

Suburb Performance Reports



Invest Better with Unique Suburb Data

... 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.



My Valuer

Accurately estimate the value of any residential property and view on the market and sales history for better negotiation.



Property Analyser

Analyse your property investments; create 10-year cash flow and capital growth forecasts to be 100% confident in each decision you make.



Xero

Integrate your property portfolio with Xero and get real-time pulse on your cash flow and investments.



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Access exclusive, off-the-plan opportunities ahead of the rest of the market.



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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 WHYALLA STUART	SA	5608	Townhouse	3	\$185,000	\$149,500	23.74%	\$255	\$240	6.25%	7.16%
	2 WHYALLA STUART	SA	5608	House	3	\$218,500	\$220,000	-0.69%	\$260	\$265	-1.89%	6.18%
	3 BROKEN HILL	NSW	2880	House	2	\$160,000	\$140,000	14.28%	\$270	\$275	-1.82%	8.77%
	4 MOE	VIC	3825	Unit	2	\$252,500	\$265,000	-4.72%	\$270	\$260	3.84%	5.56%
	5 MOUNT GAMBIER	SA	5290	Unit	2	\$264,500	\$230,000	15.00%	\$270	\$260	3.84%	5.30%
	6 WARWICK	QLD	4370	House	2	\$349,000	\$325,000	7.38%	\$275	\$330	-16.67%	4.09%
	7 TRARALGON	VIC	3844	Unit	Studio & 1	\$234,000	\$198,000	18.18%	\$280	\$270	3.70%	6.22%
	8 WHYALLA NORRIE	SA	5608	House	3	\$265,000	\$244,500	8.38%	\$280	\$280	0.00%	5.49%
	9 WHYALLA NORRIE	SA	5608	Townhouse	3	\$199,500	\$187,500	6.40%	\$280	\$260	7.69%	7.29%
	10 MARYBOROUGH	VIC	3465	House	2	\$320,000	\$328,000	-2.44%	\$280	\$320	-12.50%	4.55%
	11 MORWELL	VIC	3840	Unit	2	\$276,000	\$289,000	-4.50%	\$290	\$270	7.40%	5.46%
	12 PORT AUGUSTA	SA	5700	House	2	\$225,000	\$195,000	15.38%	\$290	\$280	3.57%	6.70%
	13 HORSHAM	VIC	3400	Unit	2	\$312,000	\$299,000	4.34%	\$290	\$280	3.57%	4.83%
	14 NARROGIN	WA	6312	House	3	\$260,000	\$240,000	8.33%	\$295	\$280	5.35%	5.90%
	15 NHILL	VIC	3418	House	3	\$285,000	\$279,000	2.15%	\$300	\$290	3.44%	5.47%
	16 MILLICENT	SA	5280	House	3	\$347,000	\$320,000	8.43%	\$300	\$300	0.00%	4.49%
	17 MARYBOROUGH	VIC	3465	Unit	2	\$299,000	\$303,500	-1.49%	\$300	\$290	3.44%	5.21%
	18 KERANG	VIC	3579	House	3	\$305,000	\$285,000	7.01%	\$300	\$295	1.69%	5.11%
	19 PORT AUGUSTA	SA	5700	House	3	\$257,500	\$229,500	12.20%	\$300	\$300	0.00%	6.05%
	20 PORT LINCOLN	SA	5606	Unit	2	\$300,000	\$249,000	20.48%	\$300	\$270	11.11%	5.20%
	21 QUEENSTOWN	TAS	7467	House	3	\$245,000	\$255,000	-3.93%	\$300	\$265	13.20%	6.36%
	22 SOUTH GLADSTONE	QLD	4680	Unit	2	\$210,000	\$173,500	21.03%	\$300	\$270	11.11%	7.42%
	23 GERALDTON	WA	6530	Unit	2	\$250,000	\$199,000	25.62%	\$300	\$260	15.38%	6.24%
	24 GLEN INNES	NSW	2370	House	2	\$330,000	\$300,000	10.00%	\$300	\$280	7.14%	4.72%
	25 CONDOBOLIN	NSW	2877	House	3	\$275,000	\$262,500	4.76%	\$300	\$300	0.00%	5.67%



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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 ALBION	VIC	3020	Unit	Studio & 1	\$205,000	\$200,000	2.50%	\$300	\$260	15.38%	7.60%
▼	27 INVERELL	NSW	2360	House	2	\$290,000	\$285,000	1.75%	\$305	\$290	5.17%	5.46%
▲	28 YOUNG	NSW	2594	House	2	\$392,000	\$370,000	5.94%	\$310	\$300	3.33%	4.11%
▲	29 HIGHTON	VIC	3216	Unit	Studio & 1	\$289,500	\$300,000	-3.50%	\$315	\$290	8.62%	5.65%
▲	30 HORSHAM	VIC	3400	House	2	\$295,000	\$274,000	7.66%	\$320	\$310	3.22%	5.64%
▲	31 EMERALD	QLD	4720	Unit	2	\$210,000	\$185,000	13.51%	\$320	\$310	3.22%	7.92%
▲	32 ARMIDALE	NSW	2350	Unit	2	\$295,000	\$289,000	2.07%	\$320	\$300	6.66%	5.64%
▼	33 BARCALDINE	QLD	4725	House	3	\$275,000	\$249,500	10.22%	\$320	\$300	6.66%	6.05%
	34 SALE	VIC	3850	Unit	2	\$320,000	\$299,000	7.02%	\$320	\$340	-5.89%	5.20%
	35 MANDURAH	WA	6210	Unit	Studio & 1	\$279,000	\$214,500	30.06%	\$320	\$280	14.28%	5.96%
▼	36 LAVINGTON	NSW	2641	Unit	2	\$289,000	\$270,000	7.03%	\$320	\$295	8.47%	5.75%
▼	37 LONGREACH	QLD	4730	House	3	\$255,000	\$230,000	10.86%	\$320	\$310	3.22%	6.52%
▲	38 MOE	VIC	3825	House	2	\$295,000	\$295,000	0.00%	\$320	\$300	6.66%	5.64%
▼	39 NOBLE PARK	VIC	3174	Unit	Studio & 1	\$249,000	\$220,000	13.18%	\$320	\$280	14.28%	6.68%
▲	40 MORWELL	VIC	3840	House	2	\$285,000	\$289,500	-1.56%	\$325	\$300	8.33%	5.92%
▲	41 WENDOUREE	VIC	3355	Unit	2	\$320,000	\$377,000	-15.12%	\$325	\$325	0.00%	5.28%
▲	42 WAIKERIE	SA	5330	House	3	\$334,000	\$290,000	15.17%	\$330	\$310	6.45%	5.13%
▲	43 WYNYARD	TAS	7325	Unit	2	\$330,000	\$292,000	13.01%	\$330	\$325	1.53%	5.20%
▬	44 WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$265,000	\$260,000	1.92%	\$330	\$300	10.00%	6.47%
🚩	45 MILDURA	VIC	3500	Unit	2	\$270,000	\$280,000	-3.58%	\$330	\$290	13.79%	6.35%
🚩	46 MELTON SOUTH	VIC	3338	Unit	2	\$350,000	\$347,000	0.86%	\$330	\$320	3.12%	4.90%
🚩	47 LOXTON	SA	5333	House	3	\$390,000	\$345,000	13.04%	\$330	\$320	3.12%	4.40%
🚩	48 PORTLAND	VIC	3305	Unit	2	\$300,000	\$305,000	-1.64%	\$330	\$310	6.45%	5.72%
▼	49 ARARAT	VIC	3377	House	2	\$289,500	\$295,000	-1.87%	\$330	\$310	6.45%	5.92%
▼	50 BURWOOD	VIC	3125	Unit	Studio & 1	\$320,000	\$330,000	-3.04%	\$330	\$300	10.00%	5.36%







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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	\$400,000	\$407,500	-1.85%	\$450	\$450	0.00%	5.85%
	2 WRIGHT	ACT	2611	Unit	2	\$499,000	\$520,000	-4.04%	\$570	\$570	0.00%	5.93%
	3 WRIGHT	ACT	2611	Townhouse	3	\$780,000	\$725,000	7.58%	\$660	\$660	0.00%	4.40%
	4 WHITLAM	ACT	2611	House	4	\$1,300,000	\$1,292,000	0.61%	\$945	\$950	-0.53%	3.78%



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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	\$160,000	\$140,000	14.28%	\$270	\$275	-1.82%	8.77%
2	CONDOBOLIN	NSW	2877	House	3	\$275,000	\$262,500	4.76%	\$300	\$300	0.00%	5.67%
3	GLEN INNES	NSW	2370	House	2	\$330,000	\$300,000	10.00%	\$300	\$280	7.14%	4.72%
4	INVERELL	NSW	2360	House	2	\$290,000	\$285,000	1.75%	\$305	\$290	5.17%	5.46%
5	YOUNG	NSW	2594	House	2	\$392,000	\$370,000	5.94%	\$310	\$300	3.33%	4.11%
6	ARMIDALE	NSW	2350	Unit	2	\$295,000	\$289,000	2.07%	\$320	\$300	6.66%	5.64%
7	LAVINGTON	NSW	2641	Unit	2	\$289,000	\$270,000	7.03%	\$320	\$295	8.47%	5.75%
8	COBAR	NSW	2835	House	3	\$219,000	\$199,500	9.77%	\$330	\$300	10.00%	7.83%
9	BROKEN HILL	NSW	2880	House	3	\$227,500	\$210,000	8.33%	\$335	\$320	4.68%	7.65%
10	TAMWORTH	NSW	2340	Unit	2	\$329,000	\$310,000	6.12%	\$340	\$320	6.25%	5.37%
11	TAREE	NSW	2430	Unit	2	\$310,000	\$320,000	-3.13%	\$350	\$330	6.06%	5.87%
12	QUEANBEYAN	NSW	2620	Unit	Studio & 1	\$299,000	\$305,000	-1.97%	\$350	\$330	6.06%	6.08%
13	LITHGOW	NSW	2790	House	2	\$442,000	\$420,000	5.23%	\$350	\$320	9.37%	4.11%
14	MULWALA	NSW	2647	Unit	2	\$344,500	\$380,000	-9.35%	\$350	\$350	0.00%	5.28%
15	ARMIDALE	NSW	2350	House	2	\$375,000	\$350,000	7.14%	\$350	\$330	6.06%	4.85%
16	DUBBO	NSW	2830	Unit	2	\$315,000	\$330,000	-4.55%	\$350	\$320	9.37%	5.77%
17	EAST ALBURY	NSW	2640	Unit	2	\$325,000	\$276,500	17.54%	\$350	\$325	7.69%	5.60%
18	GLEN INNES	NSW	2370	House	3	\$380,000	\$355,000	7.04%	\$360	\$350	2.85%	4.92%
19	TAMWORTH	NSW	2340	House	2	\$369,000	\$375,000	-1.60%	\$360	\$340	5.88%	5.07%
20	WAGGA WAGGA	NSW	2650	Unit	2	\$365,000	\$360,000	1.38%	\$360	\$340	5.88%	5.12%
21	TEMORA	NSW	2666	House	3	\$422,500	\$380,000	11.18%	\$370	\$355	4.22%	4.55%
22	MOREE	NSW	2400	House	3	\$327,000	\$310,000	5.48%	\$370	\$350	5.71%	5.88%
23	JUNEE	NSW	2663	House	3	\$449,000	\$420,000	6.90%	\$375	\$360	4.16%	4.34%
24	DUBBO	NSW	2830	Townhouse	2	\$395,000	\$400,000	-1.25%	\$375	\$360	4.16%	4.93%
25	DUBBO	NSW	2830	House	2	\$417,500	\$395,000	5.69%	\$380	\$360	5.55%	4.73%



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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 COWRA	NSW	2794	House	3	\$409,000	\$387,000	5.68%	\$380	\$360	5.55%	4.83%
▲	27 INVERELL	NSW	2360	House	3	\$379,000	\$369,500	2.57%	\$380	\$370	2.70%	5.21%
▲	28 GUYRA	NSW	2365	House	3	\$392,500	\$369,000	6.36%	\$380	\$320	18.75%	5.03%
▲	29 BATHURST	NSW	2795	Unit	2	\$440,000	\$434,500	1.26%	\$380	\$360	5.55%	4.49%
▲	30 CASINO	NSW	2470	House	2	\$395,000	\$379,000	4.22%	\$380	\$360	5.55%	5.00%
▲	31 LEETON	NSW	2705	House	3	\$380,000	\$340,000	11.76%	\$380	\$360	5.55%	5.20%
▼	32 NARRANDERA	NSW	2700	House	3	\$322,500	\$320,000	0.78%	\$380	\$360	5.55%	6.12%
▼	33 TOCUMWAL	NSW	2714	House	3	\$520,000	\$480,000	8.33%	\$380	\$380	0.00%	3.80%
▬	34 ASHMONT	NSW	2650	House	3	\$425,000	\$392,500	8.28%	\$385	\$340	13.23%	4.71%
▲	35 DENILIQUIN	NSW	2710	House	3	\$335,000	\$330,000	1.51%	\$385	\$380	1.31%	5.97%
▲	36 BATEMANS BAY	NSW	2536	Unit	2	\$540,000	\$534,000	1.12%	\$390	\$400	-2.50%	3.75%
▬	37 CABRAMATTA	NSW	2166	Unit	2	\$410,000	\$395,000	3.79%	\$390	\$350	11.42%	4.94%
▬	38 TAREE	NSW	2430	House	2	\$429,000	\$392,500	9.29%	\$390	\$360	8.33%	4.72%
🚩	39 TAREE	NSW	2430	Townhouse	2	\$395,000	\$320,000	23.43%	\$390	\$380	2.63%	5.13%
▲	40 GLEN INNES	NSW	2370	House	4	\$610,000	\$524,500	16.30%	\$395	\$360	9.72%	3.36%
▲	41 GOULBURN	NSW	2580	House	2	\$480,000	\$459,000	4.57%	\$395	\$375	5.33%	4.27%
▲	42 WELLINGTON	NSW	2820	House	3	\$339,000	\$349,000	-2.87%	\$395	\$365	8.21%	6.05%
	43 WARWICK FARM	NSW	2170	Unit	Studio & 1	\$382,500	\$371,500	2.96%	\$400	\$400	0.00%	5.43%
🚩	44 YOUNG	NSW	2594	House	3	\$470,000	\$441,000	6.57%	\$400	\$375	6.66%	4.42%
🚩	45 COOLAMON	NSW	2701	House	3	\$446,000	\$442,500	0.79%	\$400	\$400	0.00%	4.66%
▲	46 CAMPBELLTOWN	NSW	2560	Unit	Studio & 1	\$432,000	\$429,500	0.58%	\$400	\$350	14.28%	4.81%
🚩	47 BATHURST	NSW	2795	House	2	\$475,000	\$494,500	-3.95%	\$400	\$380	5.26%	4.37%
🚩	48 BLACKTOWN	NSW	2148	Unit	Studio & 1	\$420,000	\$420,000	0.00%	\$400	\$400	0.00%	4.95%
🚩	49 TUNCURRY	NSW	2428	Unit	2	\$449,000	\$465,000	-3.45%	\$400	\$380	5.26%	4.63%
▼	50 PARKES	NSW	2870	House	3	\$440,000	\$425,000	3.52%	\$400	\$390	2.56%	4.72%



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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	LEANYER	NT	0812	Unit	2	\$335,000	\$335,000	0.00%	\$400	\$450	-11.12%	6.20%
2	KATHERINE	NT	0850	Unit	2	\$265,000	\$270,000	-1.86%	\$400	\$380	5.26%	7.84%
3	GILLEN	NT	0870	Unit	2	\$282,500	\$299,000	-5.52%	\$430	\$430	0.00%	7.91%
4	GRAY	NT	0830	Unit	2	\$264,500	\$260,000	1.73%	\$430	\$410	4.87%	8.45%
5	DARWIN CITY	NT	0800	Unit	Studio & 1	\$290,000	\$270,000	7.40%	\$470	\$450	4.44%	8.42%
6	MILLNER	NT	0810	Unit	2	\$299,000	\$312,000	-4.17%	\$470	\$450	4.44%	8.17%
7	NIGHTCLIFF	NT	0810	Unit	2	\$390,000	\$400,000	-2.50%	\$480	\$480	0.00%	6.40%
8	RAPID CREEK	NT	0810	Unit	2	\$399,500	\$425,000	-6.00%	\$485	\$480	1.04%	6.31%
9	KATHERINE	NT	0850	House	3	\$355,000	\$369,000	-3.80%	\$500	\$480	4.16%	7.32%
10	COCONUT GROVE	NT	0810	Unit	2	\$355,000	\$357,500	-0.70%	\$500	\$500	0.00%	7.32%
11	GRAY	NT	0830	House	3	\$410,000	\$400,000	2.50%	\$515	\$490	5.10%	6.53%
12	MOULDEN	NT	0830	House	3	\$439,000	\$395,000	11.13%	\$520	\$500	4.00%	6.15%
13	LARRAKEYAH	NT	0820	Unit	2	\$399,000	\$399,000	0.00%	\$525	\$505	3.96%	6.84%
14	SADADEEN	NT	0870	House	3	\$442,000	\$445,000	-0.68%	\$530	\$530	0.00%	6.23%
15	PARAP	NT	0820	Unit	2	\$420,000	\$398,000	5.52%	\$550	\$520	5.76%	6.80%
16	STUART PARK	NT	0820	Unit	2	\$385,000	\$387,500	-0.65%	\$550	\$550	0.00%	7.42%
17	BRAITLING	NT	0870	House	3	\$449,000	\$479,000	-6.27%	\$550	\$550	0.00%	6.36%
18	WOODROFFE	NT	0830	House	3	\$444,500	\$449,000	-1.01%	\$550	\$500	10.00%	6.43%
19	BAKEWELL	NT	0832	House	3	\$480,000	\$492,500	-2.54%	\$560	\$550	1.81%	6.06%
20	ROSEBERY	NT	0832	House	3	\$515,000	\$488,000	5.53%	\$565	\$560	0.89%	5.70%
21	GILLEN	NT	0870	House	3	\$448,500	\$468,000	-4.17%	\$570	\$560	1.78%	6.60%
22	GUNN	NT	0832	House	3	\$479,000	\$457,500	4.69%	\$575	\$550	4.54%	6.24%
23	DURACK	NT	0830	House	3	\$532,000	\$510,000	4.31%	\$580	\$595	-2.53%	5.66%
24	DARWIN CITY	NT	0800	Unit	2	\$430,000	\$449,000	-4.24%	\$600	\$580	3.44%	7.25%
25	KATHERINE	NT	0850	House	4	\$482,500	\$490,000	-1.54%	\$615	\$630	-2.39%	6.62%



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						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	26 LEANYER	NT	0812	House	3	\$564,500	\$550,000	2.63%	\$625	\$600	4.16%	5.75%
	27 LARRAKEYAH	NT	0820	Unit	3	\$595,000	\$520,000	14.42%	\$650	\$700	-7.15%	5.68%
	28 STUART PARK	NT	0820	Unit	3	\$499,000	\$504,500	-1.10%	\$650	\$630	3.17%	6.77%
	29 GUNN	NT	0832	House	4	\$587,000	\$572,500	2.53%	\$650	\$650	0.00%	5.75%
	30 ARALUEN	NT	0870	House	3	\$535,000	\$529,000	1.13%	\$670	\$600	11.66%	6.51%
	31 PARAP	NT	0820	Unit	3	\$630,000	\$649,000	-2.93%	\$670	\$650	3.07%	5.53%
	32 BELLAMACK	NT	0832	House	4	\$649,000	\$649,000	0.00%	\$690	\$680	1.47%	5.52%
	33 ZUCCOLI	NT	0832	House	3	\$569,000	\$570,000	-0.18%	\$690	\$650	6.15%	6.30%
	34 DURACK	NT	0830	House	4	\$630,000	\$639,000	-1.41%	\$700	\$680	2.94%	5.77%
	35 ROSEBERY	NT	0832	House	4	\$627,000	\$599,000	4.67%	\$700	\$680	2.94%	5.80%
	36 DARWIN CITY	NT	0800	Unit	3	\$724,500	\$577,500	25.45%	\$750	\$750	0.00%	5.38%
	37 ZUCCOLI	NT	0832	House	4	\$677,000	\$619,500	9.28%	\$750	\$700	7.14%	5.76%
	38 MUIRHEAD	NT	0810	House	4	\$800,000	\$740,000	8.10%	\$800	\$790	1.26%	5.20%
	39 LYONS	NT	0810	House	4	\$755,000	\$769,500	-1.89%	\$900	\$810	11.11%	6.19%



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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 WARWICK	QLD	4370	House	2	\$349,000	\$325,000	7.38%	\$275	\$330	-16.67%	4.09%
▲	2 SOUTH GLADSTONE	QLD	4680	Unit	2	\$210,000	\$173,500	21.03%	\$300	\$270	11.11%	7.42%
▲	3 LONGREACH	QLD	4730	House	3	\$255,000	\$230,000	10.86%	\$320	\$310	3.22%	6.52%
▲	4 EMERALD	QLD	4720	Unit	2	\$210,000	\$185,000	13.51%	\$320	\$310	3.22%	7.92%
▼	5 BARCALDINE	QLD	4725	House	3	\$275,000	\$249,500	10.22%	\$320	\$300	6.66%	6.05%
▲	6 BILOELA	QLD	4715	House	3	\$299,000	\$267,500	11.77%	\$340	\$345	-1.45%	5.91%
▲	7 INGHAM	QLD	4850	House	3	\$275,000	\$245,000	12.24%	\$340	\$320	6.25%	6.42%
▲	8 KIRWAN	QLD	4817	Unit	2	\$262,500	\$222,000	18.24%	\$345	\$325	6.15%	6.83%
▲	9 KINGAROY	QLD	4610	Unit	2	\$249,500	\$217,500	14.71%	\$350	\$330	6.06%	7.29%
▲	10 MANUNDA	QLD	4870	Unit	Studio & 1	\$199,000	\$159,000	25.15%	\$350	\$300	16.66%	9.14%
▲	11 MARYBOROUGH	QLD	4650	House	2	\$377,000	\$319,000	18.18%	\$350	\$330	6.06%	4.82%
▲	12 ROSSLEA	QLD	4812	Unit	2	\$250,000	\$215,000	16.27%	\$350	\$330	6.06%	7.28%
▲	13 ROCKHAMPTON CITY	QLD	4700	House	2	\$267,500	\$227,500	17.58%	\$350	\$330	6.06%	6.80%
▲	14 PIMLICO	QLD	4812	Unit	2	\$249,000	\$219,000	13.69%	\$350	\$315	11.11%	7.30%
▲	15 BLACKWATER	QLD	4717	House	3	\$239,000	\$215,000	11.16%	\$350	\$295	18.64%	7.61%
▲	16 CHINCHILLA	QLD	4413	House	3	\$327,500	\$261,500	25.23%	\$350	\$335	4.47%	5.55%
▲	17 WEST END	QLD	4810	Unit	2	\$275,000	\$230,000	19.56%	\$350	\$330	6.06%	6.61%
▲	18 WESTCOURT	QLD	4870	Unit	Studio & 1	\$300,000	\$279,000	7.52%	\$360	\$330	9.09%	6.24%
▲	19 WILSONTON	QLD	4350	Unit	2	\$325,000	\$325,000	0.00%	\$360	\$345	4.34%	5.76%
▲	20 HERMIT PARK	QLD	4812	Unit	2	\$254,000	\$218,000	16.51%	\$360	\$320	12.50%	7.37%
▲	21 MOUNT ISA	QLD	4825	House	2	\$199,000	\$228,500	-12.92%	\$360	\$390	-7.70%	9.40%
▲	22 KEARNEYS SPRING	QLD	4350	Unit	2	\$357,500	\$325,000	10.00%	\$365	\$360	1.38%	5.30%
▼	23 RUSSELL ISLAND	QLD	4184	House	2	\$399,000	\$349,000	14.32%	\$365	\$350	4.28%	4.75%
▲	24 BOWEN	QLD	4805	Unit	2	\$304,000	\$260,000	16.92%	\$365	\$360	1.38%	6.24%
▼	25 BOWEN	QLD	4805	House	2	\$354,000	\$354,000	0.00%	\$365	\$370	-1.36%	5.36%



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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 COLLINSVILLE	QLD	4804	House	3	\$199,000	\$190,000	4.73%	\$370	\$350	5.71%	9.66%
▲	27 MOURA	QLD	4718	House	3	\$205,000	\$200,000	2.50%	\$370	\$340	8.82%	9.38%
▲	28 NORTH WARD	QLD	4810	Unit	Studio & 1	\$199,000	\$189,000	5.29%	\$375	\$340	10.29%	9.79%
▼	29 HARRISTOWN	QLD	4350	Unit	2	\$399,500	\$355,000	12.53%	\$375	\$345	8.69%	4.88%
▲	30 GLADSTONE	QLD	4680	Unit	2	\$300,000	\$247,000	21.45%	\$380	\$330	15.15%	6.58%
▲	31 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$259,000	\$225,000	15.11%	\$380	\$350	8.57%	7.62%
▲	32 BEENLEIGH	QLD	4207	Unit	2	\$367,000	\$339,500	8.10%	\$380	\$370	2.70%	5.38%
▼	33 NEWTOWN	QLD	4350	Unit	2	\$350,000	\$299,000	17.05%	\$380	\$350	8.57%	5.64%
▲	34 MACKAY	QLD	4740	Unit	Studio & 1	\$269,000	\$295,000	-8.82%	\$380	\$370	2.70%	7.34%
▲	35 ROMA	QLD	4455	House	3	\$300,000	\$280,000	7.14%	\$385	\$350	10.00%	6.67%
▲	36 EMERALD	QLD	4720	Unit	3	\$269,000	\$254,000	5.90%	\$385	\$355	8.45%	7.44%
▲	37 WOODRIDGE	QLD	4114	Townhouse	2	\$379,000	\$257,000	47.47%	\$385	\$350	10.00%	5.28%
▲	38 WEST END	QLD	4810	House	2	\$354,500	\$350,000	1.28%	\$385	\$350	10.00%	5.64%
▲	39 WATERFORD WEST	QLD	4133	Townhouse	2	\$382,500	\$279,000	37.09%	\$390	\$360	8.33%	5.30%
🚩	40 BEENLEIGH	QLD	4207	Townhouse	2	\$360,000	\$287,500	25.21%	\$390	\$350	11.42%	5.63%
▲	41 CABOOLTURE	QLD	4510	Unit	2	\$347,000	\$289,000	20.06%	\$390	\$350	11.42%	5.84%
	42 BUNGALOW	QLD	4870	Unit	2	\$290,000	\$194,500	49.10%	\$390	\$360	8.33%	6.99%
▼	43 CLERMONT	QLD	4721	House	3	\$267,500	\$270,000	-0.93%	\$390	\$350	11.42%	7.58%
▲	44 OAKEY	QLD	4401	House	3	\$420,000	\$354,500	18.47%	\$390	\$350	11.42%	4.82%
🚩	45 NEWTOWN	QLD	4350	Unit	3	\$435,000	\$399,000	9.02%	\$395	\$390	1.28%	4.72%
▼	46 KINGAROY	QLD	4610	House	2	\$312,500	\$260,000	20.19%	\$395	\$350	12.85%	6.57%
🚩	47 SOUTH TOOWOOMBA	QLD	4350	Unit	2	\$450,000	\$349,000	28.93%	\$395	\$360	9.72%	4.56%
	48 EAGLEBY	QLD	4207	Unit	2	\$399,500	\$290,000	37.75%	\$395	\$375	5.33%	5.14%
🚩	49 WOREE	QLD	4868	Unit	2	\$299,000	\$212,000	41.03%	\$395	\$350	12.85%	6.86%
🚩	50 WOODRIDGE	QLD	4114	House	2	\$380,000	\$269,000	41.26%	\$400	\$350	14.28%	5.47%



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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 STUART	SA	5608	Townhouse	3	\$185,000	\$149,500	23.74%	\$255	\$240	6.25%	7.16%
2	WHYALLA STUART	SA	5608	House	3	\$218,500	\$220,000	-0.69%	\$260	\$265	-1.89%	6.18%
3	MOUNT GAMBIER	SA	5290	Unit	2	\$264,500	\$230,000	15.00%	\$270	\$260	3.84%	5.30%
4	WHYALLA NORRIE	SA	5608	House	3	\$265,000	\$244,500	8.38%	\$280	\$280	0.00%	5.49%
5	WHYALLA NORRIE	SA	5608	Townhouse	3	\$199,500	\$187,500	6.40%	\$280	\$260	7.69%	7.29%
6	PORT AUGUSTA	SA	5700	House	2	\$225,000	\$195,000	15.38%	\$290	\$280	3.57%	6.70%
7	PORT AUGUSTA	SA	5700	House	3	\$257,500	\$229,500	12.20%	\$300	\$300	0.00%	6.05%
8	PORT LINCOLN	SA	5606	Unit	2	\$300,000	\$249,000	20.48%	\$300	\$270	11.11%	5.20%
9	MILLCENT	SA	5280	House	3	\$347,000	\$320,000	8.43%	\$300	\$300	0.00%	4.49%
10	LOXTON	SA	5333	House	3	\$390,000	\$345,000	13.04%	\$330	\$320	3.12%	4.40%
11	WAIKERIE	SA	5330	House	3	\$334,000	\$290,000	15.17%	\$330	\$310	6.45%	5.13%
12	MOUNT GAMBIER	SA	5290	House	2	\$335,000	\$297,000	12.79%	\$340	\$330	3.03%	5.27%
13	ROXBYS DOWNS	SA	5725	House	3	\$250,000	\$270,000	-7.41%	\$340	\$360	-5.56%	7.07%
14	PORT AUGUSTA WEST	SA	5700	House	3	\$251,000	\$245,000	2.44%	\$350	\$320	9.37%	7.25%
15	PORT AUGUSTA	SA	5700	House	4	\$320,000	\$259,000	23.55%	\$355	\$350	1.42%	5.76%
16	WHYALLA	SA	5600	house	3	\$419,000	\$357,000	17.36%	\$355	\$350	1.42%	4.40%
17	PORT PIRIE	SA	5540	House	3	\$267,000	\$249,000	7.22%	\$360	\$295	22.03%	7.01%
18	NARACORTE	SA	5271	House	3	\$380,000	\$330,000	15.15%	\$360	\$340	5.88%	4.92%
19	BARMERA	SA	5345	House	3	\$375,000	\$315,000	19.04%	\$360	\$350	2.85%	4.99%
20	BERRI	SA	5343	House	3	\$342,500	\$320,000	7.03%	\$365	\$340	7.35%	5.54%
21	WALLAROO	SA	5556	House	3	\$459,000	\$375,000	22.40%	\$370	\$350	5.71%	4.19%
22	RENMARK	SA	5341	House	3	\$380,000	\$349,000	8.88%	\$375	\$380	-1.32%	5.13%
23	WHYALLA STUART	SA	5608	House	4	\$359,500	\$329,500	9.10%	\$380	\$370	2.70%	5.49%
24	WHYALLA PLAYFORD	SA	5600	House	3	\$350,000	\$299,000	17.05%	\$385	\$340	13.23%	5.72%
25	MORPHETT VALE	SA	5162	Unit	2	\$422,000	\$369,000	14.36%	\$400	\$350	14.28%	4.92%



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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 BROOKLYN PARK	SA	5032	Unit	2	\$360,000	\$292,500	23.07%	\$400	\$350	14.28%	5.77%
▼	27 SALISBURY	SA	5108	Unit	2	\$285,000	\$249,000	14.45%	\$405	\$330	22.72%	7.38%
	28 KURRALTA PARK	SA	5037	Unit	2	\$350,000	\$300,000	16.66%	\$410	\$345	18.84%	6.09%
▲	29 ROXBY DOWNS	SA	5725	House	4	\$310,000	\$340,000	-8.83%	\$415	\$410	1.21%	6.96%
▲	30 PORT PIRIE	SA	5540	House	4	\$399,000	\$380,000	5.00%	\$420	\$400	5.00%	5.47%
▲	31 NEW PORT	SA	5015	Unit	Studio & 1	\$395,000	\$329,000	20.06%	\$420	\$400	5.00%	5.52%
▲	32 WHYALLA JENKINS	SA	5609	House	4	\$420,000	\$360,000	16.66%	\$420	\$420	0.00%	5.20%
▼	33 ELIZABETH GROVE	SA	5112	House	3	\$462,500	\$330,000	40.15%	\$425	\$350	21.42%	4.77%
▼	34 MOUNT GAMBIER	SA	5290	House	3	\$449,000	\$385,000	16.62%	\$430	\$390	10.25%	4.97%
▼	35 PLYMPTON	SA	5038	Unit	2	\$399,500	\$310,000	28.87%	\$435	\$380	14.47%	5.66%
▲	36 MURRAY BRIDGE	SA	5253	House	3	\$439,500	\$389,000	12.98%	\$440	\$400	10.00%	5.20%
▼	37 DAVOREN PARK	SA	5113	House	3	\$450,000	\$360,000	25.00%	\$440	\$380	15.78%	5.08%
▼	38 GLENELG NORTH	SA	5045	Unit	2	\$479,000	\$417,500	14.73%	\$440	\$405	8.64%	4.77%
▼	39 ELIZABETH NORTH	SA	5113	House	3	\$439,500	\$354,500	23.97%	\$445	\$380	17.10%	5.26%
▲	40 ELIZABETH DOWNS	SA	5113	House	3	\$490,000	\$369,000	32.79%	\$450	\$370	21.62%	4.77%
▼	41 ELIZABETH SOUTH	SA	5112	House	3	\$480,000	\$360,000	33.33%	\$450	\$370	21.62%	4.87%
▼	42 MORPHETT VALE	SA	5162	House	2	\$480,000	\$390,000	23.07%	\$450	\$380	18.42%	4.87%
▼	43 PORT LINCOLN	SA	5606	House	3	\$472,500	\$399,500	18.27%	\$450	\$400	12.50%	4.95%
▲	44 ELIZABETH PARK	SA	5113	House	3	\$467,000	\$379,000	23.21%	\$460	\$410	12.19%	5.12%
▬	45 ASCOT PARK	SA	5043	Unit	2	\$547,000	\$410,000	33.41%	\$460	\$380	21.05%	4.37%
▬	46 ADELAIDE	SA	5000	Unit	Studio & 1	\$359,500	\$329,500	9.10%	\$470	\$450	4.44%	6.79%
▲	47 ELIZABETH EAST	SA	5112	House	3	\$469,500	\$379,500	23.71%	\$470	\$370	27.02%	5.20%
▼	48 EVANSTON	SA	5116	House	3	\$480,000	\$409,000	17.35%	\$470	\$430	9.30%	5.09%
▼	49 RENMARK	SA	5341	House	4	\$564,000	\$545,000	3.48%	\$470	\$445	5.61%	4.33%
📍	50 MAWSON LAKES	SA	5095	Unit	2	\$425,000	\$335,000	26.86%	\$470	\$420	11.90%	5.75%



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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
1	QUEENSTOWN	TAS	7467	House	3	\$245,000	\$255,000	-3.93%	\$300	\$265	13.20%	6.36%
2	WYNYARD	TAS	7325	Unit	2	\$330,000	\$292,000	13.01%	\$330	\$325	1.53%	5.20%
3	ULVERSTONE	TAS	7315	Unit	2	\$410,000	\$404,500	1.35%	\$350	\$315	11.11%	4.43%
4	DEVONPORT	TAS	7310	Unit	2	\$379,500	\$379,000	0.13%	\$350	\$340	2.94%	4.79%
5	SHOREWELL PARK	TAS	7320	House	3	\$366,500	\$367,000	-0.14%	\$355	\$350	1.42%	5.03%
6	LATROBE	TAS	7307	Unit	2	\$427,500	\$389,000	9.89%	\$360	\$360	0.00%	4.37%
7	HILLCREST	TAS	7320	House	3	\$372,500	\$375,000	-0.67%	\$370	\$355	4.22%	5.16%
8	DEVONPORT	TAS	7310	House	2	\$429,000	\$399,000	7.51%	\$380	\$380	0.00%	4.60%
9	SMITHTON	TAS	7330	House	3	\$390,000	\$379,000	2.90%	\$380	\$370	2.70%	5.06%
10	ACTON	TAS	7320	House	3	\$360,000	\$342,500	5.10%	\$385	\$350	10.00%	5.56%
11	UPPER BURNIE	TAS	7320	House	3	\$429,000	\$409,500	4.76%	\$385	\$385	0.00%	4.66%
12	GEORGE TOWN	TAS	7253	House	3	\$419,000	\$364,500	14.95%	\$390	\$375	4.00%	4.84%
13	SCOTTSDALE	TAS	7260	House	3	\$430,000	\$365,000	17.80%	\$390	\$400	-2.50%	4.71%
14	PROSPECT	TAS	7250	Unit	2	\$489,000	\$489,000	0.00%	\$390	\$370	5.40%	4.14%
15	SANDY BAY	TAS	7005	Unit	Studio & 1	\$430,000	\$402,500	6.83%	\$395	\$395	0.00%	4.77%
16	SOMERSET	TAS	7322	House	3	\$447,000	\$415,000	7.71%	\$395	\$380	3.94%	4.59%
17	RAVENSWOOD	TAS	7250	House	3	\$355,000	\$349,000	1.71%	\$400	\$370	8.10%	5.85%
18	NEWSTEAD	TAS	7250	Unit	2	\$360,000	\$382,000	-5.76%	\$400	\$400	0.00%	5.77%
19	WYNYARD	TAS	7325	House	3	\$495,000	\$495,000	0.00%	\$400	\$400	0.00%	4.20%
20	PRIMROSE SANDS	TAS	7173	House	2	\$470,000	\$490,000	-4.09%	\$405	\$395	2.53%	4.48%
21	PENGUIN	TAS	7316	House	3	\$550,000	\$575,000	-4.35%	\$415	\$430	-3.49%	3.92%
22	GLENORCHY	TAS	7010	Unit	2	\$435,000	\$414,000	5.07%	\$415	\$420	-1.20%	4.96%
23	DEVONPORT	TAS	7310	House	3	\$485,000	\$449,000	8.01%	\$420	\$410	2.43%	4.50%
24	EAST DEVONPORT	TAS	7310	House	3	\$435,000	\$459,000	-5.23%	\$420	\$385	9.09%	5.02%
25	CLAREMONT	TAS	7011	Unit	2	\$410,000	\$420,000	-2.39%	\$420	\$400	5.00%	5.32%




























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Cheapest Rental Suburbs

TAS Report

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							Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	26	PROSPECT VALE	TAS	7250	Unit	2	\$409,000	\$430,000	-4.89%	\$420	\$380	10.52%	5.33%
	27	ULVERSTONE	TAS	7315	House	3	\$510,000	\$495,000	3.03%	\$420	\$420	0.00%	4.28%
	28	WEST ULVERSTONE	TAS	7315	House	3	\$495,000	\$479,000	3.34%	\$420	\$410	2.43%	4.41%
	29	SOUTH LAUNCESTON	TAS	7249	House	2	\$447,000	\$495,000	-9.70%	\$430	\$425	1.17%	5.00%
	30	INVERMAY	TAS	7248	House	2	\$429,000	\$432,000	-0.70%	\$430	\$420	2.38%	5.21%
	31	BRIDGEWATER	TAS	7030	House	3	\$425,000	\$430,000	-1.17%	\$435	\$430	1.16%	5.32%
	32	SORELL	TAS	7172	Unit	2	\$480,000	\$497,000	-3.43%	\$440	\$440	0.00%	4.76%
	33	LATROBE	TAS	7307	House	3	\$575,000	\$587,000	-2.05%	\$445	\$420	5.95%	4.02%
	34	LAUNCESTON	TAS	7250	House	2	\$549,000	\$449,500	22.13%	\$450	\$450	0.00%	4.26%
	35	NEW NORFOLK	TAS	7140	House	3	\$465,000	\$467,000	-0.43%	\$450	\$450	0.00%	5.03%
	36	NEWNHAM	TAS	7248	House	3	\$480,000	\$450,000	6.66%	\$450	\$450	0.00%	4.87%
	37	MOWBRAY	TAS	7248	House	3	\$429,500	\$439,000	-2.17%	\$450	\$430	4.65%	5.44%
	38	ST HELENS	TAS	7216	House	3	\$595,000	\$620,000	-4.04%	\$450	\$450	0.00%	3.93%
	39	DELORAINIE	TAS	7304	House	3	\$550,000	\$537,000	2.42%	\$450	\$440	2.27%	4.25%
	40	INVERMAY	TAS	7248	House	3	\$540,000	\$499,000	8.21%	\$460	\$450	2.22%	4.42%
	41	GLENORCHY	TAS	7010	House	2	\$439,000	\$452,000	-2.88%	\$460	\$430	6.97%	5.44%
	42	CLAREMONT	TAS	7011	House	2	\$460,000	\$490,000	-6.13%	\$460	\$420	9.52%	5.20%
	43	BELLERIVE	TAS	7018	Unit	2	\$490,000	\$525,000	-6.67%	\$460	\$420	9.52%	4.88%
	44	SHEARWATER	TAS	7307	House	3	\$750,000	\$767,000	-2.22%	\$460	\$460	0.00%	3.18%
	45	PARK GROVE	TAS	7320	House	3	\$549,000	\$549,000	0.00%	\$460	\$435	5.74%	4.35%
	46	RISDON VALE	TAS	7016	House	3	\$455,000	\$449,000	1.33%	\$460	\$450	2.22%	5.25%
	47	KINGSTON	TAS	7050	Unit	2	\$522,500	\$500,000	4.50%	\$460	\$450	2.22%	4.57%
	48	PRIMROSE SANDS	TAS	7173	House	3	\$602,000	\$542,500	10.96%	\$465	\$465	0.00%	4.01%
	49	SUMMERHILL	TAS	7250	House	3	\$535,000	\$525,000	1.90%	\$470	\$470	0.00%	4.56%
	50	KINGS MEADOWS	TAS	7249	House	3	\$519,000	\$485,000	7.01%	\$470	\$450	4.44%	4.70%



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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	\$252,500	\$265,000	-4.72%	\$270	\$260	3.84%	5.56%
2	MARYBOROUGH	VIC	3465	House	2	\$320,000	\$328,000	-2.44%	\$280	\$320	-12.50%	4.55%
3	TRARALGON	VIC	3844	Unit	Studio & 1	\$234,000	\$198,000	18.18%	\$280	\$270	3.70%	6.22%
4	MORWELL	VIC	3840	Unit	2	\$276,000	\$289,000	-4.50%	\$290	\$270	7.40%	5.46%
5	HORSHAM	VIC	3400	Unit	2	\$312,000	\$299,000	4.34%	\$290	\$280	3.57%	4.83%
6	ALBION	VIC	3020	Unit	Studio & 1	\$205,000	\$200,000	2.50%	\$300	\$260	15.38%	7.60%
7	NHILL	VIC	3418	House	3	\$285,000	\$279,000	2.15%	\$300	\$290	3.44%	5.47%
8	MARYBOROUGH	VIC	3465	Unit	2	\$299,000	\$303,500	-1.49%	\$300	\$290	3.44%	5.21%
9	KERANG	VIC	3579	House	3	\$305,000	\$285,000	7.01%	\$300	\$295	1.69%	5.11%
10	HIGHTON	VIC	3216	Unit	Studio & 1	\$289,500	\$300,000	-3.50%	\$315	\$290	8.62%	5.65%
11	HORSHAM	VIC	3400	House	2	\$295,000	\$274,000	7.66%	\$320	\$310	3.22%	5.64%
12	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$249,000	\$220,000	13.18%	\$320	\$280	14.28%	6.68%
13	MOE	VIC	3825	House	2	\$295,000	\$295,000	0.00%	\$320	\$300	6.66%	5.64%
14	SALE	VIC	3850	Unit	2	\$320,000	\$299,000	7.02%	\$320	\$340	-5.89%	5.20%
15	MORWELL	VIC	3840	House	2	\$285,000	\$289,500	-1.56%	\$325	\$300	8.33%	5.92%
16	WENDOUREE	VIC	3355	Unit	2	\$320,000	\$377,000	-15.12%	\$325	\$325	0.00%	5.28%
17	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$265,000	\$260,000	1.92%	\$330	\$300	10.00%	6.47%
18	MILDURA	VIC	3500	Unit	2	\$270,000	\$280,000	-3.58%	\$330	\$290	13.79%	6.35%
19	MELTON SOUTH	VIC	3338	Unit	2	\$350,000	\$347,000	0.86%	\$330	\$320	3.12%	4.90%
20	PORTLAND	VIC	3305	Unit	2	\$300,000	\$305,000	-1.64%	\$330	\$310	6.45%	5.72%
21	HAMILTON	VIC	3300	House	2	\$297,000	\$275,000	8.00%	\$330	\$310	6.45%	5.77%
22	FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	\$250,000	20.00%	\$330	\$290	13.79%	5.72%
23	ARARAT	VIC	3377	House	2	\$289,500	\$295,000	-1.87%	\$330	\$310	6.45%	5.92%
24	BURWOOD	VIC	3125	Unit	Studio & 1	\$320,000	\$330,000	-3.04%	\$330	\$300	10.00%	5.36%
25	ARARAT	VIC	3377	Unit	2	\$290,000	\$255,000	13.72%	\$340	\$320	6.25%	6.09%



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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 BELMONT	VIC	3216	Unit	Studio & 1	\$349,000	\$339,000	2.94%	\$340	\$320	6.25%	5.06%
■	27 GEELONG WEST	VIC	3218	Unit	Studio & 1	\$310,000	\$359,000	-13.65%	\$340	\$330	3.03%	5.70%
▼	28 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$340,000	1.47%	\$340	\$320	6.25%	5.12%
▼	29 SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$327,500	-0.77%	\$340	\$330	3.03%	5.44%
▼	30 MOORoopNA	VIC	3629	Unit	2	\$280,000	\$263,500	6.26%	\$340	\$320	6.25%	6.31%
▼	31 WENDOUREE	VIC	3355	House	2	\$365,000	\$387,500	-5.81%	\$345	\$320	7.81%	4.91%
▼	32 WANGARATTA	VIC	3677	Unit	2	\$349,000	\$345,000	1.15%	\$345	\$300	15.00%	5.14%
▲	33 WODONGA	VIC	3690	Unit	2	\$369,000	\$349,000	5.73%	\$350	\$320	9.37%	4.93%
▲	34 MILDURA	VIC	3500	House	2	\$275,000	\$280,000	-1.79%	\$350	\$310	12.90%	6.61%
▲	35 NORLANE	VIC	3214	House	2	\$405,000	\$420,000	-3.58%	\$350	\$350	0.00%	4.49%
▲	36 MELTON	VIC	3337	Unit	3	\$379,000	\$399,000	-5.02%	\$350	\$350	0.00%	4.80%
▲	37 LAKES ENTRANCE	VIC	3909	Unit	2	\$385,000	\$351,500	9.53%	\$350	\$310	12.90%	4.72%
▲	38 TRARALGON	VIC	3844	Unit	2	\$325,000	\$285,000	14.03%	\$350	\$330	6.06%	5.60%
▼	39 DANDENONG	VIC	3175	Unit	Studio & 1	\$270,000	\$270,000	0.00%	\$350	\$300	16.66%	6.74%
▼	40 BENALLA	VIC	3672	House	2	\$352,500	\$310,000	13.70%	\$350	\$350	0.00%	5.16%
▼	41 BALLARAT EAST	VIC	3350	House	2	\$377,500	\$395,000	-4.44%	\$350	\$350	0.00%	4.82%
▲	42 CLAYTON	VIC	3168	Unit	Studio & 1	\$320,000	\$330,000	-3.04%	\$355	\$320	10.93%	5.76%
▲	43 MELTON	VIC	3337	Unit	2	\$349,500	\$339,000	3.09%	\$355	\$330	7.57%	5.28%
▲	44 MARYBOROUGH	VIC	3465	House	3	\$399,000	\$398,000	0.25%	\$360	\$350	2.85%	4.69%
▼	45 MALVERN EAST	VIC	3145	Unit	Studio & 1	\$295,000	\$300,000	-1.67%	\$360	\$330	9.09%	6.34%
▼	46 SHEPPARTON	VIC	3630	Unit	2	\$357,500	\$310,000	15.32%	\$360	\$310	16.12%	5.23%
📍	47 SHEPPARTON	VIC	3630	House	2	\$350,000	\$340,000	2.94%	\$360	\$350	2.85%	5.34%
	48 PASCOE VALE	VIC	3044	Unit	Studio & 1	\$210,000	\$224,500	-6.46%	\$360	\$360	0.00%	8.91%
▼	49 BAIRNSDALE	VIC	3875	Unit	2	\$350,000	\$350,000	0.00%	\$360	\$340	5.88%	5.34%
▼	50 EPPING	VIC	3076	Unit	Studio & 1	\$290,000	\$290,000	0.00%	\$360	\$330	9.09%	6.45%



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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 NARROGIN	WA	6312	House	3	\$260,000	\$240,000	8.33%	\$295	\$280	5.35%	5.90%
▼	2 GERALDTON	WA	6530	Unit	2	\$250,000	\$199,000	25.62%	\$300	\$260	15.38%	6.24%
	3 MANDURAH	WA	6210	Unit	Studio & 1	\$279,000	\$214,500	30.06%	\$320	\$280	14.28%	5.96%
▬	4 KATANNING	WA	6317	House	3	\$295,000	\$248,500	18.71%	\$345	\$300	15.00%	6.08%
▬	5 NARROGIN	WA	6312	House	4	\$372,500	\$350,000	6.42%	\$350	\$390	-10.26%	4.88%
▼	6 NORTHAM	WA	6401	House	3	\$379,000	\$295,000	28.47%	\$360	\$320	12.50%	4.93%
▲	7 CARNARVON	WA	6701	House	3	\$255,000	\$280,000	-8.93%	\$365	\$350	4.28%	7.44%
▬	8 DERBY	WA	6728	House	3	\$250,000	\$280,000	-10.72%	\$380	\$370	2.70%	7.90%
▲	9 KAMBALDA WEST	WA	6442	House	3	\$195,000	\$179,000	8.93%	\$380	\$360	5.55%	10.13%
▼	10 SUCCESS	WA	6164	Unit	Studio & 1	\$335,000	\$277,000	20.93%	\$380	\$375	1.33%	5.89%
▼	11 SHOALWATER	WA	6169	Unit	2	\$349,500	\$259,000	34.94%	\$390	\$340	14.70%	5.80%
▼	12 RANGEWAY	WA	6530	House	3	\$285,000	\$199,000	43.21%	\$390	\$315	23.80%	7.11%
▬	13 ORELIA	WA	6167	Unit	2	\$262,000	\$199,000	31.65%	\$400	\$360	11.11%	7.93%
▬	14 SPALDING	WA	6530	House	3	\$349,000	\$275,000	26.90%	\$400	\$350	14.28%	5.95%
▼	15 JURIE BAY	WA	6516	House	3	\$499,000	\$440,000	13.40%	\$400	\$395	1.26%	4.16%
▼	16 ARMADALE	WA	6112	Unit	2	\$290,000	\$220,000	31.81%	\$400	\$340	17.64%	7.17%
▬	17 JOONDALUP	WA	6027	Unit	Studio & 1	\$377,500	\$299,000	26.25%	\$420	\$390	7.69%	5.78%
▲	18 MAYLANDS	WA	6051	Unit	Studio & 1	\$290,000	\$219,000	32.42%	\$430	\$360	19.44%	7.71%
▲	19 MANDURAH	WA	6210	House	2	\$398,500	\$294,500	35.31%	\$430	\$360	19.44%	5.61%
▲	20 NORTHAM	WA	6401	House	4	\$499,000	\$445,000	12.13%	\$430	\$355	21.12%	4.48%
▼	21 OSBORNE PARK	WA	6017	Unit	Studio & 1	\$269,000	\$199,500	34.83%	\$430	\$360	19.44%	8.31%
▼	22 ROCKINGHAM	WA	6168	Unit	Studio & 1	\$375,000	\$309,000	21.35%	\$435	\$380	14.47%	6.03%
▲	23 ARMADALE	WA	6112	House	2	\$364,500	\$250,000	45.80%	\$440	\$370	18.91%	6.27%
▼	24 WEMBLEY	WA	6014	Unit	Studio & 1	\$300,000	\$229,000	31.00%	\$440	\$350	25.71%	7.62%
▼	25 VICTORIA PARK	WA	6100	Unit	Studio & 1	\$295,000	\$229,000	28.82%	\$445	\$350	27.14%	7.84%



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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 BRIDGETOWN	WA	6255	House	3	\$599,000	\$555,500	7.83%	\$450	\$380	18.42%	3.90%
▲	27 HIGHGATE	WA	6003	Unit	Studio & 1	\$379,000	\$310,000	22.25%	\$450	\$400	12.50%	6.17%
▲	28 EAST VICTORIA PARK	WA	6101	Unit	Studio & 1	\$239,500	\$224,500	6.68%	\$450	\$350	28.57%	9.77%
▼	29 MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$325,000	\$272,000	19.48%	\$450	\$410	9.75%	7.20%
▼	30 MANDURAH	WA	6210	Unit	2	\$349,000	\$262,500	32.95%	\$450	\$380	18.42%	6.70%
▼	31 MANJIMUP	WA	6258	House	3	\$365,000	\$300,000	21.66%	\$450	\$350	28.57%	6.41%
▲	32 MOSMAN PARK	WA	6012	Unit	Studio & 1	\$344,500	\$255,000	35.09%	\$460	\$370	24.32%	6.94%
	33 DIANELLA	WA	6059	Unit	2	\$450,000	\$299,000	50.50%	\$460	\$405	13.58%	5.31%
■	34 GERALDTON	WA	6530	House	3	\$399,000	\$345,000	15.65%	\$460	\$420	9.52%	5.99%
▲	35 YAKAMIA	WA	6330	House	3	\$447,500	\$379,500	17.91%	\$460	\$420	9.52%	5.34%
▼	36 SPENCER PARK	WA	6330	House	3	\$479,000	\$427,500	12.04%	\$465	\$410	13.41%	5.04%
▼	37 ROCKINGHAM	WA	6168	House	2	\$429,000	\$349,000	22.92%	\$470	\$400	17.50%	5.69%
▲	38 MAYLANDS	WA	6051	Unit	2	\$390,000	\$299,000	30.43%	\$470	\$420	11.90%	6.26%
▼	39 ROCKINGHAM	WA	6168	Unit	2	\$399,000	\$309,000	29.12%	\$475	\$420	13.09%	6.19%
▼	40 CLAREMONT	WA	6010	Unit	Studio & 1	\$499,000	\$475,000	5.05%	\$475	\$420	13.09%	4.94%
▼	41 BERSFORD	WA	6530	House	3	\$462,500	\$399,000	15.91%	\$480	\$390	23.07%	5.39%
	42 GOSNELLS	WA	6110	House	2	\$449,000	\$325,000	38.15%	\$480	\$450	6.66%	5.55%
■	43 MOUNT TARCOOLA	WA	6530	House	3	\$419,500	\$354,500	18.33%	\$480	\$400	20.00%	5.94%
▼	44 WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$299,000	\$265,000	12.83%	\$480	\$400	20.00%	8.34%
▲	45 DIANELLA	WA	6059	Townhouse	2	\$534,500	\$372,000	43.68%	\$485	\$450	7.77%	4.71%
▲	46 DENMARK	WA	6333	House	3	\$650,000	\$570,000	14.03%	\$490	\$475	3.15%	3.92%
▼	47 NORTH PERTH	WA	6006	Unit	Studio & 1	\$375,000	\$330,000	13.63%	\$490	\$420	16.66%	6.79%
▼	48 PINJARRA	WA	6208	House	3	\$449,000	\$399,000	12.53%	\$495	\$420	17.85%	5.73%
▼	49 CRAWLEY	WA	6009	Unit	Studio & 1	\$528,000	\$477,500	10.57%	\$495	\$420	17.85%	4.87%
▼	50 COLLIE	WA	6225	House	3	\$359,000	\$299,000	20.06%	\$495	\$380	30.26%	7.16%



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