

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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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 EMERALD	QLD	4720	Townhouse	3	\$318,000	\$279,000	13.97%	\$500	\$410	21.95%	8.17%
▲	2 SOUTH HEDLAND	WA	6722	House	4	\$630,000	\$622,000	1.28%	\$1,200	\$1,000	20.00%	9.90%
▼	3 MORANBAH	QLD	4744	House	4	\$485,000	\$414,000	17.14%	\$780	\$650	20.00%	8.36%
▲	4 MORANBAH	QLD	4744	House	3	\$336,500	\$310,000	8.54%	\$620	\$520	19.23%	9.58%
▲	5 BLACKWATER	QLD	4717	House	3	\$239,000	\$215,000	11.16%	\$350	\$295	18.64%	7.61%
▼	6 KALGOORLIE	WA	6430	House	4	\$469,000	\$439,000	6.83%	\$735	\$620	18.54%	8.14%
	7 KALGOORLIE	WA	6430	Unit	3	\$401,000	\$355,000	12.95%	\$590	\$510	15.68%	7.65%
▼	8 BROKEN HILL	NSW	2880	House	4	\$340,000	\$297,000	14.47%	\$460	\$400	15.00%	7.03%
▲	9 DYSART	QLD	4745	House	3	\$220,000	\$210,000	4.76%	\$400	\$350	14.28%	9.45%
▼	10 QUEENSTOWN	TAS	7467	House	3	\$245,000	\$255,000	-3.93%	\$300	\$265	13.20%	6.36%
▲	11 CASTLEMAINE	VIC	3450	House	2	\$639,000	\$630,000	1.42%	\$430	\$385	11.68%	3.49%
▲	12 CLERMONT	QLD	4721	House	3	\$267,500	\$270,000	-0.93%	\$390	\$350	11.42%	7.58%
▲	13 COBAR	NSW	2835	House	3	\$219,000	\$199,500	9.77%	\$330	\$300	10.00%	7.83%
■	14 PORT HEDLAND	WA	6721	House	3	\$670,000	\$675,000	-0.75%	\$1,100	\$1,000	10.00%	8.53%
▼	15 MOURA	QLD	4718	House	3	\$205,000	\$200,000	2.50%	\$370	\$340	8.82%	9.38%
▲	16 EMERALD	QLD	4720	House	4	\$452,500	\$409,500	10.50%	\$510	\$470	8.51%	5.86%
▼	17 EMERALD	QLD	4720	Unit	3	\$269,000	\$254,000	5.90%	\$385	\$355	8.45%	7.44%
▲	18 SOUTH HEDLAND	WA	6722	Unit	2	\$339,000	\$325,000	4.30%	\$650	\$600	8.33%	9.97%
▲	19 MORWELL	VIC	3840	House	2	\$285,000	\$289,500	-1.56%	\$325	\$300	8.33%	5.92%
▲	20 EMERALD	QLD	4720	House	3	\$319,000	\$289,000	10.38%	\$430	\$400	7.50%	7.00%
▲	21 MORWELL	VIC	3840	Unit	2	\$276,000	\$289,000	-4.50%	\$290	\$270	7.40%	5.46%
▼	22 KALGOORLIE	WA	6430	House	3	\$349,000	\$300,000	16.33%	\$580	\$540	7.40%	8.64%
▼	23 MORWELL	VIC	3840	House	3	\$360,000	\$350,000	2.85%	\$380	\$355	7.04%	5.48%
▲	24 KYNETON	VIC	3444	House	4	\$1,295,000	\$997,500	29.82%	\$640	\$600	6.66%	2.56%
▼	25 MOUNT MORGAN	QLD	4714	House	3	\$267,000	\$244,000	9.42%	\$405	\$380	6.57%	7.88%



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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 URALLA	NSW	2358	House	4	\$625,000	\$635,000	-1.58%	\$500	\$470	6.38%	4.16%
▼	27 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$340,000	1.47%	\$340	\$320	6.25%	5.12%
▲	28 PORT HEDLAND	WA	6721	House	4	\$899,000	\$857,500	4.83%	\$1,700	\$1,600	6.25%	9.83%
▼	29 PORT HEDLAND	WA	6721	Unit	2	\$687,500	\$620,000	10.88%	\$850	\$800	6.25%	6.42%
▼	30 KYNETON	VIC	3444	House	3	\$790,000	\$780,000	1.28%	\$540	\$510	5.88%	3.55%
▼	31 WALLAROO	SA	5556	House	3	\$459,000	\$375,000	22.40%	\$370	\$350	5.71%	4.19%
▼	32 COLLINSVILLE	QLD	4804	House	3	\$199,000	\$190,000	4.73%	\$370	\$350	5.71%	9.66%
▼	33 CRESWICK	VIC	3363	House	3	\$495,000	\$495,000	0.00%	\$420	\$400	5.00%	4.41%
	34 MARYBOROUGH	VIC	3465	House	4	\$595,000	\$580,000	2.58%	\$420	\$400	5.00%	3.67%
▲	35 BROKEN HILL	NSW	2880	House	3	\$227,500	\$210,000	8.33%	\$335	\$320	4.68%	7.65%
▬	36 SOUTH HEDLAND	WA	6722	House	3	\$428,000	\$370,000	15.67%	\$780	\$750	4.00%	9.47%
▼	37 DYSART	QLD	4745	House	4	\$268,500	\$273,000	-1.65%	\$430	\$415	3.61%	8.32%
▼	38 MARYBOROUGH	VIC	3465	Unit	2	\$299,000	\$303,500	-1.49%	\$300	\$290	3.44%	5.21%
▼	39 EMERALD	QLD	4720	Unit	2	\$210,000	\$185,000	13.51%	\$320	\$310	3.22%	7.92%
▼	40 SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$327,500	-0.77%	\$340	\$330	3.03%	5.44%
▼	41 MARYBOROUGH	VIC	3465	House	3	\$399,000	\$398,000	0.25%	\$360	\$350	2.85%	4.69%
▬	42 SEBASTOPOL	VIC	3356	House	4	\$520,000	\$535,000	-2.81%	\$430	\$420	2.38%	4.30%
▲	43 HEATHCOTE	VIC	3523	House	3	\$540,000	\$550,000	-1.82%	\$430	\$420	2.38%	4.14%
▲	44 MORWELL	VIC	3840	House	4	\$585,500	\$553,000	5.87%	\$460	\$450	2.22%	4.08%
▼	45 ROXBY DOWNS	SA	5725	House	4	\$310,000	\$340,000	-8.83%	\$415	\$410	1.21%	6.96%
▼	46 SEBASTOPOL	VIC	3356	House	3	\$419,500	\$430,000	-2.45%	\$370	\$370	0.00%	4.58%
▼	47 BEECHWORTH	VIC	3747	House	3	\$798,500	\$789,000	1.20%	\$460	\$460	0.00%	2.99%
📍	48 SOUTH HEDLAND	WA	6722	Unit	3	\$357,000	\$345,000	3.47%	\$625	\$625	0.00%	9.10%
▼	49 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$280,000	\$259,000	8.10%	\$600	\$600	0.00%	11.14%
▼	50 BLACKWATER	QLD	4717	House	4	\$315,000	\$285,000	10.52%	\$430	\$430	0.00%	7.09%








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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 BROKEN HILL	NSW	2880	House	4	\$340,000	\$297,000	14.47%	\$460	\$400	15.00%	7.03%
	2 COBAR	NSW	2835	House	3	\$219,000	\$199,500	9.77%	\$330	\$300	10.00%	7.83%
	3 URALLA	NSW	2358	House	4	\$625,000	\$635,000	-1.58%	\$500	\$470	6.38%	4.16%
	4 BROKEN HILL	NSW	2880	House	3	\$227,500	\$210,000	8.33%	\$335	\$320	4.68%	7.65%
	5 BROKEN HILL	NSW	2880	House	2	\$160,000	\$140,000	14.28%	\$270	\$275	-1.82%	8.77%
	6 URALLA	NSW	2358	House	3	\$490,000	\$480,000	2.08%	\$450	\$480	-6.25%	4.77%

















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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 EMERALD	QLD	4720	Townhouse	3	\$318,000	\$279,000	13.97%	\$500	\$410	21.95%	8.17%
	2 MORANBAH	QLD	4744	House	4	\$485,000	\$414,000	17.14%	\$780	\$650	20.00%	8.36%
	3 MORANBAH	QLD	4744	House	3	\$336,500	\$310,000	8.54%	\$620	\$520	19.23%	9.58%
	4 BLACKWATER	QLD	4717	House	3	\$239,000	\$215,000	11.16%	\$350	\$295	18.64%	7.61%
	5 DYSART	QLD	4745	House	3	\$220,000	\$210,000	4.76%	\$400	\$350	14.28%	9.45%
	6 CLERMONT	QLD	4721	House	3	\$267,500	\$270,000	-0.93%	\$390	\$350	11.42%	7.58%
	7 MOURA	QLD	4718	House	3	\$205,000	\$200,000	2.50%	\$370	\$340	8.82%	9.38%
	8 EMERALD	QLD	4720	House	4	\$452,500	\$409,500	10.50%	\$510	\$470	8.51%	5.86%
	9 EMERALD	QLD	4720	Unit	3	\$269,000	\$254,000	5.90%	\$385	\$355	8.45%	7.44%
	10 EMERALD	QLD	4720	House	3	\$319,000	\$289,000	10.38%	\$430	\$400	7.50%	7.00%
	11 MOUNT MORGAN	QLD	4714	House	3	\$267,000	\$244,000	9.42%	\$405	\$380	6.57%	7.88%
	12 COLLINSVILLE	QLD	4804	House	3	\$199,000	\$190,000	4.73%	\$370	\$350	5.71%	9.66%
	13 DYSART	QLD	4745	House	4	\$268,500	\$273,000	-1.65%	\$430	\$415	3.61%	8.32%
	14 EMERALD	QLD	4720	Unit	2	\$210,000	\$185,000	13.51%	\$320	\$310	3.22%	7.92%
	15 BLACKWATER	QLD	4717	House	4	\$315,000	\$285,000	10.52%	\$430	\$430	0.00%	7.09%






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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 WALLAROO	SA	5556	House	3	\$459,000	\$375,000	22.40%	\$370	\$350	5.71%	4.19%
	2 ROXBY DOWNS	SA	5725	House	4	\$310,000	\$340,000	-8.83%	\$415	\$410	1.21%	6.96%
	3 ROXBY DOWNS	SA	5725	House	3	\$250,000	\$270,000	-7.41%	\$340	\$360	-5.56%	7.07%



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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	QUEENSTOWN	TAS	7467	House	3	\$245,000	\$255,000	-3.93%	\$300	\$265	13.20%	6.36%






















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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 CASTLEMAINE	VIC	3450	House	2	\$639,000	\$630,000	1.42%	\$430	\$385	11.68%	3.49%
	2 MORWELL	VIC	3840	House	2	\$285,000	\$289,500	-1.56%	\$325	\$300	8.33%	5.92%
	3 MORWELL	VIC	3840	Unit	2	\$276,000	\$289,000	-4.50%	\$290	\$270	7.40%	5.46%
	4 MORWELL	VIC	3840	House	3	\$360,000	\$350,000	2.85%	\$380	\$355	7.04%	5.48%
	5 KYNETON	VIC	3444	House	4	\$1,295,000	\$997,500	29.82%	\$640	\$600	6.66%	2.56%
	6 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$340,000	1.47%	\$340	\$320	6.25%	5.12%
	7 KYNETON	VIC	3444	House	3	\$790,000	\$780,000	1.28%	\$540	\$510	5.88%	3.55%
	8 MARYBOROUGH	VIC	3465	House	4	\$595,000	\$580,000	2.58%	\$420	\$400	5.00%	3.67%
	9 CRESWICK	VIC	3363	House	3	\$495,000	\$495,000	0.00%	\$420	\$400	5.00%	4.41%
	10 MARYBOROUGH	VIC	3465	Unit	2	\$299,000	\$303,500	-1.49%	\$300	\$290	3.44%	5.21%
	11 SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$327,500	-0.77%	\$340	\$330	3.03%	5.44%
	12 MARYBOROUGH	VIC	3465	House	3	\$399,000	\$398,000	0.25%	\$360	\$350	2.85%	4.69%
	13 SEBASTOPOL	VIC	3356	House	4	\$520,000	\$535,000	-2.81%	\$430	\$420	2.38%	4.30%
	14 HEATHCOTE	VIC	3523	House	3	\$540,000	\$550,000	-1.82%	\$430	\$420	2.38%	4.14%
	15 MORWELL	VIC	3840	House	4	\$585,500	\$553,000	5.87%	\$460	\$450	2.22%	4.08%
	16 SEBASTOPOL	VIC	3356	House	3	\$419,500	\$430,000	-2.45%	\$370	\$370	0.00%	4.58%
	17 BEECHWORTH	VIC	3747	House	3	\$798,500	\$789,000	1.20%	\$460	\$460	0.00%	2.99%
	18 REDAN	VIC	3350	House	3	\$450,000	\$464,500	-3.13%	\$380	\$380	0.00%	4.39%
	19 CASTLEMAINE	VIC	3450	House	3	\$745,000	\$769,000	-3.13%	\$480	\$485	-1.04%	3.35%
	20 MARYBOROUGH	VIC	3465	House	2	\$320,000	\$328,000	-2.44%	\$280	\$320	-12.50%	4.55%



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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	House	4	\$630,000	\$622,000	1.28%	\$1,200	\$1,000	20.00%	9.90%
	2 KALGOORLIE	WA	6430	House	4	\$469,000	\$439,000	6.83%	\$735	\$620	18.54%	8.14%
	3 KALGOORLIE	WA	6430	Unit	3	\$401,000	\$355,000	12.95%	\$590	\$510	15.68%	7.65%
	4 PORT HEDLAND	WA	6721	House	3	\$670,000	\$675,000	-0.75%	\$1,100	\$1,000	10.00%	8.53%
	5 SOUTH HEDLAND	WA	6722	Unit	2	\$339,000	\$325,000	4.30%	\$650	\$600	8.33%	9.97%
	6 KALGOORLIE	WA	6430	House	3	\$349,000	\$300,000	16.33%	\$580	\$540	7.40%	8.64%
	7 PORT HEDLAND	WA	6721	House	4	\$899,000	\$857,500	4.83%	\$1,700	\$1,600	6.25%	9.83%
	8 PORT HEDLAND	WA	6721	Unit	2	\$687,500	\$620,000	10.88%	\$850	\$800	6.25%	6.42%
	9 SOUTH HEDLAND	WA	6722	House	3	\$428,000	\$370,000	15.67%	\$780	\$750	4.00%	9.47%
	10 SOUTH HEDLAND	WA	6722	Unit	3	\$357,000	\$345,000	3.47%	\$625	\$625	0.00%	9.10%
	11 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$280,000	\$259,000	8.10%	\$600	\$600	0.00%	11.14%



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