

Suburb Performance Reports



Benefit From Unique Property
And Suburb Data Trends

... brings you powerful, easy-to-use software to help you find, analyse, research and track investment property more successfully.

REAL ESTATE INVESTAR'S ALL-IN-ONE PROPERTY INVESTMENT SOLUTION

Pro Membership



Investar Search

Instantly find investment property that matches your strategy and buying rules.



Development Search

Access exclusive, off-the-plan opportunities ahead of the rest of the market.



My Valuer

Accurately estimate the value of any residential property and view on the market and sales history for better negotiation.



My Research

Research the investment performance trends of every suburb with the latest data at your fingertips.



Property Analyser

Analyse your property investments; create 10-year cash flow and capital growth forecasts to be 100% confident in each decision you make.



Property Analyser

Track your property portfolio data and get access to market values, capital growth, income, expenses and cash flow in real time.



Xero

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





ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data.

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.

Cheapest rents illustrate entry-level suburbs for tenants and areas that may rise faster in future if increased demand occurs.

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 100 Cheapest Rents Australia
























National Report						
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent
▲	1 WHYALLA STUART	SA	5608	Townhouse	3	\$255
▲	2 WHYALLA STUART	SA	5608	House	3	\$260
▲	3 BROKEN HILL	NSW	2880	House	2	\$270
▬	4 MOE	VIC	3825	Unit	2	\$270
▬	5 MOUNT GAMBIER	SA	5290	Unit	2	\$270
▲	6 WARWICK	QLD	4370	House	2	\$275
▲	7 TRARALGON	VIC	3844	Unit	Studio & 1	\$280
▬	8 WHYALLA NORRIE	SA	5608	House	3	\$280
	9 WHYALLA NORRIE	SA	5608	Townhouse	3	\$280
▲	10 MARYBOROUGH	VIC	3465	House	2	\$280
▲	11 MORWELL	VIC	3840	Unit	2	\$290
▼	12 PORT AUGUSTA	SA	5700	House	2	\$290
▲	13 HORSHAM	VIC	3400	Unit	2	\$290
▲	14 NARROGIN	WA	6312	House	3	\$295
▲	15 NHILL	VIC	3418	House	3	\$300
▲	16 MILLICENT	SA	5280	House	3	\$300
▲	17 MARYBOROUGH	VIC	3465	Unit	2	\$300
▼	18 KERANG	VIC	3579	House	3	\$300
▼	19 PORT AUGUSTA	SA	5700	House	3	\$300
▼	20 PORT LINCOLN	SA	5606	Unit	2	\$300
▼	21 QUEENSTOWN	TAS	7467	House	3	\$300
▼	22 SOUTH GLADSTONE	QLD	4680	Unit	2	\$300
▲	23 GERALDTON	WA	6530	Unit	2	\$300
▲	24 GLEN INNES	NSW	2370	House	2	\$300
▲	25 CONDOBOLIN	NSW	2877	House	3	\$300



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Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent
	26	ALBION	VIC	3020	Unit	Studio & 1	\$300
	27	INVERELL	NSW	2360	House	2	\$305
	28	YOUNG	NSW	2594	House	2	\$310
	29	HIGHTON	VIC	3216	Unit	Studio & 1	\$315
	30	HORSHAM	VIC	3400	House	2	\$320
	31	EMERALD	QLD	4720	Unit	2	\$320
	32	ARMIDALE	NSW	2350	Unit	2	\$320
	33	BARCALDINE	QLD	4725	House	3	\$320
	34	SALE	VIC	3850	Unit	2	\$320
	35	MANDURAH	WA	6210	Unit	Studio & 1	\$320
	36	LAVINGTON	NSW	2641	Unit	2	\$320
	37	LONGREACH	QLD	4730	House	3	\$320
	38	MOE	VIC	3825	House	2	\$320
	39	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$320
	40	MORWELL	VIC	3840	House	2	\$325
	41	WENDOUREE	VIC	3355	Unit	2	\$325
	42	WAIKERIE	SA	5330	House	3	\$330
	43	WYNYARD	TAS	7325	Unit	2	\$330
	44	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$330
	45	MILDURA	VIC	3500	Unit	2	\$330
	46	MELTON SOUTH	VIC	3338	Unit	2	\$330
	47	LOXTON	SA	5333	House	3	\$330
	48	PORTLAND	VIC	3305	Unit	2	\$330
	49	ARARAT	VIC	3377	House	2	\$330
	50	BURWOOD	VIC	3125	Unit	Studio & 1	\$330



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent	
	51 COBAR	NSW	2835	House	3	\$330	
	52 HAMILTON	VIC	3300	House	2	\$330	
	53 FRANKSTON	VIC	3199	Unit	Studio & 1	\$330	
	54 BROKEN HILL	NSW	2880	House	3	\$335	
	55 ARARAT	VIC	3377	Unit	2	\$340	
	56 BELMONT	VIC	3216	Unit	Studio & 1	\$340	
	57 BILOELA	QLD	4715	House	3	\$340	
	58 GEELONG WEST	VIC	3218	Unit	Studio & 1	\$340	
	59 INGHAM	QLD	4850	House	3	\$340	
	60 ROXBY DOWNS	SA	5725	House	3	\$340	
	61 SEBASTOPOL	VIC	3356	House	2	\$340	
	62 SEBASTOPOL	VIC	3356	Unit	2	\$340	
	63 TAMWORTH	NSW	2340	Unit	2	\$340	
	64 MOOROOPNA	VIC	3629	Unit	2	\$340	
	65 MOUNT GAMBIER	SA	5290	House	2	\$340	
	66 KATANNING	WA	6317	House	3	\$345	
	67 KIRWAN	QLD	4817	Unit	2	\$345	
	68 WANGARATTA	VIC	3677	Unit	2	\$345	
	69 WENDOUREE	VIC	3355	House	2	\$345	
	70 TRARALGON	VIC	3844	Unit	2	\$350	
	71 ULVERSTONE	TAS	7315	Unit	2	\$350	
	72 WEST END	QLD	4810	Unit	2	\$350	
	73 WODONGA	VIC	3690	Unit	2	\$350	
	74 KINGAROY	QLD	4610	Unit	2	\$350	
	75 LAKES ENTRANCE	VIC	3909	Unit	2	\$350	



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Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent
	76	LITHGOW	NSW	2790	House	2	\$350
	77	MANUNDA	QLD	4870	Unit	Studio & 1	\$350
	78	MARYBOROUGH	QLD	4650	House	2	\$350
	79	MELTON	VIC	3337	Unit	3	\$350
	80	MILDURA	VIC	3500	House	2	\$350
	81	NORLANE	VIC	3214	House	2	\$350
	82	NARROGIN	WA	6312	House	4	\$350
	83	MULWALA	NSW	2647	Unit	2	\$350
	84	TAREE	NSW	2430	Unit	2	\$350
	85	ROSSLEA	QLD	4812	Unit	2	\$350
	86	ROCKHAMPTON CITY	QLD	4700	House	2	\$350
	87	QUEANBEYAN	NSW	2620	Unit	Studio & 1	\$350
	88	PORT AUGUSTA WEST	SA	5700	House	3	\$350
	89	PIMLICO	QLD	4812	Unit	2	\$350
	90	DANDENONG	VIC	3175	Unit	Studio & 1	\$350
	91	DEVONPORT	TAS	7310	Unit	2	\$350
	92	DUBBO	NSW	2830	Unit	2	\$350
	93	EAST ALBURY	NSW	2640	Unit	2	\$350
	94	BLACKWATER	QLD	4717	House	3	\$350
	95	BENALLA	VIC	3672	House	2	\$350
	96	ARMIDALE	NSW	2350	House	2	\$350
	97	BALLARAT EAST	VIC	3350	House	2	\$350
	98	CHINCHILLA	QLD	4413	House	3	\$350
	99	CLAYTON	VIC	3168	Unit	Studio & 1	\$355
	100	PORT AUGUSTA	SA	5700	House	4	\$355



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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!