Self Storage Market Rate Flash

April 2026

SELF STORAGE
ADVISORY AUSTRALIA

Summary

Welcome to the April 2026 edition of the Self Storage Market Rate Flash.

Self Storage Advisory Australia and our data partner, StorTrack, are pleased to present another month of market trends and insights.

Market Highlights – April 2026

Carrying on from March, the larger unit sizes (18.00m²) continue to shine in Greater Sydney with further gains – 2.33% month-over-month (MoM), culminating in a 6.94% increase in asking rates from this time last year. Modest gains and decreases were posted for the remaining unit sizes across the month of April.

For Greater Melbourne, it is pleasing to report positive results again after last month's performance. April saw MoM asking rate growth across all products except the smallest units (2.25m² and 4.00m²), which is further arresting the LTM decline. We look forward to seeing more of these positive results for Greater Melbourne after a tough year.

Greater Brisbane posted a mix of modest movements, both up and down, across the full product suite. With such a mixed result, we look to the weighted average unit price and note it is 4.5% higher than this time last year.

Greater Perth shows signs of arresting the recent softening in asking rates with a positive result for most unit sizes MoM. The bright spot of larger units (18.00m²) continues to shine with a 2.96% increase MoM, and is well accompanied this month by 13.50m² units posting a 2.11% increase.

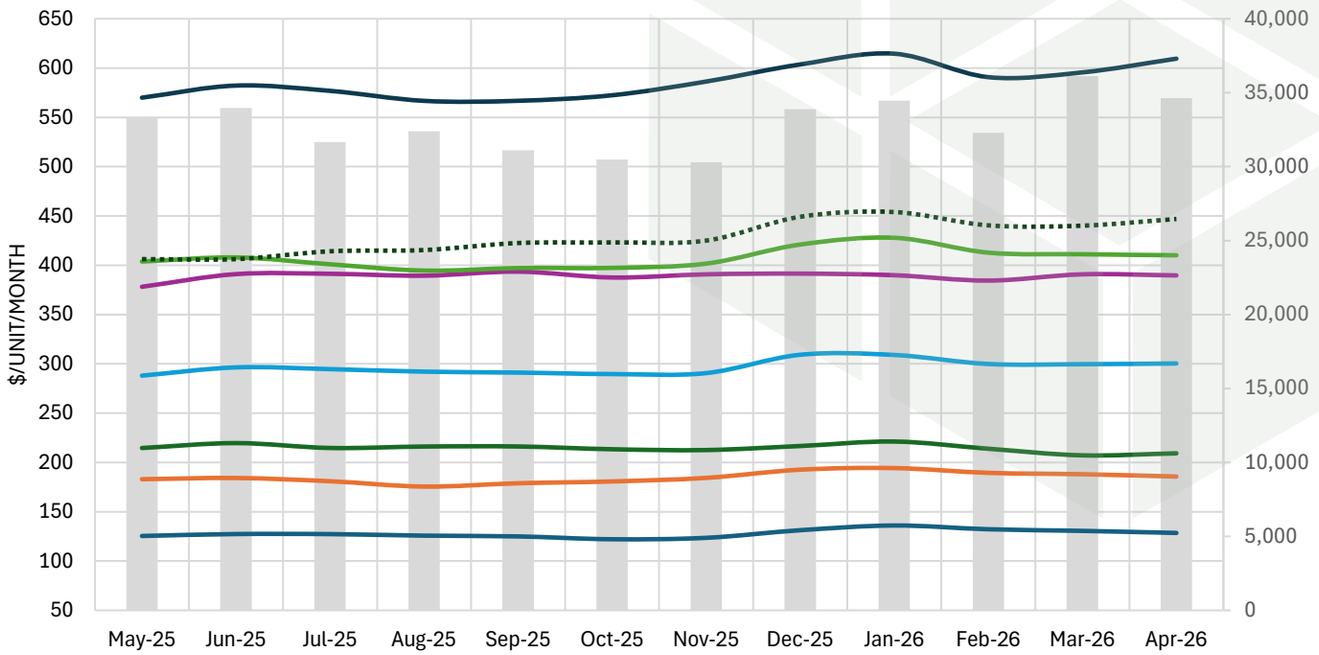
The most notable feature of Greater Adelaide this month is what the LTM calculations reveal. Greater Adelaide enjoyed significant increases to asking rates during Q1 of 2025, which has now dropped off the LTM calculations. Performance now appears subdued relative to this time last year.

Read on for more detail.

Average Asking Rate Growth

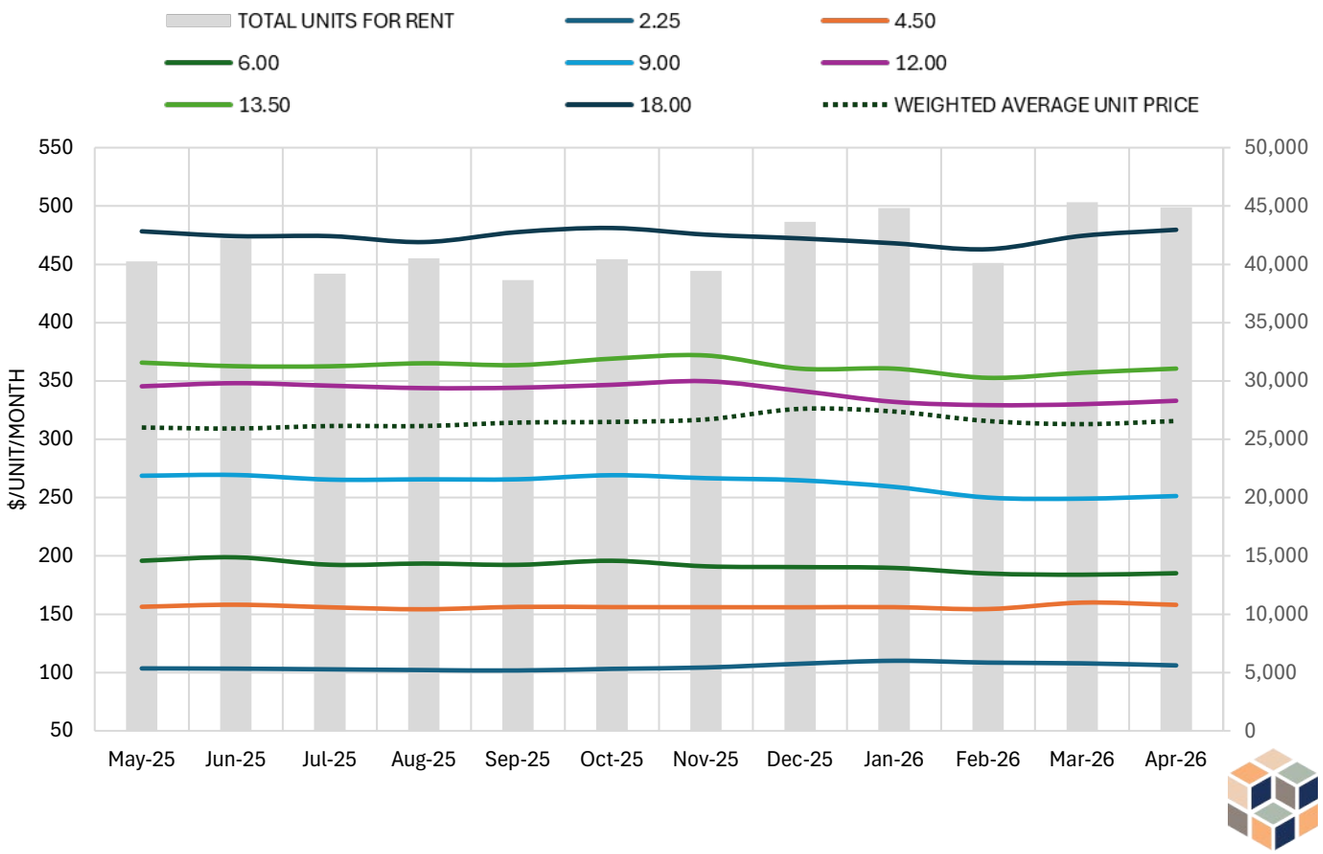
Greater Sydney

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. April 2026	Avg. $/$m^2$/yr. April 2026
2.25	0.22%	2.46%	(1.61%)	$129	$685
4.50	0.13%	1.49%	(1.23%)	$186	$495
6.00	(0.23%)	(2.51%)	0.99%	$209	$419
9.00	0.38%	4.28%	0.24%	$300	$401
12.00	0.27%	3.05%	(0.28%)	$390	$390
13.50	0.14%	1.56%	(0.26%)	$410	$365
18.00	0.61%	6.94%	2.33%	$610	$406



Greater Melbourne

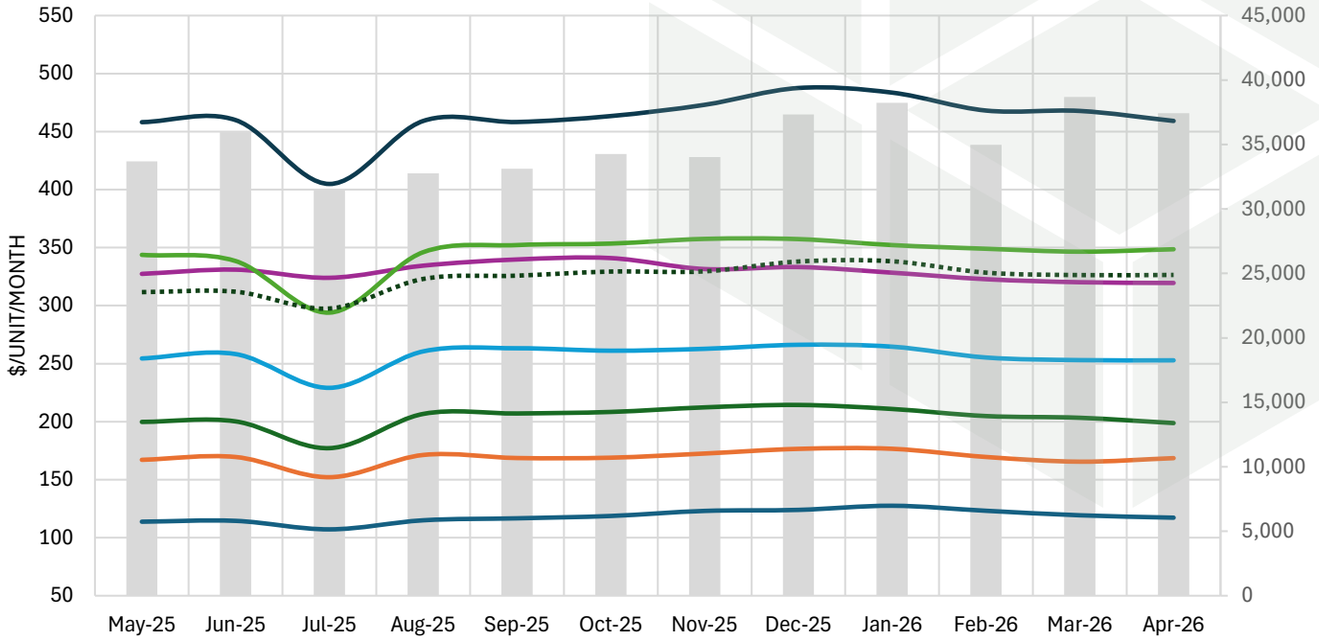
Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. April 2026	Avg. $/$m^2$/yr. April 2026
2.25	0.22%	2.48%	(1.65%)	$106	$566
4.50	0.10%	1.06%	(1.20%)	$158	$421
6.00	(0.51%)	(5.45%)	0.70%	$185	$370
9.00	(0.61%)	(6.48%)	0.90%	$251	$335
12.00	(0.33%)	(3.59%)	0.90%	$333	$333
13.50	(0.13%)	(1.40%)	0.98%	$361	$321
18.00	0.03%	0.28%	1.09%	$480	$320



Average Asking Rate Growth

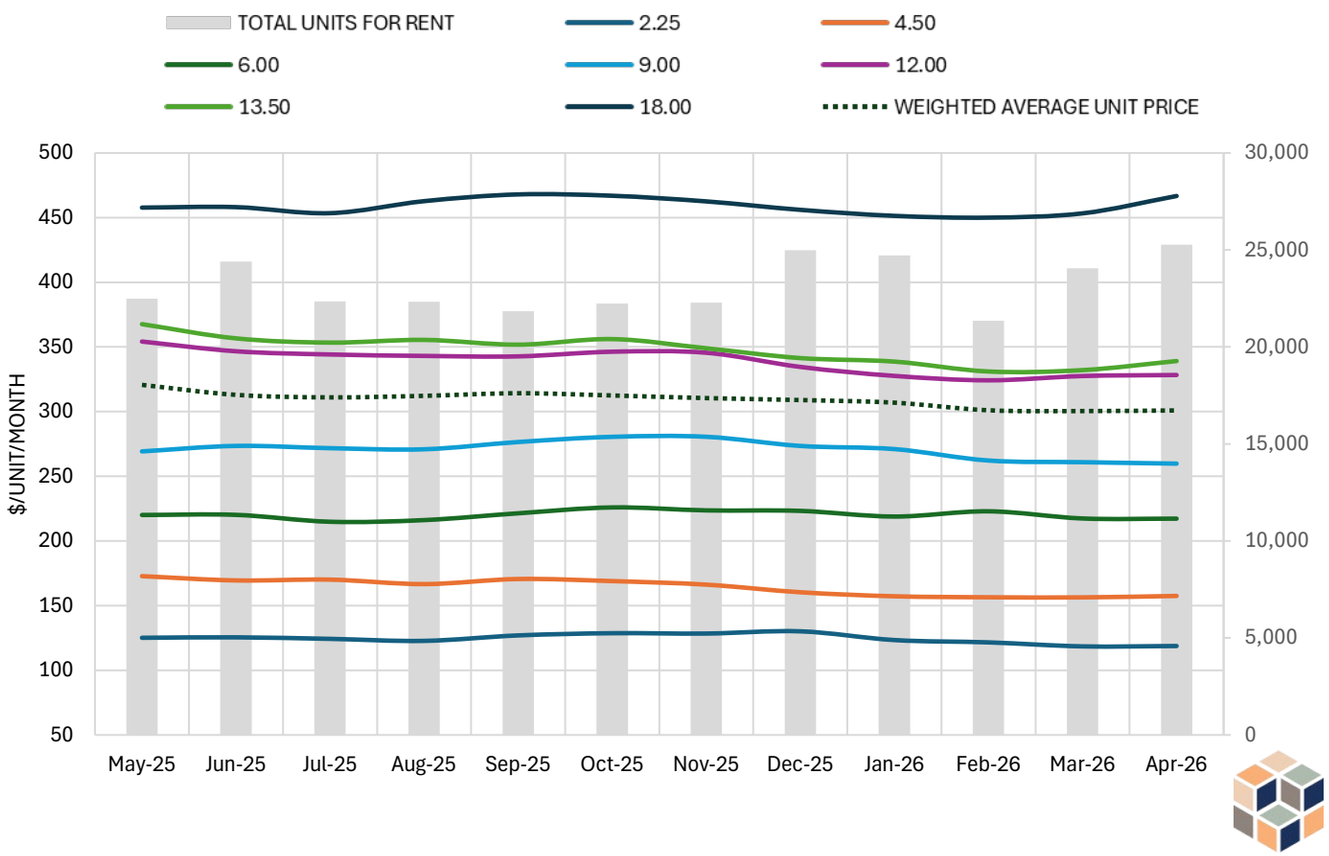
Greater Brisbane

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. April 2026	Avg. $/m²/yr. April 2026
2.25	0.27%	3.04%	(1.73%)	$117	$625
4.50	0.08%	0.87%	1.84%	$169	$450
6.00	(0.05%)	(0.50%)	(2.24%)	$199	$398
9.00	(0.06%)	(0.63%)	(0.07%)	$253	$337
12.00	(0.22%)	(2.39%)	(0.19%)	$320	$320
13.50	0.13%	1.40%	0.60%	$349	$310
18.00	0.02%	0.23%	(1.84%)	$459	$306



Greater Perth

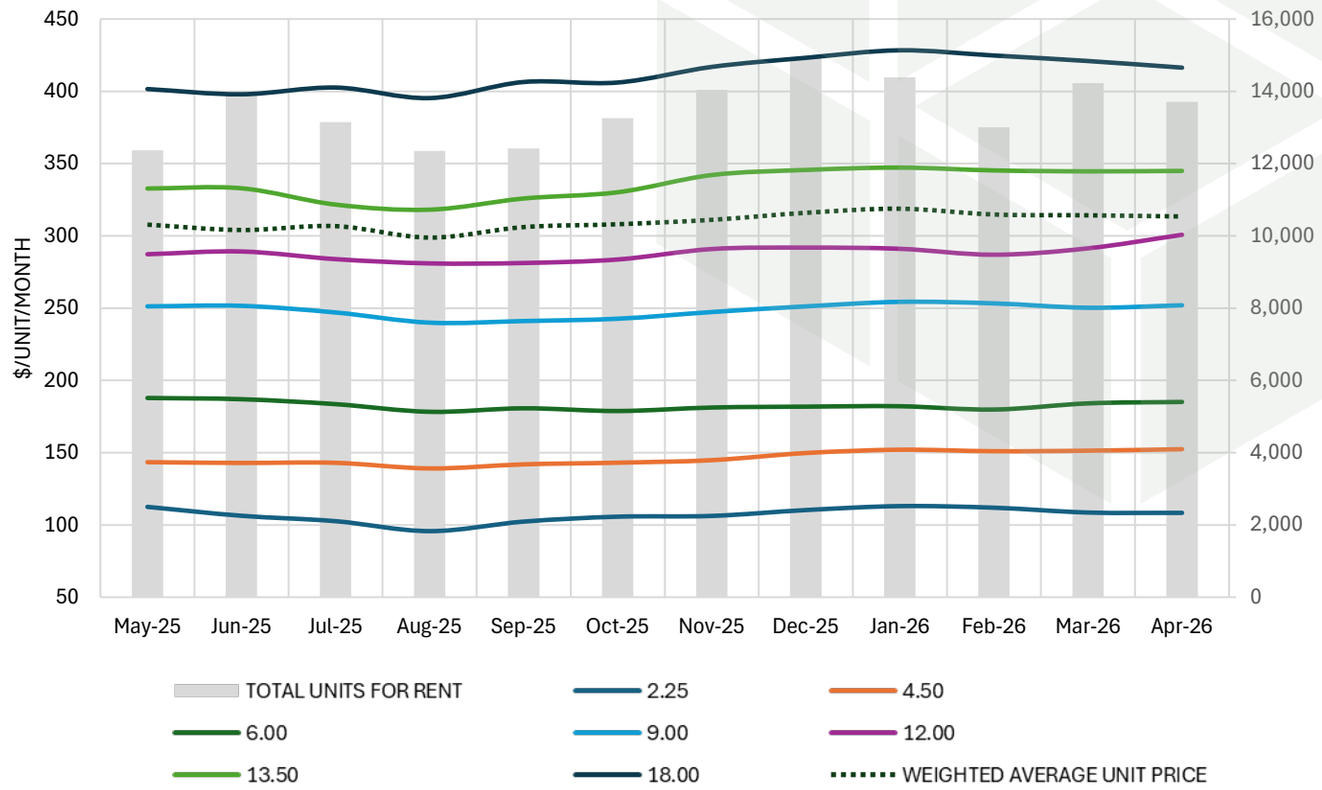
Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. April 2026	Avg. $/m²/yr. April 2026
2.25	(0.47%)	(5.08%)	0.24%	$119	$633
4.50	(0.84%)	(8.85%)	0.71%	$157	$420
6.00	(0.12%)	(1.28%)	(0.06%)	$217	$435
9.00	(0.32%)	(3.51%)	(0.42%)	$260	$346
12.00	(0.69%)	(7.30%)	0.24%	$328	$328
13.50	(0.73%)	(7.76%)	2.11%	$339	$301
18.00	0.18%	1.96%	2.96%	$467	$311



Average Asking Rate Growth

Greater Adelaide

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. April 2026	Avg. $/$m^2$/yr. April 2026
2.25	(0.34%)	(3.68%)	(0.21%)	$108	$578
4.50	0.55%	6.26%	0.67%	$152	$406
6.00	(0.13%)	(1.46%)	0.54%	$185	$370
9.00	0.03%	0.30%	0.68%	$252	$336
12.00	0.42%	4.68%	3.21%	$301	$301
13.50	0.33%	3.66%	0.09%	$345	$307
18.00	0.33%	3.69%	(1.09%)	$416	$278



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.
- ‘Total units for rent’ are self storage units only
- ‘Weighted average unit price’ are self storage units only

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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For permissions or enquiries, please contact: Self Storage Advisory Australia at info@selfstorageadvisory.com.au.

Stefan Kulas
0478 900 416
stefan@selfstorageadvisory.com.au

Mark Blake
0480 696 153
mark@selfstorageadvisory.com.au

www.selfstorageadvisory.com.au