City Compass
Community Explorer

Community report
Melbourne (C)

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

AREA
Melbourne (C)

COMPARISON
Greater Melbourne

POPULATION
Persons

GENERATED
31 March 2026

Included sections

1 selected topic will be included in this report.

01 Dwelling type

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.

Dwelling type

Melbourne (C) | Greater Melbourne comparison | Persons

Community report section 1 of 1

Key takeaway

In 2021, high density was the most common dwelling type among dwellings in Melbourne (C), accounting for 83.6% (64,310 dwellings). This share was higher than Greater Melbourne (11%). Since 2016, the biggest change was in high density, which increased by 11,062 dwellings and 2.7 percentage points.

About this topic

Dwelling type shows the structure of dwellings, such as separate houses, medium density housing, and higher density housing. It is a core measure of built form and residential density within an area.

This topic helps explain the housing role of an area and the kinds of households it may attract. It is best read with household size, household type, tenure, and age structure, because built form and population characteristics are closely related.

Interpretation notes

– Dwelling structure describes the physical form of dwellings counted on Census night rather than tenure, housing condition, or household makeup.

– It is strongest when read alongside household size and tenure, because structure alone does not show who lives there.

Dwelling structure

Melbourne (C) – Dwellings (Enumerated)

Category	2021			2016			Change	
	Count	%	Greater Melbourne %	Count	%	Greater Melbourne %	Count	pp
Separate house	1,638	2.1%	67.3%	1,856	2.8%	66.8%	-218	-0.7
Medium density	10,420	13.5%	21.2%	9,766	14.8%	22.7%	+654	-1.3
High density	64,310	83.6%	11.0%	53,248	80.9%	9.7%	+11,062	+2.7
Caravans, cabin, houseboat	15	0.0%	0.1%	15	0.0%	0.2%	0	0.0
Other	275	0.4%	0.3%	465	0.7%	0.3%	-190	-0.3
Not stated	314	0.4%	0.1%	454	0.7%	0.3%	-140	-0.3
Total Occupied Private Dwellings	76,969	100.0%	100.0%	65,795	100.0%	100.0%	+11,174	0.0

Data basis: enumerated.