Self Storage Market Rate Flash

May 2026

SELF STORAGE
ADVISORY AUSTRALIA

Summary

Welcome to the May 2026 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.

Market Highlights – May 2026

For May 2026, two of the three unit sizes across the country with positive month-over-month (MoM) increases were in Greater Sydney; the third was in Greater Adelaide. The weighted average unit size in Greater Sydney is also 9.11% higher than it was this time last year. Now that we've got the good news out of the way, let's work through what has happened in each of the major markets.

In Greater Sydney, asking rates remain generally stable overall. Smaller units (2.25m² and 4.50m²) posted the largest declines, at 2.51% and 1.59% respectively. These decreases were offset by the aforementioned good news, with mid-to-large unit sizes (12.00m² and 13.50m²) posting MoM increases of 0.82% and 1.33% respectively.

In Greater Melbourne, asking rates appeared to be turning a corner last month. We're not above admitting our mistakes – the corner has not been turned. Asking rates declined across the board on a MoM basis, ranging from -1.67% to -4.44%.

In Greater Brisbane, MoM decreases were less pronounced, with asking rates falling across the board from -0.46% to -2.95%. Recent shifts in market asking rates have brought the weighted average unit price back to where it was twelve months ago – $314 per month.

Greater Perth posted MoM asking rate decreases ranging from -0.17% to -3.07%. After a run of challenging months, the weighted average unit price in Greater Perth is now 6.07% lower than this time last year.

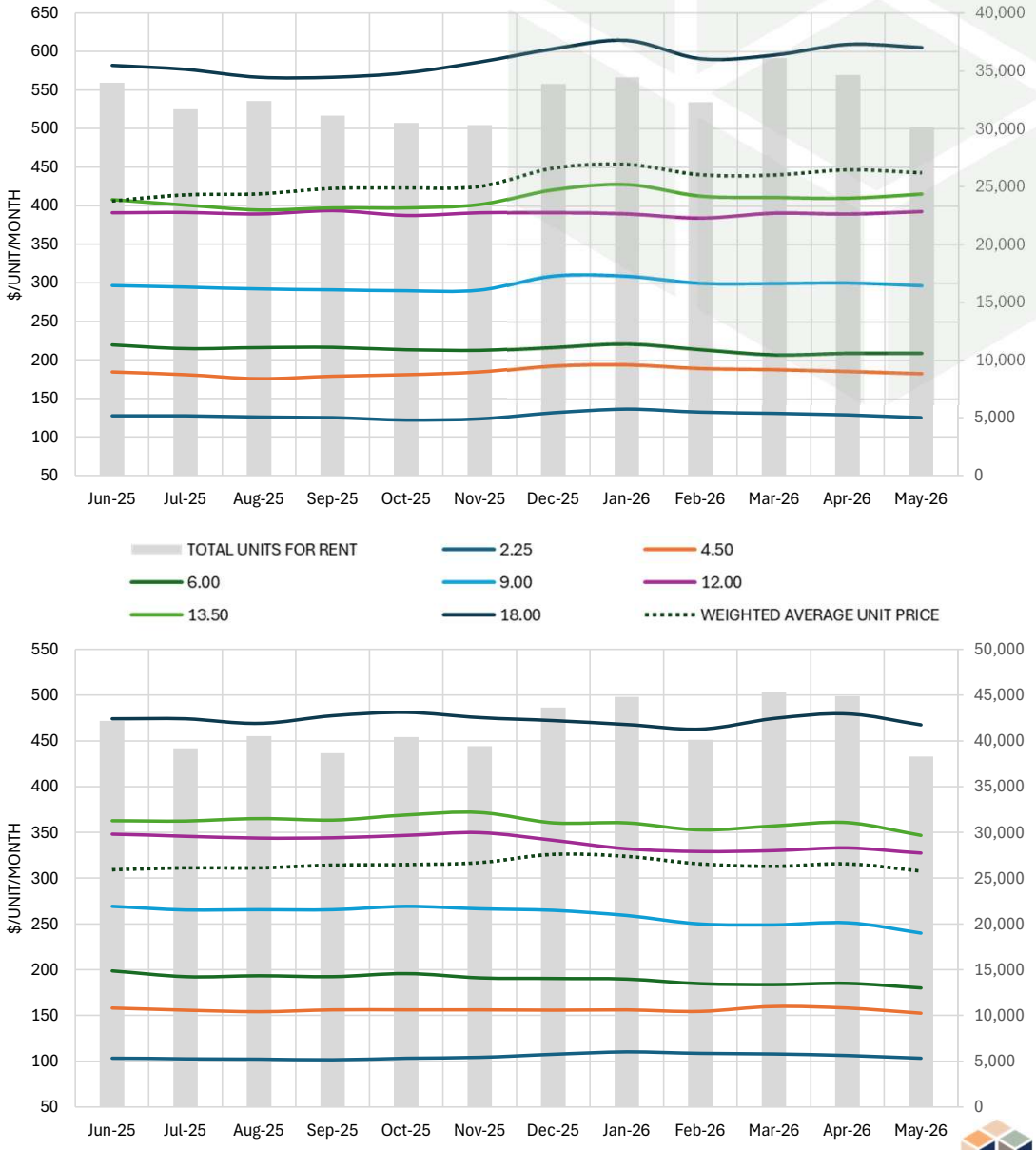
Greater Adelaide remains in a strong position, with all unit sizes (bar one) carrying higher asking rates than this time last year, despite the decreases seen over May.

That's all for now. Tune in next month for the final report of FY26.

Average Asking Rate Growth

Greater Sydney

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2026	Avg. $/m²/yr. May 2026
2.25	(0.15%)	(1.66%)	(2.51%)	$125	$668
4.50	(0.07%)	(0.79%)	(1.59%)	$183	$487
6.00	(0.45%)	(4.79%)	(0.07%)	$209	$418
9.00	0.01%	0.12%	(1.20%)	$297	$396
12.00	0.04%	0.48%	0.82%	$393	$393
13.50	0.17%	1.87%	1.33%	$416	$369
18.00	0.35%	3.96%	(0.69%)	$605	$404



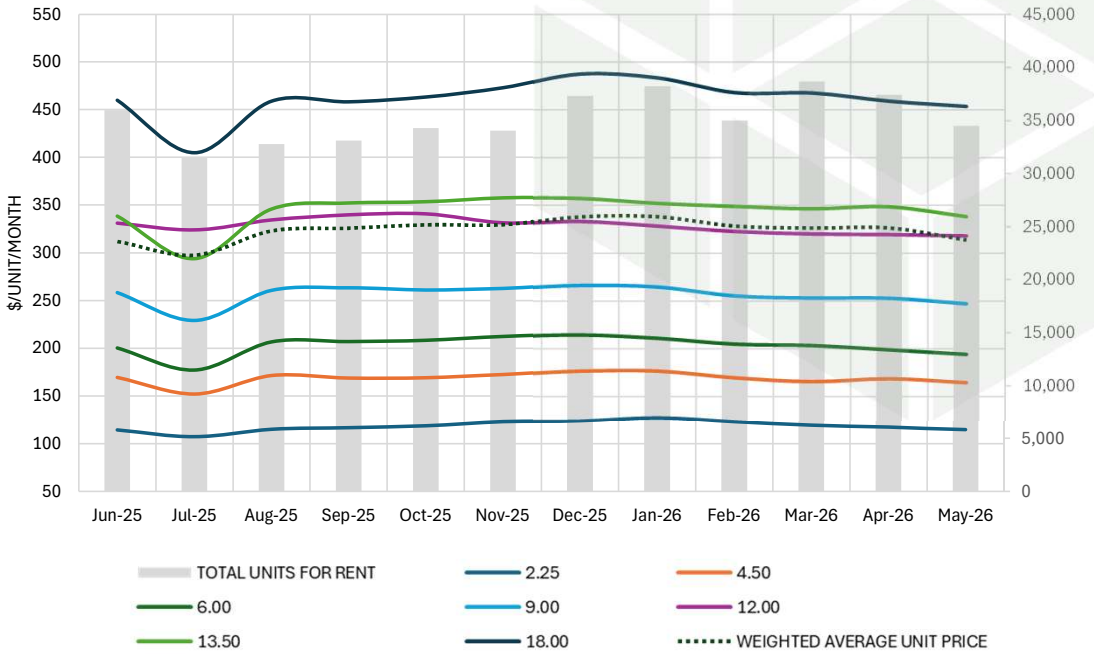
Greater Melbourne

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2026	Avg. $/m²/yr. May 2026
2.25	(0.01%)	(0.07%)	(2.69%)	$103	$551
4.50	(0.32%)	(3.47%)	(3.40%)	$153	$407
6.00	(0.89%)	(9.35%)	(2.68%)	$180	$360
9.00	(1.04%)	(10.85%)	(4.44%)	$240	$320
12.00	(0.55%)	(5.93%)	(1.67%)	$327	$327
13.50	(0.40%)	(4.35%)	(3.81%)	$347	$308
18.00	(0.12%)	(1.36%)	(2.48%)	$468	$312

Average Asking Rate Growth

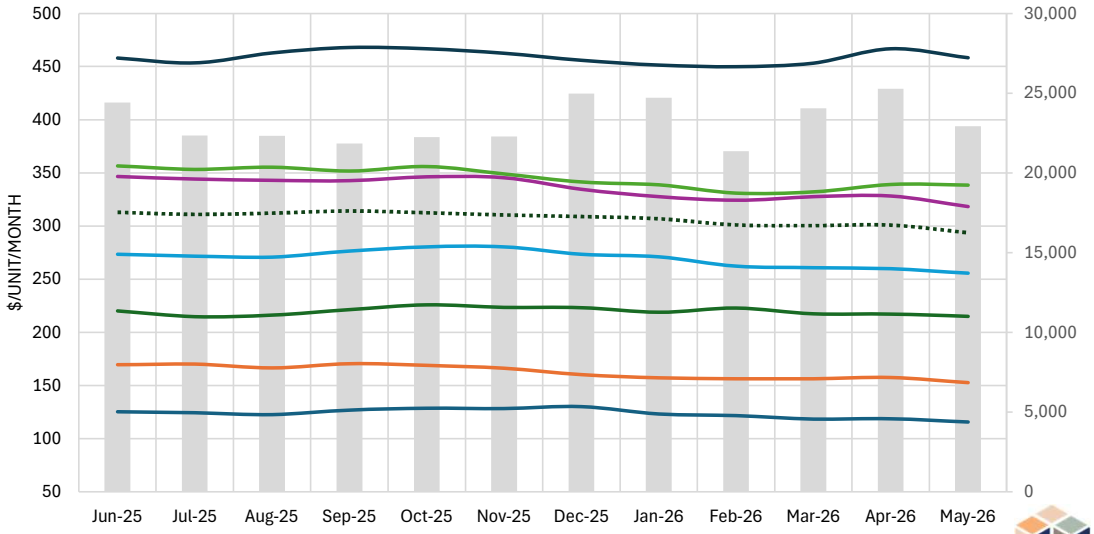
Greater Brisbane

Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2026	Avg. $/m²/yr. May 2026
2.25	0.01%	0.13%	(2.21%)	$115	$612
4.50	(0.28%)	(3.03%)	(2.47%)	$164	$438
6.00	(0.28%)	(3.09%)	(2.39%)	$194	$388
9.00	(0.40%)	(4.34%)	(2.31%)	$247	$329
12.00	(0.36%)	(3.91%)	(0.46%)	$318	$318
13.50	(0.00%)	(0.04%)	(2.95%)	$338	$301
18.00	(0.12%)	(1.35%)	(1.20%)	$454	$302



Greater Perth

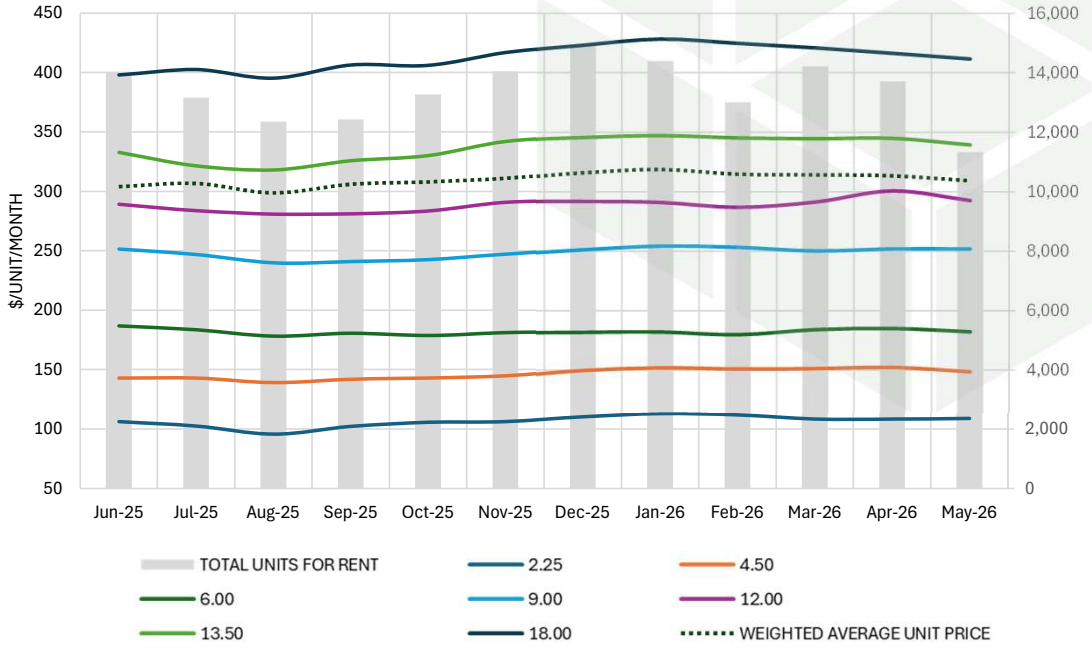
Size (m²)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2026	Avg. $/m²/yr. May 2026
2.25	(0.73%)	(7.75%)	(2.54%)	$116	$617
4.50	(0.94%)	(9.89%)	(3.04%)	$153	$407
6.00	(0.21%)	(2.27%)	(0.96%)	$215	$430
9.00	(0.61%)	(6.53%)	(1.61%)	$256	$341
12.00	(0.77%)	(8.20%)	(3.07%)	$318	$318
13.50	(0.47%)	(5.08%)	(0.17%)	$339	$301
18.00	0.00%	0.05%	(1.80%)	$458	$306



Average Asking Rate Growth

Greater Adelaide

Size (m^2)	Avg. Monthly Growth LTM	Simple Growth LTM	MoM %	Avg. $/Unit/mo. May 2026	Avg. $/$m^2$/yr. May 2026
2.25	0.22%	2.47%	0.57%	$109	$581
4.50	0.36%	4.05%	(2.45%)	$149	$396
6.00	(0.23%)	(2.52%)	(1.52%)	$182	$365
9.00	0.01%	0.13%	(0.02%)	$252	$336
12.00	0.11%	1.18%	(2.70%)	$293	$293
13.50	0.18%	1.95%	(1.61%)	$339	$302
18.00	0.31%	3.43%	(1.15%)	$412	$274



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

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ADVISORY AUSTRALIA

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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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