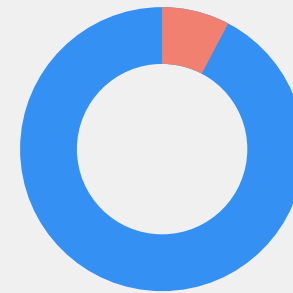
Interstate
tenants 19.3%

In June, 19.3% of digital rental inspections on the Sunshine Coast came from interstate renters, slightly down from 20% in May. International interest also eased, dipping from 8.6% to 7.7%, but remains a key contributor to regional demand.



INTERNATIONAL

International
tenants
7.7%



Domestic
tenants
92.3%

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



New Zealand



UK



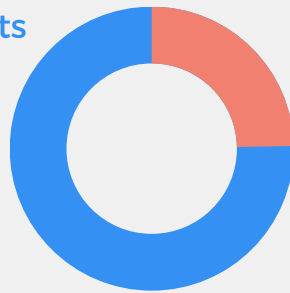
USA

City Spotlight — Brisbane



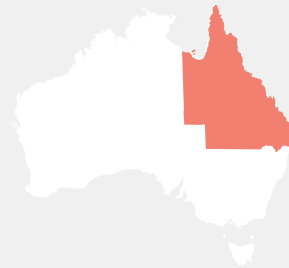
INTERSTATE

Local tenants
75.3%



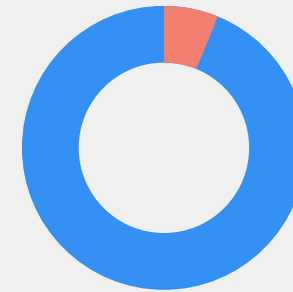
Interstate
tenants
24.7%

Brisbane recorded a rise in interstate inspections, increasing from 22.6% in May to 24.7% in June —its highest in recent months. International views also grew from 11.6% to 12.9%, reflecting renewed interest from overseas renters.



INTERNATIONAL

International
tenants
6.2%



Domestic
tenants
93.8%

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



New Zealand



UK



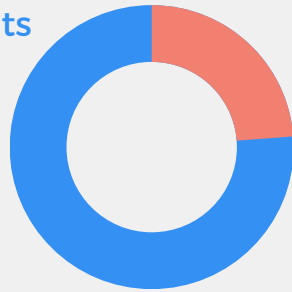
USA

City Spotlight — Gold Coast



INTERSTATE

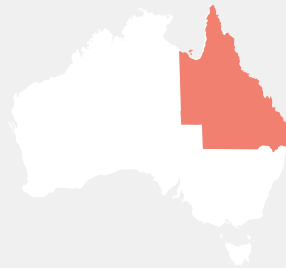
Local tenants
76.2%



Interstate
tenants
23.8%

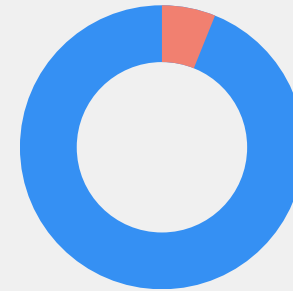
In June, 23.8% of digital rental inspections on the Gold Coast came from interstate renters, a slight dip from 25.2% in May.

International interest also eased to 6.1%, down from 6.6%, though the region remains a key lifestyle draw for out-of-area tenants.



INTERNATIONAL

International
tenants
6.1%



Domestic
tenants
93.9%

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



New Zealand



Japan



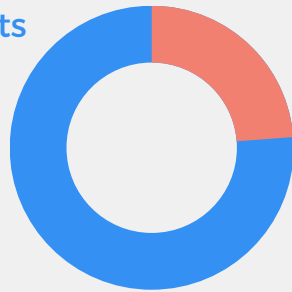
UK

City Spotlight — Sydney



INTERSTATE

Local tenants
72.2%



Interstate
tenants
23.8%

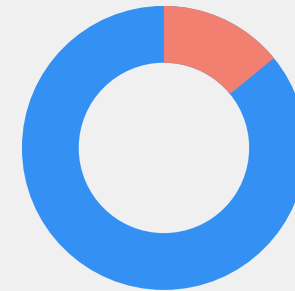
Sydney's interstate interest remained steady, with 27.8% of inspections in June compared to 28.8% in May.

International engagement dipped slightly to 14.1% from 16%, though it continues to lead nationally in overseas interest.



INTERNATIONAL

Domestic
tenants
85.9%



International
tenants
14.1%

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



USA



Philippines



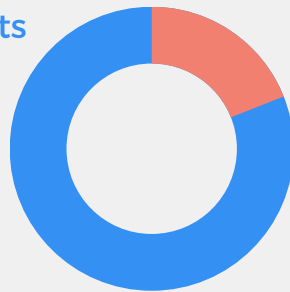
Thailand

City Spotlight — Melbourne



INTERSTATE

Local tenants
81%



Interstate
tenants
19%

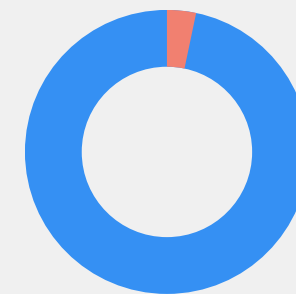
Interstate interest in Melbourne remained elevated, with 34.1% of rental inspections in June from renters looking outside Victoria.

While down from May's exceptional 41.1%, more than 1 in 3 renters continues to search beyond their home state, demonstrating Melbourne's strong appeal even as the market adjusts from peak levels



INTERNATIONAL

Domestic
tenants
96.7%



International
tenants
3.3%

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



New Zealand



Mexico



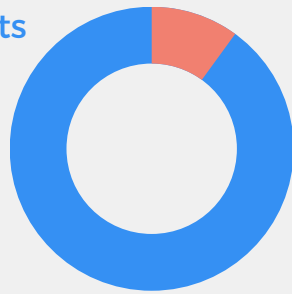
Japan

City Spotlight — Perth



INTERSTATE

Local tenants
89.9%



Interstate
tenants
19.1%

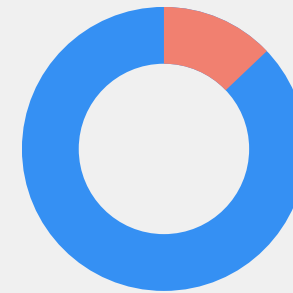
Interstate inspections held steady from 19.6% in May to 19.1% in June.

However, international interest rose modestly to 12.9% from 11.6%, highlighting growing overseas appeal.



INTERNATIONAL

Domestic
tenants
87.1%



International
tenants
12.9%

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 June 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 01/06/2025 and 30/06/2025 (June 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