Self Storage Market Rate Flash

May 2025

SELF STORAGE
ADVISORY AUSTRALIA

Summary

The month after our one year anniversary (last month for those who may have missed it) was always going to be hard to follow. The excitement has tempered and its back to business – providing data to the self storage industry and the operators who are working day to day.

As always, we are here to support. Reach out today to see how Self Storage Advisory Australia can help you.

Market Highlights – May 2025

For the month of May 2025, Greater Sydney appears to be arresting its downward slide with modest results posted from April. Smaller product (2.25m^2 and 4.00m^2) continues a fourth consecutive month of decline, while larger product (13.50m^2 and 18.00m^2) posted a second consecutive month of average rate increases after four months of slide.

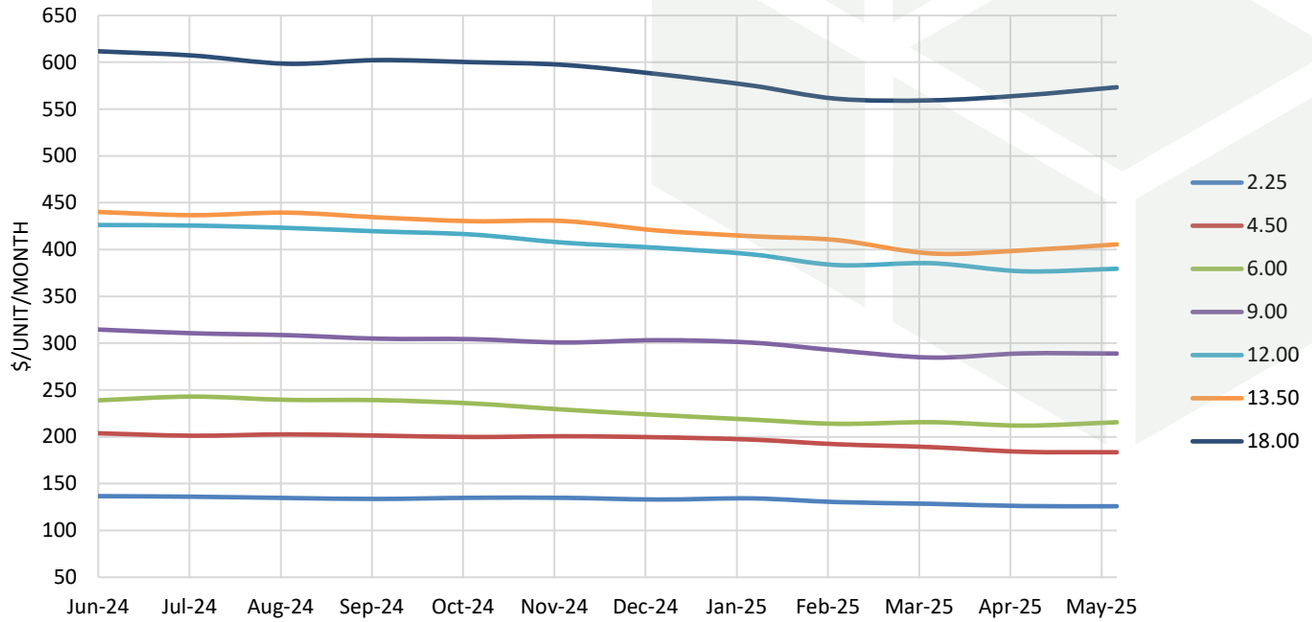
Greater Melbourne rates have been adjusting upward and downward for some time now. After last month's results seeing MoM decreases across all product types, it is a welcome sight to see small to medium product (2.25m^2 and 6.00m^2) increasing.

Greater Brisbane and Perth posted the largest gains for the month with an average of 1.5% and 1.8% respectively across all products. Small product in Brisbane (4.50m^2) continues a strong run of consecutive MoM unit rate growth beginning in September last year.

Average Asking Rate Growth

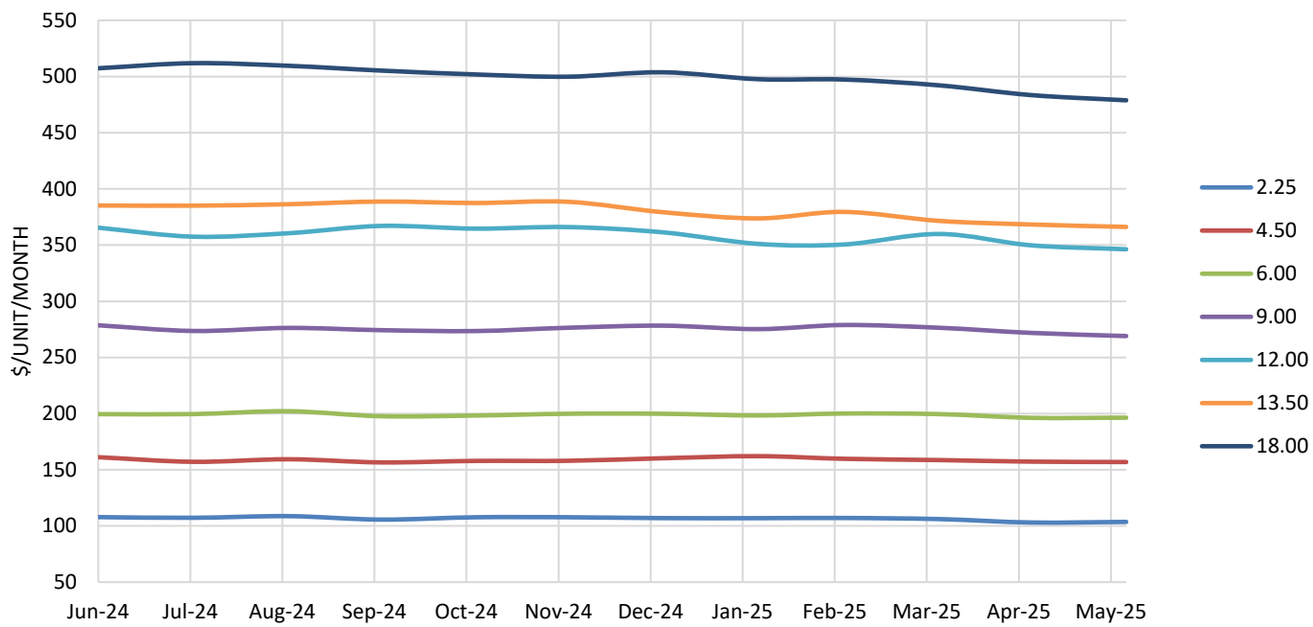
Greater Sydney

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2025	Avg. $/$m^2$/yr. May 2025
2.25	(0.75%)	(7.93%)	(0.21%)	$126	$671
4.50	(0.95%)	(9.94%)	(0.27%)	$184	$489
6.00	(0.93%)	(9.80%)	1.70%	$216	$431
9.00	(0.77%)	(8.15%)	(0.04%)	$289	$385
12.00	(1.05%)	(10.96%)	0.72%	$380	$380
13.50	(0.74%)	(7.87%)	1.60%	$406	$360
18.00	(0.59%)	(6.28%)	1.55%	$573	$382



Greater Melbourne

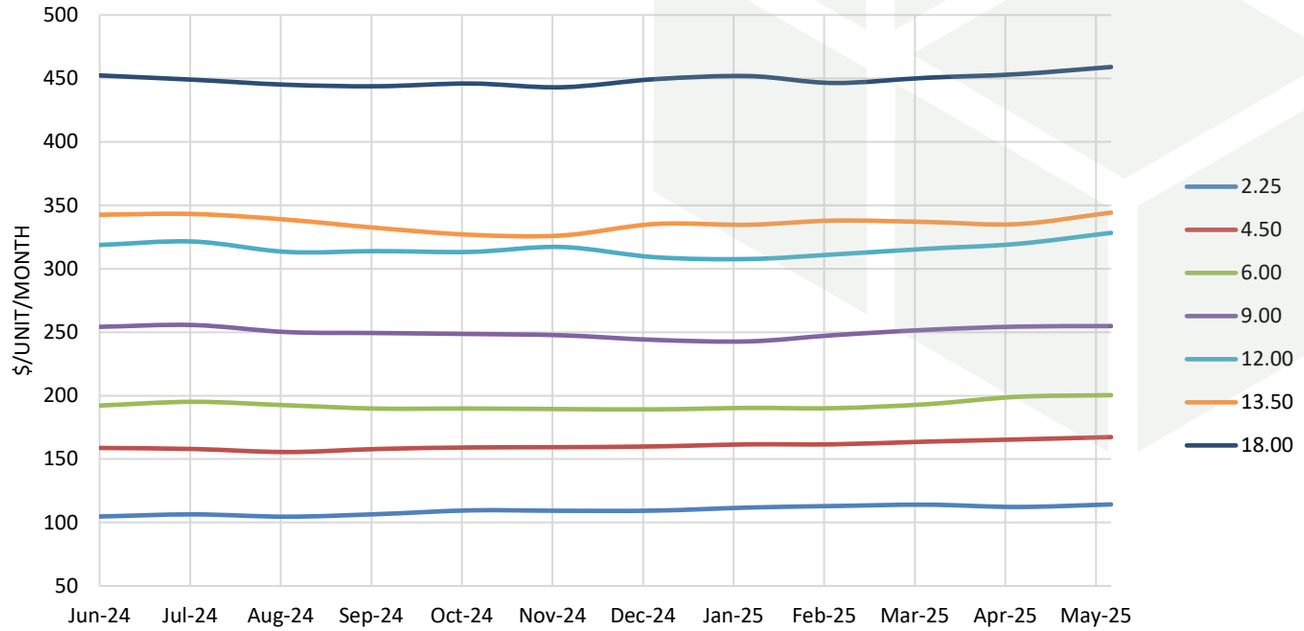
Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2025	Avg. $/$m^2$/yr. May 2025
2.25	(0.37%)	(3.96%)	0.50%	$104	$552
4.50	(0.25%)	(2.67%)	(0.22%)	$157	$418
6.00	(0.14%)	(1.58%)	0.07%	$196	$393
9.00	(0.32%)	(3.44%)	(1.04%)	$269	$359
12.00	(0.49%)	(5.25%)	(1.01%)	$346	$346
13.50	(0.46%)	(4.95%)	(0.58%)	$366	$325
18.00	(0.52%)	(5.62%)	(0.96%)	$479	$319



Average Asking Rate Growth

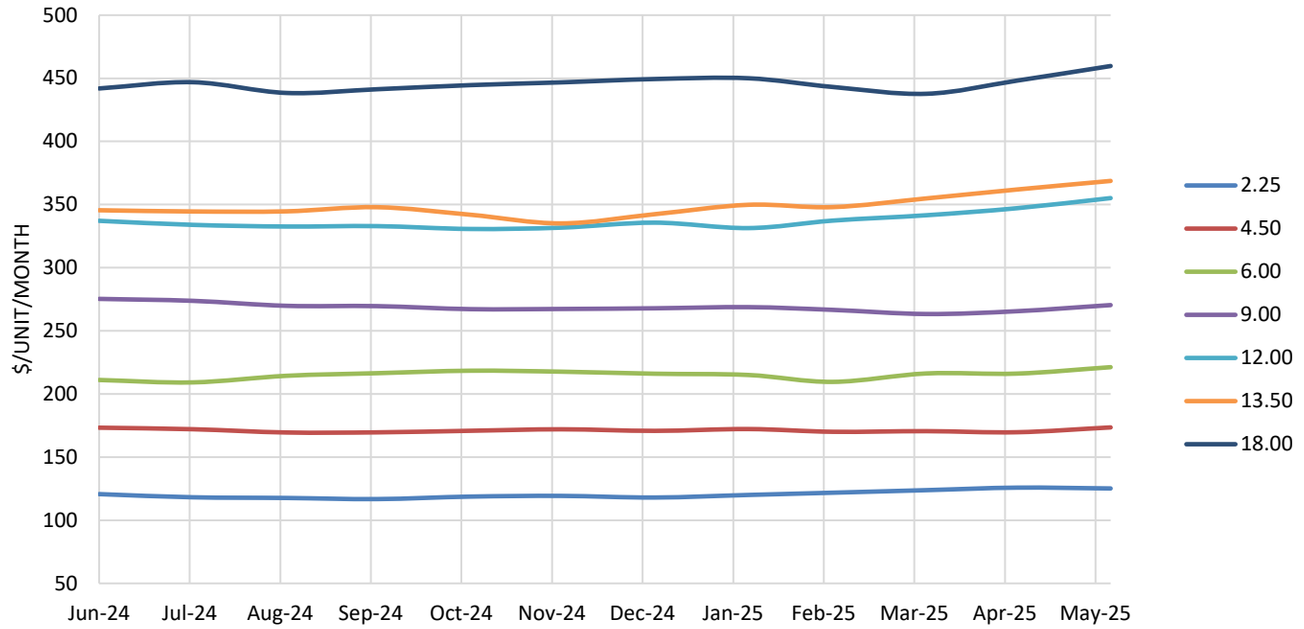
Greater Brisbane

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2025	Avg. $/m²/yr. May 2025
2.25	0.79%	9.09%	1.77%	$114	$609
4.50	0.48%	5.38%	1.13%	$167	$446
6.00	0.38%	4.26%	0.66%	$200	$401
9.00	0.02%	0.24%	0.17%	$255	$340
12.00	0.27%	3.00%	2.71%	$328	$328
13.50	0.04%	0.49%	2.71%	$344	$306
18.00	0.13%	1.47%	1.25%	$459	$306



Greater Perth

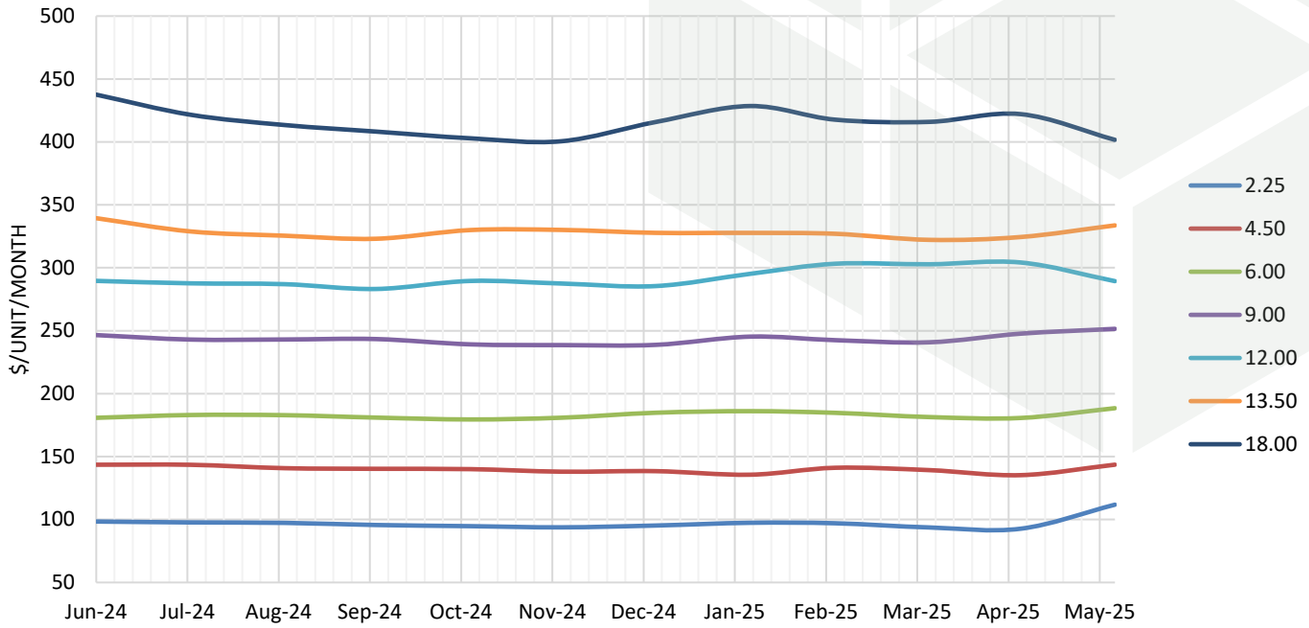
Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2025	Avg. $/m²/yr. May 2025
2.25	0.33%	3.71%	(0.51%)	$125	$668
4.50	0.01%	0.13%	2.25%	$174	$463
6.00	0.43%	4.80%	2.36%	$221	$442
9.00	(0.16%)	(1.78%)	1.82%	$270	$361
12.00	0.47%	5.34%	2.31%	$355	$355
13.50	0.59%	6.72%	1.88%	$369	$328
18.00	0.36%	4.02%	2.58%	$460	$306



Average Asking Rate Growth

Greater Adelaide

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2025	Avg. $/$m^2$/yr. May 2025
2.25	1.17%	13.62%	20.59%	$112	$596
4.50	0.00%	0.03%	6.15%	$144	$383
6.00	0.38%	4.22%	4.29%	$188	$377
9.00	0.18%	2.02%	1.54%	$252	$335
12.00	(0.01%)	(0.07%)	(4.87%)	$289	$289
13.50	(0.15%)	(1.68%)	2.85%	$334	$297
18.00	(0.78%)	(8.21%)	(4.84%)	$402	$268



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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