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How Much Does Student Accommodation in Melbourne Cost?

Our Friends · Tuesday, November 10th, 2026

Melbourne is one of Australia's most popular student cities, offering accommodation options near major universities and across different suburbs. Student accommodation in Melbourne typically costs AU$250–650 per week, depending on room type, location, and housing arrangement. This article compares Melbourne accommodation prices across room types, housing options, and popular student areas, as well as extra expenses and ways to save on rent.

How Much Does Each Type of Student Accommodation in Melbourne Cost?

Student accommodation in Melbourne typically costs AU$250–400 per week for shared rooms, AU$300–420 for non-ensuite rooms, AU$400–510 for en-suite rooms and AU$440–580 for studio apartments. Prices vary according to the property, suburb, and facilities.

Room Type	Average Weekly Cost
Shared Room	AU$250–400
Non-En-suite Room	AU$300–420
En-suite Room	AU$400–510
Studio Apartment	AU$440–580

- Shared Room: A shared room typically costs AU$250–400 per week in Melbourne. Students share a bedroom with one or more roommates, usually in purpose-built student accommodation or shared houses near universities. For Monash students, living in outer suburbs like Clayton provides affordable **student accommodation near Monash Clayton** within easy reach of lectures. University of Melbourne and La Trobe University students often seek shared options across Carlton or Bundoora to keep daily living costs manageable.
- Non-En-suite Room: A non-en-suite room generally costs AU$300–420 per week. Students have a private bedroom but share a bathroom and kitchen with other residents. This room type is common in Melbourne share houses and student apartments, particularly in Carlton, Brunswick and Clayton, where students can live near major university campuses while keeping rent relatively affordable.
- En-suite Room: An en-suite room in Melbourne usually costs AU$400–510 per week. It provides a private bedroom and attached bathroom, while kitchens and living areas are shared with other residents. Many student accommodation in Carlton and Melbourne CBD often offers this room type, giving students convenient access to the University of Melbourne, RMIT University, and central-city facilities.

- Studio Apartment: A studio apartment typically costs AU$440–580 per week in Melbourne. It combines a sleeping area, private bathroom and kitchenette in one self-contained space. Studios are widely available in Melbourne CBD and around the Parkville university precinct, making them a suitable choice for students at the University of Melbourne or RMIT who prefer more privacy and independent living.

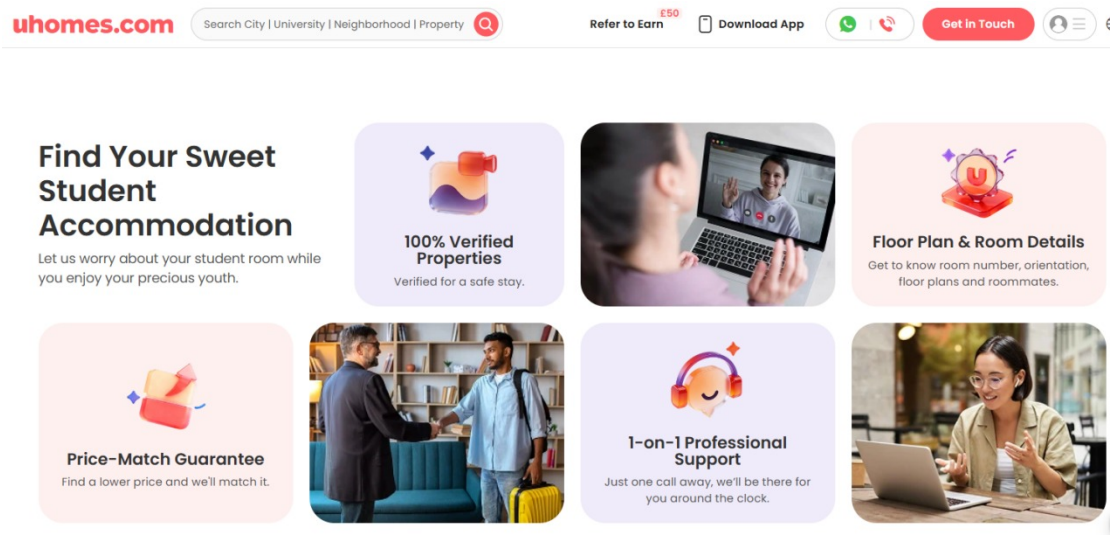
How Much Does Different Student Housing in Melbourne Cost?

Purpose-built student accommodation in Melbourne typically costs AU$550–650 per week, while catered residential colleges can exceed AU$1,000. University-managed accommodation, including on-campus residences, generally costs around AU$340–790 per week, depending on the university, room type and facilities. Private shared houses cost around AU$200–450 per person, and homestays typically cost AU$300–500 per week. The main differences are the facilities, meal arrangements and services included in the rent.

Purpose-Built Student Accommodation

Purpose-built student accommodation in Melbourne typically costs AU$550–650 per week on average, according to CBRE's 2026 market research. Buildings are concentrated around Melbourne CBD, Carlton and Parkville, providing convenient access to universities such as RMIT and the University of Melbourne. Properties commonly offer furnished rooms, study areas, gyms, communal kitchens and social lounges. Many also include electricity, water and Wi-Fi, making weekly expenses easier to manage.

When looking for PBSA, uhomes.com offers plenty of quality and **cheap student accommodation in Melbourne** with all-inclusive bills and convenient locations. Most are located near major universities or in Melbourne CBD, ensuring students can easily navigate academic and city life. With a lot of PBSAs under AU$500 per week and user-friendly filters, students can easily secure the ideal housing within your budget.



On-Campus Accommodation

On-campus accommodation in Melbourne generally costs around AU$340–790 per week, depending on the university, room type and facilities. At Monash University's Clayton campus, weekly rates range from AU$342.30 for a bedroom in a shared flat to AU$441.70 for a one-

bedroom apartment. At the University of Melbourne, weekly rates for university-managed apartment-style accommodation near the Parkville campus range from AU$448 to AU$786, covering options such as shared apartments and private studios.

Fees at both universities include utilities and internet, although other inclusions vary by residence. Living close to campus gives students convenient access to lectures, libraries and university facilities, reducing the need for a long daily commute.

Residential Colleges

Melbourne Residential colleges generally cost AU$1,000 or more per week for catered accommodation at some universities. While ordinary on-campus university apartments offer self-catered rooms and basic modern facilities, traditional residential colleges provide a fully inclusive lifestyle. This bundled cost includes three meals a day, small-group academic tutorials, formal dinners, and intensive pastoral support.

Established University of Melbourne residential colleges such as Trinity College, Ormond College, Queen’s College, and Newman College function as independent academic communities with rich traditions. Their higher weekly rates reflect the complete catering and academic mentorship provided, making them ideal for students who value strong campus integration and structured daily living over independent meal prep.

Private Rentals and Shared Houses

Private rentals and shared houses in Melbourne generally cost AU$200–450 per person per week. Students can rent a room in a shared house around Carlton, Brunswick, Clayton or Bundoora and split household expenses with other tenants.

This option offers flexibility and can be cheaper than PBSA, particularly outside the CBD. However, rent may not include furniture, electricity, gas, water or internet, so students should calculate the total cost before signing a lease.

Homestays

Homestays in Melbourne typically cost AU$300 to AU$500 per week, with prices varying based on the suburb, room type, and included meal plans. Students live with a local host family, receiving a private bedroom and shared access to household facilities. Most homestay packages include breakfast and dinner, helping students control their weekly food expenses while settling into a new city.

Homestays is particularly essential for international students under 18 years of age who must satisfy Australian visa welfare requirements before starting their courses. They are also ideal for new foundation and first-year university students who want a supportive environment to adjust to Australian culture and improve their English skills through everyday interactions with local hosts.

How Much Does Student Accommodation Cost in Different Areas of Melbourne?

Student accommodation prices vary by suburb in Melbourne. Shared rooms in more affordable student areas such as Clayton and Bundoora generally cost around AU$250–300 per week, while

popular inner-city suburbs such as Carlton, Brunswick and Melbourne CBD typically cost AU$300–400/week. The following details major students areas and their room rental medians in Melbourne:

- Melbourne CBD (AU$300 to AU$350 per week): Best for RMIT students and those attending secondary city campuses. Living in the CBD puts key transit hubs, Queen Victoria Market, and major retail complexes right on your doorstep. Residents also benefit from the Free Tram Zone, eliminating daily public transport expenses into university lectures.
- Carlton (AU$350 to AU$400 per week): The primary base for University of Melbourne students due to its direct border with the Parkville campus. Known as Melbourne's Little Italy, Carlton combines historic Victorian terraces with leafy parks and famous espresso bars along Lygon Street, offering a strong academic and cultural community.
- Southbank (Around AU$375 to AU$425 per week): A modern high-rise district ideal for students who prefer luxury apartment living along the Yarra River. Positioned right next to the Arts Precinct and National Gallery of Victoria, Southbank delivers premium student towers within a short walk across the river into the city centre.
- Clayton (AU$250 to AU$300 per week): The most practical, cost-effective choice for Monash University Clayton campus students. This multicultural suburban hub features extensive Asian grocery markets, authentic dining options along Centre Road, and convenient bus connections from Huntingdale Station.
- Bundoora AU$250 to AU$300 per week): A budget-friendly northern suburb tailored to La Trobe University students. Bundoora provides a relaxed, green setting with spacious house shares and student complexes linked directly to campus via the 86 tram line.
- Brunswick (AU$300 to AU$350 per week): Perfect for students seeking an artistic, alternative lifestyle in Melbourne's inner north. Sydney Road forms the heart of the neighbourhood, lined with live music venues, vintage clothing stores, and multicultural eateries, with rapid train links into the CBD.

What Extra Costs Should Students Budget for in Melbourne?

Besides rent, students in Melbourne should budget for utilities, internet, rental bonds, rent in advance, public transport and household expenses. These costs depend on the property and whether services are included in the weekly rent.

- Electricity, water and gas: Private rental tenants may need to pay these bills separately or split them with housemates. Heating is worth considering during Melbourne's colder winter months. Many PBSA and university residences include utilities in the rent.
- Internet: Many student apartments include Wi-Fi, while private rentals may require students to arrange their own NBN or internet plan. Housemates can usually share the cost.
- Bond and rent in advance: In Victoria, a rental bond is generally capped at one month's rent for properties costing AU$900 or less per week. The bond must be lodged with the Residential Tenancies Bond Authority. For weekly rent payments, landlords generally cannot request more than 14 days of rent in advance.
- Public transport: Students living in Clayton, Bundoora or Footscray may need to budget for regular train, tram or bus journeys. Melbourne's Free Tram Zone covers central city journeys, while eligible international students may qualify for a 50% concession through Victoria's International Student Travel Pass.
- Laundry and household supplies: Students in private rentals may need to pay for laundry, cleaning products, bedding and kitchen equipment. Unfurnished properties can also involve

higher initial moving costs.

How to Find Affordable Student Accommodation in Melbourne?

Students can save on Melbourne student accommodation by comparing rental prices, considering more affordable suburbs, choosing budget-friendly room types and checking additional costs before booking. These tips can help international students find suitable housing within their weekly budget.

- Compare Prices on uhomes.com: Use uhomes.com to compare verified student accommodation near the University of Melbourne, RMIT, Monash and La Trobe. Filter listings by suburb, room type, and weekly budget to find options that suit your finances. Check price-match guarantee, exclusive offers and cashback promotions for potential savings.
- Consider More Affordable Suburbs: Clayton, Bundoora and Footscray generally offer lower rents than central Melbourne. Choose a location with convenient public transport to balance rent and commuting costs.
- Choose Shared or Non-En-suite Rooms: Shared and non-en-suite rooms usually cost less than private studios and en-suite rooms. Sharing a bedroom or bathroom can help reduce weekly rent.
- Check Bills and Included Facilities: Compare electricity, water, gas and internet costs before booking. Accommodation with bills included may offer better overall value, even if its weekly rent is slightly higher.
- Book Early and Look for Offers: Start comparing accommodation before the February or July university intakes. Check early-bird discounts, cashback promotions and special rental offers to secure a better price.

Final Thoughts

Student accommodation in Melbourne offers options for different budgets, from affordable shared houses in Clayton and Bundoora to modern apartments in the CBD and catered residential colleges near the University of Melbourne. Most students can plan for around AU$250–650 per week for typical student housing, although some premium and catered options cost more. Before booking, compare room types, university locations, transport connections and included bills to understand the full cost. Platforms such as uhomes.com make it easier to compare Melbourne properties, explore different rental prices and find available offers that suit your budget.

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