

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.



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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	House	3	\$227,500	\$216,500	5.08%	\$260	\$260	0.00%	5.94%
	2 WHYALLA STUART	SA	5608	Townhouse	3	\$189,000	\$169,000	11.83%	\$260	\$250	4.00%	7.15%
	3 WHYALLA NORRIE	SA	5608	Townhouse	3	\$219,000	\$195,000	12.30%	\$270	\$260	3.84%	6.41%
	4 WHYALLA	SA	5600	Unit	2	\$179,000	\$162,500	10.15%	\$270	\$230	17.39%	7.84%
	5 WHYALLA NORRIE	SA	5608	House	3	\$269,000	\$249,000	8.03%	\$280	\$280	0.00%	5.41%
	6 MOE	VIC	3825	Unit	2	\$252,500	\$262,500	-3.81%	\$290	\$270	7.40%	5.97%
	7 MOUNT GAMBIER	SA	5290	Unit	2	\$272,500	\$245,000	11.22%	\$290	\$260	11.53%	5.53%
	8 MILLICENT	SA	5280	House	3	\$370,000	\$320,000	15.62%	\$300	\$295	1.69%	4.21%
	9 BLACKALL	QLD	4472	House	3	\$250,000	\$195,000	28.20%	\$300	\$260	15.38%	6.24%
	10 ZEEHAN	TAS	7469	House	3	\$205,000	\$205,000	0.00%	\$300	\$300	0.00%	7.60%
	11 MORWELL	VIC	3840	Unit	2	\$289,500	\$287,000	0.87%	\$305	\$280	8.92%	5.47%
	12 NHILL	VIC	3418	House	3	\$287,000	\$294,000	-2.39%	\$310	\$300	3.33%	5.61%
	13 QUEENSTOWN	TAS	7467	House	3	\$245,000	\$265,000	-7.55%	\$310	\$280	10.71%	6.57%
	14 SOUTH GLADSTONE	QLD	4680	Unit	2	\$227,500	\$185,000	22.97%	\$320	\$280	14.28%	7.31%
	15 MOUNT ISA	QLD	4825	Unit	2	\$197,000	\$200,000	-1.50%	\$320	\$300	6.66%	8.44%
	16 MARYBOROUGH	VIC	3465	Unit	2	\$294,500	\$298,000	-1.18%	\$320	\$290	10.34%	5.65%
	17 ALBION	VIC	3020	Unit	Studio & 1	\$220,000	\$200,000	10.00%	\$320	\$280	14.28%	7.56%
	18 HIGHTON	VIC	3216	Unit	Studio & 1	\$294,500	\$299,000	-1.51%	\$320	\$300	6.66%	5.65%
	19 HORSHAM	VIC	3400	Unit	2	\$299,000	\$299,000	0.00%	\$320	\$280	14.28%	5.56%
	20 WEST GLADSTONE	QLD	4680	Unit	2	\$270,000	\$199,000	35.67%	\$320	\$295	8.47%	6.16%
	21 HORSHAM	VIC	3400	House	2	\$312,500	\$279,000	12.00%	\$330	\$310	6.45%	5.49%
	22 HAMILTON	VIC	3300	House	2	\$295,000	\$290,000	1.72%	\$330	\$320	3.12%	5.81%
	23 GERALDTON	WA	6530	Unit	2	\$259,000	\$217,500	19.08%	\$330	\$280	17.85%	6.62%
	24 COWRA	NSW	2794	House	2	\$349,000	\$332,000	5.12%	\$330	\$310	6.45%	4.91%
	25 ARMIDALE	NSW	2350	Unit	2	\$295,000	\$290,000	1.72%	\$330	\$310	6.45%	5.81%



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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 LAVINGTON	NSW	2641	Unit	2	\$289,000	\$270,000	7.03%	\$330	\$300	10.00%	5.93%
▲	27 NOBLE PARK	VIC	3174	Unit	Studio & 1	\$235,000	\$230,000	2.17%	\$330	\$300	10.00%	7.30%
▼	28 PORT AUGUSTA	SA	5700	House	2	\$230,000	\$210,000	9.52%	\$330	\$280	17.85%	7.46%
▲	29 PORTLAND	VIC	3305	Unit	2	\$300,000	\$290,000	3.44%	\$335	\$320	4.68%	5.80%
▲	30 ARARAT	VIC	3377	House	2	\$289,000	\$295,000	-2.04%	\$335	\$320	4.68%	6.02%
▲	31 BURWOOD	VIC	3125	Unit	Studio & 1	\$315,000	\$230,000	36.95%	\$335	\$305	9.83%	5.53%
▼	32 HERNE HILL	VIC	3218	Unit	Studio & 1	\$299,000	\$325,000	-8.00%	\$335	\$310	8.06%	5.82%
▼	33 INVERELL	NSW	2360	House	2	\$297,000	\$290,000	2.41%	\$340	\$300	13.33%	5.95%
🚩	34 GEELONG WEST	VIC	3218	Unit	Studio & 1	\$309,500	\$340,000	-8.98%	\$340	\$340	0.00%	5.71%
🚩	35 GOULBURN	NSW	2580	Unit	2	\$329,500	\$332,500	-0.91%	\$340	\$320	6.25%	5.36%
▼	36 CONDOBOLIN	NSW	2877	House	3	\$275,000	\$265,000	3.77%	\$340	\$300	13.33%	6.42%
▲	37 COBAR	NSW	2835	House	3	\$262,500	\$199,000	31.90%	\$340	\$305	11.47%	6.73%
▼	38 PORT AUGUSTA	SA	5700	House	3	\$265,000	\$230,000	15.21%	\$340	\$300	13.33%	6.67%
🚩	39 ROXBYS DOWNS	SA	5725	House	3	\$250,000	\$250,000	0.00%	\$340	\$350	-2.86%	7.07%
🚩	40 SEBASTOPOL	VIC	3356	Unit	2	\$330,000	\$325,000	1.53%	\$340	\$330	3.03%	5.35%
▲	41 MORWELL	VIC	3840	House	2	\$290,000	\$285,000	1.75%	\$340	\$310	9.67%	6.09%
▲	42 MOE	VIC	3825	House	2	\$295,000	\$295,000	0.00%	\$340	\$310	9.67%	5.99%
▼	43 WAIKERIE	SA	5330	House	3	\$379,000	\$290,000	30.68%	\$340	\$320	6.25%	4.66%
▼	44 WENDOUREE	VIC	3355	Unit	2	\$345,000	\$337,500	2.22%	\$340	\$330	3.03%	5.12%
▼	45 YOUNG	NSW	2594	House	2	\$409,000	\$349,000	17.19%	\$340	\$300	13.33%	4.32%
🚩	46 WENDOUREE	VIC	3355	House	2	\$352,500	\$395,000	-10.76%	\$345	\$330	4.54%	5.08%
🚩	47 WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$275,000	\$260,000	5.76%	\$350	\$320	9.37%	6.61%
🚩	48 WANGARATTA	VIC	3677	Unit	2	\$339,500	\$342,500	-0.88%	\$350	\$320	9.37%	5.36%
🚩	49 WYNYARD	TAS	7325	Unit	2	\$337,500	\$307,500	9.75%	\$350	\$330	6.06%	5.39%
🚩	50 LAKES ENTRANCE	VIC	3909	Unit	2	\$395,000	\$382,500	3.26%	\$350	\$315	11.11%	4.60%






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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	\$399,000	\$400,000	-0.25%	\$460	\$450	2.22%	5.99%
	2 WRIGHT	ACT	2611	Unit	2	\$499,000	\$519,000	-3.86%	\$580	\$575	0.86%	6.04%
	3 WHITLAM	ACT	2611	House	4	\$1,349,500	\$1,290,000	4.61%	\$990	\$935	5.88%	3.81%



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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 ARMIDALE	NSW	2350	Unit	2	\$295,000	\$290,000	1.72%	\$330	\$310	6.45%	5.81%
▲	2 COWRA	NSW	2794	House	2	\$349,000	\$332,000	5.12%	\$330	\$310	6.45%	4.91%
▲	3 LAVINGTON	NSW	2641	Unit	2	\$289,000	\$270,000	7.03%	\$330	\$300	10.00%	5.93%
▬	4 CONDOBOLIN	NSW	2877	House	3	\$275,000	\$265,000	3.77%	\$340	\$300	13.33%	6.42%
▲	5 GOULBURN	NSW	2580	Unit	2	\$329,500	\$332,500	-0.91%	\$340	\$320	6.25%	5.36%
▼	6 INVERELL	NSW	2360	House	2	\$297,000	\$290,000	2.41%	\$340	\$300	13.33%	5.95%
▲	7 COBAR	NSW	2835	House	3	\$262,500	\$199,000	31.90%	\$340	\$305	11.47%	6.73%
▼	8 YOUNG	NSW	2594	House	2	\$409,000	\$349,000	17.19%	\$340	\$300	13.33%	4.32%
▲	9 QUEANBEYAN	NSW	2620	Unit	Studio & 1	\$330,000	\$305,000	8.19%	\$350	\$340	2.94%	5.51%
▲	10 TAMWORTH	NSW	2340	Unit	2	\$343,000	\$310,000	10.64%	\$350	\$320	9.37%	5.30%
▲	11 DUBBO	NSW	2830	Unit	2	\$320,000	\$300,000	6.66%	\$355	\$320	10.93%	5.76%
	12 CASINO	NSW	2470	Unit	2	\$326,500	\$330,000	-1.07%	\$360	\$350	2.85%	5.73%
▲	13 TAREE	NSW	2430	Unit	2	\$320,000	\$310,000	3.22%	\$360	\$340	5.88%	5.85%
▲	14 TAMWORTH	NSW	2340	House	2	\$360,000	\$372,500	-3.36%	\$360	\$350	2.85%	5.20%
▲	15 TEMORA	NSW	2666	House	3	\$399,000	\$410,000	-2.69%	\$360	\$370	-2.71%	4.69%
▼	16 LITHGOW	NSW	2790	House	2	\$435,000	\$422,500	2.95%	\$370	\$330	12.12%	4.42%
▲	17 ARMIDALE	NSW	2350	House	2	\$380,000	\$367,500	3.40%	\$370	\$330	12.12%	5.06%
▬	18 GLEN INNES	NSW	2370	House	3	\$385,000	\$355,000	8.45%	\$370	\$350	5.71%	4.99%
▲	19 DUBBO	NSW	2830	House	2	\$420,000	\$400,000	5.00%	\$380	\$360	5.55%	4.70%
▲	20 CASINO	NSW	2470	House	2	\$400,000	\$395,000	1.26%	\$380	\$360	5.55%	4.94%
▲	21 MOREE	NSW	2400	House	3	\$330,000	\$330,000	0.00%	\$380	\$350	8.57%	5.98%
▲	22 NARRANDERA	NSW	2700	House	3	\$329,500	\$325,000	1.38%	\$380	\$375	1.33%	5.99%
▲	23 TUMBARUMBA	NSW	2653	House	3	\$450,000	\$359,000	25.34%	\$385	\$375	2.66%	4.44%
▲	24 JUNEE	NSW	2663	House	3	\$449,000	\$439,000	2.27%	\$385	\$360	6.94%	4.45%
▲	25 INVERELL	NSW	2360	House	3	\$395,000	\$382,500	3.26%	\$390	\$370	5.40%	5.13%


























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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 WAGGA WAGGA	NSW	2650	Unit	2	\$399,000	\$370,000	7.83%	\$390	\$350	11.42%	5.08%
	27 PORT MACQUARIE	NSW	2444	Unit	Studio & 1	\$415,000	\$395,000	5.06%	\$390	\$350	11.42%	4.88%
	28 WELLINGTON	NSW	2820	House	3	\$339,500	\$330,000	2.87%	\$390	\$370	5.40%	5.97%
	29 COWRA	NSW	2794	House	3	\$442,500	\$390,000	13.46%	\$395	\$365	8.21%	4.64%
	30 DUBBO	NSW	2830	Townhouse	2	\$395,000	\$399,000	-1.01%	\$400	\$375	6.66%	5.26%
	31 BATHURST	NSW	2795	Unit	2	\$439,000	\$442,000	-0.68%	\$400	\$370	8.10%	4.73%
	32 TAREE	NSW	2430	House	2	\$432,000	\$429,000	0.69%	\$400	\$375	6.66%	4.81%
	33 PARKES	NSW	2870	House	3	\$430,000	\$425,000	1.17%	\$400	\$390	2.56%	4.83%
	34 LEETON	NSW	2705	House	3	\$390,000	\$360,000	8.33%	\$400	\$380	5.26%	5.33%
	35 KINGSWOOD	NSW	2747	Unit	2	\$499,000	\$364,500	36.89%	\$400	\$380	5.26%	4.16%
	36 TOCUMWAL	NSW	2714	House	3	\$520,000	\$480,000	8.33%	\$405	\$380	6.57%	4.05%
	37 BOMADERRY	NSW	2541	Unit	2	\$485,000	\$470,000	3.19%	\$410	\$400	2.50%	4.39%
	38 BATEHAVEN	NSW	2536	Unit	2	\$485,000	\$450,000	7.77%	\$415	\$370	12.16%	4.44%
	39 BATEMANS BAY	NSW	2536	Unit	2	\$539,000	\$552,500	-2.45%	\$420	\$400	5.00%	4.05%
	40 CABRAMATTA	NSW	2166	Unit	2	\$430,000	\$395,000	8.86%	\$420	\$350	20.00%	5.07%
	41 DENILIQUIN	NSW	2710	House	3	\$335,000	\$330,000	1.51%	\$420	\$380	10.52%	6.51%
	42 FORBES	NSW	2871	House	3	\$400,000	\$415,000	-3.62%	\$420	\$370	13.51%	5.46%
	43 GOULBURN	NSW	2580	House	2	\$499,000	\$469,000	6.39%	\$420	\$380	10.52%	4.37%
	44 THE ENTRANCE	NSW	2261	Unit	Studio & 1	\$350,000	\$392,000	-10.72%	\$420	\$390	7.69%	6.24%
	45 QUIRINDI	NSW	2343	House	3	\$407,500	\$340,000	19.85%	\$420	\$400	5.00%	5.35%
	46 LAKEMBA	NSW	2195	Unit	Studio & 1	\$394,000	\$349,000	12.89%	\$420	\$395	6.32%	5.54%
	47 TUNCURRY	NSW	2428	Unit	2	\$450,000	\$470,000	-4.26%	\$425	\$385	10.38%	4.91%
	48 TENTERFIELD	NSW	2372	House	3	\$495,000	\$450,000	10.00%	\$425	\$400	6.25%	4.46%
	49 GRAFTON	NSW	2460	House	2	\$371,000	\$360,000	3.05%	\$425	\$380	11.84%	5.95%
	50 CAMPBELLTOWN	NSW	2560	Unit	Studio & 1	\$449,500	\$420,000	7.02%	\$425	\$365	16.43%	4.91%




























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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	\$265,000	\$270,000	-1.86%	\$380	\$390	-2.57%	7.45%
	2 GILLEN	NT	0870	Unit	2	\$284,500	\$289,000	-1.56%	\$425	\$450	-5.56%	7.76%
	3 FANNIE BAY	NT	0820	Unit	2	\$345,000	\$448,000	-23.00%	\$460	\$430	6.97%	6.93%
	4 MILLNER	NT	0810	Unit	2	\$299,000	\$300,000	-0.34%	\$490	\$450	8.88%	8.52%
	5 NIGHTCLIFF	NT	0810	Unit	2	\$390,000	\$410,000	-4.88%	\$500	\$480	4.16%	6.66%
	6 RAPID CREEK	NT	0810	Unit	2	\$398,000	\$420,000	-5.24%	\$500	\$500	0.00%	6.53%
	7 KATHERINE	NT	0850	House	3	\$360,000	\$367,000	-1.91%	\$500	\$470	6.38%	7.22%
	8 DARWIN CITY	NT	0800	Unit	Studio & 1	\$296,500	\$285,000	4.03%	\$520	\$450	15.55%	9.11%
	9 ROSEBERY	NT	0832	Unit	2	\$319,000	\$325,000	-1.85%	\$520	\$500	4.00%	8.47%
	10 MOULDEN	NT	0830	House	3	\$435,000	\$400,000	8.75%	\$520	\$500	4.00%	6.21%
	11 COCONUT GROVE	NT	0810	Unit	2	\$355,000	\$360,000	-1.39%	\$525	\$500	5.00%	7.69%
	12 LARRAKEYAH	NT	0820	Unit	2	\$359,000	\$390,000	-7.95%	\$550	\$510	7.84%	7.96%
	13 STUART PARK	NT	0820	Unit	2	\$385,000	\$395,000	-2.54%	\$550	\$550	0.00%	7.42%
	14 WOODROFFE	NT	0830	House	3	\$444,500	\$449,000	-1.01%	\$570	\$530	7.54%	6.66%
	15 PARAP	NT	0820	Unit	2	\$400,000	\$400,000	0.00%	\$580	\$540	7.40%	7.54%
	16 BAKEWELL	NT	0832	House	3	\$489,000	\$480,000	1.87%	\$580	\$545	6.42%	6.16%
	17 BRAITLING	NT	0870	House	3	\$444,000	\$462,500	-4.00%	\$590	\$540	9.25%	6.90%
	18 GILLEN	NT	0870	House	3	\$450,000	\$450,000	0.00%	\$595	\$560	6.25%	6.87%
	19 KATHERINE	NT	0850	House	4	\$480,000	\$499,000	-3.81%	\$600	\$615	-2.44%	6.50%
	20 DURACK	NT	0830	House	3	\$560,000	\$510,000	9.80%	\$600	\$600	0.00%	5.57%
	21 DARWIN CITY	NT	0800	Unit	2	\$435,000	\$449,000	-3.12%	\$620	\$590	5.08%	7.41%
	22 STUART PARK	NT	0820	Unit	3	\$467,000	\$500,000	-6.60%	\$650	\$645	0.77%	7.23%
	23 LARRAKEYAH	NT	0820	Unit	3	\$649,000	\$570,000	13.85%	\$680	\$680	0.00%	5.44%
	24 LEANYER	NT	0812	House	3	\$579,000	\$550,000	5.27%	\$680	\$600	13.33%	6.10%
	25 GUNN	NT	0832	House	4	\$587,000	\$579,500	1.29%	\$680	\$650	4.61%	6.02%











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						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	26 PARAP	NT	0820	Unit	3	\$627,500	\$649,500	-3.39%	\$700	\$650	7.69%	5.80%
	27 STUART PARK	NT	0820	Townhouse	3	\$599,000	\$699,000	-14.31%	\$700	\$700	0.00%	6.07%
	28 ROSEBERY	NT	0832	House	4	\$648,000	\$600,000	8.00%	\$700	\$690	1.44%	5.61%
	29 ZUCCOLI	NT	0832	House	3	\$580,000	\$562,500	3.11%	\$700	\$650	7.69%	6.27%
	30 DURACK	NT	0830	House	4	\$660,000	\$632,500	4.34%	\$725	\$690	5.07%	5.71%
	31 BELLAMACK	NT	0832	House	4	\$660,000	\$660,000	0.00%	\$735	\$680	8.08%	5.79%
	32 DARWIN CITY	NT	0800	Unit	3	\$594,500	\$600,000	-0.92%	\$750	\$740	1.35%	6.56%
	33 ZUCCOLI	NT	0832	House	4	\$682,500	\$600,000	13.75%	\$750	\$725	3.44%	5.71%
	34 MUIRHEAD	NT	0810	House	4	\$775,000	\$802,500	-3.43%	\$800	\$800	0.00%	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
	1 BLACKALL	QLD	4472	House	3	\$250,000	\$195,000	28.20%	\$300	\$260	15.38%	6.24%
	2 MOUNT ISA	QLD	4825	Unit	2	\$197,000	\$200,000	-1.50%	\$320	\$300	6.66%	8.44%
	3 SOUTH GLADSTONE	QLD	4680	Unit	2	\$227,500	\$185,000	22.97%	\$320	\$280	14.28%	7.31%
	4 WEST GLADSTONE	QLD	4680	Unit	2	\$270,000	\$199,000	35.67%	\$320	\$295	8.47%	6.16%
	5 INGHAM	QLD	4850	House	3	\$285,000	\$260,000	9.61%	\$350	\$330	6.06%	6.38%
	6 KINGAROY	QLD	4610	Unit	2	\$265,000	\$220,000	20.45%	\$360	\$350	2.85%	7.06%
	7 MANUNDA	QLD	4870	Unit	Studio & 1	\$200,000	\$164,500	21.58%	\$360	\$320	12.50%	9.36%
	8 PIMLICO	QLD	4812	Unit	2	\$275,000	\$227,000	21.14%	\$365	\$340	7.35%	6.90%
	9 COLLINSVILLE	QLD	4804	House	3	\$219,000	\$180,000	21.66%	\$365	\$380	-3.95%	8.66%
	10 HERMIT PARK	QLD	4812	Unit	2	\$275,000	\$219,000	25.57%	\$370	\$330	12.12%	6.99%
	11 MOURA	QLD	4718	House	3	\$210,000	\$215,000	-2.33%	\$370	\$350	5.71%	9.16%
	12 WESTCOURT	QLD	4870	Unit	Studio & 1	\$296,500	\$285,000	4.03%	\$370	\$350	5.71%	6.48%
	13 WEST END	QLD	4810	Unit	2	\$299,000	\$239,000	25.10%	\$380	\$330	15.15%	6.60%
	14 KIRWAN	QLD	4817	Unit	2	\$285,000	\$234,500	21.53%	\$380	\$340	11.76%	6.93%
	15 ROSSLEA	QLD	4812	Unit	2	\$300,000	\$225,000	33.33%	\$380	\$350	8.57%	6.58%
	16 ROCKHAMPTON CITY	QLD	4700	Unit	2	\$525,000	\$500,000	5.00%	\$380	\$390	-2.57%	3.76%
	17 RUSSELL ISLAND	QLD	4184	House	2	\$399,500	\$350,000	14.14%	\$380	\$350	8.57%	4.94%
	18 CRANBROOK	QLD	4814	Unit	2	\$242,500	\$195,000	24.35%	\$380	\$330	15.15%	8.14%
	19 KEARNEYS SPRING	QLD	4350	Unit	2	\$399,000	\$325,000	22.76%	\$385	\$380	1.31%	5.01%
	20 CHINCHILLA	QLD	4413	Unit	3	\$335,000	\$245,000	36.73%	\$390	\$330	18.18%	6.05%
	21 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$270,000	\$220,000	22.72%	\$400	\$350	14.28%	7.70%
	22 BOWEN	QLD	4805	Unit	2	\$325,000	\$265,000	22.64%	\$400	\$350	14.28%	6.40%
	23 GLADSTONE	QLD	4680	Unit	2	\$315,000	\$262,000	20.22%	\$400	\$350	14.28%	6.60%
	24 EMERALD	QLD	4720	Unit	2	\$224,000	\$199,000	12.56%	\$400	\$320	25.00%	9.28%
	25 NEWTOWN	QLD	4350	Unit	2	\$362,500	\$299,000	21.23%	\$400	\$360	11.11%	5.73%



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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 MOUNT ISA	QLD	4825	House	2	\$197,000	\$225,000	-12.45%	\$400	\$380	5.26%	10.55%
▲	27 NORTH WARD	QLD	4810	Unit	Studio & 1	\$197,000	\$195,000	1.02%	\$400	\$350	14.28%	10.55%
📍	28 WESTCOURT	QLD	4870	Unit	2	\$392,000	\$377,500	3.84%	\$400	\$400	0.00%	5.30%
▲	29 WOODRIDGE	QLD	4114	Townhouse	2	\$399,000	\$277,500	43.78%	\$400	\$365	9.58%	5.21%
▼	30 WILSONTON	QLD	4350	Unit	2	\$365,000	\$325,000	12.30%	\$400	\$350	14.28%	5.69%
▼	31 EAST TOOWOOMBA	QLD	4350	Unit	2	\$452,500	\$399,000	13.40%	\$405	\$360	12.50%	4.65%
▼	32 BLACKWATER	QLD	4717	House	3	\$242,500	\$220,000	10.22%	\$405	\$315	28.57%	8.68%
▼	33 OAKEY	QLD	4401	House	3	\$429,000	\$377,500	13.64%	\$410	\$355	15.49%	4.96%
▼	34 ROMA	QLD	4455	House	3	\$317,500	\$295,000	7.62%	\$410	\$350	17.14%	6.71%
▲	35 SOUTH TOOWOOMBA	QLD	4350	Unit	2	\$449,500	\$399,000	12.65%	\$410	\$380	7.89%	4.74%
▲	36 WOODRIDGE	QLD	4114	House	2	\$384,500	\$274,500	40.07%	\$415	\$350	18.57%	5.61%
▼	37 WEST END	QLD	4810	House	2	\$367,500	\$350,000	5.00%	\$415	\$360	15.27%	5.87%
📍	38 MOUNT MORGAN	QLD	4714	House	3	\$299,000	\$240,000	24.58%	\$420	\$380	10.52%	7.30%
	39 MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	\$289,000	-8.48%	\$420	\$365	15.06%	8.25%
▼	40 BEENLEIGH	QLD	4207	Townhouse	2	\$399,000	\$325,000	22.76%	\$420	\$390	7.69%	5.47%
▲	41 BEENLEIGH	QLD	4207	Unit	2	\$399,500	\$350,000	14.14%	\$420	\$375	12.00%	5.46%
▼	42 CABOOLTURE	QLD	4510	Unit	2	\$374,000	\$300,000	24.66%	\$420	\$360	16.66%	5.83%
▼	43 CHINCHILLA	QLD	4413	House	3	\$365,000	\$280,000	30.35%	\$420	\$350	20.00%	5.98%
📍	44 DYSART	QLD	4745	House	3	\$229,000	\$210,000	9.04%	\$420	\$380	10.52%	9.53%
▼	45 MARYBOROUGH	QLD	4650	House	2	\$385,000	\$349,000	10.31%	\$425	\$340	25.00%	5.74%
▼	46 WARWICK	QLD	4370	House	2	\$360,000	\$345,000	4.34%	\$425	\$300	41.66%	6.13%
▲	47 ROCKHAMPTON CITY	QLD	4700	House	2	\$299,000	\$249,000	20.08%	\$425	\$345	23.18%	7.39%
📍	48 SCARNES	QLD	4655	Unit	2	\$550,000	\$425,000	29.41%	\$430	\$380	13.15%	4.06%
📍	49 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$265,000	\$260,000	1.92%	\$430	\$400	7.50%	8.43%
📍	50 CABOOLTURE	QLD	4510	House	2	\$550,000	\$467,500	17.64%	\$430	\$385	11.68%	4.06%


























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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	House	3	\$227,500	\$216,500	5.08%	\$260	\$260	0.00%	5.94%
	2	WHYALLA STUART	SA	5608	Townhouse	3	\$189,000	\$169,000	11.83%	\$260	\$250	4.00%	7.15%
	3	WHYALLA NORRIE	SA	5608	Townhouse	3	\$219,000	\$195,000	12.30%	\$270	\$260	3.84%	6.41%
	4	WHYALLA	SA	5600	Unit	2	\$179,000	\$162,500	10.15%	\$270	\$230	17.39%	7.84%
	5	WHYALLA NORRIE	SA	5608	House	3	\$269,000	\$249,000	8.03%	\$280	\$280	0.00%	5.41%
	6	MOUNT GAMBIER	SA	5290	Unit	2	\$272,500	\$245,000	11.22%	\$290	\$260	11.53%	5.53%
	7	MILLCENT	SA	5280	House	3	\$370,000	\$320,000	15.62%	\$300	\$295	1.69%	4.21%
	8	PORT AUGUSTA	SA	5700	House	2	\$230,000	\$210,000	9.52%	\$330	\$280	17.85%	7.46%
	9	PORT AUGUSTA	SA	5700	House	3	\$265,000	\$230,000	15.21%	\$340	\$300	13.33%	6.67%
	10	ROXBY DOWNS	SA	5725	House	3	\$250,000	\$250,000	0.00%	\$340	\$350	-2.86%	7.07%
	11	WAIKERIE	SA	5330	House	3	\$379,000	\$290,000	30.68%	\$340	\$320	6.25%	4.66%
	12	PORT AUGUSTA WEST	SA	5700	House	3	\$285,000	\$250,000	14.00%	\$350	\$320	9.37%	6.38%
	13	MOUNT GAMBIER	SA	5290	House	2	\$353,500	\$319,000	10.81%	\$360	\$330	9.09%	5.29%
	14	NARACORTE	SA	5271	House	3	\$365,000	\$349,500	4.43%	\$360	\$350	2.85%	5.12%
	15	PORT PIRIE	SA	5540	House	3	\$285,000	\$249,000	14.45%	\$380	\$305	24.59%	6.93%
	16	REMARK	SA	5341	House	3	\$395,000	\$355,000	11.26%	\$380	\$380	0.00%	5.00%
	17	BERRI	SA	5343	House	3	\$350,000	\$321,000	9.03%	\$380	\$350	8.57%	5.64%
	18	WHYALLA	SA	5600	House	3	\$419,000	\$390,000	7.43%	\$380	\$350	8.57%	4.71%
	19	WHYALLA PLAYFORD	SA	5600	House	3	\$362,500	\$299,000	21.23%	\$380	\$350	8.57%	5.45%
	20	LOXTON	SA	5333	House	3	\$412,500	\$345,000	19.56%	\$390	\$320	21.87%	4.91%
	21	ROXBY DOWNS	SA	5725	House	4	\$310,000	\$330,000	-6.07%	\$400	\$430	-6.98%	6.70%
	22	SALISBURY	SA	5108	Unit	2	\$320,000	\$260,000	23.07%	\$400	\$355	12.67%	6.50%
	23	BROOKLYN PARK	SA	5032	Unit	2	\$412,000	\$305,000	35.08%	\$420	\$355	18.30%	5.30%
	24	WHYALLA JENKINS	SA	5609	House	4	\$429,000	\$372,500	15.16%	\$420	\$420	0.00%	5.09%
	25	MOUNT GAMBIER	SA	5290	House	3	\$469,000	\$409,000	14.66%	\$440	\$400	10.00%	4.87%



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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 WALLAROO	SA	5556	House	3	\$467,000	\$398,000	17.33%	\$445	\$350	27.14%	4.95%
▲	27 PORT PIRIE	SA	5540	House	4	\$429,000	\$379,000	13.19%	\$450	\$420	7.14%	5.45%
▲	28 MURRAY BRIDGE	SA	5253	House	3	\$465,000	\$400,000	16.25%	\$450	\$415	8.43%	5.03%
▲	29 ELIZABETH SOUTH	SA	5112	House	3	\$457,500	\$404,500	13.10%	\$450	\$400	12.50%	5.11%
▲	30 ELIZABETH NORTH	SA	5113	House	3	\$450,000	\$375,000	20.00%	\$450	\$395	13.92%	5.20%
▼	31 ELIZABETH GROVE	SA	5112	House	3	\$502,000	\$350,000	43.42%	\$460	\$380	21.05%	4.76%
	32 MORPHETT VALE	SA	5162	House	2	\$500,000	\$399,000	25.31%	\$460	\$440	4.54%	4.78%
■	33 PLYMPTON	SA	5038	Unit	2	\$420,000	\$322,500	30.23%	\$460	\$390	17.94%	5.69%
▲	34 PORT LINCOLN	SA	5606	House	3	\$475,000	\$444,000	6.98%	\$470	\$420	11.90%	5.14%
▲	35 ELIZABETH DOWNS	SA	5113	House	3	\$530,000	\$399,500	32.66%	\$470	\$395	18.98%	4.61%
▲	36 ELIZABETH VALE	SA	5112	House	3	\$579,500	\$410,000	41.34%	\$475	\$450	5.55%	4.26%
▲	37 DAVOREN PARK	SA	5113	House	3	\$499,000	\$399,000	25.06%	\$475	\$410	15.85%	4.94%
▲	38 GLENELG NORTH	SA	5045	Unit	2	\$472,000	\$435,000	8.50%	\$480	\$430	11.62%	5.28%
▲	39 ELIZABETH PARK	SA	5113	House	3	\$520,000	\$420,000	23.80%	\$490	\$425	15.29%	4.90%
▲	40 SMITHFIELD	SA	5114	House	3	\$520,000	\$430,000	20.93%	\$490	\$405	20.98%	4.90%
▲	41 ELIZABETH EAST	SA	5112	House	3	\$500,000	\$409,000	22.24%	\$495	\$430	15.11%	5.14%
🚩	42 EVANSTON	SA	5116	House	3	\$542,500	\$440,000	23.29%	\$500	\$450	11.11%	4.79%
▲	43 GLENELG EAST	SA	5045	Unit	2	\$577,500	\$485,000	19.07%	\$500	\$455	9.89%	4.50%
▲	44 ASCOT PARK	SA	5043	Unit	2	\$580,000	\$479,000	21.08%	\$500	\$440	13.63%	4.48%
▲	45 SMITHFIELD PLAINS	SA	5114	House	3	\$521,000	\$399,000	30.57%	\$500	\$440	13.63%	4.99%
🚩	46 STRATHALBYN	SA	5255	House	3	\$585,000	\$535,500	9.24%	\$500	\$470	6.38%	4.44%
🚩	47 MIDDLETON	SA	5213	House	3	\$850,000	\$780,000	8.97%	\$500	\$490	2.04%	3.05%
▲	48 MAWSON LAKES	SA	5095	Unit	2	\$449,000	\$365,000	23.01%	\$500	\$420	19.04%	5.79%
🚩	49 MOUNT GAMBIER	SA	5290	House	4	\$615,000	\$539,500	13.99%	\$510	\$490	4.08%	4.31%
🚩	50 NURIOOTPA	SA	5355	House	3	\$592,500	\$467,000	26.87%	\$510	\$450	13.33%	4.47%



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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	ZEEHAN	TAS	7469	House	3	\$205,000	\$205,000	0.00%	\$300	\$300	0.00%	7.60%
2	QUEENSTOWN	TAS	7467	House	3	\$245,000	\$265,000	-7.55%	\$310	\$280	10.71%	6.57%
3	ULVERSTONE	TAS	7315	Unit	2	\$410,000	\$389,000	5.39%	\$350	\$300	16.66%	4.43%
4	WYNYARD	TAS	7325	Unit	2	\$337,500	\$307,500	9.75%	\$350	\$330	6.06%	5.39%
5	DEVONPORT	TAS	7310	Unit	2	\$375,000	\$379,500	-1.19%	\$360	\$340	5.88%	4.99%
6	SHOREWELL PARK	TAS	7320	House	3	\$375,000	\$351,000	6.83%	\$385	\$345	11.59%	5.33%
7	SCOTTSDALE	TAS	7260	House	3	\$449,000	\$365,000	23.01%	\$390	\$400	-2.50%	4.51%
8	HILLCREST	TAS	7320	House	3	\$409,500	\$375,000	9.20%	\$390	\$360	8.33%	4.95%
9	GEORGE TOWN	TAS	7253	House	3	\$399,000	\$369,500	7.98%	\$390	\$380	2.63%	5.08%
10	MONTELLO	TAS	7320	House	3	\$420,000	\$369,000	13.82%	\$395	\$350	12.85%	4.89%
11	MAYFIELD	TAS	7248	House	3	\$334,500	\$330,000	1.36%	\$400	\$390	2.56%	6.21%
12	SANDY BAY	TAS	7005	Unit	Studio & 1	\$435,000	\$417,500	4.19%	\$400	\$395	1.26%	4.78%
13	SMITHTON	TAS	7330	House	3	\$391,500	\$395,000	-0.89%	\$400	\$370	8.10%	5.31%
14	SOMERSET	TAS	7322	House	3	\$459,000	\$439,000	4.55%	\$400	\$385	3.89%	4.53%
15	RAVENSWOOD	TAS	7250	House	3	\$369,000	\$362,500	1.79%	\$400	\$380	5.26%	5.63%
16	DEVONPORT	TAS	7310	House	2	\$419,000	\$400,000	4.75%	\$400	\$370	8.10%	4.96%
17	ACTON	TAS	7320	House	3	\$369,000	\$349,000	5.73%	\$400	\$360	11.11%	5.63%
18	UPPER BURNIE	TAS	7320	House	3	\$442,500	\$399,000	10.90%	\$420	\$380	10.52%	4.93%
19	WYNYARD	TAS	7325	House	3	\$520,000	\$502,000	3.58%	\$420	\$420	0.00%	4.20%
20	WEST ULVERSTONE	TAS	7315	House	3	\$512,000	\$495,000	3.43%	\$430	\$425	1.17%	4.36%
21	ST HELENS	TAS	7216	House	3	\$600,000	\$600,000	0.00%	\$435	\$450	-3.34%	3.77%
22	PENGUIN	TAS	7316	House	3	\$595,000	\$545,000	9.17%	\$435	\$420	3.57%	3.80%
23	EAST DEVONPORT	TAS	7310	House	3	\$431,500	\$449,000	-3.90%	\$435	\$395	10.12%	5.24%
24	GLENORCHY	TAS	7010	Unit	2	\$445,000	\$425,000	4.70%	\$440	\$420	4.76%	5.14%
25	INVERMAY	TAS	7248	House	2	\$429,000	\$429,000	0.00%	\$440	\$420	4.76%	5.33%


























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TAS Report

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						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	26 CLAREMONT	TAS	7011	Unit	2	\$410,000	\$420,000	-2.39%	\$440	\$400	10.00%	5.58%
	27 PROSPECT VALE	TAS	7250	Unit	2	\$435,000	\$430,000	1.16%	\$445	\$390	14.10%	5.31%
	28 ULVERSTONE	TAS	7315	House	3	\$549,000	\$505,000	8.71%	\$450	\$410	9.75%	4.26%
	29 NEW TOWN	TAS	7008	Unit	2	\$485,000	\$485,000	0.00%	\$450	\$445	1.12%	4.82%
	30 BRIDGEWATER	TAS	7030	House	3	\$429,000	\$422,500	1.53%	\$450	\$430	4.65%	5.45%
	31 DEVONPORT	TAS	7310	House	3	\$490,000	\$469,000	4.47%	\$450	\$420	7.14%	4.77%
	32 PRIMROSE SANDS	TAS	7173	House	3	\$575,000	\$550,000	4.54%	\$455	\$465	-2.16%	4.11%
	33 RISDON VALE	TAS	7016	House	3	\$459,000	\$445,000	3.14%	\$460	\$450	2.22%	5.21%
	34 MOWBRAY	TAS	7248	House	3	\$429,500	\$432,500	-0.70%	\$460	\$430	6.97%	5.56%
	35 INVERMAY	TAS	7248	House	3	\$482,000	\$499,000	-3.41%	\$460	\$455	1.09%	4.96%
	36 CLARENDON VALE	TAS	7019	House	3	\$430,000	\$410,000	4.87%	\$460	\$420	9.52%	5.56%
	37 CLAREMONT	TAS	7011	House	2	\$455,000	\$485,000	-6.19%	\$460	\$430	6.97%	5.25%
	38 NEW NORFOLK	TAS	7140	House	3	\$475,000	\$489,000	-2.87%	\$465	\$450	3.33%	5.09%
	39 NEWNHAM	TAS	7248	House	3	\$472,500	\$479,000	-1.36%	\$465	\$450	3.33%	5.11%
	40 KINGSTON	TAS	7050	Unit	2	\$530,000	\$500,000	6.00%	\$470	\$450	4.44%	4.61%
	41 LATROBE	TAS	7307	House	3	\$599,000	\$599,000	0.00%	\$470	\$435	8.04%	4.08%
	42 DELORAINE	TAS	7304	House	3	\$555,000	\$549,000	1.09%	\$470	\$430	9.30%	4.40%
	43 BELLERIVE	TAS	7018	Unit	2	\$485,000	\$485,000	0.00%	\$475	\$425	11.76%	5.09%
	44 GLENORCHY	TAS	7010	House	2	\$445,000	\$440,000	1.13%	\$480	\$450	6.66%	5.60%
	45 LAUNCESTON	TAS	7250	House	2	\$549,000	\$499,000	10.02%	\$480	\$450	6.66%	4.54%
	46 KINGS MEADOWS	TAS	7249	House	3	\$525,000	\$479,000	9.60%	\$480	\$460	4.34%	4.75%
	47 SUMMERHILL	TAS	7250	House	3	\$530,000	\$512,000	3.51%	\$480	\$470	2.12%	4.70%
	48 PARK GROVE	TAS	7320	House	3	\$550,000	\$524,000	4.96%	\$485	\$445	8.98%	4.58%
	49 CYGNET	TAS	7112	House	3	\$685,000	\$639,000	7.19%	\$485	\$490	-1.03%	3.68%
	50 RIVERSIDE	TAS	7250	House	3	\$549,000	\$539,500	1.76%	\$490	\$480	2.08%	4.64%



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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	\$262,500	-3.81%	\$290	\$270	7.40%	5.97%
2	MORWELL	VIC	3840	Unit	2	\$289,500	\$287,000	0.87%	\$305	\$280	8.92%	5.47%
3	NHILL	VIC	3418	House	3	\$287,000	\$294,000	-2.39%	\$310	\$300	3.33%	5.61%
4	MARYBOROUGH	VIC	3465	Unit	2	\$294,500	\$298,000	-1.18%	\$320	\$290	10.34%	5.65%
5	HORSHAM	VIC	3400	Unit	2	\$299,000	\$299,000	0.00%	\$320	\$280	14.28%	5.56%
6	HIGHTON	VIC	3216	Unit	Studio & 1	\$294,500	\$299,000	-1.51%	\$320	\$300	6.66%	5.65%
7	ALBION	VIC	3020	Unit	Studio & 1	\$220,000	\$200,000	10.00%	\$320	\$280	14.28%	7.56%
8	HORSHAM	VIC	3400	House	2	\$312,500	\$279,000	12.00%	\$330	\$310	6.45%	5.49%
9	HAMILTON	VIC	3300	House	2	\$295,000	\$290,000	1.72%	\$330	\$320	3.12%	5.81%
10	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$235,000	\$230,000	2.17%	\$330	\$300	10.00%	7.30%
11	PORTLAND	VIC	3305	Unit	2	\$300,000	\$290,000	3.44%	\$335	\$320	4.68%	5.80%
12	HERNE HILL	VIC	3218	Unit	Studio & 1	\$299,000	\$325,000	-8.00%	\$335	\$310	8.06%	5.82%
13	ARARAT	VIC	3377	House	2	\$289,000	\$295,000	-2.04%	\$335	\$320	4.68%	6.02%
14	BURWOOD	VIC	3125	Unit	Studio & 1	\$315,000	\$230,000	36.95%	\$335	\$305	9.83%	5.53%
15	GEELONG WEST	VIC	3218	Unit	Studio & 1	\$309,500	\$340,000	-8.98%	\$340	\$340	0.00%	5.71%
16	SEBASTOPOL	VIC	3356	Unit	2	\$330,000	\$325,000	1.53%	\$340	\$330	3.03%	5.35%
17	MORWELL	VIC	3840	House	2	\$290,000	\$285,000	1.75%	\$340	\$310	9.67%	6.09%
18	MOE	VIC	3825	House	2	\$295,000	\$295,000	0.00%	\$340	\$310	9.67%	5.99%
19	WENDOUREE	VIC	3355	Unit	2	\$345,000	\$337,500	2.22%	\$340	\$330	3.03%	5.12%
20	WENDOUREE	VIC	3355	House	2	\$352,500	\$395,000	-10.76%	\$345	\$330	4.54%	5.08%
21	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$275,000	\$260,000	5.76%	\$350	\$320	9.37%	6.61%
22	MILDURA	VIC	3500	Unit	2	\$270,000	\$270,000	0.00%	\$350	\$300	16.66%	6.74%
23	MELTON SOUTH	VIC	3338	Unit	2	\$359,500	\$350,000	2.71%	\$350	\$320	9.37%	5.06%
24	LAKES ENTRANCE	VIC	3909	Unit	2	\$395,000	\$382,500	3.26%	\$350	\$315	11.11%	4.60%
25	SEBASTOPOL	VIC	3356	House	2	\$345,000	\$340,000	1.47%	\$350	\$340	2.94%	5.27%



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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 WANGARATTA	VIC	3677	Unit	2	\$339,500	\$342,500	-0.88%	\$350	\$320	9.37%	5.36%
▲	27 FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	\$282,500	6.19%	\$350	\$300	16.66%	6.06%
▲	28 MELTON SOUTH	VIC	3338	House	2	\$382,000	\$350,000	9.14%	\$355	\$340	4.41%	4.83%
▲	29 MILDURA	VIC	3500	House	2	\$275,000	\$280,000	-1.79%	\$360	\$320	12.50%	6.80%
▲	30 TRARALGON	VIC	3844	Unit	2	\$320,000	\$294,000	8.84%	\$360	\$345	4.34%	5.85%
▲	31 CLAYTON	VIC	3168	Unit	Studio & 1	\$325,000	\$330,000	-1.52%	\$360	\$320	12.50%	5.76%
▲	32 BALLARAT EAST	VIC	3350	House	2	\$375,000	\$396,500	-5.43%	\$360	\$350	2.85%	4.99%
	33 BELMONT	VIC	3216	Unit	Studio & 1	\$325,000	\$337,000	-3.57%	\$360	\$325	10.76%	5.76%
▲	34 WODONGA	VIC	3690	Unit	2	\$369,000	\$354,000	4.23%	\$360	\$325	10.76%	5.07%
▼	35 ARARAT	VIC	3377	Unit	2	\$275,000	\$275,000	0.00%	\$365	\$325	12.30%	6.90%
▲	36 KENNINGTON	VIC	3550	Unit	2	\$380,000	\$387,500	-1.94%	\$365	\$370	-1.36%	4.99%
🚩	37 BAIRNSDALE	VIC	3875	Unit	2	\$345,000	\$349,000	-1.15%	\$370	\$340	8.82%	5.57%
▲	38 NORLANE	VIC	3214	House	2	\$400,000	\$420,000	-4.77%	\$370	\$350	5.71%	4.81%
▲	39 SHEPPARTON	VIC	3630	Unit	2	\$355,000	\$312,500	13.60%	\$375	\$330	13.63%	5.49%
🚩	40 BALLARAT CENTRAL	VIC	3350	House	2	\$495,000	\$525,000	-5.72%	\$375	\$355	5.63%	3.93%
🚩	41 ARARAT	VIC	3377	House	3	\$392,500	\$400,000	-1.88%	\$380	\$360	5.55%	5.03%
▲	42 ALBION	VIC	3020	Unit	2	\$330,000	\$315,000	4.76%	\$380	\$345	10.14%	5.98%
▼	43 BENALLA	VIC	3672	House	2	\$340,000	\$295,000	15.25%	\$380	\$350	8.57%	5.81%
🚩	44 CHURCHILL	VIC	3842	House	3	\$357,500	\$350,000	2.14%	\$380	\$350	8.57%	5.52%
🚩	45 HAMILTON	VIC	3300	House	3	\$399,000	\$365,000	9.31%	\$380	\$370	2.70%	4.95%
🚩	46 EPPING	VIC	3076	Unit	Studio & 1	\$290,000	\$290,000	0.00%	\$380	\$350	8.57%	6.81%
▲	47 DANDENONG	VIC	3175	Unit	Studio & 1	\$275,000	\$270,000	1.85%	\$380	\$320	18.75%	7.18%
▼	48 SHEPPARTON	VIC	3630	House	2	\$350,000	\$330,000	6.06%	\$380	\$350	8.57%	5.64%
🚩	49 PORTLAND	VIC	3305	House	2	\$350,000	\$325,000	7.69%	\$380	\$375	1.33%	5.64%
🚩	50 TRARALGON	VIC	3844	House	2	\$370,000	\$360,000	2.77%	\$380	\$365	4.10%	5.34%
























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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	GERALDTON	WA	6530	Unit	2	\$259,000	\$217,500	19.08%	\$330	\$280	17.85%	6.62%
	2	KAMBALDA WEST	WA	6442	House	3	\$200,000	\$189,000	5.82%	\$380	\$380	0.00%	9.88%
	3	KATANNING	WA	6317	House	3	\$299,000	\$279,000	7.16%	\$400	\$300	33.33%	6.95%
	4	RANGEWAY	WA	6530	House	3	\$299,000	\$210,000	42.38%	\$400	\$350	14.28%	6.95%
	5	MANDURAH	WA	6210	Unit	Studio & 1	\$327,000	\$235,000	39.14%	\$400	\$280	42.85%	6.36%
	6	ORELIA	WA	6167	Unit	2	\$297,000	\$202,500	46.66%	\$420	\$380	10.52%	7.35%
	7	ARMADALE	WA	6112	House	2	\$399,000	\$298,000	33.89%	\$430	\$400	7.50%	5.60%
	8	NORTHAM	WA	6401	House	3	\$395,000	\$315,000	25.39%	\$440	\$325	35.38%	5.79%
	9	SHOALWATER	WA	6169	Unit	2	\$379,000	\$299,000	26.75%	\$445	\$340	30.88%	6.10%
	10	ROCKINGHAM	WA	6168	Unit	Studio & 1	\$375,000	\$317,500	18.11%	\$450	\$400	12.50%	6.24%
	11	SPALDING	WA	6530	House	3	\$375,000	\$279,000	34.40%	\$450	\$380	18.42%	6.24%
	12	OSBORNE PARK	WA	6017	Unit	Studio & 1	\$282,000	\$230,000	22.60%	\$450	\$380	18.42%	8.29%
	13	MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	\$229,000	33.18%	\$450	\$400	12.50%	7.67%
	14	JOONDALUP	WA	6027	Unit	Studio & 1	\$399,000	\$300,000	33.00%	\$450	\$400	12.50%	5.86%
	15	MANDURAH	WA	6210	House	2	\$449,000	\$318,000	41.19%	\$460	\$380	21.05%	5.32%
	16	MANDURAH	WA	6210	Unit	2	\$379,000	\$290,000	30.68%	\$460	\$390	17.94%	6.31%
	17	WEMBLEY	WA	6014	Unit	Studio & 1	\$335,000	\$249,000	34.53%	\$460	\$395	16.45%	7.14%
	18	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$332,500	\$277,000	20.03%	\$470	\$425	10.58%	7.35%
	19	VICTORIA PARK	WA	6100	Unit	Studio & 1	\$309,000	\$239,000	29.28%	\$470	\$390	20.51%	7.90%
	20	BALDIVIS	WA	6171	House	2	\$495,000	\$369,000	34.14%	\$475	\$450	5.55%	4.98%
	21	BERESFORD	WA	6530	House	3	\$504,500	\$454,500	11.00%	\$480	\$450	6.66%	4.94%
	22	GERALDTON	WA	6530	House	3	\$427,000	\$350,000	22.00%	\$480	\$430	11.62%	5.84%
	23	SUCCESS	WA	6164	Unit	Studio & 1	\$369,000	\$287,500	28.34%	\$480	\$310	54.83%	6.76%
	24	MOSMAN PARK	WA	6012	Unit	Studio & 1	\$350,000	\$265,000	32.07%	\$480	\$400	20.00%	7.13%
	25	MIDLAND	WA	6056	Unit	Studio & 1	\$349,000	\$299,000	16.72%	\$480	\$385	24.67%	7.15%



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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 YAKAMIA	WA	6330	House	3	\$465,000	\$435,000	6.89%	\$480	\$450	6.66%	5.36%
	27 INGLEWOOD	WA	6052	Unit	Studio & 1	\$344,500	\$345,000	-0.15%	\$490	\$450	8.88%	7.39%
▼	28 NORTHAM	WA	6401	House	4	\$539,500	\$445,000	21.23%	\$495	\$390	26.92%	4.77%
▲	29 NORTH PERTH	WA	6006	Unit	Studio & 1	\$375,000	\$358,000	4.74%	\$500	\$430	16.27%	6.93%
▲	30 MAYLANDS	WA	6051	Unit	2	\$400,000	\$329,500	21.39%	\$500	\$450	11.11%	6.50%
▲	31 ROCKINGHAM	WA	6168	Unit	2	\$444,500	\$344,500	29.02%	\$500	\$425	17.64%	5.84%
▲	32 ROCKINGHAM	WA	6168	House	2	\$472,000	\$379,000	24.53%	\$500	\$410	21.95%	5.50%
▼	33 HIGHGATE	WA	6003	Unit	Studio & 1	\$419,000	\$320,000	30.93%	\$500	\$450	11.11%	6.20%
▼	34 DERBY	WA	6728	House	3	\$260,000	\$249,000	4.41%	\$500	\$370	35.13%	10.00%
▲	35 BUNBURY	WA	6230	Unit	2	\$412,000	\$344,500	19.59%	\$500	\$450	11.11%	6.31%
▲	36 BUTLER	WA	6036	House	2	\$499,000	\$369,500	35.04%	\$500	\$440	13.63%	5.21%
▲	37 COLLIE	WA	6225	House	3	\$379,000	\$309,000	22.65%	\$500	\$440	13.63%	6.86%
▼	38 WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$325,000	\$275,000	18.18%	\$500	\$425	17.64%	8.00%
	39 GOSNELLS	WA	6110	House	2	\$440,000	\$350,000	25.71%	\$505	\$450	12.22%	5.96%
▼	40 SPENCER PARK	WA	6330	House	3	\$499,000	\$449,500	11.01%	\$515	\$420	22.61%	5.36%
▲	41 MANDURAH	WA	6210	Unit	3	\$577,500	\$467,500	23.52%	\$520	\$460	13.04%	4.68%
▲	42 HAMILTON HILL	WA	6163	Unit	2	\$350,000	\$299,000	17.05%	\$520	\$450	15.55%	7.72%
▲	43 COMO	WA	6152	Unit	Studio & 1	\$566,000	\$499,000	13.42%	\$520	\$450	15.55%	4.77%
▼	44 WITHERS	WA	6230	House	3	\$482,000	\$350,000	37.71%	\$520	\$450	15.55%	5.60%
🚩	45 DAWESVILLE	WA	6211	House	3	\$639,500	\$500,000	27.90%	\$530	\$510	3.92%	4.30%
🚩	46 ELLENBROOK	WA	6069	Unit	2	\$429,000	\$309,000	38.83%	\$530	\$425	24.70%	6.42%
🚩	47 MANDURAH	WA	6210	House	3	\$549,000	\$436,500	25.77%	\$530	\$470	12.76%	5.02%
🚩	48 MEDINA	WA	6167	House	3	\$545,000	\$398,000	36.93%	\$530	\$450	17.77%	5.05%
🚩	49 OSBORNE PARK	WA	6017	Unit	2	\$450,000	\$299,500	50.25%	\$530	\$460	15.21%	6.12%
▼	50 BRIDGETOWN	WA	6255	House	3	\$625,000	\$560,000	11.60%	\$535	\$380	40.78%	4.45%



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