Tenant Help

TENANT HELP / AUSTRALIAN RENTAL GUIDE

# How to Find and Apply for a Rental Property in Australia

## A practical step-by-step guide by Tenant Help

Looking for a rental property in Australia? This guide will help you search for suitable homes, organise inspections and prepare your rental applications.

You can follow these steps independently or use Tenant Help for additional guidance.


1 Budget & suburbs | 2 Search | 3 Shortlist | 4 Inspections | 5 What to check
6 Documents | 7 Apply | 8 Avoid scams | 9 DIY or support


## 1. Set a realistic budget and choose your suburbs

Before searching, decide:

- Your maximum affordable weekly rent.
- Your preferred move-in date.
- The number of bedrooms and bathrooms you need.
- Your preferred suburbs and nearby alternatives.
- Your commuting needs and access to public transport.
- Which features are essential and which are optional.

**Our recommendation: Don't search only for the cheapest properties.**

Start by comparing similar properties in your preferred suburbs. Identify the typical advertised price range for the type of home you need.

If your budget allows, include properties around that typical price and slightly above it, rather than focusing exclusively on the lowest-priced listings.

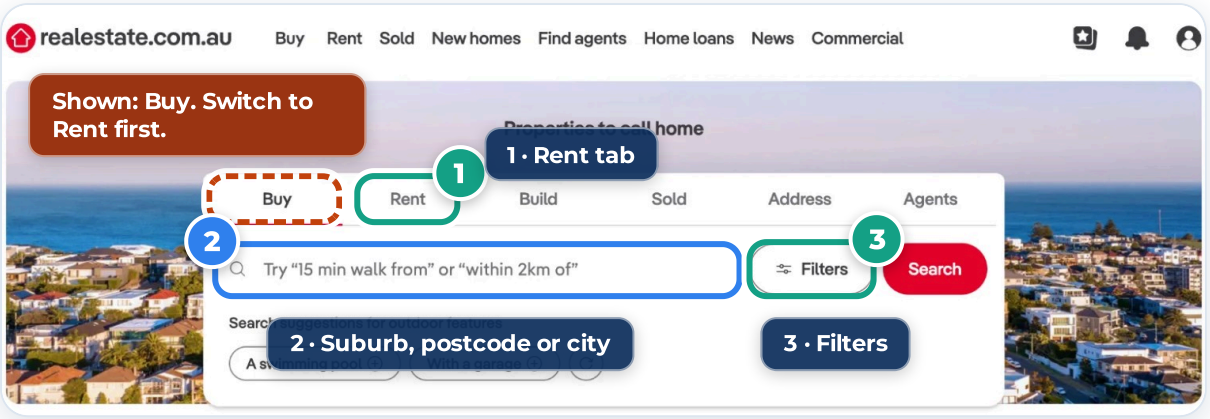
This can expand your options and may sometimes help you avoid the most heavily contested budget listings. However, a higher price does not guarantee less competition or a better chance of approval.

Never choose a rent you cannot comfortably afford. Remember to consider utilities, moving costs, bond and rent in advance.

## 2. Search on realestate.com.au

Visit www.realestate.com.au.

1. Select **Rent** on the homepage.
2. Enter your preferred suburb, postcode or city. You can search multiple suburbs.
3. Click **Filters**.
4. Choose your requirements.
5. Click **Search** to see available listings.

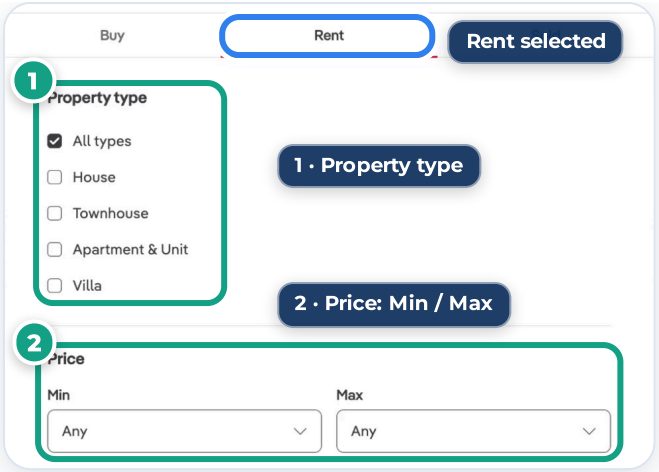



**Example screenshot.** It shows **Buy** selected (dashed box): select the **Rent** tab (1), type your suburbs in the search field (2), then open **Filters** (3).

**Screenshot: realestate.com.au**

### Understanding the filters

| Filter | How to use it |
|---|---|
| **Property type** | Select House, Townhouse, Apartment & Unit, Villa or All types |
| **Price** | Set your affordable weekly rent range |
| **Bedrooms** | Choose the minimum number you need |
| **Bathrooms** | Add a requirement if important |
| **Car spaces** | Select if you need parking |
| **Available date** | Check whether the property fits your moving schedule |
| **Furnished** | Select if you need furniture included |
| **Pets considered** | Use when looking for a property suitable for pets |
| **Outdoor and indoor features** | Choose features such as balcony, garage, dishwasher or study |
| **Climate control** | Filter for heating or air conditioning |
| **Accessibility** | Look for features such as step-free entry, wide doorways or an elevator |
| **Keywords** | Search for specific features not covered by other filters |




**Example screenshot.** Filters panel with **Rent** selected: choose the **Property type** (1) and set **Price** Min / Max (2). Scroll for Bedrooms and the other filters.
**Screenshot: realestate.com.au**

**Tip:** Avoid using too many optional filters. An overly restrictive search may hide suitable properties.

The *Affordable housing* filter is intended for properties offered through specific affordability schemes. Check the eligibility conditions before relying on those results.

You can also switch to **Map** view, compare locations, save properties and activate alerts for new listings.

## 3. Build a shortlist of properties

We recommend searching across several suburbs instead of focusing on a single location.

### Tenant Help search strategy

For clients working with Tenant Help, our initial shortlist must include:

**10**

**At least 10 suitable properties.**

**3**

**Properties across at least 3 different suburbs, whenever possible.**

**A scheduled inspection advertised for every shortlisted property.**

This strategy is designed to widen the range of opportunities and allow inspections to be organised without unnecessary delays.

If you are searching independently, you can use the same strategy as a recommendation.

For each property, compare the weekly rent, bond, availability date, location, transport options, property condition and inspection schedule.

Do not add properties you would not genuinely consider renting.

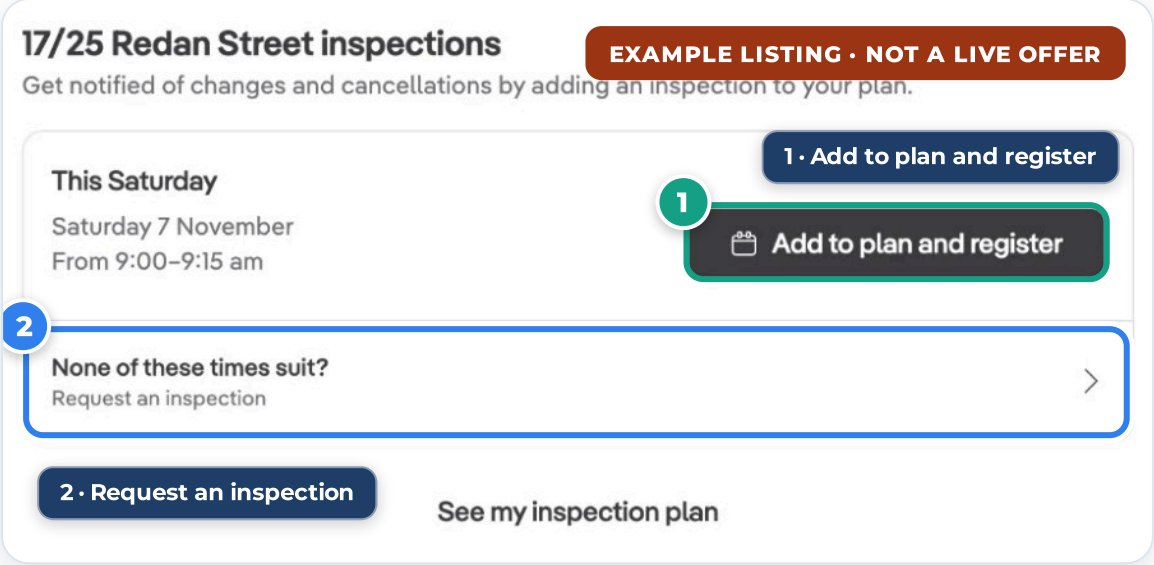
## 4. Register for property inspections

Open the property listing and scroll down to the **Inspections** section.

When a visit is available:

1. Select **Add to plan and register** or the corresponding inspection-booking button.
2. Sign in to your realestate.com.au account if prompted.
3. Enter or confirm your contact details.
4. Select **Register to inspect**.
5. Save the inspection in your planner or personal calendar.

Some listings use an external agency booking system. Follow the instructions shown on the listing.




**Example listing, not a live offer.** Use **Add to plan and register** (1) for an advertised time, or **Request an inspection** (2) if none suit.

**Screenshot: realestate.com.au**

**Important:** Inspection times can change or be cancelled. Always check for updates before travelling.

Many inspections are short, sometimes around 10-15 minutes. Plan your day carefully and leave enough time to travel between properties.

If no inspection is advertised, you may be able to request one. However, Tenant Help's initial shortlist prioritises properties with inspections already scheduled.

## 5. What to check during an inspection

An inspection is your opportunity to decide whether you would actually want to live in the property.

**Check the property itself:**

- ☑ The real size of the rooms and available storage.
- ☑ Natural light, ventilation and heating or cooling.

- Windows, doors and locks.
- Bathrooms, kitchen appliances and general cleanliness.
- Signs of mould, dampness, leaks or damage.
- Furniture and appliances if the property is advertised as furnished.

**Check the location:**

- Distance to public transport.
- Travel time to work, university or other frequent destinations.
- Local shops and essential services.
- Street noise, neighbourhood conditions and general convenience.

**How should you interact with the agent?**

Be polite and professional. A simple greeting is enough.

You do not need to give a long presentation or try to persuade the agent during the inspection. Applications are generally assessed afterwards using the submitted information, with the property manager and rental provider involved in the selection process.

You can, of course, ask relevant questions about the property.

Before leaving, make sure you know **where to apply and whether an application code, inspection confirmation or specific link is required**.

## 6. Prepare your rental application documents

Having your information ready can help you complete applications accurately and promptly.

The documents an agent can request depend on the state or territory. The following is a preparation checklist, not a list of documents that every applicant must submit.

### A. Proof of identity

Prepare an accepted identity document, such as:

- Passport, including an overseas passport.
- Australian driver's licence.
- Another accepted government-issued identification document.

The application may allow more than one identity document, but you should only supply what is permitted and necessary.

## B. Proof of income or financial capacity

Depending on your circumstances, relevant evidence may include:

- Recent payslips.
- Employment contract, employment offer or employer letter.
- Appropriate evidence of self-employment income.
- Proof of savings or available funds.
- Relevant government payment statements.

If a bank statement is used, provide a version without detailed transaction history where permitted.

**If you recently arrived in Australia:** An Australian employment or rental history is not always necessary. A job offer, verifiable income, savings or other appropriate evidence may help demonstrate your financial capacity, depending on the applicable application process.

## C. Rental or residential history

Prepare relevant information such as:

- Previous residential addresses.
- Previous landlord or property manager contact details.
- Rental payment history or a rental ledger.

If you have never rented in Australia, provide accurate information about your overseas housing history or other residential arrangements.

## D. References

Depending on what the application legitimately requests, you may need contact details for:

- A previous landlord or property manager.
- A suitable personal or professional referee.

Ask your referees for permission before sharing their contact details.

## E. Other information, when relevant

Be ready to provide:

- Your intended move-in date.
- The preferred lease term.
- Details of intended occupants, to the extent requested and permitted.
- Relevant pet information.
- A brief introduction about yourself, if optional and accepted.

**Privacy matters.** Do not upload every document you own. Provide only the information required for the relevant application and permitted under local rules. Some Australian states restrict the number and types of supporting documents that property managers can request.

A universal "100 points of ID" rule should not be assumed.

## 7. Submit your rental application

After confirming that the property is suitable:

1. Follow the **Apply** button or the agency's application link.
2. Complete the rental application form or your **Renter Profile**, when applicable.
3. Enter accurate personal, residential and financial information.
4. Upload the permitted supporting documents requested.
5. Check that the information is consistent and complete.
6. Submit the application and keep the confirmation.

If you are applying with another person, make sure any required co-applicant sections are also completed.

Contact your referees so they know they may receive a request.

Property managers assess applications and may contact applicants or references for further information.

**Submitting an application does not guarantee approval.**

## 8. Stay organised and avoid scams

Keep track of your applications, inspection dates and any requests for additional information.

Never provide false information or altered documents.

> Before transferring money, verify that you are dealing with the legitimate agency or rental provider. Do not transfer bond or rent to an unverified account simply because somebody promises to secure a property.

Check the relevant state rules concerning application charges, rental bidding, bond payments and rent in advance.

If approved, review the rental agreement carefully before signing and follow the official bond process applicable to your state.

## 9. Do it yourself or get support from Tenant Help

PATH 1

### Option 1 - Do it yourself

Use this guide to search for properties, register for inspections, prepare your documents and submit applications independently.

PATH 2

### Option 2 - Work with Tenant Help

Tenant Help helps you prepare and organise your application information, complete and submit rental applications through official agency platforms with your authorisation, and track their progress.
You select the properties and arrange inspections.

For clients working with us, we follow our structured search strategy of at least 10 suitable properties across at least 3 suburbs, with scheduled inspections.

Our goal is to make the rental search process clearer, more organised and more manageable.

**Tenant Help cannot guarantee rental approval.** Rental providers and their authorised agents remain responsible for assessing and deciding on applications.


**Tenant Help**

Independent Rental Application Specialists · Australia

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*This guide is educational and does not replace state-specific tenancy rules or professional legal advice. Platform features, documentation requirements and rental laws may change. Tenant Help is an independent service and is not affiliated with realestate.com.au.*

Screenshots: realestate.com.au, shown as examples for educational purposes.