

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 Mining Towns

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 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 yields that include all bedrooms as consolidated median yield results.

This report is designed to identify the mining suburbs where median prices are cheapest to illustrate entry-level mining town 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 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	BROKEN HILL	NSW	2880	House	2	\$160,000	\$140,000	14.28%	\$270	\$275	-1.82%	8.77%
2	COLLINSVILLE	QLD	4804	House	3	\$199,000	\$190,000	4.73%	\$370	\$350	5.71%	9.66%
3	MOURA	QLD	4718	House	3	\$205,000	\$200,000	2.50%	\$370	\$340	8.82%	9.38%
4	EMERALD	QLD	4720	Unit	2	\$210,000	\$185,000	13.51%	\$320	\$310	3.22%	7.92%
5	COBAR	NSW	2835	House	3	\$219,000	\$199,500	9.77%	\$330	\$300	10.00%	7.83%
6	DYSART	QLD	4745	House	3	\$220,000	\$210,000	4.76%	\$400	\$350	14.28%	9.45%
7	BROKEN HILL	NSW	2880	House	3	\$227,500	\$210,000	8.33%	\$335	\$320	4.68%	7.65%
8	BLACKWATER	QLD	4717	House	3	\$239,000	\$215,000	11.16%	\$350	\$295	18.64%	7.61%
9	QUEENSTOWN	TAS	7467	House	3	\$245,000	\$255,000	-3.93%	\$300	\$265	13.20%	6.36%
10	ROXBY DOWNS	SA	5725	House	3	\$250,000	\$270,000	-7.41%	\$340	\$360	-5.56%	7.07%
11	MOUNT MORGAN	QLD	4714	House	3	\$267,000	\$244,000	9.42%	\$405	\$380	6.57%	7.88%
12	CLERMONT	QLD	4721	House	3	\$267,500	\$270,000	-0.93%	\$390	\$350	11.42%	7.58%
13	DYSART	QLD	4745	House	4	\$268,500	\$273,000	-1.65%	\$430	\$415	3.61%	8.32%
14	EMERALD	QLD	4720	Unit	3	\$269,000	\$254,000	5.90%	\$385	\$355	8.45%	7.44%
15	MORWELL	VIC	3840	Unit	2	\$276,000	\$289,000	-4.50%	\$290	\$270	7.40%	5.46%
16	SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$280,000	\$259,000	8.10%	\$600	\$600	0.00%	11.14%
17	MORWELL	VIC	3840	House	2	\$285,000	\$289,500	-1.56%	\$325	\$300	8.33%	5.92%
18	MARYBOROUGH	VIC	3465	Unit	2	\$299,000	\$303,500	-1.49%	\$300	\$290	3.44%	5.21%
19	ROXBY DOWNS	SA	5725	House	4	\$310,000	\$340,000	-8.83%	\$415	\$410	1.21%	6.96%
20	BLACKWATER	QLD	4717	House	4	\$315,000	\$285,000	10.52%	\$430	\$430	0.00%	7.09%
21	EMERALD	QLD	4720	Townhouse	3	\$318,000	\$279,000	13.97%	\$500	\$410	21.95%	8.17%
22	EMERALD	QLD	4720	House	3	\$319,000	\$289,000	10.38%	\$430	\$400	7.50%	7.00%
23	MARYBOROUGH	VIC	3465	House	2	\$320,000	\$328,000	-2.44%	\$280	\$320	-12.50%	4.55%
24	SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$327,500	-0.77%	\$340	\$330	3.03%	5.44%
25	MORANBAH	QLD	4744	House	3	\$336,500	\$310,000	8.54%	\$620	\$520	19.23%	9.58%



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Cheapest 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 SOUTH HEDLAND	WA	6722	Unit	2	\$339,000	\$325,000	4.30%	\$650	\$600	8.33%	9.97%
▼	27 BROKEN HILL	NSW	2880	House	4	\$340,000	\$297,000	14.47%	\$460	\$400	15.00%	7.03%
▲	28 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$340,000	1.47%	\$340	\$320	6.25%	5.12%
▲	29 KALGOORLIE	WA	6430	House	3	\$349,000	\$300,000	16.33%	\$580	\$540	7.40%	8.64%
▲	30 SOUTH HEDLAND	WA	6722	Unit	3	\$357,000	\$345,000	3.47%	\$625	\$625	0.00%	9.10%
▬	31 MORWELL	VIC	3840	House	3	\$360,000	\$350,000	2.85%	\$380	\$355	7.04%	5.48%
▲	32 MARYBOROUGH	VIC	3465	House	3	\$399,000	\$398,000	0.25%	\$360	\$350	2.85%	4.69%
	33 KALGOORLIE	WA	6430	Unit	3	\$401,000	\$355,000	12.95%	\$590	\$510	15.68%	7.65%
▬	34 SEBASTOPOL	VIC	3356	House	3	\$419,500	\$430,000	-2.45%	\$370	\$370	0.00%	4.58%
▬	35 SOUTH HEDLAND	WA	6722	House	3	\$428,000	\$370,000	15.67%	\$780	\$750	4.00%	9.47%
▲	36 REDAN	VIC	3350	House	3	\$450,000	\$464,500	-3.13%	\$380	\$380	0.00%	4.39%
▼	37 EMERALD	QLD	4720	House	4	\$452,500	\$409,500	10.50%	\$510	\$470	8.51%	5.86%
▲	38 WALLAROO	SA	5556	House	3	\$459,000	\$375,000	22.40%	\$370	\$350	5.71%	4.19%
▼	39 KALGOORLIE	WA	6430	House	4	\$469,000	\$439,000	6.83%	\$735	\$620	18.54%	8.14%
▬	40 MORANBAH	QLD	4744	House	4	\$485,000	\$414,000	17.14%	\$780	\$650	20.00%	8.36%
▬	41 URALLA	NSW	2358	House	3	\$490,000	\$480,000	2.08%	\$450	\$480	-6.25%	4.77%
▬	42 CRESWICK	VIC	3363	House	3	\$495,000	\$495,000	0.00%	\$420	\$400	5.00%	4.41%
▬	43 SEBASTOPOL	VIC	3356	House	4	\$520,000	\$535,000	-2.81%	\$430	\$420	2.38%	4.30%
▬	44 HEATHCOTE	VIC	3523	House	3	\$540,000	\$550,000	-1.82%	\$430	\$420	2.38%	4.14%
▬	45 MORWELL	VIC	3840	House	4	\$585,500	\$553,000	5.87%	\$460	\$450	2.22%	4.08%
	46 MARYBOROUGH	VIC	3465	House	4	\$595,000	\$580,000	2.58%	\$420	\$400	5.00%	3.67%
	47 URALLA	NSW	2358	House	4	\$625,000	\$635,000	-1.58%	\$500	\$470	6.38%	4.16%
▼	48 SOUTH HEDLAND	WA	6722	House	4	\$630,000	\$622,000	1.28%	\$1,200	\$1,000	20.00%	9.90%
▼	49 CASTLEMAINE	VIC	3450	House	2	\$639,000	\$630,000	1.42%	\$430	\$385	11.68%	3.49%
▼	50 PORT HEDLAND	WA	6721	House	3	\$670,000	\$675,000	-0.75%	\$1,100	\$1,000	10.00%	8.53%








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NSW Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1 BROKEN HILL	NSW	2880	House	2	\$160,000	\$140,000	14.28%	\$270	\$275	-1.82%	8.77%
	2 COBAR	NSW	2835	House	3	\$219,000	\$199,500	9.77%	\$330	\$300	10.00%	7.83%
	3 BROKEN HILL	NSW	2880	House	3	\$227,500	\$210,000	8.33%	\$335	\$320	4.68%	7.65%
	4 BROKEN HILL	NSW	2880	House	4	\$340,000	\$297,000	14.47%	\$460	\$400	15.00%	7.03%
	5 URALLA	NSW	2358	House	3	\$490,000	\$480,000	2.08%	\$450	\$480	-6.25%	4.77%
	6 URALLA	NSW	2358	House	4	\$625,000	\$635,000	-1.58%	\$500	\$470	6.38%	4.16%


















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






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



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



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



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