



Victoria Government Gazette

No. S 338 Tuesday 23 June 2026
By Authority of Victorian Government Printer

Planning and Environment Act 1987

ORDER IN COUNCIL SPECIFYING INCOME RANGES FOR AFFORDABLE HOUSING Order in Council

The Governor in Council under section 3AB of the **Planning and Environment Act 1987**, and on the recommendation of the Minister for Planning, makes the following Order specifying the ranges of household income that are a very low income range, a low income range and a moderate income range.

1.

Purpose
The purpose of this Order is to specify income ranges for affordable housing that is not social housing for the purposes of section 3AB the **Planning and Environment Act 1987**.
2.

Commencement
This Order will be published in the Government Gazette and will be effective from 1 July 2026.
3.

Interpretation
Words and phrases in the Order have the same meaning as in the **Planning and Environment Act 1987**.
4.

Revocation
The Order published in the Government Gazette No. G 24 on 12 June 2025 on page 1225 entitled ‘Order in Council Specifying Income Ranges for Affordable Housing’ is revoked as of 30 June 2026.
5.

Specification of income ranges for affordable housing
The following ranges are to be the very low income range, the low income range and the moderate income range for the purposes of section 3AB of the **Planning and Environment Act 1987** –

Table 1 – Greater Capital City Statistical Area of Melbourne

	Very low income range (annual)	Low income range (annual)	Moderate income range (annual)
Single adult	Up to \$32,250	\$32,251 to \$51,590	\$51,591 to \$ 77,390
Couple, no dependant	Up to \$48,360	\$48,361 to \$77,390	\$77,391 to \$116,080
Family (with one or two parents) and dependent children	Up to \$67,710	\$67,711 to \$108,350	\$108,351 to \$162,510

Table 2 – Rest of Victoria

	Very low income range (annual)	Low income range (annual)	Moderate income range (annual)
Single adult	Up to \$23,500	\$23,501 to \$37,620	\$37,621 to \$56,420
Couple, no dependant	Up to \$35,260	\$35,261 to \$56,420	\$56,421 to \$84,640
Family (with one or two parents) and dependent children	Up to \$49,360	\$49,361 to \$78,990	\$78,991 to \$118,500

Note: Table 1 and 2 are derived from annual area median income from the Australian Bureau of Statistics 2021 Census of Population and Housing and indexed using the Australian Bureau of Statistics Housing Group of the Consumer Price Index.

Dated: 23 June 2026

Responsible Minister:

HON SONYA KILKENNY MP

Minister for Planning

SHELBY RAE
Clerk of the Executive Council

This page was left blank intentionally

ive

The *Victoria Government Gazette* is published by IVE Group Limited with the authority of the Government Printer for the State of Victoria

© State of Victoria 2026

This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act.

Address all enquiries to the Government Printer for the State of Victoria
Level 2, 1 Macarthur Street
Melbourne 3002
Victoria, Australia

How To Order



Retail & Mail Sales

Victoria Government Gazette

Ground Floor, Building 8,
658 Church Street,
Richmond 3121



Telephone email

03 8523 4601
gazette@ivegroup.com.au

Price Code A