



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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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 | \$140,000 | \$145,000 | -3.45% | \$280 | \$275 | 1.81% | 10.40% |
| 2 | COLLINSVILLE | QLD | 4804 | House | 3 | \$179,500 | \$195,000 | -7.95% | \$370 | \$340 | 8.82% | 10.71% |
| 3 | EMERALD | QLD | 4720 | Unit | 2 | \$185,000 | \$169,000 | 9.46% | \$320 | \$290 | 10.34% | 8.99% |
| 4 | COLLINSVILLE | QLD | 4804 | House | 4 | \$189,000 | \$193,500 | -2.33% | \$350 | \$350 | 0.00% | 9.62% |
| 5 | COBAR | NSW | 2835 | House | 3 | \$199,000 | \$200,000 | -0.50% | \$300 | \$280 | 7.14% | 7.83% |
| 6 | ZEEHAN | TAS | 7469 | House | 3 | \$210,000 | \$220,000 | -4.55% | \$280 | \$250 | 12.00% | 6.93% |
| 7 | BROKEN HILL | NSW | 2880 | House | 3 | \$210,000 | \$180,000 | 16.66% | \$315 | \$310 | 1.61% | 7.80% |
| 8 | DYSART | QLD | 4745 | House | 3 | \$210,000 | \$218,000 | -3.67% | \$370 | \$310 | 19.35% | 9.16% |
| 9 | MOURA | QLD | 4718 | House | 3 | \$215,000 | \$188,500 | 14.05% | \$340 | \$330 | 3.03% | 8.22% |
| 10 | BLACKWATER | QLD | 4717 | House | 3 | \$215,000 | \$187,000 | 14.97% | \$300 | \$280 | 7.14% | 7.25% |
| 11 | CLONCURRY | QLD | 4824 | House | 3 | \$219,000 | \$227,500 | -3.74% | \$380 | \$350 | 8.57% | 9.02% |
| 12 | MOUNT MORGAN | QLD | 4714 | House | 3 | \$244,000 | \$192,000 | 27.08% | \$380 | \$300 | 26.66% | 8.09% |
| 13 | ROXBY DOWNS | SA | 5725 | House | 3 | \$250,000 | \$270,000 | -7.41% | \$355 | \$350 | 1.42% | 7.38% |
| 14 | EMERALD | QLD | 4720 | Unit | 3 | \$259,000 | \$230,000 | 12.60% | \$360 | \$350 | 2.85% | 7.22% |
| 15 | SOUTH HEDLAND | WA | 6722 | Unit | Studio & 1 | \$259,000 | \$232,500 | 11.39% | \$600 | \$475 | 26.31% | 12.04% |
| 16 | CLERMONT | QLD | 4721 | House | 3 | \$265,000 | \$232,500 | 13.97% | \$350 | \$350 | 0.00% | 6.86% |
| 17 | QUEENSTOWN | TAS | 7467 | House | 3 | \$265,000 | \$250,000 | 6.00% | \$270 | \$260 | 3.84% | 5.29% |
| 18 | EMERALD | QLD | 4720 | Townhouse | 3 | \$270,000 | \$274,000 | -1.46% | \$450 | \$365 | 23.28% | 8.66% |
| 19 | DYSART | QLD | 4745 | House | 4 | \$275,000 | \$268,500 | 2.42% | \$420 | \$380 | 10.52% | 7.94% |
| 20 | MORWELL | VIC | 3840 | Unit | 2 | \$280,000 | \$299,000 | -6.36% | \$280 | \$250 | 12.00% | 5.20% |
| 21 | EMERALD | QLD | 4720 | House | 3 | \$285,000 | \$280,000 | 1.78% | \$400 | \$370 | 8.10% | 7.29% |
| 22 | MORWELL | VIC | 3840 | House | 2 | \$289,500 | \$280,000 | 3.39% | \$310 | \$290 | 6.89% | 5.56% |
| 23 | BLACKWATER | QLD | 4717 | House | 4 | \$297,000 | \$272,500 | 8.99% | \$430 | \$380 | 13.15% | 7.52% |
| 24 | BROKEN HILL | NSW | 2880 | House | 4 | \$310,000 | \$279,500 | 10.91% | \$445 | \$400 | 11.25% | 7.46% |
| 25 | MORANBAH | QLD | 4744 | House | 3 | \$314,000 | \$298,000 | 5.36% | \$550 | \$450 | 22.22% | 9.10% |



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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 | KALGOORLIE | WA | 6430 | House | 3 | \$315,000 | \$310,000 | 1.61% | \$550 | \$485 | 13.40% | 9.07% |
| ▼ | 27 | SEBASTOPOL | VIC | 3356 | Unit | 2 | \$325,000 | \$330,000 | -1.52% | \$330 | \$300 | 10.00% | 5.28% |
| | 28 | SOUTH HEDLAND | WA | 6722 | Unit | 2 | \$325,000 | \$289,000 | 12.45% | \$600 | \$565 | 6.19% | 9.60% |
| ▼ | 29 | MARYBOROUGH | VIC | 3465 | House | 2 | \$329,000 | \$330,000 | -0.31% | \$300 | \$300 | 0.00% | 4.74% |
| ▼ | 30 | ROXBY DOWNS | SA | 5725 | House | 4 | \$332,500 | \$335,000 | -0.75% | \$420 | \$400 | 5.00% | 6.56% |
| ▼ | 31 | SEBASTOPOL | VIC | 3356 | House | 2 | \$345,000 | \$350,000 | -1.43% | \$335 | \$305 | 9.83% | 5.04% |
| ▼ | 32 | MORWELL | VIC | 3840 | House | 3 | \$350,000 | \$360,000 | -2.78% | \$360 | \$350 | 2.85% | 5.34% |
| ▼ | 33 | SOUTH HEDLAND | WA | 6722 | Unit | 3 | \$352,000 | \$315,000 | 11.74% | \$640 | \$500 | 28.00% | 9.45% |
| ▼ | 34 | SOUTH HEDLAND | WA | 6722 | House | 3 | \$379,000 | \$365,000 | 3.83% | \$750 | \$650 | 15.38% | 10.29% |
| ▼ | 35 | MARYBOROUGH | VIC | 3465 | House | 3 | \$395,000 | \$395,000 | 0.00% | \$350 | \$335 | 4.47% | 4.60% |
| ▼ | 36 | REDAN | VIC | 3350 | House | 2 | \$400,000 | \$422,500 | -5.33% | \$335 | \$325 | 3.07% | 4.35% |
| ▼ | 37 | MORANBAH | QLD | 4744 | House | 4 | \$408,000 | \$396,500 | 2.90% | \$680 | \$600 | 13.33% | 8.66% |
| ▼ | 38 | EMERALD | QLD | 4720 | House | 4 | \$415,000 | \$399,000 | 4.01% | \$480 | \$435 | 10.34% | 6.01% |
| ▼ | 39 | SEBASTOPOL | VIC | 3356 | House | 3 | \$425,000 | \$450,000 | -5.56% | \$370 | \$350 | 5.71% | 4.52% |
| ▼ | 40 | URALLA | NSW | 2358 | House | 3 | \$450,000 | \$472,500 | -4.77% | \$470 | \$420 | 11.90% | 5.43% |
| ▼ | 41 | KALGOORLIE | WA | 6430 | House | 4 | \$450,000 | \$404,500 | 11.24% | \$650 | \$580 | 12.06% | 7.51% |
| ▼ | 42 | REDAN | VIC | 3350 | House | 3 | \$460,000 | \$499,000 | -7.82% | \$380 | \$360 | 5.55% | 4.29% |
| ▼ | 43 | CRESWICK | VIC | 3363 | House | 3 | \$520,000 | \$550,000 | -5.46% | \$400 | \$380 | 5.26% | 4.00% |
| ▼ | 44 | SEBASTOPOL | VIC | 3356 | House | 4 | \$527,500 | \$520,000 | 1.44% | \$430 | \$390 | 10.25% | 4.23% |
| ▼ | 45 | HEATHCOTE | VIC | 3523 | House | 3 | \$550,000 | \$545,000 | 0.91% | \$420 | \$420 | 0.00% | 3.97% |
| ▼ | 46 | MORWELL | VIC | 3840 | House | 4 | \$555,000 | \$547,500 | 1.36% | \$460 | \$420 | 9.52% | 4.30% |
| ▼ | 47 | SOUTH HEDLAND | WA | 6722 | House | 4 | \$622,000 | \$580,000 | 7.24% | \$1,100 | \$965 | 13.98% | 9.19% |
| ▼ | 48 | CASTLEMAINE | VIC | 3450 | House | 2 | \$630,000 | \$685,000 | -8.03% | \$380 | \$385 | -1.30% | 3.13% |
| ▼ | 49 | PORT HEDLAND | WA | 6721 | House | 3 | \$679,000 | \$615,000 | 10.40% | \$1,100 | \$900 | 22.22% | 8.42% |
| ▼ | 50 | CASTLEMAINE | VIC | 3450 | House | 3 | \$769,000 | \$760,000 | 1.18% | \$470 | \$430 | 9.30% | 3.17% |



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



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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 | \$179,500 | \$195,000 | -7.95% | \$370 | \$340 | 8.82% | 10.71% |
| 2 | EMERALD | QLD | 4720 | Unit | 2 | \$185,000 | \$169,000 | 9.46% | \$320 | \$290 | 10.34% | 8.99% |
| 3 | COLLINSVILLE | QLD | 4804 | House | 4 | \$189,000 | \$193,500 | -2.33% | \$350 | \$350 | 0.00% | 9.62% |
| 4 | DYSART | QLD | 4745 | House | 3 | \$210,000 | \$218,000 | -3.67% | \$370 | \$310 | 19.35% | 9.16% |
| 5 | MOURA | QLD | 4718 | House | 3 | \$215,000 | \$188,500 | 14.05% | \$340 | \$330 | 3.03% | 8.22% |
| 6 | BLACKWATER | QLD | 4717 | House | 3 | \$215,000 | \$187,000 | 14.97% | \$300 | \$280 | 7.14% | 7.25% |
| 7 | CLONCURRENCY | QLD | 4824 | House | 3 | \$219,000 | \$227,500 | -3.74% | \$380 | \$350 | 8.57% | 9.02% |
| 8 | MOUNT MORGAN | QLD | 4714 | House | 3 | \$244,000 | \$192,000 | 27.08% | \$380 | \$300 | 26.66% | 8.09% |
| 9 | EMERALD | QLD | 4720 | Unit | 3 | \$259,000 | \$230,000 | 12.60% | \$360 | \$350 | 2.85% | 7.22% |
| 10 | CLERMONT | QLD | 4721 | House | 3 | \$265,000 | \$232,500 | 13.97% | \$350 | \$350 | 0.00% | 6.86% |
| 11 | EMERALD | QLD | 4720 | Townhouse | 3 | \$270,000 | \$274,000 | -1.46% | \$450 | \$365 | 23.28% | 8.66% |
| 12 | DYSART | QLD | 4745 | House | 4 | \$275,000 | \$268,500 | 2.42% | \$420 | \$380 | 10.52% | 7.94% |
| 13 | EMERALD | QLD | 4720 | House | 3 | \$285,000 | \$280,000 | 1.78% | \$400 | \$370 | 8.10% | 7.29% |
| 14 | BLACKWATER | QLD | 4717 | House | 4 | \$297,000 | \$272,500 | 8.99% | \$430 | \$380 | 13.15% | 7.52% |
| 15 | MORANBAH | QLD | 4744 | House | 3 | \$314,000 | \$298,000 | 5.36% | \$550 | \$450 | 22.22% | 9.10% |
| 16 | MORANBAH | QLD | 4744 | House | 4 | \$408,000 | \$396,500 | 2.90% | \$680 | \$600 | 13.33% | 8.66% |
| 17 | EMERALD | QLD | 4720 | House | 4 | \$415,000 | \$399,000 | 4.01% | \$480 | \$435 | 10.34% | 6.01% |



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



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



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



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We hope you find this information helpful!