Self Storage Market Rate Flash

March 2025

SELF STORAGE
ADVISORY AUSTRALIA

Summary

Sydney posted further gains over the month, exhibiting positive rental rate growth across all tracked unit sizes, standing out as the top-performing metro market for March.

Elsewhere, results were mixed, with no discernible trend evident across the data set. The data may suggest market uncertainty tied to broader macroeconomic conditions as customers exercise increased caution around discretionary spending.

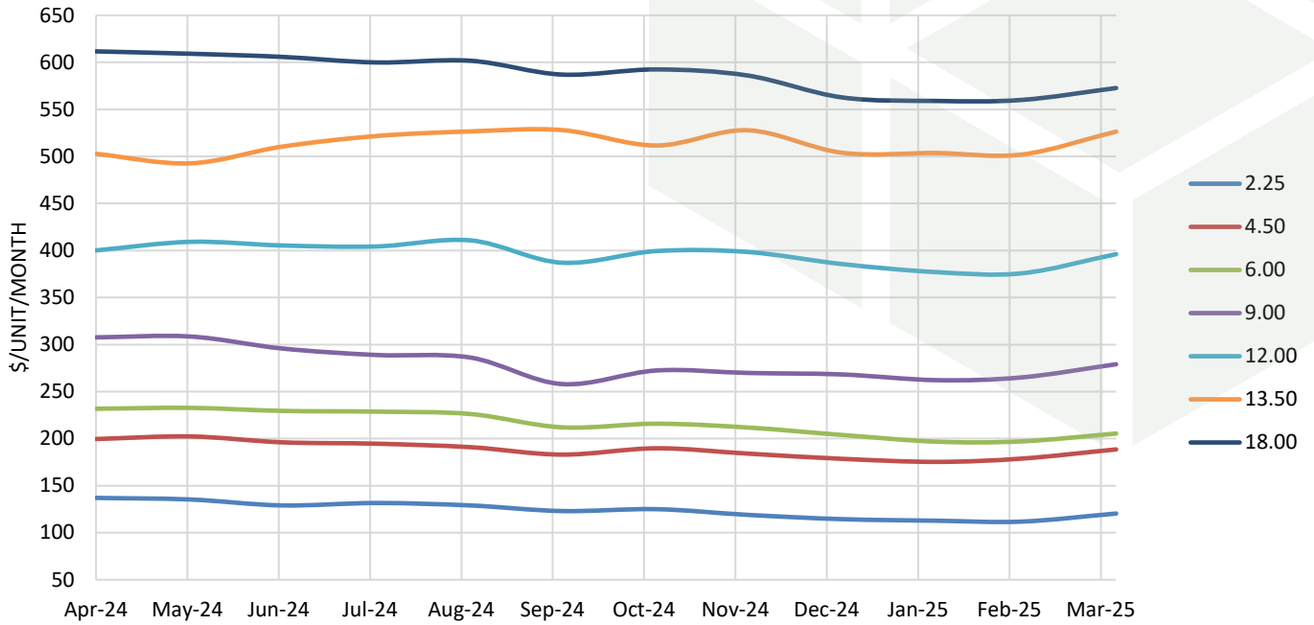
We are closely monitoring any fiscal measures that could drive short-term housing mobility and discretionary spending, and the impact on rental rate performance.

Please don’t hesitate to reach out with any direct queries or requests

Average Asking Rate Growth

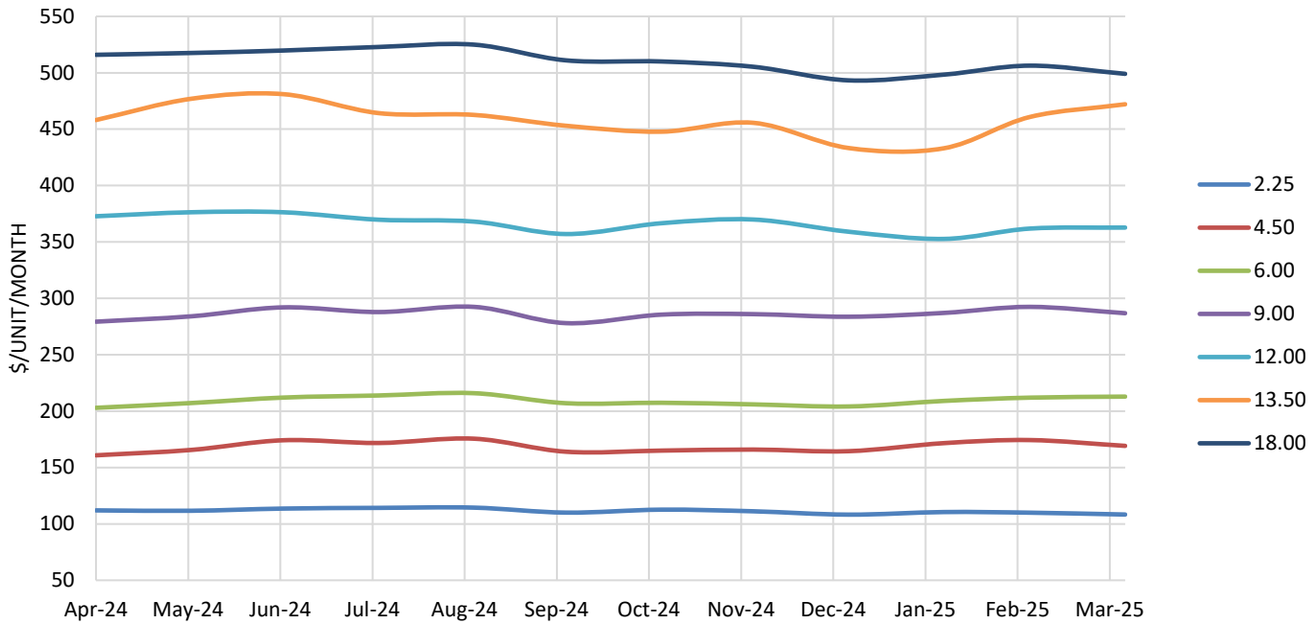
Greater Sydney

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit Mar 2025	Avg. $/m² Mar 2025
2.25	(1.17%)	(12.13%)	7.67%	$120	$642
4.50	(0.52%)	(5.53%)	5.47%	$189	$503
6.00	(1.09%)	(11.38%)	4.21%	$205	$411
9.00	(0.88%)	(9.30%)	5.27%	$279	$372
12.00	(0.09%)	(1.00%)	5.42%	$396	$396
13.50	0.42%	4.71%	4.86%	$526	$468
18.00	(0.60%)	(6.37%)	2.26%	$573	$382



Greater Melbourne

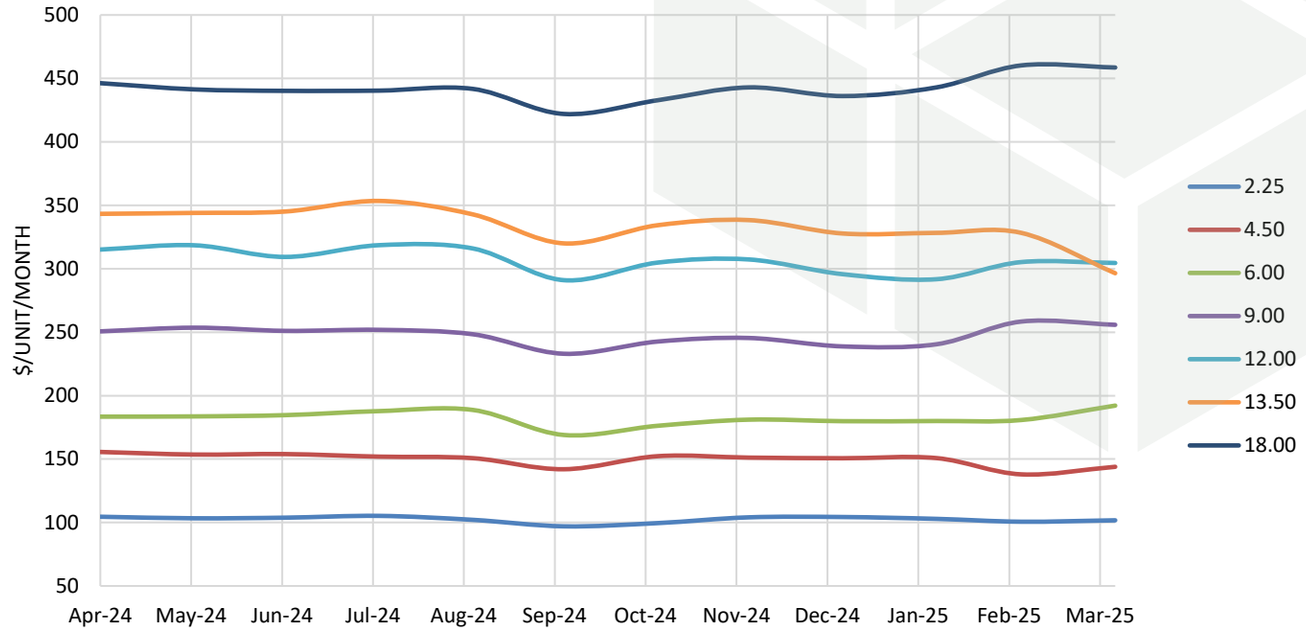
Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit Mar 2025	Avg. $/m² Mar 2025
2.25	(0.30%)	(3.29%)	(1.49%)	$108	$578
4.50	0.46%	5.20%	(2.96%)	$169	$451
6.00	0.44%	4.89%	0.43%	$213	$426
9.00	0.24%	2.69%	(1.92%)	$287	$382
12.00	(0.25%)	(2.69%)	0.25%	$363	$363
13.50	0.27%	3.05%	2.44%	$472	$420
18.00	(0.30%)	(3.27%)	(1.44%)	$499	$333



Average Asking Rate Growth

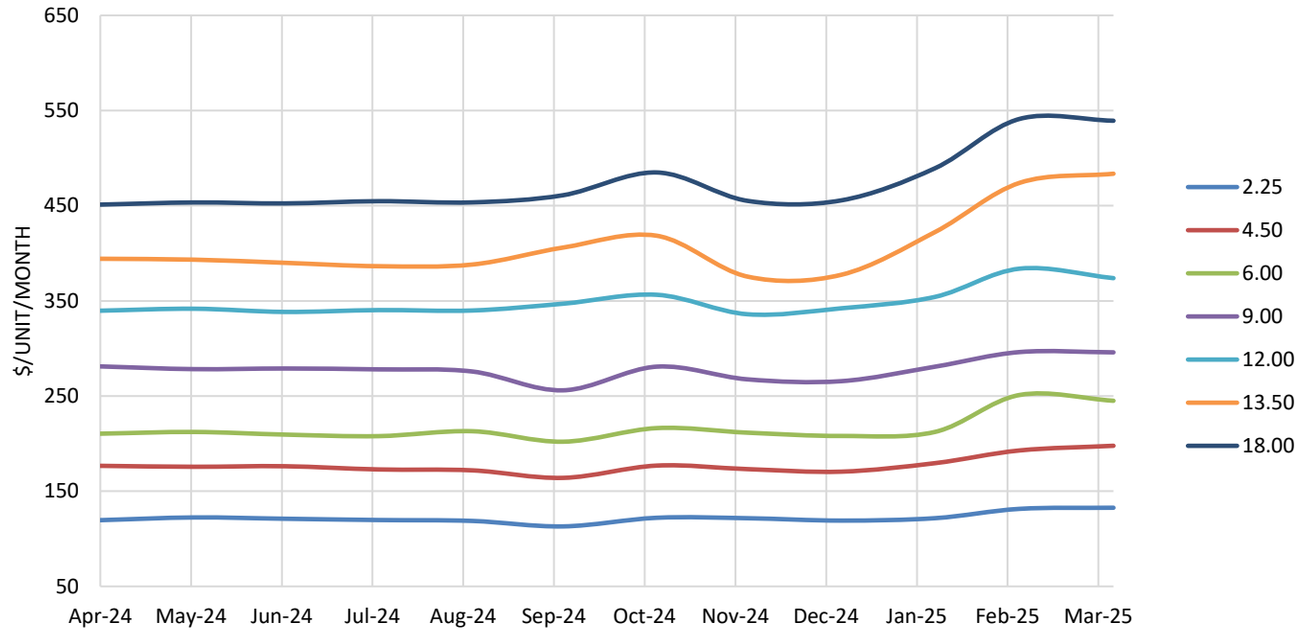
Greater Brisbane

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit Mar 2025	Avg. $/m² Mar 2025
2.25	(0.25%)	(2.69%)	1.11%	$102	$543
4.50	(0.71%)	(7.51%)	4.32%	$144	$384
6.00	0.42%	4.74%	6.27%	$192	$384
9.00	0.19%	2.06%	(1.00%)	$256	$341
12.00	(0.31%)	(3.36%)	(0.23%)	$305	$305
13.50	(1.32%)	(13.64%)	(9.69%)	$296	$264
18.00	0.25%	2.76%	(0.36%)	$459	$306



Greater Perth

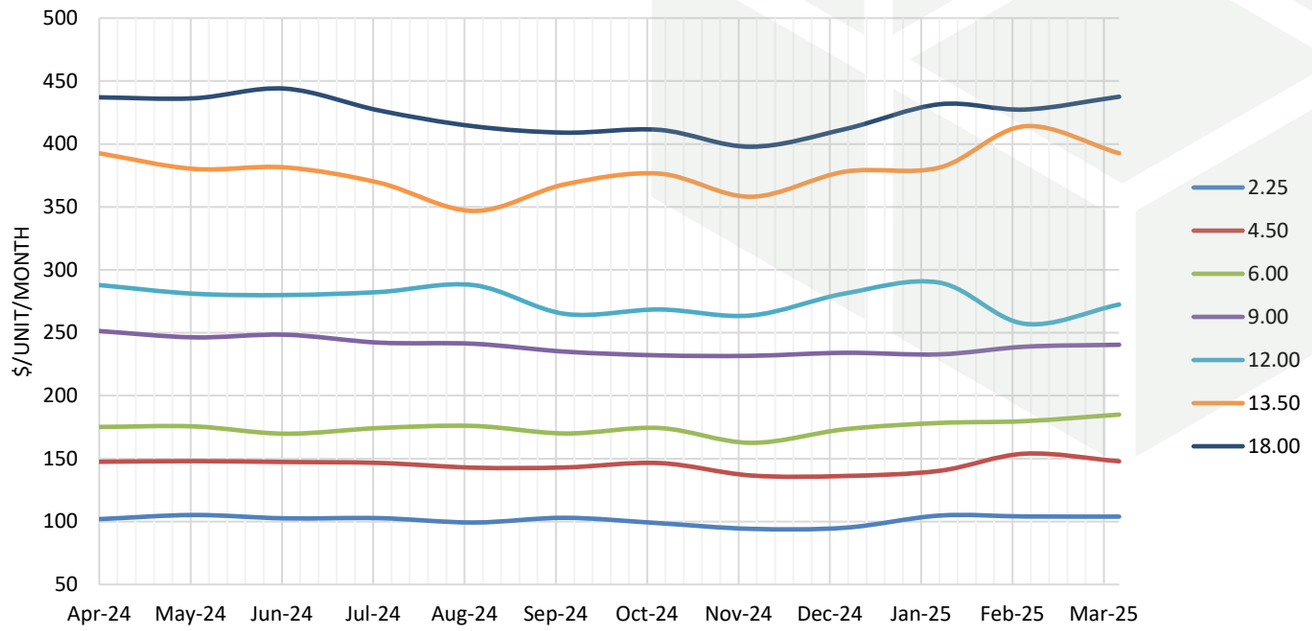
Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit Mar 2025	Avg. $/m² Mar 2025
2.25	0.95%	10.92%	0.89%	$133	$707
4.50	1.03%	11.93%	2.54%	$198	$527
6.00	1.39%	16.43%	(2.43%)	$245	$490
9.00	0.47%	5.25%	(0.10%)	$296	$395
12.00	0.88%	10.07%	(2.60%)	$374	$374
13.50	1.87%	22.67%	2.02%	$484	$430
18.00	1.64%	19.54%	(0.36%)	$539	$360



Average Asking Rate Growth

Greater Adelaide

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit Mar 2025	Avg. $/$m^2$ Mar 2025
2.25	0.18%	1.94%	(0.12%)	$104	$554
4.50	0.02%	0.23%	(3.94%)	$148	$394
6.00	0.50%	5.61%	2.91%	$185	$370
9.00	(0.40%)	(4.33%)	0.66%	$240	$321
12.00	(0.50%)	(5.37%)	5.95%	$272	$272
13.50	(0.00%)	(0.00%)	(5.19%)	$393	$349
18.00	0.01%	0.11%	2.39%	$438	$292



NOTES

- All prices are represented net of GST.
- Unit size variables include data for units +/-0.25m^2 of the standard unit size.
- LTM represents “Last Twelve Months”.
- Average Monthly Growth is calculated using the geometric mean of the average monthly price changes.

About Self Storage Advisory Australia

SELF STORAGE ADVISORY AUSTRALIA

Self Storage Advisory Australia is a real estate agency specialised in selling self storage assets. With over a decade of global industry specific experience, we understand the unique fundamentals of the asset class. We sell self storage, because we know self storage.

At Self Storage Advisory Australia, our experience lies in all facets of real estate and the self storage asset class. Our comprehensive knowledge of the industry underpins our ability to achieve the best outcome for our clients — from investment sales to strategic advisory.

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