

Chapter 3: Housing

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Fast Facts

1. Seventy five percent of Melbourne's houses are detached dwellings.
2. Melbourne's average household size has almost halved in the last 90 years – decreasing from 4.65 people per household in 1911 to 2.61 people in 2001. It is projected to fall to 2.31 people by 2031.
3. While households are getting smaller, new houses are getting bigger, with average floor size increasing from 176 m² in 1991 to 253 m² in 2003.
4. Forty five per cent of homes were owned outright in 2001, a further 30% were being purchased, 21% were private rental and 4% were public rental.
5. Only nine of Melbourne's 31 Local Government Areas had more than 25% of residents in private rental – the two highest were Port Phillip at 49% and the City of Melbourne at 57%.
6. Melbourne gained 31,649 house lots in 2004.
7. Seventy two per cent of Melbourne's residential lots were greater than 500 m² and 28% were greater than 750 m² (around 1/5th of an acre) in 2001.
8. Twenty three per cent of Melbourne's housing was medium or high density in 2001. Medium and high density housing was concentrated in Stonnington, (61.8% of housing), Yarra (78%), Port Phillip (83%) and Melbourne (92%).
9. In 2004 the cheapest 10% of housing sales were around 35km from the CBD, with cheapest rental properties located around 21km from the CBD.