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MELBOURNE PROPERTY INVESTOR SNAPSHOT

What overseas property investors need to know in 2026

Victoria's changing political and property landscape may create new considerations for overseas investors. Here are the key areas to watch when owning or investing in Melbourne property.

1 A new political direction

A change in leadership can influence future housing policies, planning decisions, infrastructure investment and rental legislation. Investors should continue to monitor any announcements affecting property ownership and rental providers.

2 Rental laws are changing

Victorian rental providers must meet strict minimum standards, compliance requirements and application processes. Overseas owners should ensure their property is professionally managed and remains compliant with current legislation.

3 Rental demand remains strong

Well-located properties close to transport, employment, education and lifestyle amenities continue to attract strong renter interest.

High-demand areas include:

Melbourne CBD · Southbank · Docklands · Richmond · South Yarra · Carlton · Fitzroy · North Melbourne · St Kilda

4 Rental yield is only part of the picture

A strong investment should balance rental return with vacancy rates, ongoing costs, property condition, tenant demand and long-term growth potential.

The right leasing strategy can help investors reduce vacancy, attract quality renters and maximise their return.

5 Review your investment strategy

Overseas investors should regularly review:

- ✓ Current rental value
- ✓ Leasing and marketing performance
- ✓ Local market conditions
- ✓ Property compliance
- ✓ Maintenance requirements
- ✓ Future investment opportunities

Is your Melbourne property performing at its best?

MRE has more than 30 years of experience helping local and overseas investors lease, manage and maximise their Melbourne property investments.

Book a complimentary rental performance review with MRE.