Self Storage Market Rate Flash

December 2025

SELF STORAGE
ADVISORY AUSTRALIA

Summary

Happy New Year from the team at Self Storage Advisory Australia and our partners in data, StorTrack. We're pleased to be back for another year, although we must first tie off the end of 2025 before doing so.

As mentioned in the last edition, we're compiling new insights from the StorTrack dataset. These will begin in the January 2026 edition.

On to the good stuff…

Market Highlights – December 2025

Greater Sydney finished the year with a flurry, with all products posting month-on-month (MoM) increases. Of note, 9.00m² units increased by 6.40%, while 2.25m² units rose by 6.25% – asking rate shifts we haven't seen in Sydney all year. Greater Brisbane also posted MoM increases across the board, though not to the same extent as Sydney.

Greater Melbourne and Greater Perth find themselves in a similar position, with MoM decreases across nearly all products. This is a far cry from Perth's strong performance throughout 2025 – are we seeing the start of a regression? We won't raise any alarm bells just yet.

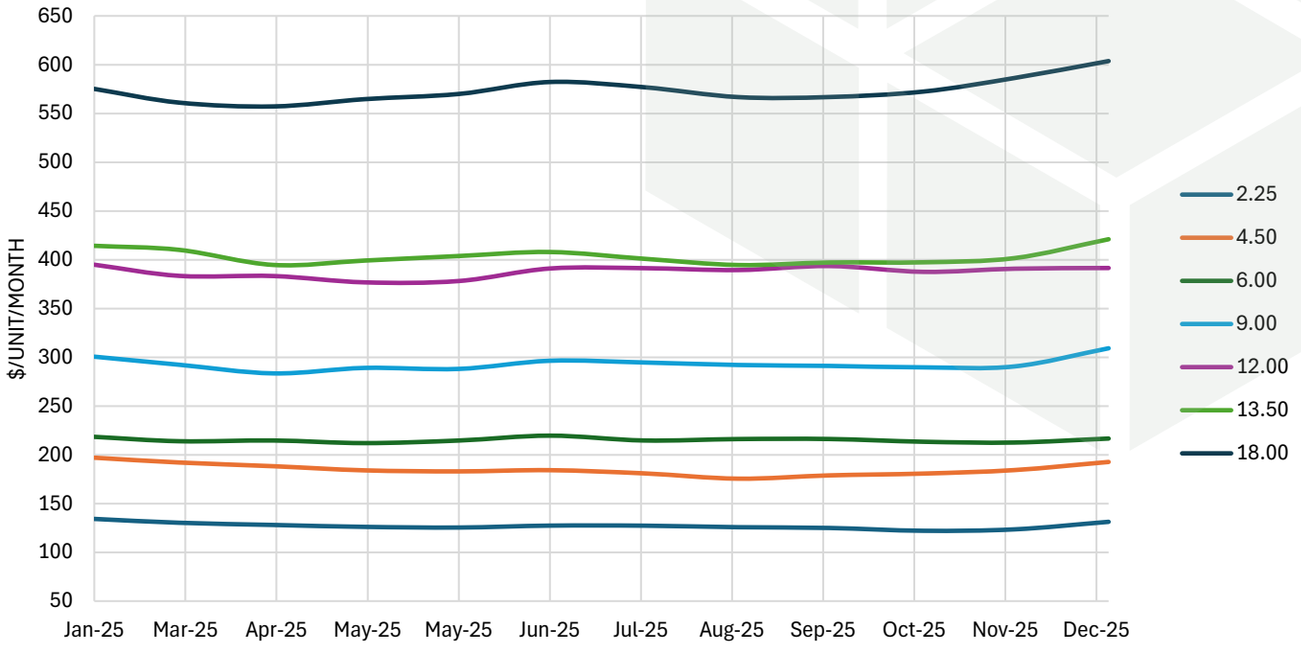
And finally, Adelaide. We ought to sit up and take notice when simple growth over the last twelve months (LTM) exceeds 10.0%, which is the case for 2.25m² (+13.49%) and 4.50m² (+11.00%) products. Twelve months ago, the people of Adelaide didn't need locker-sized units. Now they can't seem to get enough of them.

Thanks for reading our 2025 editions.

Average Asking Rate Growth

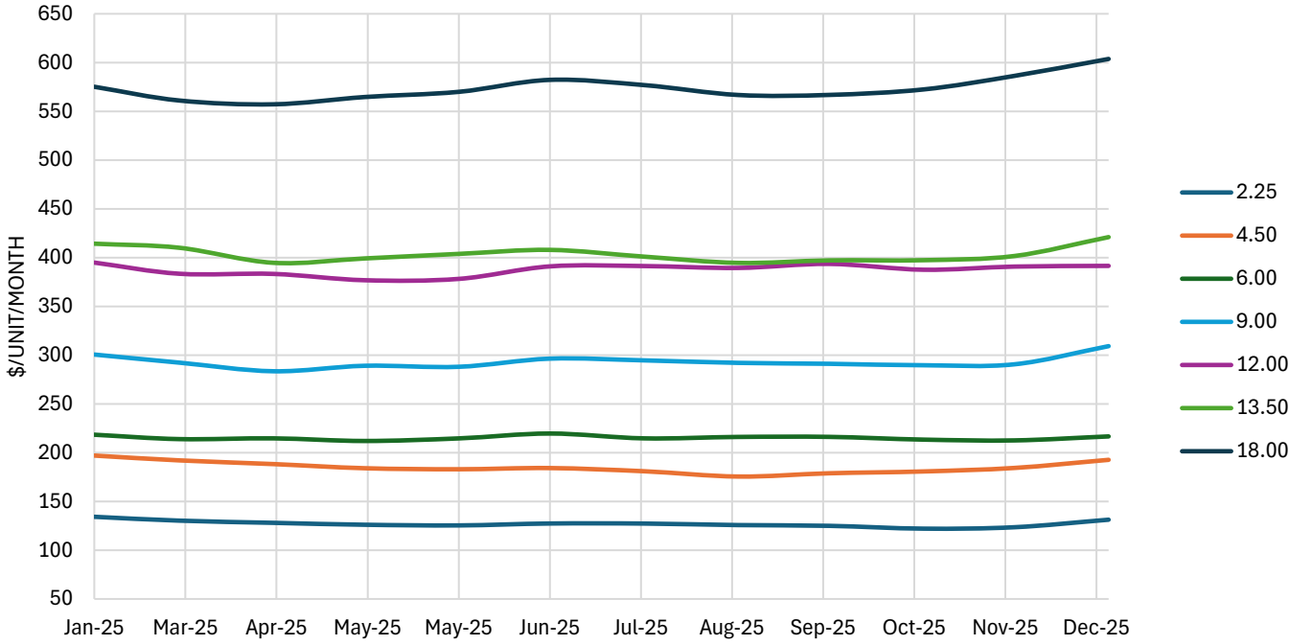
Greater Sydney

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. December 2025	Avg. $/$m^2$/yr. December 2025
2.25	(0.20%)	(2.22%)	6.25%	$131	$700
4.50	(0.20%)	(2.22%)	4.51%	$193	$514
6.00	(0.07%)	(0.80%)	1.92%	$217	$433
9.00	0.26%	2.87%	6.40%	$309	$412
12.00	(0.08%)	(0.86%)	0.18%	$392	$392
13.50	0.15%	1.63%	4.82%	$421	$374
18.00	0.44%	4.96%	2.96%	$604	$402



Greater Melbourne

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. December 2025	Avg. $/$m^2$/yr. December 2025
2.25	0.05%	0.58%	3.07%	$108	$574
4.50	(0.35%)	(3.81%)	(0.05%)	$156	$416
6.00	(0.37%)	(4.00%)	(0.35%)	$190	$381
9.00	(0.35%)	(3.77%)	(0.69%)	$265	$353
12.00	(0.25%)	(2.73%)	(2.37%)	$341	$341
13.50	(0.33%)	(3.54%)	(3.04%)	$361	$320
18.00	(0.48%)	(5.11%)	(0.68%)	$472	$315



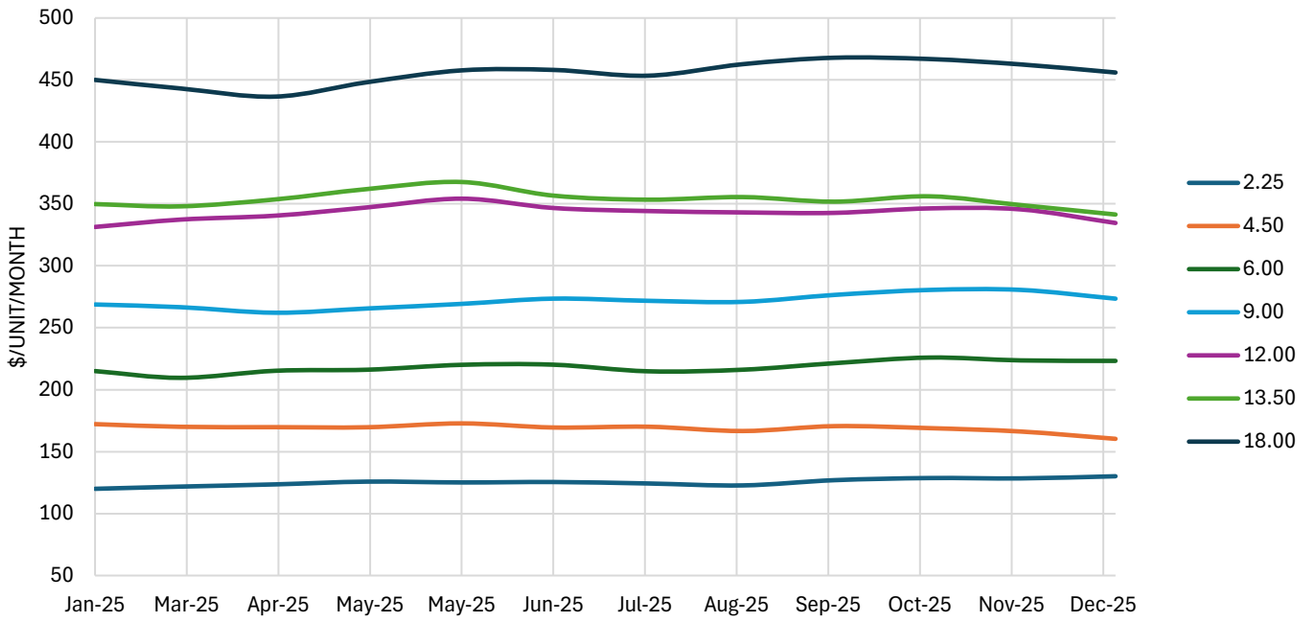
Average Asking Rate Growth

Greater Brisbane

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. December 2025	Avg. $/m²/yr. December 2025
2.25	0.94%	10.88%	0.71%	$124	$661
4.50	0.81%	9.26%	2.34%	$177	$471
6.00	1.09%	12.65%	0.98%	$214	$429
9.00	0.84%	9.68%	1.32%	$266	$355
12.00	0.73%	8.32%	0.52%	$333	$333
13.50	0.60%	6.77%	(0.05%)	$357	$318
18.00	0.69%	7.91%	3.07%	$488	$325

Greater Perth

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. December 2025	Avg. $/m²/yr. December 2025
2.25	0.74%	8.44%	1.34%	$130	$694
4.50	(0.65%)	(6.89%)	(3.54%)	$160	$428
6.00	0.34%	3.83%	(0.17%)	$223	$447
9.00	0.16%	1.75%	(2.52%)	$273	$365
12.00	0.09%	0.97%	(3.17%)	$335	$335
13.50	(0.22%)	(2.41%)	(2.17%)	$341	$303
18.00	0.12%	1.33%	(1.41%)	$456	$304



Average Asking Rate Growth

Greater Adelaide

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. December 2025	Avg. $/$m^2$/yr. December 2025
2.25	1.16%	13.49%	3.91%	$111	$590
4.50	0.95%	11.00%	3.51%	$151	$401
6.00	(0.12%)	(1.36%)	(0.25%)	$184	$367
9.00	0.24%	2.71%	1.51%	$252	$336
12.00	0.05%	0.54%	0.33%	$297	$297
13.50	0.51%	5.81%	0.68%	$347	$308
18.00	(0.14%)	(1.51%)	1.57%	$422	$281

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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