

# Suburb Performance Reports



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Research the investment performance trends of every suburb with the latest data at your fingertips.



#### **Property Analyser**

Track your property portfolio data and get access market values, capital growth, income, expenses and cash flow in real time.

# Cheapest Rental Suburbs

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental 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 identify the suburbs where rents are cheapest to illustrate entry-level suburbs for tenants and areas that may rise faster in future if increased demand occurs.

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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# Cheapest Rental Suburbs

## National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	CHARLEVILLE	QLD	4470	House	2	\$130,000	\$120,000	8.33%	\$200	\$200	0.00%	8.00%
2	WHYALLA	SA	5600	Unit	2	\$159,500	\$170,000	-6.18%	\$245	\$245	0.00%	7.98%
3	AYR	QLD	4807	Unit	2	\$230,000	\$239,000	-3.77%	\$250	\$250	0.00%	5.65%
4	CHARLEVILLE	QLD	4470	House	3	\$187,500	\$169,000	10.94%	\$255	\$240	6.25%	7.07%
5	MOUNT BARKER	WA	6324	House	3	\$327,000	\$300,000	9.00%	\$260	\$270	-3.71%	4.13%
6	MOUNT GAMBIER	SA	5290	Unit	2	\$245,000	\$237,000	3.37%	\$260	\$260	0.00%	5.51%
7	WHYALLA STUART	SA	5608	House	3	\$220,000	\$200,000	10.00%	\$260	\$240	8.33%	6.14%
8	MOE	VIC	3825	Unit	2	\$265,000	\$270,000	-1.86%	\$265	\$250	6.00%	5.20%
9	QUEENSTOWN	TAS	7467	House	3	\$265,000	\$250,000	6.00%	\$270	\$260	3.84%	5.29%
10	ALBION	VIC	3020	Unit	Studio & 1	\$200,000	\$200,000	0.00%	\$270	\$230	17.39%	7.02%
11	BROKEN HILL	NSW	2880	House	2	\$140,000	\$145,000	-3.45%	\$280	\$275	1.81%	10.40%
12	GERALDTON	WA	6530	Unit	2	\$210,000	\$189,000	11.11%	\$280	\$230	21.73%	6.93%
13	GLEN INNES	NSW	2370	House	2	\$300,000	\$275,000	9.09%	\$280	\$275	1.81%	4.85%
14	HOME HILL	QLD	4806	House	3	\$249,000	\$235,000	5.95%	\$280	\$255	9.80%	5.84%
15	PORT PIRIE	SA	5540	House	2	\$187,000	\$189,000	-1.06%	\$280	\$250	12.00%	7.78%
16	PORT AUGUSTA	SA	5700	House	2	\$205,000	\$175,000	17.14%	\$280	\$280	0.00%	7.10%
17	ROMA	QLD	4455	House	2	\$230,000	\$230,000	0.00%	\$280	\$265	5.66%	6.33%
18	SOUTH GLADSTONE	QLD	4680	Unit	2	\$179,500	\$169,000	6.21%	\$280	\$250	12.00%	8.11%
19	MORWELL	VIC	3840	Unit	2	\$280,000	\$299,000	-6.36%	\$280	\$250	12.00%	5.20%
20	NARROGIN	WA	6312	House	3	\$240,000	\$212,500	12.94%	\$280	\$300	-6.67%	6.06%
21	HORSHAM	VIC	3400	Unit	2	\$299,000	\$320,000	-6.57%	\$280	\$280	0.00%	4.86%
22	WHYALLA NORRIE	SA	5608	House	3	\$249,000	\$190,000	31.05%	\$280	\$260	7.69%	5.84%
23	ZEEHAN	TAS	7469	House	3	\$210,000	\$220,000	-4.55%	\$280	\$250	12.00%	6.93%
24	MILLICENT	SA	5280	House	3	\$320,000	\$320,000	0.00%	\$285	\$290	-1.73%	4.63%
25	MILDURA	VIC	3500	Unit	2	\$280,000	\$260,000	7.69%	\$290	\$270	7.40%	5.38%



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# Cheapest Rental Suburbs

## National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 NOBLE PARK	VIC	3174	Unit	Studio & 1	\$219,000	\$215,000	1.86%	\$290	\$250	16.00%	6.88%
▼	27 KERANG	VIC	3579	House	3	\$280,000	\$295,000	-5.09%	\$290	\$275	5.45%	5.38%
▼	28 PORT LINCOLN	SA	5606	Unit	2	\$269,500	\$228,000	18.20%	\$290	\$240	20.83%	5.59%
▼	29 PORT PIRIE	SA	5540	House	3	\$250,000	\$205,000	21.95%	\$295	\$280	5.35%	6.13%
▼	30 WEST GLADSTONE	QLD	4680	Unit	2	\$199,000	\$187,500	6.13%	\$295	\$270	9.25%	7.70%
▲	31 WARWICK	QLD	4370	House	2	\$327,500	\$275,000	19.09%	\$300	\$265	13.20%	4.76%
▼	32 YOUNG	NSW	2594	House	2	\$334,500	\$350,000	-4.43%	\$300	\$295	1.69%	4.66%
▲	33 PORT AUGUSTA	SA	5700	House	3	\$229,000	\$207,500	10.36%	\$300	\$295	1.69%	6.81%
▲	34 INVERELL	NSW	2360	House	2	\$290,000	\$282,000	2.83%	\$300	\$290	3.44%	5.37%
▲	35 KATANNING	WA	6317	House	3	\$252,500	\$192,000	31.51%	\$300	\$280	7.14%	6.17%
▼	36 LAVINGTON	NSW	2641	Unit	2	\$280,000	\$240,000	16.66%	\$300	\$275	9.09%	5.57%
▲	37 MOUNT ISA	QLD	4825	Unit	2	\$200,000	\$200,000	0.00%	\$300	\$290	3.44%	7.80%
▲	38 MOE	VIC	3825	House	2	\$297,500	\$295,000	0.84%	\$300	\$295	1.69%	5.24%
	39 MOREE	NSW	2400	House	2	\$210,000	\$232,500	-9.68%	\$300	\$250	20.00%	7.42%
📍	40 MARYBOROUGH	VIC	3465	House	2	\$329,000	\$330,000	-0.31%	\$300	\$300	0.00%	4.74%
▼	41 FRANKSTON	VIC	3199	Unit	Studio & 1	\$250,000	\$250,000	0.00%	\$300	\$270	11.11%	6.24%
▼	42 COBAR	NSW	2835	House	3	\$199,000	\$200,000	-0.50%	\$300	\$280	7.14%	7.83%
▼	43 COWRA	NSW	2794	House	2	\$310,000	\$330,000	-6.07%	\$300	\$280	7.14%	5.03%
▼	44 DANDENONG	VIC	3175	Unit	Studio & 1	\$270,000	\$250,000	8.00%	\$300	\$280	7.14%	5.77%
📍	45 BARCALDINE	QLD	4725	House	3	\$262,500	\$225,000	16.66%	\$300	\$265	13.20%	5.94%
▼	46 BLACKWATER	QLD	4717	House	3	\$215,000	\$187,000	14.97%	\$300	\$280	7.14%	7.25%
▼	47 ARMIDALE	NSW	2350	Unit	2	\$289,000	\$240,000	20.41%	\$305	\$290	5.17%	5.48%
📍	48 BURWOOD	VIC	3125	Unit	Studio & 1	\$320,000	\$335,000	-4.48%	\$305	\$255	19.60%	4.95%
📍	49 ULVERSTONE	TAS	7315	Unit	2	\$395,000	\$402,500	-1.87%	\$305	\$320	-4.69%	4.01%
▼	50 WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$257,500	\$250,000	3.00%	\$310	\$260	19.23%	6.26%



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# Cheapest Rental Suburbs

## ACT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	WRIGHT	ACT	2611	Unit	Studio & 1	\$407,000	\$400,000	1.75%	\$450	\$450	0.00%	5.74%
2	WRIGHT	ACT	2611	Unit	2	\$519,000	\$490,000	5.91%	\$575	\$550	4.54%	5.76%



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# Cheapest Rental Suburbs

NSW Report												
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	BROKEN HILL	NSW	2880	House	2	\$140,000	\$145,000	-3.45%	\$280	\$275	1.81%	10.40%
2	GLEN INNES	NSW	2370	House	2	\$300,000	\$275,000	9.09%	\$280	\$275	1.81%	4.85%
3	COBAR	NSW	2835	House	3	\$199,000	\$200,000	-0.50%	\$300	\$280	7.14%	7.83%
4	COWRA	NSW	2794	House	2	\$310,000	\$330,000	-6.07%	\$300	\$280	7.14%	5.03%
5	INVERELL	NSW	2360	House	2	\$290,000	\$282,000	2.83%	\$300	\$290	3.44%	5.37%
6	LAVINGTON	NSW	2641	Unit	2	\$280,000	\$240,000	16.66%	\$300	\$275	9.09%	5.57%
7	MOREE	NSW	2400	House	2	\$210,000	\$232,500	-9.68%	\$300	\$250	20.00%	7.42%
8	YOUNG	NSW	2594	House	2	\$334,500	\$350,000	-4.43%	\$300	\$295	1.69%	4.66%
9	ARMIDALE	NSW	2350	Unit	2	\$289,000	\$240,000	20.41%	\$305	\$290	5.17%	5.48%
10	CONDOBOLIN	NSW	2877	House	3	\$270,000	\$273,500	-1.28%	\$310	\$280	10.71%	5.97%
11	BROKEN HILL	NSW	2880	House	3	\$210,000	\$180,000	16.66%	\$315	\$310	1.61%	7.80%
12	DUBBO	NSW	2830	Unit	2	\$315,000	\$330,000	-4.55%	\$320	\$320	0.00%	5.28%
13	GOULBURN	NSW	2580	Unit	2	\$347,000	\$346,500	0.14%	\$320	\$320	0.00%	4.79%
14	LITHGOW	NSW	2790	House	2	\$420,000	\$422,500	-0.60%	\$320	\$310	3.22%	3.96%
15	PARKES	NSW	2870	House	2	\$339,000	\$313,500	8.13%	\$320	\$300	6.66%	4.90%
16	TAMWORTH	NSW	2340	Unit	2	\$319,000	\$314,500	1.43%	\$320	\$300	6.66%	5.21%
17	EAST ALBURY	NSW	2640	Unit	2	\$275,000	\$294,500	-6.63%	\$330	\$310	6.45%	6.24%
18	ARMIDALE	NSW	2350	House	2	\$355,000	\$312,500	13.60%	\$335	\$320	4.68%	4.90%
19	WEST TAMWORTH	NSW	2340	House	3	\$295,000	\$260,000	13.46%	\$335	\$310	8.06%	5.90%
20	WAGGA WAGGA	NSW	2650	Unit	2	\$382,500	\$335,000	14.17%	\$340	\$320	6.25%	4.62%
21	GUYRA	NSW	2365	House	3	\$369,000	\$345,000	6.95%	\$340	\$335	1.49%	4.79%
22	QUEANBEYAN	NSW	2620	Unit	Studio & 1	\$305,000	\$250,000	22.00%	\$340	\$330	3.03%	5.79%
23	TAMWORTH	NSW	2340	House	2	\$369,500	\$365,000	1.23%	\$350	\$320	9.37%	4.92%
24	MOREE	NSW	2400	House	3	\$320,000	\$280,000	14.28%	\$350	\$350	0.00%	5.68%
25	GLEN INNES	NSW	2370	House	3	\$350,000	\$360,000	-2.78%	\$350	\$320	9.37%	5.20%



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# Cheapest Rental Suburbs

NSW Report												
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 CABRAMATTA	NSW	2166	Unit	2	\$395,000	\$400,000	-1.25%	\$350	\$320	9.37%	4.60%
▲	27 CANLEY VALE	NSW	2166	Unit	2	\$400,000	\$398,500	0.37%	\$350	\$330	6.06%	4.55%
▲	28 CARRAMAR	NSW	2163	Unit	2	\$350,000	\$352,500	-0.71%	\$350	\$310	12.90%	5.20%
▼	29 CAMPBELLTOWN	NSW	2560	Unit	Studio & 1	\$420,000	\$409,000	2.68%	\$355	\$335	5.97%	4.39%
▲	30 CASINO	NSW	2470	House	2	\$382,500	\$365,000	4.79%	\$360	\$360	0.00%	4.89%
▼	31 ASHMONT	NSW	2650	House	3	\$399,000	\$369,500	7.98%	\$360	\$330	9.09%	4.69%
▼	32 BATHURST	NSW	2795	Unit	2	\$440,000	\$430,000	2.32%	\$360	\$340	5.88%	4.25%
▼	33 GLEN INNES	NSW	2370	House	4	\$550,000	\$524,500	4.86%	\$360	\$350	2.85%	3.40%
▼	34 DUBBO	NSW	2830	House	2	\$400,000	\$390,000	2.56%	\$360	\$350	2.85%	4.68%
▼	35 COWRA	NSW	2794	House	3	\$390,000	\$369,000	5.69%	\$360	\$350	2.85%	4.80%
▼	36 JUNEE	NSW	2663	House	3	\$430,000	\$349,000	23.20%	\$360	\$350	2.85%	4.35%
▼	37 KINGSWOOD	NSW	2747	Unit	2	\$349,000	\$359,000	-2.79%	\$360	\$325	10.76%	5.36%
▼	38 TEMORA	NSW	2666	House	3	\$400,000	\$367,000	8.99%	\$360	\$330	9.09%	4.68%
▼	39 SOUTH WEST ROCKS	NSW	2431	Unit	2	\$485,000	\$485,000	0.00%	\$360	\$350	2.85%	3.85%
▲	40 TAREE	NSW	2430	House	2	\$427,000	\$414,500	3.01%	\$370	\$345	7.24%	4.50%
▲	41 INVERELL	NSW	2360	House	3	\$385,000	\$345,000	11.59%	\$370	\$350	5.71%	4.99%
▲	42 LEETON	NSW	2705	House	3	\$350,000	\$342,500	2.18%	\$370	\$350	5.71%	5.49%
▼	43 COOTAMUNDRA	NSW	2590	House	3	\$432,000	\$399,500	8.13%	\$370	\$320	15.62%	4.45%
▲	44 NARRANDERA	NSW	2700	House	3	\$309,500	\$329,000	-5.93%	\$375	\$330	13.63%	6.30%
▲	45 EAST LISMORE	NSW	2480	House	2	\$495,000	\$329,000	50.45%	\$380	\$420	-9.53%	3.99%
▲	46 DENILIQUIN	NSW	2710	House	3	\$330,000	\$320,000	3.12%	\$380	\$320	18.75%	5.98%
▬	47 GOULBURN	NSW	2580	House	2	\$450,000	\$475,000	-5.27%	\$380	\$350	8.57%	4.39%
▬	48 FAIRFIELD	NSW	2165	Unit	2	\$395,000	\$390,000	1.28%	\$380	\$350	8.57%	5.00%
▬	49 FORBES	NSW	2871	House	3	\$415,000	\$410,000	1.21%	\$380	\$360	5.55%	4.76%
📍	50 WAGGA WAGGA	NSW	2650	House	2	\$480,000	\$439,000	9.33%	\$380	\$360	5.55%	4.11%



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# Cheapest Rental Suburbs

## NT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
↑	1 KATHERINE	NT	0850	Unit	2	\$270,000	\$263,500	2.46%	\$390	\$380	2.63%	7.51%
↑	2 GRAY	NT	0830	Unit	2	\$244,500	\$280,000	-12.68%	\$415	\$390	6.41%	8.82%
↑	3 BAKEWELL	NT	0832	Unit	2	\$275,000	\$270,000	1.85%	\$420	\$420	0.00%	7.94%
	4 FANNIE BAY	NT	0820	Unit	2	\$448,000	\$437,000	2.51%	\$435	\$430	1.16%	5.04%
↑	5 DARWIN CITY	NT	0800	Unit	Studio & 1	\$279,500	\$271,500	2.94%	\$450	\$410	9.75%	8.37%
↓	6 BRINKIN	NT	0810	Unit	2	\$350,000	\$390,000	-10.26%	\$450	\$420	7.14%	6.68%
↓	7 LEANYER	NT	0812	Unit	2	\$340,000	\$329,000	3.34%	\$450	\$440	2.27%	6.88%
↓	8 MILLNER	NT	0810	Unit	2	\$309,500	\$295,000	4.91%	\$450	\$440	2.27%	7.56%
↓	9 PARAP	NT	0820	Unit	Studio & 1	\$340,000	\$315,000	7.93%	\$460	\$450	2.22%	7.03%
↑	10 NIGHTCLIFF	NT	0810	Unit	2	\$402,500	\$385,000	4.54%	\$480	\$470	2.12%	6.20%
↑	11 KATHERINE	NT	0850	House	3	\$365,000	\$365,000	0.00%	\$480	\$480	0.00%	6.83%
↑	12 COCONUT GROVE	NT	0810	Unit	2	\$355,000	\$347,000	2.30%	\$480	\$455	5.49%	7.03%
↓	13 BAKEWELL	NT	0832	Unit	3	\$335,000	\$348,000	-3.74%	\$485	\$480	1.04%	7.52%
↓	14 RAPID CREEK	NT	0810	Unit	2	\$420,000	\$429,000	-2.10%	\$485	\$455	6.59%	6.00%
↑	15 MOULDEN	NT	0830	House	3	\$397,000	\$392,500	1.14%	\$500	\$500	0.00%	6.54%
↓	16 GRAY	NT	0830	House	3	\$399,000	\$427,500	-6.67%	\$500	\$490	2.04%	6.51%
↑	17 LARRAKEYAH	NT	0820	Unit	2	\$399,000	\$389,000	2.57%	\$510	\$500	2.00%	6.64%
↑	18 SADADEEN	NT	0870	House	3	\$445,000	\$458,500	-2.95%	\$520	\$530	-1.89%	6.07%
↓	19 WOODROFFE	NT	0830	House	3	\$449,000	\$449,000	0.00%	\$520	\$540	-3.71%	6.02%
↓	20 PARAP	NT	0820	Unit	2	\$399,000	\$396,500	0.63%	\$525	\$500	5.00%	6.84%
↓	21 DRIVER	NT	0830	House	3	\$467,500	\$460,000	1.63%	\$530	\$485	9.27%	5.89%
↓	22 LARAPINTA	NT	0875	House	3	\$407,500	\$435,000	-6.33%	\$540	\$500	8.00%	6.89%
↑	23 KARAMA	NT	0812	House	3	\$480,000	\$460,000	4.34%	\$550	\$540	1.85%	5.95%
	24 ROSEBERY	NT	0832	Unit	3	\$449,000	\$386,500	16.17%	\$550	\$540	1.85%	6.36%
↓	25 STUART PARK	NT	0820	Unit	2	\$399,000	\$385,000	3.63%	\$550	\$500	10.00%	7.16%



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# Cheapest Rental Suburbs

## NT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 GUNN	NT	0832	House	3	\$465,000	\$475,000	-2.11%	\$550	\$550	0.00%	6.15%
▼	27 BAKEWELL	NT	0832	House	3	\$489,000	\$475,000	2.94%	\$550	\$535	2.80%	5.84%
▼	28 BRAITLING	NT	0870	House	3	\$469,000	\$462,500	1.40%	\$550	\$550	0.00%	6.09%
▼	29 GILLEN	NT	0870	House	3	\$454,500	\$495,000	-8.19%	\$560	\$550	1.81%	6.40%
▼	30 DARWIN CITY	NT	0800	Unit	2	\$449,000	\$427,000	5.15%	\$580	\$560	3.57%	6.71%
▼	31 ROSEBERY	NT	0832	House	3	\$489,000	\$489,000	0.00%	\$590	\$550	7.27%	6.27%
▲	32 KATHERINE	NT	0850	House	4	\$499,000	\$490,000	1.83%	\$600	\$620	-3.23%	6.25%
▼	33 LEANYER	NT	0812	House	3	\$555,000	\$552,500	0.45%	\$600	\$585	2.56%	5.62%
▼	34 DURACK	NT	0830	House	3	\$505,000	\$499,500	1.10%	\$600	\$560	7.14%	6.17%
▼	35 ARALUEN	NT	0870	House	3	\$529,000	\$539,000	-1.86%	\$610	\$550	10.90%	5.99%
▲	36 BAYVIEW	NT	0820	Unit	3	\$475,000	\$487,000	-2.47%	\$630	\$630	0.00%	6.89%
▼	37 STUART PARK	NT	0820	Unit	3	\$505,000	\$465,000	8.60%	\$630	\$620	1.61%	6.48%
▬	38 GUNN	NT	0832	House	4	\$572,500	\$599,000	-4.43%	\$650	\$630	3.17%	5.90%
▬	39 ZUCCOLI	NT	0832	House	3	\$560,000	\$539,500	3.79%	\$650	\$650	0.00%	6.03%
▬	40 PARAP	NT	0820	Unit	3	\$649,000	\$549,500	18.10%	\$660	\$640	3.12%	5.28%
▬	41 ROSEBERY	NT	0832	House	4	\$599,000	\$589,000	1.69%	\$680	\$650	4.61%	5.90%
▬	42 BELLAMACK	NT	0832	House	4	\$644,000	\$632,000	1.89%	\$680	\$680	0.00%	5.49%
▬	43 DURACK	NT	0830	House	4	\$649,000	\$639,000	1.56%	\$690	\$660	4.54%	5.52%
▬	44 LARRAKEYAH	NT	0820	Unit	3	\$570,000	\$530,000	7.54%	\$690	\$600	15.00%	6.29%
▬	45 FARRAR	NT	0830	House	4	\$620,000	\$620,000	0.00%	\$700	\$690	1.44%	5.87%
▬	46 ZUCCOLI	NT	0832	House	4	\$610,000	\$600,000	1.66%	\$700	\$680	2.94%	5.96%
▲	47 BAYVIEW	NT	0820	Townhouse	3	\$700,000	\$700,000	0.00%	\$740	\$690	7.24%	5.49%
▲	48 ARALUEN	NT	0870	House	4	\$675,000	\$675,000	0.00%	\$750	\$700	7.14%	5.77%
▼	49 DARWIN CITY	NT	0800	Unit	3	\$580,000	\$599,000	-3.18%	\$750	\$700	7.14%	6.72%
▬	50 MUIRHEAD	NT	0810	House	4	\$778,000	\$740,000	5.13%	\$800	\$760	5.26%	5.34%



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# Cheapest Rental Suburbs

## QLD Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	CHARLEVILLE	QLD	4470	House	2	\$130,000	\$120,000	8.33%	\$200	\$200	0.00%	8.00%
2	AYR	QLD	4807	Unit	2	\$230,000	\$239,000	-3.77%	\$250	\$250	0.00%	5.65%
3	CHARLEVILLE	QLD	4470	House	3	\$187,500	\$169,000	10.94%	\$255	\$240	6.25%	7.07%
4	HOME HILL	QLD	4806	House	3	\$249,000	\$235,000	5.95%	\$280	\$255	9.80%	5.84%
5	ROMA	QLD	4455	House	2	\$230,000	\$230,000	0.00%	\$280	\$265	5.66%	6.33%
6	SOUTH GLADSTONE	QLD	4680	Unit	2	\$179,500	\$169,000	6.21%	\$280	\$250	12.00%	8.11%
7	WEST GLADSTONE	QLD	4680	Unit	2	\$199,000	\$187,500	6.13%	\$295	\$270	9.25%	7.70%
8	WARWICK	QLD	4370	House	2	\$327,500	\$275,000	19.09%	\$300	\$265	13.20%	4.76%
9	MOUNT ISA	QLD	4825	Unit	2	\$200,000	\$200,000	0.00%	\$300	\$290	3.44%	7.80%
10	BARCALDINE	QLD	4725	House	3	\$262,500	\$225,000	16.66%	\$300	\$265	13.20%	5.94%
11	BLACKWATER	QLD	4717	House	3	\$215,000	\$187,000	14.97%	\$300	\$280	7.14%	7.25%
12	LONGREACH	QLD	4730	House	3	\$227,500	\$230,000	-1.09%	\$310	\$300	3.33%	7.08%
13	AYR	QLD	4807	House	3	\$277,000	\$258,500	7.15%	\$315	\$320	-1.57%	5.91%
14	ATHERTON	QLD	4883	Unit	2	\$292,500	\$255,000	14.70%	\$320	\$290	10.34%	5.68%
15	EMERALD	QLD	4720	Unit	2	\$185,000	\$169,000	9.46%	\$320	\$290	10.34%	8.99%
16	MANUNDA	QLD	4870	Unit	Studio & 1	\$157,500	\$145,000	8.62%	\$320	\$290	10.34%	10.56%
17	INGHAM	QLD	4850	House	3	\$255,000	\$240,000	6.25%	\$320	\$320	0.00%	6.52%
18	PIMLICO	QLD	4812	Unit	2	\$219,500	\$207,000	6.03%	\$320	\$300	6.66%	7.58%
19	PITTSWORTH	QLD	4356	House	3	\$417,500	\$355,000	17.60%	\$330	\$320	3.12%	4.11%
20	HERMIT PARK	QLD	4812	Unit	2	\$218,000	\$199,000	9.54%	\$330	\$310	6.45%	7.87%
21	WEST END	QLD	4810	Unit	2	\$234,500	\$195,000	20.25%	\$330	\$310	6.45%	7.31%
22	WONGALING BEACH	QLD	4852	Unit	2	\$259,000	\$250,000	3.60%	\$330	\$290	13.79%	6.62%
23	KINGAROY	QLD	4610	Unit	2	\$215,000	\$185,000	16.21%	\$335	\$300	11.66%	8.10%
24	KIRWAN	QLD	4817	Unit	2	\$224,000	\$230,000	-2.61%	\$340	\$305	11.47%	7.89%
25	MARYBOROUGH	QLD	4650	House	2	\$327,000	\$299,000	9.36%	\$340	\$300	13.33%	5.40%



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# Cheapest Rental Suburbs

## QLD Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 MOURA	QLD	4718	House	3	\$215,000	\$188,500	14.05%	\$340	\$330	3.03%	8.22%
▲	27 ROCKHAMPTON CITY	QLD	4700	House	2	\$235,000	\$230,000	2.17%	\$340	\$300	13.33%	7.52%
▲	28 BILOELA	QLD	4715	House	3	\$280,000	\$249,000	12.44%	\$340	\$330	3.03%	6.31%
▲	29 BERSERKER	QLD	4701	Unit	2	\$249,500	\$227,500	9.67%	\$340	\$320	6.25%	7.08%
▲	30 BELGIAN GARDENS	QLD	4810	Unit	2	\$269,000	\$269,000	0.00%	\$350	\$320	9.37%	6.76%
▼	31 CHINCHILLA	QLD	4413	House	3	\$277,500	\$230,000	20.65%	\$350	\$300	16.66%	6.55%
▲	32 CABOOLTURE	QLD	4510	Unit	2	\$300,000	\$264,500	13.42%	\$350	\$330	6.06%	6.06%
▲	33 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$230,000	\$177,500	29.57%	\$350	\$325	7.69%	7.91%
▼	34 GLADSTONE	QLD	4680	Unit	2	\$254,500	\$239,500	6.26%	\$350	\$330	6.06%	7.15%
▲	35 CLERMONT	QLD	4721	House	3	\$265,000	\$232,500	13.97%	\$350	\$350	0.00%	6.86%
▲	36 COLLINSVILLE	QLD	4804	House	4	\$189,000	\$193,500	-2.33%	\$350	\$350	0.00%	9.62%
▲	37 ROMA	QLD	4455	House	3	\$285,000	\$280,000	1.78%	\$350	\$330	6.06%	6.38%
▼	38 ROSSLEA	QLD	4812	Unit	2	\$219,000	\$200,000	9.50%	\$350	\$320	9.37%	8.31%
▲	39 NORTH WARD	QLD	4810	Unit	Studio & 1	\$189,000	\$199,000	-5.03%	\$350	\$300	16.66%	9.62%
▲	40 OAKEY	QLD	4401	House	3	\$375,000	\$300,000	25.00%	\$350	\$330	6.06%	4.85%
▲	41 RUSSELL ISLAND	QLD	4184	House	2	\$350,000	\$340,000	2.94%	\$350	\$350	0.00%	5.20%
▲	42 SCARNES	QLD	4655	Unit	2	\$425,000	\$420,000	1.19%	\$350	\$350	0.00%	4.28%
🚩	43 NEWTOWN	QLD	4350	Unit	2	\$299,000	\$299,500	-0.17%	\$350	\$320	9.37%	6.08%
🚩	44 WEST END	QLD	4810	House	2	\$350,000	\$304,000	15.13%	\$350	\$350	0.00%	5.20%
▼	45 WILSONTON	QLD	4350	Unit	2	\$325,000	\$269,000	20.81%	\$350	\$290	20.68%	5.60%
▼	46 WESTCOURT	QLD	4870	Unit	Studio & 1	\$280,000	\$249,000	12.44%	\$350	\$345	1.44%	6.50%
🚩	47 WOODRIDGE	QLD	4114	Townhouse	2	\$264,500	\$227,000	16.51%	\$355	\$300	18.33%	6.97%
🚩	48 WOREE	QLD	4868	Unit	2	\$225,000	\$209,000	7.65%	\$355	\$320	10.93%	8.20%
🚩	49 EAST INNISFAIL	QLD	4860	House	3	\$300,000	\$257,500	16.50%	\$355	\$360	-1.39%	6.15%
▼	50 GOONDIWINDI	QLD	4390	House	3	\$380,000	\$340,000	11.76%	\$355	\$350	1.42%	4.85%



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# Cheapest Rental Suburbs

## SA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent				
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield	
▲	1	WHYALLA	SA	5600	Unit	2	\$159,500	\$170,000	-6.18%	\$245	\$245	0.00%	7.98%
▲	2	WHYALLA STUART	SA	5608	House	3	\$220,000	\$200,000	10.00%	\$260	\$240	8.33%	6.14%
▼	3	MOUNT GAMBIER	SA	5290	Unit	2	\$245,000	\$237,000	3.37%	\$260	\$260	0.00%	5.51%
▲	4	PORT AUGUSTA	SA	5700	House	2	\$205,000	\$175,000	17.14%	\$280	\$280	0.00%	7.10%
▲	5	PORT PIRIE	SA	5540	House	2	\$187,000	\$189,000	-1.06%	\$280	\$250	12.00%	7.78%
▼	6	WHYALLA NORRIE	SA	5608	House	3	\$249,000	\$190,000	31.05%	\$280	\$260	7.69%	5.84%
▲	7	MILLICENT	SA	5280	House	3	\$320,000	\$320,000	0.00%	\$285	\$290	-1.73%	4.63%
▼	8	PORT LINCOLN	SA	5606	Unit	2	\$269,500	\$228,000	18.20%	\$290	\$240	20.83%	5.59%
▼	9	PORT PIRIE	SA	5540	House	3	\$250,000	\$205,000	21.95%	\$295	\$280	5.35%	6.13%
▼	10	PORT AUGUSTA	SA	5700	House	3	\$229,000	\$207,500	10.36%	\$300	\$295	1.69%	6.81%
▬	11	PORT AUGUSTA WEST	SA	5700	House	3	\$249,000	\$225,000	10.66%	\$320	\$320	0.00%	6.68%
▬	12	WAIKERIE	SA	5330	House	3	\$297,500	\$262,500	13.33%	\$320	\$300	6.66%	5.59%
▬	13	MOUNT GAMBIER	SA	5290	House	2	\$319,000	\$279,000	14.33%	\$330	\$300	10.00%	5.37%
▬	14	SALISBURY	SA	5108	Unit	2	\$249,000	\$239,000	4.18%	\$340	\$290	17.24%	7.10%
▬	15	NARACOORTE	SA	5271	House	3	\$325,000	\$325,000	0.00%	\$345	\$305	13.11%	5.52%
▲	16	MORPHETT VALE	SA	5162	Unit	2	\$369,000	\$299,500	23.20%	\$350	\$325	7.69%	4.93%
▲	17	SEATON	SA	5023	Unit	2	\$300,000	\$337,500	-11.12%	\$350	\$310	12.90%	6.06%
▲	18	BARMERA	SA	5345	House	3	\$325,000	\$318,500	2.04%	\$350	\$300	16.66%	5.60%
▲	19	BERRI	SA	5343	House	3	\$320,000	\$295,000	8.47%	\$350	\$310	12.90%	5.68%
▼	20	WHYALLA PLAYFORD	SA	5600	House	3	\$309,000	\$293,500	5.28%	\$350	\$350	0.00%	5.88%
▼	21	WHYALLA	SA	5600	House	3	\$369,000	\$337,500	9.33%	\$350	\$325	7.69%	4.93%
▼	22	BROOKLYN PARK	SA	5032	Unit	2	\$300,000	\$290,000	3.44%	\$355	\$325	9.23%	6.15%
▲	23	ROXBY DOWNS	SA	5725	House	3	\$250,000	\$270,000	-7.41%	\$355	\$350	1.42%	7.38%
▼	24	PORT AUGUSTA	SA	5700	House	4	\$257,000	\$245,000	4.89%	\$355	\$350	1.42%	7.18%
▼	25	ELIZABETH GROVE	SA	5112	House	3	\$340,000	\$330,000	3.03%	\$365	\$330	10.60%	5.58%



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# Cheapest Rental Suburbs

## SA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
26	WHYALLA STUART	SA	5608	House	4	\$347,500	\$295,500	17.59%	\$365	\$370	-1.36%	5.46%
27	PORT AUGUSTA WEST	SA	5700	House	4	\$370,000	\$355,000	4.22%	\$370	\$380	-2.64%	5.20%
28	REMARK	SA	5341	House	3	\$349,000	\$320,000	9.06%	\$380	\$350	8.57%	5.66%
29	ELIZABETH NORTH	SA	5113	House	3	\$362,500	\$290,000	25.00%	\$380	\$340	11.76%	5.45%
30	WHYALLA JENKINS	SA	5609	House	3	\$325,000	\$280,000	16.07%	\$380	\$360	5.55%	6.08%
31	DAVOREN PARK	SA	5113	House	3	\$369,000	\$310,000	19.03%	\$390	\$330	18.18%	5.49%
32	PLYMPTON	SA	5038	Unit	2	\$325,000	\$275,000	18.18%	\$390	\$350	11.42%	6.24%
33	SMITHFIELD	SA	5114	House	3	\$410,000	\$339,000	20.94%	\$390	\$360	8.33%	4.94%
34	ELIZABETH SOUTH	SA	5112	House	3	\$369,000	\$325,000	13.53%	\$395	\$320	23.43%	5.56%
35	ELIZABETH EAST	SA	5112	House	3	\$399,000	\$350,000	14.00%	\$400	\$345	15.94%	5.21%
36	PORT PIRIE	SA	5540	House	4	\$380,000	\$325,000	16.92%	\$400	\$320	25.00%	5.47%
37	PORT LINCOLN	SA	5606	House	3	\$429,000	\$352,500	21.70%	\$400	\$350	14.28%	4.84%
38	MOUNT GAMBIER	SA	5290	House	3	\$399,000	\$349,000	14.32%	\$400	\$360	11.11%	5.21%
39	NEW PORT	SA	5015	Unit	Studio & 1	\$332,500	\$297,000	11.95%	\$400	\$350	14.28%	6.25%
40	MURRAY BRIDGE	SA	5253	House	3	\$395,000	\$330,000	19.69%	\$410	\$345	18.84%	5.39%
41	GLENELG NORTH	SA	5045	Unit	2	\$450,000	\$370,000	21.62%	\$415	\$380	9.21%	4.79%
42	WEST BEACH	SA	5024	Unit	2	\$415,000	\$375,000	10.66%	\$415	\$350	18.57%	5.20%
43	WHYALLA JENKINS	SA	5609	House	4	\$360,000	\$350,000	2.85%	\$420	\$385	9.09%	6.06%
44	ELIZABETH PARK	SA	5113	House	3	\$400,000	\$330,000	21.21%	\$420	\$370	13.51%	5.46%
45	MAWSON LAKES	SA	5095	Unit	2	\$350,000	\$299,000	17.05%	\$420	\$370	13.51%	6.24%
46	ROXBY DOWNS	SA	5725	House	4	\$332,500	\$335,000	-0.75%	\$420	\$400	5.00%	6.56%
47	SMITHFIELD PLAINS	SA	5114	House	3	\$399,000	\$319,000	25.07%	\$425	\$350	21.42%	5.53%
48	MURRAY BRIDGE	SA	5253	House	4	\$499,500	\$422,000	18.36%	\$425	\$375	13.33%	4.42%
49	EVANSTON	SA	5116	House	3	\$409,500	\$347,000	18.01%	\$430	\$380	13.15%	5.46%
50	GAWLER SOUTH	SA	5118	House	3	\$518,000	\$375,000	38.13%	\$430	\$390	10.25%	4.31%



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# Cheapest Rental Suburbs

## TAS Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	QUEENSTOWN	TAS	7467	House	3	\$265,000	\$250,000	6.00%	\$270	\$260	3.84%	5.29%
2	ZEEHAN	TAS	7469	House	3	\$210,000	\$220,000	-4.55%	\$280	\$250	12.00%	6.93%
3	ULVERSTONE	TAS	7315	Unit	2	\$395,000	\$402,500	-1.87%	\$305	\$320	-4.69%	4.01%
4	DEVONPORT	TAS	7310	Unit	2	\$380,000	\$365,000	4.10%	\$335	\$300	11.66%	4.58%
5	HILLCREST	TAS	7320	House	3	\$375,000	\$369,500	1.48%	\$350	\$355	-1.41%	4.85%
6	ACTON	TAS	7320	House	3	\$340,000	\$339,500	0.14%	\$350	\$340	2.94%	5.35%
7	SHOREWELL PARK	TAS	7320	House	3	\$372,000	\$364,500	2.05%	\$350	\$340	2.94%	4.89%
8	MONTELLO	TAS	7320	House	3	\$369,000	\$395,000	-6.59%	\$350	\$360	-2.78%	4.93%
9	SMITHTON	TAS	7330	House	3	\$390,000	\$350,000	11.42%	\$370	\$340	8.82%	4.93%
10	RAVENSWOOD	TAS	7250	House	3	\$362,500	\$339,000	6.93%	\$375	\$360	4.16%	5.37%
11	RIVERSIDE	TAS	7250	Unit	2	\$419,000	\$412,000	1.69%	\$380	\$400	-5.00%	4.71%
12	MAYFIELD	TAS	7248	House	3	\$335,000	\$339,000	-1.18%	\$380	\$380	0.00%	5.89%
13	GEORGE TOWN	TAS	7253	House	3	\$369,000	\$369,000	0.00%	\$380	\$370	2.70%	5.35%
14	PROSPECT VALE	TAS	7250	Unit	2	\$430,000	\$412,000	4.36%	\$385	\$390	-1.29%	4.65%
15	SOMERSET	TAS	7322	House	3	\$429,000	\$425,000	0.94%	\$385	\$380	1.31%	4.66%
16	UPPER BURNIE	TAS	7320	House	3	\$412,000	\$399,000	3.25%	\$385	\$370	4.05%	4.85%
17	EAST DEVONPORT	TAS	7310	House	3	\$459,000	\$449,000	2.22%	\$390	\$365	6.84%	4.41%
18	PRIMROSE SANDS	TAS	7173	House	2	\$485,000	\$467,500	3.74%	\$395	\$380	3.94%	4.23%
19	WYNYARD	TAS	7325	House	3	\$520,000	\$452,000	15.04%	\$395	\$410	-3.66%	3.95%
20	SCOTTSDALE	TAS	7260	House	3	\$384,000	\$387,000	-0.78%	\$400	\$360	11.11%	5.41%
21	DEVONPORT	TAS	7310	House	3	\$450,000	\$450,000	0.00%	\$400	\$380	5.26%	4.62%
22	CLAREMONT	TAS	7011	Unit	2	\$420,000	\$395,000	6.32%	\$400	\$400	0.00%	4.95%
23	WEST ULVERSTONE	TAS	7315	House	3	\$489,000	\$479,000	2.08%	\$410	\$400	2.50%	4.35%
24	ULVERSTONE	TAS	7315	House	3	\$499,000	\$475,000	5.05%	\$420	\$390	7.69%	4.37%
25	CLAREMONT	TAS	7011	House	2	\$485,000	\$450,000	7.77%	\$420	\$440	-4.55%	4.50%



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## TAS Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 CLARENDON VALE	TAS	7019	House	3	\$399,000	\$410,000	-2.69%	\$420	\$440	-4.55%	5.47%
▼	27 GLENORCHY	TAS	7010	Unit	2	\$425,000	\$427,500	-0.59%	\$420	\$400	5.00%	5.13%
▼	28 INVERMAY	TAS	7248	House	2	\$439,000	\$424,000	3.53%	\$420	\$400	5.00%	4.97%
▼	29 LATROBE	TAS	7307	House	3	\$595,000	\$560,000	6.25%	\$430	\$400	7.50%	3.75%
▼	30 MOWBRAY	TAS	7248	House	3	\$439,000	\$435,000	0.91%	\$430	\$405	6.17%	5.09%
▼	31 SOUTH LAUNCESTON	TAS	7249	House	2	\$495,000	\$449,000	10.24%	\$430	\$430	0.00%	4.51%
▲	32 PARK GROVE	TAS	7320	House	3	\$512,000	\$525,000	-2.48%	\$430	\$450	-4.45%	4.36%
▼	33 PENGUIN	TAS	7316	House	3	\$550,000	\$599,000	-8.19%	\$430	\$405	6.17%	4.06%
▼	34 DELORAINE	TAS	7304	House	3	\$549,000	\$499,000	10.02%	\$430	\$430	0.00%	4.07%
▼	35 BRIDGEWATER	TAS	7030	House	3	\$422,500	\$449,000	-5.91%	\$430	\$435	-1.15%	5.29%
▲	36 PRIMROSE SANDS	TAS	7173	House	3	\$535,000	\$577,000	-7.28%	\$445	\$450	-1.12%	4.32%
▲	37 SHEARWATER	TAS	7307	House	3	\$759,000	\$769,000	-1.31%	\$445	\$470	-5.32%	3.04%
▲	38 RISDON VALE	TAS	7016	House	3	\$449,000	\$470,000	-4.47%	\$450	\$455	-1.10%	5.21%
▼	39 NEWNHAM	TAS	7248	House	3	\$479,000	\$479,000	0.00%	\$450	\$420	7.14%	4.88%
▼	40 NEW NORFOLK	TAS	7140	House	3	\$487,000	\$465,000	4.73%	\$450	\$440	2.27%	4.80%
▼	41 INVERMAY	TAS	7248	House	3	\$499,000	\$477,500	4.50%	\$450	\$430	4.65%	4.68%
▼	42 KINGSTON	TAS	7050	Unit	2	\$499,500	\$530,000	-5.76%	\$450	\$450	0.00%	4.68%
▼	43 KINGS MEADOWS	TAS	7249	House	3	\$478,500	\$499,500	-4.21%	\$450	\$450	0.00%	4.89%
▼	44 DEVONPORT	TAS	7310	House	4	\$600,000	\$649,500	-7.63%	\$450	\$460	-2.18%	3.90%
▼	45 GLENORCHY	TAS	7010	House	2	\$440,000	\$495,000	-11.12%	\$450	\$435	3.44%	5.31%
▼	46 ST LEONARDS	TAS	7250	House	3	\$557,000	\$547,000	1.82%	\$460	\$460	0.00%	4.29%
▼	47 HUONVILLE	TAS	7109	House	3	\$600,000	\$650,000	-7.70%	\$465	\$475	-2.11%	4.03%
▼	48 CHIGWELL	TAS	7011	House	3	\$482,000	\$495,000	-2.63%	\$465	\$480	-3.13%	5.01%
▼	49 SUMMERHILL	TAS	7250	House	3	\$525,000	\$519,000	1.15%	\$470	\$450	4.44%	4.65%
▼	50 SOUTH LAUNCESTON	TAS	7249	House	3	\$549,000	\$595,000	-7.74%	\$480	\$460	4.34%	4.54%



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# Cheapest Rental Suburbs

## VIC Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	MOE	VIC	3825	Unit	2	\$265,000	\$270,000	-1.86%	\$265	\$250	6.00%	5.20%
2	ALBION	VIC	3020	Unit	Studio & 1	\$200,000	\$200,000	0.00%	\$270	\$230	17.39%	7.02%
3	HORSHAM	VIC	3400	Unit	2	\$299,000	\$320,000	-6.57%	\$280	\$280	0.00%	4.86%
4	MORWELL	VIC	3840	Unit	2	\$280,000	\$299,000	-6.36%	\$280	\$250	12.00%	5.20%
5	MILDURA	VIC	3500	Unit	2	\$280,000	\$260,000	7.69%	\$290	\$270	7.40%	5.38%
6	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$219,000	\$215,000	1.86%	\$290	\$250	16.00%	6.88%
7	KERANG	VIC	3579	House	3	\$280,000	\$295,000	-5.09%	\$290	\$275	5.45%	5.38%
8	MARYBOROUGH	VIC	3465	House	2	\$329,000	\$330,000	-0.31%	\$300	\$300	0.00%	4.74%
9	MOE	VIC	3825	House	2	\$297,500	\$295,000	0.84%	\$300	\$295	1.69%	5.24%
10	FRANKSTON	VIC	3199	Unit	Studio & 1	\$250,000	\$250,000	0.00%	\$300	\$270	11.11%	6.24%
11	DANDENONG	VIC	3175	Unit	Studio & 1	\$270,000	\$250,000	8.00%	\$300	\$280	7.14%	5.77%
12	BURWOOD	VIC	3125	Unit	Studio & 1	\$320,000	\$335,000	-4.48%	\$305	\$255	19.60%	4.95%
13	HORSHAM	VIC	3400	House	2	\$279,000	\$284,500	-1.94%	\$310	\$295	5.08%	5.77%
14	HAMILTON	VIC	3300	House	2	\$289,000	\$299,000	-3.35%	\$310	\$300	3.33%	5.57%
15	MORWELL	VIC	3840	House	2	\$289,500	\$280,000	3.39%	\$310	\$290	6.89%	5.56%
16	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$257,500	\$250,000	3.00%	\$310	\$260	19.23%	6.26%
17	LAKES ENTRANCE	VIC	3909	Unit	2	\$360,000	\$385,000	-6.50%	\$315	\$300	5.00%	4.55%
18	MILDURA	VIC	3500	House	2	\$280,000	\$274,000	2.18%	\$320	\$300	6.66%	5.94%
19	MELTON SOUTH	VIC	3338	Unit	2	\$345,000	\$322,500	6.97%	\$320	\$305	4.91%	4.82%
20	SHEPPARTON	VIC	3630	Unit	2	\$310,000	\$305,000	1.63%	\$320	\$295	8.47%	5.36%
21	PORTLAND	VIC	3305	Unit	2	\$290,000	\$309,000	-6.15%	\$320	\$300	6.66%	5.73%
22	CLAYTON	VIC	3168	Unit	Studio & 1	\$330,000	\$345,000	-4.35%	\$320	\$290	10.34%	5.04%
23	ARARAT	VIC	3377	House	2	\$295,000	\$275,000	7.27%	\$320	\$300	6.66%	5.64%
24	WANGARATTA	VIC	3677	Unit	2	\$345,000	\$342,500	0.72%	\$320	\$300	6.66%	4.82%
25	WENDOUREE	VIC	3355	House	2	\$382,500	\$395,000	-3.17%	\$325	\$300	8.33%	4.41%



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# Cheapest Rental Suburbs

## VIC Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 WODONGA	VIC	3690	Unit	2	\$349,000	\$319,000	9.40%	\$325	\$310	4.83%	4.84%
▲	27 WENDOUREE	VIC	3355	Unit	2	\$365,000	\$350,000	4.28%	\$330	\$290	13.79%	4.70%
▲	28 TRARALGON	VIC	3844	Unit	2	\$294,000	\$295,000	-0.34%	\$330	\$305	8.19%	5.83%
▼	29 ALBION	VIC	3020	Unit	2	\$325,000	\$285,000	14.03%	\$330	\$290	13.79%	5.28%
	30 BENALLA	VIC	3672	Unit	2	\$275,000	\$289,000	-4.85%	\$330	\$335	-1.50%	6.24%
📍	31 PAYNESVILLE	VIC	3880	Unit	2	\$369,000	\$387,000	-4.66%	\$330	\$340	-2.95%	4.65%
▼	32 SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$330,000	-1.52%	\$330	\$300	10.00%	5.28%
▬	33 MELTON	VIC	3337	Unit	2	\$354,000	\$330,000	7.27%	\$330	\$300	10.00%	4.84%
▬	34 MALVERN EAST	VIC	3145	Unit	Studio & 1	\$300,000	\$299,000	0.33%	\$330	\$300	10.00%	5.72%
▼	35 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$350,000	-1.43%	\$335	\$305	9.83%	5.04%
▲	36 SALE	VIC	3850	Unit	2	\$300,000	\$284,000	5.63%	\$335	\$320	4.68%	5.80%
▼	37 REDAN	VIC	3350	House	2	\$400,000	\$422,500	-5.33%	\$335	\$325	3.07%	4.35%
▲	38 BAIRNSDALE	VIC	3875	Unit	2	\$349,000	\$344,500	1.30%	\$340	\$320	6.25%	5.06%
▼	39 WERRIBEE	VIC	3030	Unit	2	\$390,000	\$380,000	2.63%	\$340	\$310	9.67%	4.53%
▬	40 ST ALBANS	VIC	3021	Unit	2	\$390,000	\$380,000	2.63%	\$345	\$315	9.52%	4.60%
📍	41 ST ALBANS	VIC	3021	house	2	\$470,000	\$575,000	-18.27%	\$350	\$330	6.06%	3.87%
▼	42 THORNBURY	VIC	3071	Unit	Studio & 1	\$350,000	\$340,000	2.94%	\$350	\$310	12.90%	5.20%
📍	43 SHEPPARTON	VIC	3630	House	2	\$330,000	\$340,000	-2.95%	\$350	\$320	9.37%	5.51%
📍	44 RESERVOIR	VIC	3073	Unit	Studio & 1	\$350,000	\$340,000	2.94%	\$350	\$320	9.37%	5.20%
📍	45 MARYBOROUGH	VIC	3465	House	3	\$395,000	\$395,000	0.00%	\$350	\$335	4.47%	4.60%
📍	46 MENTONE	VIC	3194	Unit	Studio & 1	\$355,000	\$337,500	5.18%	\$350	\$320	9.37%	5.12%
📍	47 NORLANE	VIC	3214	Unit	2	\$399,500	\$400,000	-0.13%	\$350	\$340	2.94%	4.55%
📍	48 NORLANE	VIC	3214	House	2	\$425,000	\$419,000	1.43%	\$350	\$320	9.37%	4.28%
▼	49 BAIRNSDALE	VIC	3875	House	2	\$375,000	\$360,000	4.16%	\$350	\$350	0.00%	4.85%
▼	50 BALLARAT EAST	VIC	3350	House	2	\$395,000	\$442,000	-10.64%	\$350	\$320	9.37%	4.60%



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# Cheapest Rental Suburbs

## WA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	1 MOUNT BARKER	WA	6324	House	3	\$327,000	\$300,000	9.00%	\$260	\$270	-3.71%	4.13%
▬	2 NARROGIN	WA	6312	House	3	\$240,000	\$212,500	12.94%	\$280	\$300	-6.67%	6.06%
▼	3 GERALDTON	WA	6530	Unit	2	\$210,000	\$189,000	11.11%	\$280	\$230	21.73%	6.93%
▬	4 KATANNING	WA	6317	House	3	\$252,500	\$192,000	31.51%	\$300	\$280	7.14%	6.17%
▲	5 NORTHAM	WA	6401	House	3	\$299,000	\$275,000	8.72%	\$320	\$300	6.66%	5.56%
▲	6 RANGEWAY	WA	6530	House	3	\$200,000	\$185,000	8.10%	\$330	\$290	13.79%	8.58%
▲	7 SHOALWATER	WA	6169	Unit	2	\$292,500	\$220,000	32.95%	\$335	\$300	11.66%	5.95%
▲	8 GERALDTON	WA	6530	House	2	\$215,000	\$230,000	-6.53%	\$335	\$320	4.68%	8.10%
▲	9 CARNARVON	WA	6701	House	3	\$272,500	\$242,500	12.37%	\$350	\$335	4.47%	6.67%
▲	10 SPALDING	WA	6530	House	3	\$279,000	\$229,000	21.83%	\$350	\$300	16.66%	6.52%
▼	11 ARMADALE	WA	6112	Unit	2	\$225,000	\$204,000	10.29%	\$355	\$300	18.33%	8.20%
▲	12 DERBY	WA	6728	House	3	\$280,000	\$270,000	3.70%	\$360	\$350	2.85%	6.68%
▲	13 ORELIA	WA	6167	Unit	2	\$199,000	\$180,000	10.55%	\$360	\$300	20.00%	9.40%
▲	14 WEMBLEY	WA	6014	Unit	Studio & 1	\$239,000	\$215,000	11.16%	\$360	\$310	16.12%	7.83%
▲	15 OSBORNE PARK	WA	6017	Unit	Studio & 1	\$220,000	\$185,000	18.91%	\$370	\$300	23.33%	8.74%
▲	16 MANDURAH	WA	6210	House	2	\$299,000	\$279,000	7.16%	\$370	\$330	12.12%	6.43%
▼	17 MANJIMUP	WA	6258	House	3	\$320,000	\$270,000	18.51%	\$370	\$350	5.71%	6.01%
▲	18 NARROGIN	WA	6312	House	4	\$350,000	\$352,500	-0.71%	\$370	\$385	-3.90%	5.49%
▲	19 KAMBALDA WEST	WA	6442	House	3	\$182,000	\$165,000	10.30%	\$375	\$350	7.14%	10.71%
▲	20 MOSMAN PARK	WA	6012	Unit	Studio & 1	\$259,000	\$250,000	3.60%	\$380	\$325	16.92%	7.62%
▲	21 MAYLANDS	WA	6051	Unit	Studio & 1	\$229,000	\$189,000	21.16%	\$380	\$320	18.75%	8.62%
▼	22 NORTHAM	WA	6401	House	4	\$417,500	\$385,000	8.44%	\$380	\$390	-2.57%	4.73%
▲	23 BUNBURY	WA	6230	House	2	\$350,000	\$330,000	6.06%	\$380	\$370	2.70%	5.64%
▬	24 VICTORIA PARK	WA	6100	Unit	Studio & 1	\$235,000	\$200,000	17.50%	\$380	\$305	24.59%	8.40%
▲	25 MANDURAH	WA	6210	Unit	2	\$275,000	\$249,000	10.44%	\$385	\$335	14.92%	7.28%



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# Cheapest Rental Suburbs

## WA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent				
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield	
▲	26	JURIEN BAY	WA	6516	House	3	\$449,000	\$399,000	12.53%	\$395	\$420	-5.96%	4.57%
▲	27	JOONDALUP	WA	6027	Unit	Studio & 1	\$299,500	\$275,000	8.90%	\$400	\$350	14.28%	6.94%
▲	28	ROCKINGHAM	WA	6168	Unit	Studio & 1	\$309,000	\$312,000	-0.97%	\$400	\$360	11.11%	6.73%
▲	29	ROCKINGHAM	WA	6168	House	2	\$350,000	\$327,500	6.87%	\$400	\$380	5.26%	5.94%
▼	30	SOUTH BUNBURY	WA	6230	House	2	\$355,000	\$336,000	5.65%	\$400	\$330	21.21%	5.85%
▼	31	ARMADALE	WA	6112	House	2	\$250,000	\$230,000	8.69%	\$400	\$300	33.33%	8.32%
▲	32	COLLIE	WA	6225	House	3	\$300,000	\$275,000	9.09%	\$400	\$360	11.11%	6.93%
▲	33	SPENCER PARK	WA	6330	House	3	\$432,500	\$385,000	12.33%	\$415	\$400	3.75%	4.98%
▲	34	MOUNT MELVILLE	WA	6330	House	3	\$499,000	\$520,000	-4.04%	\$415	\$400	3.75%	4.32%
▲	35	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$275,000	\$249,000	10.44%	\$415	\$350	18.57%	7.84%
▲	36	MOUNT TARCOOLA	WA	6530	House	3	\$362,500	\$349,000	3.86%	\$420	\$360	16.66%	6.02%
▲	37	ROCKINGHAM	WA	6168	Unit	2	\$319,500	\$299,500	6.67%	\$420	\$360	16.66%	6.83%
▲	38	CRAWLEY	WA	6009	Unit	Studio & 1	\$422,500	\$440,000	-3.98%	\$420	\$350	20.00%	5.16%
▲	39	ELLENBROOK	WA	6069	Unit	2	\$309,000	\$289,000	6.92%	\$420	\$380	10.52%	7.06%
▲	40	GERALDTON	WA	6530	House	3	\$345,000	\$335,000	2.98%	\$420	\$370	13.51%	6.33%
▲	41	CLAREMONT	WA	6010	Unit	Studio & 1	\$477,000	\$440,000	8.40%	\$420	\$380	10.52%	4.57%
▲	42	YAKAMIA	WA	6330	House	3	\$389,000	\$396,500	-1.90%	\$420	\$395	6.32%	5.61%
▼	43	WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$279,000	\$349,000	-20.06%	\$425	\$350	21.42%	7.92%
🚩	44	COCKBURN CENTRAL	WA	6164	Unit	Studio & 1	\$310,000	\$295,000	5.08%	\$425	\$360	18.05%	7.12%
🚩	45	PINJARRA	WA	6208	House	3	\$399,000	\$369,000	8.13%	\$425	\$400	6.25%	5.53%
🚩	46	MIDLAND	WA	6056	House	2	\$320,000	\$325,000	-1.54%	\$425	\$350	21.42%	6.90%
	47	NORTH PERTH	WA	6006	Unit	Studio & 1	\$295,000	\$269,000	9.66%	\$430	\$350	22.85%	7.57%
🚩	48	HIGHGATE	WA	6003	Unit	Studio & 1	\$300,000	\$279,000	7.52%	\$430	\$360	19.44%	7.45%
🚩	49	MAYLANDS	WA	6051	Unit	2	\$309,000	\$299,000	3.34%	\$435	\$350	24.28%	7.32%
🚩	50	WITHERS	WA	6230	House	3	\$330,000	\$270,000	22.22%	\$435	\$360	20.83%	6.85%



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