Self Storage Market Rate Flash

June 2025

SELF STORAGE
ADVISORY AUSTRALIA

Summary

The winter weather brought about cold snaps across the country in June 2025. For some reason, the Sydney self storage market didn't notice as MoM asking rent appreciation was red hot across the board. Our friends in Perth, however, were not as fortunate.

Market Highlights – June 2025

For the month of June 2025, it is Greater Sydney's turn to bask in some sunshine. After a lengthy stint of lacklustre asking rent performance, Greater Sydney has posted sizeable MoM gains in all product types. Since Self Storage Advisory Australia has been collating data, this is the first time Greater Sydney has posted asking rent gains across the board. Is this a sign of things to come?

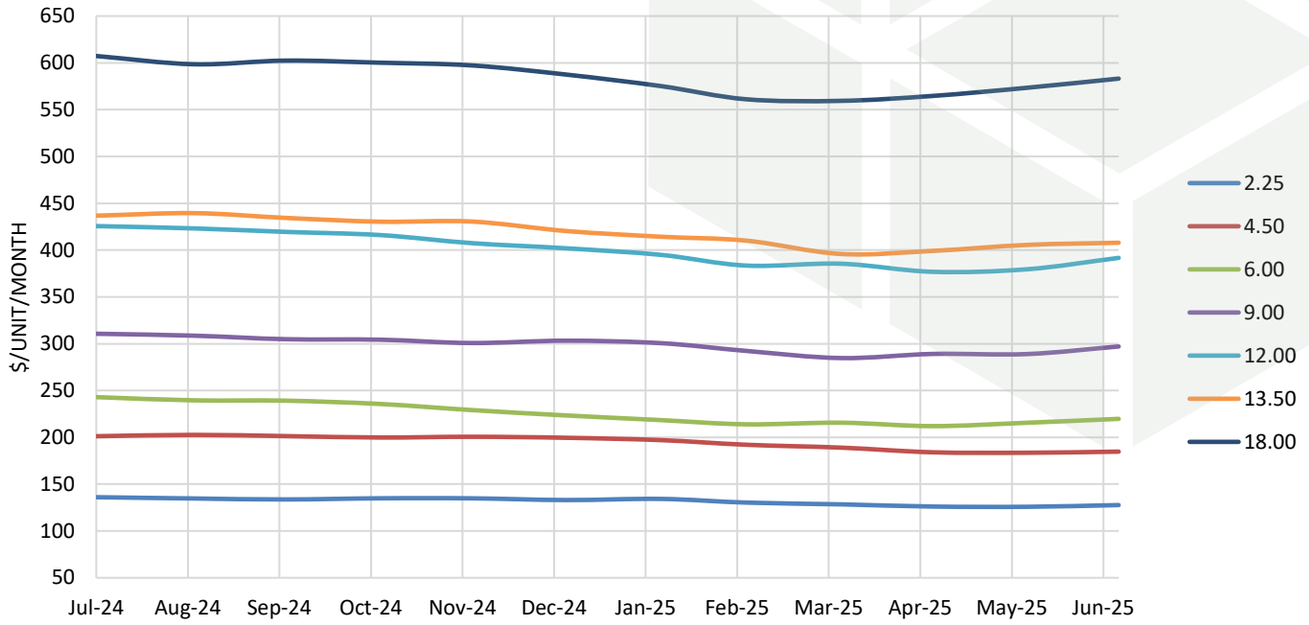
Greater Perth has regressed after posting its high-water mark in May 2025. Corrections have occurred across the board except for 9.0m^2 units, which have performed consistently since the beginning of 2025.

Greater Brisbane and Greater Melbourne posted mixed results across the board for June 2025. With Greater Brisbane leading the way in many recent editions of the Self Storage Market Rate Flash, moderation was bound to occur.

Average Asking Rate Growth

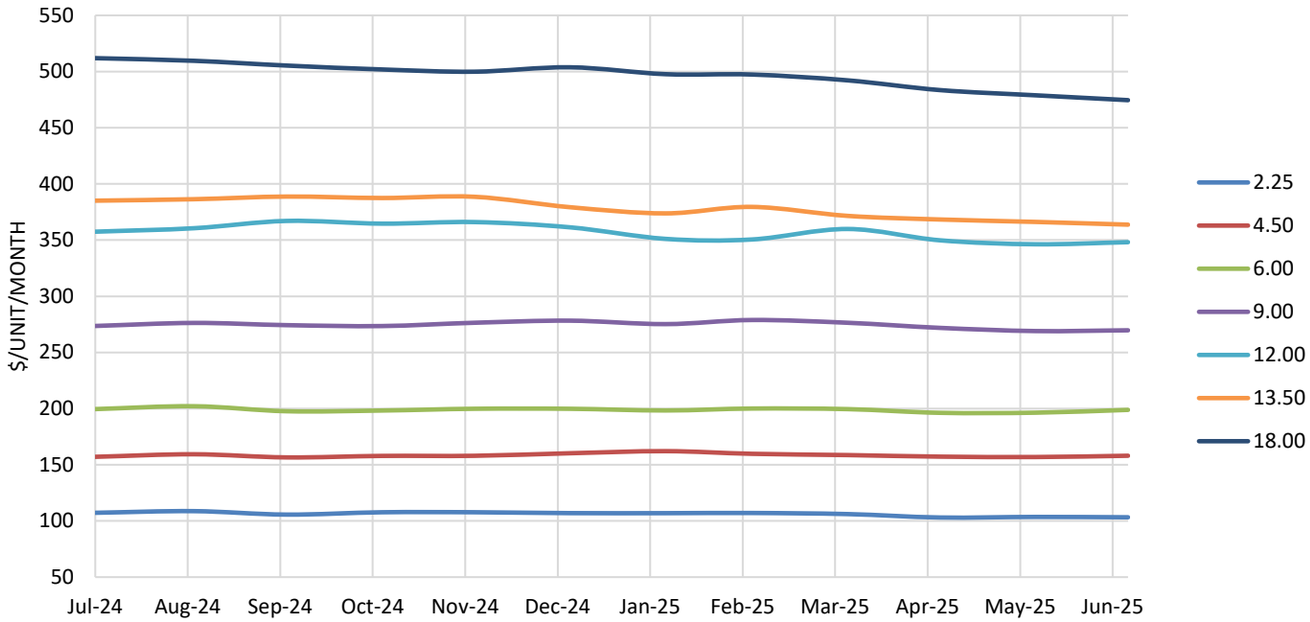
Greater Sydney

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. June 2025	Avg. $/m²/yr. June 2025
2.25	(0.58%)	(6.17%)	1.46%	$128	$681
4.50	(0.77%)	(8.17%)	0.66%	$185	$493
6.00	(0.91%)	(9.55%)	1.93%	$220	$440
9.00	(0.41%)	(4.38%)	2.80%	$297	$396
12.00	(0.75%)	(7.98%)	3.20%	$392	$392
13.50	(0.62%)	(6.61%)	0.57%	$408	$363
18.00	(0.37%)	(3.97%)	1.70%	$583	$389



Greater Melbourne

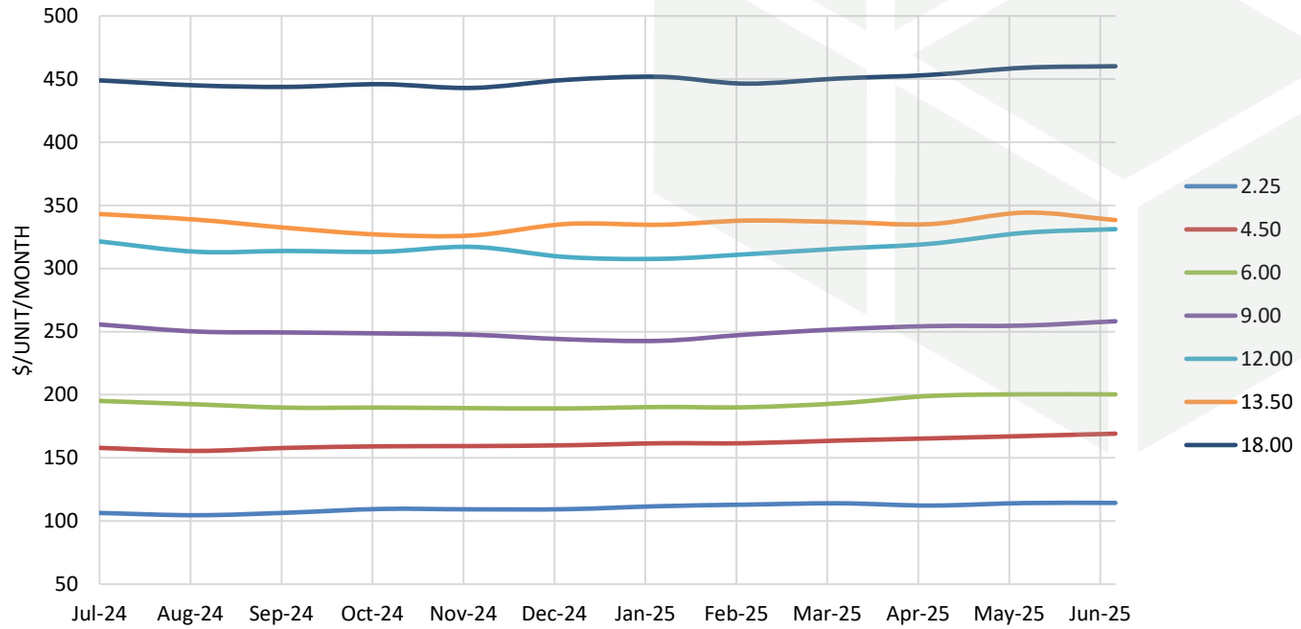
Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. June 2025	Avg. $/m²/yr. June 2025
2.25	(0.35%)	(3.74%)	(0.31%)	$103	$551
4.50	0.05%	0.60%	0.73%	$158	$421
6.00	(0.03%)	(0.35%)	1.27%	$199	$398
9.00	(0.13%)	(1.41%)	0.25%	$270	$360
12.00	(0.24%)	(2.61%)	0.54%	$348	$348
13.50	(0.52%)	(5.54%)	(0.67%)	$364	$323
18.00	(0.69%)	(7.30%)	(0.90%)	$475	$316



Average Asking Rate Growth

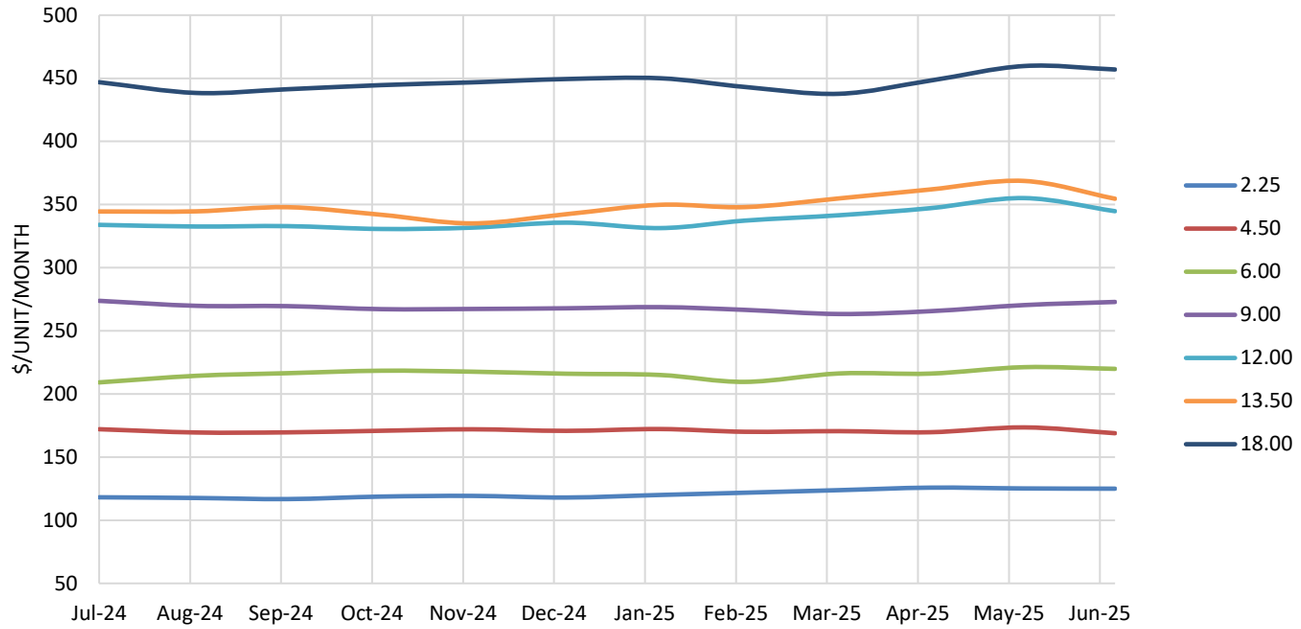
Greater Brisbane

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. June 2025	Avg. $/m²/yr. June 2025
2.25	0.66%	7.49%	0.11%	$114	$610
4.50	0.63%	7.13%	1.13%	$169	$451
6.00	0.24%	2.64%	(0.03%)	$200	$401
9.00	0.09%	1.01%	1.33%	$258	$344
12.00	0.27%	3.03%	0.89%	$331	$331
13.50	(0.13%)	(1.40%)	(1.71%)	$338	$301
18.00	0.22%	2.49%	0.26%	$460	$307



Greater Perth

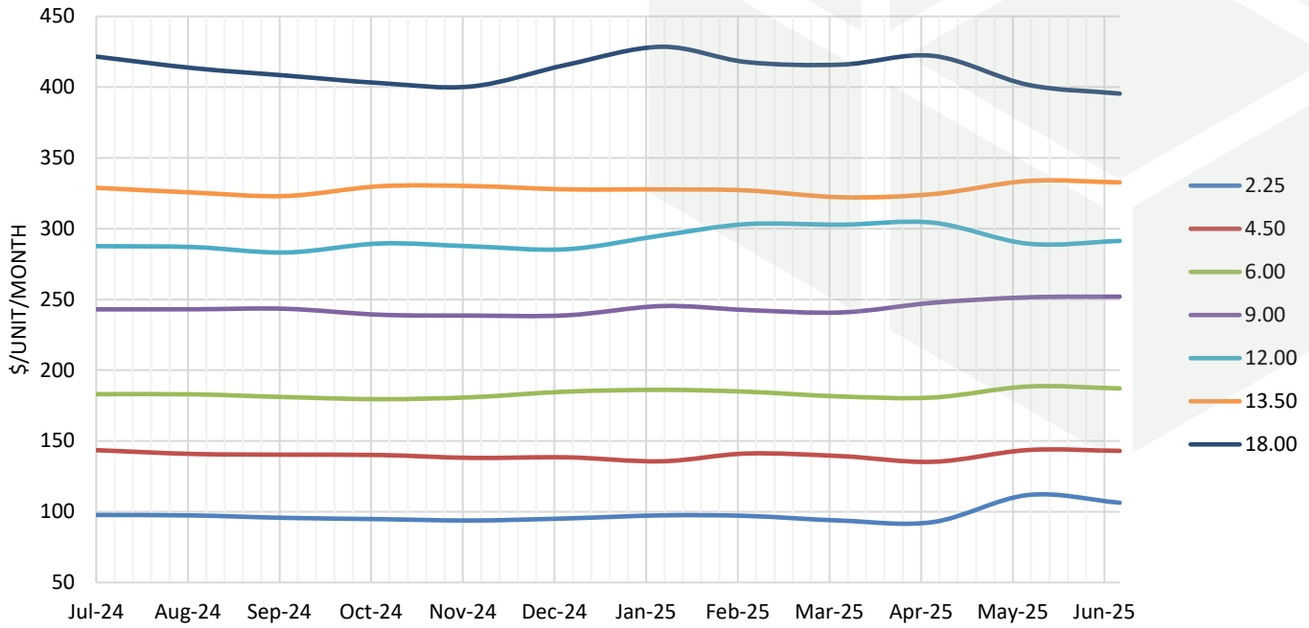
Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. June 2025	Avg. $/m²/yr. June 2025
2.25	0.51%	5.78%	(0.14%)	$125	$667
4.50	(0.17%)	(1.84%)	(2.66%)	$169	$450
6.00	0.46%	5.13%	(0.60%)	$220	$440
9.00	(0.03%)	(0.33%)	0.92%	$273	$364
12.00	0.29%	3.24%	(2.92%)	$345	$345
13.50	0.26%	2.93%	(3.82%)	$355	$315
18.00	0.20%	2.25%	(0.60%)	$457	$305



Average Asking Rate Growth

Greater Adelaide

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. June 2025	Avg. $/$m^2$/yr. June 2025
2.25	0.77%	8.83%	(4.89%)	$106	$567
4.50	(0.03%)	(0.34%)	(0.40%)	$143	$381
6.00	0.20%	2.22%	(0.72%)	$187	$374
9.00	0.33%	3.70%	0.19%	$252	$336
12.00	0.12%	1.28%	0.68%	$291	$291
13.50	0.11%	1.16%	(0.30%)	$333	$296
18.00	(0.58%)	(6.20%)	(1.55%)	$395	$264



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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