

# 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 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, which means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results.

For entry-level homebuyers and investors, this illustrates low price point suburbs.

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 Suburbs Australia
























National Report							
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price
	1	WHYALLA	SA	5600	Unit	2	\$179,000
	2	WHYALLA STUART	SA	5608	Townhouse	3	\$189,000
	3	MOUNT ISA	QLD	4825	House	2	\$197,000
	4	MOUNT ISA	QLD	4825	Unit	2	\$197,000
	5	NORTH WARD	QLD	4810	Unit	Studio & 1	\$197,000
	6	MANUNDA	QLD	4870	Unit	Studio & 1	\$200,000
	7	KAMBALDA WEST	WA	6442	House	3	\$200,000
	8	ZEEHAN	TAS	7469	House	3	\$205,000
	9	MOURA	QLD	4718	House	3	\$210,000
	10	COLLINSVILLE	QLD	4804	House	3	\$219,000
	11	WHYALLA NORRIE	SA	5608	Townhouse	3	\$219,000
	12	ALBION	VIC	3020	Unit	Studio & 1	\$220,000
	13	EMERALD	QLD	4720	Unit	2	\$224,000
	14	SOUTH GLADSTONE	QLD	4680	Unit	2	\$227,500
	15	WHYALLA STUART	SA	5608	House	3	\$227,500
	16	DYSART	QLD	4745	House	3	\$229,000
	17	PORT AUGUSTA	SA	5700	House	2	\$230,000
	18	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$235,000
	19	CRANBROOK	QLD	4814	Unit	2	\$242,500
	20	BLACKWATER	QLD	4717	House	3	\$242,500
	21	CARLTON	VIC	3053	Unit	Studio & 1	\$245,000
	22	QUEENSTOWN	TAS	7467	House	3	\$245,000
	23	ROXBY DOWNS	SA	5725	House	3	\$250,000
	24	BLACKALL	QLD	4472	House	3	\$250,000
	25	MOE	VIC	3825	Unit	2	\$252,500



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National Report							
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price
	26	GERALDTON	WA	6530	Unit	2	\$259,000
	27	DERBY	WA	6728	House	3	\$260,000
	28	SOUTH HEDLAND	WA	6722	Unit	3	\$262,000
	29	COBAR	NSW	2835	House	3	\$262,500
	30	MACKAY	QLD	4740	Unit	Studio & 1	\$264,500
	31	KINGAROY	QLD	4610	Unit	2	\$265,000
	32	PORT AUGUSTA	SA	5700	House	3	\$265,000
	33	PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$265,000
	34	KATHERINE	NT	0850	Unit	2	\$265,000
	35	DYSART	QLD	4745	House	4	\$268,000
	36	WHYALLA NORRIE	SA	5608	House	3	\$269,000
	37	WEST GLADSTONE	QLD	4680	Unit	2	\$270,000
	38	CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$270,000
	39	MILDURA	VIC	3500	Unit	2	\$270,000
	40	MOUNT ISA	QLD	4825	House	3	\$272,500
	41	MOUNT GAMBIER	SA	5290	Unit	2	\$272,500
	42	MILDURA	VIC	3500	House	2	\$275,000
	43	PIMLICO	QLD	4812	Unit	2	\$275,000
	44	ARARAT	VIC	3377	Unit	2	\$275,000
	45	EAST MACKAY	QLD	4740	Unit	2	\$275,000
	46	DANDENONG	VIC	3175	Unit	Studio & 1	\$275,000
	47	CONDOBOLIN	NSW	2877	House	3	\$275,000
	48	HERMIT PARK	QLD	4812	Unit	2	\$275,000
	49	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$275,000
	50	EMERALD	QLD	4720	Unit	3	\$279,000



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National Report							
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price	
	51 OSBORNE PARK	WA	6017	Unit	Studio & 1	\$282,000	
	52 GILLEN	NT	0870	Unit	2	\$284,500	
	53 CAIRNS CITY	QLD	4870	Unit	Studio & 1	\$284,500	
	54 INGHAM	QLD	4850	House	3	\$285,000	
	55 KIRWAN	QLD	4817	Unit	2	\$285,000	
	56 PORT AUGUSTA WEST	SA	5700	House	3	\$285,000	
	57 PORT PIRIE	SA	5540	House	3	\$285,000	
	58 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$285,000	
	59 NHILL	VIC	3418	House	3	\$287,000	
	60 LAVINGTON	NSW	2641	Unit	2	\$289,000	
	61 MANUNDA	QLD	4870	Unit	2	\$289,000	
	62 ARARAT	VIC	3377	House	2	\$289,000	
	63 MORWELL	VIC	3840	Unit	2	\$289,500	
	64 MORWELL	VIC	3840	House	2	\$290,000	
	65 NAMBUCCA HEADS	NSW	2448	House	2	\$290,000	
	66 TOWNSVILLE CITY	QLD	4810	Unit	Studio & 1	\$290,000	
	67 EPPING	VIC	3076	Unit	Studio & 1	\$290,000	
	68 MALVERN EAST	VIC	3145	Unit	Studio & 1	\$292,500	
	69 MARYBOROUGH	VIC	3465	Unit	2	\$294,500	
	70 HIGHTON	VIC	3216	Unit	Studio & 1	\$294,500	
	71 HAMILTON	VIC	3300	House	2	\$295,000	
	72 ARMIDALE	NSW	2350	Unit	2	\$295,000	
	73 MOE	VIC	3825	House	2	\$295,000	
	74 DARWIN CITY	NT	0800	Unit	Studio & 1	\$296,500	
	75 WESTCOURT	QLD	4870	Unit	Studio & 1	\$296,500	




























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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price	
	76 INVERELL	NSW	2360	House	2	\$297,000	
	77 ORELIA	WA	6167	Unit	2	\$297,000	
	78 MOUNT MORGAN	QLD	4714	House	3	\$299,000	
	79 MILLNER	NT	0810	Unit	2	\$299,000	
	80 SOUTH MACKAY	QLD	4740	Unit	2	\$299,000	
	81 RANGEWAY	WA	6530	House	3	\$299,000	
	82 ROCKHAMPTON CITY	QLD	4700	House	2	\$299,000	
	83 HORSHAM	VIC	3400	Unit	2	\$299,000	
	84 KATANNING	WA	6317	House	3	\$299,000	
	85 HERNE HILL	VIC	3218	Unit	Studio & 1	\$299,000	
	86 WEST END	QLD	4810	Unit	2	\$299,000	
	87 WOREE	QLD	4868	Unit	2	\$299,000	
	88 GLEN IRIS	VIC	3146	Unit	Studio & 1	\$300,000	
	89 FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	
	90 ROSSLEA	QLD	4812	Unit	2	\$300,000	
	91 PORTLAND	VIC	3305	Unit	2	\$300,000	
	92 MANOORA	QLD	4870	Unit	2	\$300,000	
	93 MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	
	94 PALM COVE	QLD	4879	Unit	Studio & 1	\$307,500	
	95 VICTORIA PARK	WA	6100	Unit	Studio & 1	\$309,000	
	96 BOULDER	WA	6432	House	3	\$309,000	
	97 GEELONG WEST	VIC	3218	Unit	Studio & 1	\$309,500	
	98 BUNDOORA	VIC	3083	Unit	Studio & 1	\$310,000	
	99 BRUNSWICK WEST	VIC	3055	Unit	Studio & 1	\$310,000	
	100 ROXBY DOWNS	SA	5725	House	4	\$310,000	



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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!