

# 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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##### **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.

# Fastest Growth 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 sale prices that include all bedrooms as consolidated median results.

This report is designed to identify the mining suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly.

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 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 KYNETON	VIC	3444	House	4	\$1,295,000	\$997,500	29.82%	\$640	\$600	6.66%	2.56%
	2 WALLAROO	SA	5556	House	3	\$459,000	\$375,000	22.40%	\$370	\$350	5.71%	4.19%
	3 MORANBAH	QLD	4744	House	4	\$485,000	\$414,000	17.14%	\$780	\$650	20.00%	8.36%
	4 KALGOORLIE	WA	6430	House	3	\$349,000	\$300,000	16.33%	\$580	\$540	7.40%	8.64%
	5 SOUTH HEDLAND	WA	6722	House	3	\$428,000	\$370,000	15.67%	\$780	\$750	4.00%	9.47%
	6 BROKEN HILL	NSW	2880	House	4	\$340,000	\$297,000	14.47%	\$460	\$400	15.00%	7.03%
	7 BROKEN HILL	NSW	2880	House	2	\$160,000	\$140,000	14.28%	\$270	\$275	-1.82%	8.77%
	8 EMERALD	QLD	4720	Townhouse	3	\$318,000	\$279,000	13.97%	\$500	\$410	21.95%	8.17%
	9 EMERALD	QLD	4720	Unit	2	\$210,000	\$185,000	13.51%	\$320	\$310	3.22%	7.92%
	10 KALGOORLIE	WA	6430	Unit	3	\$401,000	\$355,000	12.95%	\$590	\$510	15.68%	7.65%
	11 BLACKWATER	QLD	4717	House	3	\$239,000	\$215,000	11.16%	\$350	\$295	18.64%	7.61%
	12 PORT HEDLAND	WA	6721	Unit	2	\$687,500	\$620,000	10.88%	\$850	\$800	6.25%	6.42%
	13 BLACKWATER	QLD	4717	House	4	\$315,000	\$285,000	10.52%	\$430	\$430	0.00%	7.09%
	14 EMERALD	QLD	4720	House	4	\$452,500	\$409,500	10.50%	\$510	\$470	8.51%	5.86%
	15 EMERALD	QLD	4720	House	3	\$319,000	\$289,000	10.38%	\$430	\$400	7.50%	7.00%
	16 COBAR	NSW	2835	House	3	\$219,000	\$199,500	9.77%	\$330	\$300	10.00%	7.83%
	17 MOUNT MORGAN	QLD	4714	House	3	\$267,000	\$244,000	9.42%	\$405	\$380	6.57%	7.88%
	18 MORANBAH	QLD	4744	House	3	\$336,500	\$310,000	8.54%	\$620	\$520	19.23%	9.58%
	19 BROKEN HILL	NSW	2880	House	3	\$227,500	\$210,000	8.33%	\$335	\$320	4.68%	7.65%
	20 SOUTH HEDLAND	WA	6722	Unit	Studio & 1	\$280,000	\$259,000	8.10%	\$600	\$600	0.00%	11.14%
	21 KALGOORLIE	WA	6430	House	4	\$469,000	\$439,000	6.83%	\$735	\$620	18.54%	8.14%
	22 EMERALD	QLD	4720	Unit	3	\$269,000	\$254,000	5.90%	\$385	\$355	8.45%	7.44%
	23 MORWELL	VIC	3840	House	4	\$585,500	\$553,000	5.87%	\$460	\$450	2.22%	4.08%
	24 PORT HEDLAND	WA	6721	House	4	\$899,000	\$857,500	4.83%	\$1,700	\$1,600	6.25%	9.83%



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# Fastest 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
▲	25 DYSART	QLD	4745	House	3	\$220,000	\$210,000	4.76%	\$400	\$350	14.28%	9.45%
▼	26 COLLINSVILLE	QLD	4804	House	3	\$199,000	\$190,000	4.73%	\$370	\$350	5.71%	9.66%
▼	27 SOUTH HEDLAND	WA	6722	Unit	2	\$339,000	\$325,000	4.30%	\$650	\$600	8.33%	9.97%
▼	28 SOUTH HEDLAND	WA	6722	Unit	3	\$357,000	\$345,000	3.47%	\$625	\$625	0.00%	9.10%
▲	29 MORWELL	VIC	3840	House	3	\$360,000	\$350,000	2.85%	\$380	\$355	7.04%	5.48%
	30 MARYBOROUGH	VIC	3465	House	4	\$595,000	\$580,000	2.58%	\$420	\$400	5.00%	3.67%
▼	31 MOURA	QLD	4718	House	3	\$205,000	\$200,000	2.50%	\$370	\$340	8.82%	9.38%
▼	32 URALLA	NSW	2358	House	3	\$490,000	\$480,000	2.08%	\$450	\$480	-6.25%	4.77%
▲	33 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$340,000	1.47%	\$340	\$320	6.25%	5.12%
▲	34 CASTLEMAINE	VIC	3450	House	2	\$639,000	\$630,000	1.42%	\$430	\$385	11.68%	3.49%
■	35 KYNETON	VIC	3444	House	3	\$790,000	\$780,000	1.28%	\$540	\$510	5.88%	3.55%
▼	36 SOUTH HEDLAND	WA	6722	House	4	\$630,000	\$622,000	1.28%	\$1,200	\$1,000	20.00%	9.90%
▼	37 BEECHWORTH	VIC	3747	House	3	\$798,500	\$789,000	1.20%	\$460	\$460	0.00%	2.99%
▼	38 MARYBOROUGH	VIC	3465	House	3	\$399,000	\$398,000	0.25%	\$360	\$350	2.85%	4.69%
🚩	39 CRESWICK	VIC	3363	House	3	\$495,000	\$495,000	0.00%	\$420	\$400	5.00%	4.41%
▲	40 PORT HEDLAND	WA	6721	House	3	\$670,000	\$675,000	-0.75%	\$1,100	\$1,000	10.00%	8.53%
▼	41 SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$327,500	-0.77%	\$340	\$330	3.03%	5.44%
▼	42 CLERMONT	QLD	4721	House	3	\$267,500	\$270,000	-0.93%	\$390	\$350	11.42%	7.58%
▼	43 MARYBOROUGH	VIC	3465	Unit	2	\$299,000	\$303,500	-1.49%	\$300	\$290	3.44%	5.21%
■	44 MORWELL	VIC	3840	House	2	\$285,000	\$289,500	-1.56%	\$325	\$300	8.33%	5.92%
	45 URALLA	NSW	2358	House	4	\$625,000	\$635,000	-1.58%	\$500	\$470	6.38%	4.16%
▼	46 DYSART	QLD	4745	House	4	\$268,500	\$273,000	-1.65%	\$430	\$415	3.61%	8.32%
▼	47 HEATHCOTE	VIC	3523	House	3	\$540,000	\$550,000	-1.82%	\$430	\$420	2.38%	4.14%
▼	48 MARYBOROUGH	VIC	3465	House	2	\$320,000	\$328,000	-2.44%	\$280	\$320	-12.50%	4.55%
▲	49 SEBASTOPOL	VIC	3356	House	3	\$419,500	\$430,000	-2.45%	\$370	\$370	0.00%	4.58%




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# Fastest 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
 50	SEBASTOPOL	VIC	3356	House	4	\$520,000	\$535,000	-2.81%	\$430	\$420	2.38%	4.30%









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# Fastest 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 BROKEN HILL	NSW	2880	House	2	\$160,000	\$140,000	14.28%	\$270	\$275	-1.82%	8.77%
	3 COBAR	NSW	2835	House	3	\$219,000	\$199,500	9.77%	\$330	\$300	10.00%	7.83%
	4 BROKEN HILL	NSW	2880	House	3	\$227,500	\$210,000	8.33%	\$335	\$320	4.68%	7.65%
	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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# Fastest 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 MORANBAH	QLD	4744	House	4	\$485,000	\$414,000	17.14%	\$780	\$650	20.00%	8.36%
	2 EMERALD	QLD	4720	Townhouse	3	\$318,000	\$279,000	13.97%	\$500	\$410	21.95%	8.17%
	3 EMERALD	QLD	4720	Unit	2	\$210,000	\$185,000	13.51%	\$320	\$310	3.22%	7.92%
	4 BLACKWATER	QLD	4717	House	3	\$239,000	\$215,000	11.16%	\$350	\$295	18.64%	7.61%
	5 BLACKWATER	QLD	4717	House	4	\$315,000	\$285,000	10.52%	\$430	\$430	0.00%	7.09%
	6 EMERALD	QLD	4720	House	4	\$452,500	\$409,500	10.50%	\$510	\$470	8.51%	5.86%
	7 EMERALD	QLD	4720	House	3	\$319,000	\$289,000	10.38%	\$430	\$400	7.50%	7.00%
	8 MOUNT MORGAN	QLD	4714	House	3	\$267,000	\$244,000	9.42%	\$405	\$380	6.57%	7.88%
	9 MORANBAH	QLD	4744	House	3	\$336,500	\$310,000	8.54%	\$620	\$520	19.23%	9.58%
	10 EMERALD	QLD	4720	Unit	3	\$269,000	\$254,000	5.90%	\$385	\$355	8.45%	7.44%
	11 DYSART	QLD	4745	House	3	\$220,000	\$210,000	4.76%	\$400	\$350	14.28%	9.45%
	12 COLLINSVILLE	QLD	4804	House	3	\$199,000	\$190,000	4.73%	\$370	\$350	5.71%	9.66%
	13 MOURA	QLD	4718	House	3	\$205,000	\$200,000	2.50%	\$370	\$340	8.82%	9.38%
	14 CLERMONT	QLD	4721	House	3	\$267,500	\$270,000	-0.93%	\$390	\$350	11.42%	7.58%
	15 DYSART	QLD	4745	House	4	\$268,500	\$273,000	-1.65%	\$430	\$415	3.61%	8.32%






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# Fastest 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	3	\$250,000	\$270,000	-7.41%	\$340	\$360	-5.56%	7.07%
	3 ROXBY DOWNS	SA	5725	House	4	\$310,000	\$340,000	-8.83%	\$415	\$410	1.21%	6.96%



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



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



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