

— RESEARCH

Renting vs buying on the North Shore, by postcode

What a North Shore home earns in rent, and what it costs each month to buy instead of rent, for every postcode where the NSW Government publishes both a median price and a median rent.

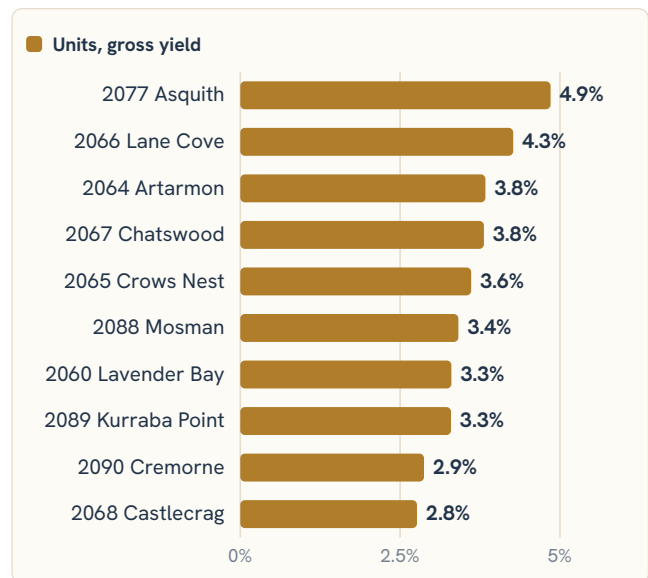
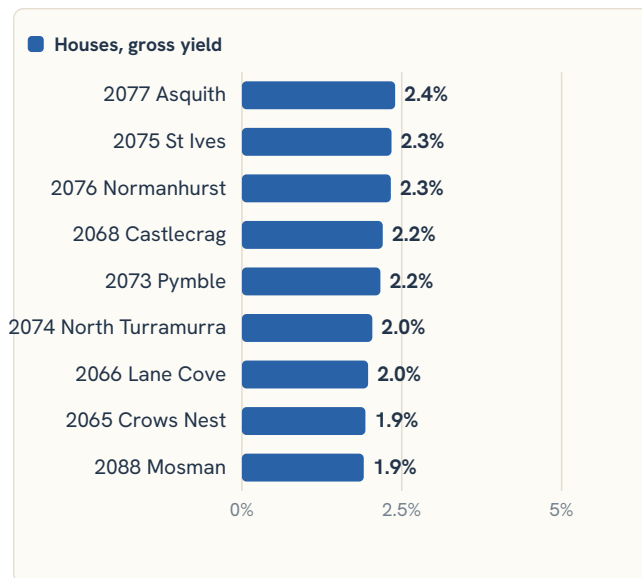
Prepared by FinSavvy from DCJ data for March 2026 (prices) and June 2026 (rents). Published 21 October 2026.

Key findings

- 01 North Shore houses return 1.9% to 2.4% a year in gross rent across the 9 postcodes with both a median price and a median rent. Units return 2.8% to 4.9% across 10 postcodes.
 - 02 With a 20% deposit at 6.48%, the monthly repayment on a median house costs 2.5× to 3.2× the median rent for a house in the same postcode. For units the gap narrows to 1.2× to 2.2×.
 - 03 Over the eight years to 2026, unit rents grew faster than unit prices in 7 of the 8 postcodes where DCJ published both. House prices outgrew house rents in 6 of 7.
 - 04 None of these postcodes makes buying cheaper than renting month to month at today's rates. What buying gets you instead is the equity and price growth, and the monthly gap you fund to get them is wider for a house than for a unit.
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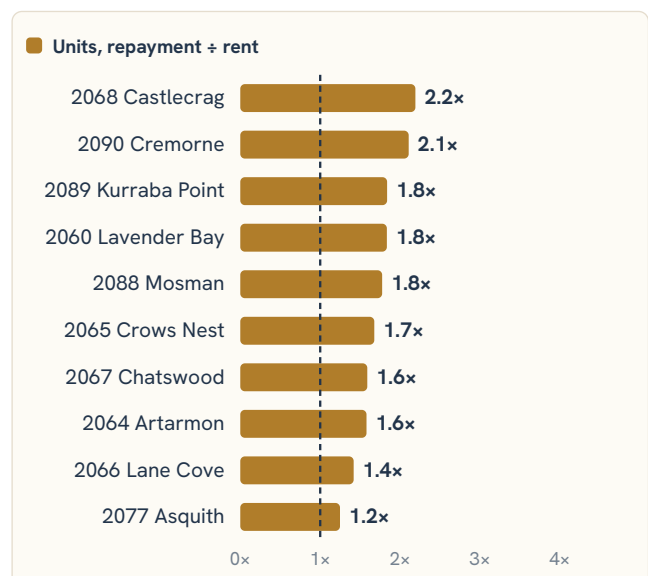
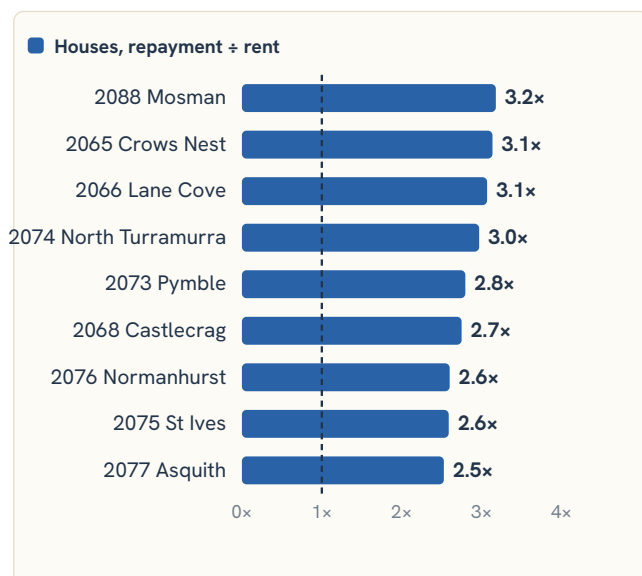
Gross rental yield by postcode

A year of median rent divided by the median sale price, before strata, rates, insurance and vacancy. Prices are DCJ medians for March 2026 and rents are new-bond medians for June 2026¹. A postcode appears only where DCJ counted more than 30 sales and 30 new bonds that quarter.



Buying against renting, per month

The monthly principal-and-interest repayment on 80% of the median price over 30 years, divided by the median rent as a monthly figure. The rate is 6.48%: the RBA's average variable rate on new owner-occupier loans³ plus the cash rate moves since⁴. At 1x buying and renting cost the same each month; the line marks it.



Houses: the figures

Postcode	Suburbs	Median price	Sales	Weekly rent	New bonds	Gross yield	Repayment / month	Rent / month	Repayment + rent	Price growth
2077	Asquith, Hornsby, Hornsby Heights, Waitara	\$1,931,000	43	\$890	81	2.40%	\$9,744	\$3,857	2.5×	
2075	St Ives, St Ives Chase	\$3,000,000	45	\$1,350	47	2.34%	\$15,138	\$5,850	2.6×	
2076	Normanhurst, North Wahroonga, Wahroonga	\$2,400,000	43	\$1,075	58	2.33%	\$12,110	\$4,658	2.6×	
2068	Castlecrag, Middle Cove, North Willoughby, Willoughby, Willoughby East	\$3,600,000	33	\$1,525	44	2.20%	\$18,166	\$6,608	2.7×	
2073	Pymble, West Pymble	\$3,241,000	38	\$1,350	48	2.17%	\$16,354	\$5,850	2.8×	
2074	North Turramurra, South Turramurra, Turramurra, Warrawee	\$3,263,000	46	\$1,280	50	2.04%	\$16,465	\$5,547	3.0×	
2066	Lane Cove, Lane Cove North, Lane Cove West, Linley Point, Longueville, Northwood, Riverview	\$3,425,000	46	\$1,300	43	1.97%	\$17,283	\$5,633	3.1×	
2065	Crows Nest, Greenwich, Naremburn, St Leonards, Wollstonecraft	\$3,500,000	34	\$1,300	46	1.93%	\$17,661	\$5,633	3.1×	
2088	Mosman	\$5,730,000	36	\$2,100	56	1.91%	\$28,914	\$9,100	3.2×	

Units: the figures

Postcode	Suburbs	Median price	Sales	Weekly rent	New bonds	Gross yield	Repayment / month	Rent / month	Repayment + rent	Price growth
2077	Asquith, Hornsby, Hornsby Heights, Waitara	\$750,000	149	\$700	281	4.85%	\$3,785	\$3,033	1.2×	
2066	Lane Cove, Lane Cove North, Lane Cove West, Linley Point, Longueville, Northwood, Riverview	\$938,000	135	\$770	268	4.27%	\$4,733	\$3,337	1.4×	
2064	Artarmon	\$1,085,000	32	\$800	81	3.83%	\$5,475	\$3,467	1.6×	
2067	Chatswood, Chatswood West	\$1,160,000	47	\$850	347	3.81%	\$5,853	\$3,683	1.6×	
2065	Crows Nest, Greenwich, Naremburn, St Leonards, Wollstonecraft	\$1,260,000	153	\$875	556	3.61%	\$6,358	\$3,792	1.7×	
2088	Mosman	\$1,250,000	94	\$820	205	3.41%	\$6,308	\$3,553	1.8×	
2060	Lavender Bay, McMahon's Point, North Sydney, Waverton	\$1,260,000	98	\$800	309	3.30%	\$6,358	\$3,467	1.8×	
2089	Kurraba Point, Neutral Bay	\$1,270,000	54	\$805	194	3.30%	\$6,408	\$3,488	1.8×	
2090	Cremorne, Cremorne Point	\$1,625,000	55	\$898	160	2.87%	\$8,200	\$3,891	2.1×	
2068	Castlecrag, Middle Cove, North Willoughby, Willoughby, Willoughby East	\$1,430,000	36	\$760	65	2.76%	\$7,216	\$3,293	2.2×	

How we worked it out

The North Shore here means postcodes 2060 to 2077 and 2088 to 2090. Suburb names come from the ABS, matched to each postcode², so suburbs sharing a postcode share its figures. “House” is DCJ’s non-strata sales and house rents; “unit” is strata sales and flat or unit rents. Growth figures are compound annual changes over the eight years from DCJ’s same quarter in 2018, and appear only where DCJ published both ends.

A monthly comparison leaves things out on both sides. Buying also costs the deposit’s forgone interest, stamp duty, council rates, strata and maintenance, and it builds equity as the loan is paid down. Renting costs rent increases and moving. To run your own numbers with those included, use the [rent vs buy property calculator](#), which reads the same data.

Sources

NSW Department of Communities and Justice, Rent and Sales Report: sale prices for January to March 2026 and new-bond weekly rents for April to June 2026, by postcode. [dcj.nsw.gov.au](#) ↗

Australian Bureau of Statistics, ASGS Edition 3 allocation files (Suburbs and Localities, Postal Areas), used to name the suburbs in each postcode. [abs.gov.au](#) ↗

Reserve Bank of Australia, statistical table F6: average variable rate on new owner-occupier loans, August 2026 (6.23%). [rba.gov.au](https://www.rba.gov.au) ↗

Reserve Bank of Australia, cash rate target decisions since that month, added to the F6 rate. [rba.gov.au](https://www.rba.gov.au) ↗

General information only, not financial advice. Medians describe a postcode, not any particular property. You may reuse these figures with a link to this page.