

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	House	3	\$260
	2 WHYALLA STUART	SA	5608	Townhouse	3	\$260
	3 WHYALLA NORRIE	SA	5608	Townhouse	3	\$270
	4 WHYALLA	SA	5600	Unit	2	\$270
	5 WHYALLA NORRIE	SA	5608	House	3	\$280
	6 MOE	VIC	3825	Unit	2	\$290
	7 MOUNT GAMBIER	SA	5290	Unit	2	\$290
	8 MILLICENT	SA	5280	House	3	\$300
	9 BLACKALL	QLD	4472	House	3	\$300
	10 ZEEHAN	TAS	7469	House	3	\$300
	11 MORWELL	VIC	3840	Unit	2	\$305
	12 NHILL	VIC	3418	House	3	\$310
	13 QUEENSTOWN	TAS	7467	House	3	\$310
	14 SOUTH GLADSTONE	QLD	4680	Unit	2	\$320
	15 MOUNT ISA	QLD	4825	Unit	2	\$320
	16 MARYBOROUGH	VIC	3465	Unit	2	\$320
	17 ALBION	VIC	3020	Unit	Studio & 1	\$320
	18 HIGHTON	VIC	3216	Unit	Studio & 1	\$320
	19 HORSHAM	VIC	3400	Unit	2	\$320
	20 WEST GLADSTONE	QLD	4680	Unit	2	\$320
	21 HORSHAM	VIC	3400	House	2	\$330
	22 HAMILTON	VIC	3300	House	2	\$330
	23 GERALDTON	WA	6530	Unit	2	\$330
	24 COWRA	NSW	2794	House	2	\$330
	25 ARMIDALE	NSW	2350	Unit	2	\$330



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Top 100 Cheapest Rents Australia

National Report							
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent
	26	LAVINGTON	NSW	2641	Unit	2	\$330
	27	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$330
	28	PORT AUGUSTA	SA	5700	House	2	\$330
	29	PORTLAND	VIC	3305	Unit	2	\$335
	30	ARARAT	VIC	3377	House	2	\$335
	31	BURWOOD	VIC	3125	Unit	Studio & 1	\$335
	32	HERNE HILL	VIC	3218	Unit	Studio & 1	\$335
	33	INVERELL	NSW	2360	House	2	\$340
	34	GEELONG WEST	VIC	3218	Unit	Studio & 1	\$340
	35	GOULBURN	NSW	2580	Unit	2	\$340
	36	CONDOBOLIN	NSW	2877	House	3	\$340
	37	COBAR	NSW	2835	House	3	\$340
	38	PORT AUGUSTA	SA	5700	House	3	\$340
	39	ROXBYS DOWNS	SA	5725	House	3	\$340
	40	SEBASTOPOL	VIC	3356	Unit	2	\$340
	41	MORWELL	VIC	3840	House	2	\$340
	42	MOE	VIC	3825	House	2	\$340
	43	WAIKERIE	SA	5330	House	3	\$340
	44	WENDOUREE	VIC	3355	Unit	2	\$340
	45	YOUNG	NSW	2594	House	2	\$340
	46	WENDOUREE	VIC	3355	House	2	\$345
	47	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$350
	48	WANGARATTA	VIC	3677	Unit	2	\$350
	49	WYNYARD	TAS	7325	Unit	2	\$350
	50	LAKES ENTRANCE	VIC	3909	Unit	2	\$350



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National Report							
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent
	51	MELTON SOUTH	VIC	3338	Unit	2	\$350
	52	MILDURA	VIC	3500	Unit	2	\$350
	53	SEBASTOPOL	VIC	3356	House	2	\$350
	54	PORT AUGUSTA WEST	SA	5700	House	3	\$350
	55	QUEANBEYAN	NSW	2620	Unit	Studio & 1	\$350
	56	TAMWORTH	NSW	2340	Unit	2	\$350
	57	ULVERSTONE	TAS	7315	Unit	2	\$350
	58	FRANKSTON	VIC	3199	Unit	Studio & 1	\$350
	59	INGHAM	QLD	4850	House	3	\$350
	60	DUBBO	NSW	2830	Unit	2	\$355
	61	MELTON SOUTH	VIC	3338	House	2	\$355
	62	MILDURA	VIC	3500	House	2	\$360
	63	MANUNDA	QLD	4870	Unit	Studio & 1	\$360
	64	KINGAROY	QLD	4610	Unit	2	\$360
	65	MOUNT GAMBIER	SA	5290	House	2	\$360
	66	NARACORTE	SA	5271	House	3	\$360
	67	TRARALGON	VIC	3844	Unit	2	\$360
	68	TAMWORTH	NSW	2340	House	2	\$360
	69	TAREE	NSW	2430	Unit	2	\$360
	70	TEMORA	NSW	2666	House	3	\$360
	71	DEVONPORT	TAS	7310	Unit	2	\$360
	72	CLAYTON	VIC	3168	Unit	Studio & 1	\$360
	73	CASINO	NSW	2470	Unit	2	\$360
	74	BALLARAT EAST	VIC	3350	House	2	\$360
	75	BELMONT	VIC	3216	Unit	Studio & 1	\$360



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Top 100 Cheapest Rents Australia

National Report							
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Rent
	76	WODONGA	VIC	3690	Unit	2	\$360
	77	ARARAT	VIC	3377	Unit	2	\$365
	78	COLLINSVILLE	QLD	4804	House	3	\$365
	79	PIMLICO	QLD	4812	Unit	2	\$365
	80	KENNINGTON	VIC	3550	Unit	2	\$365
	81	LITHGOW	NSW	2790	House	2	\$370
	82	MOURA	QLD	4718	House	3	\$370
	83	NORLANE	VIC	3214	House	2	\$370
	84	HERMIT PARK	QLD	4812	Unit	2	\$370
	85	GLEN INNES	NSW	2370	House	3	\$370
	86	ARMIDALE	NSW	2350	House	2	\$370
	87	BAIRNSDALE	VIC	3875	Unit	2	\$370
	88	WESTCOURT	QLD	4870	Unit	Studio & 1	\$370
	89	BALLARAT CENTRAL	VIC	3350	House	2	\$375
	90	SHEPPARTON	VIC	3630	Unit	2	\$375
	91	SHEPPARTON	VIC	3630	House	2	\$380
	92	TRARALGON	VIC	3844	House	2	\$380
	93	RENMARK	SA	5341	House	3	\$380
	94	PORTLAND	VIC	3305	House	2	\$380
	95	PORT PIRIE	SA	5540	House	3	\$380
	96	RUSSELL ISLAND	QLD	4184	House	2	\$380
	97	ROCKHAMPTON CITY	QLD	4700	Unit	2	\$380
	98	ROSSLEA	QLD	4812	Unit	2	\$380
	99	ORMOND	VIC	3204	Unit	Studio & 1	\$380
	100	NARRANDERA	NSW	2700	House	3	\$380



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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!