



# 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

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Instantly find investment property that matches your strategy and buying rules.



#### **My Valuer**

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



#### **Property Analyser**

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



#### **Xero**

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



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



#### **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.

# Smarter To Buy Than Rent Suburbs

## ABOUT THIS REPORT

This report was produced using live on the market rental and sales 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 it is cheaper to buy than it is to rent, based on the costs of servicing an 80% of median price, interest only loan at current market rates compared to the cost of renting. Other variables such as body corporate fees, insurance and stamp duty costs should also be consider and

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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# Smarter To Buy Than Rent Suburbs

National Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost To Own	% Saved by Owning vs Renting	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield			
1	SOUTH HEDLAND	WA	6722	Unit	3	\$262,000	-28.22%	\$665	2.30%	13.19%	\$225	-66.18%	
2	SOUTH HEDLAND	WA	6722	Unit	2	\$330,000	0.91%	\$770	23.20%	12.13%	\$283	-63.21%	
3	SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$285,000	7.54%	\$600	0.00%	10.94%	\$245	-59.22%	
4	MILLARS WELL	WA	6714	House	4	\$625,000	7.75%	\$1,300	0.00%	10.81%	\$537	-58.73%	
5	MOUNT ISA	QLD	4825	House	2	\$197,000	-12.45%	\$400	5.26%	10.55%	\$169	-57.72%	
6	NORTH WARD	QLD	4810	Unit	Studio & 1	\$197,000	1.02%	\$400	14.28%	10.55%	\$169	-57.72%	
7	NICKOL	WA	6714	House	4	\$695,000	12.09%	\$1,400	0.00%	10.47%	\$597	-57.38%	
8	NICKOL	WA	6714	House	3	\$499,000	-3.11%	\$1,000	5.26%	10.42%	\$428	-57.16%	
9	BAYNTON	WA	6714	House	4	\$754,500	4.93%	\$1,500	7.14%	10.33%	\$648	-56.82%	
10	NEWMAN	WA	6753	House	3	\$329,000	4.44%	\$645	12.17%	10.19%	\$282	-56.21%	
11	PORT HEDLAND	WA	6721	House	4	\$909,500	7.95%	\$1,775	11.28%	10.14%	\$781	-56.01%	
12	MILLARS WELL	WA	6714	House	3	\$515,000	9.11%	\$1,000	25.00%	10.09%	\$442	-55.79%	
13	DERBY	WA	6728	House	3	\$260,000	4.41%	\$500	35.13%	10.00%	\$223	-55.36%	
14	MORANBAH	QLD	4744	House	3	\$339,000	4.62%	\$645	11.20%	9.89%	\$291	-54.88%	
15	KAMBALDA WEST	WA	6442	House	3	\$200,000	5.82%	\$380	0.00%	9.88%	\$172	-54.82%	
16	SOUTH HEDLAND	WA	6722	House	4	\$632,000	2.10%	\$1,200	9.09%	9.87%	\$543	-54.79%	
17	SOUTH HEDLAND	WA	6722	House	3	\$428,000	12.92%	\$800	6.66%	9.71%	\$367	-54.07%	
18	BLACKWATER	QLD	4717	House	4	\$325,000	10.16%	\$600	50.00%	9.60%	\$279	-53.50%	
19	DYSART	QLD	4745	House	3	\$229,000	9.04%	\$420	10.52%	9.53%	\$197	-53.19%	
20	NEWMAN	WA	6753	House	4	\$437,000	0.45%	\$800	15.10%	9.51%	\$375	-53.11%	
21	MORANBAH	QLD	4744	House	4	\$465,000	13.69%	\$850	24.08%	9.50%	\$399	-53.04%	
22	BAYNTON	WA	6714	House	3	\$602,000	15.54%	\$1,100	22.22%	9.50%	\$517	-53.02%	
23	MANUNDA	QLD	4870	Unit	Studio & 1	\$200,000	21.58%	\$360	12.50%	9.36%	\$172	-52.31%	
24	EMERALD	QLD	4720	Unit	2	\$224,000	12.56%	\$400	25.00%	9.28%	\$192	-51.93%	
25	BOULDER	WA	6432	House	3	\$309,000	14.44%	\$550	14.58%	9.25%	\$265	-51.77%	



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# Smarter To Buy Than Rent Suburbs

National Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
▼	26	MOURA	QLD	4718	House	3	\$210,000	-2.33%	\$370	5.71%	9.16%	\$180	-51.28%
▲	27	KALGOORLIE	WA	6430	House	4	\$454,500	1.00%	\$800	17.64%	9.15%	\$390	-51.23%
📍	28	EMERALD	QLD	4720	Unit	3	\$279,000	7.72%	\$490	32.43%	9.13%	\$240	-51.12%
▼	29	SOMERVILLE	WA	6430	House	3	\$399,000	8.13%	\$700	7.69%	9.12%	\$343	-51.07%
▲	30	DARWIN CITY	NT	0800	Unit	Studio & 1	\$296,500	4.03%	\$520	15.55%	9.11%	\$255	-51.05%
▲	31	DJUGUN	WA	6725	House	4	\$799,500	14.29%	\$1,400	33.33%	9.10%	\$686	-50.98%
▲	32	SOUTH KALGOORLIE	WA	6430	House	4	\$439,000	10.02%	\$765	27.50%	9.06%	\$377	-50.74%
▼	33	MOUNT ISA	QLD	4825	House	3	\$272,500	-2.33%	\$470	4.44%	8.96%	\$234	-50.23%
▼	34	PEGS CREEK	WA	6714	House	3	\$522,000	5.45%	\$900	0.00%	8.96%	\$448	-50.21%
▼	35	BAYSWATER	WA	6053	Unit	2	\$350,000	27.27%	\$600	33.33%	8.91%	\$300	-49.92%
▼	36	CARLTON	VIC	3053	Unit	Studio & 1	\$245,000	-12.50%	\$415	6.41%	8.80%	\$210	-49.32%
▼	37	PORT HEDLAND	WA	6721	House	3	\$710,000	5.57%	\$1,200	20.00%	8.78%	\$610	-49.21%
▼	38	BULGARRA	WA	6714	House	3	\$535,000	9.29%	\$900	0.00%	8.74%	\$459	-48.97%
▼	39	KALGOORLIE	WA	6430	House	3	\$357,000	8.34%	\$600	9.09%	8.73%	\$306	-48.92%
▼	40	DYSART	QLD	4745	House	4	\$268,000	3.47%	\$450	7.14%	8.73%	\$230	-48.87%
📍	41	BLACKWATER	QLD	4717	House	3	\$242,500	10.22%	\$405	28.57%	8.68%	\$208	-48.60%
📍	42	CABLE BEACH	WA	6726	House	4	\$809,500	6.51%	\$1,350	12.50%	8.67%	\$695	-48.52%
▼	43	COLLINSVILLE	QLD	4804	House	3	\$219,000	21.66%	\$365	-3.95%	8.66%	\$188	-48.49%
▼	44	SOUTH KALGOORLIE	WA	6430	House	3	\$349,000	16.72%	\$580	11.53%	8.64%	\$300	-48.34%
▼	45	EAST MACKAY	QLD	4740	Unit	2	\$275,000	10.44%	\$455	19.73%	8.60%	\$236	-48.11%
▼	46	MILLNER	NT	0810	Unit	2	\$299,000	-0.34%	\$490	8.88%	8.52%	\$257	-47.62%
▼	47	ROSEBERY	NT	0832	Unit	2	\$319,000	-1.85%	\$520	4.00%	8.47%	\$274	-47.34%
📍	48	BOULDER	WA	6432	House	4	\$399,000	6.40%	\$650	9.24%	8.47%	\$343	-47.30%
	49	MOUNT ISA	QLD	4825	Unit	2	\$197,000	-1.50%	\$320	6.66%	8.44%	\$169	-47.15%
▼	50	PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$265,000	1.92%	\$430	7.50%	8.43%	\$227	-47.09%



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# Smarter To Buy Than Rent Suburbs

ACT Report												
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by Owning vs Renting
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	
	1 WRIGHT	ACT	2611	Unit	2	\$499,000	-3.86%	\$580	0.86%	6.04%	\$428	-26.14%
	2 WRIGHT	ACT	2611	Unit	Studio & 1	\$399,000	-0.25%	\$460	2.22%	5.99%	\$343	-25.54%
	3 WHITLAM	ACT	2611	House	4	\$1,349,500	4.61%	\$990	5.88%	3.81%	\$1,158	17.02%



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# Smarter To Buy Than Rent Suburbs

NSW Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
▲	1	NAMBUCCA HEADS	NSW	2448	House	2	\$290,000	7.60%	\$470	8.04%	8.42%	\$249	-47.03%
▲	2	COBAR	NSW	2835	House	3	\$262,500	31.90%	\$340	11.47%	6.73%	\$225	-33.72%
▲	3	CRESTWOOD	NSW	2620	Unit	2	\$350,000	3.24%	\$450	0.00%	6.68%	\$300	-33.23%
▲	4	GRANVILLE	NSW	2142	Unit	2	\$500,000	2.04%	\$630	14.54%	6.55%	\$429	-31.87%
▲	5	DENILIKUIN	NSW	2710	House	3	\$335,000	1.51%	\$420	10.52%	6.51%	\$288	-31.53%
▲	6	BLACKTOWN	NSW	2148	Unit	2	\$440,000	-4.14%	\$550	14.58%	6.50%	\$378	-31.32%
▲	7	CHIPPENDALE	NSW	2008	Unit	Studio & 1	\$644,500	-5.23%	\$800	8.10%	6.45%	\$553	-30.84%
▲	8	CONDOBOLIN	NSW	2877	House	3	\$275,000	3.77%	\$340	13.33%	6.42%	\$236	-30.57%
▲	9	GUILDFORD	NSW	2161	Unit	2	\$445,000	-1.12%	\$550	14.58%	6.42%	\$382	-30.54%
▲	10	NARROMINE	NSW	2821	House	3	\$365,000	0.00%	\$450	12.50%	6.41%	\$313	-30.37%
▲	11	AUBURN	NSW	2144	Unit	3	\$670,000	3.55%	\$820	10.81%	6.36%	\$575	-29.86%
▲	12	CANTERBURY	NSW	2193	Unit	Studio & 1	\$486,500	-2.61%	\$595	6.25%	6.35%	\$418	-29.81%
▲	13	WESTMEAD	NSW	2145	Unit	Studio & 1	\$492,500	7.06%	\$600	9.09%	6.33%	\$423	-29.53%
▲	14	SOUTH KEMPSEY	NSW	2440	House	3	\$400,000	11.88%	\$485	11.49%	6.30%	\$343	-29.20%
▲	15	SYDNEY OLYMPIC PARK	NSW	2127	Unit	Studio & 1	\$550,000	-1.79%	\$665	3.90%	6.28%	\$472	-29.00%
📍	16	THE ENTRANCE	NSW	2261	Unit	Studio & 1	\$350,000	-10.72%	\$420	7.69%	6.24%	\$300	-28.46%
▲	17	PARRAMATTA	NSW	2150	Unit	Studio & 1	\$500,000	0.00%	\$600	7.14%	6.24%	\$429	-28.46%
▼	18	QUEANBEYAN EAST	NSW	2620	Unit	2	\$375,000	-6.25%	\$450	2.27%	6.24%	\$322	-28.46%
▲	19	HOMEBUSH	NSW	2140	Unit	Studio & 1	\$500,000	-4.40%	\$600	2.56%	6.24%	\$429	-28.46%
▼	20	LIVERPOOL	NSW	2170	Unit	Studio & 1	\$409,000	2.25%	\$490	8.88%	6.22%	\$351	-28.34%
📍	21	AUBURN	NSW	2144	Unit	Studio & 1	\$464,500	16.12%	\$555	23.33%	6.21%	\$399	-28.15%
▲	22	TOONGABBIE	NSW	2146	Unit	2	\$519,000	1.76%	\$620	12.72%	6.21%	\$446	-28.14%
▲	23	HAYMARKET	NSW	2000	Unit	Studio & 1	\$758,000	-5.25%	\$900	5.88%	6.17%	\$651	-27.70%
▬	24	PENDLE HILL	NSW	2145	Unit	2	\$465,000	0.10%	\$550	1.85%	6.15%	\$399	-27.42%
▲	25	TOONGABBIE	NSW	2146	Unit	Studio & 1	\$425,000	2.40%	\$500	19.04%	6.11%	\$365	-27.03%



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						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
▲	26 GRANVILLE	NSW	2142	Unit	Studio & 1	\$490,000	7.81%	\$575	5.50%	6.10%	\$421	-26.84%	
▼	27 WENTWORTHVILLE	NSW	2145	Unit	Studio & 1	\$470,000	4.44%	\$550	5.76%	6.08%	\$403	-26.64%	
▲	28 QUEANBEYAN	NSW	2620	Unit	2	\$369,000	1.09%	\$430	2.38%	6.05%	\$317	-26.33%	
🚩	29 WARWICK FARM	NSW	2170	Unit	Studio & 1	\$389,500	6.71%	\$450	9.75%	6.00%	\$334	-25.70%	
▲	30 ZETLAND	NSW	2017	Unit	Studio & 1	\$692,500	-7.67%	\$800	6.66%	6.00%	\$594	-25.69%	
▼	31 ROSEBERY	NSW	2018	Unit	Studio & 1	\$650,000	0.00%	\$750	7.14%	6.00%	\$558	-25.60%	
▲	32 ROSEHILL	NSW	2142	Unit	2	\$520,000	4.00%	\$600	7.14%	6.00%	\$446	-25.60%	
▼	33 NARRANDERA	NSW	2700	House	3	\$329,500	1.38%	\$380	1.33%	5.99%	\$283	-25.56%	
▲	34 MOREE	NSW	2400	House	3	\$330,000	0.00%	\$380	8.57%	5.98%	\$283	-25.45%	
▼	35 LIDCOMBE	NSW	2141	Unit	Studio & 1	\$565,000	-0.88%	\$650	8.33%	5.98%	\$485	-25.38%	
▼	36 WELLINGTON	NSW	2820	House	3	\$339,500	2.87%	\$390	5.40%	5.97%	\$291	-25.27%	
🚩	37 GRAFTON	NSW	2460	House	2	\$371,000	3.05%	\$425	11.84%	5.95%	\$318	-25.06%	
🚩	38 WENTWORTHVILLE	NSW	2145	Unit	2	\$550,000	3.77%	\$630	8.62%	5.95%	\$472	-25.05%	
🚩	39 INVERELL	NSW	2360	House	2	\$297,000	2.41%	\$340	13.33%	5.95%	\$255	-25.01%	
▼	40 GUNNEDAH	NSW	2380	House	3	\$420,000	6.32%	\$480	11.62%	5.94%	\$361	-24.88%	
▲	41 MERRYLANDS	NSW	2160	Unit	2	\$490,000	1.03%	\$560	12.00%	5.94%	\$421	-24.88%	
🚩	42 LAVINGTON	NSW	2641	Unit	2	\$289,000	7.03%	\$330	10.00%	5.93%	\$248	-24.82%	
▼	43 MAYS HILL	NSW	2145	Unit	2	\$570,000	3.63%	\$650	4.83%	5.92%	\$489	-24.72%	
▼	44 WARWICK FARM	NSW	2170	Unit	3	\$580,000	0.00%	\$660	6.45%	5.91%	\$498	-24.56%	
▲	45 SOUTH GRAFTON	NSW	2460	House	3	\$400,000	0.00%	\$455	3.40%	5.91%	\$343	-24.53%	
▼	46 NORTH ROCKS	NSW	2151	Unit	2	\$599,000	2.39%	\$680	4.61%	5.90%	\$514	-24.38%	
▼	47 HOMEBUSH WEST	NSW	2140	Unit	3	\$705,000	1.00%	\$800	0.00%	5.90%	\$605	-24.35%	
	48 BERALA	NSW	2141	Unit	2	\$450,000	7.39%	\$510	13.33%	5.89%	\$386	-24.25%	
🚩	49 PARRAMATTA	NSW	2150	Unit	2	\$600,000	-4.00%	\$680	4.61%	5.89%	\$515	-24.25%	
🚩	50 ROSELANDS	NSW	2196	Unit	2	\$530,000	-1.40%	\$600	25.00%	5.88%	\$455	-24.17%	



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NT Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
1	DARWIN CITY	NT	0800	Unit	Studio & 1	\$296,500	4.03%	\$520	15.55%	9.11%	\$255	-51.05%	
2	MILLNER	NT	0810	Unit	2	\$299,000	-0.34%	\$490	8.88%	8.52%	\$257	-47.62%	
3	ROSEBERY	NT	0832	Unit	2	\$319,000	-1.85%	\$520	4.00%	8.47%	\$274	-47.34%	
4	LARRAKEYAH	NT	0820	Unit	2	\$359,000	-7.95%	\$550	7.84%	7.96%	\$308	-43.97%	
5	GILLEN	NT	0870	Unit	2	\$284,500	-1.56%	\$425	-5.56%	7.76%	\$244	-42.53%	
6	COCONUT GROVE	NT	0810	Unit	2	\$355,000	-1.39%	\$525	5.00%	7.69%	\$305	-41.95%	
7	PARAP	NT	0820	Unit	2	\$400,000	0.00%	\$580	7.40%	7.54%	\$343	-40.80%	
8	KATHERINE	NT	0850	Unit	2	\$265,000	-1.86%	\$380	-2.57%	7.45%	\$227	-40.13%	
9	STUART PARK	NT	0820	Unit	2	\$385,000	-2.54%	\$550	0.00%	7.42%	\$331	-39.91%	
10	DARWIN CITY	NT	0800	Unit	2	\$435,000	-3.12%	\$620	5.08%	7.41%	\$373	-39.77%	
11	STUART PARK	NT	0820	Unit	3	\$467,000	-6.60%	\$650	0.77%	7.23%	\$401	-38.32%	
12	KATHERINE	NT	0850	House	3	\$360,000	-1.91%	\$500	6.38%	7.22%	\$309	-38.19%	
13	FANNIE BAY	NT	0820	Unit	2	\$345,000	-23.00%	\$460	6.97%	6.93%	\$296	-35.62%	
14	BRAITLING	NT	0870	House	3	\$444,000	-4.00%	\$590	9.25%	6.90%	\$381	-35.40%	
15	GILLEN	NT	0870	House	3	\$450,000	0.00%	\$595	6.25%	6.87%	\$386	-35.07%	
16	WOODROFFE	NT	0830	House	3	\$444,500	-1.01%	\$570	7.54%	6.66%	\$382	-33.06%	
17	NIGHTCLIFF	NT	0810	Unit	2	\$390,000	-4.88%	\$500	4.16%	6.66%	\$335	-33.04%	
18	DARWIN CITY	NT	0800	Unit	3	\$594,500	-0.92%	\$750	1.35%	6.56%	\$510	-31.95%	
19	RAPID CREEK	NT	0810	Unit	2	\$398,000	-5.24%	\$500	0.00%	6.53%	\$342	-31.67%	
20	KATHERINE	NT	0850	House	4	\$480,000	-3.81%	\$600	-2.44%	6.50%	\$412	-31.32%	
21	ZUCCOLI	NT	0832	House	3	\$580,000	3.11%	\$700	7.69%	6.27%	\$498	-28.87%	
22	MOULDEN	NT	0830	House	3	\$435,000	8.75%	\$520	4.00%	6.21%	\$373	-28.19%	
23	BAKEWELL	NT	0832	House	3	\$489,000	1.87%	\$580	6.42%	6.16%	\$420	-27.62%	
24	LEANYER	NT	0812	House	3	\$579,000	5.27%	\$680	13.33%	6.10%	\$497	-26.90%	
25	STUART PARK	NT	0820	Townhouse	3	\$599,000	-14.31%	\$700	0.00%	6.07%	\$514	-26.54%	



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NT Report												
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by Owning vs Renting
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	
▲	26 GUNN	NT	0832	House	4	\$587,000	1.29%	\$680	4.61%	6.02%	\$504	-25.89%
▲	27 PARAP	NT	0820	Unit	3	\$627,500	-3.39%	\$700	7.69%	5.80%	\$539	-23.05%
▲	28 BELLAMACK	NT	0832	House	4	\$660,000	0.00%	\$735	8.08%	5.79%	\$567	-22.91%
▲	29 ZUCCOLI	NT	0832	House	4	\$682,500	13.75%	\$750	3.44%	5.71%	\$586	-21.88%
▲	30 DURACK	NT	0830	House	4	\$660,000	4.34%	\$725	5.07%	5.71%	\$567	-21.85%
▲	31 ROSEBERY	NT	0832	House	4	\$648,000	8.00%	\$700	1.44%	5.61%	\$556	-20.53%
▲	32 DURACK	NT	0830	House	3	\$560,000	9.80%	\$600	0.00%	5.57%	\$481	-19.88%
▲	33 LARRAKEYAH	NT	0820	Unit	3	\$649,000	13.85%	\$680	0.00%	5.44%	\$557	-18.07%
▲	34 MUIRHEAD	NT	0810	House	4	\$775,000	-3.43%	\$800	0.00%	5.36%	\$665	-16.84%



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# Smarter To Buy Than Rent Suburbs

QLD Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
▲	1 MOUNT ISA	QLD	4825	House	2	\$197,000	-12.45%	\$400	5.26%	10.55%	\$169	-57.72%	
▼	2 NORTH WARD	QLD	4810	Unit	Studio & 1	\$197,000	1.02%	\$400	14.28%	10.55%	\$169	-57.72%	
▬	3 MORANBAH	QLD	4744	House	3	\$339,000	4.62%	\$645	11.20%	9.89%	\$291	-54.88%	
▲	4 BLACKWATER	QLD	4717	House	4	\$325,000	10.16%	\$600	50.00%	9.60%	\$279	-53.50%	
▬	5 DYSART	QLD	4745	House	3	\$229,000	9.04%	\$420	10.52%	9.53%	\$197	-53.19%	
▼	6 MORANBAH	QLD	4744	House	4	\$465,000	13.69%	\$850	24.08%	9.50%	\$399	-53.04%	
▼	7 MANUNDA	QLD	4870	Unit	Studio & 1	\$200,000	21.58%	\$360	12.50%	9.36%	\$172	-52.31%	
▲	8 EMERALD	QLD	4720	Unit	2	\$224,000	12.56%	\$400	25.00%	9.28%	\$192	-51.93%	
▼	9 MOURA	QLD	4718	House	3	\$210,000	-2.33%	\$370	5.71%	9.16%	\$180	-51.28%	
▲	10 EMERALD	QLD	4720	Unit	3	\$279,000	7.72%	\$490	32.43%	9.13%	\$240	-51.12%	
▼	11 MOUNT ISA	QLD	4825	House	3	\$272,500	-2.33%	\$470	4.44%	8.96%	\$234	-50.23%	
▼	12 DYSART	QLD	4745	House	4	\$268,000	3.47%	\$450	7.14%	8.73%	\$230	-48.87%	
▲	13 BLACKWATER	QLD	4717	House	3	\$242,500	10.22%	\$405	28.57%	8.68%	\$208	-48.60%	
▼	14 COLLINSVILLE	QLD	4804	House	3	\$219,000	21.66%	\$365	-3.95%	8.66%	\$188	-48.49%	
▼	15 EAST MACKAY	QLD	4740	Unit	2	\$275,000	10.44%	\$455	19.73%	8.60%	\$236	-48.11%	
	16 MOUNT ISA	QLD	4825	Unit	2	\$197,000	-1.50%	\$320	6.66%	8.44%	\$169	-47.15%	
▼	17 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$265,000	1.92%	\$430	7.50%	8.43%	\$227	-47.09%	
	18 MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	-8.48%	\$420	15.06%	8.25%	\$227	-45.94%	
▲	19 CAIRNS CITY	QLD	4870	Unit	Studio & 1	\$284,500	-25.53%	\$450	0.00%	8.22%	\$244	-45.73%	
	20 CRANBROOK	QLD	4814	Unit	2	\$242,500	24.35%	\$380	15.15%	8.14%	\$208	-45.22%	
▼	21 MANUNDA	QLD	4870	Unit	2	\$289,000	28.44%	\$450	13.92%	8.09%	\$248	-44.87%	
▼	22 EMERALD	QLD	4720	Townhouse	3	\$337,500	25.23%	\$520	18.18%	8.01%	\$290	-44.28%	
▬	23 WOREE	QLD	4868	Unit	2	\$299,000	30.56%	\$460	31.42%	8.00%	\$257	-44.20%	
▼	24 PALM COVE	QLD	4879	Unit	Studio & 1	\$307,500	11.81%	\$470	14.63%	7.94%	\$264	-43.83%	
▼	25 MOUNT ISA	QLD	4825	House	4	\$342,000	-7.32%	\$520	0.00%	7.90%	\$294	-43.54%	



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QLD Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
▲	26	TOWNSVILLE CITY	QLD	4810	Unit	Studio & 1	\$290,000	16.00%	\$435	3.57%	7.80%	\$249	-42.77%
▲	27	EMERALD	QLD	4720	House	3	\$335,000	15.91%	\$500	25.00%	7.76%	\$288	-42.48%
▲	28	MANOORA	QLD	4870	Unit	2	\$300,000	15.83%	\$445	17.10%	7.71%	\$258	-42.13%
▼	29	CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$270,000	22.72%	\$400	14.28%	7.70%	\$232	-42.05%
▲	30	SOUTH MACKAY	QLD	4740	Unit	2	\$299,000	15.44%	\$440	11.39%	7.65%	\$257	-41.66%
▼	31	ROCKHAMPTON CITY	QLD	4700	House	2	\$299,000	20.08%	\$425	23.18%	7.39%	\$257	-39.60%
▲	32	PORT DOUGLAS	QLD	4877	Unit	2	\$425,000	-2.86%	\$600	20.00%	7.34%	\$365	-39.19%
▼	33	SOUTH GLADSTONE	QLD	4680	Unit	2	\$227,500	22.97%	\$320	14.28%	7.31%	\$195	-38.97%
▼	34	MOUNT MORGAN	QLD	4714	House	3	\$299,000	24.58%	\$420	10.52%	7.30%	\$257	-38.89%
▲	35	DOUGLAS	QLD	4814	Unit	2	\$330,000	20.00%	\$460	15.00%	7.24%	\$283	-38.41%
▼	36	MACKAY	QLD	4740	Unit	2	\$324,500	13.85%	\$450	9.75%	7.21%	\$279	-38.10%
▼	37	CANNONVALE	QLD	4802	Unit	2	\$370,000	23.33%	\$510	13.33%	7.16%	\$318	-37.72%
▼	38	KINGAROY	QLD	4610	Unit	2	\$265,000	20.45%	\$360	2.85%	7.06%	\$227	-36.81%
▲	39	BRISBANE	QLD	4000	Unit	Studio & 1	\$459,500	14.87%	\$620	12.72%	7.01%	\$394	-36.38%
▼	40	HERMIT PARK	QLD	4812	Unit	2	\$275,000	25.57%	\$370	12.12%	6.99%	\$236	-36.20%
▲	41	KIRWAN	QLD	4817	Unit	2	\$285,000	21.53%	\$380	11.76%	6.93%	\$245	-35.62%
▼	42	PIMLICO	QLD	4812	Unit	2	\$275,000	21.14%	\$365	7.35%	6.90%	\$236	-35.32%
▼	43	YORKEYS KNOB	QLD	4878	Townhouse	2	\$355,000	4.41%	\$470	4.44%	6.88%	\$305	-35.16%
▲	44	ALEXANDRA HEADLAND	QLD	4572	Unit	Studio & 1	\$367,500	-1.87%	\$475	11.76%	6.72%	\$315	-33.58%
📌	45	ROMA	QLD	4455	House	3	\$317,500	7.62%	\$410	17.14%	6.71%	\$273	-33.52%
📌	46	TOWNSVILLE CITY	QLD	4810	Unit	2	\$429,000	14.40%	\$550	17.02%	6.66%	\$368	-33.04%
📌	47	FORTITUDE VALLEY	QLD	4006	Unit	Studio & 1	\$431,000	13.72%	\$550	14.58%	6.63%	\$370	-32.73%
📌	48	IDALIA	QLD	4811	Unit	2	\$369,000	29.02%	\$470	6.81%	6.62%	\$317	-32.60%
📌	49	WEST END	QLD	4810	Unit	2	\$299,000	25.10%	\$380	15.15%	6.60%	\$257	-32.45%
📌	50	GLADSTONE	QLD	4680	Unit	2	\$315,000	20.22%	\$400	14.28%	6.60%	\$270	-32.40%



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SA Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
▲	1	WHYALLA	SA	5600	Unit	2	\$179,000	10.15%	\$270	17.39%	7.84%	\$154	-43.09%
▲	2	PORT AUGUSTA	SA	5700	House	2	\$230,000	9.52%	\$330	17.85%	7.46%	\$197	-40.17%
▲	3	ADELAIDE	SA	5000	Unit	Studio & 1	\$385,000	16.84%	\$530	17.77%	7.15%	\$331	-37.64%
▼	4	WHYALLA STUART	SA	5608	Townhouse	3	\$189,000	11.83%	\$260	4.00%	7.15%	\$162	-37.60%
▼	5	ROXBY DOWNS	SA	5725	House	3	\$250,000	0.00%	\$340	-2.86%	7.07%	\$215	-36.88%
▲	6	PORT PIRIE	SA	5540	House	3	\$285,000	14.45%	\$380	24.59%	6.93%	\$245	-35.62%
▼	7	ROXBY DOWNS	SA	5725	House	4	\$310,000	-6.07%	\$400	-6.98%	6.70%	\$266	-33.47%
▲	8	PORT AUGUSTA	SA	5700	House	3	\$265,000	15.21%	\$340	13.33%	6.67%	\$227	-33.09%
▼	9	SALISBURY	SA	5108	Unit	2	\$320,000	23.07%	\$400	12.67%	6.50%	\$275	-31.32%
▼	10	WHYALLA NORRIE	SA	5608	Townhouse	3	\$219,000	12.30%	\$270	3.84%	6.41%	\$188	-30.37%
▼	11	PORT AUGUSTA WEST	SA	5700	House	3	\$285,000	14.00%	\$350	9.37%	6.38%	\$245	-30.10%
▲	12	ADELAIDE	SA	5000	Unit	2	\$540,000	10.31%	\$630	14.54%	6.06%	\$464	-26.42%
▼	13	WHYALLA STUART	SA	5608	House	3	\$227,500	5.08%	\$260	0.00%	5.94%	\$195	-24.88%
▬	14	MAWSON LAKES	SA	5095	Unit	2	\$449,000	23.01%	\$500	19.04%	5.79%	\$385	-22.91%
▲	15	PROSPECT	SA	5082	Unit	2	\$475,000	13.36%	\$525	16.66%	5.74%	\$408	-22.33%
▬	16	PLYMPTON	SA	5038	Unit	2	\$420,000	30.23%	\$460	17.94%	5.69%	\$361	-21.62%
▲	17	BOWDEN	SA	5007	Unit	2	\$595,000	8.18%	\$650	18.18%	5.68%	\$511	-21.42%
▼	18	BERRI	SA	5343	House	3	\$350,000	9.03%	\$380	8.57%	5.64%	\$300	-20.93%
▼	19	MOUNT GAMBIER	SA	5290	Unit	2	\$272,500	11.22%	\$290	11.53%	5.53%	\$234	-19.33%
▲	20	PORT PIRIE	SA	5540	House	4	\$429,000	13.19%	\$450	7.14%	5.45%	\$368	-18.16%
▼	21	WHYALLA PLAYFORD	SA	5600	House	3	\$362,500	21.23%	\$380	8.57%	5.45%	\$311	-18.11%
▲	22	WHYALLA NORRIE	SA	5608	House	3	\$269,000	8.03%	\$280	0.00%	5.41%	\$231	-17.53%
▼	23	BROOKLYN PARK	SA	5032	Unit	2	\$412,000	35.08%	\$420	18.30%	5.30%	\$354	-15.79%
▲	24	MOUNT GAMBIER	SA	5290	House	2	\$353,500	10.81%	\$360	9.09%	5.29%	\$303	-15.70%
▲	25	GLENELG NORTH	SA	5045	Unit	2	\$472,000	8.50%	\$480	11.62%	5.28%	\$405	-15.58%



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SA Report														
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by		
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting		
▲	26	ELIZABETH NORTH	SA	5113	House	3	\$450,000	20.00%	\$450	13.92%	5.20%	\$386	-14.15%	
🚩	27	NORTH ADELAIDE	SA	5006	Unit	2	\$550,000	14.58%	\$550	14.58%	5.20%	\$472	-14.15%	
▲	28	ELIZABETH EAST	SA	5112	House	3	\$500,000	22.24%	\$495	15.11%	5.14%	\$429	-13.29%	
▲	29	PORT LINCOLN	SA	5606	House	3	\$475,000	6.98%	\$470	11.90%	5.14%	\$408	-13.24%	
▲	30	NARACOORTE	SA	5271	House	3	\$365,000	4.43%	\$360	2.85%	5.12%	\$313	-12.96%	
▲	31	ELIZABETH SOUTH	SA	5112	House	3	\$457,500	13.10%	\$450	12.50%	5.11%	\$393	-12.72%	
▲	32	WHYALLA JENKINS	SA	5609	House	4	\$429,000	15.16%	\$420	0.00%	5.09%	\$368	-12.31%	
▼	33	MUNNO PARA	SA	5115	House	3	\$541,500	12.81%	\$530	8.16%	5.08%	\$465	-12.29%	
▼	34	MURRAY BRIDGE	SA	5253	House	3	\$465,000	16.25%	\$450	8.43%	5.03%	\$399	-11.29%	
▼	35	RENMARK	SA	5341	House	3	\$395,000	11.26%	\$380	0.00%	5.00%	\$339	-10.77%	
▼	36	SMITHFIELD PLAINS	SA	5114	House	3	\$521,000	30.57%	\$500	13.63%	4.99%	\$447	-10.55%	
🚩	37	SEAFORD MEADOWS	SA	5169	House	3	\$600,000	1.86%	\$575	10.57%	4.98%	\$515	-10.42%	
▲	38	CRAIGMORE	SA	5114	House	3	\$575,000	21.05%	\$550	14.58%	4.97%	\$494	-10.25%	
🚩	39	WALLAROO	SA	5556	House	3	\$467,000	17.33%	\$445	27.14%	4.95%	\$401	-9.91%	
▲	40	MAWSON LAKES	SA	5095	Townhouse	3	\$630,000	17.86%	\$600	9.09%	4.95%	\$541	-9.86%	
▲	41	DAVOREN PARK	SA	5113	House	3	\$499,000	25.06%	\$475	15.85%	4.94%	\$428	-9.82%	
▬	42	MUNNO PARA WEST	SA	5115	House	4	\$610,000	14.55%	\$580	9.43%	4.94%	\$524	-9.71%	
▼	43	GAWLER SOUTH	SA	5118	House	3	\$557,500	11.16%	\$530	23.25%	4.94%	\$479	-9.70%	
🚩	44	BLAKEVIEW	SA	5114	House	3	\$580,000	20.83%	\$550	14.58%	4.93%	\$498	-9.47%	
🚩	45	SALISBURY NORTH	SA	5108	House	3	\$555,000	21.97%	\$525	16.66%	4.91%	\$476	-9.25%	
🚩	46	LOXTON	SA	5333	House	3	\$412,500	19.56%	\$390	21.87%	4.91%	\$354	-9.20%	
🚩	47	SMITHFIELD	SA	5114	House	3	\$520,000	20.93%	\$490	20.98%	4.90%	\$446	-8.90%	
▲	48	ELIZABETH PARK	SA	5113	House	3	\$520,000	23.80%	\$490	15.29%	4.90%	\$446	-8.90%	
▼	49	CRAIGMORE	SA	5114	House	4	\$660,000	13.98%	\$620	19.23%	4.88%	\$567	-8.62%	
🚩	50	LIGHTSVIEW	SA	5085	Townhouse	3	\$692,500	15.99%	\$650	8.33%	4.88%	\$594	-8.54%	



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# Smarter To Buy Than Rent Suburbs

TAS Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
1	ZEEHAN	TAS	7469	House	3	\$205,000	0.00%	\$300	0.00%	7.60%	\$176	-41.34%	
2	QUEENSTOWN	TAS	7467	House	3	\$245,000	-7.55%	\$310	10.71%	6.57%	\$210	-32.15%	
3	MAYFIELD	TAS	7248	House	3	\$334,500	1.36%	\$400	2.56%	6.21%	\$287	-28.21%	
4	RAVENSWOOD	TAS	7250	House	3	\$369,000	1.79%	\$400	5.26%	5.63%	\$317	-20.81%	
5	ACTON	TAS	7320	House	3	\$369,000	5.73%	\$400	11.11%	5.63%	\$317	-20.81%	
6	GLENORCHY	TAS	7010	House	2	\$445,000	1.13%	\$480	6.66%	5.60%	\$382	-20.41%	
7	CLAREMONT	TAS	7011	Unit	2	\$410,000	-2.39%	\$440	10.00%	5.58%	\$352	-20.01%	
8	MOWBRAY	TAS	7248	House	3	\$429,500	-0.70%	\$460	6.97%	5.56%	\$369	-19.85%	
9	CLARENDON VALE	TAS	7019	House	3	\$430,000	4.87%	\$460	9.52%	5.56%	\$369	-19.75%	
10	BRIDGEWATER	TAS	7030	House	3	\$429,000	1.53%	\$450	4.65%	5.45%	\$368	-18.16%	
11	WYNYARD	TAS	7325	Unit	2	\$337,500	9.75%	\$350	6.06%	5.39%	\$290	-17.22%	
12	SOUTH LAUNCESTON	TAS	7249	House	4	\$667,500	-3.96%	\$690	25.45%	5.37%	\$573	-16.95%	
13	SHOREWELL PARK	TAS	7320	House	3	\$375,000	6.83%	\$385	11.59%	5.33%	\$322	-16.38%	
14	INVERMAY	TAS	7248	House	2	\$429,000	0.00%	\$440	4.76%	5.33%	\$368	-16.30%	
15	PROSPECT VALE	TAS	7250	Unit	2	\$435,000	1.16%	\$445	14.10%	5.31%	\$373	-16.08%	
16	SMITHTON	TAS	7330	House	3	\$391,500	-0.89%	\$400	8.10%	5.31%	\$336	-15.98%	
17	CLAREMONT	TAS	7011	House	2	\$455,000	-6.19%	\$460	6.97%	5.25%	\$391	-15.09%	
18	CHIGWELL	TAS	7011	House	3	\$495,000	4.76%	\$500	6.38%	5.25%	\$425	-15.01%	
19	EAST DEVONPORT	TAS	7310	House	3	\$431,500	-3.90%	\$435	10.12%	5.24%	\$370	-14.84%	
20	BERRIEDALE	TAS	7011	House	3	\$542,000	-3.99%	\$545	13.54%	5.22%	\$465	-14.63%	
21	RISDON VALE	TAS	7016	House	3	\$459,000	3.14%	\$460	2.22%	5.21%	\$394	-14.34%	
22	AUSTINS FERRY	TAS	7011	House	3	\$585,000	-2.10%	\$580	7.40%	5.15%	\$502	-13.41%	
23	GLENORCHY	TAS	7010	Unit	2	\$445,000	4.70%	\$440	4.76%	5.14%	\$382	-13.18%	
24	WARRANE	TAS	7018	House	3	\$537,000	-1.47%	\$530	8.16%	5.13%	\$461	-13.02%	
25	NEWNHAM	TAS	7248	House	3	\$472,500	-1.36%	\$465	3.33%	5.11%	\$406	-12.77%	



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TAS Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
▼	26	BELLERIVE	TAS	7018	Unit	2	\$485,000	0.00%	\$475	11.76%	5.09%	\$416	-12.35%
▼	27	NEW NORFOLK	TAS	7140	House	3	\$475,000	-2.87%	\$465	3.33%	5.09%	\$408	-12.31%
▼	28	GEORGE TOWN	TAS	7253	House	3	\$399,000	7.98%	\$390	2.63%	5.08%	\$343	-12.17%
▲	29	GLENORCHY	TAS	7010	House	3	\$550,000	0.18%	\$530	3.92%	5.01%	\$472	-10.91%
▼	30	DEVONPORT	TAS	7310	Unit	2	\$375,000	-1.19%	\$360	5.88%	4.99%	\$322	-10.58%
▲	31	WEST LAUNCESTON	TAS	7250	House	4	\$622,000	-4.31%	\$595	0.00%	4.97%	\$534	-10.26%
▼	32	MORNINGTON	TAS	7018	House	3	\$575,000	0.00%	\$550	5.76%	4.97%	\$494	-10.25%
▼	33	GLENORCHY	TAS	7010	House	4	\$649,000	-1.67%	\$620	6.89%	4.96%	\$557	-10.14%
▲	34	DEVONPORT	TAS	7310	House	2	\$419,000	4.75%	\$400	8.10%	4.96%	\$360	-10.08%
▲	35	INVERMAY	TAS	7248	House	3	\$482,000	-3.41%	\$460	1.09%	4.96%	\$414	-10.05%
▼	36	HILLCREST	TAS	7320	House	3	\$409,500	9.20%	\$390	8.33%	4.95%	\$352	-9.86%
▲	37	UPPER BURNIE	TAS	7320	House	3	\$442,500	10.90%	\$420	10.52%	4.93%	\$380	-9.55%
▲	38	CLAREMONT	TAS	7011	House	3	\$539,500	0.00%	\$510	6.25%	4.91%	\$463	-9.19%
▲	39	LUTANA	TAS	7009	House	3	\$595,000	3.47%	\$560	7.69%	4.89%	\$511	-8.79%
▼	40	MONTELLO	TAS	7320	House	3	\$420,000	13.82%	\$395	12.85%	4.89%	\$361	-8.72%
▼	41	YOUNGTOWN	TAS	7249	House	3	\$542,500	8.71%	\$510	3.03%	4.88%	\$466	-8.68%
▲	42	MIDWAY POINT	TAS	7171	House	3	\$598,000	-4.71%	\$560	1.81%	4.86%	\$513	-8.33%
▲	43	PROSPECT	TAS	7250	House	3	\$535,000	-1.84%	\$500	4.16%	4.85%	\$459	-8.14%
	44	NEW TOWN	TAS	7008	Unit	2	\$485,000	0.00%	\$450	1.12%	4.82%	\$416	-7.48%
📍	45	NEWSTEAD	TAS	7250	House	3	\$585,000	-3.63%	\$540	8.00%	4.80%	\$502	-7.00%
▼	46	SANDY BAY	TAS	7005	Unit	Studio & 1	\$435,000	4.19%	\$400	1.26%	4.78%	\$373	-6.64%
📍	47	DEVONPORT	TAS	7310	House	3	\$490,000	4.47%	\$450	7.14%	4.77%	\$421	-6.52%
📍	48	DEVONPORT	TAS	7310	House	4	\$599,000	0.00%	\$550	25.00%	4.77%	\$514	-6.51%
▼	49	BRIGHTON	TAS	7030	House	3	\$577,500	5.00%	\$530	7.07%	4.77%	\$496	-6.46%
📍	50	KINGS MEADOWS	TAS	7249	House	3	\$525,000	9.60%	\$480	4.34%	4.75%	\$451	-6.11%



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VIC Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
▲	1	CARLTON	VIC	3053	Unit	Studio & 1	\$245,000	-12.50%	\$415	6.41%	8.80%	\$210	-49.32%
	2	ALBION	VIC	3020	Unit	Studio & 1	\$220,000	10.00%	\$320	14.28%	7.56%	\$189	-40.98%
▬	3	ESSENDON NORTH	VIC	3041	Unit	Studio & 1	\$330,000	3.12%	\$480	11.62%	7.56%	\$283	-40.98%
▲	4	GLEN IRIS	VIC	3146	Unit	Studio & 1	\$300,000	-12.41%	\$430	7.50%	7.45%	\$258	-40.11%
▲	5	PARKVILLE	VIC	3052	Unit	Studio & 1	\$335,000	4.68%	\$480	18.51%	7.45%	\$288	-40.09%
▼	6	TRAVANCORE	VIC	3032	Unit	2	\$370,000	0.00%	\$530	10.41%	7.44%	\$318	-40.07%
▲	7	MELBOURNE	VIC	3004	Unit	Studio & 1	\$380,000	-5.00%	\$540	9.09%	7.38%	\$326	-39.59%
▲	8	NOTTING HILL	VIC	3168	Unit	2	\$390,000	0.00%	\$550	12.24%	7.33%	\$335	-39.13%
▼	9	MARIBYRNONG	VIC	3032	Unit	Studio & 1	\$320,000	-8.45%	\$450	7.14%	7.31%	\$275	-38.95%
▲	10	NOBLE PARK	VIC	3174	Unit	Studio & 1	\$235,000	2.17%	\$330	10.00%	7.30%	\$202	-38.87%
▼	11	DOCKLANDS	VIC	3008	Unit	Studio & 1	\$400,000	-2.44%	\$560	7.69%	7.28%	\$343	-38.68%
▼	12	WANTIRNA SOUTH	VIC	3152	Unit	Studio & 1	\$324,000	-4.71%	\$450	7.14%	7.22%	\$278	-38.19%
▼	13	DANDENONG	VIC	3175	Unit	Studio & 1	\$275,000	1.85%	\$380	18.75%	7.18%	\$236	-37.87%
▬	14	SOUTHBANK	VIC	3006	Unit	Studio & 1	\$399,000	-11.34%	\$550	5.76%	7.16%	\$343	-37.72%
▲	15	WEST MELBOURNE	VIC	3003	Unit	Studio & 1	\$385,000	-10.47%	\$530	8.16%	7.15%	\$331	-37.64%
▼	16	BLACKBURN	VIC	3130	Unit	Studio & 1	\$330,000	-2.95%	\$450	9.75%	7.09%	\$283	-37.05%
▼	17	ABBOTSFORD	VIC	3067	Unit	Studio & 1	\$375,000	2.73%	\$510	13.33%	7.07%	\$322	-36.88%
▬	18	BUNDOORA	VIC	3083	Unit	Studio & 1	\$310,000	3.33%	\$420	10.52%	7.04%	\$266	-36.64%
▲	19	BRUNSWICK WEST	VIC	3055	Unit	Studio & 1	\$310,000	-1.59%	\$420	15.06%	7.04%	\$266	-36.64%
▼	20	ST KILDA EAST	VIC	3183	Unit	Studio & 1	\$317,500	-7.98%	\$425	7.59%	6.96%	\$273	-35.87%
▲	21	ARARAT	VIC	3377	Unit	2	\$275,000	0.00%	\$365	12.30%	6.90%	\$236	-35.32%
▲	22	SOUTH YARRA	VIC	3141	Unit	Studio & 1	\$375,000	0.00%	\$495	10.00%	6.86%	\$322	-34.97%
▲	23	OAKLEIGH	VIC	3166	Unit	Studio & 1	\$380,000	2.01%	\$500	19.04%	6.84%	\$326	-34.76%
▲	24	GLEN WAVERLEY	VIC	3150	Unit	Studio & 1	\$400,000	-9.10%	\$525	14.13%	6.82%	\$343	-34.59%
▼	25	EPPING	VIC	3076	Unit	Studio & 1	\$290,000	0.00%	\$380	8.57%	6.81%	\$249	-34.49%



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VIC Report														
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by		
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting		
▲	26 MILDURA	VIC	3500	House	2	\$275,000	-1.79%	\$360	12.50%	6.80%	\$236	-34.42%		
▲	27 WINDSOR	VIC	3181	Unit	Studio & 1	\$360,000	-1.37%	\$470	8.04%	6.78%	\$309	-34.25%		
▲	28 MALVERN EAST	VIC	3145	Unit	Studio & 1	\$292,500	-5.65%	\$380	15.15%	6.75%	\$251	-33.92%		
▼	29 MILDURA	VIC	3500	Unit	2	\$270,000	0.00%	\$350	16.66%	6.74%	\$232	-33.78%		
	30 BALWYN	VIC	3103	Unit	Studio & 1	\$388,000	0.77%	\$500	16.27%	6.70%	\$333	-33.38%		
▼	31 COBURG	VIC	3058	Unit	Studio & 1	\$350,000	8.52%	\$450	12.50%	6.68%	\$300	-33.23%		
▲	32 CAMBERWELL	VIC	3124	Unit	Studio & 1	\$372,500	-1.98%	\$475	9.19%	6.63%	\$320	-32.68%		
▼	33 WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$275,000	5.76%	\$350	9.37%	6.61%	\$236	-32.55%		
📍	34 FLEMINGTON	VIC	3031	Unit	Studio & 1	\$340,000	6.25%	\$430	10.25%	6.57%	\$292	-32.12%		
📍	35 RINGWOOD	VIC	3134	Unit	Studio & 1	\$364,500	-6.54%	\$460	15.00%	6.56%	\$313	-31.98%		
▲	36 IVANHOE	VIC	3079	Unit	Studio & 1	\$390,000	-2.50%	\$490	6.52%	6.53%	\$335	-31.67%		
▲	37 COLLINGWOOD	VIC	3066	Unit	Studio & 1	\$415,000	-3.49%	\$520	8.33%	6.51%	\$356	-31.49%		
▬	38 BRUNSWICK EAST	VIC	3057	Unit	Studio & 1	\$387,500	3.33%	\$485	12.79%	6.50%	\$333	-31.41%		
▲	39 ESSENDON	VIC	3040	Unit	Studio & 1	\$320,000	-3.04%	\$400	6.66%	6.50%	\$275	-31.32%		
▼	40 ESSENDON NORTH	VIC	3041	Unit	2	\$400,000	3.89%	\$500	5.26%	6.50%	\$343	-31.32%		
▼	41 RICHMOND	VIC	3121	Unit	Studio & 1	\$400,000	2.56%	\$500	5.26%	6.50%	\$343	-31.32%		
▼	42 MURRUMBEENA	VIC	3163	Unit	Studio & 1	\$320,000	6.66%	\$400	11.11%	6.50%	\$275	-31.32%		
▼	43 KENSINGTON	VIC	3031	Unit	Studio & 1	\$360,000	0.00%	\$450	7.14%	6.50%	\$309	-31.32%		
📍	44 NORTH MELBOURNE	VIC	3051	Unit	Studio & 1	\$344,500	-0.15%	\$430	7.50%	6.49%	\$296	-31.22%		
▬	45 GLEN HUNTLY	VIC	3163	Unit	Studio & 1	\$317,500	11.40%	\$395	12.85%	6.46%	\$273	-31.00%		
▲	46 HAWTHORN EAST	VIC	3123	Unit	Studio & 1	\$370,000	-2.64%	\$460	12.19%	6.46%	\$318	-30.95%		
▬	47 FOOTSCRAY	VIC	3011	Unit	Studio & 1	\$347,000	-0.86%	\$430	7.50%	6.44%	\$298	-30.72%		
	48 WEST MELBOURNE	VIC	3003	Unit	2	\$550,000	-5.58%	\$680	6.25%	6.42%	\$472	-30.57%		
▼	49 DONCASTER	VIC	3108	Unit	Studio & 1	\$390,000	5.40%	\$480	6.66%	6.40%	\$335	-30.25%		
📍	50 MOONEE PONDS	VIC	3039	Unit	Studio & 1	\$390,000	2.63%	\$480	20.00%	6.40%	\$335	-30.25%		



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WA Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price		Median Rent			Weekly Cost	% Saved by	
						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
1	SOUTH HEDLAND	WA	6722	Unit	3	\$262,000	-28.22%	\$665	2.30%	13.19%	\$225	-66.18%	
2	SOUTH HEDLAND	WA	6722	Unit	2	\$330,000	0.91%	\$770	23.20%	12.13%	\$283	-63.21%	
3	SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$285,000	7.54%	\$600	0.00%	10.94%	\$245	-59.22%	
4	MILLARS WELL	WA	6714	House	4	\$625,000	7.75%	\$1,300	0.00%	10.81%	\$537	-58.73%	
5	NICKOL	WA	6714	House	4	\$695,000	12.09%	\$1,400	0.00%	10.47%	\$597	-57.38%	
6	NICKOL	WA	6714	House	3	\$499,000	-3.11%	\$1,000	5.26%	10.42%	\$428	-57.16%	
7	BAYNTON	WA	6714	House	4	\$754,500	4.93%	\$1,500	7.14%	10.33%	\$648	-56.82%	
8	NEWMAN	WA	6753	House	3	\$329,000	4.44%	\$645	12.17%	10.19%	\$282	-56.21%	
9	PORT HEDLAND	WA	6721	House	4	\$909,500	7.95%	\$1,775	11.28%	10.14%	\$781	-56.01%	
10	MILLARS WELL	WA	6714	House	3	\$515,000	9.11%	\$1,000	25.00%	10.09%	\$442	-55.79%	
11	DERBY	WA	6728	House	3	\$260,000	4.41%	\$500	35.13%	10.00%	\$223	-55.36%	
12	KAMBALDA WEST	WA	6442	House	3	\$200,000	5.82%	\$380	0.00%	9.88%	\$172	-54.82%	
13	SOUTH HEDLAND	WA	6722	House	4	\$632,000	2.10%	\$1,200	9.09%	9.87%	\$543	-54.79%	
14	SOUTH HEDLAND	WA	6722	House	3	\$428,000	12.92%	\$800	6.66%	9.71%	\$367	-54.07%	
15	NEWMAN	WA	6753	House	4	\$437,000	0.45%	\$800	15.10%	9.51%	\$375	-53.11%	
16	BAYNTON	WA	6714	House	3	\$602,000	15.54%	\$1,100	22.22%	9.50%	\$517	-53.02%	
17	BOULDER	WA	6432	House	3	\$309,000	14.44%	\$550	14.58%	9.25%	\$265	-51.77%	
18	KALGOORLIE	WA	6430	House	4	\$454,500	1.00%	\$800	17.64%	9.15%	\$390	-51.23%	
19	SOMERVILLE	WA	6430	House	3	\$399,000	8.13%	\$700	7.69%	9.12%	\$343	-51.07%	
20	DJUGUN	WA	6725	House	4	\$799,500	14.29%	\$1,400	33.33%	9.10%	\$686	-50.98%	
21	SOUTH KALGOORLIE	WA	6430	House	4	\$439,000	10.02%	\$765	27.50%	9.06%	\$377	-50.74%	
22	PEGS CREEK	WA	6714	House	3	\$522,000	5.45%	\$900	0.00%	8.96%	\$448	-50.21%	
23	BAYSWATER	WA	6053	Unit	2	\$350,000	27.27%	\$600	33.33%	8.91%	\$300	-49.92%	
24	PORT HEDLAND	WA	6721	House	3	\$710,000	5.57%	\$1,200	20.00%	8.78%	\$610	-49.21%	
25	BULGARRA	WA	6714	House	3	\$535,000	9.29%	\$900	0.00%	8.74%	\$459	-48.97%	



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						Current	Growth 1 yr	Current	Growth 1 yr	Yield	To Own	Owning vs Renting	
▼	26	KALGOORLIE	WA	6430	House	3	\$357,000	8.34%	\$600	9.09%	8.73%	\$306	-48.92%
▲	27	CABLE BEACH	WA	6726	House	4	\$809,500	6.51%	\$1,350	12.50%	8.67%	\$695	-48.52%
▼	28	SOUTH KALGOORLIE	WA	6430	House	3	\$349,000	16.72%	\$580	11.53%	8.64%	\$300	-48.34%
▲	29	BOULDER	WA	6432	House	4	\$399,000	6.40%	\$650	9.24%	8.47%	\$343	-47.30%
▲	30	KUNUNURRA	WA	6743	House	3	\$372,500	-1.98%	\$600	15.38%	8.37%	\$320	-46.70%
▬	31	OSBORNE PARK	WA	6017	Unit	Studio & 1	\$282,000	22.60%	\$450	18.42%	8.29%	\$242	-46.20%
▼	32	HANNANS	WA	6430	House	3	\$409,000	13.76%	\$650	8.33%	8.26%	\$351	-45.98%
▼	33	PICCADILLY	WA	6430	House	4	\$472,000	5.00%	\$750	0.00%	8.26%	\$405	-45.97%
▲	34	LAMINGTON	WA	6430	House	3	\$382,000	1.86%	\$590	3.50%	8.03%	\$328	-44.42%
▼	35	PICCADILLY	WA	6430	House	3	\$389,000	13.24%	\$600	9.09%	8.02%	\$334	-44.34%
▲	36	CABLE BEACH	WA	6726	House	3	\$649,000	14.05%	\$1,000	25.00%	8.01%	\$557	-44.29%
▲	37	LAMINGTON	WA	6430	House	4	\$454,500	-6.29%	\$700	12.90%	8.00%	\$390	-44.26%
▼	38	WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$325,000	18.18%	\$500	17.64%	8.00%	\$279	-44.20%
▲	39	VICTORIA PARK	WA	6100	Unit	Studio & 1	\$309,000	29.28%	\$470	20.51%	7.90%	\$265	-43.56%
📍	40	EAST PERTH	WA	6004	Unit	Studio & 1	\$399,000	21.27%	\$600	20.00%	7.81%	\$343	-42.91%
▼	41	PERTH	WA	6000	Unit	Studio & 1	\$403,500	10.54%	\$600	9.09%	7.73%	\$346	-42.27%
▲	42	HAMILTON HILL	WA	6163	Unit	2	\$350,000	17.05%	\$520	15.55%	7.72%	\$300	-42.22%
▼	43	HANNANS	WA	6430	House	4	\$539,000	2.27%	\$800	2.56%	7.71%	\$463	-42.16%
▼	44	MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	33.18%	\$450	12.50%	7.67%	\$262	-41.82%
📍	45	GLENDALOUGH	WA	6016	Unit	2	\$375,000	27.11%	\$550	14.58%	7.62%	\$322	-41.47%
📍	46	BROOME	WA	6725	House	3	\$582,000	7.77%	\$850	21.42%	7.59%	\$500	-41.22%
▼	47	RIVERVALE	WA	6103	Unit	Studio & 1	\$411,000	14.48%	\$600	20.00%	7.59%	\$353	-41.20%
📍	48	FREMANTLE	WA	6160	Unit	Studio & 1	\$400,000	26.38%	\$580	16.00%	7.54%	\$343	-40.80%
▼	49	BENTLEY	WA	6102	Unit	2	\$417,000	19.31%	\$600	25.00%	7.48%	\$358	-40.34%
	50	INGLEWOOD	WA	6052	Unit	Studio & 1	\$344,500	-0.15%	\$490	8.88%	7.39%	\$296	-39.64%



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