Self Storage Market Rate Flash

August 2025

SELF STORAGE
ADVISORY AUSTRALIA

Summary

Greater Sydney retains the crown for the highest asking rates in the country for another month. Perth continues to be a close contender and has now reached pricing parity in the 6.00m² product, which was the only product to appreciate in Greater Sydney month-over-month (MoM).

But that's not even the biggest story of the August 2025 update – the spotlight is firmly on Greater Brisbane.

Market Highlights - August 2025

Being based in Brisbane, we're familiar with short winters and long summers. July was chilly, literally and metaphorically. As of August 2025, however, it seems winter is over: rental rate growth has rebounded alongside warmer temperatures. Of the seven product types tracked, five posted double-digit gains, with all asking rates now equal to, or higher than, their position prior to the downturn.

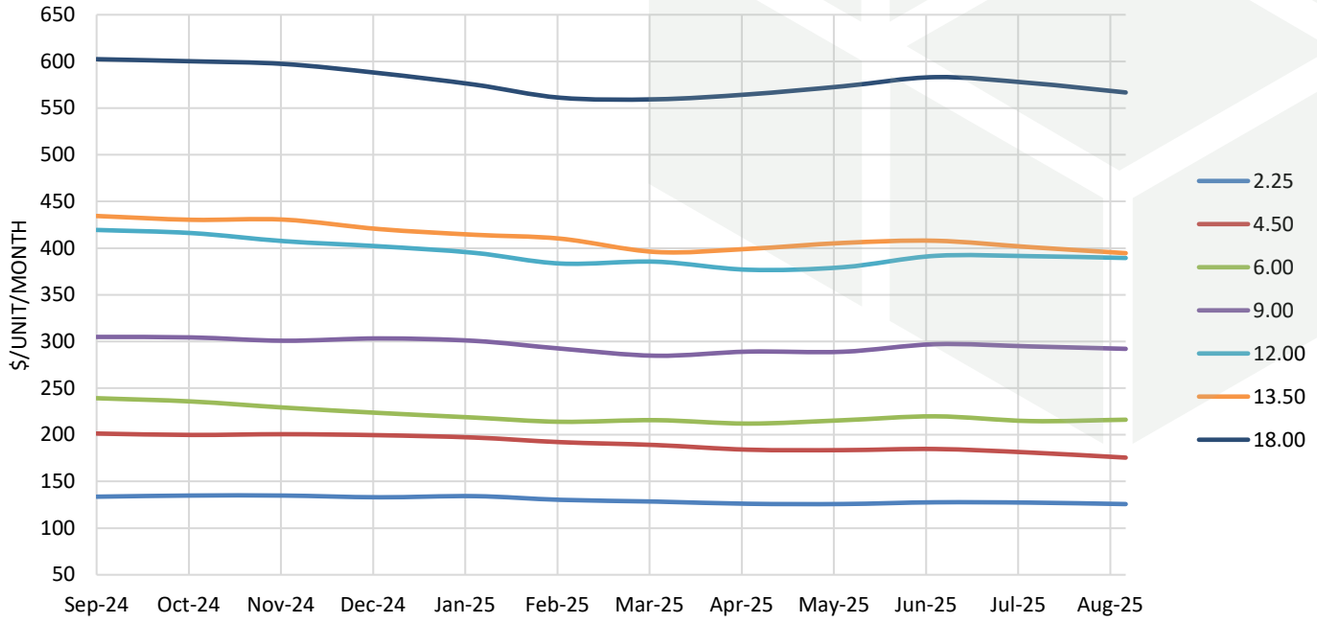
Greater Sydney and Greater Melbourne continued their gradual decline in asking rates across most sizes. Greater Perth held steady for the most part, with smaller product (4.5m² or lower) posting MoM declines to bring asking rates down to the lowest point in six months.

Greater Adelaide saw asking rates decline across the board, which has resulted in most products being at, or below, the lowest asking rates in the previous twelve months.

Average Asking Rate Growth

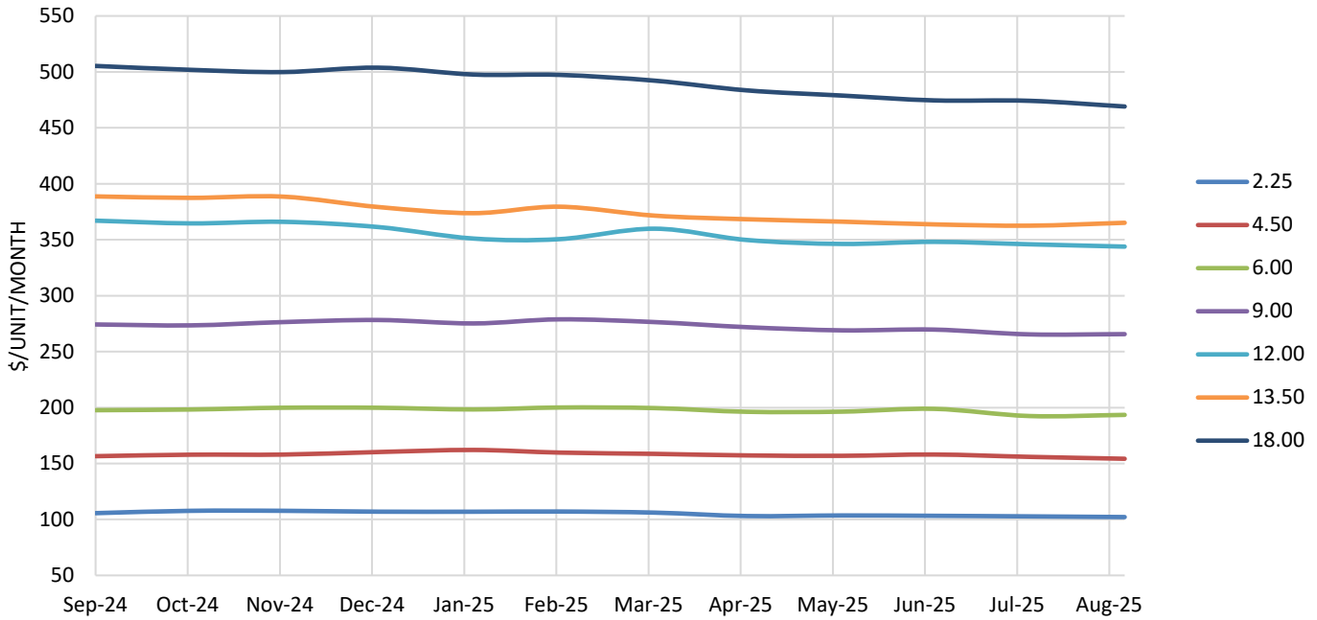
Greater Sydney

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. August 2025	Avg. $/$m^2$/yr. August 2025
2.25	(0.55%)	(5.93%)	(1.23%)	$126	$671
4.50	(1.24%)	(12.82%)	(3.00%)	$176	$468
6.00	(0.92%)	(9.63%)	0.68%	$216	$432
9.00	(0.39%)	(4.18%)	(0.87%)	$292	$389
12.00	(0.67%)	(7.16%)	(0.49%)	$389	$389
13.50	(0.87%)	(9.16%)	(1.60%)	$395	$351
18.00	(0.55%)	(5.92%)	(1.76%)	$567	$378



Greater Melbourne

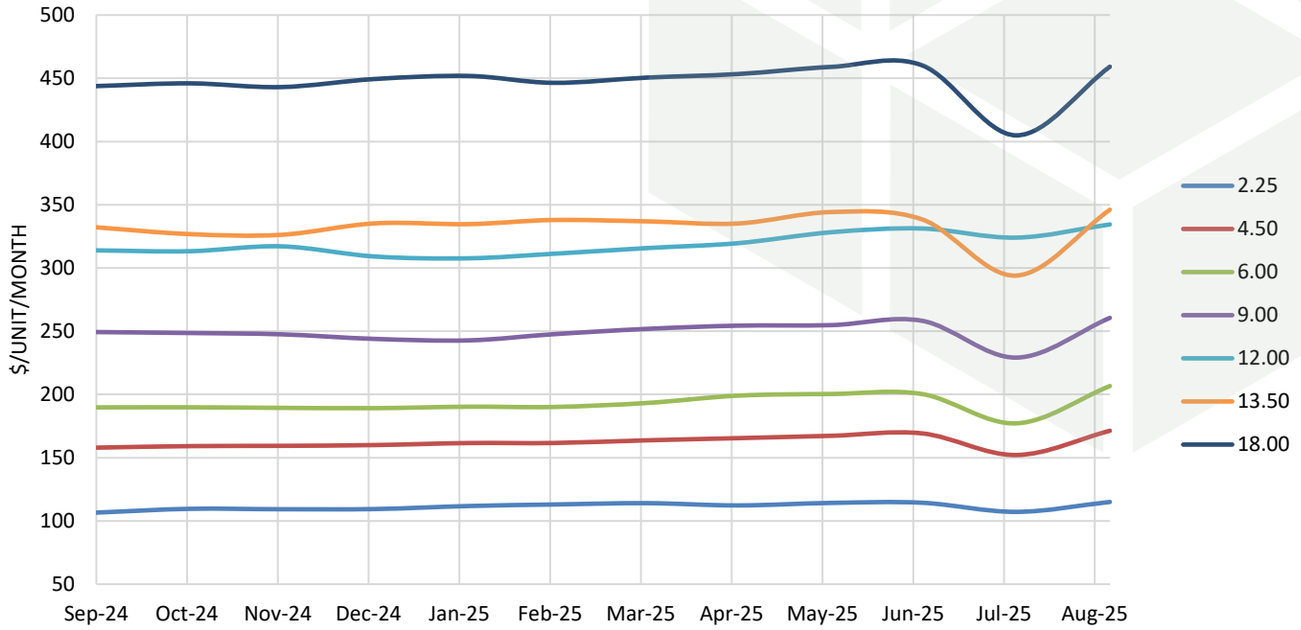
Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. August 2025	Avg. $/$m^2$/yr. August 2025
2.25	(0.31%)	(3.32%)	(0.60%)	$102	$545
4.50	(0.14%)	(1.48%)	(1.09%)	$154	$411
6.00	(0.19%)	(2.12%)	0.54%	$193	$387
9.00	(0.29%)	(3.15%)	0.08%	$266	$354
12.00	(0.59%)	(6.32%)	(0.60%)	$344	$344
13.50	(0.57%)	(6.06%)	0.71%	$365	$325
18.00	(0.67%)	(7.17%)	(1.07%)	$469	$313



Average Asking Rate Growth

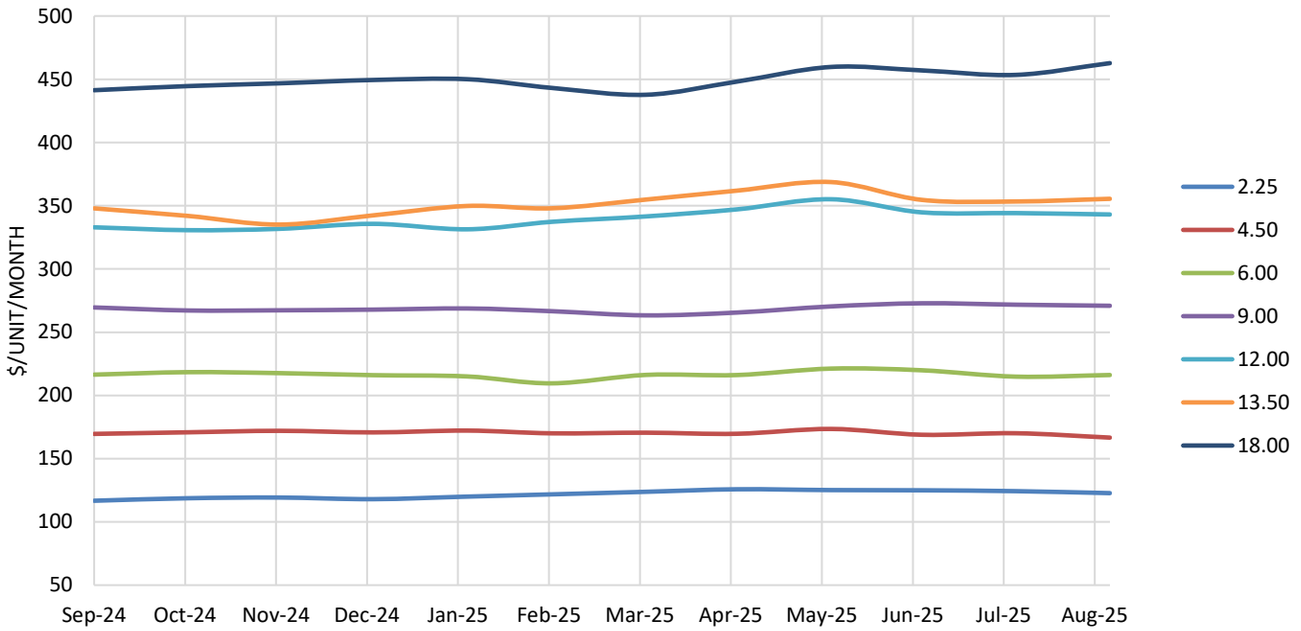
Greater Brisbane

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. August 2025	Avg. $/m²/yr. August 2025
2.25	0.69%	7.89%	7.31%	$115	$613
4.50	0.74%	8.45%	12.61%	$171	$457
6.00	0.78%	8.89%	16.66%	$207	$413
9.00	0.40%	4.50%	13.72%	$261	$347
12.00	0.58%	6.55%	3.23%	$334	$334
13.50	0.37%	4.19%	17.72%	$346	$308
18.00	0.31%	3.46%	13.41%	$459	$306



Greater Perth

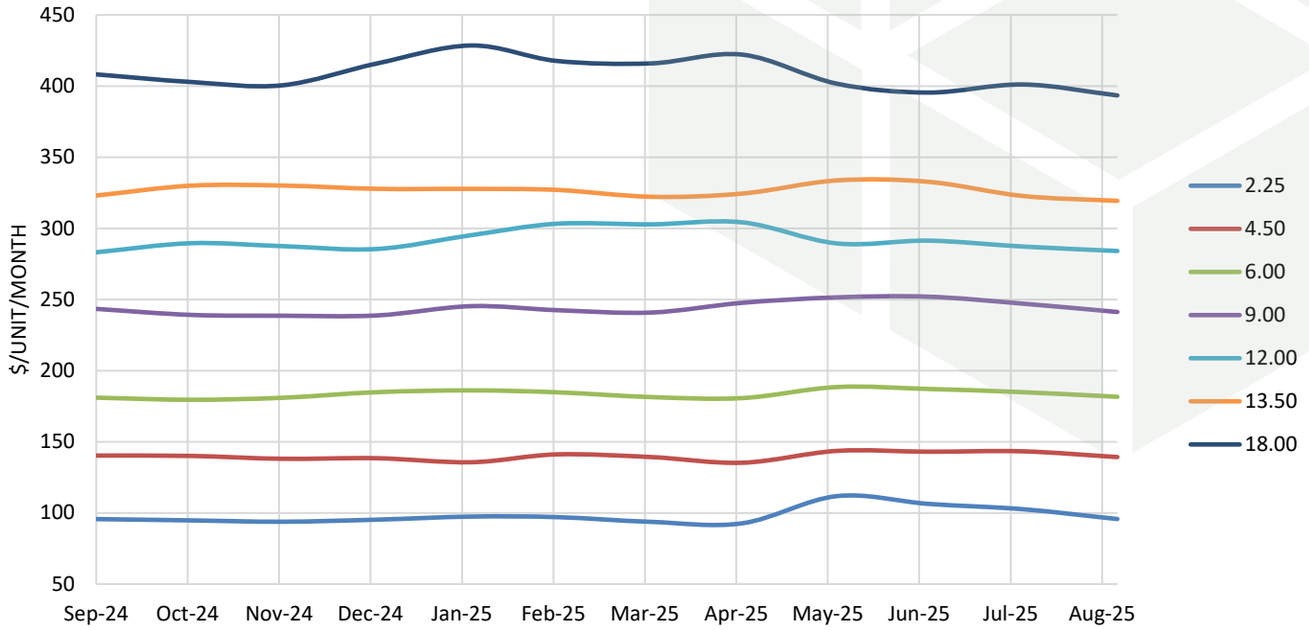
Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. August 2025	Avg. $/m²/yr. August 2025
2.25	0.46%	5.15%	(1.25%)	$123	$655
4.50	(0.16%)	(1.73%)	(2.03%)	$167	$444
6.00	(0.01%)	(0.14%)	0.60%	$216	$432
9.00	0.04%	0.49%	(0.31%)	$271	$361
12.00	0.27%	3.05%	(0.32%)	$343	$343
13.50	0.20%	2.17%	0.60%	$355	$316
18.00	0.43%	4.85%	2.05%	$463	$308



Average Asking Rate Growth

Greater Adelaide

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. August 2025	Avg. $/$m^2$/yr. August 2025
2.25	0.00%	0.04%	(6.72%)	$96	$510
4.50	(0.07%)	(0.75%)	(2.81%)	$139	$371
6.00	0.03%	0.34%	(1.76%)	$182	$363
9.00	(0.08%)	(0.89%)	(2.38%)	$241	$322
12.00	0.03%	0.32%	(1.09%)	$284	$284
13.50	(0.11%)	(1.16%)	(1.06%)	$319	$284
18.00	(0.33%)	(3.62%)	(1.92%)	$393	$262



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

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