

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 CANNINGTON	WA	6107	Unit	3	\$600	57.89%
	2 BUDDINA	QLD	4575	Unit	3	\$965	50.78%
	3 HAMPTON	VIC	3188	Unit	3	\$1,150	39.39%
	4 MAIN BEACH	QLD	4217	Unit	3	\$1,350	38.46%
	5 BENTLEY	WA	6102	Townhouse	3	\$645	34.37%
	6 CLAREMONT	WA	6010	Unit	3	\$1,375	34.14%
	7 JURIE BAY	WA	6516	House	4	\$630	34.04%
	8 MADELEY	WA	6065	House	3	\$670	34.00%
	9 FAIRFIELD	NSW	2165	Unit	3	\$635	33.68%
	10 FERNDAL	WA	6148	House	3	\$640	33.33%
	11 MIDVALE	WA	6056	House	3	\$600	33.33%
	12 COORPAROO	QLD	4151	House	5	\$1,350	33.00%
	13 ATTADALE	WA	6156	House	4	\$1,125	32.35%
	14 PARADISE POINT	QLD	4216	townhouse	3	\$900	32.35%
	15 SOUTH BUNBURY	WA	6230	House	2	\$500	31.57%
	16 BONOGIN	QLD	4213	House	4	\$1,250	31.57%
	17 FERNDAL	WA	6148	House	4	\$710	31.48%
	18 SOUTH BUNBURY	WA	6230	Unit	3	\$565	31.39%
	19 SLADE POINT	QLD	4740	House	3	\$590	31.11%
	20 GOSNELLS	WA	6110	Townhouse	3	\$550	30.95%
	21 ELLENBROOK	WA	6069	House	2	\$550	30.95%
	22 WEST MACKAY	QLD	4740	House	4	\$720	30.90%
	23 KALAMUNDA	WA	6076	House	4	\$850	30.76%
	24 NORTH FREMANTLE	WA	6159	Unit	3	\$1,500	30.43%
	25 CROWS NEST	QLD	4355	House	3	\$450	30.43%



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

















National Report								
Rank	Suburb		State	Post Code	Dwelling Type	Bed-rooms	Median	
							Rent	Growth
	26	COLLIE	WA	6225	House	3	\$495	30.26%
	27	EAST CANNINGTON	WA	6107	townhouse	3	\$650	30.00%
	28	SPRINGVALE	VIC	3171	House	4	\$650	30.00%
	29	CANNINGTON	WA	6107	Unit	Studio & 1	\$545	29.76%
	30	NOOSA HEADS	QLD	4567	House	3	\$1,100	29.41%
	31	MIDDLE SWAN	WA	6056	House	3	\$580	28.88%
	32	MANJIMUP	WA	6258	House	3	\$450	28.57%
	33	SOUTH PERTH	WA	6151	Unit	3	\$900	28.57%
	34	EAST VICTORIA PARK	WA	6101	Unit	Studio & 1	\$450	28.57%
	35	MACLEOD	VIC	3085	House	4	\$750	28.20%
	36	CLOVERDALE	WA	6105	House	3	\$615	28.12%
	37	ORMEAU	QLD	4208	House	5	\$1,125	27.84%
	38	APPLECROSS	WA	6153	Unit	2	\$600	27.65%
	39	RURAL VIEW	QLD	4740	House	3	\$625	27.55%
	40	PLYMPTON	SA	5038	House	3	\$700	27.27%
	41	MOUNT MARTHA	VIC	3934	House	5	\$1,400	27.27%
	42	VICTORIA PARK	WA	6100	Unit	Studio & 1	\$445	27.14%
	43	ELIZABETH EAST	SA	5112	House	3	\$470	27.02%
	44	ASHBY	WA	6065	House	3	\$635	27.00%
	45	GOSNELLS	WA	6110	House	4	\$660	26.92%
	46	BANKSTOWN	NSW	2200	Unit	Studio & 1	\$520	26.82%
	47	NOOSAVILLE	QLD	4566	Unit	3	\$950	26.66%
	48	TURRAMURRA	NSW	2074	House	5	\$1,900	26.66%
	49	TARNEIT	VIC	3029	Townhouse	3	\$500	26.58%
	50	ASHMORE	QLD	4214	House	5	\$1,200	26.31%



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Top 200 Fastest Rental Growth Suburbs Australia


























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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
						Rent	Growth
	51 BENTLEY	WA	6102	Unit	2	\$530	26.19%
	52 ST JAMES	WA	6102	House	3	\$700	26.12%
	53 HAMPTON PARK	VIC	3976	House	4	\$580	26.08%
	54 BECKENHAM	WA	6107	House	3	\$630	26.00%
	55 MOUNT PRITCHARD	NSW	2170	House	4	\$800	25.98%
	56 MOE	VIC	3825	House	4	\$535	25.88%
	57 SCARNESS	QLD	4655	Unit	2	\$440	25.71%
	58 WEMBLEY	WA	6014	Unit	Studio & 1	\$440	25.71%
	59 ATTADALE	WA	6156	Unit	2	\$590	25.53%
	60 WILLAGEE	WA	6156	House	3	\$690	25.45%
	61 WOLLERT	VIC	3750	Townhouse	4	\$570	25.27%
	62 KELMSCOTT	WA	6111	House	3	\$570	25.27%
	63 KEWDALE	WA	6105	Unit	2	\$600	25.00%
	64 MALVERN EAST	VIC	3145	Townhouse	4	\$1,000	25.00%
	65 LANGFORD	WA	6147	House	3	\$600	25.00%
	66 LEDA	WA	6170	House	3	\$550	25.00%
	67 ROSANNA	VIC	3084	House	4	\$800	25.00%
	68 ST MARYS	NSW	2760	Unit	2	\$475	25.00%
	69 SYLVANIA	NSW	2224	House	4	\$1,250	25.00%
	70 PALMYRA	WA	6157	House	3	\$750	25.00%
	71 BECKENHAM	WA	6107	House	4	\$750	25.00%
	72 BARNEY POINT	QLD	4680	House	3	\$450	25.00%
	73 BELLFIELD	VIC	3081	House	3	\$575	25.00%
	74 HUNTERS HILL	NSW	2110	House	5	\$2,250	25.00%
	75 FITZROY NORTH	VIC	3068	House	4	\$1,250	25.00%



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						Rent	Growth	
	76 COOLBELLUP	WA	6163	House	3	\$650	25.00%	
	77 TUART HILL	WA	6060	Townhouse	3	\$650	25.00%	
	78 KENWICK	WA	6107	House	3	\$580	24.73%	
	79 LEEDERVILLE	WA	6007	Townhouse	2	\$685	24.54%	
	80 NOLLAMARA	WA	6061	Unit	2	\$585	24.46%	
	81 CAMILLO	WA	6111	House	3	\$560	24.44%	
	82 BANKSTOWN	NSW	2200	House	5	\$1,150	24.32%	
	83 MOSMAN PARK	WA	6012	Unit	Studio & 1	\$460	24.32%	
	84 SHERWOOD	QLD	4075	House	4	\$980	24.05%	
	85 LYNWOOD	WA	6147	House	3	\$620	24.00%	
	86 IRYMPLE	VIC	3498	House	4	\$620	24.00%	
	87 BENTLEY	WA	6102	House	3	\$620	24.00%	
	88 CANNINGTON	WA	6107	House	3	\$620	24.00%	
	89 CANNINGTON	WA	6107	Townhouse	3	\$620	24.00%	
	90 HALLAM	VIC	3803	Unit	2	\$465	24.00%	
	91 WESTBROOK	QLD	4350	House	4	\$620	24.00%	
	92 BELMONT	WA	6104	Unit	2	\$595	23.95%	
	93 BALCATT	WA	6021	Townhouse	3	\$650	23.80%	
	94 BROADBEACH	QLD	4218	Unit	3	\$1,300	23.80%	
	95 RANGEWAY	WA	6530	House	3	\$390	23.80%	
	96 WILSON	WA	6107	House	3	\$650	23.80%	
	97 DJUGUN	WA	6725	House	4	\$1,225	23.73%	
	98 BUNDOORA	VIC	3083	House	5	\$730	23.72%	
	99 BUCASIA	QLD	4750	House	3	\$600	23.71%	
	100 CARLISLE	WA	6101	House	3	\$680	23.63%	



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
						Rent	Growth
	101 SOUTHERN RIVER	WA	6110	House	3	\$680	23.63%
	102 ILUKA	WA	6028	House	4	\$1,050	23.52%
	103 MANLY	QLD	4179	House	4	\$1,050	23.52%
	104 MELVILLE	WA	6156	House	4	\$1,050	23.52%
	105 ERMINGTON	NSW	2115	House	4	\$1,050	23.52%
	106 FAIRFIELD	NSW	2165	House	3	\$630	23.52%
	107 GOSNELLS	WA	6110	House	3	\$580	23.40%
	108 MOUNT TARCOOLA	WA	6530	House	4	\$580	23.40%
	109 MCCRAE	VIC	3938	House	4	\$800	23.07%
	110 BROADMEADOWS	VIC	3047	Townhouse	3	\$560	23.07%
	111 BOX HILL	VIC	3128	Unit	3	\$800	23.07%
	112 BALWYN	VIC	3103	House	5	\$1,600	23.07%
	113 BERESFORD	WA	6530	House	3	\$480	23.07%
	114 MODBURY	SA	5092	House	3	\$615	23.00%
	115 PARKWOOD	WA	6147	House	3	\$615	23.00%
	116 SCARBOROUGH	QLD	4020	Unit	3	\$750	22.95%
	117 NOLLAMARA	WA	6061	Townhouse	3	\$645	22.85%
	118 BROOKDALE	WA	6112	House	4	\$645	22.85%
	119 SALISBURY	SA	5108	Unit	2	\$405	22.72%
	120 TUART HILL	WA	6060	Townhouse	2	\$540	22.72%
	121 KAWUNGAN	QLD	4655	House	3	\$570	22.58%
	122 BUNDOORA	VIC	3083	Townhouse	2	\$490	22.50%
	123 BELMONT NORTH	NSW	2280	House	4	\$900	22.44%
	124 ROSEMEADOW	NSW	2560	House	4	\$685	22.32%
	125 BRIGHTON EAST	VIC	3187	House	5	\$1,700	22.30%



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median		
						Rent	Growth	
	126	BROOKDALE	WA	6112	House	3	\$550	22.22%
	127	BECKENHAM	WA	6107	Unit	2	\$550	22.22%
	128	ASPENDALE	VIC	3195	Unit	2	\$550	22.22%
	129	ARMADALE	WA	6112	House	3	\$550	22.22%
	130	FREMANTLE	WA	6160	Unit	Studio & 1	\$550	22.22%
	131	DIANELLA	WA	6059	House	2	\$550	22.22%
	132	EAST MACKAY	QLD	4740	Unit	2	\$440	22.22%
	133	COMO	WA	6152	Unit	2	\$550	22.22%
	134	SOUTH YARRA	VIC	3141	Unit	3	\$1,100	22.22%
	135	KELMSCOTT	WA	6111	Townhouse	3	\$550	22.22%
	136	MERRYLANDS	NSW	2160	Unit	Studio & 1	\$550	22.22%
	137	MOOLOOLABA	QLD	4557	House	4	\$1,050	22.09%
	138	MOOREBANK	NSW	2170	House	5	\$1,050	22.09%
	139	IVANHOE	VIC	3079	Unit	3	\$720	22.03%
	140	PORT PIRIE	SA	5540	House	3	\$360	22.03%
	141	GATTON	QLD	4343	House	4	\$610	22.00%
	142	EMERALD	QLD	4720	Townhouse	3	\$500	21.95%
	143	MEADOW HEIGHTS	VIC	3048	House	3	\$500	21.95%
	144	NORTHBRIDGE	WA	6003	Unit	2	\$670	21.81%
	145	CARLISLE	WA	6101	Townhouse	3	\$645	21.69%
	146	MAIDA VALE	WA	6057	House	4	\$730	21.66%
	147	ELIZABETH DOWNS	SA	5113	House	3	\$450	21.62%
	148	ELIZABETH SOUTH	SA	5112	House	3	\$450	21.62%
	149	SUNNYBANK HILLS	QLD	4109	Townhouse	3	\$620	21.56%
	150	EAST CANNINGTON	WA	6107	House	3	\$650	21.49%



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						Rent	Growth
	151 ELIZABETH GROVE	SA	5112	House	3	\$425	21.42%
	152 ERMINGTON	NSW	2115	House	5	\$1,275	21.42%
	153 SHOAL POINT	QLD	4750	House	4	\$680	21.42%
	154 RIVERTON	WA	6148	House	4	\$850	21.42%
	155 TELINA	QLD	4680	House	4	\$570	21.27%
	156 MIAMI	QLD	4220	House	4	\$1,485	21.22%
	157 MADDINGTON	WA	6109	House	3	\$600	21.21%
	158 BYFORD	WA	6122	House	3	\$600	21.21%
	159 NIKENBAH	QLD	4655	House	4	\$715	21.18%
	160 NAIRNE	SA	5252	House	4	\$630	21.15%
	161 NORTHAM	WA	6401	House	4	\$430	21.12%
	162 OAKEY	QLD	4401	House	4	\$460	21.05%
	163 BRIGHTON	VIC	3186	Townhouse	3	\$1,150	21.05%
	164 ASCOT PARK	SA	5043	Unit	2	\$460	21.05%
	165 EAST CANNINGTON	WA	6107	House	4	\$720	21.00%
	166 SINAGRA	WA	6065	House	4	\$750	20.96%
	167 SPRINGVALE	VIC	3171	Unit	3	\$520	20.93%
	168 YOKINE	WA	6060	Unit	2	\$520	20.93%
	169 SOUTH LAKE	WA	6164	House	4	\$665	20.90%
	170 RURAL VIEW	QLD	4740	House	4	\$665	20.90%
	171 OSBORNE PARK	WA	6017	Townhouse	3	\$665	20.90%
	172 MAYLANDS	WA	6051	Townhouse	2	\$550	20.87%
	173 MACQUARIE FIELDS	NSW	2564	Townhouse	3	\$550	20.87%
	174 JOONDALUP	WA	6027	House	2	\$580	20.83%
	175 KOONDOOLA	WA	6064	House	3	\$580	20.83%



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Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
							Rent	Growth
▼	176	NORTH COOGEE	WA	6163	Unit	Studio & 1	\$580	20.83%
▼	177	CHERMSIDE	QLD	4032	Unit	Studio & 1	\$495	20.73%
▼	178	BEECHBORO	WA	6063	House	4	\$700	20.68%
🚩	179	NOOSAVILLE	QLD	4566	Unit	2	\$700	20.68%
🚩	180	MOUNT DRUITT	NSW	2770	House	4	\$700	20.68%
🚩	181	SUNBURY	VIC	3429	House	5	\$700	20.68%
▼	182	ATTADALE	WA	6156	House	3	\$790	20.61%
🚩	183	CURRUMBIN WATERS	QLD	4223	House	4	\$1,200	20.60%
▼	184	NOOSAVILLE	QLD	4566	House	4	\$1,200	20.60%
🚩	185	SKYE	VIC	3977	House	3	\$530	20.45%
🚩	186	NARRE WARREN	VIC	3805	Townhouse	3	\$590	20.40%
🚩	187	JINDALEE	WA	6036	House	3	\$650	20.37%
▼	188	CAVERSHAM	WA	6055	House	3	\$680	20.35%
🚩	189	NARRE WARREN SOUTH	VIC	3805	House	5	\$770	20.31%
🚩	190	MOUNT PLEASANT	WA	6153	Unit	2	\$830	20.28%
	191	WAVERLEY	NSW	2024	Unit	2	\$950	20.25%
▲	192	WESTMINSTER	WA	6061	House	3	\$600	20.00%
🚩	193	WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$480	20.00%
🚩	194	THORNLIE	WA	6108	House	3	\$600	20.00%
🚩	195	VAUCLUSE	NSW	2030	Unit	3	\$1,200	20.00%
🚩	196	WANNEROO	WA	6065	House	3	\$600	20.00%
▼	197	MOUNT PRITCHARD	NSW	2170	House	3	\$600	20.00%
▼	198	MOUNT TARCOOLA	WA	6530	House	3	\$480	20.00%
🚩	199	NEDLANDS	WA	6009	Unit	2	\$600	20.00%
▼	200	MORANBAH	QLD	4744	House	4	\$780	20.00%



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