Self Storage Market Rate Flash

February 2026

SELF STORAGE
ADVISORY AUSTRALIA

Summary

Welcome to the February 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. We are noticing moderation of recent growth trends. This isn't occurring in just one market, but more broadly across the nation, which correlates with the macro-economic conditions experienced in the first quarter of calendar 2026.

Market Highlights – February 2026

Greater Sydney remains, on balance, in a much-improved position compared to this time twelve months ago. Despite a month of asking rate decreases, average monthly growth over the last twelve months (LTM) remains mostly positive for all unit sizes except for 6.00m².

Greater Melbourne continues a steady decline both month-over-month (MoM) and over the LTM. Only the smallest units, 2.25m², have higher asking rental rates (by 2.41%) than this time last year. Having said that, we do expect the wider market to stabilise with the phased recovery of the housing market. Increased housing transactions have been known to be associated with greater storage use.

Greater Brisbane, much like Greater Sydney, remains in a strong position relative to this time last year. Despite MoM decreases to asking rental rates of 0.9% - 4.0%, the weighted average unit price is 9.6% higher than this time last year.

Greater Perth is posting asking rents equal to or below the LTM. Simple growth over the LTM is positive in the 6.00m² and 18.00m² sizes, while the remaining sizes are either stagnant or below. Perth's wider economy and residential housing market remain in a strong position for 2026, so we expect to see asking rents recalibrate toward the positive in the near term.

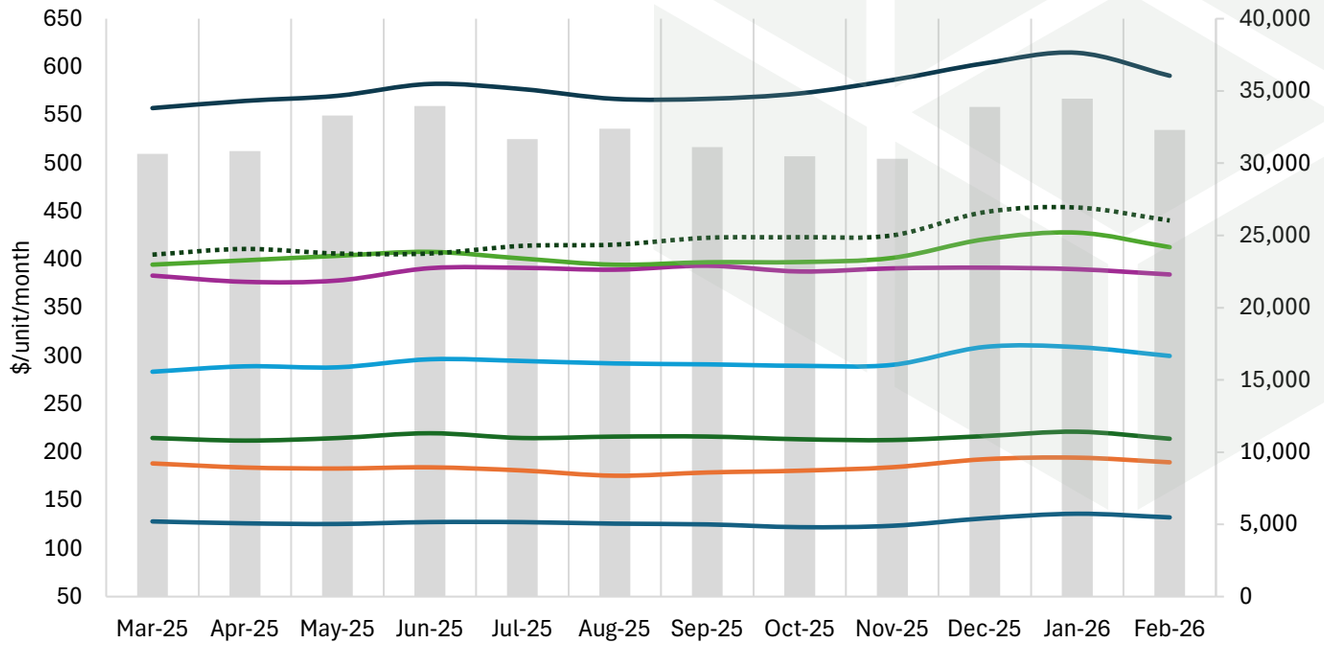
Even the star performer of 2025, Greater Adelaide, was not immune to the asking rate decreases posted this month. Simple growth over the LTM remains predominantly positive with only 6.00m² and 12.00m² product asking lower rates than this time last year.

Read on to see the results for yourself.

Average Asking Rate Growth

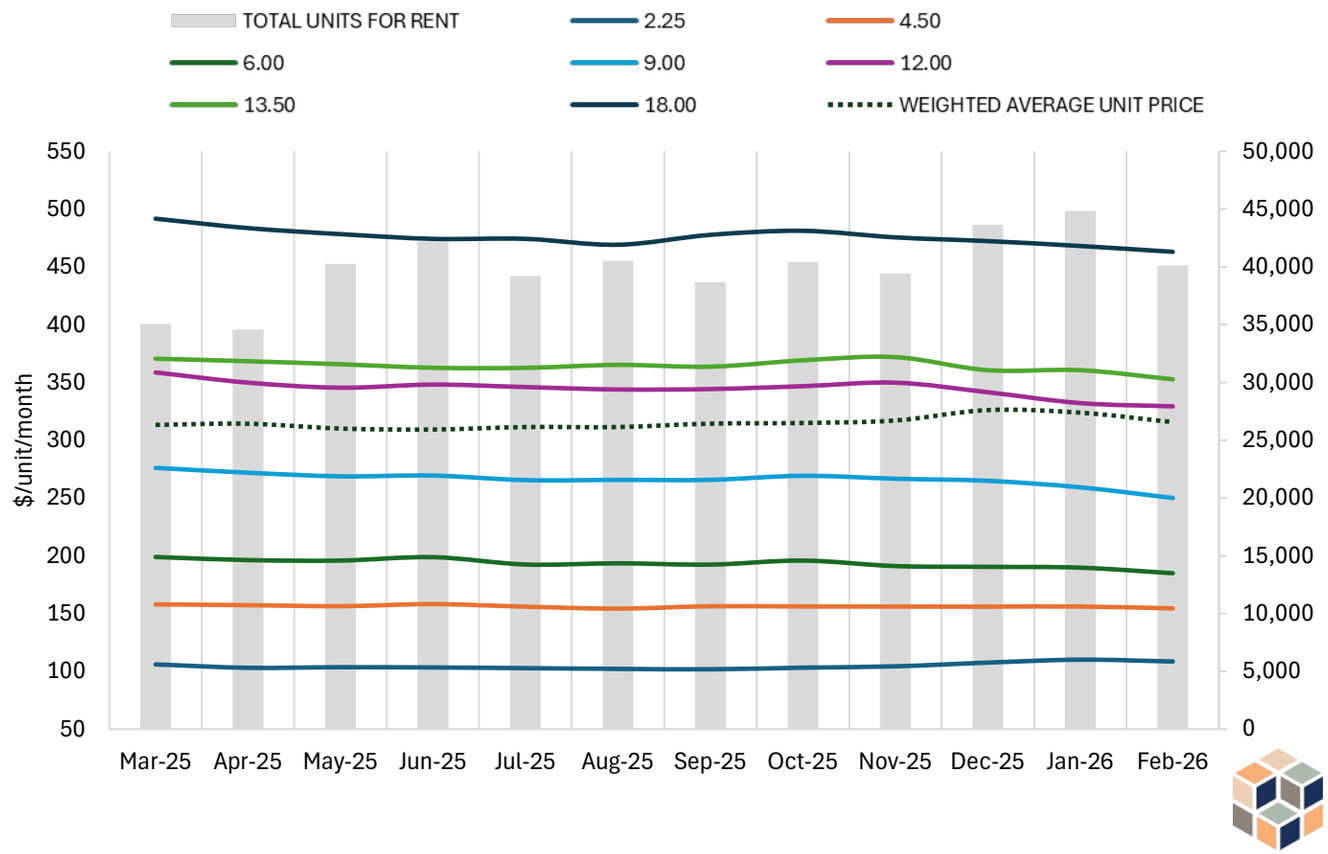
Greater Sydney

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. February 2026	Avg. $/$m^2$/yr. February 2026
2.25	0.29%	3.26%	(2.79%)	$132	$705
4.50	0.06%	0.62%	(2.48%)	$189	$505
6.00	(0.03%)	(0.35%)	(3.30%)	$214	$428
9.00	0.51%	5.78%	(2.96%)	$300	$400
12.00	0.03%	0.30%	(1.40%)	$384	$384
13.50	0.41%	4.59%	(3.52%)	$413	$367
18.00	0.53%	6.03%	(3.87%)	$591	$394



Greater Melbourne

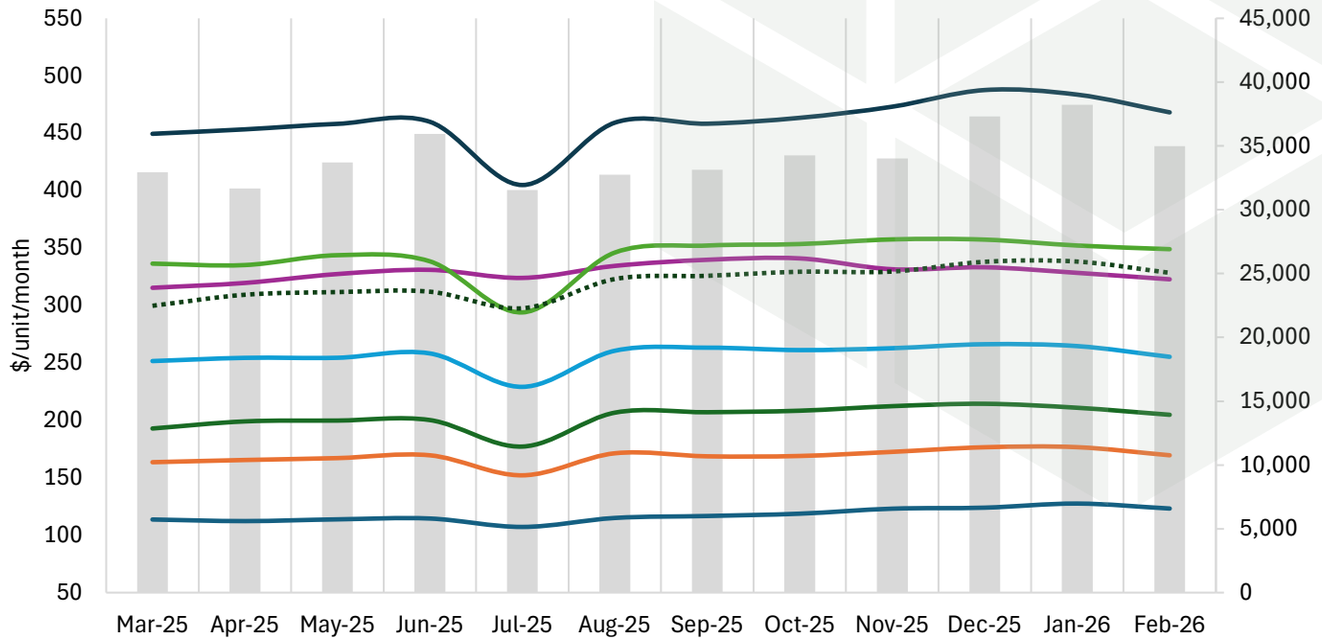
Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. February 2026	Avg. $/$m^2$/yr. February 2026
2.25	0.22%	2.41%	(1.43%)	$109	$579
4.50	(0.20%)	(2.19%)	(1.03%)	$154	$412
6.00	(0.66%)	(7.06%)	(2.53%)	$185	$370
9.00	(0.90%)	(9.44%)	(3.55%)	$250	$333
12.00	(0.77%)	(8.19%)	(0.85%)	$329	$329
13.50	(0.45%)	(4.81%)	(2.19%)	$353	$313
18.00	(0.54%)	(5.83%)	(1.08%)	$463	$309



Average Asking Rate Growth

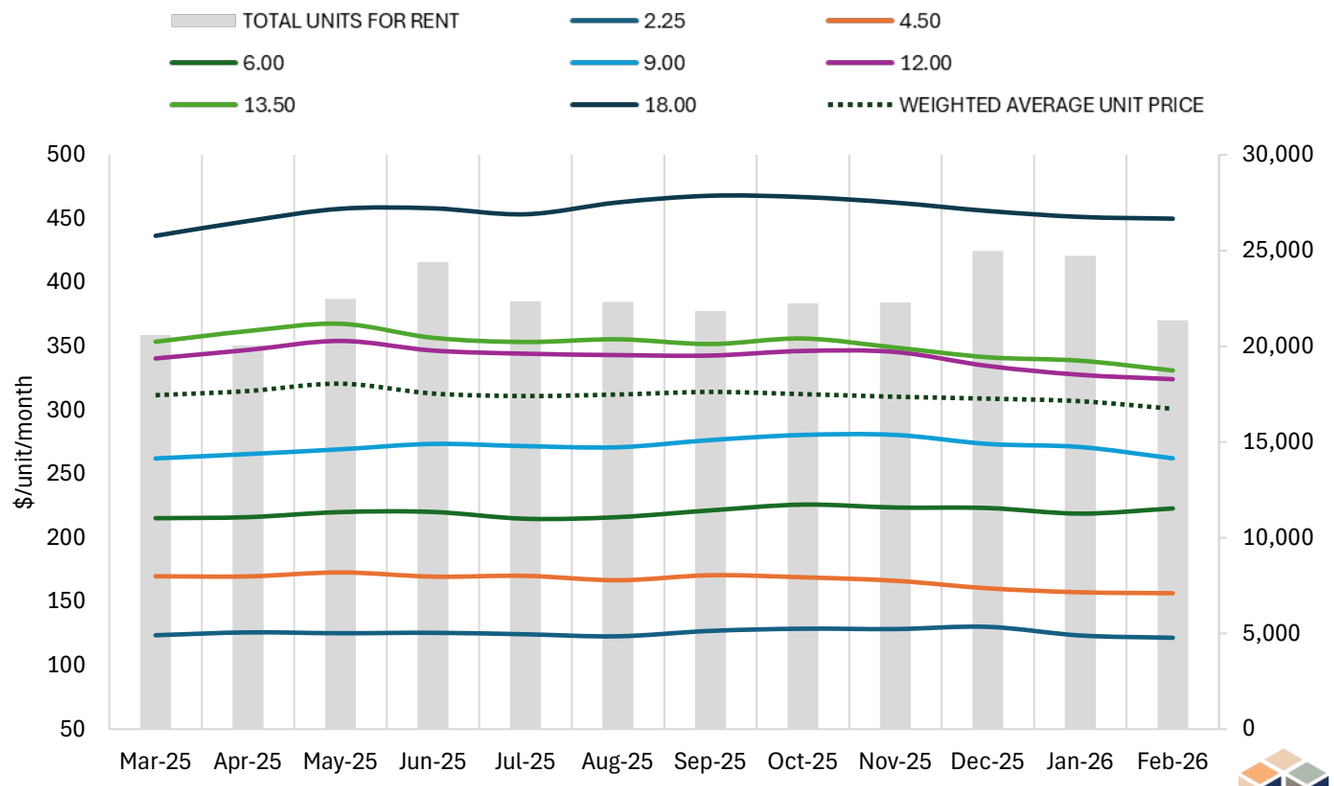
Greater Brisbane

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. February 2026	Avg. $/m²/yr. February 2026
2.25	0.74%	8.40%	(3.40%)	$123	$657
4.50	0.33%	3.69%	(3.99%)	$170	$452
6.00	0.55%	6.18%	(2.90%)	$205	$410
9.00	0.13%	1.47%	(3.53%)	$255	$340
12.00	0.21%	2.34%	(1.71%)	$323	$323
13.50	0.33%	3.74%	(0.90%)	$349	$310
18.00	0.37%	4.15%	(3.19%)	$468	$312



Greater Perth

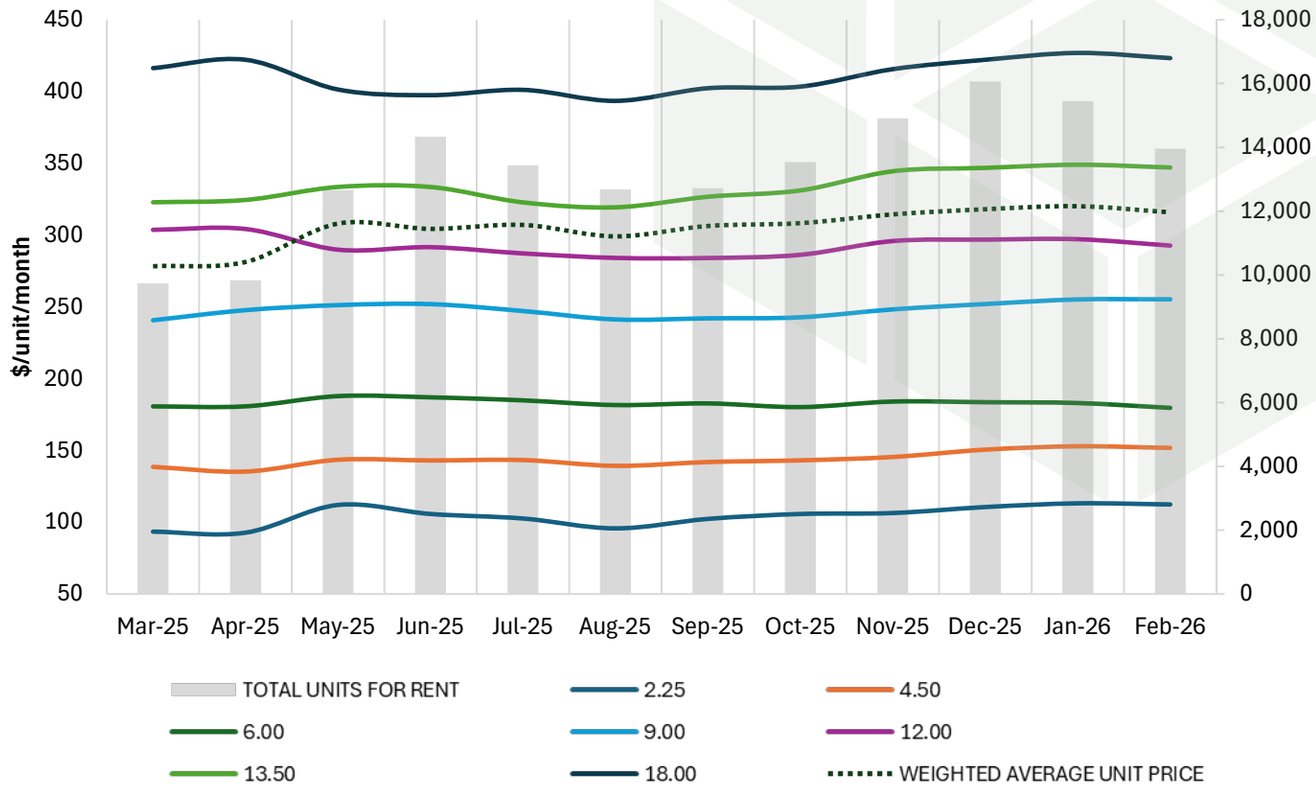
Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. February 2026	Avg. $/m²/yr. February 2026
2.25	(0.15%)	(1.61%)	(1.45%)	$122	$648
4.50	(0.74%)	(7.83%)	(0.48%)	$156	$417
6.00	0.32%	3.56%	1.85%	$223	$446
9.00	0.00%	0.03%	(3.26%)	$262	$350
12.00	(0.44%)	(4.77%)	(1.04%)	$324	$324
13.50	(0.60%)	(6.38%)	(2.26%)	$331	$294
18.00	0.28%	3.07%	(0.31%)	$450	$300



Average Asking Rate Growth

Greater Adelaide

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. February 2026	Avg. $/$m^2$/yr. February 2026
2.25	1.69%	20.27%	(0.68%)	$112	$599
4.50	0.83%	9.51%	(0.76%)	$152	$405
6.00	(0.05%)	(0.58%)	(1.84%)	$180	$359
9.00	0.54%	6.06%	0.03%	$255	$340
12.00	(0.33%)	(3.62%)	(1.49%)	$293	$293
13.50	0.66%	7.51%	(0.55%)	$347	$308
18.00	0.15%	1.67%	(0.85%)	$423	$282



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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