



Sight Unseen

Interstate & International
Trends in the Australian
Property Market

Rentals September 2025



Key Insights

In September, 22.8% of digital rental inspections came from interstate renters (+1.3%), showing increased relocation interest. International views were 7.2% (-0.3%), indicating continued overseas interest. Brisbane (26.4%) and the Gold Coast (25.5%) were the top interstate destinations, with Perth close behind at 18.2%.

Key Property Markets

INTERSTATE
Average 22.8%

INTERNATIONAL
Average 7.2%





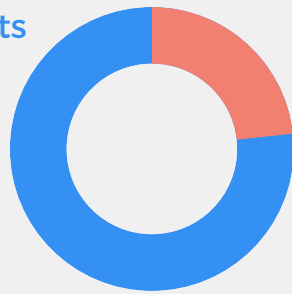
City Spotlights

City Spotlight — Sunshine Coast



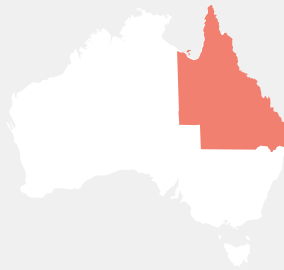
INTERSTATE

Local tenants
76.7%



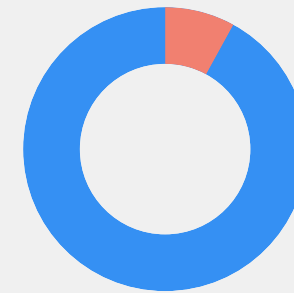
Interstate
tenants
23.3%

The Sunshine Coast saw a strong rebound in September, with 23.3% of rental inspections coming from interstate (+6.9%). International views also increased to 8.0% (+2.6%), showing strong interest from both domestic and overseas renters.



INTERNATIONAL

International
tenants
8%



Domestic
tenants
92%

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



New Zealand



UK



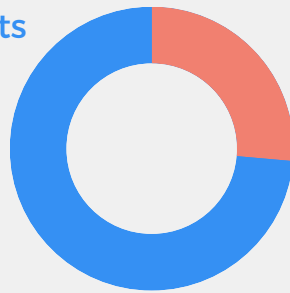
USA

City Spotlight — Brisbane



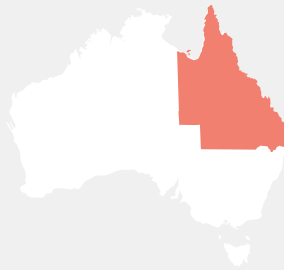
INTERSTATE

Local tenants
73.6%



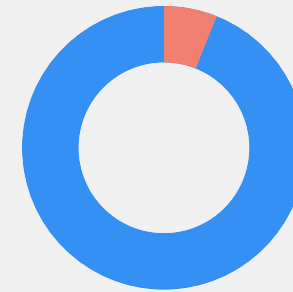
Interstate
tenants
26.4%

Interstate inspections in Brisbane rose to 26.4% (+2.1%) in September. International views remained steady at 6.1% (-0.1%), highlighting Brisbane's continued appeal to both domestic and overseas renters.



INTERNATIONAL

International
tenants
6.1%



Domestic
tenants
93.9%

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



New Zealand



UK



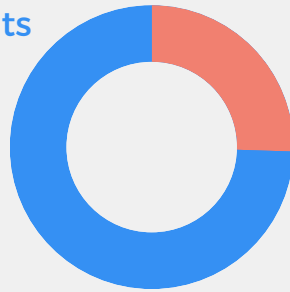
USA

City Spotlight — Gold Coast



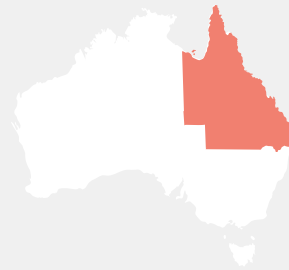
INTERSTATE

Local tenants
74.5%



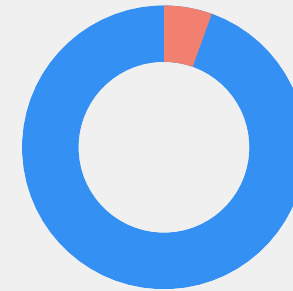
Interstate
tenants
25.5%

On the Gold Coast, 25.5% of rental inspections came from interstate (+1.8%) in September. International views remained stable at 5.5% (+0.1%), highlighting the region's consistent appeal to both domestic and overseas renters.



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



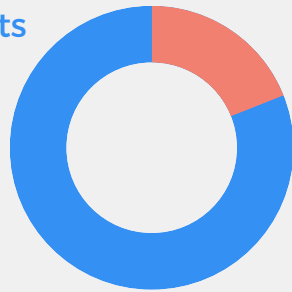
UK

City Spotlight — Sydney



INTERSTATE

Local tenants
81%



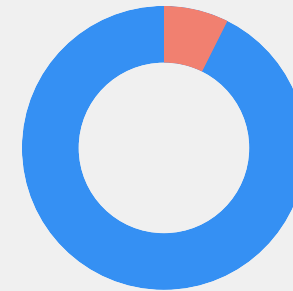
Interstate
tenants
19%

Sydney saw a decline in September, with 19.0% of rental inspections coming from interstate (-2.0%). International views also decreased to 7.4% (-1.9%), though the city remains one of the strongest destinations for overseas renters.



INTERNATIONAL

International
tenants
7.4%



Domestic
tenants
92.6%

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



USA



Philippines



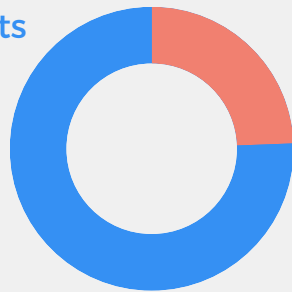
Thailand

City Spotlight — Melbourne



INTERSTATE

Local tenants
75.6%



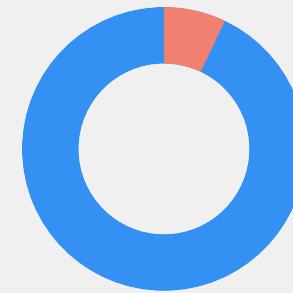
Interstate
tenants
24.4%

Melbourne saw a slight decline in September, with 24.4% of rental inspections coming from interstate (-2.7%). International views also decreased to 7.1% (-1.0%), reflecting somewhat quieter overall renter activity while the city remains a key destination nationally.



INTERNATIONAL

Domestic
tenants
92.9%



International
tenants
7.1%

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



New Zealand



Mexico



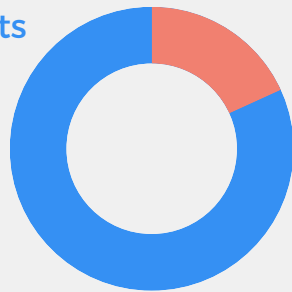
Japan

City Spotlight — Perth



INTERSTATE

Local tenants
81.8%



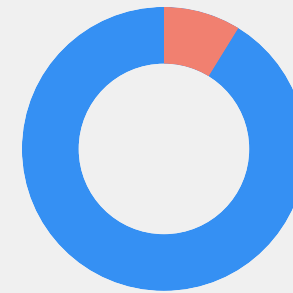
Interstate
tenants
18.2%

Perth saw interstate inspections rise to 18.2% (+1.5%) in September. International demand came in at 8.8% (-1.6%), showing the city continues to attract interest from both domestic and overseas renters.



INTERNATIONAL

Domestic
tenants
91.2%



International
tenants
8.8%

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 September 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 01/09/2025 and 30/09/2025 (September 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