

# Sight Unseen



Interstate & International  
Trends in the Australian  
Property Market

## RENTALS

March

# 2024



# Key Insights

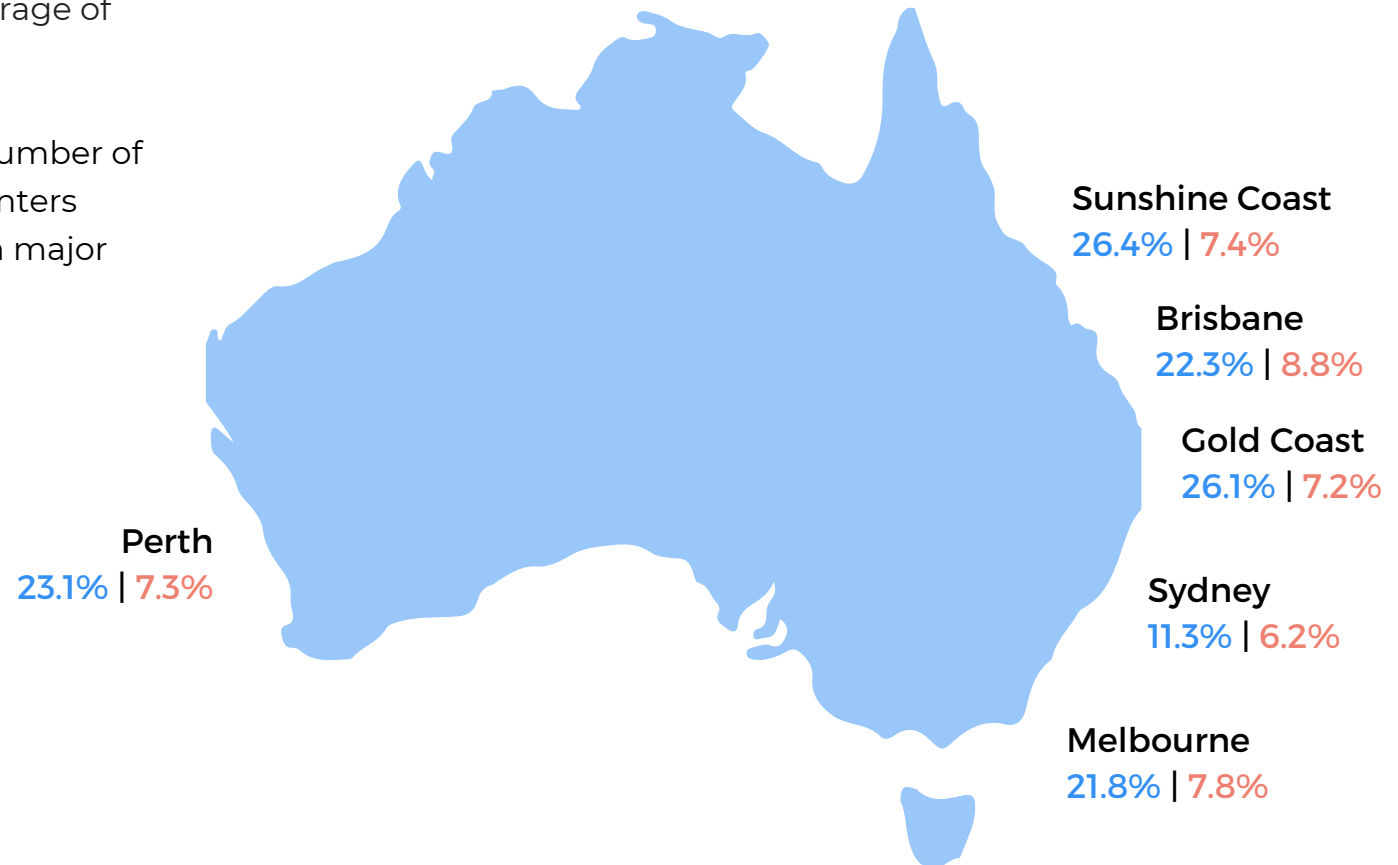
In March 2024, the major regions around Australia saw an average of 21.8% of rental properties inspected from interstate. International rental inspections dropped to an average of 7.4%.

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

## Key Property Markets

**INTERSTATE**  
Average 21.8%

**INTERNATIONAL**  
Average 7.4%







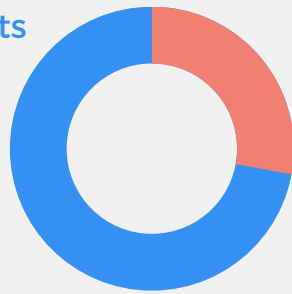
# City Spotlights

# City Spotlight — Sunshine Coast



## INTERSTATE

Local tenants  
73.6



Interstate  
tenants  
26.4%

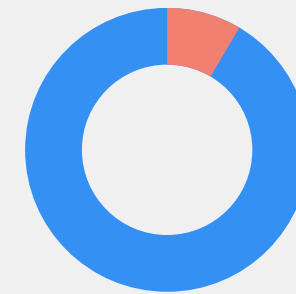
Nearly 27% of tenants looking to rent property on the Sunshine Coast are inspecting from other states.

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:



New Zealand



UK



USA

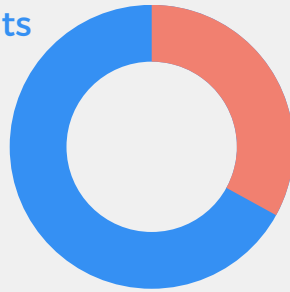


# City Spotlight — Gold Coast



## INTERSTATE

Local tenants  
73.9%



Interstate  
tenants  
26.1%

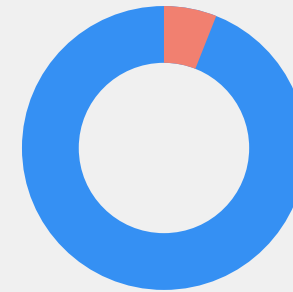
Over 1-in-4 tenants looking to rental property on the Gold Coast are inspecting from out of the state.

Tenants from NSW and VIC make up the largest percentile of people looking to migrate.



## INTERNATIONAL

International  
tenants  
7.2%



Domestic  
tenants  
92.8%

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



New Zealand



UK



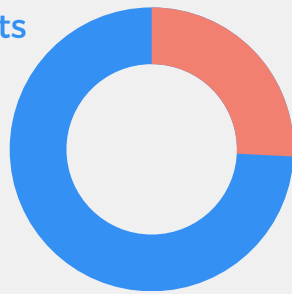
USA

# City Spotlight — Brisbane



## INTERSTATE

Local tenants  
77.7%



Interstate  
tenants  
22.3%

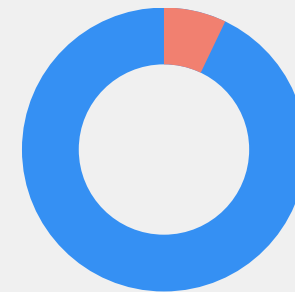
Over 1-in-5 tenants looking to rent property in Brisbane are inspecting from other states.

Tenants from NSW and VIC make up the largest percentages of people looking to migrate.



## INTERNATIONAL

International  
tenants  
8.8%



Domestic  
tenants  
91.2%

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



New Zealand



USA



UK

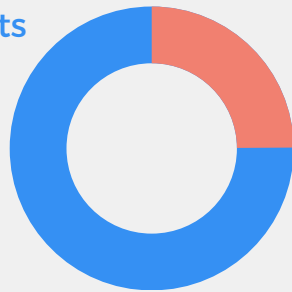


# City Spotlight — Perth



## INTERSTATE

Local tenants  
76.9%



Interstate  
tenants  
23.1%

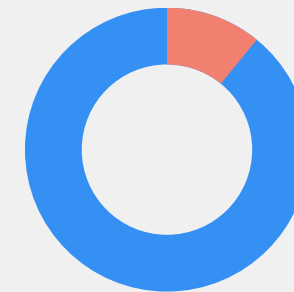
Nearly 1-in-4 tenants looking to rent property in Perth are inspecting from other states.

Tenants from NSW and VIC make up the largest percentages of those looking to migrate.



## INTERNATIONAL

Domestic  
tenants  
92.7%



International  
tenants  
7.3%

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



New Zealand



Singapore



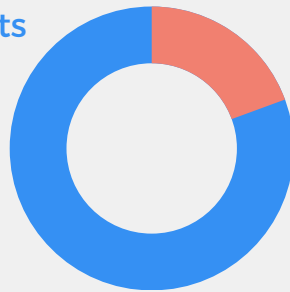
UK

# City Spotlight — Melbourne



## INTERSTATE

Local tenants  
78.2%



Interstate  
tenants  
21.8%

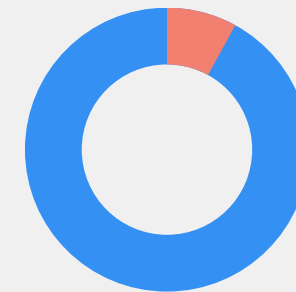
Just over 1-in-5 tenants looking to rent property in Melbourne are inspecting from outside the state.

Tenants from NSW and QLD make up the largest demographic looking to migrate.



## INTERNATIONAL

Domestic  
tenants  
92.2%



International  
tenants  
7.8%

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



New Zealand



USA



UK

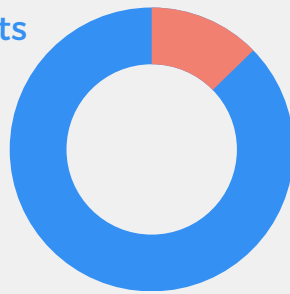


# City Spotlight — Sydney



## INTERSTATE

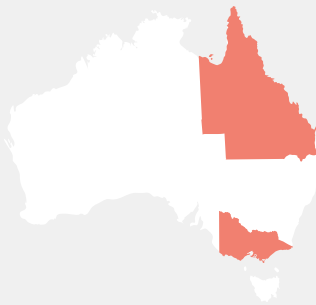
Local tenants  
88.7%



Interstate  
tenants  
11.3%

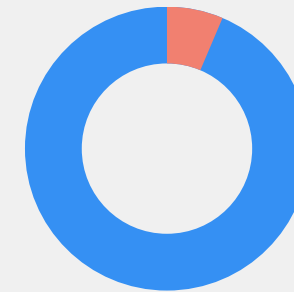
11% of tenants looking to rent property in Sydney are inspecting from other states.

Tenants from VIC and QLD make up the largest percentages looking to migrate.



## INTERNATIONAL

International  
tenants  
6.2%



Domestic  
tenants  
93.8%

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



New Zealand



USA



UK

# Methodology

The main sections of this report are based on the analysis of March 2024 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 1/3/2024 and 31/3/2024 (March 2024). 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](mailto:vt@littlehinges.com.au)



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