

Community report

Hepburn (S)

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

AREA

Hepburn (S)

COMPARISON

Regional Vic.

POPULATION

Persons

GENERATED

30 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

Hepburn (S) | Regional Vic. comparison | Persons

Community report section 1 of 1

Key takeaway

In 2021, 76.4% of households in Hepburn (S) were purchasing or had fully paid off their home, while 13.9% were renting. The mortgage share was similar to 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

Hepburn (S) - Households (Enumerated)

Category	2021			2016			Change	
	Count	%	Regional Vic. %	Count	%	Regional Vic. %	Count	pp
Fully owned	3,352	44.9%	37.6%	2,696	40.6%	35.7%	+656	+4.3
Mortgage	2,352	31.5%	31.5%	2,109	31.8%	31.2%	+243	-0.3
Renting - Total	1,040	13.9%	22.6%	1,071	16.1%	23.9%	-31	-2.2
Renting - Social housing	128	1.7%	3.0%	124	1.9%	3.3%	+4	-0.2
Renting - Private	911	12.2%	19.5%	909	13.7%	19.8%	+2	-1.5
Renting - Not stated	6	0.1%	0.2%	50	0.8%	0.7%	-44	-0.7
Other tenure type	168	2.2%	2.0%	61	0.9%	0.8%	+107	+1.3
Not stated	554	7.4%	6.4%	698	10.5%	8.4%	-144	-3.1
Total households	7,469	100.0%	100.0%	6,637	100.0%	100.0%	+832	0.0

Data basis: enumerated.