

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.

Highest Yielding Mining Towns

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. It compares median sales and rental listing 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 illustrate potential mining town opportunities, but

You should always conduct additional due diligence to verify the sustainable rental income on any specific property and take into account factors such as vacancy rates and changes in rental income seasonally.

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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Highest Yielding 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	Studio & 1	\$259,000	\$232,500	11.39%	\$600	\$475	26.31%	12.04%
2	COLLINSVILLE	QLD	4804	House	3	\$179,500	\$195,000	-7.95%	\$370	\$340	8.82%	10.71%
3	BROKEN HILL	NSW	2880	House	2	\$140,000	\$145,000	-3.45%	\$280	\$275	1.81%	10.40%
4	SOUTH HEDLAND	WA	6722	House	3	\$379,000	\$365,000	3.83%	\$750	\$650	15.38%	10.29%
5	PORT HEDLAND	WA	6721	House	4	\$849,500	\$847,000	0.29%	\$1,600	\$1,500	6.66%	9.79%
6	COLLINSVILLE	QLD	4804	House	4	\$189,000	\$193,500	-2.33%	\$350	\$350	0.00%	9.62%
7	SOUTH HEDLAND	WA	6722	Unit	2	\$325,000	\$289,000	12.45%	\$600	\$565	6.19%	9.60%
8	SOUTH HEDLAND	WA	6722	Unit	3	\$352,000	\$315,000	11.74%	\$640	\$500	28.00%	9.45%
9	SOUTH HEDLAND	WA	6722	House	4	\$622,000	\$580,000	7.24%	\$1,100	\$965	13.98%	9.19%
10	DYSART	QLD	4745	House	3	\$210,000	\$218,000	-3.67%	\$370	\$310	19.35%	9.16%
11	MORANBAH	QLD	4744	House	3	\$314,000	\$298,000	5.36%	\$550	\$450	22.22%	9.10%
12	KALGOORLIE	WA	6430	House	3	\$315,000	\$310,000	1.61%	\$550	\$485	13.40%	9.07%
13	CLONCURRY	QLD	4824	House	3	\$219,000	\$227,500	-3.74%	\$380	\$350	8.57%	9.02%
14	EMERALD	QLD	4720	Unit	2	\$185,000	\$169,000	9.46%	\$320	\$290	10.34%	8.99%
15	EMERALD	QLD	4720	Townhouse	3	\$270,000	\$274,000	-1.46%	\$450	\$365	23.28%	8.66%
16	MORANBAH	QLD	4744	House	4	\$408,000	\$396,500	2.90%	\$680	\$600	13.33%	8.66%
17	PORT HEDLAND	WA	6721	House	3	\$679,000	\$615,000	10.40%	\$1,100	\$900	22.22%	8.42%
18	MOURA	QLD	4718	House	3	\$215,000	\$188,500	14.05%	\$340	\$330	3.03%	8.22%
19	MOUNT MORGAN	QLD	4714	House	3	\$244,000	\$192,000	27.08%	\$380	\$300	26.66%	8.09%
20	DYSART	QLD	4745	House	4	\$275,000	\$268,500	2.42%	\$420	\$380	10.52%	7.94%
21	COBAR	NSW	2835	House	3	\$199,000	\$200,000	-0.50%	\$300	\$280	7.14%	7.83%
22	BROKEN HILL	NSW	2880	House	3	\$210,000	\$180,000	16.66%	\$315	\$310	1.61%	7.80%
23	BLACKWATER	QLD	4717	House	4	\$297,000	\$272,500	8.99%	\$430	\$380	13.15%	7.52%



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Highest Yielding 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
▲	24 KALGOORLIE	WA	6430	House	4	\$450,000	\$404,500	11.24%	\$650	\$580	12.06%	7.51%
▲	25 BROKEN HILL	NSW	2880	House	4	\$310,000	\$279,500	10.91%	\$445	\$400	11.25%	7.46%
▲	26 ROXBY DOWNS	SA	5725	House	3	\$250,000	\$270,000	-7.41%	\$355	\$350	1.42%	7.38%
▼	27 EMERALD	QLD	4720	House	3	\$285,000	\$280,000	1.78%	\$400	\$370	8.10%	7.29%
▼	28 BLACKWATER	QLD	4717	House	3	\$215,000	\$187,000	14.97%	\$300	\$280	7.14%	7.25%
▼	29 EMERALD	QLD	4720	Unit	3	\$259,000	\$230,000	12.60%	\$360	\$350	2.85%	7.22%
	30 ZEEHAN	TAS	7469	House	3	\$210,000	\$220,000	-4.55%	\$280	\$250	12.00%	6.93%
▼	31 CLERMONT	QLD	4721	House	3	\$265,000	\$232,500	13.97%	\$350	\$350	0.00%	6.86%
▼	32 ROXBY DOWNS	SA	5725	House	4	\$332,500	\$335,000	-0.75%	\$420	\$400	5.00%	6.56%
▼	33 EMERALD	QLD	4720	House	4	\$415,000	\$399,000	4.01%	\$480	\$435	10.34%	6.01%
▼	34 MORWELL	VIC	3840	House	2	\$289,500	\$280,000	3.39%	\$310	\$290	6.89%	5.56%
▼	35 URALLA	NSW	2358	House	3	\$450,000	\$472,500	-4.77%	\$470	\$420	11.90%	5.43%
▼	36 MORWELL	VIC	3840	House	3	\$350,000	\$360,000	-2.78%	\$360	\$350	2.85%	5.34%
▼	37 QUEENSTOWN	TAS	7467	House	3	\$265,000	\$250,000	6.00%	\$270	\$260	3.84%	5.29%
▼	38 SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$330,000	-1.52%	\$330	\$300	10.00%	5.28%
▼	39 MORWELL	VIC	3840	Unit	2	\$280,000	\$299,000	-6.36%	\$280	\$250	12.00%	5.20%
▼	40 SEBASTOPOL	VIC	3356	House	2	\$345,000	\$350,000	-1.43%	\$335	\$305	9.83%	5.04%
▼	41 MARYBOROUGH	VIC	3465	House	2	\$329,000	\$330,000	-0.31%	\$300	\$300	0.00%	4.74%
▼	42 MARYBOROUGH	VIC	3465	House	3	\$395,000	\$395,000	0.00%	\$350	\$335	4.47%	4.60%
▼	43 SEBASTOPOL	VIC	3356	House	3	\$425,000	\$450,000	-5.56%	\$370	\$350	5.71%	4.52%
▲	44 REDAN	VIC	3350	House	2	\$400,000	\$422,500	-5.33%	\$335	\$325	3.07%	4.35%
▼	45 MORWELL	VIC	3840	House	4	\$555,000	\$547,500	1.36%	\$460	\$420	9.52%	4.30%
▼	46 REDAN	VIC	3350	House	3	\$460,000	\$499,000	-7.82%	\$380	\$360	5.55%	4.29%
▼	47 SEBASTOPOL	VIC	3356	House	4	\$527,500	\$520,000	1.44%	\$430	\$390	10.25%	4.23%
▼	48 CRESWICK	VIC	3363	House	3	\$520,000	\$550,000	-5.46%	\$400	\$380	5.26%	4.00%



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Highest Yielding 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
▼ 49	HEATHCOTE	VIC	3523	House	3	\$550,000	\$545,000	0.91%	\$420	\$420	0.00%	3.97%
▼ 50	KYNETON	VIC	3444	House	3	\$780,000	\$833,000	-6.37%	\$520	\$485	7.21%	3.46%



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



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Highest Yielding 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	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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Highest Yielding 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	House	2	\$289,500	\$280,000	3.39%	\$310	\$290	6.89%	5.56%
2	MORWELL	VIC	3840	House	3	\$350,000	\$360,000	-2.78%	\$360	\$350	2.85%	5.34%
3	SEBASTOPOL	VIC	3356	Unit	2	\$325,000	\$330,000	-1.52%	\$330	\$300	10.00%	5.28%
4	MORWELL	VIC	3840	Unit	2	\$280,000	\$299,000	-6.36%	\$280	\$250	12.00%	5.20%
5	SEBASTOPOL	VIC	3356	House	2	\$345,000	\$350,000	-1.43%	\$335	\$305	9.83%	5.04%
6	MARYBOROUGH	VIC	3465	House	2	\$329,000	\$330,000	-0.31%	\$300	\$300	0.00%	4.74%
7	MARYBOROUGH	VIC	3465	House	3	\$395,000	\$395,000	0.00%	\$350	\$335	4.47%	4.60%
8	SEBASTOPOL	VIC	3356	House	3	\$425,000	\$450,000	-5.56%	\$370	\$350	5.71%	4.52%
9	REDAN	VIC	3350	House	2	\$400,000	\$422,500	-5.33%	\$335	\$325	3.07%	4.35%
10	MORWELL	VIC	3840	House	4	\$555,000	\$547,500	1.36%	\$460	\$420	9.52%	4.30%
11	REDAN	VIC	3350	House	3	\$460,000	\$499,000	-7.82%	\$380	\$360	5.55%	4.29%
12	SEBASTOPOL	VIC	3356	House	4	\$527,500	\$520,000	1.44%	\$430	\$390	10.25%	4.23%
13	CRESWICK	VIC	3363	House	3	\$520,000	\$550,000	-5.46%	\$400	\$380	5.26%	4.00%
14	HEATHCOTE	VIC	3523	House	3	\$550,000	\$545,000	0.91%	\$420	\$420	0.00%	3.97%
15	KYNETON	VIC	3444	House	3	\$780,000	\$833,000	-6.37%	\$520	\$485	7.21%	3.46%
16	CASTLEMAINE	VIC	3450	House	3	\$769,000	\$760,000	1.18%	\$470	\$430	9.30%	3.17%
17	CASTLEMAINE	VIC	3450	House	2	\$630,000	\$685,000	-8.03%	\$380	\$385	-1.30%	3.13%
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	SOUTH HEDLAND	WA	6722	House	3	\$379,000	\$365,000	3.83%	\$750	\$650	15.38%	10.29%
3	PORT HEDLAND	WA	6721	House	4	\$849,500	\$847,000	0.29%	\$1,600	\$1,500	6.66%	9.79%
4	SOUTH HEDLAND	WA	6722	Unit	2	\$325,000	\$289,000	12.45%	\$600	\$565	6.19%	9.60%
5	SOUTH HEDLAND	WA	6722	Unit	3	\$352,000	\$315,000	11.74%	\$640	\$500	28.00%	9.45%
6	SOUTH HEDLAND	WA	6722	House	4	\$622,000	\$580,000	7.24%	\$1,100	\$965	13.98%	9.19%
7	KALGOORLIE	WA	6430	House	3	\$315,000	\$310,000	1.61%	\$550	\$485	13.40%	9.07%
8	PORT HEDLAND	WA	6721	House	3	\$679,000	\$615,000	10.40%	\$1,100	\$900	22.22%	8.42%
9	KALGOORLIE	WA	6430	House	4	\$450,000	\$404,500	11.24%	\$650	\$580	12.06%	7.51%



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