

Rent in Surry Hills and Darlinghurst (2010)

New South Wales · June quarter 2026 · new leases

\$853 a week, median

Over a year

▲+6.6%

New leases

698

Rank in New South Wales, dearest first

78 of 347

In brief

New tenants in Surry Hills and Darlinghurst (2010) paid a median of \$853 a week in the June quarter 2026, up 6.6% on a year earlier.

That's 18% above the New South Wales median of \$720.

Over five years it went up 58%, about 9.6% a year. Australian CPI rents, which covers every current lease, rose 26% over the same time.

Since the 2021 Census, rents here are up 52.3%. Wages in New South Wales are up 16.6%.

About 38 new leases are signed each year for every 100 privately rented homes. That means roughly one rental in 3 changes hands each year.

Across Greater Sydney, leases signed in December and November have come in cheapest against the trend. January has been the dearest month.

Sample report. Made to show what a Trackkn report contains. Not for sale or redistribution.

Prepared 16 October 2026 from open government data: NSW Department of Communities and Justice and the Australian Bureau of Statistics. Figures are for new leases (rental bonds lodged), which usually cost more than existing leases. This report is general information, not financial or legal advice. The publishers haven't reviewed or endorsed it.

Rents now

Median weekly rent of new leases in the June quarter 2026, by kind of home, as published by NSW Department of Communities and Justice.

Home	Median	Middle half	New leases	1 year	5 years
All homes	\$853	\$660 to \$1,100	698	▲+6.6%	▲+58.0%
Units	\$830	\$650 to \$1,000	518	▲+7.1%	▲+66.0%
1-bedroom units	\$750	\$646 to \$870	318	▲+7.1%	▲+57.9%
2-bedroom units	\$1,100	\$950 to \$1,300	141	▲+11.3%	▲+57.1%
3-bedroom units	\$1,500*	\$1,370 to \$1,800	n/a	n/a	n/a
Houses	\$1,150	\$850 to \$1,500	125	▼-4.2%	▲+71.6%
2-bedroom houses	\$1,070	\$888 to \$1,150	35	n/a	▲+59.7%
3-bedroom houses	\$1,425	\$1,250 to \$1,700	41	▲+1.8%	n/a
Houses, 4+ bedrooms	\$1,650*	\$1,400 to \$2,000	n/a	n/a	n/a
Townhouses	\$1,100*	\$900 to \$1,359	n/a	n/a	n/a
2-bedroom townhouses	\$948*	\$899 to \$1,113	n/a	n/a	n/a

* Small sample: 10 to 29 new leases. "1 year" and "5 years" compare with the same quarter in earlier years, because rents rise and fall with the seasons.

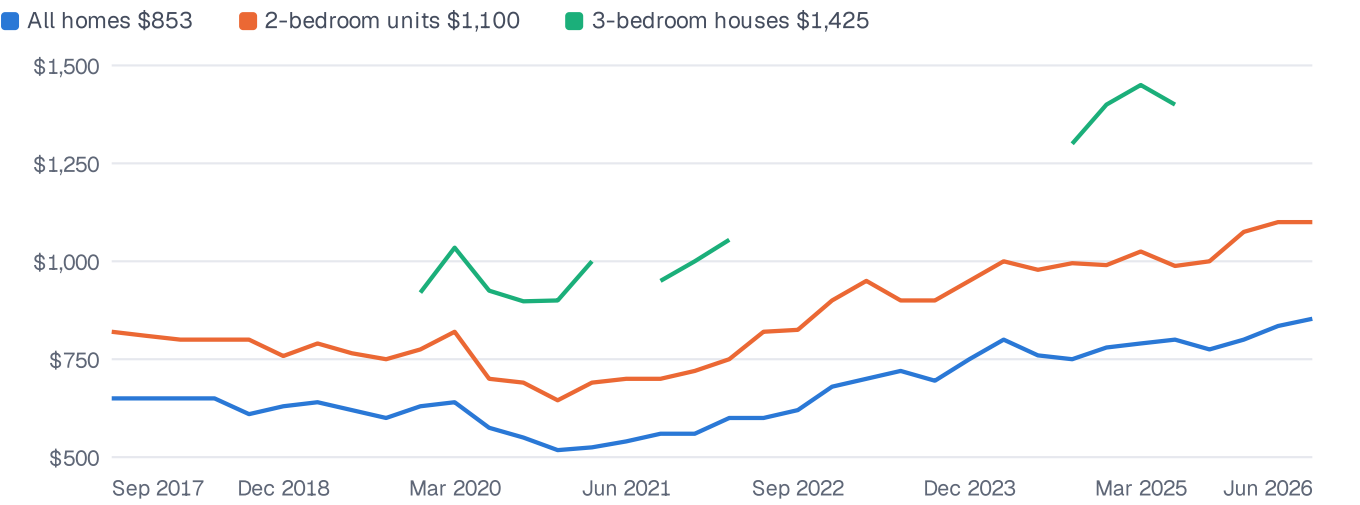
Compared

Area	Median	1 year	New leases
Surry Hills and Darlinghurst (2010)	\$853	▲+6.6%	698
Sydney council area	\$900	▲+5.9%	6,122
New South Wales	\$720	▲+5.9%	69,642

Surry Hills and Darlinghurst (2010) ranks 78 of 347 places in New South Wales with 30 or more new leases, counting from the most expensive.

Rents over time

Median weekly rent of new leases each quarter, Sep 2017 to Jun 2026. A quarter with fewer than 30 leases in a group is left off that line.



Growth

Since	Change	A year	CPI rents
June 2025 (1 year)	▲+6.6%	+6.6%	+3.5% Sydney
June 2023 (3 years)	▲+18.5%	+5.8%	+15.6% Sydney
June 2021 (5 years)	▲+58.0%	+9.6%	+26.0% Australian

The CPI rents index tracks the rents on all current leases, renewals included, so it usually moves more slowly than new leases. City figures are monthly from July 2022. Earlier periods use the figure for Australia.

Rents against wages

Rents since Sep 2021

▲+52.3%

to Jun 2026, new leases

Wages in New South Wales

+16.6%

same period, Wage Price Index

Rent to income, 2021

24%

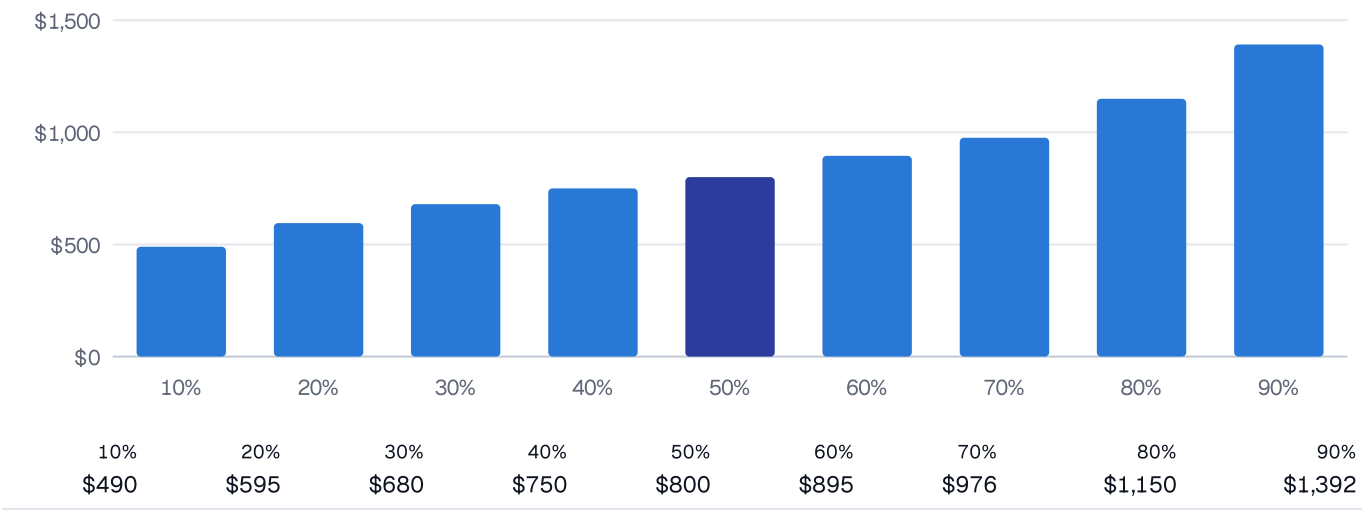
Census median rent over household income

The wage figure is the ABS Wage Price Index for New South Wales, which tracks hourly pay without bonuses across all jobs. Census figures are from August 2021 and cover all renting households.

The range of rents

What new leases cost

Every new lease for all homes from July 2025 to June 2026 (2,967 leases), from bond records. Each bar shows the rent that share of leases came in under.



The price of more room

Step	Extra rent
A second bedroom, units: 1-bedroom unit to 2-bedroom unit	+47%

The gap between the two medians, averaged over the latest four quarters when both groups had 30 or more new leases (4 quarters).

The area

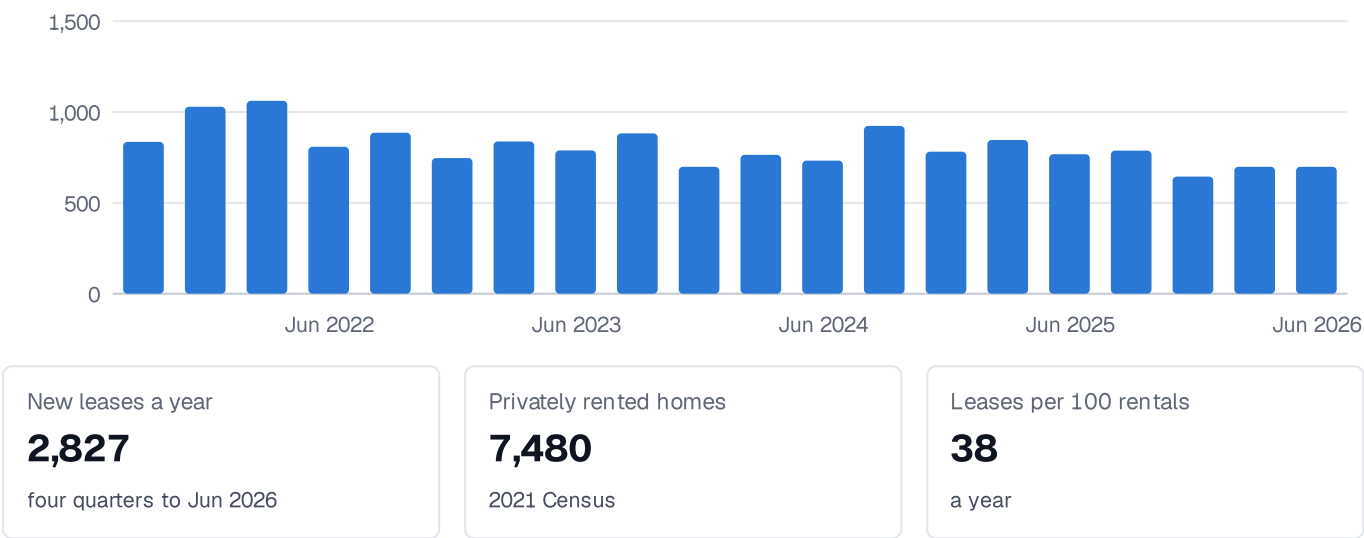
Who rents here (2021 Census)

Households renting 64% 8,417 of 13,158	Through an agent 76% of renting households	From a private landlord 12% of renting households	Social and other 11% public, community and other landlords
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The 2021 Census median rent across all renting households was \$550 a week, against a median household income of \$2,297.

The rental market

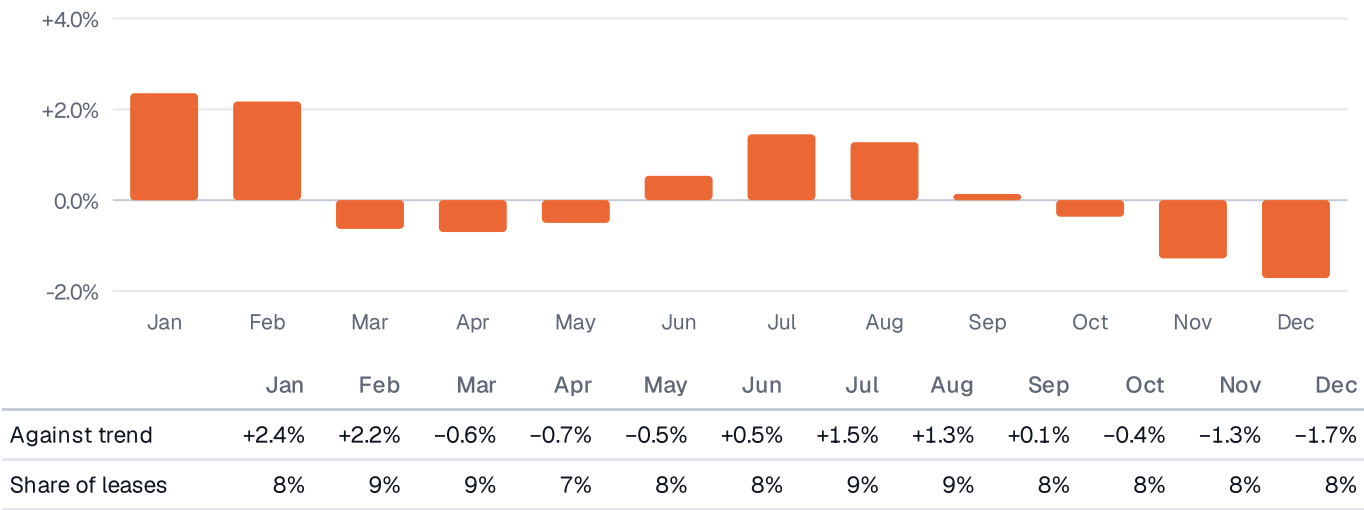
New leases each quarter



New leases include newly built homes and homes just put up for rent, and the Census count is from 2021. So take this as a guide to how often rentals change hands. It isn't an exact turnover rate.

When to sign

How the median rent of leases signed in each month compared with the 12 months around it, Greater Sydney, averaged over 4 or more years to Jun 2026. Below zero means cheaper than the trend.



Notes and sources

How to read this report

Every rent is the median weekly rent of new leases. Half of the new leases in the period cost less and half cost more. New leases are rental bonds lodged with the state. They record the rent tenants agreed to, so advertised asking rents don't come into it. Medians from fewer than 10 leases aren't shown, and those from 10 to 29 are marked as small samples. Changes compare the same quarter in different years. Full definitions are at trackkn.com/rent/methodology.

Sources

Census of Population and Housing 2021, Australian Bureau of Statistics. CC BY 4.0. Credit: Based on Australian Bureau of Statistics data.

Rental bond lodgements, NSW Fair Trading. CC BY 4.0. Credit: © State of New South Wales. For current information go to www.nsw.gov.au.

Rent and Sales Report: rent tables, NSW Department of Communities and Justice. CC BY 4.0. Credit: © State of New South Wales (Department of Communities and Justice).

Consumer Price Index: rents, Australian Bureau of Statistics. CC BY 4.0. Credit: Based on Australian Bureau of Statistics data.

Wage Price Index, Australian Bureau of Statistics. CC BY 4.0. Credit: Based on Australian Bureau of Statistics data.

Trackkn changed the source data by matching places to ABS boundaries, combining bond records into medians and deciles, and calculating changes, ratios and seasonal patterns. No publisher endorses Trackkn or this report. Figures are as published or calculated on 16 October 2026. Publishers sometimes revise them.