



Sight Unseen

Interstate & International
Trends in the Australian
Property Market

Rentals November 2025



Key Insights

In November, interstate inspections accounted for 23.2% of digital rental activity, a slight decrease from October's 23.6%, but still showing strong cross-border interest.

International engagement increased to 9.7%, the highest this year, highlighting the growing appeal of Australian rentals to global audiences.

Key Property Markets

INTERSTATE
Average 23.2%

INTERNATIONAL
Average 9.7%





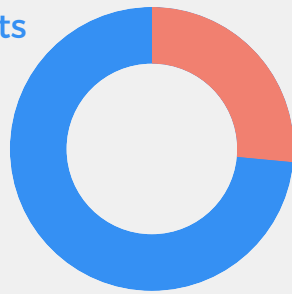
City Spotlights

City Spotlight — Sunshine Coast



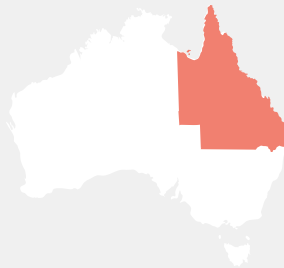
INTERSTATE

Local tenants
73.5%



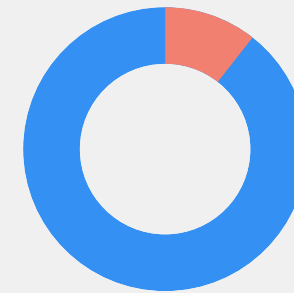
Interstate
tenants
26.5%

Interstate activity decreased to 26.5% (-0.8%), while international views increased to 10.6% (+1.8%), showing continued interest from both local movers and overseas audiences.



INTERNATIONAL

International
tenants
10.6%



Domestic
tenants
89.4%

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



New Zealand



UK



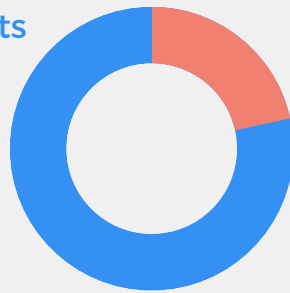
USA

City Spotlight — Brisbane



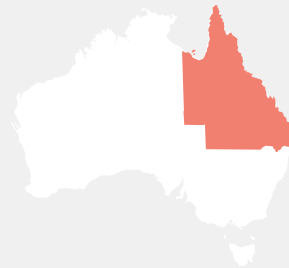
INTERSTATE

Local tenants
78.4%



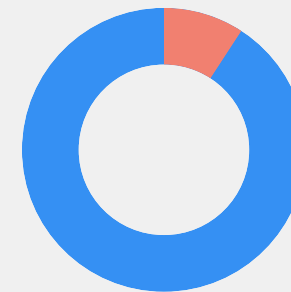
Interstate
tenants
21.6%

Interstate activity decreased to 21.6% (-1.5%), while international views increased to 9.2% (+0.9%), indicating lower interstate demand alongside growing overseas interest.



INTERNATIONAL

International
tenants
9.2%



Domestic
tenants
90.8%

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



New Zealand



UK



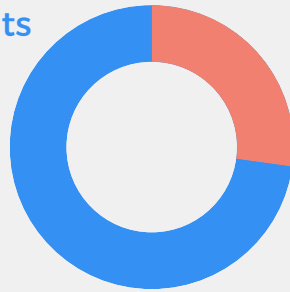
USA

City Spotlight — Gold Coast



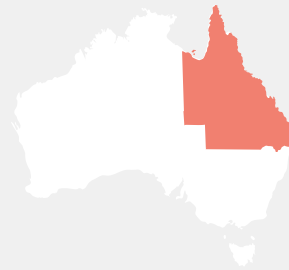
INTERSTATE

Local tenants
72.8%



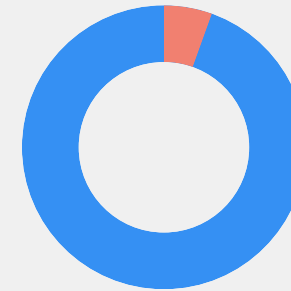
Interstate
tenants
27.2%

Interstate activity increased to 27.2% (+5.7%), while international views decreased to 5.5% (-0.4%), showing steady interest from both local movers and overseas audiences.



INTERNATIONAL

International
tenants
5.5%



Domestic
tenants
94.5%

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



New Zealand



Japan



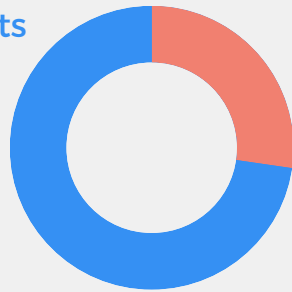
UK

City Spotlight — Sydney



INTERSTATE

Local tenants
72.7%



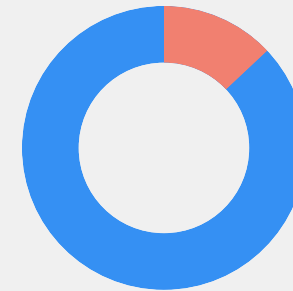
Interstate
tenants
27.3%

Interstate activity increased to 27.3% (+3.4%), and international views increased to 13.8% (+0.7%), showing strong interest from both local movers and overseas audiences.



INTERNATIONAL

International
tenants
13.8%



Domestic
tenants
94.5%

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



USA



Philippines



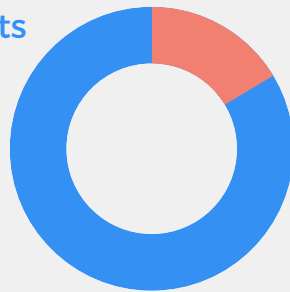
Thailand

City Spotlight — Melbourne



INTERSTATE

Local tenants
83.6%



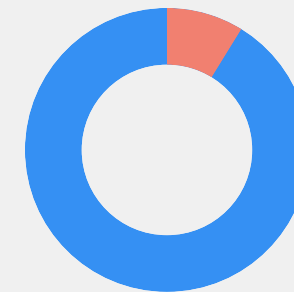
Interstate
tenants
16.4%

Interstate activity decreased to 16.4% (-4.6%), while international views increased to 8.8% (+3.2%), indicating lower interstate demand alongside increased overseas interest.



INTERNATIONAL

Domestic
tenants
91.2%



International
tenants
8.8%

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



New Zealand



Mexico



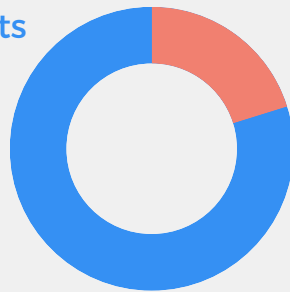
Japan

City Spotlight — Perth



INTERSTATE

Local tenants
79.8%



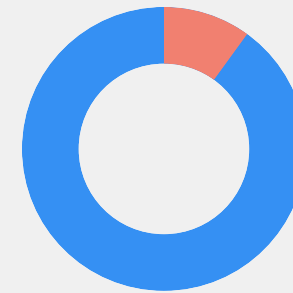
Interstate
tenants
20.2%

Interstate activity decreased to 20.2% (-4.3%), and international views decreased to 10.0% (-0.8%), showing lower demand from both interstate and overseas audiences.



INTERNATIONAL

Domestic
tenants
90%



International
tenants
10%

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 November 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 01/11/2025 and 30/11/2025 (November 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