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Integrate your property portfolio with Xero and get real-time pulse on your cash flow and investments.

Top 50 Fastest Rental Growth Suburbs Australia

ABOUT THIS REPORT

This report was produced using live on the rental listing data. It compares median rental data for the last 12 month period with the same period 12 months prior.

We have maximised accuracy by only publishing those results with high enough data sample sizes.
This data is calculated at a dwelling type and bedroom level, which means it will vary from commonly published house and unit median rental prices that include all bedrooms as consolidated median results.

Any median change should not be construed to mean that the rental return for every house or unit in the suburb has increased or decreased in value by this %.

You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

Indicator	Legend
	No Change in Rank from previous month
	Rank has moved up in list from previous month
	Rank has moved down in list from previous month
	Rank has moved up sufficiently to be included in this top x list from previous month
	This item had no rank last month: e.g. - there were insufficient listings last month to record a valid statistic - the list item is new

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Top 50 Fastest Rental Growth Suburbs Australia

National Report								
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
							Rent	Growth
▲	1	ARMADALE	VIC	3143	Unit	3	$900	45.16%
▲	2	ATTADALE	WA	6156	Unit	2	$600	42.85%
▲	3	IVANHOE EAST	VIC	3079	Unit	2	$590	42.16%
▲	4	COMO	WA	6152	Unit	3	$650	41.30%
▼	5	STIRLING	WA	6021	House	3	$690	40.81%
▼	6	NICKOL	WA	6714	House	4	$1,300	40.54%
▼	7	KEW EAST	VIC	3102	House	4	$1,240	39.32%
▼	8	CLAYTON SOUTH	VIC	3169	House	4	$690	38.00%
▲	9	NUNAWADING	VIC	3131	House	4	$750	37.61%
▲	10	AUBURN	NSW	2144	House	4	$820	36.66%
▲	11	SOUTH GUILDFORD	WA	6055	House	3	$650	35.41%
▼	12	LYNWOOD	WA	6147	House	4	$650	35.41%
▼	13	GOSNELLS	WA	6110	House	2	$450	34.32%
▲	14	LAKEMBA	NSW	2195	Unit	2	$470	34.28%
▼	15	MOONEE PONDS	VIC	3039	Unit	3	$725	34.25%
▲	16	ENOGGERA	QLD	4051	House	4	$910	33.82%
▼	17	GREENACRE	NSW	2190	Unit	2	$600	33.33%
⚑	18	ARMADALE	WA	6112	House	2	$400	33.33%
▲	19	NEWSTEAD	QLD	4006	Unit	3	$1,200	33.33%
⚑	20	HAWTHORN	VIC	3122	Unit	3	$865	33.07%
▼	21	EASTLAKES	NSW	2018	Unit	2	$625	32.97%
⚑	22	WERRINGTON	NSW	2747	House	4	$730	32.72%
⚑	23	MILLARS WELL	WA	6714	House	4	$1,260	32.63%
▲	24	EASTGARDENS	NSW	2036	Unit	2	$990	32.00%
⚑	25	DALBY	QLD	4405	House	4	$475	31.94%

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National Report								
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
							Rent	Growth
▼	26	ERSKINEVILLE	NSW	2043	Unit	3	$1,200	31.86%
⚑	27	SINGLETON	WA	6175	House	3	$540	31.70%
▬	28	PORT DOUGLAS	QLD	4877	Unit	Studio & 1	$395	31.66%
▬	29	MIDLAND	WA	6056	townhouse	3	$500	31.57%
⚑	30	MAIN BEACH	QLD	4217	Unit	3	$1,250	31.57%
▲	31	ARMADALE	WA	6112	House	4	$550	30.95%
⚑	32	BOX HILL	VIC	3128	House	4	$850	30.76%
⚑	33	ASCOT	WA	6104	Unit	2	$640	30.61%
▼	34	SOUTH BRISBANE	QLD	4101	Unit	3	$1,175	30.55%
▼	35	BURWOOD EAST	VIC	3151	Unit	2	$600	30.43%
▲	36	SHELLEY	WA	6148	House	3	$650	30.00%
⚑	37	PORT DOUGLAS	QLD	4877	Townhouse	3	$650	30.00%
⚑	38	DUNDAS VALLEY	NSW	2117	Townhouse	4	$1,000	29.87%
⚑	39	HALLAM	VIC	3803	Unit	3	$480	29.72%
▼	40	EAST VICTORIA PARK	WA	6101	Unit	2	$550	29.41%
⚑	41	SOUTH PERTH	WA	6151	Unit	2	$550	29.41%
⚑	42	UNDERWOOD	QLD	4119	Townhouse	3	$550	29.41%
⚑	43	RIVERVALE	WA	6103	House	4	$750	29.31%
▼	44	ESSENDON NORTH	VIC	3041	Unit	Studio & 1	$420	29.23%
⚑	45	WILLETTON	WA	6155	House	3	$625	28.86%
⚑	46	WILEY PARK	NSW	2195	Unit	2	$450	28.57%
⚑	47	YOKINE	WA	6060	Unit	2	$450	28.57%
⚑	48	GLENDALOUGH	WA	6016	Unit	2	$450	28.57%
⚑	49	HAMILTON HILL	WA	6163	Unit	2	$450	28.57%
	50	CLAYTON SOUTH	VIC	3169	Unit	Studio & 1	$450	28.57%

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Additional Resources

- Invest better with a Real Estate Investar Pro Membership
- Get a Free 30-Minute Personalised Demo with Your Chosen Suburbs and Investment Strategy
- Improve Your Investing Knowledge with Our Blog Articles

We hope you find this information helpful!