



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 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 200 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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						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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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
						Rent	Growth
▲	51 AUBURN	NSW	2144	Unit	3	\$720	28.57%
▼	52 AUBURN	NSW	2144	Unit	Studio & 1	\$450	28.57%
▲	53 BERALA	NSW	2141	Unit	2	\$450	28.57%
🚩	54 PEGS CREEK	WA	6714	House	3	\$900	28.57%
▼	55 LIDCOMBE	NSW	2141	Unit	3	\$900	28.57%
▲	56 RIVERVALE	WA	6103	Townhouse	3	\$610	28.42%
▼	57 HURSTVILLE	NSW	2220	Unit	2	\$680	28.30%
▲	58 PORT DOUGLAS	QLD	4877	Unit	2	\$500	28.20%
▼	59 BELMORE	NSW	2192	Unit	2	\$500	28.20%
▲	60 BENTLEY	WA	6102	House	4	\$640	28.00%
▲	61 PARRAMATTA	NSW	2150	Unit	2	\$640	28.00%
▲	62 SOUTH HEDLAND	WA	6722	Unit	3	\$640	28.00%
▼	63 MERRYLANDS	NSW	2160	Unit	Studio & 1	\$480	28.00%
▲	64 MADORA BAY	WA	6210	House	3	\$550	27.90%
▲	65 PENSHURST	NSW	2222	Unit	2	\$550	27.90%
▼	66 PORT LINCOLN	SA	5606	House	4	\$550	27.90%
▲	67 GILLES PLAINS	SA	5086	House	3	\$550	27.90%
▼	68 AUBURN	NSW	2144	Unit	2	\$550	27.90%
▲	69 CAMPSIE	NSW	2194	Unit	2	\$550	27.90%
▲	70 CAMBERWELL	VIC	3124	Townhouse	4	\$1,150	27.77%
🚩	71 ENFIELD	NSW	2136	Unit	2	\$600	27.65%
🚩	72 EMBLETON	WA	6062	House	3	\$600	27.65%
▲	73 EAST BRISBANE	QLD	4169	Unit	2	\$600	27.65%
▲	74 TUART HILL	WA	6060	House	3	\$600	27.65%
🚩	75 APPLECROSS	WA	6153	Unit	Studio & 1	\$510	27.50%



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						Rent	Growth	
▲	76 ALLAWAH	NSW	2218	Unit	2	\$580	27.47%	
▲	77 HOMEBUSH WEST	NSW	2140	Unit	3	\$790	27.41%	
🚩	78 GATTON	QLD	4343	House	4	\$535	27.38%	
🚩	79 KEILOR EAST	VIC	3033	House	4	\$675	27.35%	
▲	80 MIDLAND	WA	6056	House	3	\$490	27.27%	
🚩	81 MANNING	WA	6152	House	3	\$700	27.27%	
▼	82 MEADOWBANK	NSW	2114	Unit	2	\$700	27.27%	
▲	83 NARWEE	NSW	2209	Unit	2	\$490	27.27%	
▲	84 SOUTH GUILDFORD	WA	6055	House	4	\$700	27.27%	
▲	85 CAMPSIE	NSW	2194	Unit	3	\$700	27.27%	
▼	86 GRANVILLE	NSW	2142	Unit	3	\$750	27.11%	
▼	87 CONCORD	NSW	2137	Unit	2	\$610	27.08%	
▼	88 KENWICK	WA	6107	House	4	\$610	27.08%	
▼	89 CANNING VALE	WA	6155	House	5	\$800	26.98%	
🚩	90 PALMYRA	WA	6157	townhouse	3	\$590	26.88%	
▼	91 FORTITUDE VALLEY	QLD	4006	Unit	3	\$850	26.86%	
▼	92 CAULFIELD SOUTH	VIC	3162	Townhouse	4	\$1,300	26.82%	
▲	93 GIRRAWHEEN	WA	6064	House	4	\$570	26.66%	
▲	94 DALBY	QLD	4405	House	3	\$380	26.66%	
🚩	95 SCARBOROUGH	WA	6019	Unit	3	\$950	26.66%	
▲	96 MOUNT MORGAN	QLD	4714	House	3	\$380	26.66%	
▲	97 SANS SOUCI	NSW	2219	Unit	2	\$595	26.59%	
▼	98 HOMEBUSH WEST	NSW	2140	Unit	2	\$620	26.53%	
🚩	99 PARADISE POINT	QLD	4216	Unit	3	\$980	26.45%	
▼	100 WOLLI CREEK	NSW	2205	Unit	3	\$1,100	26.43%	



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
						Rent	Growth
🚩	101 KEWDALE	WA	6105	House	4	\$695	26.36%
🚩	102 ARDROSS	WA	6153	House	3	\$695	26.36%
⬇️	103 LIDCOMBE	NSW	2141	Unit	2	\$720	26.31%
⬆️	104 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$600	26.31%
⬇️	105 RIVERTON	WA	6148	House	3	\$600	26.31%
⬇️	106 SWAN VIEW	WA	6056	House	4	\$600	26.31%
🚩	107 WAVELL HEIGHTS	QLD	4012	House	5	\$1,200	26.31%
⬆️	108 BRENDALE	QLD	4500	Townhouse	3	\$505	26.25%
🚩	109 QUEENS PARK	WA	6107	House	4	\$650	26.21%
⬇️	110 FOOTSCRAY	VIC	3011	Unit	2	\$530	26.19%
⬇️	111 BICTON	WA	6157	House	3	\$725	26.08%
⬆️	112 ROCKDALE	NSW	2216	Unit	3	\$870	26.08%
🚩	113 ROCKDALE	NSW	2216	Unit	Studio & 1	\$580	26.08%
⬇️	114 HURSTVILLE	NSW	2220	Unit	Studio & 1	\$580	26.08%
⬆️	115 SCARBOROUGH	QLD	4020	Unit	2	\$460	26.02%
⬆️	116 RESERVOIR	VIC	3073	House	4	\$630	26.00%
⬇️	117 KALLAROO	WA	6025	House	3	\$630	26.00%
⬇️	118 KOGARAH	NSW	2217	Unit	2	\$630	26.00%
⬆️	119 ARNCLIFFE	NSW	2205	Unit	Studio & 1	\$630	26.00%
🚩	120 BYFORD	WA	6122	House	4	\$630	26.00%
🚩	121 HUNTERS HILL	NSW	2110	House	4	\$1,700	25.92%
⬇️	122 NOBLE PARK	VIC	3174	Townhouse	4	\$680	25.92%
🚩	123 ALTONA NORTH	VIC	3025	House	4	\$730	25.86%
	124 RIVERVALE	WA	6103	House	2	\$560	25.84%
⬇️	125 ARNCLIFFE	NSW	2205	Unit	2	\$780	25.80%



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						Rent	Growth	
▼	126	FOOTSCRAY	VIC	3011	Unit	Studio & 1	\$390	25.80%
🚩	127	ST MARYS	NSW	2760	Unit	2	\$415	25.75%
🚩	128	BENTLEY	WA	6102	House	3	\$540	25.58%
▼	129	WESTMEAD	NSW	2145	Unit	Studio & 1	\$540	25.58%
🚩	130	WILSON	WA	6107	House	3	\$565	25.55%
▲	131	TAMWORTH	NSW	2340	House	5	\$640	25.49%
	132	PARRAMATTA	NSW	2150	Unit	3	\$815	25.38%
▲	133	ARMADALE	WA	6112	Townhouse	3	\$470	25.33%
▼	134	BOX HILL SOUTH	VIC	3128	Townhouse	4	\$940	25.33%
▲	135	AUBIN GROVE	WA	6164	House	3	\$570	25.27%
🚩	136	CAVERSHAM	WA	6055	House	4	\$695	25.22%
▼	137	CARLTON	NSW	2218	Unit	2	\$600	25.00%
▲	138	BROOME	WA	6725	Unit	2	\$550	25.00%
▼	139	BULL CREEK	WA	6149	House	3	\$600	25.00%
🚩	140	BUNBURY	WA	6230	Unit	2	\$450	25.00%
▼	141	BALCATT	WA	6021	House	3	\$600	25.00%
▼	142	BELMORE	NSW	2192	Unit	Studio & 1	\$500	25.00%
🚩	143	BEAUMARIS	VIC	3193	Unit	2	\$550	25.00%
🚩	144	BASSENDAN	WA	6054	House	2	\$500	25.00%
🚩	145	BAYSWATER	WA	6053	Unit	2	\$450	25.00%
🚩	146	GLENGOWRIE	SA	5044	House	3	\$650	25.00%
🚩	147	ENFIELD	SA	5085	House	3	\$575	25.00%
🚩	148	GOSNELLS	WA	6110	townhouse	3	\$475	25.00%
▼	149	HAYNES	WA	6112	House	4	\$650	25.00%
🚩	150	HILBERT	WA	6112	House	4	\$650	25.00%



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🚩	151 DALYELLUP	WA	6230	House	3	\$550	25.00%
📉	152 CLAYTON SOUTH	VIC	3169	House	3	\$550	25.00%
📉	153 DAYTON	WA	6055	House	4	\$650	25.00%
📉	154 DONVALE	VIC	3111	Unit	3	\$600	25.00%
📉	155 PASCOE VALE	VIC	3044	Townhouse	4	\$800	25.00%
🚩	156 PORT PIRIE	SA	5540	House	4	\$400	25.00%
📈	157 NUMURKAH	VIC	3636	House	3	\$400	25.00%
📈	158 SOUTHERN RIVER	WA	6110	House	3	\$600	25.00%
	159 SPRINGVALE	VIC	3171	Townhouse	4	\$725	25.00%
🚩	160 SOUTH PERTH	WA	6151	Unit	Studio & 1	\$450	25.00%
📉	161 ROCKDALE	NSW	2216	Unit	2	\$650	25.00%
🚩	162 ROCKINGHAM	WA	6168	Townhouse	3	\$550	25.00%
📉	163 SEVILLE GROVE	WA	6112	House	3	\$500	25.00%
🚩	164 SEVILLE GROVE	WA	6112	House	4	\$600	25.00%
🚩	165 RYDE	NSW	2112	Unit	Studio & 1	\$600	25.00%
📉	166 HOMEBUSH	NSW	2140	Unit	3	\$850	25.00%
📉	167 HILLSDALE	NSW	2036	Unit	2	\$625	25.00%
🚩	168 KEWDALE	WA	6105	Unit	2	\$500	25.00%
📉	169 KINGSFORD	NSW	2032	Unit	2	\$700	25.00%
📉	170 LANGFORD	WA	6147	House	3	\$500	25.00%
	171 LANGFORD	WA	6147	House	4	\$600	25.00%
📉	172 MOSMAN PARK	WA	6012	Unit	2	\$500	25.00%
📉	173 MASCOT	NSW	2020	Unit	3	\$1,250	25.00%
📉	174 MAROUBRA	NSW	2035	House	3	\$1,250	25.00%
🚩	175 MIDLAND	WA	6056	Unit	2	\$450	25.00%



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						Rent	Growth	
▼	176	TEMPLESTOWE	VIC	3106	House	3	\$650	25.00%
▼	177	WILLETTON	WA	6155	House	4	\$750	25.00%
▲	178	VICTORIA PARK	WA	6100	Townhouse	3	\$625	25.00%
🚩	179	VICTORIA PARK	WA	6100	Unit	2	\$500	25.00%
	180	ARNCLIFFE	NSW	2205	Unit	3	\$980	24.84%
🚩	181	GLEN WAVERLEY	VIC	3150	House	2	\$530	24.70%
🚩	182	BROWNS PLAINS	QLD	4118	Townhouse	3	\$480	24.67%
🚩	183	VICTORIA PARK	WA	6100	Unit	Studio & 1	\$380	24.59%
🚩	184	MAYS HILL	NSW	2145	Unit	2	\$610	24.48%
🚩	185	ATWELL	WA	6164	House	3	\$585	24.46%
▼	186	BRACKEN RIDGE	QLD	4017	Townhouse	3	\$560	24.44%
🚩	187	CARSELDINE	QLD	4034	Townhouse	3	\$560	24.44%
▼	188	HILBERT	WA	6112	House	3	\$560	24.44%
▼	189	VALLEY VIEW	SA	5093	House	3	\$560	24.44%
▼	190	SHOALWATER	WA	6169	House	3	\$510	24.39%
🚩	191	MURRUMBEENA	VIC	3163	House	4	\$995	24.37%
🚩	192	ARDROSS	WA	6153	House	4	\$995	24.37%
▼	193	PUNCHBOWL	NSW	2196	Unit	2	\$460	24.32%
🚩	194	MAYLANDS	WA	6051	Unit	2	\$435	24.28%
🚩	195	KEYSBOROUGH	VIC	3173	House	5	\$870	24.28%
▼	196	PENRITH	NSW	2750	Unit	3	\$590	24.21%
	197	TEA TREE GULLY	SA	5091	House	3	\$590	24.21%
▼	198	SOUTH BRISBANE	QLD	4101	Unit	2	\$770	24.19%
🚩	199	STRATHFIELD	NSW	2135	Unit	2	\$720	24.13%
🚩	200	LIDCOMBE	NSW	2141	House	3	\$720	24.13%



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