



# 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



**FIND INVESTMENTS IN THESE SUBURBS NOW**  
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# Top 100 Cheapest Rents Australia

National Report						
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent
1	CHARLEVILLE	QLD	4470	House	2	\$200
2	WHYALLA	SA	5600	Unit	2	\$245
3	AYR	QLD	4807	Unit	2	\$250
4	CHARLEVILLE	QLD	4470	House	3	\$255
5	MOUNT BARKER	WA	6324	House	3	\$260
6	MOUNT GAMBIER	SA	5290	Unit	2	\$260
7	WHYALLA STUART	SA	5608	House	3	\$260
8	MOE	VIC	3825	Unit	2	\$265
9	QUEENSTOWN	TAS	7467	House	3	\$270
10	ALBION	VIC	3020	Unit	Studio & 1	\$270
11	BROKEN HILL	NSW	2880	House	2	\$280
12	GERALDTON	WA	6530	Unit	2	\$280
13	GLEN INNES	NSW	2370	House	2	\$280
14	HOME HILL	QLD	4806	House	3	\$280
15	PORT PIRIE	SA	5540	House	2	\$280
16	PORT AUGUSTA	SA	5700	House	2	\$280
17	ROMA	QLD	4455	House	2	\$280
18	SOUTH GLADSTONE	QLD	4680	Unit	2	\$280
19	MORWELL	VIC	3840	Unit	2	\$280
20	NARROGIN	WA	6312	House	3	\$280
21	HORSHAM	VIC	3400	Unit	2	\$280
22	WHYALLA NORRIE	SA	5608	House	3	\$280
23	ZEEHAN	TAS	7469	House	3	\$280
24	MILLICENT	SA	5280	House	3	\$285
25	MILDURA	VIC	3500	Unit	2	\$290



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent	
▼	26 NOBLE PARK	VIC	3174	Unit	Studio & 1	\$290	
▼	27 KERANG	VIC	3579	House	3	\$290	
▼	28 PORT LINCOLN	SA	5606	Unit	2	\$290	
▼	29 PORT PIRIE	SA	5540	House	3	\$295	
▼	30 WEST GLADSTONE	QLD	4680	Unit	2	\$295	
▲	31 WARWICK	QLD	4370	House	2	\$300	
▼	32 YOUNG	NSW	2594	House	2	\$300	
▲	33 PORT AUGUSTA	SA	5700	House	3	\$300	
▲	34 INVERELL	NSW	2360	House	2	\$300	
▲	35 KATANNING	WA	6317	House	3	\$300	
▼	36 LAVINGTON	NSW	2641	Unit	2	\$300	
▲	37 MOUNT ISA	QLD	4825	Unit	2	\$300	
▲	38 MOE	VIC	3825	House	2	\$300	
	39 MOREE	NSW	2400	House	2	\$300	
▲	40 MARYBOROUGH	VIC	3465	House	2	\$300	
▼	41 FRANKSTON	VIC	3199	Unit	Studio & 1	\$300	
▼	42 COBAR	NSW	2835	House	3	\$300	
▼	43 COWRA	NSW	2794	House	2	\$300	
▼	44 DANDENONG	VIC	3175	Unit	Studio & 1	\$300	
▲	45 BARCALDINE	QLD	4725	House	3	\$300	
▼	46 BLACKWATER	QLD	4717	House	3	\$300	
▼	47 ARMIDALE	NSW	2350	Unit	2	\$305	
▲	48 BURWOOD	VIC	3125	Unit	Studio & 1	\$305	
▲	49 ULVERSTONE	TAS	7315	Unit	2	\$305	
▼	50 WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$310	



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent
▼	51 CONDOBOLIN	NSW	2877	House	3	\$310
▲	52 HAMILTON	VIC	3300	House	2	\$310
▼	53 MORWELL	VIC	3840	House	2	\$310
▲	54 LONGREACH	QLD	4730	House	3	\$310
▬	55 HORSHAM	VIC	3400	House	2	\$310
▲	56 LAKES ENTRANCE	VIC	3909	Unit	2	\$315
▲	57 BROKEN HILL	NSW	2880	House	3	\$315
▲	58 AYR	QLD	4807	House	3	\$315
	59 ATHERTON	QLD	4883	Unit	2	\$320
▼	60 ARARAT	VIC	3377	House	2	\$320
▲	61 GOULBURN	NSW	2580	Unit	2	\$320
▲	62 CLAYTON	VIC	3168	Unit	Studio & 1	\$320
▲	63 DUBBO	NSW	2830	Unit	2	\$320
▼	64 EMERALD	QLD	4720	Unit	2	\$320
▲	65 LITHGOW	NSW	2790	House	2	\$320
▲	66 MANUNDA	QLD	4870	Unit	Studio & 1	\$320
▲	67 INGHAM	QLD	4850	House	3	\$320
▼	68 MELTON SOUTH	VIC	3338	Unit	2	\$320
▼	69 MILDURA	VIC	3500	House	2	\$320
▲	70 SHEPPARTON	VIC	3630	Unit	2	\$320
▲	71 TAMWORTH	NSW	2340	Unit	2	\$320
▲	72 PORT AUGUSTA WEST	SA	5700	House	3	\$320
▲	73 PIMLICO	QLD	4812	Unit	2	\$320
▲	74 PORTLAND	VIC	3305	Unit	2	\$320
▲	75 NORTHAM	WA	6401	House	3	\$320



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National Report							
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent	
▲	76 PARKES	NSW	2870	House	2	\$320	
▼	77 WAIKERIE	SA	5330	House	3	\$320	
▼	78 WANGARATTA	VIC	3677	Unit	2	\$320	
▼	79 WENDOUREE	VIC	3355	House	2	\$325	
▼	80 WODONGA	VIC	3690	Unit	2	\$325	
▲	81 WONGALING BEACH	QLD	4852	Unit	2	\$330	
▲	82 WENDOUREE	VIC	3355	Unit	2	\$330	
▲	83 WEST END	QLD	4810	Unit	2	\$330	
▲	84 TRARALGON	VIC	3844	Unit	2	\$330	
🚩	85 PAYNESVILLE	VIC	3880	Unit	2	\$330	
▲	86 PITTSWORTH	QLD	4356	House	3	\$330	
▲	87 RANGEWAY	WA	6530	House	3	\$330	
▲	88 SEBASTOPOL	VIC	3356	Unit	2	\$330	
🚩	89 MELTON	VIC	3337	Unit	2	\$330	
🚩	90 MOUNT GAMBIER	SA	5290	House	2	\$330	
🚩	91 MALVERN EAST	VIC	3145	Unit	Studio & 1	\$330	
▲	92 EAST ALBURY	NSW	2640	Unit	2	\$330	
▼	93 HERMIT PARK	QLD	4812	Unit	2	\$330	
▼	94 ALBION	VIC	3020	Unit	2	\$330	
	95 BENALLA	VIC	3672	Unit	2	\$330	
▲	96 ARMIDALE	NSW	2350	House	2	\$335	
🚩	97 GERALDTON	WA	6530	House	2	\$335	
🚩	98 DEVONPORT	TAS	7310	Unit	2	\$335	
🚩	99 KINGAROY	QLD	4610	Unit	2	\$335	
▼	100 SEBASTOPOL	VIC	3356	House	2	\$335	



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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!