

Survey of Rental Market Sentiment in Victoria

Real Estate Institute of Victoria

30 April 2026



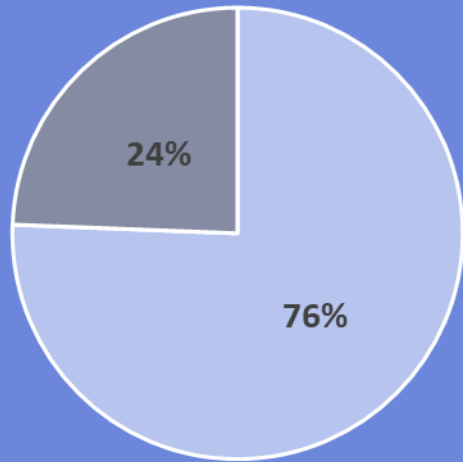
Methodology:



- The Real Estate Institute of Victoria (REIV) commissioned an independent survey into the Victorian rental market dynamics.
- The survey was conducted by Lonergan Research in accordance with the ISO 20252 standard.
- Lonergan Research surveyed 1,006 Australians 18+ years old. Surveys were distributed throughout Victoria including both capital city and non-capital city areas.
- The survey was conducted online amongst members of a permission-based panel, between 9 to 20 April 2026.
- After interviewing, data was weighted to the latest population estimates sourced from the Australian Bureau of Statistics.

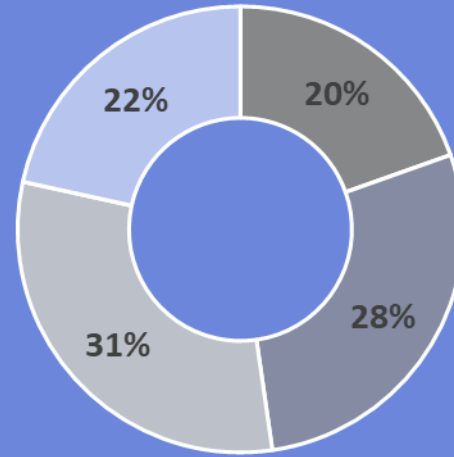
Demographics

Location



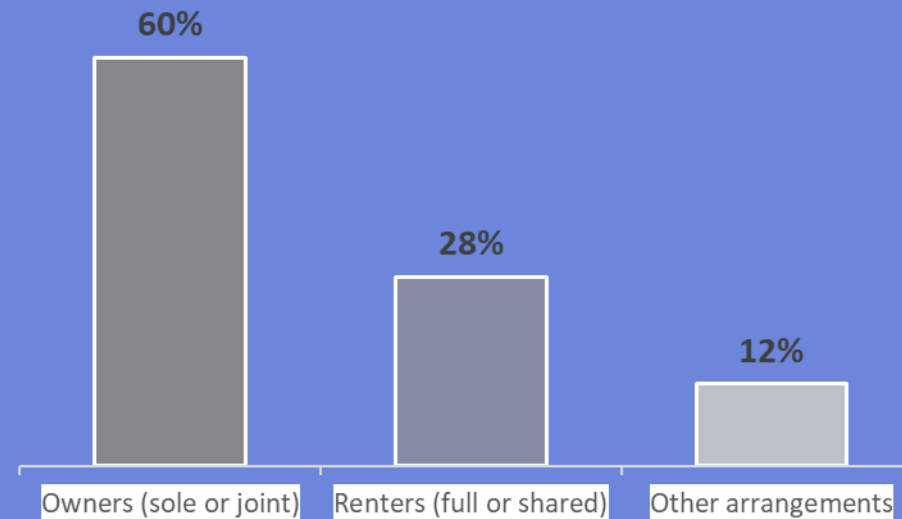
■ Metro Melbourne ■ Regional Victoria

Generation

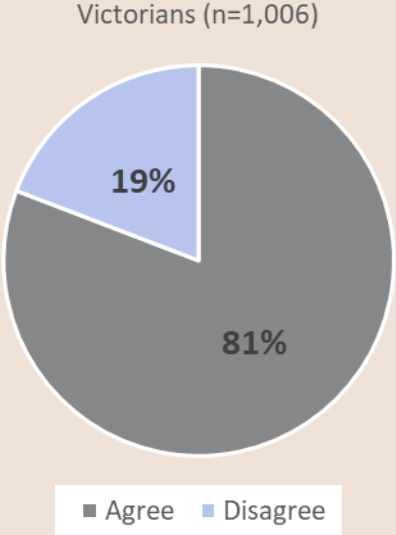


■ Gen Z (18-29)
■ Millennials (30-44)
■ Gen X (45-64)
■ Baby Boomers (65+)

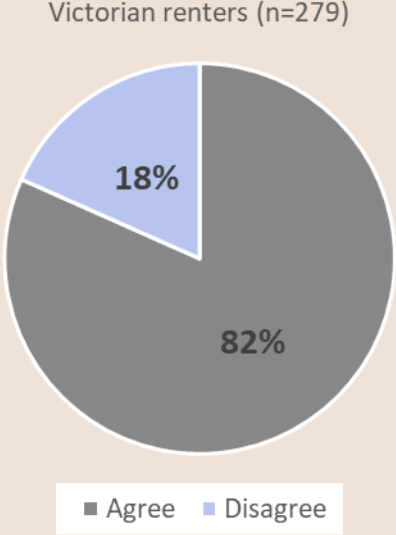
Living Arrangements



Tax and regulatory settings are serving to discourage rental provider investment.



Four in five (81%) Victorians surveyed agree the current Victorian rental market tax and regulatory settings are serving to discourage rental provider investment.

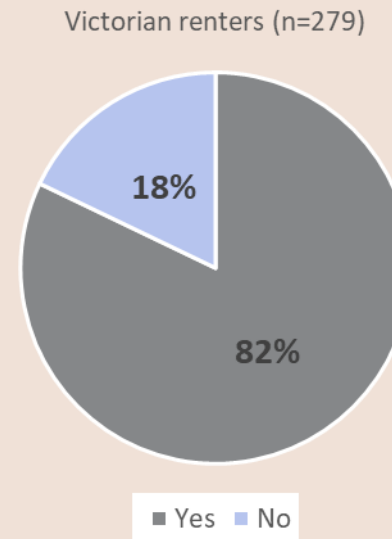
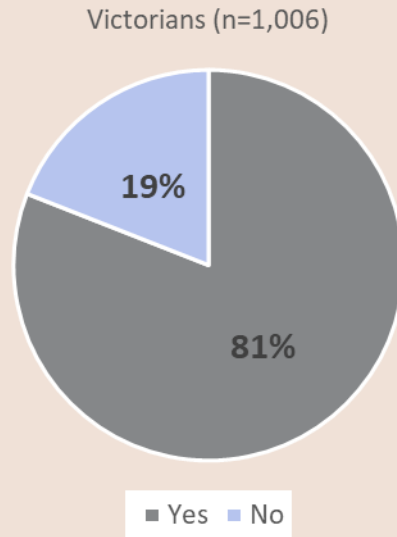


Similar sentiment is shared by renters, with a slightly higher proportion (82%) agreeing.



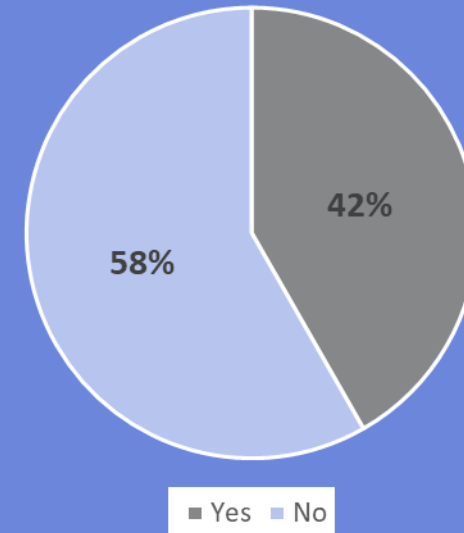
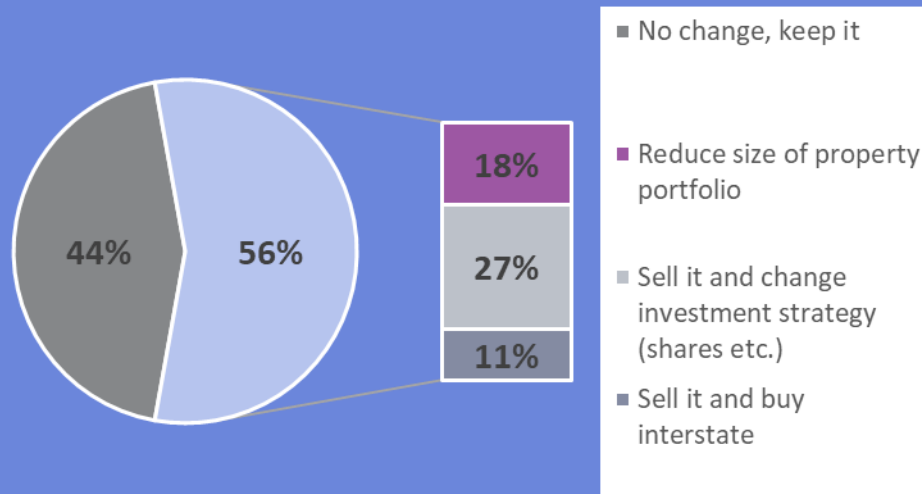
Renters support policies that boost supply

Consistent support from renters and all respondents to back a more rental provider–friendly policy approach if it helped boost rental supply.



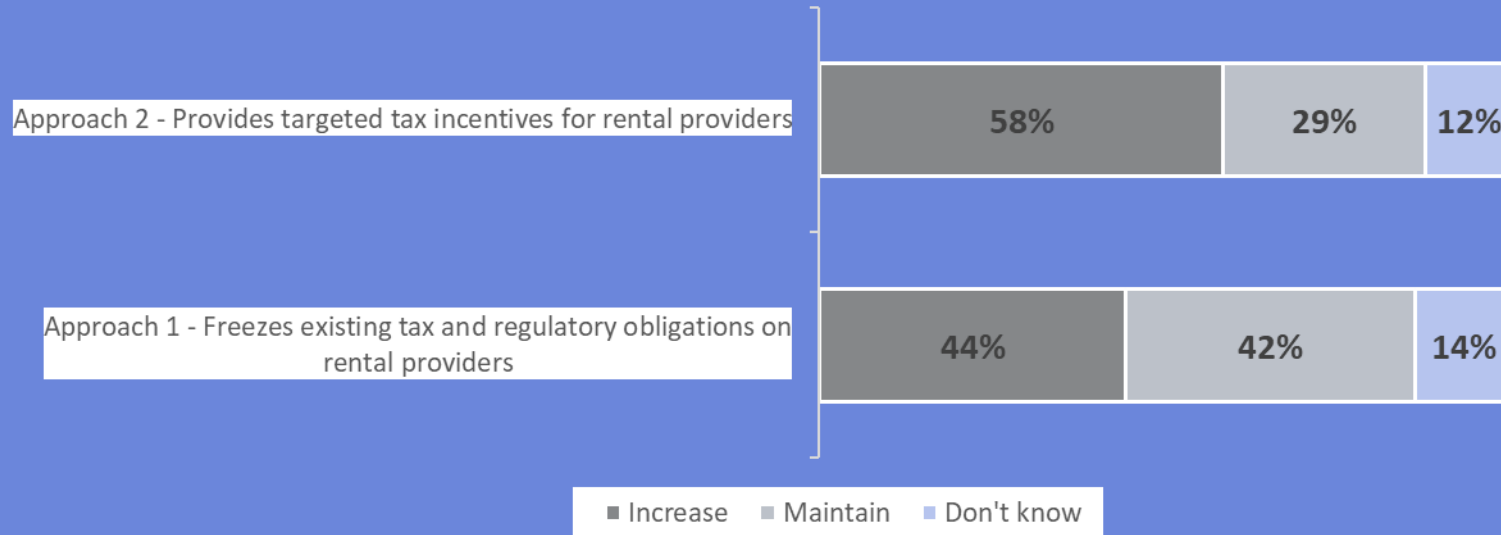
Rental providers seek tax and regulatory change

Over half (56%) of Victorian rental providers surveyed would either reduce the size of their property portfolio, sell and change their investment strategy or sell and buy interstate if the current tax and regulatory conditions for rental providers do not change.



Nearly three in five (58%) of Victorian rental providers surveyed also don't feel adequately supported by the Government in terms of its rental market policies.

Rental providers seek tax and regulatory change

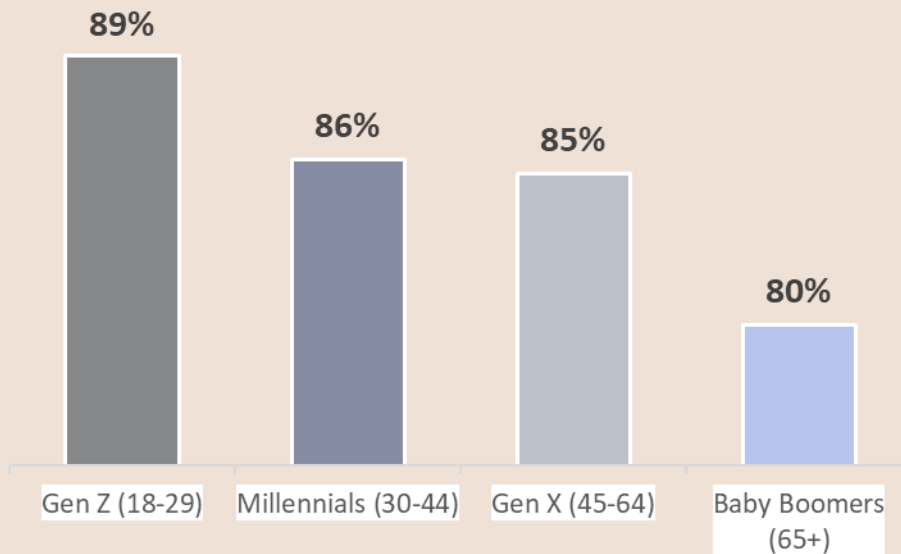


Over half of Victorian rental providers (58%) surveyed would be encouraged to increase their rental market investment if a revised Victorian rental market policy provided targeted tax incentives for rental providers.

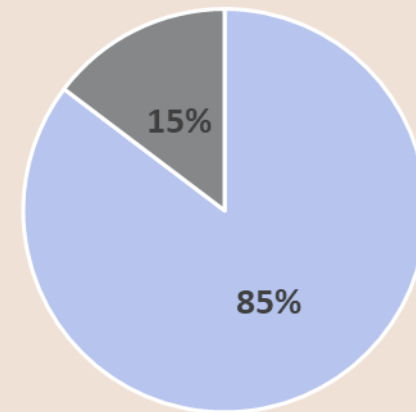
Just under half (44%) would be encouraged to increase their investment if tax and regulatory obligations on rental providers were frozen.

Stamp duty reform could make more renters homeowners

Five in six (86%) Victorian renters surveyed (n=279) agree they'd be more likely to buy a home if stamp duty was removed.



Gen Z are mostly likely to agree with 89% compared to Baby Boomers with 80%



- Do not own residential investment properties
- Owns residential investment properties

15% of Victorian renters surveyed own residential investment property



Thank you



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