

# Sight Unseen



Interstate & International  
Trends in the Australian  
Property Market

## RENTALS

October

# 2023



# Key Insights

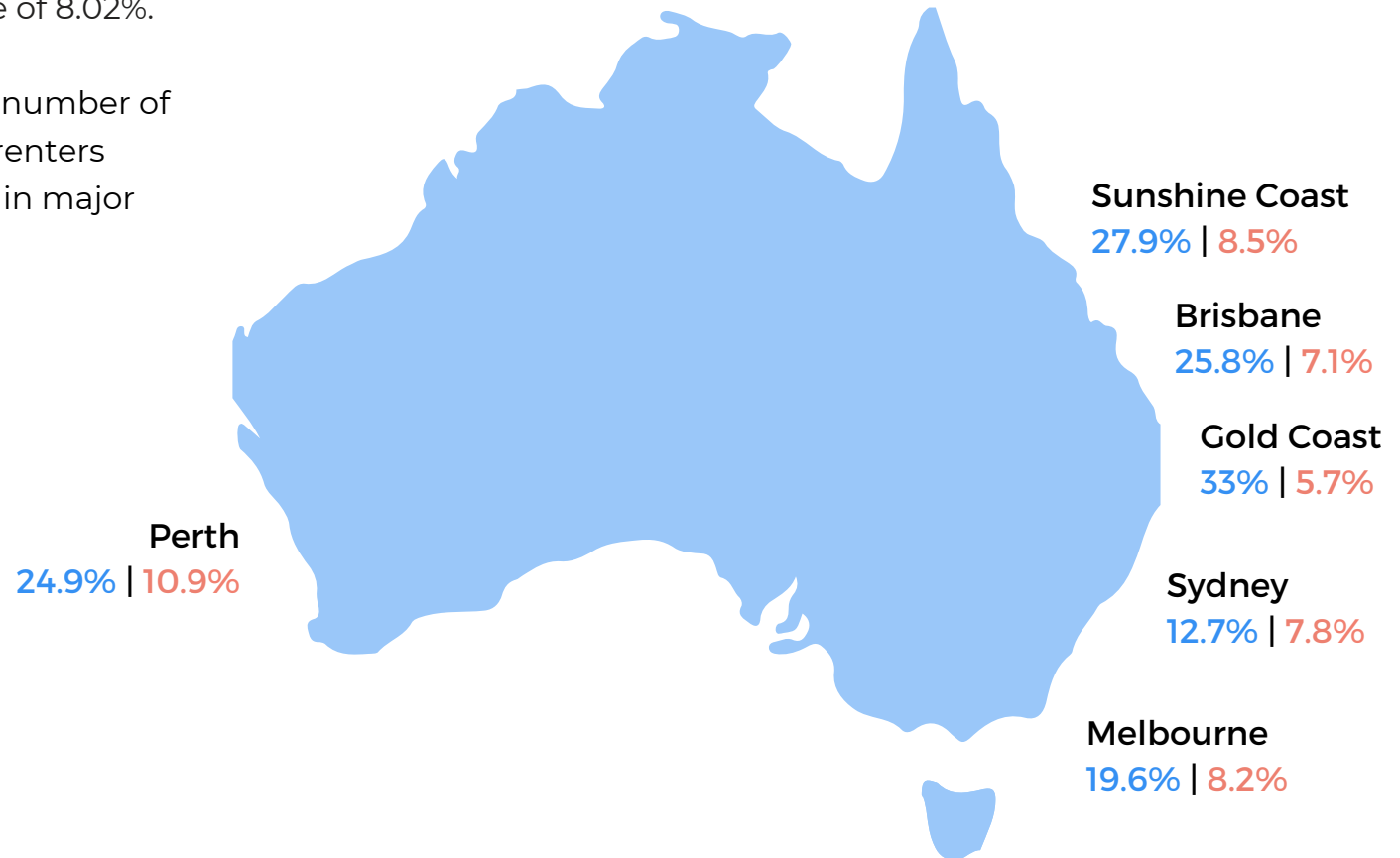
In October 2023, the major regions around Australia saw an average of 23.98% of rental properties inspected from interstate. International rental inspections sat at an average of 8.02%.

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

## Key Property Markets

**INTERSTATE**  
Average 23.98%

**INTERNATIONAL**  
Average 8.02%







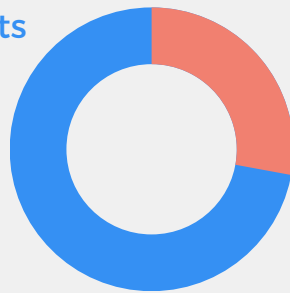
# City Spotlights

# City Spotlight — Sunshine Coast



## INTERSTATE

Local tenants  
72.1%



Interstate  
tenants  
27.9%

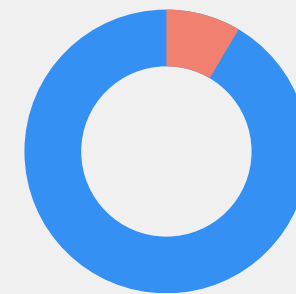
Almost 28% of tenants looking to rent property on the Sunshine Coast are inspecting from other states.

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



## INTERNATIONAL

Domestic  
tenants  
91.5%



International  
tenants  
8.5%

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



New Zealand



UK



USA

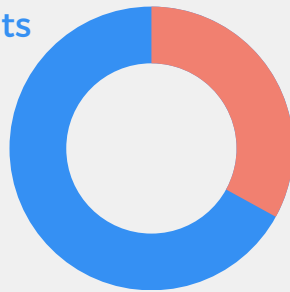


# City Spotlight — Gold Coast



## INTERSTATE

Local tenants  
67%



Interstate  
tenants  
33%

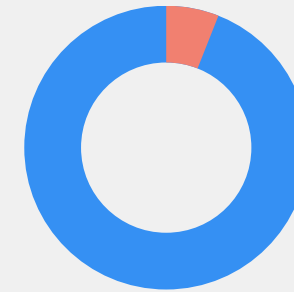
Over 33% of tenants looking to rent property on the Gold Coast are inspecting from other states.

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



## INTERNATIONAL

Domestic  
tenants  
94.3%



International  
tenants  
5.7%

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



New Zealand



UK



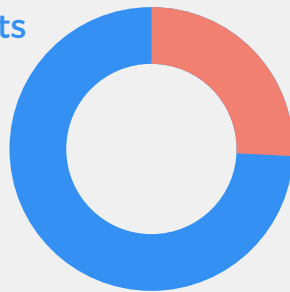
USA

# City Spotlight — Brisbane



## INTERSTATE

Local tenants  
74.2%



Interstate  
tenants  
25.8%

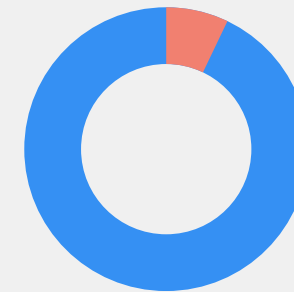
Almost 26% of tenants in Brisbane are inspecting from other states.

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



## INTERNATIONAL

International  
tenants  
7.1%



Domestic  
tenants  
92.9%

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



New Zealand



USA



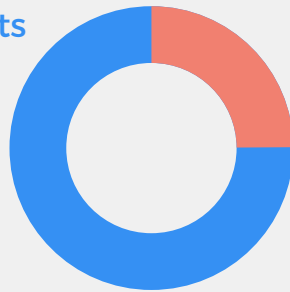
UK

# City Spotlight — Perth



## INTERSTATE

Local tenants  
75.1%



Interstate  
tenants  
24.9%

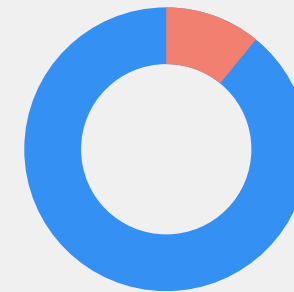
Almost 25% of tenants looking to rent property in Perth are inspecting from other states.

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



## INTERNATIONAL

Domestic  
tenants  
89.1%



International  
tenants  
10.9%

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



New Zealand



Singapore



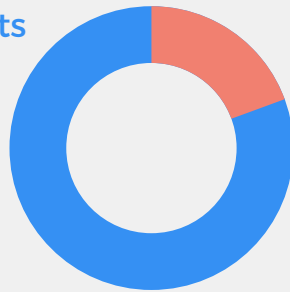
UK

# City Spotlight — Melbourne



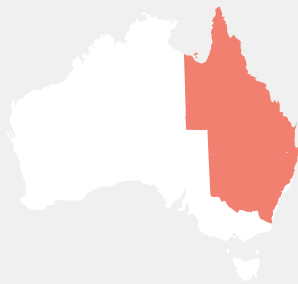
## INTERSTATE

Local tenants  
80.4%



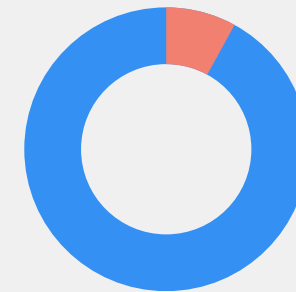
Interstate  
tenants  
19.6%

Almost 20% 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  
91.8%



International  
tenants  
8.2%

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



New Zealand



USA



UK

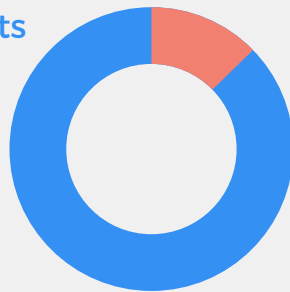


# City Spotlight — Sydney



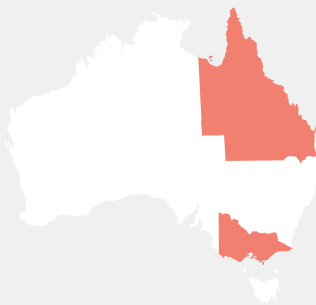
## INTERSTATE

Local tenants  
87.3%



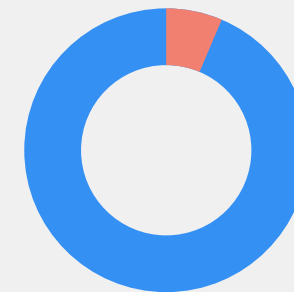
Interstate  
tenants  
12.7%

Over 12% 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  
7.8%



Domestic  
tenants  
92.2%

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 October 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 1/10/2023 and 31/10/2023 (October 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 digitise property transactions.

To book a virtual tour for your listing:



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



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