



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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National Report							
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
						Rent	Growth
	1 SUCCESS	WA	6164	Unit	Studio & 1	\$480	54.83%
▲	2 BROADBEACH	QLD	4218	Unit	3	\$1,700	54.54%
🚩	3 BLACKWATER	QLD	4717	House	4	\$600	50.00%
	4 APPLECROSS	WA	6153	Unit	2	\$700	47.36%
▼	5 CANNINGTON	WA	6107	Unit	3	\$670	44.08%
▼	6 MANDURAH	WA	6210	Unit	Studio & 1	\$400	42.85%
🚩	7 WARWICK	QLD	4370	House	2	\$425	41.66%
▼	8 SURFERS PARADISE	QLD	4217	House	4	\$1,625	41.30%
▲	9 BRIDGETOWN	WA	6255	House	3	\$535	40.78%
	10 ARMADALE	VIC	3143	House	4	\$1,675	39.58%
▲	11 GWELUP	WA	6018	House	4	\$1,200	39.53%
	12 GLEDSWOOD HILLS	NSW	2557	House	5	\$1,200	37.93%
▲	13 NOOSA HEADS	QLD	4567	House	3	\$1,200	37.14%
▲	14 FOOTSCRAY	VIC	3011	House	4	\$740	35.77%
🚩	15 PORT DOUGLAS	QLD	4877	Townhouse	3	\$800	35.59%
🚩	16 NORTHAM	WA	6401	House	3	\$440	35.38%
🚩	17 DERBY	WA	6728	House	3	\$500	35.13%
	18 ASCOT	WA	6104	House	4	\$940	34.28%
▼	19 BAYSWATER	WA	6053	Unit	2	\$600	33.33%
▼	20 DJUGUN	WA	6725	House	4	\$1,400	33.33%
🚩	21 KATANNING	WA	6317	House	3	\$400	33.33%
▲	22 VAUCLUSE	NSW	2030	Unit	3	\$1,395	32.85%
▲	23 NOOSAVILLE	QLD	4566	Unit	3	\$995	32.66%
🚩	24 WEST MELBOURNE	VIC	3003	Unit	3	\$1,100	32.53%
🚩	25 EMERALD	QLD	4720	Unit	3	\$490	32.43%



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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
▲	26 WOREE	QLD	4868	Unit	2	\$460	31.42%
▼	27 MACLEOD	VIC	3085	House	4	\$800	31.14%
	28 TUART HILL	WA	6060	Townhouse	2	\$590	31.11%
	29 NIDDRIE	VIC	3042	House	4	\$995	30.92%
▼	30 WEST MACKAY	QLD	4740	House	4	\$720	30.90%
	31 SHOALWATER	WA	6169	Unit	2	\$445	30.88%
▼	32 ORMEAU	QLD	4208	House	5	\$1,150	30.68%
🚩	33 NEWPORT	QLD	4020	House	5	\$1,300	30.65%
▼	34 MALVERN	VIC	3144	Unit	3	\$845	30.00%
▲	35 PRESTON	VIC	3072	Unit	3	\$650	30.00%
▼	36 RURAL VIEW	QLD	4740	House	3	\$650	30.00%
🚩	37 BOWEN	QLD	4805	House	2	\$455	30.00%
▲	38 BICTON	WA	6157	House	4	\$1,200	29.72%
▲	39 CALLIOPE	QLD	4680	House	4	\$570	29.54%
▼	40 CLAYFIELD	QLD	4011	House	4	\$1,100	29.41%
🚩	41 STIRLING	WA	6021	House	4	\$1,100	29.41%
▲	42 SKYE	VIC	3977	House	3	\$595	29.34%
▲	43 BUCASIA	QLD	4750	House	3	\$620	29.16%
▼	44 SOUTH BUNBURY	WA	6230	Unit	3	\$580	28.88%
▲	45 SOUTH PERTH	WA	6151	Unit	Studio & 1	\$580	28.88%
▲	46 BENTLEY	WA	6102	Townhouse	3	\$695	28.70%
🚩	47 MOUNT WAVERLEY	VIC	3149	House	5	\$965	28.66%
🚩	48 BLACKWATER	QLD	4717	House	3	\$405	28.57%
🚩	49 HENLEY BEACH	SA	5022	House	4	\$1,180	28.26%
▲	50 KANGAROO POINT	QLD	4169	Unit	Studio & 1	\$590	28.26%



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
						Rent	Growth
▲	51 BARANGAROO	NSW	2000	Unit	2	\$2,500	28.20%
🚩	52 WOODRIDGE	QLD	4114	Townhouse	3	\$500	28.20%
▲	53 MOUNT TARCOOLA	WA	6530	House	3	\$550	27.90%
🚩	54 TOOWONG	QLD	4066	Unit	3	\$895	27.85%
🚩	55 SOUTH KALGOORLIE	WA	6430	House	4	\$765	27.50%
🚩	56 BASSENDEAN	WA	6054	Townhouse	3	\$700	27.27%
▼	57 CLAREMONT	WA	6010	Unit	3	\$1,400	27.27%
🚩	58 WESTMINSTER	WA	6061	Townhouse	3	\$700	27.27%
🚩	59 WALLAROO	SA	5556	House	3	\$445	27.14%
▲	60 BEECHBORO	WA	6063	House	4	\$750	27.11%
▲	61 WARANA	QLD	4575	House	3	\$800	26.98%
🚩	62 NORTHAM	WA	6401	House	4	\$495	26.92%
▲	63 BIGGERA WATERS	QLD	4216	Unit	Studio & 1	\$590	26.88%
▼	64 INNES PARK	QLD	4670	House	3	\$590	26.88%
🚩	65 SOUTHPORT	QLD	4215	House	5	\$1,300	26.82%
▼	66 OSBORNE PARK	WA	6017	Townhouse	3	\$710	26.78%
🚩	67 MITCHELTON	QLD	4053	Unit	2	\$570	26.66%
🚩	68 DOUBLE BAY	NSW	2028	Unit	3	\$1,900	26.66%
🚩	69 BOX HILL SOUTH	VIC	3128	House	4	\$880	26.61%
🚩	70 YEPPOON	QLD	4703	Unit	2	\$480	26.31%
▼	71 REDLYNCH	QLD	4870	House	3	\$700	26.12%
▲	72 BRIGHTON	VIC	3186	Townhouse	3	\$1,195	25.78%
▼	73 BOX HILL	VIC	3128	Unit	3	\$830	25.75%
🚩	74 SURREY HILLS	VIC	3127	Townhouse	4	\$1,100	25.71%
🚩	75 TWEED HEADS	NSW	2485	Unit	3	\$980	25.64%



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						Rent	Growth	
	76 SOUTH LAUNCESTON	TAS	7249	House	4	\$690	25.45%	
	77 SOUTH PERTH	WA	6151	Unit	3	\$940	25.33%	
	78 TARINGA	QLD	4068	Unit	Studio & 1	\$500	25.00%	
	79 ROSELANDS	NSW	2196	Unit	2	\$600	25.00%	
	80 MIDDLE SWAN	WA	6056	House	3	\$600	25.00%	
	81 MILLARS WELL	WA	6714	House	3	\$1,000	25.00%	
	82 KEWDALE	WA	6105	Unit	2	\$650	25.00%	
	83 MAIN BEACH	QLD	4217	Unit	3	\$1,500	25.00%	
	84 MADELEY	WA	6065	House	3	\$700	25.00%	
	85 MARYBOROUGH	QLD	4650	House	2	\$425	25.00%	
	86 BURLEIGH HEADS	QLD	4220	House	4	\$1,500	25.00%	
	87 CABLE BEACH	WA	6726	House	3	\$1,000	25.00%	
	88 CANLEY VALE	NSW	2166	Unit	2	\$450	25.00%	
	89 BENTLEY	WA	6102	Unit	2	\$600	25.00%	
	90 ASHMONT	NSW	2650	House	3	\$450	25.00%	
	91 BALGA	WA	6061	Townhouse	3	\$650	25.00%	
	92 EMERALD	QLD	4720	Unit	2	\$400	25.00%	
	93 EMERALD	QLD	4720	House	3	\$500	25.00%	
	94 DEVONPORT	TAS	7310	House	4	\$550	25.00%	
	95 CURRUMBIN WATERS	QLD	4223	House	4	\$1,250	25.00%	
	96 IRYMPLE	VIC	3498	House	4	\$650	25.00%	
	97 ELLENBROOK	WA	6069	Unit	2	\$530	24.70%	
	98 MIDLAND	WA	6056	Unit	Studio & 1	\$480	24.67%	
	99 SUNSHINE	VIC	3020	Unit	2	\$480	24.67%	
	100 AIRPORT WEST	VIC	3042	House	4	\$785	24.60%	



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
						Rent	Growth
🚩	101 YALYALUP	WA	6280	House	4	\$785	24.60%
▲	102 PORT PIRIE	SA	5540	House	3	\$380	24.59%
▼	103 PINJARRA	WA	6208	House	3	\$560	24.44%
🚩	104 SCARBOROUGH	WA	6019	House	4	\$1,200	24.35%
🚩	105 MOUNT ELIZA	VIC	3930	House	4	\$1,150	24.32%
🚩	106 BALCATT	WA	6021	Townhouse	3	\$690	24.32%
	107 BRIGHTON EAST	VIC	3187	House	5	\$1,800	24.13%
▼	108 MORANBAH	QLD	4744	House	4	\$850	24.08%
🚩	109 HAMILTON	NSW	2303	Unit	2	\$620	24.00%
▲	110 ROBINA	QLD	4226	House	5	\$1,350	23.85%
▼	111 OAKY	QLD	4401	House	4	\$520	23.80%
▲	112 NOOSAVILLE	QLD	4566	House	4	\$1,200	23.71%
▲	113 EAST VICTORIA PARK	WA	6101	Townhouse	3	\$680	23.63%
▼	114 COCKBURN CENTRAL	WA	6164	Unit	Studio & 1	\$550	23.59%
▼	115 PROSPECT	SA	5082	House	4	\$865	23.57%
🚩	116 SUBIACO	WA	6008	House	3	\$1,050	23.52%
🇺🇸	117 MALVERN	VIC	3144	House	3	\$1,050	23.52%
🚩	118 HILLARYS	WA	6025	House	4	\$1,050	23.52%
🚩	119 CLAYTON	VIC	3168	Townhouse	5	\$950	23.37%
🚩	120 AUBURN	NSW	2144	Unit	Studio & 1	\$555	23.33%
🚩	121 HAMPTON PARK	VIC	3976	Unit	3	\$530	23.25%
▼	122 GAWLER SOUTH	SA	5118	House	3	\$530	23.25%
🚩	123 SOUTH YARRA	VIC	3141	House	4	\$1,725	23.21%
🚩	124 SOUTH HEDLAND	WA	6722	Unit	2	\$770	23.20%
🚩	125 ROCKHAMPTON CITY	QLD	4700	House	2	\$425	23.18%



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						Rent	Growth	
▲	126 FAIRFIELD	NSW	2165	Townhouse	3	\$665	23.14%	
🚩	127 SCARBOROUGH	QLD	4020	Unit	3	\$800	23.07%	
🚩	128 SOUTH GLADSTONE	QLD	4680	House	3	\$480	23.07%	
🚩	129 NEWTOWN	QLD	4350	Unit	3	\$480	23.07%	
🚩	130 WARWICK	QLD	4370	House	3	\$480	23.07%	
▼	131 SLADE POINT	QLD	4740	House	3	\$615	23.00%	
🚩	132 KANGAROO POINT	QLD	4169	Unit	3	\$1,100	22.90%	
🚩	133 CARRAMAR	NSW	2163	Unit	2	\$430	22.85%	
▲	134 RIVERVALE	WA	6103	Unit	2	\$700	22.80%	
▲	135 LABRADOR	QLD	4215	Unit	2	\$675	22.72%	
🚩	136 BENTLEY	WA	6102	House	3	\$675	22.72%	
▼	137 COORPAROO	QLD	4151	House	5	\$1,350	22.72%	
🚩	138 APPLECROSS	WA	6153	House	3	\$865	22.69%	
▼	139 CANNINGTON	WA	6107	Unit	2	\$650	22.64%	
▼	140 CLOVERDALE	WA	6105	House	3	\$650	22.64%	
▼	141 DRUMMOND COVE	WA	6532	House	4	\$650	22.64%	
▼	142 SPENCER PARK	WA	6330	House	3	\$515	22.61%	
▲	143 SPRINGWOOD	NSW	2777	House	3	\$680	22.52%	
🚩	144 RYDE	NSW	2112	House	4	\$1,225	22.50%	
🚩	145 BROADMEADOWS	VIC	3047	House	3	\$490	22.50%	
🚩	146 ASHBURTON	VIC	3147	House	4	\$1,200	22.44%	
🚩	147 EMERALD	QLD	4720	House	4	\$600	22.44%	
🚩	148 CRONULLA	NSW	2230	House	3	\$1,200	22.44%	
▼	149 HAMPTON PARK	VIC	3976	House	4	\$600	22.44%	
🚩	150 MOUNT GRAVATT EAST	QLD	4122	Unit	2	\$600	22.44%	



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median	
						Rent	Growth
 151	SOUTH LAKE	WA	6164	House	3	\$630	22.33%
 152	SHELL COVE	NSW	2529	House	5	\$1,100	22.22%
 153	ST ALBANS	VIC	3021	House	4	\$550	22.22%
154	STAWELL	VIC	3380	House	4	\$550	22.22%
 155	TUART HILL	WA	6060	Unit	2	\$550	22.22%
 156	MOOREBANK	NSW	2170	House	5	\$1,100	22.22%
 157	MIDLAND	WA	6056	House	2	\$550	22.22%
 158	OBERON	NSW	2787	House	4	\$550	22.22%
 159	LABRADOR	QLD	4215	Unit	Studio & 1	\$550	22.22%
 160	LIVERPOOL	NSW	2170	Unit	2	\$550	22.22%
 161	ILUKA	WA	6028	House	4	\$1,100	22.22%
 162	ELLENBROOK	WA	6069	House	2	\$550	22.22%
 163	BAYNTON	WA	6714	House	3	\$1,100	22.22%
 164	CLAREMONT	WA	6010	Unit	Studio & 1	\$550	22.22%
 165	YOKINE	WA	6060	Unit	2	\$550	22.22%
 166	QUEENS PARK	WA	6107	House	4	\$800	22.13%
 167	SUNNYBANK	QLD	4109	House	5	\$860	21.98%
 168	ROCKINGHAM	WA	6168	House	2	\$500	21.95%
 169	TELINA	QLD	4680	House	4	\$585	21.87%
 170	LOXTON	SA	5333	House	3	\$390	21.87%
 171	WESTLAKE	QLD	4074	House	4	\$865	21.83%
 172	BOORAGOON	WA	6154	House	4	\$950	21.79%
 173	MOUNT MARTHA	VIC	3934	House	5	\$1,400	21.73%
 174	YOKINE	WA	6060	Townhouse	2	\$560	21.73%
 175	MOUNT DRUITT	NSW	2770	House	4	\$730	21.66%



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National Report								
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						Rent	Growth	
🚩	176	BOYNE ISLAND	QLD	4680	House	4	\$590	21.64%
🚩	177	FOREST LAKE	QLD	4078	House	5	\$900	21.62%
🚩	178	AVONDALE HEIGHTS	VIC	3034	House	4	\$760	21.60%
🚩	179	MORNINGSIDE	QLD	4170	House	4	\$1,100	21.54%
	180	EDGEWATER	WA	6027	House	4	\$790	21.53%
🚩	181	BECKENHAM	WA	6107	Unit	2	\$565	21.50%
🚩	182	ROWVILLE	VIC	3178	Townhouse	3	\$650	21.49%
🚩	183	ROSANNA	VIC	3084	House	4	\$850	21.42%
🚩	184	SUFFOLK PARK	NSW	2481	House	4	\$1,700	21.42%
🚩	185	NAMBUCCA HEADS	NSW	2448	House	4	\$680	21.42%
🚩	186	BROOME	WA	6725	House	3	\$850	21.42%
🚩	187	KELMSCOTT	WA	6111	Townhouse	3	\$570	21.27%
🚩	188	NORTH WOLLONGONG	NSW	2500	Unit	2	\$600	21.21%
🚩	189	RIVERVALE	WA	6103	Unit	3	\$800	21.21%
🚩	190	SOUTH LAKE	WA	6164	House	4	\$715	21.18%
🚩	191	WANDINA	WA	6530	House	4	\$630	21.15%
🚩	192	MIDLAND	WA	6056	Unit	2	\$545	21.11%
🚩	193	KATOOMBA	NSW	2780	House	2	\$545	21.11%
🚩	194	DANDENONG	VIC	3175	Unit	3	\$545	21.11%
🚩	195	ELIZABETH GROVE	SA	5112	House	3	\$460	21.05%
🚩	196	KILSYTH	VIC	3137	House	4	\$690	21.05%
	197	MANDURAH	WA	6210	House	2	\$460	21.05%
🚩	198	BURSWOOD	WA	6100	Unit	Studio & 1	\$605	21.00%
🚩	199	CAROLINE SPRINGS	VIC	3023	House	2	\$490	20.98%
🚩	200	SMITHFIELD	SA	5114	House	3	\$490	20.98%



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