

Community report

Greater Shepparton (C)

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

AREA

Greater Shepparton (C)

COMPARISON

Regional Vic.

POPULATION

Persons

GENERATED

31 March 2026

Included sections

1 selected topic will be included in this report.

01 Housing tenure

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 tenure

Greater Shepparton (C) | Regional Vic. comparison | Persons
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Key takeaway

In 2021, 63.3% of households in Greater Shepparton (C) were purchasing or had fully paid off their home, while 26.3% were renting. The mortgage share was lower than Regional Vic. (31.5%).

About this topic

Housing tenure shows whether households own their dwelling outright, are purchasing it, rent privately, rent from a social landlord, or occupy it under another arrangement. It describes how households hold or access housing, not the type of dwelling itself.

This topic is useful for analysing housing markets, affordability, stability, and the mix of owners and renters. It works best alongside dwelling type, household composition, and housing cost topics such as mortgage repayments and rent.

Interpretation notes

- Tenure type describes how the dwelling is occupied, including ownership, mortgage, rental, or other arrangements.

- It applies to occupied private dwellings and should not be confused with dwelling structure or housing cost measures.

Housing tenure

Greater Shepparton (C) – Households (Enumerated)

Category	2021			2016			Change	
	Count	%	Regional Vic. %	Count	%	Regional Vic. %	Count	pp
Fully owned	8,601	32.2%	37.6%	7,579	31.1%	35.7%	+1,022	+1.1
Mortgage	8,292	31.1%	31.5%	7,569	31.0%	31.2%	+723	+0.1
Renting – Total	7,030	26.3%	22.6%	6,580	27.0%	23.9%	+450	-0.7
Renting – Social housing	1,081	4.0%	3.0%	1,059	4.3%	3.3%	+22	-0.3
Renting – Private	5,865	22.0%	19.5%	5,346	21.9%	19.8%	+519	+0.1
Renting – Not stated	84	0.3%	0.2%	173	0.7%	0.7%	-89	-0.4
Other tenure type	572	2.1%	2.0%	248	1.0%	0.8%	+324	+1.1
Not stated	2,207	8.3%	6.4%	2,432	10.0%	8.4%	-225	-1.7
Total households	26,699	100.0%	100.0%	24,406	100.0%	100.0%	+2,293	0.0

Data basis: enumerated.