



# 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.



#### **Development Search**

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



#### **My Research**

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.

## 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 median prices are cheapest to illustrate entry-level homebuyer and investor opportunities.

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 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	BROKEN HILL	NSW	2880	House	2	\$140,000	\$145,000	-3.45%	\$280	\$275	1.81%	10.40%
3	MANUNDA	QLD	4870	Unit	Studio & 1	\$157,500	\$145,000	8.62%	\$320	\$290	10.34%	10.56%
4	WHYALLA	SA	5600	Unit	2	\$159,500	\$170,000	-6.18%	\$245	\$245	0.00%	7.98%
5	SOUTH GLADSTONE	QLD	4680	Unit	2	\$179,500	\$169,000	6.21%	\$280	\$250	12.00%	8.11%
6	COLLINSVILLE	QLD	4804	House	3	\$179,500	\$195,000	-7.95%	\$370	\$340	8.82%	10.71%
7	KAMBALDA WEST	WA	6442	House	3	\$182,000	\$165,000	10.30%	\$375	\$350	7.14%	10.71%
8	EMERALD	QLD	4720	Unit	2	\$185,000	\$169,000	9.46%	\$320	\$290	10.34%	8.99%
9	PORT PIRIE	SA	5540	House	2	\$187,000	\$189,000	-1.06%	\$280	\$250	12.00%	7.78%
10	CHARLEVILLE	QLD	4470	House	3	\$187,500	\$169,000	10.94%	\$255	\$240	6.25%	7.07%
11	COLLINSVILLE	QLD	4804	House	4	\$189,000	\$193,500	-2.33%	\$350	\$350	0.00%	9.62%
12	NORTH WARD	QLD	4810	Unit	Studio & 1	\$189,000	\$199,000	-5.03%	\$350	\$300	16.66%	9.62%
13	ORELIA	WA	6167	Unit	2	\$199,000	\$180,000	10.55%	\$360	\$300	20.00%	9.40%
14	COBAR	NSW	2835	House	3	\$199,000	\$200,000	-0.50%	\$300	\$280	7.14%	7.83%
15	WEST GLADSTONE	QLD	4680	Unit	2	\$199,000	\$187,500	6.13%	\$295	\$270	9.25%	7.70%
16	ALBION	VIC	3020	Unit	Studio & 1	\$200,000	\$200,000	0.00%	\$270	\$230	17.39%	7.02%
17	RANGEWAY	WA	6530	House	3	\$200,000	\$185,000	8.10%	\$330	\$290	13.79%	8.58%
18	MOUNT ISA	QLD	4825	Unit	2	\$200,000	\$200,000	0.00%	\$300	\$290	3.44%	7.80%
19	PORT AUGUSTA	SA	5700	House	2	\$205,000	\$175,000	17.14%	\$280	\$280	0.00%	7.10%
20	BUNGALOW	QLD	4870	Unit	2	\$209,000	\$190,000	10.00%	\$360	\$340	5.88%	8.95%
21	BROKEN HILL	NSW	2880	House	3	\$210,000	\$180,000	16.66%	\$315	\$310	1.61%	7.80%
22	DYSART	QLD	4745	House	3	\$210,000	\$218,000	-3.67%	\$370	\$310	19.35%	9.16%
23	GERALDTON	WA	6530	Unit	2	\$210,000	\$189,000	11.11%	\$280	\$230	21.73%	6.93%
24	MOREE	NSW	2400	House	2	\$210,000	\$232,500	-9.68%	\$300	\$250	20.00%	7.42%
25	ZEEHAN	TAS	7469	House	3	\$210,000	\$220,000	-4.55%	\$280	\$250	12.00%	6.93%



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# Cheapest 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	MOURA	QLD	4718	House	3	\$215,000	\$188,500	14.05%	\$340	\$330	3.03%	8.22%
27	KINGAROY	QLD	4610	Unit	2	\$215,000	\$185,000	16.21%	\$335	\$300	11.66%	8.10%
28	GERALDTON	WA	6530	House	2	\$215,000	\$230,000	-6.53%	\$335	\$320	4.68%	8.10%
29	BLACKWATER	QLD	4717	House	3	\$215,000	\$187,000	14.97%	\$300	\$280	7.14%	7.25%
30	HERMIT PARK	QLD	4812	Unit	2	\$218,000	\$199,000	9.54%	\$330	\$310	6.45%	7.87%
31	CLONCURRENCY	QLD	4824	House	3	\$219,000	\$227,500	-3.74%	\$380	\$350	8.57%	9.02%
32	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$219,000	\$215,000	1.86%	\$290	\$250	16.00%	6.88%
33	ROSSLEA	QLD	4812	Unit	2	\$219,000	\$200,000	9.50%	\$350	\$320	9.37%	8.31%
34	PIMLICO	QLD	4812	Unit	2	\$219,500	\$207,000	6.03%	\$320	\$300	6.66%	7.58%
35	OSBORNE PARK	WA	6017	Unit	Studio & 1	\$220,000	\$185,000	18.91%	\$370	\$300	23.33%	8.74%
36	MANUNDA	QLD	4870	Unit	2	\$220,000	\$190,000	15.78%	\$395	\$330	19.69%	9.33%
37	WHYALLA STUART	SA	5608	House	3	\$220,000	\$200,000	10.00%	\$260	\$240	8.33%	6.14%
38	KIRWAN	QLD	4817	Unit	2	\$224,000	\$230,000	-2.61%	\$340	\$305	11.47%	7.89%
39	ARMADALE	WA	6112	Unit	2	\$225,000	\$204,000	10.29%	\$355	\$300	18.33%	8.20%
40	WOREE	QLD	4868	Unit	2	\$225,000	\$209,000	7.65%	\$355	\$320	10.93%	8.20%
41	LONGREACH	QLD	4730	House	3	\$227,500	\$230,000	-1.09%	\$310	\$300	3.33%	7.08%
42	MOUNT ISA	QLD	4825	House	2	\$227,500	\$229,000	-0.66%	\$380	\$350	8.57%	8.68%
43	MAYLANDS	WA	6051	Unit	Studio & 1	\$229,000	\$189,000	21.16%	\$380	\$320	18.75%	8.62%
44	PORT AUGUSTA	SA	5700	House	3	\$229,000	\$207,500	10.36%	\$300	\$295	1.69%	6.81%
45	EARLVILLE	QLD	4870	Unit	2	\$229,000	\$180,000	27.22%	\$360	\$350	2.85%	8.17%
46	AYR	QLD	4807	Unit	2	\$230,000	\$239,000	-3.77%	\$250	\$250	0.00%	5.65%
47	CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$230,000	\$177,500	29.57%	\$350	\$325	7.69%	7.91%
48	ROMA	QLD	4455	House	2	\$230,000	\$230,000	0.00%	\$280	\$265	5.66%	6.33%
49	SOMERVILLE	WA	6430	Unit	2	\$234,000	\$249,000	-6.03%	\$450	\$400	12.50%	10.00%
50	WEST END	QLD	4810	Unit	2	\$234,500	\$195,000	20.25%	\$330	\$310	6.45%	7.31%



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# Cheapest 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 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	COBAR	NSW	2835	House	3	\$199,000	\$200,000	-0.50%	\$300	\$280	7.14%	7.83%
3	BROKEN HILL	NSW	2880	House	3	\$210,000	\$180,000	16.66%	\$315	\$310	1.61%	7.80%
4	MOREE	NSW	2400	House	2	\$210,000	\$232,500	-9.68%	\$300	\$250	20.00%	7.42%
5	NAMBUCCA HEADS	NSW	2448	House	2	\$269,000	\$464,500	-42.09%	\$430	\$400	7.50%	8.31%
6	CONDOBOLIN	NSW	2877	House	3	\$270,000	\$273,500	-1.28%	\$310	\$280	10.71%	5.97%
7	EAST ALBURY	NSW	2640	Unit	2	\$275,000	\$294,500	-6.63%	\$330	\$310	6.45%	6.24%
8	LAVINGTON	NSW	2641	Unit	2	\$280,000	\$240,000	16.66%	\$300	\$275	9.09%	5.57%
9	ARMIDALE	NSW	2350	Unit	2	\$289,000	\$240,000	20.41%	\$305	\$290	5.17%	5.48%
10	INVERELL	NSW	2360	House	2	\$290,000	\$282,000	2.83%	\$300	\$290	3.44%	5.37%
11	SOUTH LISMORE	NSW	2480	House	3	\$295,000	\$252,500	16.83%	\$490	\$500	-2.00%	8.63%
12	WEST TAMWORTH	NSW	2340	House	3	\$295,000	\$260,000	13.46%	\$335	\$310	8.06%	5.90%
13	GLEN INNES	NSW	2370	House	2	\$300,000	\$275,000	9.09%	\$280	\$275	1.81%	4.85%
14	QUEANBEYAN	NSW	2620	Unit	Studio & 1	\$305,000	\$250,000	22.00%	\$340	\$330	3.03%	5.79%
15	NARRANDERA	NSW	2700	House	3	\$309,500	\$329,000	-5.93%	\$375	\$330	13.63%	6.30%
16	COWRA	NSW	2794	House	2	\$310,000	\$330,000	-6.07%	\$300	\$280	7.14%	5.03%
17	BROKEN HILL	NSW	2880	House	4	\$310,000	\$279,500	10.91%	\$445	\$400	11.25%	7.46%
18	WELLINGTON	NSW	2820	House	3	\$314,500	\$279,500	12.52%	\$380	\$360	5.55%	6.28%
19	DUBBO	NSW	2830	Unit	2	\$315,000	\$330,000	-4.55%	\$320	\$320	0.00%	5.28%
20	TAMWORTH	NSW	2340	Unit	2	\$319,000	\$314,500	1.43%	\$320	\$300	6.66%	5.21%
21	MOREE	NSW	2400	House	3	\$320,000	\$280,000	14.28%	\$350	\$350	0.00%	5.68%
22	DENILQUIN	NSW	2710	House	3	\$330,000	\$320,000	3.12%	\$380	\$320	18.75%	5.98%
23	YOUNG	NSW	2594	House	2	\$334,500	\$350,000	-4.43%	\$300	\$295	1.69%	4.66%
24	PARKES	NSW	2870	House	2	\$339,000	\$313,500	8.13%	\$320	\$300	6.66%	4.90%
25	QUIRINDI	NSW	2343	House	3	\$340,000	\$327,500	3.81%	\$400	\$350	14.28%	6.11%



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# Cheapest 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 GRAFTON	NSW	2460	House	2	\$345,000	\$339,000	1.76%	\$400	\$380	5.26%	6.02%
▲	27 GOULBURN	NSW	2580	Unit	2	\$347,000	\$346,500	0.14%	\$320	\$320	0.00%	4.79%
▼	28 KINGSWOOD	NSW	2747	Unit	2	\$349,000	\$359,000	-2.79%	\$360	\$325	10.76%	5.36%
▼	29 CRESTWOOD	NSW	2620	Unit	2	\$349,500	\$325,000	7.53%	\$450	\$430	4.65%	6.69%
▲	30 GLEN INNES	NSW	2370	House	3	\$350,000	\$360,000	-2.78%	\$350	\$320	9.37%	5.20%
▲	31 CARRAMAR	NSW	2163	Unit	2	\$350,000	\$352,500	-0.71%	\$350	\$310	12.90%	5.20%
▬	32 LEETON	NSW	2705	House	3	\$350,000	\$342,500	2.18%	\$370	\$350	5.71%	5.49%
	33 TAREE	NSW	2430	Townhouse	2	\$350,000	\$380,000	-7.90%	\$390	\$350	11.42%	5.79%
▼	34 SINGLETON	NSW	2330	Unit	2	\$350,000	\$330,000	6.06%	\$385	\$370	4.05%	5.72%
▼	35 NARROMINE	NSW	2821	House	3	\$355,000	\$365,000	-2.74%	\$400	\$375	6.66%	5.85%
▼	36 ARMIDALE	NSW	2350	House	2	\$355,000	\$312,500	13.60%	\$335	\$320	4.68%	4.90%
▬	37 CASUARINA	NSW	2487	Unit	Studio & 1	\$365,000	\$365,000	0.00%	\$580	\$525	10.47%	8.26%
▬	38 GUYRA	NSW	2365	House	3	\$369,000	\$345,000	6.95%	\$340	\$335	1.49%	4.79%
▬	39 MOUNT DRUITT	NSW	2770	Unit	2	\$369,000	\$400,000	-7.75%	\$395	\$340	16.17%	5.56%
▲	40 TAMWORTH	NSW	2340	House	2	\$369,500	\$365,000	1.23%	\$350	\$320	9.37%	4.92%
▲	41 SOUTH KEMPESEY	NSW	2440	House	3	\$372,000	\$390,000	-4.62%	\$425	\$400	6.25%	5.94%
▼	42 QUEANBEYAN	NSW	2620	Unit	2	\$377,000	\$360,000	4.72%	\$420	\$420	0.00%	5.79%
▲	43 GUNNEDAH	NSW	2380	House	3	\$380,000	\$385,000	-1.30%	\$430	\$400	7.50%	5.88%
▲	44 CASINO	NSW	2470	House	2	\$382,500	\$365,000	4.79%	\$360	\$360	0.00%	4.89%
▼	45 WAGGA WAGGA	NSW	2650	Unit	2	\$382,500	\$335,000	14.17%	\$340	\$320	6.25%	4.62%
▼	46 INVERELL	NSW	2360	House	3	\$385,000	\$345,000	11.59%	\$370	\$350	5.71%	4.99%
▲	47 JAMISONTOWN	NSW	2750	Unit	2	\$389,000	\$409,500	-5.01%	\$420	\$380	10.52%	5.61%
▼	48 AUBURN	NSW	2144	Unit	Studio & 1	\$390,000	\$365,000	6.84%	\$450	\$350	28.57%	6.00%
📍	49 COWRA	NSW	2794	House	3	\$390,000	\$369,000	5.69%	\$360	\$350	2.85%	4.80%
📍	50 FAIRFIELD	NSW	2165	Unit	2	\$395,000	\$390,000	1.28%	\$380	\$350	8.57%	5.00%



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## NT Report

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						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	GRAY	NT	0830	Unit	2	\$244,500	\$280,000	-12.68%	\$415	\$390	6.41%	8.82%
2	KATHERINE	NT	0850	Unit	2	\$270,000	\$263,500	2.46%	\$390	\$380	2.63%	7.51%
3	BAKEWELL	NT	0832	Unit	2	\$275,000	\$270,000	1.85%	\$420	\$420	0.00%	7.94%
4	DARWIN CITY	NT	0800	Unit	Studio & 1	\$279,500	\$271,500	2.94%	\$450	\$410	9.75%	8.37%
5	MILLNER	NT	0810	Unit	2	\$309,500	\$295,000	4.91%	\$450	\$440	2.27%	7.56%
6	BAKEWELL	NT	0832	Unit	3	\$335,000	\$348,000	-3.74%	\$485	\$480	1.04%	7.52%
7	LEANYER	NT	0812	Unit	2	\$340,000	\$329,000	3.34%	\$450	\$440	2.27%	6.88%
8	PARAP	NT	0820	Unit	Studio & 1	\$340,000	\$315,000	7.93%	\$460	\$450	2.22%	7.03%
9	BRINKIN	NT	0810	Unit	2	\$350,000	\$390,000	-10.26%	\$450	\$420	7.14%	6.68%
10	COCONUT GROVE	NT	0810	Unit	2	\$355,000	\$347,000	2.30%	\$480	\$455	5.49%	7.03%
11	KATHERINE	NT	0850	House	3	\$365,000	\$365,000	0.00%	\$480	\$480	0.00%	6.83%
12	MOULDEN	NT	0830	House	3	\$397,000	\$392,500	1.14%	\$500	\$500	0.00%	6.54%
13	LARRAKEYAH	NT	0820	Unit	2	\$399,000	\$389,000	2.57%	\$510	\$500	2.00%	6.64%
14	PARAP	NT	0820	Unit	2	\$399,000	\$396,500	0.63%	\$525	\$500	5.00%	6.84%
15	STUART PARK	NT	0820	Unit	2	\$399,000	\$385,000	3.63%	\$550	\$500	10.00%	7.16%
16	GRAY	NT	0830	House	3	\$399,000	\$427,500	-6.67%	\$500	\$490	2.04%	6.51%
17	NIGHTCLIFF	NT	0810	Unit	2	\$402,500	\$385,000	4.54%	\$480	\$470	2.12%	6.20%
18	LARAPINTA	NT	0875	House	3	\$407,500	\$435,000	-6.33%	\$540	\$500	8.00%	6.89%
19	RAPID CREEK	NT	0810	Unit	2	\$420,000	\$429,000	-2.10%	\$485	\$455	6.59%	6.00%
20	SADADEEN	NT	0870	House	3	\$445,000	\$458,500	-2.95%	\$520	\$530	-1.89%	6.07%
21	FANNIE BAY	NT	0820	Unit	2	\$448,000	\$437,000	2.51%	\$435	\$430	1.16%	5.04%
22	DARWIN CITY	NT	0800	Unit	2	\$449,000	\$427,000	5.15%	\$580	\$560	3.57%	6.71%
23	ROSEBERY	NT	0832	Unit	3	\$449,000	\$386,500	16.17%	\$550	\$540	1.85%	6.36%
24	WOODROFFE	NT	0830	House	3	\$449,000	\$449,000	0.00%	\$520	\$540	-3.71%	6.02%
25	GILLEN	NT	0870	House	3	\$454,500	\$495,000	-8.19%	\$560	\$550	1.81%	6.40%



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						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 DRIVER	NT	0830	House	3	\$467,500	\$460,000	1.63%	\$530	\$485	9.27%	5.89%
▲	28 BRAITLING	NT	0870	House	3	\$469,000	\$462,500	1.40%	\$550	\$550	0.00%	6.09%
▼	29 BAYVIEW	NT	0820	Unit	3	\$475,000	\$487,000	-2.47%	\$630	\$630	0.00%	6.89%
▼	30 KARAMA	NT	0812	House	3	\$480,000	\$460,000	4.34%	\$550	\$540	1.85%	5.95%
▬	31 ROSEBERY	NT	0832	House	3	\$489,000	\$489,000	0.00%	\$590	\$550	7.27%	6.27%
▼	32 BAKEWELL	NT	0832	House	3	\$489,000	\$475,000	2.94%	\$550	\$535	2.80%	5.84%
▼	33 KATHERINE	NT	0850	House	4	\$499,000	\$490,000	1.83%	\$600	\$620	-3.23%	6.25%
▼	34 STUART PARK	NT	0820	Unit	3	\$505,000	\$465,000	8.60%	\$630	\$620	1.61%	6.48%
▼	35 DURACK	NT	0830	House	3	\$505,000	\$499,500	1.10%	\$600	\$560	7.14%	6.17%
▬	36 ARALUEN	NT	0870	House	3	\$529,000	\$539,000	-1.86%	\$610	\$550	10.90%	5.99%
▬	37 LEANYER	NT	0812	House	3	\$555,000	\$552,500	0.45%	\$600	\$585	2.56%	5.62%
▲	38 ZUCCOLI	NT	0832	House	3	\$560,000	\$539,500	3.79%	\$650	\$650	0.00%	6.03%
▼	39 LARRAKEYAH	NT	0820	Unit	3	\$570,000	\$530,000	7.54%	\$690	\$600	15.00%	6.29%
▲	40 GUNN	NT	0832	House	4	\$572,500	\$599,000	-4.43%	\$650	\$630	3.17%	5.90%
▼	41 DARWIN CITY	NT	0800	Unit	3	\$580,000	\$599,000	-3.18%	\$750	\$700	7.14%	6.72%
▬	42 ROSEBERY	NT	0832	House	4	\$599,000	\$589,000	1.69%	\$680	\$650	4.61%	5.90%
▲	43 ZUCCOLI	NT	0832	House	4	\$610,000	\$600,000	1.66%	\$700	\$680	2.94%	5.96%
▼	44 FARRAR	NT	0830	House	4	\$620,000	\$620,000	0.00%	\$700	\$690	1.44%	5.87%
▲	45 BELLAMACK	NT	0832	House	4	\$644,000	\$632,000	1.89%	\$680	\$680	0.00%	5.49%
▼	46 DURACK	NT	0830	House	4	\$649,000	\$639,000	1.56%	\$690	\$660	4.54%	5.52%
▼	47 PARAP	NT	0820	Unit	3	\$649,000	\$549,500	18.10%	\$660	\$640	3.12%	5.28%
▬	48 ARALUEN	NT	0870	House	4	\$675,000	\$675,000	0.00%	\$750	\$700	7.14%	5.77%
▬	49 BAYVIEW	NT	0820	Townhouse	3	\$700,000	\$700,000	0.00%	\$740	\$690	7.24%	5.49%
▬	50 MUIRHEAD	NT	0810	House	4	\$778,000	\$740,000	5.13%	\$800	\$760	5.26%	5.34%



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# Cheapest 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	MANUNDA	QLD	4870	Unit	Studio & 1	\$157,500	\$145,000	8.62%	\$320	\$290	10.34%	10.56%
3	SOUTH GLADSTONE	QLD	4680	Unit	2	\$179,500	\$169,000	6.21%	\$280	\$250	12.00%	8.11%
4	COLLINSVILLE	QLD	4804	House	3	\$179,500	\$195,000	-7.95%	\$370	\$340	8.82%	10.71%
5	EMERALD	QLD	4720	Unit	2	\$185,000	\$169,000	9.46%	\$320	\$290	10.34%	8.99%
6	CHARLEVILLE	QLD	4470	House	3	\$187,500	\$169,000	10.94%	\$255	\$240	6.25%	7.07%
7	COLLINSVILLE	QLD	4804	House	4	\$189,000	\$193,500	-2.33%	\$350	\$350	0.00%	9.62%
8	NORTH WARD	QLD	4810	Unit	Studio & 1	\$189,000	\$199,000	-5.03%	\$350	\$300	16.66%	9.62%
9	WEST GLADSTONE	QLD	4680	Unit	2	\$199,000	\$187,500	6.13%	\$295	\$270	9.25%	7.70%
10	MOUNT ISA	QLD	4825	Unit	2	\$200,000	\$200,000	0.00%	\$300	\$290	3.44%	7.80%
11	BUNGALOW	QLD	4870	Unit	2	\$209,000	\$190,000	10.00%	\$360	\$340	5.88%	8.95%
12	DYSART	QLD	4745	House	3	\$210,000	\$218,000	-3.67%	\$370	\$310	19.35%	9.16%
13	BLACKWATER	QLD	4717	House	3	\$215,000	\$187,000	14.97%	\$300	\$280	7.14%	7.25%
14	MOURA	QLD	4718	House	3	\$215,000	\$188,500	14.05%	\$340	\$330	3.03%	8.22%
15	KINGAROY	QLD	4610	Unit	2	\$215,000	\$185,000	16.21%	\$335	\$300	11.66%	8.10%
16	HERMIT PARK	QLD	4812	Unit	2	\$218,000	\$199,000	9.54%	\$330	\$310	6.45%	7.87%
17	CLONCURRY	QLD	4824	House	3	\$219,000	\$227,500	-3.74%	\$380	\$350	8.57%	9.02%
18	ROSSLEA	QLD	4812	Unit	2	\$219,000	\$200,000	9.50%	\$350	\$320	9.37%	8.31%
19	PIMLICO	QLD	4812	Unit	2	\$219,500	\$207,000	6.03%	\$320	\$300	6.66%	7.58%
20	MANUNDA	QLD	4870	Unit	2	\$220,000	\$190,000	15.78%	\$395	\$330	19.69%	9.33%
21	KIRWAN	QLD	4817	Unit	2	\$224,000	\$230,000	-2.61%	\$340	\$305	11.47%	7.89%
22	WOREE	QLD	4868	Unit	2	\$225,000	\$209,000	7.65%	\$355	\$320	10.93%	8.20%
23	LONGREACH	QLD	4730	House	3	\$227,500	\$230,000	-1.09%	\$310	\$300	3.33%	7.08%
24	MOUNT ISA	QLD	4825	House	2	\$227,500	\$229,000	-0.66%	\$380	\$350	8.57%	8.68%
25	EARLVILLE	QLD	4870	Unit	2	\$229,000	\$180,000	27.22%	\$360	\$350	2.85%	8.17%



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# Cheapest 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 AYR	QLD	4807	Unit	2	\$230,000	\$239,000	-3.77%	\$250	\$250	0.00%	5.65%
▲	27 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$230,000	\$177,500	29.57%	\$350	\$325	7.69%	7.91%
▲	28 ROMA	QLD	4455	House	2	\$230,000	\$230,000	0.00%	\$280	\$265	5.66%	6.33%
▼	29 WEST END	QLD	4810	Unit	2	\$234,500	\$195,000	20.25%	\$330	\$310	6.45%	7.31%
▼	30 ROCKHAMPTON CITY	QLD	4700	House	2	\$235,000	\$230,000	2.17%	\$340	\$300	13.33%	7.52%
▲	31 NORTH MACKAY	QLD	4740	Unit	2	\$239,000	\$249,000	-4.02%	\$370	\$320	15.62%	8.05%
▲	32 MOUNT MORGAN	QLD	4714	House	3	\$244,000	\$192,000	27.08%	\$380	\$300	26.66%	8.09%
▲	33 HOME HILL	QLD	4806	House	3	\$249,000	\$235,000	5.95%	\$280	\$255	9.80%	5.84%
▲	34 BERSERKER	QLD	4701	Unit	2	\$249,500	\$227,500	9.67%	\$340	\$320	6.25%	7.08%
▲	35 MANOORA	QLD	4870	Unit	2	\$250,000	\$219,000	14.15%	\$380	\$350	8.57%	7.90%
▲	36 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$250,000	\$190,000	31.57%	\$395	\$300	31.66%	8.21%
▲	37 SOUTH MACKAY	QLD	4740	Unit	2	\$250,000	\$249,000	0.40%	\$390	\$345	13.04%	8.11%
▲	38 TOWNSVILLE CITY	QLD	4810	Unit	Studio & 1	\$250,000	\$235,000	6.38%	\$400	\$395	1.26%	8.32%
▬	39 GLADSTONE	QLD	4680	Unit	2	\$254,500	\$239,500	6.26%	\$350	\$330	6.06%	7.15%
▲	40 INGHAM	QLD	4850	House	3	\$255,000	\$240,000	6.25%	\$320	\$320	0.00%	6.52%
▲	41 EMERALD	QLD	4720	Unit	3	\$259,000	\$230,000	12.60%	\$360	\$350	2.85%	7.22%
🚩	42 WONGALING BEACH	QLD	4852	Unit	2	\$259,000	\$250,000	3.60%	\$330	\$290	13.79%	6.62%
▲	43 BERSERKER	QLD	4701	House	2	\$259,500	\$249,000	4.21%	\$380	\$350	8.57%	7.61%
▲	44 BOWEN	QLD	4805	Unit	2	\$260,000	\$259,000	0.38%	\$360	\$325	10.76%	7.20%
▲	45 KINGAROY	QLD	4610	House	2	\$260,000	\$235,000	10.63%	\$365	\$320	14.06%	7.30%
🚩	46 SLACKS CREEK	QLD	4127	Townhouse	2	\$260,000	\$249,000	4.41%	\$360	\$330	9.09%	7.20%
▼	47 BARCALDINE	QLD	4725	House	3	\$262,500	\$225,000	16.66%	\$300	\$265	13.20%	5.94%
🚩	48 WOODRIDGE	QLD	4114	Townhouse	2	\$264,500	\$227,000	16.51%	\$355	\$300	18.33%	6.97%
🚩	49 CLERMONT	QLD	4721	House	3	\$265,000	\$232,500	13.97%	\$350	\$350	0.00%	6.86%
▼	50 MANOORA	QLD	4870	Townhouse	2	\$265,000	\$219,000	21.00%	\$390	\$360	8.33%	7.65%



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# Cheapest 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 PORT PIRIE	SA	5540	House	2	\$187,000	\$189,000	-1.06%	\$280	\$250	12.00%	7.78%
▼	3 PORT AUGUSTA	SA	5700	House	2	\$205,000	\$175,000	17.14%	\$280	\$280	0.00%	7.10%
▼	4 WHYALLA STUART	SA	5608	House	3	\$220,000	\$200,000	10.00%	\$260	\$240	8.33%	6.14%
▼	5 PORT AUGUSTA	SA	5700	House	3	\$229,000	\$207,500	10.36%	\$300	\$295	1.69%	6.81%
▼	6 MOUNT GAMBIER	SA	5290	Unit	2	\$245,000	\$237,000	3.37%	\$260	\$260	0.00%	5.51%
▬	7 PORT AUGUSTA WEST	SA	5700	House	3	\$249,000	\$225,000	10.66%	\$320	\$320	0.00%	6.68%
▲	8 SALISBURY	SA	5108	Unit	2	\$249,000	\$239,000	4.18%	\$340	\$290	17.24%	7.10%
▼	9 WHYALLA NORRIE	SA	5608	House	3	\$249,000	\$190,000	31.05%	\$280	\$260	7.69%	5.84%
▼	10 PORT PIRIE	SA	5540	House	3	\$250,000	\$205,000	21.95%	\$295	\$280	5.35%	6.13%
▲	11 ROXBY DOWNS	SA	5725	House	3	\$250,000	\$270,000	-7.41%	\$355	\$350	1.42%	7.38%
▼	12 PORT AUGUSTA	SA	5700	House	4	\$257,000	\$245,000	4.89%	\$355	\$350	1.42%	7.18%
▼	13 PORT LINCOLN	SA	5606	Unit	2	\$269,500	\$228,000	18.20%	\$290	\$240	20.83%	5.59%
▼	14 WAIKERIE	SA	5330	House	3	\$297,500	\$262,500	13.33%	\$320	\$300	6.66%	5.59%
▲	15 SEATON	SA	5023	Unit	2	\$300,000	\$337,500	-11.12%	\$350	\$310	12.90%	6.06%
▼	16 BROOKLYN PARK	SA	5032	Unit	2	\$300,000	\$290,000	3.44%	\$355	\$325	9.23%	6.15%
▼	17 WHYALLA PLAYFORD	SA	5600	House	3	\$309,000	\$293,500	5.28%	\$350	\$350	0.00%	5.88%
▬	18 MOUNT GAMBIER	SA	5290	House	2	\$319,000	\$279,000	14.33%	\$330	\$300	10.00%	5.37%
▲	19 MILLICENT	SA	5280	House	3	\$320,000	\$320,000	0.00%	\$285	\$290	-1.73%	4.63%
▬	20 BERRI	SA	5343	House	3	\$320,000	\$295,000	8.47%	\$350	\$310	12.90%	5.68%
▼	21 BARMERA	SA	5345	House	3	\$325,000	\$318,500	2.04%	\$350	\$300	16.66%	5.60%
▲	22 NARACOORTE	SA	5271	House	3	\$325,000	\$325,000	0.00%	\$345	\$305	13.11%	5.52%
▼	23 PLYMPTON	SA	5038	Unit	2	\$325,000	\$275,000	18.18%	\$390	\$350	11.42%	6.24%
▼	24 WHYALLA JENKINS	SA	5609	House	3	\$325,000	\$280,000	16.07%	\$380	\$360	5.55%	6.08%
▼	25 ADELAIDE	SA	5000	Unit	Studio & 1	\$329,000	\$340,000	-3.24%	\$450	\$420	7.14%	7.11%



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# Cheapest 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 ROXBY DOWNS	SA	5725	House	4	\$332,500	\$335,000	-0.75%	\$420	\$400	5.00%	6.56%
▼	27 NEW PORT	SA	5015	Unit	Studio & 1	\$332,500	\$297,000	11.95%	\$400	\$350	14.28%	6.25%
▲	28 ELIZABETH GROVE	SA	5112	House	3	\$340,000	\$330,000	3.03%	\$365	\$330	10.60%	5.58%
▲	29 WHYALLA STUART	SA	5608	House	4	\$347,500	\$295,500	17.59%	\$365	\$370	-1.36%	5.46%
▬	30 RENMARK	SA	5341	House	3	\$349,000	\$320,000	9.06%	\$380	\$350	8.57%	5.66%
▼	31 MAWSON LAKES	SA	5095	Unit	2	\$350,000	\$299,000	17.05%	\$420	\$370	13.51%	6.24%
▲	32 WHYALLA JENKINS	SA	5609	House	4	\$360,000	\$350,000	2.85%	\$420	\$385	9.09%	6.06%
▲	33 ELIZABETH NORTH	SA	5113	House	3	\$362,500	\$290,000	25.00%	\$380	\$340	11.76%	5.45%
▲	34 ELIZABETH SOUTH	SA	5112	House	3	\$369,000	\$325,000	13.53%	\$395	\$320	23.43%	5.56%
▲	35 DAVOREN PARK	SA	5113	House	3	\$369,000	\$310,000	19.03%	\$390	\$330	18.18%	5.49%
▲	36 MORPHETT VALE	SA	5162	Unit	2	\$369,000	\$299,500	23.20%	\$350	\$325	7.69%	4.93%
▼	37 WHYALLA	SA	5600	House	3	\$369,000	\$337,500	9.33%	\$350	\$325	7.69%	4.93%
▼	38 PORT AUGUSTA WEST	SA	5700	House	4	\$370,000	\$355,000	4.22%	\$370	\$380	-2.64%	5.20%
▬	39 PORT PIRIE	SA	5540	House	4	\$380,000	\$325,000	16.92%	\$400	\$320	25.00%	5.47%
▲	40 ELIZABETH VALE	SA	5112	House	3	\$390,000	\$372,500	4.69%	\$445	\$380	17.10%	5.93%
▲	41 MURRAY BRIDGE	SA	5253	House	3	\$395,000	\$330,000	19.69%	\$410	\$345	18.84%	5.39%
▼	42 MOUNT GAMBIER	SA	5290	House	3	\$399,000	\$349,000	14.32%	\$400	\$360	11.11%	5.21%
▲	43 SMITHFIELD PLAINS	SA	5114	House	3	\$399,000	\$319,000	25.07%	\$425	\$350	21.42%	5.53%
▲	44 ELIZABETH EAST	SA	5112	House	3	\$399,000	\$350,000	14.00%	\$400	\$345	15.94%	5.21%
▼	45 ELIZABETH PARK	SA	5113	House	3	\$400,000	\$330,000	21.21%	\$420	\$370	13.51%	5.46%
▲	46 WALKERVILLE	SA	5081	Unit	2	\$400,000	\$380,000	5.26%	\$490	\$450	8.88%	6.37%
▼	47 PROSPECT	SA	5082	Unit	2	\$404,500	\$404,000	0.12%	\$450	\$400	12.50%	5.78%
▲	48 MAWSON LAKES	SA	5095	House	2	\$405,500	\$330,000	22.87%	\$450	\$400	12.50%	5.77%
▲	49 EVANSTON	SA	5116	House	3	\$409,500	\$347,000	18.01%	\$430	\$380	13.15%	5.46%
🚩	50 SMITHFIELD	SA	5114	House	3	\$410,000	\$339,000	20.94%	\$390	\$360	8.33%	4.94%



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# Cheapest 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 ZEEHAN	TAS	7469	House	3	\$210,000	\$220,000	-4.55%	\$280	\$250	12.00%	6.93%
▼	2 QUEENSTOWN	TAS	7467	House	3	\$265,000	\$250,000	6.00%	\$270	\$260	3.84%	5.29%
▼	3 MAYFIELD	TAS	7248	House	3	\$335,000	\$339,000	-1.18%	\$380	\$380	0.00%	5.89%
▼	4 ACTON	TAS	7320	House	3	\$340,000	\$339,500	0.14%	\$350	\$340	2.94%	5.35%
▼	5 RAVENSWOOD	TAS	7250	House	3	\$362,500	\$339,000	6.93%	\$375	\$360	4.16%	5.37%
	6 MONTELLO	TAS	7320	House	3	\$369,000	\$395,000	-6.59%	\$350	\$360	-2.78%	4.93%
▼	7 GEORGE TOWN	TAS	7253	House	3	\$369,000	\$369,000	0.00%	\$380	\$370	2.70%	5.35%
▼	8 SHOREWELL PARK	TAS	7320	House	3	\$372,000	\$364,500	2.05%	\$350	\$340	2.94%	4.89%
▼	9 HILLCREST	TAS	7320	House	3	\$375,000	\$369,500	1.48%	\$350	\$355	-1.41%	4.85%
▼	10 DEVONPORT	TAS	7310	Unit	2	\$380,000	\$365,000	4.10%	\$335	\$300	11.66%	4.58%
▼	11 SCOTTSDALE	TAS	7260	House	3	\$384,000	\$387,000	-0.78%	\$400	\$360	11.11%	5.41%
▼	12 SMITHTON	TAS	7330	House	3	\$390,000	\$350,000	11.42%	\$370	\$340	8.82%	4.93%
▼	13 ULVERSTONE	TAS	7315	Unit	2	\$395,000	\$402,500	-1.87%	\$305	\$320	-4.69%	4.01%
▼	14 CLARENDON VALE	TAS	7019	House	3	\$399,000	\$410,000	-2.69%	\$420	\$440	-4.55%	5.47%
▲	15 UPPER BURNIE	TAS	7320	House	3	\$412,000	\$399,000	3.25%	\$385	\$370	4.05%	4.85%
▼	16 RIVERSIDE	TAS	7250	Unit	2	\$419,000	\$412,000	1.69%	\$380	\$400	-5.00%	4.71%
▼	17 CLAREMONT	TAS	7011	Unit	2	\$420,000	\$395,000	6.32%	\$400	\$400	0.00%	4.95%
▬	18 BRIDGEWATER	TAS	7030	House	3	\$422,500	\$449,000	-5.91%	\$430	\$435	-1.15%	5.29%
▼	19 GLENORCHY	TAS	7010	Unit	2	\$425,000	\$427,500	-0.59%	\$420	\$400	5.00%	5.13%
▼	20 SOMERSET	TAS	7322	House	3	\$429,000	\$425,000	0.94%	\$385	\$380	1.31%	4.66%
▼	21 PROSPECT VALE	TAS	7250	Unit	2	\$430,000	\$412,000	4.36%	\$385	\$390	-1.29%	4.65%
▼	22 MOWBRAY	TAS	7248	House	3	\$439,000	\$435,000	0.91%	\$430	\$405	6.17%	5.09%
▼	23 INVERMAY	TAS	7248	House	2	\$439,000	\$424,000	3.53%	\$420	\$400	5.00%	4.97%
▼	24 GLENORCHY	TAS	7010	House	2	\$440,000	\$495,000	-11.12%	\$450	\$435	3.44%	5.31%
▼	25 RISDON VALE	TAS	7016	House	3	\$449,000	\$470,000	-4.47%	\$450	\$455	-1.10%	5.21%



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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 DEVONPORT	TAS	7310	House	3	\$450,000	\$450,000	0.00%	\$400	\$380	5.26%	4.62%
▼	27 EAST DEVONPORT	TAS	7310	House	3	\$459,000	\$449,000	2.22%	\$390	\$365	6.84%	4.41%
▲	28 KINGS MEADOWS	TAS	7249	House	3	\$478,500	\$499,500	-4.21%	\$450	\$450	0.00%	4.89%
▼	29 NEWNHAM	TAS	7248	House	3	\$479,000	\$479,000	0.00%	\$450	\$420	7.14%	4.88%
▼	30 CHIGWELL	TAS	7011	House	3	\$482,000	\$495,000	-2.63%	\$465	\$480	-3.13%	5.01%
▬	31 CLAREMONT	TAS	7011	House	2	\$485,000	\$450,000	7.77%	\$420	\$440	-4.55%	4.50%
▼	32 PRIMROSE SANDS	TAS	7173	House	2	\$485,000	\$467,500	3.74%	\$395	\$380	3.94%	4.23%
▼	33 NEW NORFOLK	TAS	7140	House	3	\$487,000	\$465,000	4.73%	\$450	\$440	2.27%	4.80%
▼	34 WEST ULVERSTONE	TAS	7315	House	3	\$489,000	\$479,000	2.08%	\$410	\$400	2.50%	4.35%
▬	35 YOUNGTOWN	TAS	7249	House	3	\$495,000	\$499,000	-0.81%	\$495	\$465	6.45%	5.20%
▬	36 SOUTH LAUNCESTON	TAS	7249	House	2	\$495,000	\$449,000	10.24%	\$430	\$430	0.00%	4.51%
▲	37 INVERMAY	TAS	7248	House	3	\$499,000	\$477,500	4.50%	\$450	\$430	4.65%	4.68%
▼	38 ULVERSTONE	TAS	7315	House	3	\$499,000	\$475,000	5.05%	\$420	\$390	7.69%	4.37%
▲	39 KINGSTON	TAS	7050	Unit	2	\$499,500	\$530,000	-5.76%	\$450	\$450	0.00%	4.68%
▼	40 LONGFORD	TAS	7301	House	3	\$509,000	\$489,500	3.98%	\$490	\$450	8.88%	5.00%
▼	41 PARK GROVE	TAS	7320	House	3	\$512,000	\$525,000	-2.48%	\$430	\$450	-4.45%	4.36%
▼	42 WYNYARD	TAS	7325	House	3	\$520,000	\$452,000	15.04%	\$395	\$410	-3.66%	3.95%
▼	43 SUMMERHILL	TAS	7250	House	3	\$525,000	\$519,000	1.15%	\$470	\$450	4.44%	4.65%
▲	44 PRIMROSE SANDS	TAS	7173	House	3	\$535,000	\$577,000	-7.28%	\$445	\$450	-1.12%	4.32%
▼	45 WARRANE	TAS	7018	House	3	\$537,500	\$570,000	-5.71%	\$495	\$500	-1.00%	4.78%
▼	46 CLAREMONT	TAS	7011	House	3	\$539,000	\$545,000	-1.11%	\$480	\$500	-4.00%	4.63%
▼	47 PROSPECT	TAS	7250	House	3	\$545,000	\$587,000	-7.16%	\$480	\$475	1.05%	4.57%
▼	48 RIVERSIDE	TAS	7250	House	3	\$547,000	\$549,000	-0.37%	\$480	\$475	1.05%	4.56%
▬	49 NORWOOD	TAS	7250	House	3	\$549,000	\$587,000	-6.48%	\$485	\$465	4.30%	4.59%
▼	50 SOUTH LAUNCESTON	TAS	7249	House	3	\$549,000	\$595,000	-7.74%	\$480	\$460	4.34%	4.54%



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# Cheapest 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	ALBION	VIC	3020	Unit	Studio & 1	\$200,000	\$200,000	0.00%	\$270	\$230	17.39%	7.02%
2	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$219,000	\$215,000	1.86%	\$290	\$250	16.00%	6.88%
3	FRANKSTON	VIC	3199	Unit	Studio & 1	\$250,000	\$250,000	0.00%	\$300	\$270	11.11%	6.24%
4	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$257,500	\$250,000	3.00%	\$310	\$260	19.23%	6.26%
5	MOE	VIC	3825	Unit	2	\$265,000	\$270,000	-1.86%	\$265	\$250	6.00%	5.20%
6	DANDENONG	VIC	3175	Unit	Studio & 1	\$270,000	\$250,000	8.00%	\$300	\$280	7.14%	5.77%
7	BENALLA	VIC	3672	Unit	2	\$275,000	\$289,000	-4.85%	\$330	\$335	-1.50%	6.24%
8	HORSHAM	VIC	3400	House	2	\$279,000	\$284,500	-1.94%	\$310	\$295	5.08%	5.77%
9	MILDURA	VIC	3500	House	2	\$280,000	\$274,000	2.18%	\$320	\$300	6.66%	5.94%
10	MILDURA	VIC	3500	Unit	2	\$280,000	\$260,000	7.69%	\$290	\$270	7.40%	5.38%
11	MORWELL	VIC	3840	Unit	2	\$280,000	\$299,000	-6.36%	\$280	\$250	12.00%	5.20%
12	KERANG	VIC	3579	House	3	\$280,000	\$295,000	-5.09%	\$290	\$275	5.45%	5.38%
13	HAMILTON	VIC	3300	House	2	\$289,000	\$299,000	-3.35%	\$310	\$300	3.33%	5.57%
14	MORWELL	VIC	3840	House	2	\$289,500	\$280,000	3.39%	\$310	\$290	6.89%	5.56%
15	PORTLAND	VIC	3305	Unit	2	\$290,000	\$309,000	-6.15%	\$320	\$300	6.66%	5.73%
16	BENALLA	VIC	3672	House	2	\$290,000	\$330,000	-12.13%	\$350	\$330	6.06%	6.27%
17	CARLTON	VIC	3053	Unit	Studio & 1	\$290,000	\$230,000	26.08%	\$390	\$350	11.42%	6.99%
18	TRARALGON	VIC	3844	Unit	2	\$294,000	\$295,000	-0.34%	\$330	\$305	8.19%	5.83%
19	ARARAT	VIC	3377	House	2	\$295,000	\$275,000	7.27%	\$320	\$300	6.66%	5.64%
20	MERBEIN	VIC	3505	House	3	\$295,000	\$305,000	-3.28%	\$370	\$330	12.12%	6.52%
21	MOE	VIC	3825	House	2	\$297,500	\$295,000	0.84%	\$300	\$295	1.69%	5.24%
22	HORSHAM	VIC	3400	Unit	2	\$299,000	\$320,000	-6.57%	\$280	\$280	0.00%	4.86%
23	BUNDOORA	VIC	3083	Unit	Studio & 1	\$300,000	\$315,000	-4.77%	\$365	\$330	10.60%	6.32%
24	MURRUMBEENA	VIC	3163	Unit	Studio & 1	\$300,000	\$300,000	0.00%	\$360	\$300	20.00%	6.24%
25	MALVERN EAST	VIC	3145	Unit	Studio & 1	\$300,000	\$299,000	0.33%	\$330	\$300	10.00%	5.72%



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# Cheapest 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 SALE	VIC	3850	Unit	2	\$300,000	\$284,000	5.63%	\$335	\$320	4.68%	5.80%
▲	27 SHEPPARTON	VIC	3630	Unit	2	\$310,000	\$305,000	1.63%	\$320	\$295	8.47%	5.36%
▲	28 NOTTING HILL	VIC	3168	Unit	Studio & 1	\$310,000	\$285,000	8.77%	\$400	\$340	17.64%	6.70%
▬	29 BRUNSWICK WEST	VIC	3055	Unit	Studio & 1	\$310,000	\$300,000	3.33%	\$350	\$310	12.90%	5.87%
▼	30 GLEN HUNTLY	VIC	3163	Unit	Studio & 1	\$310,000	\$300,000	3.33%	\$350	\$295	18.64%	5.87%
▲	31 BURWOOD	VIC	3125	Unit	Studio & 1	\$320,000	\$335,000	-4.48%	\$305	\$255	19.60%	4.95%
▲	32 CARNEGIE	VIC	3163	Unit	Studio & 1	\$320,000	\$335,000	-4.48%	\$360	\$310	16.12%	5.85%
▬	33 PARKVILLE	VIC	3052	Unit	Studio & 1	\$320,000	\$335,000	-4.48%	\$400	\$350	14.28%	6.50%
▲	34 WANTIRNA SOUTH	VIC	3152	Unit	Studio & 1	\$320,000	\$330,000	-3.04%	\$400	\$360	11.11%	6.50%
▲	35 SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$330,000	-1.52%	\$330	\$300	10.00%	5.28%
▲	36 ALBION	VIC	3020	Unit	2	\$325,000	\$285,000	14.03%	\$330	\$290	13.79%	5.28%
▲	37 ESSENDON NORTH	VIC	3041	Unit	Studio & 1	\$329,000	\$305,000	7.86%	\$420	\$325	29.23%	6.63%
▲	38 MARYBOROUGH	VIC	3465	House	2	\$329,000	\$330,000	-0.31%	\$300	\$300	0.00%	4.74%
▲	39 SHEPPARTON	VIC	3630	House	2	\$330,000	\$340,000	-2.95%	\$350	\$320	9.37%	5.51%
▬	40 ESSENDON	VIC	3040	Unit	Studio & 1	\$330,000	\$330,000	0.00%	\$370	\$320	15.62%	5.83%
	41 CLAYTON SOUTH	VIC	3169	Unit	Studio & 1	\$330,000	\$312,500	5.60%	\$450	\$350	28.57%	7.09%
▼	42 CLAYTON	VIC	3168	Unit	Studio & 1	\$330,000	\$345,000	-4.35%	\$320	\$290	10.34%	5.04%
▬	43 COBURG	VIC	3058	Unit	Studio & 1	\$332,000	\$365,000	-9.05%	\$390	\$325	20.00%	6.10%
🚩	44 STAWELL	VIC	3380	House	3	\$335,000	\$350,000	-4.29%	\$360	\$350	2.85%	5.58%
▬	45 PORTLAND	VIC	3305	House	2	\$335,000	\$360,000	-6.95%	\$380	\$355	7.04%	5.89%
▬	46 RED CLIFFS	VIC	3496	House	3	\$337,000	\$325,000	3.69%	\$380	\$350	8.57%	5.86%
🚩	47 FAIRFIELD	VIC	3078	Unit	Studio & 1	\$342,500	\$350,000	-2.15%	\$350	\$310	12.90%	5.31%
🚩	48 BLACKBURN	VIC	3130	Unit	Studio & 1	\$342,500	\$340,000	0.73%	\$390	\$360	8.33%	5.92%
▲	49 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$350,000	-1.43%	\$335	\$305	9.83%	5.04%
▼	50 KENSINGTON	VIC	3031	Unit	Studio & 1	\$345,000	\$340,000	1.47%	\$420	\$365	15.06%	6.33%



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# Cheapest 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 KAMBALDA WEST	WA	6442	House	3	\$182,000	\$165,000	10.30%	\$375	\$350	7.14%	10.71%
▲	2 ORELIA	WA	6167	Unit	2	\$199,000	\$180,000	10.55%	\$360	\$300	20.00%	9.40%
▲	3 RANGEWAY	WA	6530	House	3	\$200,000	\$185,000	8.10%	\$330	\$290	13.79%	8.58%
▬	4 GERALDTON	WA	6530	Unit	2	\$210,000	\$189,000	11.11%	\$280	\$230	21.73%	6.93%
▲	5 GERALDTON	WA	6530	House	2	\$215,000	\$230,000	-6.53%	\$335	\$320	4.68%	8.10%
▲	6 OSBORNE PARK	WA	6017	Unit	Studio & 1	\$220,000	\$185,000	18.91%	\$370	\$300	23.33%	8.74%
▲	7 ARMADALE	WA	6112	Unit	2	\$225,000	\$204,000	10.29%	\$355	\$300	18.33%	8.20%
▬	8 MAYLANDS	WA	6051	Unit	Studio & 1	\$229,000	\$189,000	21.16%	\$380	\$320	18.75%	8.62%
▲	9 SOMERVILLE	WA	6430	Unit	2	\$234,000	\$249,000	-6.03%	\$450	\$400	12.50%	10.00%
▲	10 VICTORIA PARK	WA	6100	Unit	Studio & 1	\$235,000	\$200,000	17.50%	\$380	\$305	24.59%	8.40%
▲	11 WEMBLEY	WA	6014	Unit	Studio & 1	\$239,000	\$215,000	11.16%	\$360	\$310	16.12%	7.83%
▲	12 NARROGIN	WA	6312	House	3	\$240,000	\$212,500	12.94%	\$280	\$300	-6.67%	6.06%
▲	13 ARMADALE	WA	6112	House	2	\$250,000	\$230,000	8.69%	\$400	\$300	33.33%	8.32%
▲	14 KATANNING	WA	6317	House	3	\$252,500	\$192,000	31.51%	\$300	\$280	7.14%	6.17%
▲	15 MOSMAN PARK	WA	6012	Unit	Studio & 1	\$259,000	\$250,000	3.60%	\$380	\$325	16.92%	7.62%
▲	16 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$259,000	\$232,500	11.39%	\$600	\$475	26.31%	12.04%
▲	17 BOULDER	WA	6432	House	3	\$270,000	\$269,000	0.37%	\$480	\$450	6.66%	9.24%
▲	18 CARNARVON	WA	6701	House	3	\$272,500	\$242,500	12.37%	\$350	\$335	4.47%	6.67%
▲	19 BAYSWATER	WA	6053	Unit	2	\$275,000	\$249,000	10.44%	\$450	\$360	25.00%	8.50%
▲	20 MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$275,000	\$249,000	10.44%	\$415	\$350	18.57%	7.84%
▼	21 MANDURAH	WA	6210	Unit	2	\$275,000	\$249,000	10.44%	\$385	\$335	14.92%	7.28%
▼	22 HAMILTON HILL	WA	6163	Unit	2	\$277,500	\$254,500	9.03%	\$450	\$350	28.57%	8.43%
▲	23 SPALDING	WA	6530	House	3	\$279,000	\$229,000	21.83%	\$350	\$300	16.66%	6.52%
▬	24 WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$279,000	\$349,000	-20.06%	\$425	\$350	21.42%	7.92%
▲	25 DERBY	WA	6728	House	3	\$280,000	\$270,000	3.70%	\$360	\$350	2.85%	6.68%



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# Cheapest 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 GLENDALOUGH	WA	6016	Unit	2	\$285,000	\$249,000	14.45%	\$450	\$350	28.57%	8.21%
▼	27 SHOALWATER	WA	6169	Unit	2	\$292,500	\$220,000	32.95%	\$335	\$300	11.66%	5.95%
	28 NORTH PERTH	WA	6006	Unit	Studio & 1	\$295,000	\$269,000	9.66%	\$430	\$350	22.85%	7.57%
▲	29 NORTHAM	WA	6401	House	3	\$299,000	\$275,000	8.72%	\$320	\$300	6.66%	5.56%
▲	30 MANDURAH	WA	6210	House	2	\$299,000	\$279,000	7.16%	\$370	\$330	12.12%	6.43%
▲	31 SOUTH KALGOORLIE	WA	6430	House	3	\$299,000	\$295,000	1.35%	\$500	\$450	11.11%	8.69%
▲	32 JOONDALUP	WA	6027	Unit	Studio & 1	\$299,500	\$275,000	8.90%	\$400	\$350	14.28%	6.94%
▼	33 OSBORNE PARK	WA	6017	Unit	2	\$300,000	\$275,000	9.09%	\$455	\$390	16.66%	7.88%
▲	34 HIGHGATE	WA	6003	Unit	Studio & 1	\$300,000	\$279,000	7.52%	\$430	\$360	19.44%	7.45%
▲	35 COLLIE	WA	6225	House	3	\$300,000	\$275,000	9.09%	\$400	\$360	11.11%	6.93%
▲	36 WEST PERTH	WA	6005	Unit	Studio & 1	\$300,000	\$300,000	0.00%	\$470	\$410	14.63%	8.14%
▲	37 ELLENBROOK	WA	6069	Unit	2	\$309,000	\$289,000	6.92%	\$420	\$380	10.52%	7.06%
▲	38 ROCKINGHAM	WA	6168	Unit	Studio & 1	\$309,000	\$312,000	-0.97%	\$400	\$360	11.11%	6.73%
▼	39 MAYLANDS	WA	6051	Unit	2	\$309,000	\$299,000	3.34%	\$435	\$350	24.28%	7.32%
▲	40 MIDLAND	WA	6056	Unit	2	\$309,000	\$277,000	11.55%	\$450	\$360	25.00%	7.57%
▲	41 COCKBURN CENTRAL	WA	6164	Unit	Studio & 1	\$310,000	\$295,000	5.08%	\$425	\$360	18.05%	7.12%
📌	42 FREMANTLE	WA	6160	Unit	Studio & 1	\$313,000	\$344,000	-9.02%	\$490	\$400	22.50%	8.14%
▼	43 KALGOORLIE	WA	6430	House	3	\$315,000	\$310,000	1.61%	\$550	\$485	13.40%	9.07%
🚧	44 INGLEWOOD	WA	6052	Unit	2	\$315,000	\$324,000	-2.78%	\$480	\$390	23.07%	7.92%
▲	45 YOKINE	WA	6060	Unit	2	\$319,000	\$300,000	6.33%	\$450	\$350	28.57%	7.33%
▲	46 ROCKINGHAM	WA	6168	Unit	2	\$319,500	\$299,500	6.67%	\$420	\$360	16.66%	6.83%
📌	47 OSBORNE PARK	WA	6017	Townhouse	2	\$320,000	\$319,000	0.31%	\$450	\$380	18.42%	7.31%
▼	48 MANJIMUP	WA	6258	House	3	\$320,000	\$270,000	18.51%	\$370	\$350	5.71%	6.01%
📌	49 MIDLAND	WA	6056	House	2	\$320,000	\$325,000	-1.54%	\$425	\$350	21.42%	6.90%
📌	50 PICCADILLY	WA	6430	House	3	\$324,500	\$329,000	-1.37%	\$550	\$530	3.77%	8.81%



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