

Community report

Bayside (C)

Prepared from Community Explorer topic selections for briefing, planning and reporting use.

AREA

Bayside (C)

COMPARISON

Greater Melbourne

POPULATION

Persons

GENERATED

31 March 2026

Included sections

1 selected topic will be included in this report.

01 Housing rental quartiles

Sources and method

- Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 and, where available, 2016 comparison data.
- Percentages are calculated from the denominator supplied for each topic. Change (pp) is the 2021 percentage minus the 2016 percentage when the topic is comparable across years.
- Enumerated topics describe where people or dwellings were counted on Census night.

Housing rental quartiles

Bayside (C) | Greater Melbourne comparison | Persons

Community report section 1 of 1

Key takeaway

In 2021, the highest rent quartile held the largest share among households renting their home in Bayside (C), accounting for 63.5%.

About this topic

Housing rental quartiles group renting households into four evenly sized rent bands so rental costs can be compared across places and across Census years. They show the relative rent profile of the renting population rather than fixed weekly rent brackets.

This topic is useful for comparing change over time because direct rent amounts are affected by inflation and broader market shifts. It is best read with household income and tenure when assessing rental affordability and housing stress.

Interpretation notes

- This is a derived rent distribution for renting households, so quartiles show relative rent position rather than fixed weekly rent bands.
- Quartiles are more useful than raw rent ranges for comparing rental profiles across areas or years

Housing rental quartiles

Bayside (C) – Households (Enumerated)

Category	2021			2016			Change	
	Count	%	Greater Melbourne %	Count	%	Greater Melbourne %	Count	pp
Lowest group	1,171	14.4%	20.2%	1,312	16.8%	17.1%	—	—
Medium lowest	617	7.6%	19.9%	704	9.0%	23.6%	—	—
Medium highest	1,179	14.5%	29.6%	1,369	17.5%	28.6%	—	—
Highest group	5,156	63.5%	30.4%	4,447	56.8%	30.7%	—	—
Total households with stated rent	8,123	100.0%	100.0%	7,832	100.0%	100.0%	—	—

Data basis: enumerated.