

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.

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Investar Search

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



My Valuer

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



Property Analyser

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



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



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



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Research the investment performance trends of every suburb with the latest data at your fingertips.



Property Analyser

Track your property portfolio data and get access market values, capital growth, income, expenses and cash flow in real time.

Fastest Rental Growth Mining Towns

ABOUT THIS REPORT



This report was produced using live on the market sales and rental listing data. It compares median rental data for the last 12 month period with the same period 12 months prior.

We have maximised accuracy by only publishing those mining 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 rents and prices that include all bedrooms as consolidated median results.

This report is designed to identify the mining suburbs where median rents have grown the fastest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased by this percentage.

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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Fastest Rental Growth Mining Towns

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 SOUTH HEDLAND	WA	6722	Unit	3	\$352,000	\$315,000	11.74%	\$640	\$500	28.00%	9.45%
▼	2 MOUNT MORGAN	QLD	4714	House	3	\$244,000	\$192,000	27.08%	\$380	\$300	26.66%	8.09%
▼	3 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$259,000	\$232,500	11.39%	\$600	\$475	26.31%	12.04%
▲	4 EMERALD	QLD	4720	Townhouse	3	\$270,000	\$274,000	-1.46%	\$450	\$365	23.28%	8.66%
▲	5 PORT HEDLAND	WA	6721	House	3	\$679,000	\$615,000	10.40%	\$1,100	\$900	22.22%	8.42%
▼	6 MORANBAH	QLD	4744	House	3	\$314,000	\$298,000	5.36%	\$550	\$450	22.22%	9.10%
▼	7 DYSART	QLD	4745	House	3	\$210,000	\$218,000	-3.67%	\$370	\$310	19.35%	9.16%
▬	8 SOUTH HEDLAND	WA	6722	House	3	\$379,000	\$365,000	3.83%	\$750	\$650	15.38%	10.29%
▲	9 SOUTH HEDLAND	WA	6722	House	4	\$622,000	\$580,000	7.24%	\$1,100	\$965	13.98%	9.19%
▼	10 KALGOORLIE	WA	6430	House	3	\$315,000	\$310,000	1.61%	\$550	\$485	13.40%	9.07%
▲	11 MORANBAH	QLD	4744	House	4	\$408,000	\$396,500	2.90%	\$680	\$600	13.33%	8.66%
▲	12 BLACKWATER	QLD	4717	House	4	\$297,000	\$272,500	8.99%	\$430	\$380	13.15%	7.52%
▲	13 KALGOORLIE	WA	6430	House	4	\$450,000	\$404,500	11.24%	\$650	\$580	12.06%	7.51%
▲	14 MORWELL	VIC	3840	Unit	2	\$280,000	\$299,000	-6.36%	\$280	\$250	12.00%	5.20%
	15 ZEEHAN	TAS	7469	House	3	\$210,000	\$220,000	-4.55%	\$280	\$250	12.00%	6.93%
▼	16 URALLA	NSW	2358	House	3	\$450,000	\$472,500	-4.77%	\$470	\$420	11.90%	5.43%
▲	17 BROKEN HILL	NSW	2880	House	4	\$310,000	\$279,500	10.91%	\$445	\$400	11.25%	7.46%
▼	18 DYSART	QLD	4745	House	4	\$275,000	\$268,500	2.42%	\$420	\$380	10.52%	7.94%
▲	19 EMERALD	QLD	4720	Unit	2	\$185,000	\$169,000	9.46%	\$320	\$290	10.34%	8.99%
▼	20 EMERALD	QLD	4720	House	4	\$415,000	\$399,000	4.01%	\$480	\$435	10.34%	6.01%
▼	21 SEBASTOPOL	VIC	3356	House	4	\$527,500	\$520,000	1.44%	\$430	\$390	10.25%	4.23%
▼	22 SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$330,000	-1.52%	\$330	\$300	10.00%	5.28%
▼	23 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$350,000	-1.43%	\$335	\$305	9.83%	5.04%
▬	24 MORWELL	VIC	3840	House	4	\$555,000	\$547,500	1.36%	\$460	\$420	9.52%	4.30%
▼	25 CASTLEMAINE	VIC	3450	House	3	\$769,000	\$760,000	1.18%	\$470	\$430	9.30%	3.17%



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Fastest Rental Growth Mining Towns

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 COLLINSVILLE	QLD	4804	House	3	\$179,500	\$195,000	-7.95%	\$370	\$340	8.82%	10.71%
▼	27 CLONCURRENCY	QLD	4824	House	3	\$219,000	\$227,500	-3.74%	\$380	\$350	8.57%	9.02%
▼	28 EMERALD	QLD	4720	House	3	\$285,000	\$280,000	1.78%	\$400	\$370	8.10%	7.29%
▼	29 KYNETON	VIC	3444	House	3	\$780,000	\$833,000	-6.37%	\$520	\$485	7.21%	3.46%
▼	30 COBAR	NSW	2835	House	3	\$199,000	\$200,000	-0.50%	\$300	\$280	7.14%	7.83%
▲	31 BLACKWATER	QLD	4717	House	3	\$215,000	\$187,000	14.97%	\$300	\$280	7.14%	7.25%
▲	32 MORWELL	VIC	3840	House	2	\$289,500	\$280,000	3.39%	\$310	\$290	6.89%	5.56%
▼	33 PORT HEDLAND	WA	6721	House	4	\$849,500	\$847,000	0.29%	\$1,600	\$1,500	6.66%	9.79%
	34 SOUTH HEDLAND	WA	6722	Unit	2	\$325,000	\$289,000	12.45%	\$600	\$565	6.19%	9.60%
▲	35 SEBASTOPOL	VIC	3356	House	3	\$425,000	\$450,000	-5.56%	\$370	\$350	5.71%	4.52%
▼	36 BEECHWORTH	VIC	3747	House	3	\$790,000	\$719,000	9.87%	\$465	\$440	5.68%	3.06%
▼	37 REDAN	VIC	3350	House	3	\$460,000	\$499,000	-7.82%	\$380	\$360	5.55%	4.29%
▼	38 CRESWICK	VIC	3363	House	3	\$520,000	\$550,000	-5.46%	\$400	\$380	5.26%	4.00%
▲	39 ROXBY DOWNS	SA	5725	House	4	\$332,500	\$335,000	-0.75%	\$420	\$400	5.00%	6.56%
▼	40 MARYBOROUGH	VIC	3465	House	3	\$395,000	\$395,000	0.00%	\$350	\$335	4.47%	4.60%
▼	41 QUEENSTOWN	TAS	7467	House	3	\$265,000	\$250,000	6.00%	\$270	\$260	3.84%	5.29%
▼	42 KYNETON	VIC	3444	House	4	\$1,050,000	\$990,000	6.06%	\$600	\$580	3.44%	2.97%
▬	43 REDAN	VIC	3350	House	2	\$400,000	\$422,500	-5.33%	\$335	\$325	3.07%	4.35%
▼	44 MOURA	QLD	4718	House	3	\$215,000	\$188,500	14.05%	\$340	\$330	3.03%	8.22%
▲	45 EMERALD	QLD	4720	Unit	3	\$259,000	\$230,000	12.60%	\$360	\$350	2.85%	7.22%
▼	46 MORWELL	VIC	3840	House	3	\$350,000	\$360,000	-2.78%	\$360	\$350	2.85%	5.34%
▲	47 BROKEN HILL	NSW	2880	House	2	\$140,000	\$145,000	-3.45%	\$280	\$275	1.81%	10.40%
▼	48 BROKEN HILL	NSW	2880	House	3	\$210,000	\$180,000	16.66%	\$315	\$310	1.61%	7.80%
▼	49 ROXBY DOWNS	SA	5725	House	3	\$250,000	\$270,000	-7.41%	\$355	\$350	1.42%	7.38%
▼	50 CLERMONT	QLD	4721	House	3	\$265,000	\$232,500	13.97%	\$350	\$350	0.00%	6.86%



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Fastest Rental Growth Mining Towns

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	URALLA	NSW	2358	House	3	\$450,000	\$472,500	-4.77%	\$470	\$420	11.90%	5.43%
2	BROKEN HILL	NSW	2880	House	4	\$310,000	\$279,500	10.91%	\$445	\$400	11.25%	7.46%
3	COBAR	NSW	2835	House	3	\$199,000	\$200,000	-0.50%	\$300	\$280	7.14%	7.83%
4	BROKEN HILL	NSW	2880	House	2	\$140,000	\$145,000	-3.45%	\$280	\$275	1.81%	10.40%
5	BROKEN HILL	NSW	2880	House	3	\$210,000	\$180,000	16.66%	\$315	\$310	1.61%	7.80%



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Fastest Rental Growth Mining Towns

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	MOUNT MORGAN	QLD	4714	House	3	\$244,000	\$192,000	27.08%	\$380	\$300	26.66%	8.09%
2	EMERALD	QLD	4720	Townhouse	3	\$270,000	\$274,000	-1.46%	\$450	\$365	23.28%	8.66%
3	MORANBAH	QLD	4744	House	3	\$314,000	\$298,000	5.36%	\$550	\$450	22.22%	9.10%
4	DYSART	QLD	4745	House	3	\$210,000	\$218,000	-3.67%	\$370	\$310	19.35%	9.16%
5	MORANBAH	QLD	4744	House	4	\$408,000	\$396,500	2.90%	\$680	\$600	13.33%	8.66%
6	BLACKWATER	QLD	4717	House	4	\$297,000	\$272,500	8.99%	\$430	\$380	13.15%	7.52%
7	DYSART	QLD	4745	House	4	\$275,000	\$268,500	2.42%	\$420	\$380	10.52%	7.94%
8	EMERALD	QLD	4720	Unit	2	\$185,000	\$169,000	9.46%	\$320	\$290	10.34%	8.99%
9	EMERALD	QLD	4720	House	4	\$415,000	\$399,000	4.01%	\$480	\$435	10.34%	6.01%
10	COLLINSVILLE	QLD	4804	House	3	\$179,500	\$195,000	-7.95%	\$370	\$340	8.82%	10.71%
11	CLONCURRY	QLD	4824	House	3	\$219,000	\$227,500	-3.74%	\$380	\$350	8.57%	9.02%
12	EMERALD	QLD	4720	House	3	\$285,000	\$280,000	1.78%	\$400	\$370	8.10%	7.29%
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	EMERALD	QLD	4720	Unit	3	\$259,000	\$230,000	12.60%	\$360	\$350	2.85%	7.22%
16	CLERMONT	QLD	4721	House	3	\$265,000	\$232,500	13.97%	\$350	\$350	0.00%	6.86%
17	COLLINSVILLE	QLD	4804	House	4	\$189,000	\$193,500	-2.33%	\$350	\$350	0.00%	9.62%





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Fastest Rental Growth Mining Towns

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	ROXBY DOWNS	SA	5725	House	4	\$332,500	\$335,000	-0.75%	\$420	\$400	5.00%	6.56%
 2	ROXBY DOWNS	SA	5725	House	3	\$250,000	\$270,000	-7.41%	\$355	\$350	1.42%	7.38%



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Fastest Rental Growth Mining Towns

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%



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Fastest Rental Growth Mining Towns

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 MORWELL	VIC	3840	Unit	2	\$280,000	\$299,000	-6.36%	\$280	\$250	12.00%	5.20%
▬	2 SEBASTOPOL	VIC	3356	House	4	\$527,500	\$520,000	1.44%	\$430	\$390	10.25%	4.23%
▬	3 SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$330,000	-1.52%	\$330	\$300	10.00%	5.28%
▲	4 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$350,000	-1.43%	\$335	\$305	9.83%	5.04%
▲	5 MORWELL	VIC	3840	House	4	\$555,000	\$547,500	1.36%	\$460	\$420	9.52%	4.30%
▲	6 CASTLEMAINE	VIC	3450	House	3	\$769,000	\$760,000	1.18%	\$470	\$430	9.30%	3.17%
▼	7 KYNETON	VIC	3444	House	3	\$780,000	\$833,000	-6.37%	\$520	\$485	7.21%	3.46%
▲	8 MORWELL	VIC	3840	House	2	\$289,500	\$280,000	3.39%	\$310	\$290	6.89%	5.56%
▲	9 SEBASTOPOL	VIC	3356	House	3	\$425,000	\$450,000	-5.56%	\$370	\$350	5.71%	4.52%
▲	10 BEECHWORTH	VIC	3747	House	3	\$790,000	\$719,000	9.87%	\$465	\$440	5.68%	3.06%
▼	11 REDAN	VIC	3350	House	3	\$460,000	\$499,000	-7.82%	\$380	\$360	5.55%	4.29%
▼	12 CRESWICK	VIC	3363	House	3	\$520,000	\$550,000	-5.46%	\$400	\$380	5.26%	4.00%
▼	13 MARYBOROUGH	VIC	3465	House	3	\$395,000	\$395,000	0.00%	\$350	\$335	4.47%	4.60%
▲	14 KYNETON	VIC	3444	House	4	\$1,050,000	\$990,000	6.06%	\$600	\$580	3.44%	2.97%
▲	15 REDAN	VIC	3350	House	2	\$400,000	\$422,500	-5.33%	\$335	\$325	3.07%	4.35%
▲	16 MORWELL	VIC	3840	House	3	\$350,000	\$360,000	-2.78%	\$360	\$350	2.85%	5.34%
▲	17 HEATHCOTE	VIC	3523	House	3	\$550,000	\$545,000	0.91%	\$420	\$420	0.00%	3.97%
▼	18 MARYBOROUGH	VIC	3465	House	2	\$329,000	\$330,000	-0.31%	\$300	\$300	0.00%	4.74%
▬	19 CASTLEMAINE	VIC	3450	House	2	\$630,000	\$685,000	-8.03%	\$380	\$385	-1.30%	3.13%












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Fastest Rental Growth Mining Towns

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 SOUTH HEDLAND	WA	6722	Unit	3	\$352,000	\$315,000	11.74%	\$640	\$500	28.00%	9.45%
	2 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$259,000	\$232,500	11.39%	\$600	\$475	26.31%	12.04%
	3 PORT HEDLAND	WA	6721	House	3	\$679,000	\$615,000	10.40%	\$1,100	\$900	22.22%	8.42%
	4 SOUTH HEDLAND	WA	6722	House	3	\$379,000	\$365,000	3.83%	\$750	\$650	15.38%	10.29%
	5 SOUTH HEDLAND	WA	6722	House	4	\$622,000	\$580,000	7.24%	\$1,100	\$965	13.98%	9.19%
	6 KALGOORLIE	WA	6430	House	3	\$315,000	\$310,000	1.61%	\$550	\$485	13.40%	9.07%
	7 KALGOORLIE	WA	6430	House	4	\$450,000	\$404,500	11.24%	\$650	\$580	12.06%	7.51%
	8 PORT HEDLAND	WA	6721	House	4	\$849,500	\$847,000	0.29%	\$1,600	\$1,500	6.66%	9.79%
	9 SOUTH HEDLAND	WA	6722	Unit	2	\$325,000	\$289,000	12.45%	\$600	\$565	6.19%	9.60%



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We hope you find this information helpful!