

Victoria's Accommodation Sector

2021-22 results from the Australian Accommodation Monitor

Victoria indicators



\$1.8 BILLION

total revenue

▲ +63.1% y/y



\$84.97 RevPAR

revenue per available room

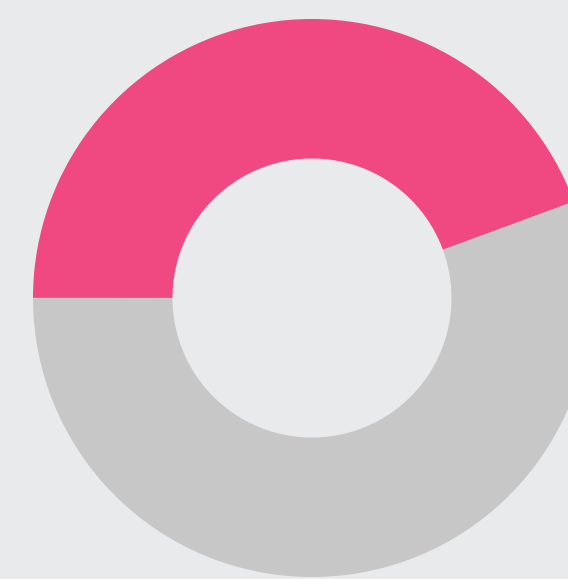
▲ +43.9% y/y



9.3 MILLION

room nights occupied

▲ +23.1% y/y



44.4%

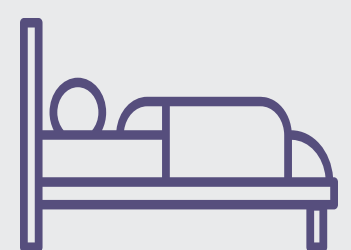
occupancy rate

▲ +11.8% y/y

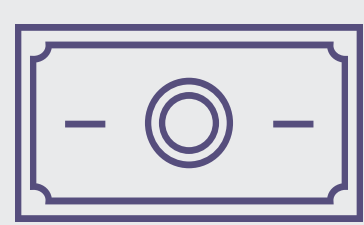
Luxury & Upper Upscale Class



\$493m
revenue



39.5% ▲ +15.4% y/y
occupancy rate



\$109.70
RevPAR ▲ +48.9% y/y

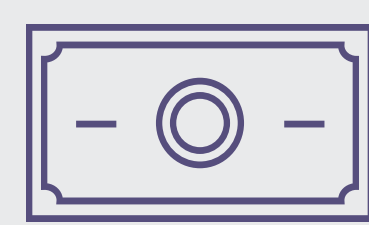
Upscale & Upper Midclass



\$789m
revenue



46.4% ▲ +11.0% y/y
occupancy rate



\$78.73
RevPAR ▲ +40.6% y/y

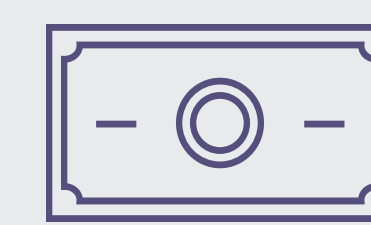
Midscale & Economy Class



\$395m
revenue



46.5% ▲ +12.4% y/y
occupancy rate



\$61.02
RevPAR ▲ +29.5% y/y

Melbourne indicators

total revenue



\$1.1b

▲ +77.4% y/y

occupancy rate



42.8%

▲ +12.7% y/y

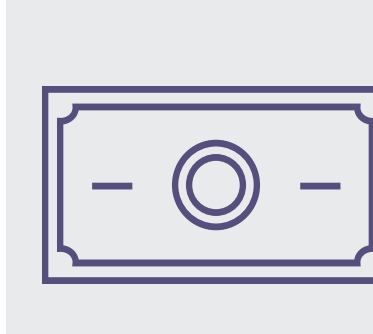
room nights occupied



5.9m

▲ +28.5% y/y

RevPav



\$80.98

▲ +53.2% y/y

Source: 2021-22 Australian Accommodation Monitor (AAM), STR, released November 2022.

The report is available on the STR website.

The 2021-22 AAM results for Victoria are based on a sample of 398 properties, with 10 or more rooms, out of a census of 1,066 properties (or 39,259 rooms out of a total 59,236 rooms). Accommodation establishments included are hotels and resorts, motels/private hotels/guest houses, serviced apartments and holiday parks.

To note: Y/Y = year-on-year percentage changes. Some estimates have been updated in this release and do not reflect previously reported figures. RevPAR (Revenue per available room).

Factsheet produced by the Tourism and Events Research Unit, November 2022.

Data is considered correct at the time of publishing.

Due care is taken in the production of this factsheet, however DJPR accepts no responsibility for use of this information.



Jobs,
Precincts
and Regions

Victoria's Accommodation Sector

2021-22 results from the Australian Accommodation Monitor

Victoria indicators July 2021 - June 2022 results



Supply 21.0 m
(rooms available) ▲ +10.1% y/y

Supply by accommodation type



Hotels & resorts 10.9m ▲ +18.6% y/y



Motels/private hotels/guest houses 4.1m ▲ +0.7% y/y



Serviced apartments 5.0m ▲ +4.1% y/y

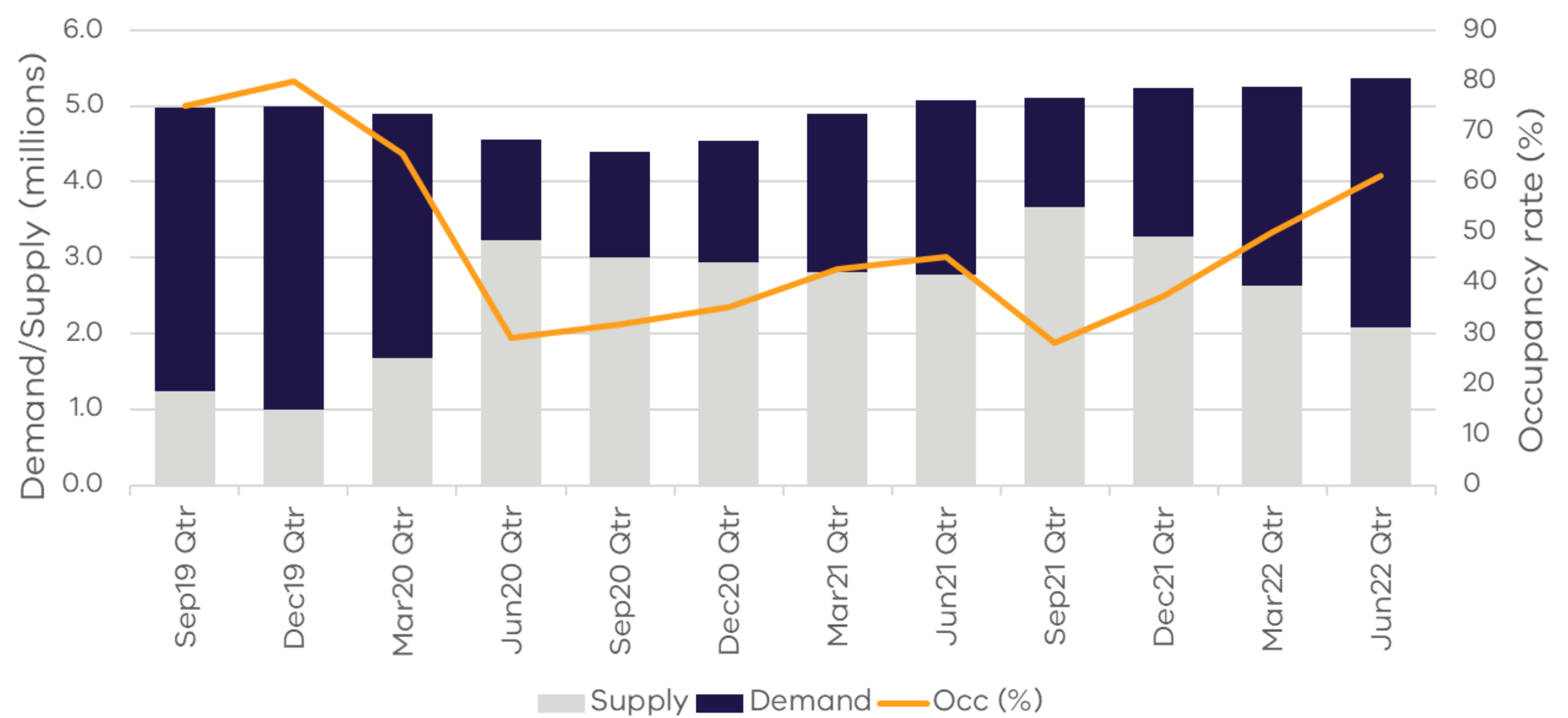


Holiday parks 895.4k ▼ -1.4% y/y

Accommodation demand is rebuilding steadily

- Good recovery in accommodation occupancy in Victoria has been noted in 2022, buoyed by pent up demand and boosted during key events such as the Grand Prix in April.
- Overall occupancy in Victoria has recovered back to a rate of 61.3 per cent in the June 2022 quarter as travel demand has continued to build, although did fall to a low of 28.1 per cent in the September 2021 quarter due to the pandemic.
- Supply in Victoria has grown by 10.1 per cent since 2020-21 to 21.0 million rooms available and outweighed demand (room nights occupied) during 2021-22.

Victorian Accommodation Establishments 10+ Rooms Quarterly Supply, Demand and Occupancy Rates

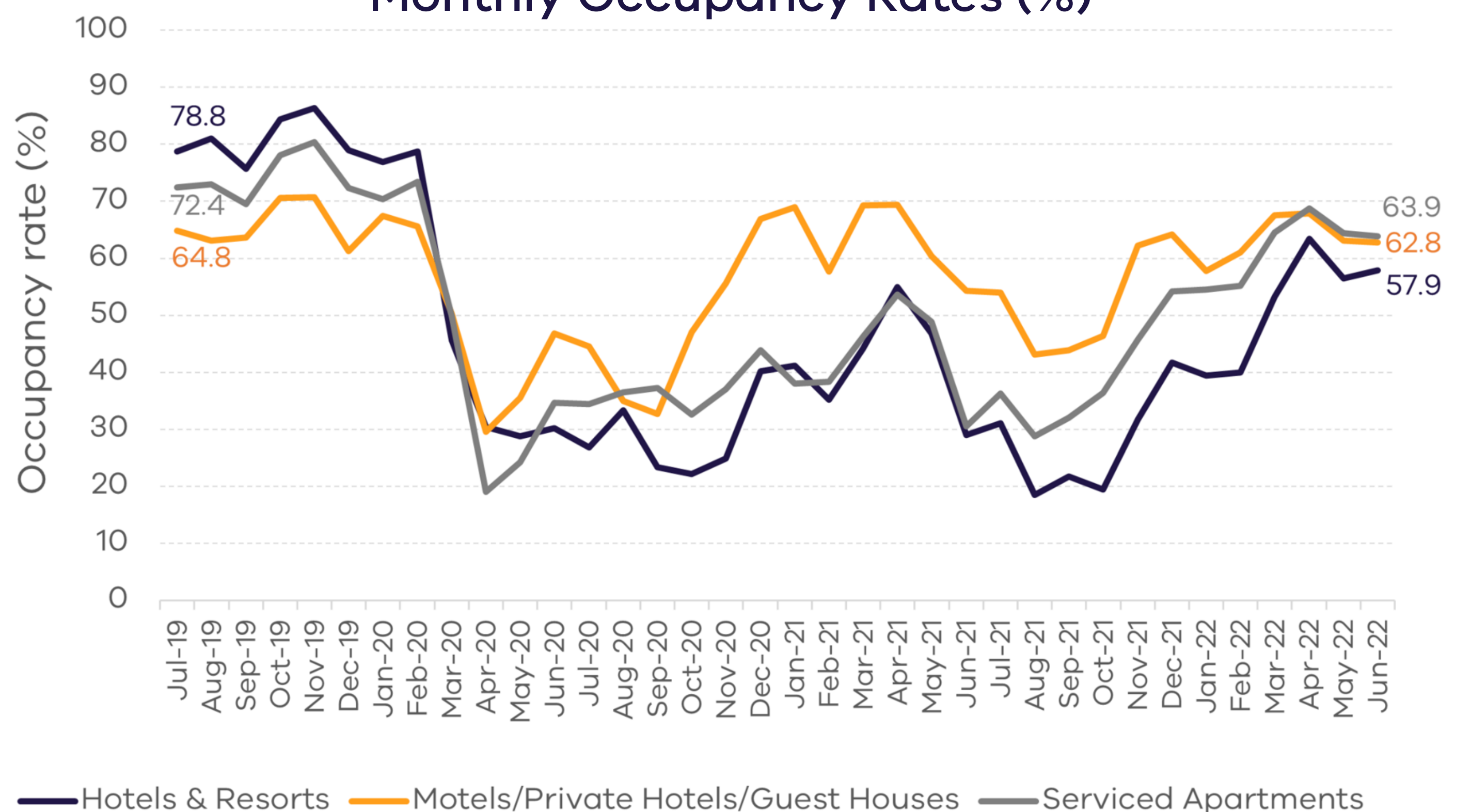


Supply noted in chart as rooms available minus rooms sold.

Good recovery noted across accommodation categories

- All accommodation types noted positive signs of recovery in demand in early 2022.
- Serviced apartments noted a solid improvement in occupancy to reach a high of 68.8 per cent in April during the peak period of Easter, boosted by major events such as the Grand Prix.
- Motels/private hotels/guesthouses (67.9 per cent) and hotels and resorts (63.4 per cent) also noted the highest demand in April 2022.
- Occupancy rates for all accommodation types have softened slightly in May/June 2022 in line with seasonal trends during the winter period.

Victorian Accommodation Establishments 10+ Rooms Monthly Occupancy Rates (%)



Source: 2021-22 Australian Accommodation Monitor (AAM), STR, released November 2022.

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