Student Housing

Student hostels (rooming houses)

Many privately run student hostels are located close to the University, which provide key-lockable single (or shared) rooms with communal living spaces. Student hostels are different from backpacker hostels, as they offer longer-term housing specifically for students. Hostel providers may also organise social activities for residents.

Hostels are also known as rooming houses. A rooming house is defined as a building with one or more rooms, which are set up to rent out to four or more people.

Rooms are usually furnished with a bed, desk, chair and wardrobe. Communal areas will commonly include lounge, bathroom, kitchen and laundry facilities. Some student hostels also offer meal plans and social activities.

Hostels can be a cost-effective option. Rent generally includes utility costs like water, gas and electricity. The location may also mean that you do not have to pay for public transport. Choosing a hostel may be a good option if you don't know anybody in Melbourne, but you would still like to live in the company of other people.

Aside from directly contacting the hostel providers listed overleaf, you can also search for available hostel rooms on our AccomNet housing database: www.services.unimelb.edu.au/housing/accomnet

Understand your rights & responsibilities

The Residential Tenancies Act 1997 (Vic) (RTA) regulates the rental market in Victoria, including student hostels. The RTA covers most issues that arise when you rent, and outlines processes that should be followed to resolve them. These rights and responsibilities also apply to International Students.

Depending on the type of agreement you have with the rooming house manager / owner, you could either be considered as a tenant or a resident. While the rights and responsibilities of both tenants and residents are covered by the RTA, the legal requirements can be different (eg. timelines for eviction and notices for intention to vacate, etc).

If you have a signed a residential tenancy agreement for the room you rent in a rooming house, you will legally be covered as a tenant. Many student hostels request that you sign a tenancy agreement. A tenancy agreement (also known as a lease) is a legal contract between you and your landlord. It can be written or verbal, however a written contract is recommended. Before you sign your tenancy agreement, ensure that:

- All sections on the paperwork are complete – never leave blank spaces.
- You have read and understand all the fine print.
- You are aware of all the costs involved in the contract.
- The length of the lease will suit your needs. If you leave your housing earlier than the end of your lease, you will usually incur financial and other penalties.

Some housing providers might falsely claim that they do not have to comply with the RTA. If your landlord is claiming an exemption from the RTA, you should seek advice from Student Housing regarding the validity of this claim. Exemption from the RTA applies to housing that is operated by, or formally affiliated with, an educational institution. A formal affiliation is one where a legal written agreement exists between a housing provider and educational institution. If you are unsure about your legal coverage in a rooming house, ask a Student Housing Adviser for advice.
Please contact these facilities directly if you have further queries about their services.

Small hostels
(less than 20 rooms)

Australiawide Student Accommodation
2 Carre St, Elsternwick
T: 9523 5158
www.austudent.com
$184-$253 / week

Balmoral House
146-152 Victoria Pde, Melbourne
T: 0417 599 129
www.studenthostel.net
$190-$200 / week

Grattan House Student Accommodation
16-20 Grattan Pl, Carlton
T: 0421 364 983
Weekly rate range: $195-$200
$195-$200 / week

Larger hostels
(more than 20 rooms)

Budget Student Accommodation
(multiple locations)
www.rooms.net.au
T: 9347 3456 / 0400 832 960

Bouverie & Swanston Residences
118 Bouverie St, Carlton
$200-$285 / week

Walsh Residence
48 Walsh St, West Melbourne
$175-$260 / week

Carlton Melbourne College (CMC)
743-751 Swanston St, Carlton
T: 9347 3238
www.carltonmelbournecollege.com.au
$150-$260 / week

Carlton Student Accommodation
(two locations)
T: 9347 2670
www.studentaccommodation.com.au
$210-$230 / week
92-94 Grattan St, Carlton
372-374 Drummond St, Carlton

Don Bosco Hostel (male only)
715 Sydney Rd, Brunswick
T: 9383 5333
www.donbosco.org.au

Hillside Court (female only)
155-159 Hoddle St, Richmond
T: 9428 6698
www.hillsidecourthostel.com
$165-$290 / week

Homelink hostels at Albert House
57-65 Drummond Street, Carlton
www.homelinkhostels.com.au
$340 - $450 / week
(includes 3 meals/day & internet)

Kew Student Residence
25 Mary St, Kew
T: 9853 5402
kewstudentresidence.com.au
$270 / week (includes 4 meals/day)

Le Student 8
205 Bell St, Preston
T: 9485 0086
www.lestudent8.com
$235-$385 / week

Madre Nazarena Student’s House
(female only)
311 Church St, Richmond
T: 9429 9620
www.fdj.com.au
$228-$250 / week (includes meals)

Student Village
Williamson Rd, Maribyrnong
T: 9304 6300
$155/ week

UniLodge @ Melbourne
746 Swanston St, Carlton
T: 8317 5350
www.unilodge.com.au
$215-$270 / week

Yarra House
NMIT Fairfield Campus, Fairfield
T: 9269 8990
www.yarrahouse.com.au
$170-$252 / week

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746 Swanston St, Carlton
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Information in this brochure was correct at the time of printing (V8/Feb12/se)