

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.

Cheapest 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 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 WHYALLA STUART	SA	5608	Townhouse	3	\$195,000	\$185,000	5.40%	\$260	\$255	1.96%	6.93%
	2 ZEEHAN	TAS	7469	House	3	\$207,500	\$200,000	3.75%	\$295	\$300	-1.67%	7.39%
	3 MANUNDA	QLD	4870	Unit	Studio & 1	\$215,000	\$199,000	8.04%	\$360	\$350	2.85%	8.70%
	4 ALBION	VIC	3020	Unit	Studio & 1	\$220,000	\$200,000	10.00%	\$330	\$300	10.00%	7.80%
	5 KAMBALDA WEST	WA	6442	House	3	\$220,000	\$190,000	15.78%	\$400	\$380	5.26%	9.45%
	6 COLLINSVILLE	QLD	4804	House	3	\$229,000	\$204,000	12.25%	\$420	\$380	10.52%	9.53%
	7 NORTH WARD	QLD	4810	Unit	Studio & 1	\$229,000	\$199,000	15.07%	\$415	\$375	10.66%	9.42%
	8 WHYALLA NORRIE	SA	5608	Townhouse	3	\$229,000	\$199,500	14.78%	\$275	\$275	0.00%	6.24%
	9 DYSART	QLD	4745	House	3	\$238,000	\$225,000	5.77%	\$450	\$385	16.88%	9.83%
	10 BLACKWATER	QLD	4717	House	3	\$245,000	\$236,500	3.59%	\$415	\$350	18.57%	8.80%
	11 ROXBY DOWNS	SA	5725	House	3	\$245,000	\$257,000	-4.67%	\$350	\$340	2.94%	7.42%
	12 EMERALD	QLD	4720	Unit	2	\$249,000	\$209,000	19.13%	\$410	\$320	28.12%	8.56%
	13 CARLTON	VIC	3053	Unit	Studio & 1	\$250,000	\$279,500	-10.56%	\$420	\$400	5.00%	8.73%
	14 SOUTH GLADSTONE	QLD	4680	Unit	2	\$250,000	\$195,000	28.20%	\$330	\$300	10.00%	6.86%
	15 NOBLE PARK	VIC	3174	Unit	Studio & 1	\$250,000	\$244,500	2.24%	\$350	\$310	12.90%	7.28%
	16 MOE	VIC	3825	Unit	2	\$250,000	\$255,000	-1.97%	\$310	\$270	14.81%	6.44%
	17 MOREE	NSW	2400	House	2	\$250,000	\$202,500	23.45%	\$300	\$300	0.00%	6.24%
	18 DERBY	WA	6728	House	3	\$254,500	\$249,500	2.00%	\$510	\$390	30.76%	10.42%
	19 CLONCURRY	QLD	4824	House	3	\$255,500	\$220,000	16.13%	\$440	\$380	15.78%	8.95%
	20 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$257,000	\$265,000	-3.02%	\$440	\$400	10.00%	8.90%
	21 BLACKALL	QLD	4472	House	3	\$260,000	\$250,000	4.00%	\$300	\$285	5.26%	6.00%
	22 SOUTH HEDLAND	WA	6722	Unit	3	\$265,000	\$385,000	-31.17%	\$750	\$650	15.38%	14.71%
	23 MANDURAH	WA	6210	Unit	Studio & 1	\$265,000	\$289,000	-8.31%	\$390	\$315	23.80%	7.65%
	24 WHYALLA STUART	SA	5608	House	3	\$267,000	\$216,500	23.32%	\$275	\$260	5.76%	5.35%
	25 KINGAROY	QLD	4610	Unit	2	\$269,500	\$249,000	8.23%	\$375	\$350	7.14%	7.23%



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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 KATHERINE	NT	0850	Unit	2	\$270,000	\$270,000	0.00%	\$400	\$395	1.26%	7.70%
▲	27 DANDENONG	VIC	3175	Unit	Studio & 1	\$275,000	\$270,000	1.85%	\$400	\$330	21.21%	7.56%
▲	28 CONDOBOLIN	NSW	2877	House	3	\$275,000	\$262,500	4.76%	\$340	\$300	13.33%	6.42%
▼	29 MOUNT ISA	QLD	4825	House	3	\$275,000	\$269,000	2.23%	\$490	\$455	7.69%	9.26%
▼	30 MACKAY	QLD	4740	Unit	Studio & 1	\$277,500	\$280,000	-0.90%	\$420	\$390	7.69%	7.87%
▲	31 ARARAT	VIC	3377	Unit	2	\$279,000	\$275,000	1.45%	\$340	\$340	0.00%	6.33%
	32 CARNARVON	WA	6701	House	3	\$280,000	\$265,000	5.66%	\$420	\$375	12.00%	7.80%
▼	33 MILDURA	VIC	3500	Unit	2	\$280,000	\$270,000	3.70%	\$350	\$330	6.06%	6.50%
▼	34 NHILL	VIC	3418	House	3	\$280,000	\$292,500	-4.28%	\$310	\$300	3.33%	5.75%
▼	35 WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$280,000	\$265,000	5.66%	\$365	\$325	12.30%	6.77%
	36 KALGOORLIE	WA	6430	House	2	\$282,000	\$275,000	2.54%	\$560	\$480	16.66%	10.32%
▼	37 COBAR	NSW	2835	House	3	\$285,000	\$210,000	35.71%	\$330	\$330	0.00%	6.02%
▼	38 ARARAT	VIC	3377	House	2	\$285,000	\$289,000	-1.39%	\$340	\$330	3.03%	6.20%
▼	39 WHYALLA NORRIE	SA	5608	House	3	\$285,000	\$255,000	11.76%	\$300	\$280	7.14%	5.47%
▼	40 FRANKSTON	VIC	3199	Unit	Studio & 1	\$287,000	\$295,000	-2.72%	\$360	\$330	9.09%	6.52%
▼	41 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$287,500	\$280,000	2.67%	\$600	\$600	0.00%	10.85%
▼	42 LAVINGTON	NSW	2641	Unit	2	\$289,000	\$285,000	1.40%	\$350	\$310	12.90%	6.29%
▼	43 PORT AUGUSTA	SA	5700	House	3	\$289,500	\$245,000	18.16%	\$355	\$300	18.33%	6.37%
▼	44 HERNE HILL	VIC	3218	Unit	Studio & 1	\$290,000	\$310,000	-6.46%	\$350	\$310	12.90%	6.27%
▼	45 HIGHTON	VIC	3216	Unit	Studio & 1	\$290,000	\$299,500	-3.18%	\$330	\$310	6.45%	5.91%
▼	46 EPPING	VIC	3076	Unit	Studio & 1	\$290,000	\$290,000	0.00%	\$400	\$360	11.11%	7.17%
▼	47 WEST GLADSTONE	QLD	4680	Unit	2	\$290,000	\$222,000	30.63%	\$375	\$300	25.00%	6.72%
▼	48 DYSART	QLD	4745	House	4	\$291,500	\$273,500	6.58%	\$450	\$420	7.14%	8.02%
▼	49 PORTLAND	VIC	3305	Unit	2	\$295,000	\$300,000	-1.67%	\$360	\$330	9.09%	6.34%
▼	50 QUEANBEYAN	NSW	2620	Unit	Studio & 1	\$295,000	\$320,000	-7.82%	\$360	\$350	2.85%	6.34%






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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	\$399,000	\$400,000	-0.25%	\$490	\$450	8.88%	6.38%
	2 WRIGHT	ACT	2611	Unit	2	\$510,000	\$499,500	2.10%	\$590	\$580	1.72%	6.01%
	3 WHITLAM	ACT	2611	House	4	\$1,324,500	\$1,299,000	1.96%	\$960	\$940	2.12%	3.76%



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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 MOREE	NSW	2400	House	2	\$250,000	\$202,500	23.45%	\$300	\$300	0.00%	6.24%
▼	2 CONDOBOLIN	NSW	2877	House	3	\$275,000	\$262,500	4.76%	\$340	\$300	13.33%	6.42%
▼	3 COBAR	NSW	2835	House	3	\$285,000	\$210,000	35.71%	\$330	\$330	0.00%	6.02%
▼	4 LAVINGTON	NSW	2641	Unit	2	\$289,000	\$285,000	1.40%	\$350	\$310	12.90%	6.29%
▼	5 QUEANBEYAN	NSW	2620	Unit	Studio & 1	\$295,000	\$320,000	-7.82%	\$360	\$350	2.85%	6.34%
▼	6 ARMIDALE	NSW	2350	Unit	2	\$300,000	\$295,000	1.69%	\$345	\$310	11.29%	5.98%
▼	7 INVERELL	NSW	2360	House	2	\$310,000	\$289,500	7.08%	\$350	\$300	16.66%	5.87%
▼	8 PARKES	NSW	2870	House	2	\$310,000	\$334,000	-7.19%	\$365	\$330	10.60%	6.12%
▼	9 DUBBO	NSW	2830	Unit	2	\$320,000	\$300,000	6.66%	\$360	\$340	5.88%	5.85%
▲	10 NARRANDERA	NSW	2700	House	3	\$330,000	\$327,500	0.76%	\$400	\$365	9.58%	6.30%
▲	11 TAMWORTH	NSW	2340	Unit	2	\$332,500	\$329,000	1.06%	\$360	\$330	9.09%	5.63%
▼	12 WELLINGTON	NSW	2820	House	3	\$334,500	\$329,000	1.67%	\$390	\$390	0.00%	6.06%
▲	13 TAREE	NSW	2430	Unit	2	\$349,000	\$310,000	12.58%	\$380	\$350	8.57%	5.66%
▬	14 MOREE	NSW	2400	House	3	\$349,000	\$320,000	9.06%	\$380	\$360	5.55%	5.66%
▼	15 NAMBUCCA HEADS	NSW	2448	House	2	\$355,000	\$270,000	31.48%	\$500	\$430	16.27%	7.32%
▲	16 QUEANBEYAN EAST	NSW	2620	Unit	2	\$360,000	\$424,500	-15.20%	\$455	\$440	3.40%	6.57%
▲	17 QUEANBEYAN	NSW	2620	Unit	2	\$365,000	\$350,000	4.28%	\$450	\$420	7.14%	6.41%
▼	18 CRESTWOOD	NSW	2620	Unit	2	\$365,000	\$350,000	4.28%	\$445	\$450	-1.12%	6.33%
▲	19 EAST ALBURY	NSW	2640	Unit	2	\$369,000	\$317,500	16.22%	\$380	\$350	8.57%	5.35%
▲	20 DENILIQUIN	NSW	2710	House	3	\$382,500	\$320,000	19.53%	\$420	\$380	10.52%	5.70%
▲	21 ARMIDALE	NSW	2350	House	2	\$385,000	\$375,000	2.66%	\$390	\$350	11.42%	5.26%
▲	22 NARROMINE	NSW	2821	House	3	\$390,000	\$375,000	4.00%	\$450	\$400	12.50%	6.00%
▲	23 INVERELL	NSW	2360	House	3	\$399,000	\$387,000	3.10%	\$405	\$380	6.57%	5.27%
▲	24 KINGSWOOD	NSW	2747	Unit	2	\$400,000	\$429,500	-6.87%	\$430	\$390	10.25%	5.59%
▲	25 SINGLETON	NSW	2330	Unit	2	\$410,000	\$395,000	3.79%	\$460	\$450	2.22%	5.83%



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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 CASINO	NSW	2470	House	2	\$410,000	\$395,000	3.79%	\$380	\$380	0.00%	4.81%
▲	27 FORBES	NSW	2871	House	3	\$415,000	\$415,000	0.00%	\$420	\$390	7.69%	5.26%
▲	28 PORT MACQUARIE	NSW	2444	Unit	Studio & 1	\$415,000	\$395,000	5.06%	\$395	\$365	8.21%	4.94%
▼	29 SOUTH GRAFTON	NSW	2460	House	3	\$415,000	\$410,000	1.21%	\$470	\$440	6.81%	5.88%
▼	30 GLEN INNES	NSW	2370	House	3	\$417,500	\$380,000	9.86%	\$400	\$360	11.11%	4.98%
▲	31 CANLEY VALE	NSW	2166	Unit	2	\$420,000	\$425,000	-1.18%	\$450	\$400	12.50%	5.57%
▲	32 SOUTH KEMPSEY	NSW	2440	House	3	\$420,000	\$400,000	5.00%	\$480	\$460	4.34%	5.94%
▲	33 TUMUT	NSW	2720	House	2	\$420,000	\$397,000	5.79%	\$370	\$315	17.46%	4.58%
▲	34 LIVERPOOL	NSW	2170	Unit	Studio & 1	\$420,000	\$400,000	5.00%	\$500	\$480	4.16%	6.19%
▲	35 MOUNT DRUITT	NSW	2770	Unit	2	\$420,000	\$400,000	5.00%	\$460	\$420	9.52%	5.69%
▼	36 TOONGABBIE	NSW	2146	Unit	Studio & 1	\$425,000	\$420,000	1.19%	\$510	\$460	10.86%	6.24%
▼	37 WAGGA WAGGA	NSW	2650	Unit	2	\$427,000	\$359,000	18.94%	\$400	\$360	11.11%	4.87%
▲	38 PARKES	NSW	2870	House	3	\$430,000	\$432,500	-0.58%	\$420	\$400	5.00%	5.07%
▲	39 LEETON	NSW	2705	House	3	\$430,000	\$367,000	17.16%	\$420	\$380	10.52%	5.07%
▲	40 FAIRFIELD	NSW	2165	Unit	2	\$430,000	\$400,000	7.50%	\$480	\$430	11.62%	5.80%
▲	41 CABRAMATTA	NSW	2166	Unit	2	\$435,000	\$409,500	6.22%	\$440	\$370	18.91%	5.25%
▲	42 TUMBARUMBA	NSW	2653	House	3	\$435,000	\$440,000	-1.14%	\$390	\$380	2.63%	4.66%
▲	43 AUBURN	NSW	2144	Unit	Studio & 1	\$439,500	\$459,000	-4.25%	\$560	\$490	14.28%	6.62%
▼	44 TEMORA	NSW	2666	House	3	\$442,500	\$417,500	5.98%	\$375	\$375	0.00%	4.40%
🚩	45 YOUNG	NSW	2594	House	2	\$445,000	\$372,500	19.46%	\$360	\$305	18.03%	4.20%
🚩	46 BLACKTOWN	NSW	2148	Unit	Studio & 1	\$447,500	\$420,000	6.54%	\$450	\$410	9.75%	5.22%
🚩	47 LITHGOW	NSW	2790	House	2	\$449,000	\$439,000	2.27%	\$380	\$330	15.15%	4.40%
🚩	48 DUBBO	NSW	2830	House	2	\$450,000	\$410,000	9.75%	\$400	\$370	8.10%	4.62%
▼	49 COWRA	NSW	2794	House	3	\$450,000	\$400,000	12.50%	\$400	\$370	8.10%	4.62%
▼	50 ASHMONT	NSW	2650	House	3	\$454,500	\$425,000	6.94%	\$450	\$380	18.42%	5.14%
























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Cheapest Suburbs

NT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1 KATHERINE	NT	0850	Unit	2	\$270,000	\$270,000	0.00%	\$400	\$395	1.26%	7.70%
	2 DARWIN CITY	NT	0800	Unit	Studio & 1	\$300,000	\$299,000	0.33%	\$530	\$465	13.97%	9.18%
	3 MILLNER	NT	0810	Unit	2	\$339,000	\$299,000	13.37%	\$495	\$470	5.31%	7.59%
	4 KATHERINE	NT	0850	House	3	\$365,000	\$359,000	1.67%	\$500	\$480	4.16%	7.12%
	5 COCONUT GROVE	NT	0810	Unit	2	\$375,000	\$359,500	4.31%	\$525	\$500	5.00%	7.28%
	6 NIGHTCLIFF	NT	0810	Unit	2	\$392,500	\$410,000	-4.27%	\$550	\$480	14.58%	7.28%
	7 LARRAKEYAH	NT	0820	Unit	2	\$405,000	\$399,000	1.50%	\$580	\$525	10.47%	7.44%
	8 STUART PARK	NT	0820	Unit	2	\$405,000	\$389,500	3.97%	\$560	\$550	1.81%	7.19%
	9 PARAP	NT	0820	Unit	2	\$420,000	\$407,500	3.06%	\$580	\$550	5.45%	7.18%
	10 RAPID CREEK	NT	0810	Unit	2	\$430,000	\$399,000	7.76%	\$560	\$475	17.89%	6.77%
	11 BRAITLING	NT	0870	House	3	\$439,000	\$459,000	-4.36%	\$575	\$550	4.54%	6.81%
	12 DARWIN CITY	NT	0800	Unit	2	\$450,000	\$435,000	3.44%	\$650	\$600	8.33%	7.51%
	13 KATHERINE	NT	0850	House	4	\$485,000	\$485,000	0.00%	\$600	\$625	-4.00%	6.43%
	14 STUART PARK	NT	0820	Unit	3	\$515,000	\$499,000	3.20%	\$650	\$650	0.00%	6.56%
	15 DARWIN CITY	NT	0800	Unit	3	\$550,000	\$700,000	-21.43%	\$850	\$720	18.05%	8.03%
	16 DURACK	NT	0830	House	3	\$620,000	\$524,000	18.32%	\$650	\$585	11.11%	5.45%
	17 ZUCCOLI	NT	0832	House	3	\$644,000	\$565,000	13.98%	\$735	\$680	8.08%	5.93%
	18 LARRAKEYAH	NT	0820	Unit	3	\$644,500	\$630,000	2.30%	\$740	\$680	8.82%	5.97%
	19 ROSEBERY	NT	0832	House	4	\$680,000	\$620,000	9.67%	\$720	\$700	2.85%	5.50%
	20 GUNN	NT	0832	House	4	\$683,000	\$579,000	17.96%	\$690	\$650	6.15%	5.25%
	21 LYONS	NT	0810	House	4	\$764,500	\$750,000	1.93%	\$900	\$825	9.09%	6.12%
	22 ZUCCOLI	NT	0832	House	4	\$774,500	\$650,000	19.15%	\$770	\$740	4.05%	5.16%
	23 MUIRHEAD	NT	0810	House	4	\$799,000	\$777,500	2.76%	\$850	\$800	6.25%	5.53%
	24 DURACK	NT	0830	House	4	\$820,000	\$631,500	29.84%	\$750	\$690	8.69%	4.75%



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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 MANUNDA	QLD	4870	Unit	Studio & 1	\$215,000	\$199,000	8.04%	\$360	\$350	2.85%	8.70%
▲	2 NORTH WARD	QLD	4810	Unit	Studio & 1	\$229,000	\$199,000	15.07%	\$415	\$375	10.66%	9.42%
▬	3 COLLINSVILLE	QLD	4804	House	3	\$229,000	\$204,000	12.25%	\$420	\$380	10.52%	9.53%
▲	4 DYSART	QLD	4745	House	3	\$238,000	\$225,000	5.77%	\$450	\$385	16.88%	9.83%
▲	5 BLACKWATER	QLD	4717	House	3	\$245,000	\$236,500	3.59%	\$415	\$350	18.57%	8.80%
▬	6 EMERALD	QLD	4720	Unit	2	\$249,000	\$209,000	19.13%	\$410	\$320	28.12%	8.56%
▲	7 SOUTH GLADSTONE	QLD	4680	Unit	2	\$250,000	\$195,000	28.20%	\$330	\$300	10.00%	6.86%
	8 CLONCURRY	QLD	4824	House	3	\$255,500	\$220,000	16.13%	\$440	\$380	15.78%	8.95%
▬	9 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$257,000	\$265,000	-3.02%	\$440	\$400	10.00%	8.90%
	10 BLACKALL	QLD	4472	House	3	\$260,000	\$250,000	4.00%	\$300	\$285	5.26%	6.00%
▬	11 KINGAROY	QLD	4610	Unit	2	\$269,500	\$249,000	8.23%	\$375	\$350	7.14%	7.23%
▬	12 MOUNT ISA	QLD	4825	House	3	\$275,000	\$269,000	2.23%	\$490	\$455	7.69%	9.26%
▼	13 MACKAY	QLD	4740	Unit	Studio & 1	\$277,500	\$280,000	-0.90%	\$420	\$390	7.69%	7.87%
▼	14 WEST GLADSTONE	QLD	4680	Unit	2	\$290,000	\$222,000	30.63%	\$375	\$300	25.00%	6.72%
▬	15 DYSART	QLD	4745	House	4	\$291,500	\$273,500	6.58%	\$450	\$420	7.14%	8.02%
▼	16 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$299,000	\$250,000	19.60%	\$425	\$380	11.84%	7.39%
▼	17 WESTCOURT	QLD	4870	Unit	Studio & 1	\$299,000	\$300,000	-0.34%	\$400	\$360	11.11%	6.95%
▲	18 WOREE	QLD	4868	Unit	2	\$304,500	\$299,000	1.83%	\$460	\$380	21.05%	7.85%
▼	19 HERMIT PARK	QLD	4812	Unit	2	\$312,500	\$244,000	28.07%	\$380	\$360	5.55%	6.32%
▼	20 EAST MACKAY	QLD	4740	Unit	2	\$319,000	\$275,000	16.00%	\$450	\$400	12.50%	7.33%
▲	21 EMERALD	QLD	4720	Unit	3	\$319,000	\$259,000	23.16%	\$500	\$400	25.00%	8.15%
▲	22 BOWEN	QLD	4805	Unit	2	\$327,000	\$307,000	6.51%	\$400	\$360	11.11%	6.36%
▲	23 MANUNDA	QLD	4870	Unit	2	\$329,000	\$250,000	31.60%	\$450	\$400	12.50%	7.11%
▲	24 MANOORA	QLD	4870	Unit	2	\$330,000	\$299,000	10.36%	\$450	\$400	12.50%	7.09%
▲	25 GLADSTONE	QLD	4680	Unit	2	\$335,000	\$299,500	11.85%	\$410	\$380	7.89%	6.36%



























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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 BLACKWATER	QLD	4717	House	4	\$339,000	\$300,000	13.00%	\$600	\$430	39.53%	9.20%
	27 CAIRNS CITY	QLD	4870	Unit	Studio & 1	\$342,000	\$305,000	12.13%	\$470	\$425	10.58%	7.14%
	28 WEST END	QLD	4810	Unit	2	\$347,000	\$260,000	33.46%	\$400	\$350	14.28%	5.99%
	29 MORANBAH	QLD	4744	House	3	\$349,000	\$338,500	3.10%	\$645	\$600	7.50%	9.61%
	30 MOUNT ISA	QLD	4825	House	4	\$350,000	\$337,000	3.85%	\$550	\$505	8.91%	8.17%
	31 MOUNT MORGAN	QLD	4714	House	3	\$350,000	\$250,000	40.00%	\$430	\$400	7.50%	6.38%
	32 PALM COVE	QLD	4879	Unit	Studio & 1	\$350,000	\$277,000	26.35%	\$470	\$425	10.58%	6.98%
	33 MACKAY	QLD	4740	Unit	2	\$350,000	\$319,000	9.71%	\$480	\$420	14.28%	7.13%
	34 ROSSLEA	QLD	4812	Unit	2	\$350,000	\$249,500	40.28%	\$420	\$350	20.00%	6.24%
	35 DOUGLAS	QLD	4814	Unit	2	\$350,000	\$295,000	18.64%	\$480	\$420	14.28%	7.13%
	36 BURPENGARY	QLD	4505	House	2	\$359,500	\$335,000	7.31%	\$460	\$420	9.52%	6.65%
	37 BERSERKER	QLD	4701	House	2	\$360,000	\$329,000	9.42%	\$460	\$385	19.48%	6.64%
	38 ROMA	QLD	4455	House	3	\$360,000	\$299,500	20.20%	\$450	\$370	21.62%	6.50%
	39 ROCKHAMPTON CITY	QLD	4700	House	3	\$365,000	\$325,000	12.30%	\$490	\$430	13.95%	6.98%
	40 ALEXANDRA HEADLAND	QLD	4572	Unit	Studio & 1	\$367,500	\$370,000	-0.68%	\$490	\$450	8.88%	6.93%
	41 MOOROOBOOL	QLD	4870	Unit	2	\$376,000	\$380,000	-1.06%	\$500	\$450	11.11%	6.91%
	42 EMERALD	QLD	4720	Townhouse	3	\$379,000	\$290,000	30.68%	\$550	\$450	22.22%	7.54%
	43 CANNONVALE	QLD	4802	Unit	2	\$380,000	\$349,000	8.88%	\$550	\$490	12.24%	7.52%
	44 EMERALD	QLD	4720	House	3	\$389,000	\$310,000	25.48%	\$530	\$425	24.70%	7.08%
	45 SOUTH TOWNSVILLE	QLD	4810	Unit	2	\$392,500	\$350,000	12.14%	\$470	\$445	5.61%	6.22%
	46 NEWTOWN	QLD	4350	Unit	2	\$399,000	\$349,000	14.32%	\$420	\$380	10.52%	5.47%
	47 MARYBOROUGH	QLD	4650	House	2	\$399,500	\$375,000	6.53%	\$430	\$350	22.85%	5.59%
	48 PARRAMATTA PARK	QLD	4870	Unit	2	\$400,000	\$372,500	7.38%	\$500	\$450	11.11%	6.50%
	49 PIALBA	QLD	4655	Unit	2	\$419,000	\$380,000	10.26%	\$475	\$410	15.85%	5.89%
	50 WOODRIDGE	QLD	4114	Townhouse	2	\$419,000	\$376,500	11.28%	\$410	\$380	7.89%	5.08%



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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 STUART	SA	5608	Townhouse	3	\$195,000	\$185,000	5.40%	\$260	\$255	1.96%	6.93%
2	WHYALLA NORRIE	SA	5608	Townhouse	3	\$229,000	\$199,500	14.78%	\$275	\$275	0.00%	6.24%
3	ROXBY DOWNS	SA	5725	House	3	\$245,000	\$257,000	-4.67%	\$350	\$340	2.94%	7.42%
4	WHYALLA STUART	SA	5608	House	3	\$267,000	\$216,500	23.32%	\$275	\$260	5.76%	5.35%
5	WHYALLA NORRIE	SA	5608	House	3	\$285,000	\$255,000	11.76%	\$300	\$280	7.14%	5.47%
6	PORT AUGUSTA	SA	5700	House	3	\$289,500	\$245,000	18.16%	\$355	\$300	18.33%	6.37%
7	ROXBY DOWNS	SA	5725	House	4	\$305,000	\$310,000	-1.62%	\$430	\$420	2.38%	7.33%
8	PORT AUGUSTA WEST	SA	5700	House	3	\$310,000	\$255,000	21.56%	\$365	\$320	14.06%	6.12%
9	PORT PIRIE	SA	5540	House	3	\$322,500	\$259,000	24.51%	\$380	\$355	7.04%	6.12%
10	MOUNT GAMBIER	SA	5290	Unit	2	\$339,000	\$249,500	35.87%	\$300	\$270	11.11%	4.60%
11	PORT AUGUSTA	SA	5700	House	4	\$357,500	\$299,000	19.56%	\$420	\$350	20.00%	6.10%
12	BERRI	SA	5343	House	3	\$365,000	\$325,000	12.30%	\$400	\$360	11.11%	5.69%
13	WHYALLA PLAYFORD	SA	5600	House	3	\$369,500	\$354,500	4.23%	\$380	\$385	-1.30%	5.34%
14	WHYALLA JENKINS	SA	5609	House	3	\$385,000	\$359,000	7.24%	\$405	\$380	6.57%	5.47%
15	ADELAIDE	SA	5000	Unit	Studio & 1	\$387,000	\$350,000	10.57%	\$550	\$460	19.56%	7.39%
16	MILLICENT	SA	5280	House	3	\$390,000	\$345,000	13.04%	\$340	\$300	13.33%	4.53%
17	MOUNT GAMBIER	SA	5290	House	2	\$392,000	\$324,000	20.98%	\$360	\$350	2.85%	4.77%
18	LOXTON	SA	5333	House	3	\$410,000	\$377,500	8.60%	\$400	\$330	21.21%	5.07%
19	WAIKERIE	SA	5330	House	3	\$415,000	\$320,000	29.68%	\$350	\$330	6.06%	4.38%
20	RENMARK	SA	5341	House	3	\$420,000	\$348,000	20.68%	\$400	\$380	5.26%	4.95%
21	NARACOOORTE	SA	5271	House	3	\$422,500	\$349,500	20.88%	\$375	\$350	7.14%	4.61%
22	WHYALLA	SA	5600	House	3	\$429,000	\$415,000	3.37%	\$385	\$350	10.00%	4.66%
23	WHYALLA JENKINS	SA	5609	House	4	\$439,000	\$412,000	6.55%	\$450	\$420	7.14%	5.33%
24	PORT PIRIE	SA	5540	House	4	\$459,000	\$385,000	19.22%	\$470	\$390	20.51%	5.32%
25	MAWSON LAKES	SA	5095	Unit	2	\$460,000	\$419,000	9.78%	\$500	\$460	8.69%	5.65%



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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
▲	26 MOUNT GAMBIER	SA	5290	House	3	\$489,000	\$439,000	11.38%	\$460	\$420	9.52%	4.89%
▼	27 PLYMPTON	SA	5038	Unit	2	\$490,000	\$399,000	22.80%	\$480	\$400	20.00%	5.09%
▲	28 ELIZABETH SOUTH	SA	5112	House	3	\$490,000	\$450,000	8.88%	\$450	\$445	1.12%	4.77%
▼	29 MORPHETT VALE	SA	5162	Unit	2	\$499,000	\$399,000	25.06%	\$450	\$390	15.38%	4.68%
▲	30 GLENELG NORTH	SA	5045	Unit	2	\$499,500	\$450,000	11.00%	\$530	\$425	24.70%	5.51%
▼	31 MURRAY BRIDGE	SA	5253	House	3	\$500,000	\$433,000	15.47%	\$480	\$430	11.62%	4.99%
▼	32 ELIZABETH NORTH	SA	5113	House	3	\$504,500	\$420,000	20.11%	\$460	\$425	8.23%	4.74%
■	33 PROSPECT	SA	5082	Unit	2	\$515,000	\$460,000	11.95%	\$550	\$465	18.27%	5.55%
■	34 WALLAROO	SA	5556	House	3	\$522,000	\$455,000	14.72%	\$450	\$370	21.62%	4.48%
■	35 PORT LINCOLN	SA	5606	House	3	\$525,000	\$465,000	12.90%	\$480	\$450	6.66%	4.75%
	36 ELIZABETH GROVE	SA	5112	House	3	\$527,000	\$449,500	17.24%	\$490	\$420	16.66%	4.83%
	37 MORPHETT VALE	SA	5162	House	2	\$535,000	\$460,000	16.30%	\$495	\$445	11.23%	4.81%
▼	38 DAVOREN PARK	SA	5113	House	3	\$540,000	\$449,000	20.26%	\$480	\$430	11.62%	4.62%
■	39 ELIZABETH DOWNS	SA	5113	House	3	\$550,000	\$479,500	14.70%	\$490	\$440	11.36%	4.63%
■	40 ADELAIDE	SA	5000	Unit	2	\$550,000	\$500,000	10.00%	\$650	\$560	16.07%	6.14%
▼	41 SMITHFIELD PLAINS	SA	5114	House	3	\$550,000	\$442,500	24.29%	\$510	\$480	6.25%	4.82%
▼	42 ELIZABETH EAST	SA	5112	House	3	\$564,500	\$455,000	24.06%	\$495	\$450	10.00%	4.55%
▼	43 SMITHFIELD	SA	5114	House	3	\$577,000	\$480,000	20.20%	\$520	\$475	9.47%	4.68%
▼	44 GLENSIDE	SA	5065	Unit	2	\$577,500	\$520,000	11.05%	\$550	\$525	4.76%	4.95%
▼	45 ELIZABETH PARK	SA	5113	House	3	\$579,000	\$465,000	24.51%	\$490	\$460	6.52%	4.40%
▼	46 MUNNO PARA	SA	5115	House	3	\$579,000	\$501,000	15.56%	\$530	\$500	6.00%	4.75%
▼	47 WILLASTON	SA	5118	House	3	\$580,000	\$500,000	16.00%	\$540	\$480	12.50%	4.84%
■	48 MUNNO PARA WEST	SA	5115	House	3	\$599,000	\$518,000	15.63%	\$530	\$500	6.00%	4.60%
■	49 SALISBURY NORTH	SA	5108	House	3	\$599,000	\$524,500	14.20%	\$545	\$480	13.54%	4.73%
▼	50 EVANSTON	SA	5116	House	3	\$599,000	\$465,000	28.81%	\$520	\$450	15.55%	4.51%



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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	\$207,500	\$200,000	3.75%	\$295	\$300	-1.67%	7.39%
▼	2 MAYFIELD	TAS	7248	House	3	\$349,000	\$339,000	2.94%	\$415	\$395	5.06%	6.18%
▬	3 DEVONPORT	TAS	7310	Unit	2	\$377,000	\$379,000	-0.53%	\$370	\$350	5.71%	5.10%
▬	4 GAGEBROOK	TAS	7030	House	3	\$385,000	\$385,000	0.00%	\$450	\$440	2.27%	6.07%
▬	5 RAVENSWOOD	TAS	7250	House	3	\$389,000	\$350,000	11.14%	\$420	\$380	10.52%	5.61%
▼	6 WYNYARD	TAS	7325	Unit	2	\$389,500	\$330,000	18.03%	\$355	\$330	7.57%	4.73%
	7 RIVERSIDE	TAS	7250	Unit	2	\$395,000	\$395,000	0.00%	\$430	\$385	11.68%	5.66%
▬	8 ULVERSTONE	TAS	7315	Unit	2	\$397,000	\$410,000	-3.18%	\$380	\$355	7.04%	4.97%
▼	9 SMITHTON	TAS	7330	House	3	\$398,000	\$385,000	3.37%	\$400	\$375	6.66%	5.22%
▼	10 ACTON	TAS	7320	House	3	\$399,000	\$360,000	10.83%	\$410	\$380	7.89%	5.34%
▼	11 GEORGE TOWN	TAS	7253	House	3	\$410,000	\$419,000	-2.15%	\$410	\$390	5.12%	5.20%
▼	12 GLENORCHY	TAS	7010	Unit	2	\$425,000	\$437,000	-2.75%	\$450	\$410	9.75%	5.50%
▬	13 SANDY BAY	TAS	7005	Unit	Studio & 1	\$430,000	\$425,000	1.17%	\$420	\$395	6.32%	5.07%
▬	14 CLAREMONT	TAS	7011	Unit	2	\$434,500	\$410,000	5.97%	\$425	\$400	6.25%	5.08%
	15 CLARENDON VALE	TAS	7019	House	3	\$435,000	\$425,000	2.35%	\$490	\$425	15.29%	5.85%
▼	16 BRIDGEWATER	TAS	7030	House	3	\$440,000	\$415,000	6.02%	\$465	\$440	5.68%	5.49%
▼	17 GLENORCHY	TAS	7010	House	2	\$445,000	\$432,000	3.00%	\$480	\$450	6.66%	5.60%
▼	18 MOWBRAY	TAS	7248	House	3	\$445,000	\$435,000	2.29%	\$470	\$450	4.44%	5.49%
▬	19 SCOTTSDALE	TAS	7260	House	3	\$449,000	\$399,000	12.53%	\$400	\$385	3.89%	4.63%
▼	20 UPPER BURNIE	TAS	7320	House	3	\$449,000	\$429,000	4.66%	\$430	\$385	11.68%	4.97%
▼	21 EAST DEVONPORT	TAS	7310	House	3	\$449,000	\$429,000	4.66%	\$450	\$400	12.50%	5.21%
▼	22 DEVONPORT	TAS	7310	House	2	\$450,000	\$429,000	4.89%	\$420	\$380	10.52%	4.85%
	23 NEW TOWN	TAS	7008	Unit	2	\$450,000	\$467,500	-3.75%	\$480	\$445	7.86%	5.54%
▼	24 RISDON VALE	TAS	7016	House	3	\$457,000	\$450,000	1.55%	\$490	\$460	6.52%	5.57%
▼	25 PROSPECT VALE	TAS	7250	Unit	2	\$459,000	\$410,000	11.95%	\$450	\$415	8.43%	5.09%



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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
▼	26 SHOREWELL PARK	TAS	7320	House	3	\$465,000	\$360,000	29.16%	\$400	\$350	14.28%	4.47%
▼	27 CLAREMONT	TAS	7011	House	2	\$469,000	\$460,000	1.95%	\$470	\$455	3.29%	5.21%
▼	28 NEW NORFOLK	TAS	7140	House	3	\$475,000	\$467,000	1.71%	\$490	\$450	8.88%	5.36%
▼	29 SOMERSET	TAS	7322	House	3	\$484,000	\$447,000	8.27%	\$425	\$390	8.97%	4.56%
▼	30 NEWNHAM	TAS	7248	House	3	\$489,000	\$479,000	2.08%	\$500	\$460	8.69%	5.31%
▼	31 INVERMAY	TAS	7248	House	3	\$492,000	\$499,000	-1.41%	\$480	\$450	6.66%	5.07%
▼	32 BELLERIVE	TAS	7018	Unit	2	\$495,000	\$485,000	2.06%	\$475	\$450	5.55%	4.98%
▼	33 DEVONPORT	TAS	7310	House	3	\$500,000	\$479,000	4.38%	\$470	\$420	11.90%	4.88%
▬	34 YOUNGTOWN	TAS	7249	House	3	\$525,000	\$549,000	-4.38%	\$525	\$500	5.00%	5.20%
▬	35 KINGS MEADOWS	TAS	7249	House	3	\$529,000	\$515,000	2.71%	\$500	\$470	6.38%	4.91%
▼	36 KINGSTON	TAS	7050	Unit	2	\$530,000	\$499,500	6.10%	\$475	\$450	5.55%	4.66%
▬	37 WYNYARD	TAS	7325	House	3	\$530,000	\$487,000	8.82%	\$450	\$400	12.50%	4.41%
▼	38 CHIGWELL	TAS	7011	House	3	\$535,000	\$469,500	13.95%	\$525	\$475	10.52%	5.10%
	39 PROSPECT	TAS	7250	House	3	\$540,000	\$545,000	-0.92%	\$520	\$495	5.05%	5.00%
▼	40 SUMMERHILL	TAS	7250	House	3	\$545,000	\$530,000	2.83%	\$500	\$470	6.38%	4.77%
▼	41 BERRIEDALE	TAS	7011	House	3	\$545,000	\$545,000	0.00%	\$555	\$500	11.00%	5.29%
▼	42 WEST ULVERSTONE	TAS	7315	House	3	\$545,000	\$495,000	10.10%	\$450	\$435	3.44%	4.29%
▬	43 CLAREMONT	TAS	7011	House	3	\$549,000	\$519,000	5.78%	\$540	\$500	8.00%	5.11%
▼	44 WARRANE	TAS	7018	House	3	\$549,000	\$540,000	1.66%	\$540	\$510	5.88%	5.11%
▼	45 LONGFORD	TAS	7301	House	3	\$549,000	\$549,000	0.00%	\$500	\$495	1.01%	4.73%
▼	46 LAUNCESTON	TAS	7250	House	2	\$549,000	\$537,000	2.23%	\$490	\$450	8.88%	4.64%
▼	47 LAUNCESTON	TAS	7250	Unit	2	\$549,000	\$540,000	1.66%	\$450	\$430	4.65%	4.26%
▼	48 GLENORCHY	TAS	7010	House	3	\$567,500	\$549,500	3.27%	\$550	\$520	5.76%	5.03%
▼	49 ULVERSTONE	TAS	7315	House	3	\$569,000	\$505,000	12.67%	\$470	\$420	11.90%	4.29%
▼	50 RIVERSIDE	TAS	7250	House	3	\$575,000	\$547,000	5.11%	\$530	\$485	9.27%	4.79%



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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	\$220,000	\$200,000	10.00%	\$330	\$300	10.00%	7.80%
2	CARLTON	VIC	3053	Unit	Studio & 1	\$250,000	\$279,500	-10.56%	\$420	\$400	5.00%	8.73%
3	MOE	VIC	3825	Unit	2	\$250,000	\$255,000	-1.97%	\$310	\$270	14.81%	6.44%
4	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$250,000	\$244,500	2.24%	\$350	\$310	12.90%	7.28%
5	DANDENONG	VIC	3175	Unit	Studio & 1	\$275,000	\$270,000	1.85%	\$400	\$330	21.21%	7.56%
6	ARARAT	VIC	3377	Unit	2	\$279,000	\$275,000	1.45%	\$340	\$340	0.00%	6.33%
7	NHILL	VIC	3418	House	3	\$280,000	\$292,500	-4.28%	\$310	\$300	3.33%	5.75%
8	MILDURA	VIC	3500	Unit	2	\$280,000	\$270,000	3.70%	\$350	\$330	6.06%	6.50%
9	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$280,000	\$265,000	5.66%	\$365	\$325	12.30%	6.77%
10	ARARAT	VIC	3377	House	2	\$285,000	\$289,000	-1.39%	\$340	\$330	3.03%	6.20%
11	FRANKSTON	VIC	3199	Unit	Studio & 1	\$287,000	\$295,000	-2.72%	\$360	\$330	9.09%	6.52%
12	HIGHTON	VIC	3216	Unit	Studio & 1	\$290,000	\$299,500	-3.18%	\$330	\$310	6.45%	5.91%
13	HERNE HILL	VIC	3218	Unit	Studio & 1	\$290,000	\$310,000	-6.46%	\$350	\$310	12.90%	6.27%
14	EPPING	VIC	3076	Unit	Studio & 1	\$290,000	\$290,000	0.00%	\$400	\$360	11.11%	7.17%
15	PORTLAND	VIC	3305	Unit	2	\$295,000	\$300,000	-1.67%	\$360	\$330	9.09%	6.34%
16	MORWELL	VIC	3840	Unit	2	\$298,000	\$278,000	7.19%	\$325	\$290	12.06%	5.67%
17	MILDURA	VIC	3500	House	2	\$299,000	\$272,500	9.72%	\$370	\$350	5.71%	6.43%
18	MALVERN EAST	VIC	3145	Unit	Studio & 1	\$300,000	\$295,000	1.69%	\$385	\$340	13.23%	6.67%
19	MOE	VIC	3825	House	2	\$300,000	\$296,500	1.18%	\$340	\$320	6.25%	5.89%
20	BRUNSWICK WEST	VIC	3055	Unit	Studio & 1	\$300,000	\$320,000	-6.25%	\$435	\$380	14.47%	7.54%
21	GEELONG WEST	VIC	3218	Unit	Studio & 1	\$307,000	\$315,000	-2.54%	\$350	\$340	2.94%	5.92%
22	BURWOOD	VIC	3125	Unit	Studio & 1	\$310,000	\$140,000	121.42%	\$335	\$310	8.06%	5.61%
23	MORWELL	VIC	3840	House	2	\$310,000	\$285,000	8.77%	\$350	\$325	7.69%	5.87%
24	NOTTING HILL	VIC	3168	Unit	Studio & 1	\$310,000	\$300,000	3.33%	\$480	\$435	10.34%	8.05%
25	HAMILTON	VIC	3300	House	2	\$317,000	\$297,000	6.73%	\$340	\$330	3.03%	5.57%



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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 HORSHAM	VIC	3400	Unit	2	\$319,000	\$299,000	6.68%	\$330	\$290	13.79%	5.37%
▲	27 GLEN IRIS	VIC	3146	Unit	Studio & 1	\$320,000	\$339,500	-5.75%	\$450	\$405	11.11%	7.31%
▲	28 ESSENDON	VIC	3040	Unit	Studio & 1	\$320,000	\$325,000	-1.54%	\$415	\$380	9.21%	6.74%
▲	29 BUNDOORA	VIC	3083	Unit	Studio & 1	\$320,000	\$300,000	6.66%	\$420	\$390	7.69%	6.82%
▲	30 ASCOT VALE	VIC	3032	Unit	Studio & 1	\$320,000	\$330,000	-3.04%	\$400	\$375	6.66%	6.50%
▼	31 MARYBOROUGH	VIC	3465	Unit	2	\$320,000	\$290,000	10.34%	\$320	\$300	6.66%	5.20%
▲	32 TRARALGON	VIC	3844	Unit	2	\$322,500	\$325,000	-0.77%	\$360	\$350	2.85%	5.80%
▼	33 GLEN HUNTLY	VIC	3163	Unit	Studio & 1	\$324,000	\$272,500	18.89%	\$400	\$370	8.10%	6.41%
▲	34 BLACKBURN	VIC	3130	Unit	Studio & 1	\$330,000	\$330,000	0.00%	\$475	\$420	13.09%	7.48%
▲	35 SEBASTOPOL	VIC	3356	Unit	2	\$330,000	\$327,500	0.76%	\$340	\$335	1.49%	5.35%
▲	36 PARKVILLE	VIC	3052	Unit	Studio & 1	\$335,000	\$332,500	0.75%	\$480	\$450	6.66%	7.45%
▲	37 HORSHAM	VIC	3400	House	2	\$339,000	\$269,500	25.78%	\$345	\$310	11.29%	5.29%
▲	38 BENALLA	VIC	3672	House	2	\$340,000	\$345,000	-1.45%	\$380	\$350	8.57%	5.81%
▼	39 CLAYTON	VIC	3168	Unit	Studio & 1	\$340,000	\$330,000	3.03%	\$400	\$340	17.64%	6.11%
▲	40 WANGARATTA	VIC	3677	Unit	2	\$340,000	\$343,500	-1.02%	\$370	\$335	10.44%	5.65%
▼	41 ST KILDA EAST	VIC	3183	Unit	Studio & 1	\$340,000	\$330,000	3.03%	\$430	\$400	7.50%	6.57%
▼	42 MARIBYRNONG	VIC	3032	Unit	Studio & 1	\$340,000	\$340,000	0.00%	\$460	\$440	4.54%	7.03%
▲	43 WENDOUREE	VIC	3355	Unit	2	\$345,000	\$320,000	7.81%	\$330	\$325	1.53%	4.97%
▲	44 ESSENDON NORTH	VIC	3041	Unit	Studio & 1	\$348,000	\$320,000	8.75%	\$480	\$460	4.34%	7.17%
▼	45 FLEMINGTON	VIC	3031	Unit	Studio & 1	\$350,000	\$330,000	6.06%	\$440	\$395	11.39%	6.53%
🚩	46 CARNEGIE	VIC	3163	Unit	Studio & 1	\$350,000	\$330,000	6.06%	\$415	\$380	9.21%	6.16%
🚩	47 BOX HILL	VIC	3128	Unit	Studio & 1	\$350,000	\$402,500	-13.05%	\$435	\$360	20.83%	6.46%
🚩	48 BAIRNSDALE	VIC	3875	Unit	2	\$350,000	\$350,000	0.00%	\$380	\$350	8.57%	5.64%
▼	49 NORTH MELBOURNE	VIC	3051	Unit	Studio & 1	\$350,000	\$340,000	2.94%	\$450	\$400	12.50%	6.68%
▼	50 MURRUMBEENA	VIC	3163	Unit	Studio & 1	\$350,000	\$330,000	6.06%	\$420	\$380	10.52%	6.24%



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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	\$220,000	\$190,000	15.78%	\$400	\$380	5.26%	9.45%
2	DERBY	WA	6728	House	3	\$254,500	\$249,500	2.00%	\$510	\$390	30.76%	10.42%
3	SOUTH HEDLAND	WA	6722	Unit	3	\$265,000	\$385,000	-31.17%	\$750	\$650	15.38%	14.71%
4	MANDURAH	WA	6210	Unit	Studio & 1	\$265,000	\$289,000	-8.31%	\$390	\$315	23.80%	7.65%
5	CARNARVON	WA	6701	House	3	\$280,000	\$265,000	5.66%	\$420	\$375	12.00%	7.80%
6	KALGOORLIE	WA	6430	House	2	\$282,000	\$275,000	2.54%	\$560	\$480	16.66%	10.32%
7	SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$287,500	\$280,000	2.67%	\$600	\$600	0.00%	10.85%
8	GERALDTON	WA	6530	Unit	2	\$299,000	\$250,000	19.60%	\$390	\$300	30.00%	6.78%
9	SOUTH HEDLAND	WA	6722	Unit	2	\$306,500	\$339,000	-9.59%	\$875	\$650	34.61%	14.84%
10	SOUTH BOULDER	WA	6432	House	3	\$319,000	\$309,000	3.23%	\$575	\$515	11.65%	9.37%
11	ORELIA	WA	6167	Unit	2	\$319,000	\$244,500	30.47%	\$440	\$400	10.00%	7.17%
12	RANGEWAY	WA	6530	House	3	\$327,500	\$259,500	26.20%	\$450	\$370	21.62%	7.14%
13	VICTORIA PARK	WA	6100	Unit	Studio & 1	\$330,000	\$269,000	22.67%	\$500	\$430	16.27%	7.87%
14	NEWMAN	WA	6753	House	3	\$337,000	\$319,000	5.64%	\$650	\$600	8.33%	10.02%
15	BOULDER	WA	6432	House	3	\$344,000	\$295,000	16.61%	\$580	\$500	16.00%	8.76%
16	MIDLAND	WA	6056	Unit	Studio & 1	\$350,000	\$320,000	9.37%	\$480	\$450	6.66%	7.13%
17	MAYLANDS	WA	6051	Unit	Studio & 1	\$350,000	\$287,000	21.95%	\$475	\$430	10.46%	7.05%
18	WEMBLEY	WA	6014	Unit	Studio & 1	\$350,000	\$299,000	17.05%	\$480	\$420	14.28%	7.13%
19	KUNUNURRA	WA	6743	House	3	\$360,000	\$400,000	-10.00%	\$600	\$510	17.64%	8.66%
20	SOUTH KALGOORLIE	WA	6430	House	3	\$360,000	\$349,000	3.15%	\$650	\$550	18.18%	9.38%
21	KALGOORLIE	WA	6430	House	3	\$362,500	\$349,000	3.86%	\$650	\$580	12.06%	9.32%
22	MOSMAN PARK	WA	6012	Unit	Studio & 1	\$370,000	\$300,000	23.33%	\$500	\$450	11.11%	7.02%
23	NORTH PERTH	WA	6006	Unit	Studio & 1	\$375,000	\$369,000	1.62%	\$550	\$485	13.40%	7.62%
24	LAMINGTON	WA	6430	House	3	\$384,500	\$389,000	-1.16%	\$650	\$560	16.07%	8.79%
25	WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$385,000	\$297,000	29.62%	\$500	\$450	11.11%	6.75%



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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	PICCADILLY	WA	6430	House	3	\$387,000	\$359,500	7.64%	\$650	\$580	12.06%	8.73%
▼	27	UTAKARRA	WA	6530	House	3	\$392,500	\$349,000	12.46%	\$470	\$400	17.50%	6.22%
	28	SPALDING	WA	6530	House	3	\$399,000	\$339,000	17.69%	\$450	\$400	12.50%	5.86%
▼	29	ROCKINGHAM	WA	6168	Unit	Studio & 1	\$399,000	\$359,000	11.14%	\$480	\$420	14.28%	6.25%
▼	30	GLENDALOUGH	WA	6016	Unit	2	\$399,000	\$349,000	14.32%	\$580	\$500	16.00%	7.55%
▼	31	BOULDER	WA	6432	House	4	\$399,000	\$414,500	-3.74%	\$650	\$635	2.36%	8.47%
	32	BUNBURY	WA	6230	Unit	2	\$399,000	\$417,000	-4.32%	\$500	\$490	2.04%	6.51%
▼	33	ARMADALE	WA	6112	House	2	\$399,500	\$349,000	14.46%	\$480	\$425	12.94%	6.24%
▼	34	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$399,500	\$310,000	28.87%	\$500	\$450	11.11%	6.50%
▼	35	SUCCESS	WA	6164	Unit	Studio & 1	\$400,000	\$329,000	21.58%	\$500	\$320	56.25%	6.50%
▼	36	FREMANTLE	WA	6160	Unit	Studio & 1	\$400,000	\$357,500	11.88%	\$600	\$550	9.09%	7.80%
	37	HAMILTON HILL	WA	6163	Unit	2	\$405,000	\$325,000	24.61%	\$560	\$470	19.14%	7.19%
▼	38	MANDURAH	WA	6210	Unit	2	\$419,000	\$329,000	27.35%	\$470	\$450	4.44%	5.83%
▼	39	NEWMAN	WA	6753	House	4	\$419,500	\$430,000	-2.45%	\$800	\$750	6.66%	9.91%
▼	40	TUART HILL	WA	6060	Unit	2	\$420,000	\$419,000	0.23%	\$600	\$500	20.00%	7.42%
▼	41	COLLIE	WA	6225	House	3	\$420,000	\$350,000	20.00%	\$535	\$480	11.45%	6.62%
▼	42	EAST PERTH	WA	6004	Unit	Studio & 1	\$425,000	\$357,000	19.04%	\$600	\$520	15.38%	7.34%
▼	43	MIDLAND	WA	6056	Unit	2	\$425,000	\$385,000	10.38%	\$550	\$500	10.00%	6.72%
▼	44	NORTHAM	WA	6401	House	3	\$426,500	\$360,000	18.47%	\$470	\$340	38.23%	5.73%
▼	45	WEST PERTH	WA	6005	Unit	Studio & 1	\$427,000	\$389,000	9.76%	\$580	\$500	16.00%	7.06%
▼	46	PERTH	WA	6000	Unit	Studio & 1	\$429,000	\$399,000	7.51%	\$650	\$560	16.07%	7.87%
▼	47	HANNANS	WA	6430	House	3	\$429,000	\$379,000	13.19%	\$685	\$610	12.29%	8.30%
▼	48	CANNINGTON	WA	6107	Unit	Studio & 1	\$429,000	\$399,500	7.38%	\$575	\$515	11.65%	6.96%
▼	49	SOMERVILLE	WA	6430	House	3	\$430,000	\$399,000	7.76%	\$710	\$680	4.41%	8.58%
▼	50	WEMBLEY	WA	6014	Unit	2	\$430,000	\$375,000	14.66%	\$575	\$520	10.57%	6.95%



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