

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 rental and sales listing data.

We have maximised accuracy by only publishing those suburb results with high enough data sample sizes.

This data is also calculated at both a dwelling type and bedroom number level.

This increases its relevance for investors, but it also means it will vary from commonly published house and unit median yields that include all bedrooms as consolidated median yield results.

This report is designed to illustrate potential opportunities, but

You should always conduct additional due diligence to verify the sustainable rental income on any specific property and take into account factors such as vacancy rates and changes in rental income seasonally.

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 Yielding Suburbs Australia

National Report

























Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price	Median Rent	
						Current	Current	Yield
	1 SOUTH HEDLAND	WA	6722	Unit	3	\$262,000	\$665	13.19%
	2 SOUTH HEDLAND	WA	6722	Unit	2	\$330,000	\$770	12.13%
	3 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$285,000	\$600	10.94%
	4 MILLARS WELL	WA	6714	House	4	\$625,000	\$1,300	10.81%
	5 MOUNT ISA	QLD	4825	House	2	\$197,000	\$400	10.55%
	6 NORTH WARD	QLD	4810	Unit	Studio & 1	\$197,000	\$400	10.55%
	7 NICKOL	WA	6714	House	4	\$695,000	\$1,400	10.47%
	8 NICKOL	WA	6714	House	3	\$499,000	\$1,000	10.42%
	9 BAYNTON	WA	6714	House	4	\$754,500	\$1,500	10.33%
	10 NEWMAN	WA	6753	House	3	\$329,000	\$645	10.19%
	11 PORT HEDLAND	WA	6721	House	4	\$909,500	\$1,775	10.14%
	12 MILLARS WELL	WA	6714	House	3	\$515,000	\$1,000	10.09%
	13 DERBY	WA	6728	House	3	\$260,000	\$500	10.00%
	14 MORANBAH	QLD	4744	House	3	\$339,000	\$645	9.89%
	15 KAMBALDA WEST	WA	6442	House	3	\$200,000	\$380	9.88%
	16 SOUTH HEDLAND	WA	6722	House	4	\$632,000	\$1,200	9.87%
	17 SOUTH HEDLAND	WA	6722	House	3	\$428,000	\$800	9.71%
	18 BLACKWATER	QLD	4717	House	4	\$325,000	\$600	9.60%
	19 DYSART	QLD	4745	House	3	\$229,000	\$420	9.53%
	20 NEWMAN	WA	6753	House	4	\$437,000	\$800	9.51%
	21 MORANBAH	QLD	4744	House	4	\$465,000	\$850	9.50%
	22 BAYNTON	WA	6714	House	3	\$602,000	\$1,100	9.50%
	23 MANUNDA	QLD	4870	Unit	Studio & 1	\$200,000	\$360	9.36%
	24 EMERALD	QLD	4720	Unit	2	\$224,000	\$400	9.28%
	25 BOULDER	WA	6432	House	3	\$309,000	\$550	9.25%



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						Current	Current	Yield	
	26 MOURA	QLD	4718	House	3	\$210,000	\$370	9.16%	
	27 KALGOORLIE	WA	6430	House	4	\$454,500	\$800	9.15%	
	28 EMERALD	QLD	4720	Unit	3	\$279,000	\$490	9.13%	
	29 SOMERVILLE	WA	6430	House	3	\$399,000	\$700	9.12%	
	30 DARWIN CITY	NT	0800	Unit	Studio & 1	\$296,500	\$520	9.11%	
	31 DJUGUN	WA	6725	House	4	\$799,500	\$1,400	9.10%	
	32 SOUTH KALGOORLIE	WA	6430	House	4	\$439,000	\$765	9.06%	
	33 PEGS CREEK	WA	6714	House	3	\$522,000	\$900	8.96%	
	34 MOUNT ISA	QLD	4825	House	3	\$272,500	\$470	8.96%	
	35 BAYSWATER	WA	6053	Unit	2	\$350,000	\$600	8.91%	
	36 CARLTON	VIC	3053	Unit	Studio & 1	\$245,000	\$415	8.80%	
	37 PORT HEDLAND	WA	6721	House	3	\$710,000	\$1,200	8.78%	
	38 BULGARRA	WA	6714	House	3	\$535,000	\$900	8.74%	
	39 DYSART	QLD	4745	House	4	\$268,000	\$450	8.73%	
	40 KALGOORLIE	WA	6430	House	3	\$357,000	\$600	8.73%	
	41 BLACKWATER	QLD	4717	House	3	\$242,500	\$405	8.68%	
	42 CABLE BEACH	WA	6726	House	4	\$809,500	\$1,350	8.67%	
	43 COLLINSVILLE	QLD	4804	House	3	\$219,000	\$365	8.66%	
	44 SOUTH KALGOORLIE	WA	6430	House	3	\$349,000	\$580	8.64%	
	45 EAST MACKAY	QLD	4740	Unit	2	\$275,000	\$455	8.60%	
	46 MILLNER	NT	0810	Unit	2	\$299,000	\$490	8.52%	
	47 ROSEBERY	NT	0832	Unit	2	\$319,000	\$520	8.47%	
	48 BOULDER	WA	6432	House	4	\$399,000	\$650	8.47%	
	49 MOUNT ISA	QLD	4825	Unit	2	\$197,000	\$320	8.44%	
	50 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$265,000	\$430	8.43%	
























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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price	Median Rent	
						Current	Current	Yield
	51 NAMBUCCA HEADS	NSW	2448	House	2	\$290,000	\$470	8.42%
	52 KUNUNURRA	WA	6743	House	3	\$372,500	\$600	8.37%
	53 OSBORNE PARK	WA	6017	Unit	Studio & 1	\$282,000	\$450	8.29%
	54 PICCADILLY	WA	6430	House	4	\$472,000	\$750	8.26%
	55 HANNANS	WA	6430	House	3	\$409,000	\$650	8.26%
	56 MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	\$420	8.25%
	57 CAIRNS CITY	QLD	4870	Unit	Studio & 1	\$284,500	\$450	8.22%
	58 CRANBROOK	QLD	4814	Unit	2	\$242,500	\$380	8.14%
	59 MANUNDA	QLD	4870	Unit	2	\$289,000	\$450	8.09%
	60 LAMINGTON	WA	6430	House	3	\$382,000	\$590	8.03%
	61 PICCADILLY	WA	6430	House	3	\$389,000	\$600	8.02%
	62 EMERALD	QLD	4720	Townhouse	3	\$337,500	\$520	8.01%
	63 CABLE BEACH	WA	6726	House	3	\$649,000	\$1,000	8.01%
	64 LAMINGTON	WA	6430	House	4	\$454,500	\$700	8.00%
	65 WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$325,000	\$500	8.00%
	66 WOREE	QLD	4868	Unit	2	\$299,000	\$460	8.00%
	67 LARRAKEYAH	NT	0820	Unit	2	\$359,000	\$550	7.96%
	68 PALM COVE	QLD	4879	Unit	Studio & 1	\$307,500	\$470	7.94%
	69 MOUNT ISA	QLD	4825	House	4	\$342,000	\$520	7.90%
	70 VICTORIA PARK	WA	6100	Unit	Studio & 1	\$309,000	\$470	7.90%
	71 WHYALLA	SA	5600	Unit	2	\$179,000	\$270	7.84%
	72 EAST PERTH	WA	6004	Unit	Studio & 1	\$399,000	\$600	7.81%
	73 TOWNSVILLE CITY	QLD	4810	Unit	Studio & 1	\$290,000	\$435	7.80%
	74 EMERALD	QLD	4720	House	3	\$335,000	\$500	7.76%
	75 GILLEN	NT	0870	Unit	2	\$284,500	\$425	7.76%


























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						Current	Current	Yield
	76 PERTH	WA	6000	Unit	Studio & 1	\$403,500	\$600	7.73%
	77 HAMILTON HILL	WA	6163	Unit	2	\$350,000	\$520	7.72%
	78 HANNANS	WA	6430	House	4	\$539,000	\$800	7.71%
	79 MANOORA	QLD	4870	Unit	2	\$300,000	\$445	7.71%
	80 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$270,000	\$400	7.70%
	81 COCONUT GROVE	NT	0810	Unit	2	\$355,000	\$525	7.69%
	82 MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	\$450	7.67%
	83 SOUTH MACKAY	QLD	4740	Unit	2	\$299,000	\$440	7.65%
	84 GLENDALOUGH	WA	6016	Unit	2	\$375,000	\$550	7.62%
	85 ZEEHAN	TAS	7469	House	3	\$205,000	\$300	7.60%
	86 BROOME	WA	6725	House	3	\$582,000	\$850	7.59%
	87 RIVERVALE	WA	6103	Unit	Studio & 1	\$411,000	\$600	7.59%
	88 ALBION	VIC	3020	Unit	Studio & 1	\$220,000	\$320	7.56%
	89 ESSENDON NORTH	VIC	3041	Unit	Studio & 1	\$330,000	\$480	7.56%
	90 FREMANTLE	WA	6160	Unit	Studio & 1	\$400,000	\$580	7.54%
	91 PARAP	NT	0820	Unit	2	\$400,000	\$580	7.54%
	92 BENTLEY	WA	6102	Unit	2	\$417,000	\$600	7.48%
	93 PORT AUGUSTA	SA	5700	House	2	\$230,000	\$330	7.46%
	94 PARKVILLE	VIC	3052	Unit	Studio & 1	\$335,000	\$480	7.45%
	95 KATHERINE	NT	0850	Unit	2	\$265,000	\$380	7.45%
	96 GLEN IRIS	VIC	3146	Unit	Studio & 1	\$300,000	\$430	7.45%
	97 TRAVANCORE	VIC	3032	Unit	2	\$370,000	\$530	7.44%
	98 STUART PARK	NT	0820	Unit	2	\$385,000	\$550	7.42%
	99 DARWIN CITY	NT	0800	Unit	2	\$435,000	\$620	7.41%
	100 INGLEWOOD	WA	6052	Unit	Studio & 1	\$344,500	\$490	7.39%




























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						Current	Current	Yield
	101	ROCKHAMPTON CITY	QLD	4700	House	2	\$299,000	\$425 7.39%
	102	NOLLAMARA	WA	6061	Unit	2	\$450,000	\$640 7.39%
	103	MELBOURNE	VIC	3004	Unit	Studio & 1	\$380,000	\$540 7.38%
	104	KEWDALE	WA	6105	Unit	2	\$459,500	\$650 7.35%
	105	ORELIA	WA	6167	Unit	2	\$297,000	\$420 7.35%
	106	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$332,500	\$470 7.35%
	107	SOUTH PERTH	WA	6151	Unit	Studio & 1	\$410,000	\$580 7.35%
	108	PORT DOUGLAS	QLD	4877	Unit	2	\$425,000	\$600 7.34%
	109	COCKBURN CENTRAL	WA	6164	Unit	Studio & 1	\$389,500	\$550 7.34%
	110	VICTORIA PARK	WA	6100	Unit	2	\$425,000	\$600 7.34%
	111	NOTTING HILL	VIC	3168	Unit	2	\$390,000	\$550 7.33%
	112	MARIBYRNONG	VIC	3032	Unit	Studio & 1	\$320,000	\$450 7.31%
	113	SOUTH GLADSTONE	QLD	4680	Unit	2	\$227,500	\$320 7.31%
	114	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$235,000	\$330 7.30%
	115	MOUNT MORGAN	QLD	4714	House	3	\$299,000	\$420 7.30%
	116	DOCKLANDS	VIC	3008	Unit	Studio & 1	\$400,000	\$560 7.28%
	117	DOUGLAS	QLD	4814	Unit	2	\$330,000	\$460 7.24%
	118	STUART PARK	NT	0820	Unit	3	\$467,000	\$650 7.23%
	119	KATHERINE	NT	0850	House	3	\$360,000	\$500 7.22%
	120	WANTIRNA SOUTH	VIC	3152	Unit	Studio & 1	\$324,000	\$450 7.22%
	121	MACKAY	QLD	4740	Unit	2	\$324,500	\$450 7.21%
	122	DANDENONG	VIC	3175	Unit	Studio & 1	\$275,000	\$380 7.18%
	123	CANNONVALE	QLD	4802	Unit	2	\$370,000	\$510 7.16%
	124	SOMERVILLE	WA	6430	House	4	\$599,000	\$825 7.16%
	125	SOUTHBANK	VIC	3006	Unit	Studio & 1	\$399,000	\$550 7.16%



























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Top 200 Yielding Suburbs Australia

National Report

























Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price	Median Rent	
						Current	Current	Yield
	126 WEST PERTH	WA	6005	Unit	Studio & 1	\$399,000	\$550	7.16%
	127 WEST MELBOURNE	VIC	3003	Unit	Studio & 1	\$385,000	\$530	7.15%
	128 WHYALLA STUART	SA	5608	Townhouse	3	\$189,000	\$260	7.15%
	129 WEMBLEY	WA	6014	Unit	2	\$400,000	\$550	7.15%
	130 MIDLAND	WA	6056	Unit	Studio & 1	\$349,000	\$480	7.15%
	131 ADELAIDE	SA	5000	Unit	Studio & 1	\$385,000	\$530	7.15%
	132 WEMBLEY	WA	6014	Unit	Studio & 1	\$335,000	\$460	7.14%
	133 MOSMAN PARK	WA	6012	Unit	Studio & 1	\$350,000	\$480	7.13%
	134 CANNINGTON	WA	6107	Unit	2	\$475,000	\$650	7.11%
	135 BLACKBURN	VIC	3130	Unit	Studio & 1	\$330,000	\$450	7.09%
	136 EAST PERTH	WA	6004	Unit	2	\$550,000	\$750	7.09%
	137 ABBOTSFORD	VIC	3067	Unit	Studio & 1	\$375,000	\$510	7.07%
	138 ROXBY DOWNS	SA	5725	House	3	\$250,000	\$340	7.07%
	139 KINGAROY	QLD	4610	Unit	2	\$265,000	\$360	7.06%
	140 BRUNSWICK WEST	VIC	3055	Unit	Studio & 1	\$310,000	\$420	7.04%
	141 BUNDOORA	VIC	3083	Unit	Studio & 1	\$310,000	\$420	7.04%
	142 BRISBANE	QLD	4000	Unit	Studio & 1	\$459,500	\$620	7.01%
	143 HERMIT PARK	QLD	4812	Unit	2	\$275,000	\$370	6.99%
	144 ST KILDA EAST	VIC	3183	Unit	Studio & 1	\$317,500	\$425	6.96%
	145 RANGEWAY	WA	6530	House	3	\$299,000	\$400	6.95%
	146 KATANNING	WA	6317	House	3	\$299,000	\$400	6.95%
	147 KIRWAN	QLD	4817	Unit	2	\$285,000	\$380	6.93%
	148 NORTH PERTH	WA	6006	Unit	Studio & 1	\$375,000	\$500	6.93%
	149 PORT PIRIE	SA	5540	House	3	\$285,000	\$380	6.93%
	150 FANNIE BAY	NT	0820	Unit	2	\$345,000	\$460	6.93%



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						Current	Current	Yield	
	151 MIDLAND	WA	6056	Unit	2	\$409,000	\$545	6.92%	
	152 BECKENHAM	WA	6107	Unit	2	\$425,000	\$565	6.91%	
	153 ARARAT	VIC	3377	Unit	2	\$275,000	\$365	6.90%	
	154 BRAITLING	NT	0870	House	3	\$444,000	\$590	6.90%	
	155 PIMLICO	QLD	4812	Unit	2	\$275,000	\$365	6.90%	
	156 BURSWOOD	WA	6100	Unit	Studio & 1	\$456,000	\$605	6.89%	
	157 YORKEYS KNOB	QLD	4878	Townhouse	2	\$355,000	\$470	6.88%	
	158 GILLEN	NT	0870	House	3	\$450,000	\$595	6.87%	
	159 COLLIE	WA	6225	House	3	\$379,000	\$500	6.86%	
	160 SOUTH YARRA	VIC	3141	Unit	Studio & 1	\$375,000	\$495	6.86%	
	161 OAKLEIGH	VIC	3166	Unit	Studio & 1	\$380,000	\$500	6.84%	
	162 GLEN WAVERLEY	VIC	3150	Unit	Studio & 1	\$400,000	\$525	6.82%	
	163 EPPING	VIC	3076	Unit	Studio & 1	\$290,000	\$380	6.81%	
	164 MILDURA	VIC	3500	House	2	\$275,000	\$360	6.80%	
	165 TUART HILL	WA	6060	Unit	2	\$420,000	\$550	6.80%	
	166 RIVERVALE	WA	6103	Unit	2	\$535,000	\$700	6.80%	
	167 EAST FREMANTLE	WA	6158	Unit	2	\$490,000	\$640	6.79%	
	168 EAST VICTORIA PARK	WA	6101	Unit	2	\$479,000	\$625	6.78%	
	169 WINDSOR	VIC	3181	Unit	Studio & 1	\$360,000	\$470	6.78%	
	170 SUCCESS	WA	6164	Unit	Studio & 1	\$369,000	\$480	6.76%	
	171 MALVERN EAST	VIC	3145	Unit	Studio & 1	\$292,500	\$380	6.75%	
	172 MILDURA	VIC	3500	Unit	2	\$270,000	\$350	6.74%	
	173 HIGHGATE	WA	6003	Unit	2	\$540,000	\$700	6.74%	
	174 COBAR	NSW	2835	House	3	\$262,500	\$340	6.73%	
	175 PERTH	WA	6000	Unit	2	\$579,000	\$750	6.73%	




























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 176	ALEXANDRA HEADLAND	QLD	4572	Unit	Studio & 1	\$367,500	\$475	6.72%
 177	YOKINE	WA	6060	Unit	2	\$425,000	\$550	6.72%
 178	ROMA	QLD	4455	House	3	\$317,500	\$410	6.71%
 179	ROXBY DOWNS	SA	5725	House	4	\$310,000	\$400	6.70%
 180	BALWYN	VIC	3103	Unit	Studio & 1	\$388,000	\$500	6.70%
 181	BASSENDAN	WA	6054	Townhouse	3	\$544,000	\$700	6.69%
 182	CLOVERDALE	WA	6105	Unit	2	\$490,000	\$630	6.68%
 183	COBURG	VIC	3058	Unit	Studio & 1	\$350,000	\$450	6.68%
 184	CRESTWOOD	NSW	2620	Unit	2	\$350,000	\$450	6.68%
 185	PORT AUGUSTA	SA	5700	House	3	\$265,000	\$340	6.67%
 186	TOWNSVILLE CITY	QLD	4810	Unit	2	\$429,000	\$550	6.66%
 187	NIGHTCLIFF	NT	0810	Unit	2	\$390,000	\$500	6.66%
 188	WOODROFFE	NT	0830	House	3	\$444,500	\$570	6.66%
 189	NORTHBRIDGE	WA	6003	Unit	2	\$549,000	\$700	6.63%
 190	FORTITUDE VALLEY	QLD	4006	Unit	Studio & 1	\$431,000	\$550	6.63%
 191	CAMBERWELL	VIC	3124	Unit	Studio & 1	\$372,500	\$475	6.63%
 192	GERALDTON	WA	6530	Unit	2	\$259,000	\$330	6.62%
 193	IDALIA	QLD	4811	Unit	2	\$369,000	\$470	6.62%
 194	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$275,000	\$350	6.61%
 195	WEST END	QLD	4810	Unit	2	\$299,000	\$380	6.60%
 196	GLADSTONE	QLD	4680	Unit	2	\$315,000	\$400	6.60%
 197	EMERALD	QLD	4720	House	4	\$472,500	\$600	6.60%
 198	ROSSLEA	QLD	4812	Unit	2	\$300,000	\$380	6.58%
 199	QUEENSTOWN	TAS	7467	House	3	\$245,000	\$310	6.57%
 200	FLEMINGTON	VIC	3031	Unit	Studio & 1	\$340,000	\$430	6.57%



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We hope you find this information helpful!