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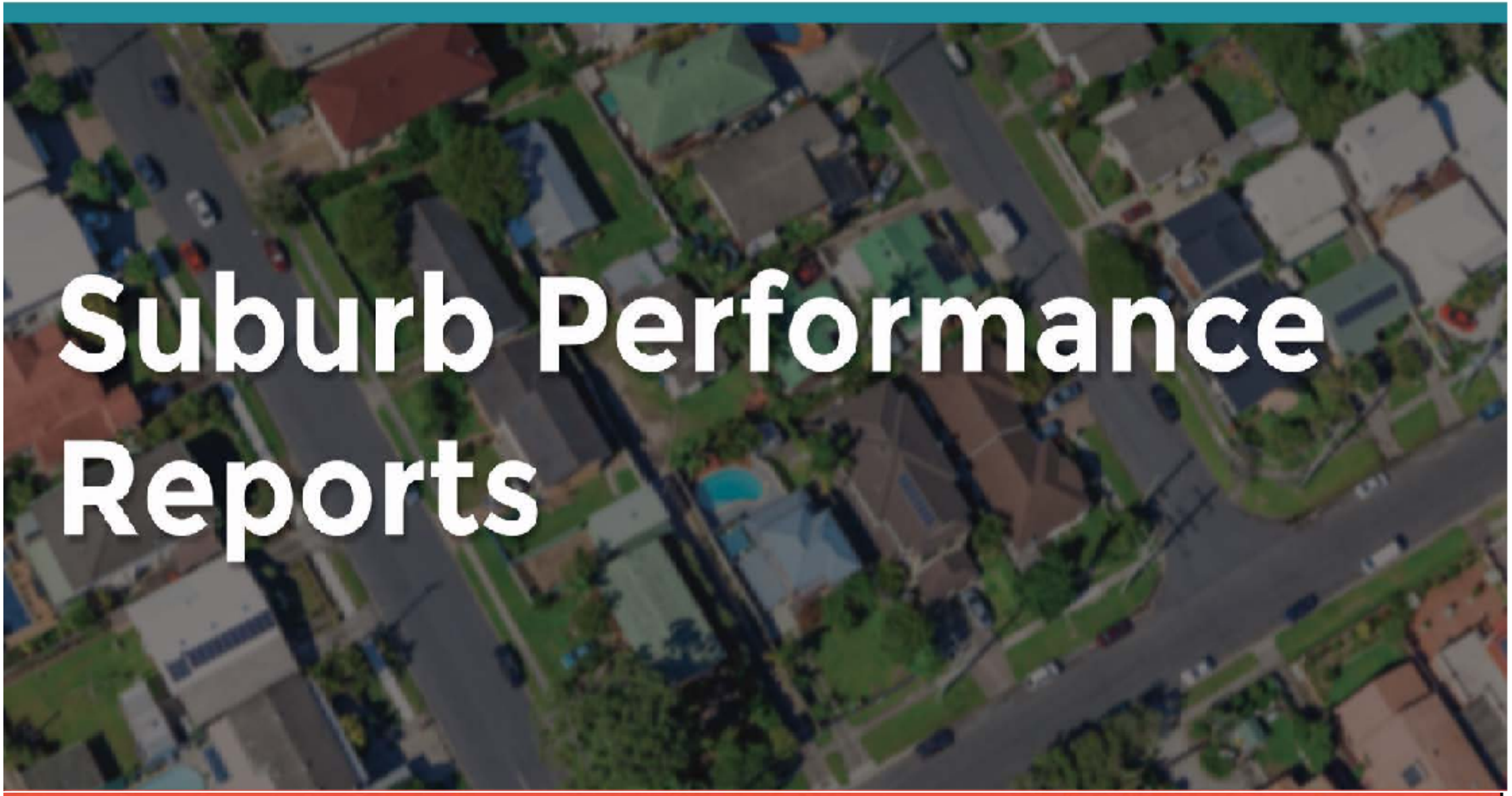

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

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 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 suburbs where the average annual median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value 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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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
						Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
1	BOWEN	QLD	4805	Unit	3	$399,500	$395,000	1.13%	-9.96%	$375	$345	8.69%	4.88%
2	CARLTON	VIC	3053	House	2	$672,500	$677,500	-0.74%	-7.49%	$650	$600	8.33%	5.02%
3	SOUTH YARRA	VIC	3141	Unit	3	$1,650,000	$1,613,000	2.29%	-6.61%	$900	$880	2.27%	2.83%
4	COLLINSVILLE	QLD	4804	House	4	$189,000	$193,500	-2.33%	-6.18%	$350	$350	0.00%	9.62%
5	HAYMARKET	NSW	2000	Unit	3	$1,800,000	$1,850,000	-2.71%	-5.51%	$1,680	$1,495	12.37%	4.85%
6	PERTH	WA	6000	House	2	$500,000	$612,000	-18.31%	-5.11%	$700	$600	16.66%	7.28%
7	GERALDTON	WA	6530	Unit	2	$210,000	$189,000	11.11%	-4.90%	$280	$230	21.73%	6.93%
8	HAWTHORN EAST	VIC	3123	Unit	3	$1,230,000	$1,350,000	-8.89%	-4.58%	$700	$595	17.64%	2.95%
9	SUBIACO	WA	6008	House	2	$650,000	$970,000	-32.99%	-4.31%	$725	$650	11.53%	5.80%
10	PARKVILLE	VIC	3052	Unit	Studio & 1	$320,000	$335,000	-4.48%	-4.17%	$400	$350	14.28%	6.50%
11	GLENROY	VIC	3046	House	2	$405,000	$350,000	15.71%	-4.13%	$420	$375	12.00%	5.39%
12	SOUTH PERTH	WA	6151	House	2	$600,000	$527,500	13.74%	-4.10%	$525	$500	5.00%	4.55%
13	WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	$279,000	$349,000	-20.06%	-3.99%	$425	$350	21.42%	7.92%
14	SOUTH YARRA	VIC	3141	House	4	$3,250,000	$3,500,000	-7.15%	-3.83%	$1,400	$1,200	16.66%	2.24%
15	INGLEWOOD	WA	6052	Unit	2	$315,000	$324,000	-2.78%	-3.66%	$480	$390	23.07%	7.92%
16	CARLTON	VIC	3053	House	3	$1,450,000	$1,400,000	3.57%	-3.61%	$840	$795	5.66%	3.01%
17	BAULKHAM HILLS	NSW	2153	Unit	3	$790,000	$790,000	0.00%	-3.58%	$655	$600	9.16%	4.31%
18	NORTH PERTH	WA	6006	Unit	Studio & 1	$295,000	$269,000	9.66%	-3.31%	$430	$350	22.85%	7.57%
19	SYDNEY OLYMPIC PARK	NSW	2127	Unit	Studio & 1	$550,000	$600,000	-8.34%	-3.29%	$640	$530	20.75%	6.05%
20	ST KILDA	VIC	3182	House	3	$1,440,000	$1,500,000	-4.00%	-3.27%	$950	$775	22.58%	3.43%
21	GRANVILLE	NSW	2142	Unit	2	$470,000	$460,000	2.17%	-3.08%	$520	$440	18.18%	5.75%
22	MALVERN EAST	VIC	3145	Unit	Studio & 1	$300,000	$299,000	0.33%	-3.04%	$330	$300	10.00%	5.72%
23	HAYMARKET	NSW	2000	Unit	2	$1,290,000	$1,280,000	0.78%	-2.97%	$1,200	$1,000	20.00%	4.83%
24	CANTERBURY	NSW	2193	Unit	Studio & 1	$500,000	$520,000	-3.85%	-2.93%	$550	$450	22.22%	5.72%
25	BAULKHAM HILLS	NSW	2153	Unit	2	$650,000	$665,000	-2.26%	-2.82%	$600	$520	15.38%	4.80%

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

National Report

Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
							Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
▲	26	ST ALBANS	VIC	3021	House	2	$470,000	$575,000	-18.27%	-2.74%	$350	$330	6.06%	3.87%
▲	27	CARNEGIE	VIC	3163	Unit	Studio & 1	$320,000	$335,000	-4.48%	-2.70%	$360	$310	16.12%	5.85%
▲	28	ASCOT VALE	VIC	3032	Townhouse	2	$690,000	$750,000	-8.00%	-2.67%	$600	$520	15.38%	4.52%
▲	29	NORTHMEAD	NSW	2152	Unit	3	$690,000	$650,000	6.15%	-2.67%	$610	$550	10.90%	4.59%
▼	30	PRAHRAN	VIC	3181	House	4	$1,924,000	$2,475,000	-22.27%	-2.65%	$1,150	$1,250	-8.00%	3.10%
▼	31	ROXBY DOWNS	SA	5725	House	4	$332,500	$335,000	-0.75%	-2.64%	$420	$400	5.00%	6.56%
▼	32	EAST MELBOURNE	VIC	3002	Unit	2	$700,000	$800,000	-12.50%	-2.64%	$625	$560	11.60%	4.64%
▲	33	RYDE	NSW	2112	Unit	3	$990,000	$1,000,000	-1.00%	-2.61%	$880	$750	17.33%	4.62%
⚑	34	OAKLEIGH SOUTH	VIC	3167	Unit	2	$430,000	$460,000	-6.53%	-2.58%	$455	$400	13.75%	5.50%
▲	35	EPPING	NSW	2121	Unit	3	$1,000,000	$1,000,000	0.00%	-2.57%	$830	$700	18.57%	4.31%
▲	36	MOONEE PONDS	VIC	3039	Unit	Studio & 1	$375,000	$380,000	-1.32%	-2.54%	$400	$360	11.11%	5.54%
⚑	37	MOUNT LAWLEY	WA	6050	House	2	$550,000	$550,000	0.00%	-2.52%	$545	$440	23.86%	5.15%
▬	38	MOONEE PONDS	VIC	3039	Townhouse	2	$700,000	$700,000	0.00%	-2.51%	$625	$525	19.04%	4.64%
▼	39	WINDSOR	VIC	3181	Unit	2	$590,000	$590,000	0.00%	-2.51%	$555	$495	12.12%	4.89%
▲	40	PUNCHBOWL	NSW	2196	Unit	2	$425,000	$420,000	1.19%	-2.40%	$460	$370	24.32%	5.62%
▲	41	FRANKSTON	VIC	3199	Unit	Studio & 1	$250,000	$250,000	0.00%	-2.38%	$300	$270	11.11%	6.24%
⚑	42	BOX HILL	VIC	3128	House	3	$1,250,000	$1,320,000	-5.31%	-2.24%	$580	$495	17.17%	2.41%
⚑	43	MORTLAKE	NSW	2137	Unit	2	$850,000	$842,500	0.89%	-2.18%	$750	$650	15.38%	4.58%
⚑	44	FLEMINGTON	VIC	3031	Unit	2	$495,000	$550,000	-10.00%	-2.17%	$475	$410	15.85%	4.98%
⚑	45	PORT MELBOURNE	VIC	3207	House	4	$2,175,000	$2,500,000	-13.00%	-2.15%	$1,250	$1,100	13.63%	2.98%
▲	46	WENTWORTHVILLE	NSW	2145	Unit	2	$525,000	$534,500	-1.78%	-2.14%	$570	$460	23.91%	5.64%
	47	KEW	VIC	3101	House	2	$1,012,000	$995,000	1.70%	-2.10%	$630	$515	22.33%	3.23%
▼	48	LEICHHARDT	NSW	2040	Unit	Studio & 1	$630,000	$692,500	-9.03%	-2.09%	$550	$500	10.00%	4.53%
▼	49	ROSEHILL	NSW	2142	Unit	2	$500,000	$500,000	0.00%	-2.07%	$550	$450	22.22%	5.72%
⚑	50	KELLYVILLE	NSW	2155	Unit	2	$637,500	$649,500	-1.85%	-2.05%	$620	$560	10.71%	5.05%

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

ACT Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
						Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
1	WRIGHT	ACT	2611	Unit	2	$519,000	$490,000	5.91%	5.40%	$575	$550	4.54%	5.76%
2	WRIGHT	ACT	2611	Unit	Studio & 1	$407,000	$400,000	1.75%	6.36%	$450	$450	0.00%	5.74%

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

NSW Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
						Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
1	HAYMARKET	NSW	2000	Unit	3	$1,800,000	$1,850,000	-2.71%	-5.51%	$1,680	$1,495	12.37%	4.85%
2	BAULKHAM HILLS	NSW	2153	Unit	3	$790,000	$790,000	0.00%	-3.58%	$655	$600	9.16%	4.31%
3	SYDNEY OLYMPIC PARK	NSW	2127	Unit	Studio & 1	$550,000	$600,000	-8.34%	-3.29%	$640	$530	20.75%	6.05%
4	GRANVILLE	NSW	2142	Unit	2	$470,000	$460,000	2.17%	-3.08%	$520	$440	18.18%	5.75%
5	HAYMARKET	NSW	2000	Unit	2	$1,290,000	$1,280,000	0.78%	-2.97%	$1,200	$1,000	20.00%	4.83%
6	CANTERBURY	NSW	2193	Unit	Studio & 1	$500,000	$520,000	-3.85%	-2.93%	$550	$450	22.22%	5.72%
7	BAULKHAM HILLS	NSW	2153	Unit	2	$650,000	$665,000	-2.26%	-2.82%	$600	$520	15.38%	4.80%
8	NORTHMEAD	NSW	2152	Unit	3	$690,000	$650,000	6.15%	-2.67%	$610	$550	10.90%	4.59%
9	RYDE	NSW	2112	Unit	3	$990,000	$1,000,000	-1.00%	-2.61%	$880	$750	17.33%	4.62%
10	EPPING	NSW	2121	Unit	3	$1,000,000	$1,000,000	0.00%	-2.57%	$830	$700	18.57%	4.31%
11	PUNCHBOWL	NSW	2196	Unit	2	$425,000	$420,000	1.19%	-2.40%	$460	$370	24.32%	5.62%
12	MORTLAKE	NSW	2137	Unit	2	$850,000	$842,500	0.89%	-2.18%	$750	$650	15.38%	4.58%
13	WENTWORTHVILLE	NSW	2145	Unit	2	$525,000	$534,500	-1.78%	-2.14%	$570	$460	23.91%	5.64%
14	LEICHHARDT	NSW	2040	Unit	Studio & 1	$630,000	$692,500	-9.03%	-2.09%	$550	$500	10.00%	4.53%
15	ROSEHILL	NSW	2142	Unit	2	$500,000	$500,000	0.00%	-2.07%	$550	$450	22.22%	5.72%
16	KELLYVILLE	NSW	2155	Unit	2	$637,500	$649,500	-1.85%	-2.05%	$620	$560	10.71%	5.05%
17	STRATHFIELD SOUTH	NSW	2136	Unit	2	$588,000	$580,000	1.37%	-1.99%	$590	$500	18.00%	5.21%
18	WENTWORTH POINT	NSW	2127	Unit	3	$1,050,000	$1,087,500	-3.45%	-1.80%	$980	$870	12.64%	4.85%
19	BELMORE	NSW	2192	Unit	2	$550,000	$550,000	0.00%	-1.73%	$500	$390	28.20%	4.72%
20	ROSELANDS	NSW	2196	Unit	2	$490,000	$475,000	3.15%	-1.71%	$470	$380	23.68%	4.98%
21	NORTHMEAD	NSW	2152	Unit	2	$500,000	$505,000	-1.00%	-1.71%	$530	$450	17.77%	5.51%
22	KINGSWOOD	NSW	2747	Unit	2	$349,000	$359,000	-2.79%	-1.64%	$360	$325	10.76%	5.36%
23	LINDFIELD	NSW	2070	Unit	2	$995,000	$950,000	4.73%	-1.63%	$800	$720	11.11%	4.18%
24	EPPING	NSW	2121	Unit	2	$784,000	$770,000	1.81%	-1.60%	$700	$590	18.64%	4.64%
25	EPPING	NSW	2121	Unit	Studio & 1	$600,000	$600,000	0.00%	-1.59%	$600	$500	20.00%	5.20%

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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	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
▲	26	GRANVILLE	NSW	2142	Unit	Studio & 1	$434,000	$450,000	-3.56%	-1.58%	$500	$420	19.04%	5.99%
▼	27	PARRAMATTA	NSW	2150	Unit	Studio & 1	$499,000	$480,000	3.95%	-1.57%	$550	$460	19.56%	5.73%
▲	28	NARWEE	NSW	2209	Unit	2	$495,000	$499,000	-0.81%	-1.54%	$490	$385	27.27%	5.14%
▼	29	BANKSTOWN	NSW	2200	Unit	Studio & 1	$417,000	$438,000	-4.80%	-1.51%	$475	$390	21.79%	5.92%
▼	30	LEICHHARDT	NSW	2040	Unit	2	$892,500	$900,000	-0.84%	-1.50%	$720	$630	14.28%	4.19%
▼	31	AUBURN	NSW	2144	Unit	Studio & 1	$390,000	$365,000	6.84%	-1.47%	$450	$350	28.57%	6.00%
▲	32	WENTWORTHVILLE	NSW	2145	Unit	Studio & 1	$455,000	$470,000	-3.20%	-1.47%	$500	$420	19.04%	5.71%
⚑	33	AUBURN	NSW	2144	Unit	2	$500,000	$490,000	2.04%	-1.46%	$550	$430	27.90%	5.72%
▼	34	ROSEHILL	NSW	2142	Unit	Studio & 1	$400,000	$395,000	1.26%	-1.44%	$420	$350	20.00%	5.46%
⚑	35	BERALA	NSW	2141	Unit	2	$419,000	$399,000	5.01%	-1.38%	$450	$350	28.57%	5.58%
▲	36	RYDE	NSW	2112	Unit	Studio & 1	$560,000	$560,000	0.00%	-1.37%	$600	$480	25.00%	5.57%
▲	37	CARLINGFORD	NSW	2118	Unit	Studio & 1	$550,000	$550,000	0.00%	-1.33%	$530	$450	17.77%	5.01%
▼	38	WILEY PARK	NSW	2195	Unit	2	$402,500	$390,000	3.20%	-1.31%	$450	$350	28.57%	5.81%
⚑	39	TOONGABBIE	NSW	2146	Unit	2	$515,000	$520,000	-0.97%	-1.27%	$550	$450	22.22%	5.55%
▼	40	PENDLE HILL	NSW	2145	Unit	2	$460,000	$450,000	2.22%	-1.22%	$530	$430	23.25%	5.99%
⚑	41	WATERLOO	NSW	2017	Unit	Studio & 1	$650,000	$640,000	1.56%	-1.19%	$695	$580	19.82%	5.56%
⚑	42	EASTWOOD	NSW	2122	Unit	2	$649,000	$610,000	6.39%	-1.18%	$550	$470	17.02%	4.40%
⚑	43	CANTERBURY	NSW	2193	Unit	2	$650,000	$650,000	0.00%	-1.16%	$670	$540	24.07%	5.36%
⚑	44	MASCOT	NSW	2020	Unit	2	$830,000	$800,000	3.75%	-1.16%	$920	$760	21.05%	5.76%
▼	45	NORTH SYDNEY	NSW	2060	Unit	Studio & 1	$675,000	$690,000	-2.18%	-1.15%	$640	$550	16.36%	4.93%
▼	46	POTTS POINT	NSW	2011	Unit	2	$1,600,000	$1,600,000	0.00%	-1.15%	$950	$800	18.75%	3.08%
⚑	47	MASCOT	NSW	2020	Unit	Studio & 1	$680,000	$677,000	0.44%	-1.14%	$725	$610	18.85%	5.54%
▼	48	WESTMEAD	NSW	2145	Unit	Studio & 1	$449,000	$430,000	4.41%	-1.12%	$540	$430	25.58%	6.25%
⚑	49	CASTLE HILL	NSW	2154	Unit	Studio & 1	$650,000	$629,500	3.25%	-1.10%	$600	$510	17.64%	4.80%
⚑	50	HAYMARKET	NSW	2000	Unit	Studio & 1	$825,000	$850,000	-2.95%	-1.06%	$820	$700	17.14%	5.16%

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NT Report													
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
							Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
▲	1	DARWIN CITY	NT	0800	Unit	3	$580,000	$599,000	-3.18%	-2.03%	$750	$700	7.14%	6.72%
▲	2	KATHERINE	NT	0850	Unit	2	$270,000	$263,500	2.46%	-1.76%	$390	$380	2.63%	7.51%
▲	3	GRAY	NT	0830	Unit	2	$244,500	$280,000	-12.68%	-0.41%	$415	$390	6.41%	8.82%
▲	4	LARAPINTA	NT	0875	House	3	$407,500	$435,000	-6.33%	-0.25%	$540	$500	8.00%	6.89%
▲	5	BAKEWELL	NT	0832	Unit	3	$335,000	$348,000	-3.74%	-0.24%	$485	$480	1.04%	7.52%
▼	6	LARRAKEYAH	NT	0820	Unit	2	$399,000	$389,000	2.57%	-0.05%	$510	$500	2.00%	6.64%
▼	7	DARWIN CITY	NT	0800	Unit	Studio & 1	$279,500	$271,500	2.94%	-0.04%	$450	$410	9.75%	8.37%
▲	8	NIGHTCLIFF	NT	0810	Unit	2	$402,500	$385,000	4.54%	0.15%	$480	$470	2.12%	6.20%
▲	9	BELLAMACK	NT	0832	House	4	$644,000	$632,000	1.89%	0.16%	$680	$680	0.00%	5.49%
▼	10	LARRAKEYAH	NT	0820	Unit	3	$570,000	$530,000	7.54%	0.18%	$690	$600	15.00%	6.29%
▼	11	BAKEWELL	NT	0832	Unit	2	$275,000	$270,000	1.85%	0.37%	$420	$420	0.00%	7.94%
▲	12	SADADEEN	NT	0870	House	3	$445,000	$458,500	-2.95%	0.73%	$520	$530	-1.89%	6.07%
▼	13	GILLEN	NT	0870	House	3	$454,500	$495,000	-8.19%	0.79%	$560	$550	1.81%	6.40%
▲	14	KATHERINE	NT	0850	House	3	$365,000	$365,000	0.00%	0.84%	$480	$480	0.00%	6.83%
▼	15	LEANYER	NT	0812	House	3	$555,000	$552,500	0.45%	0.92%	$600	$585	2.56%	5.62%
▲	16	BRAITLING	NT	0870	House	3	$469,000	$462,500	1.40%	1.33%	$550	$550	0.00%	6.09%
▬	17	MILLNER	NT	0810	Unit	2	$309,500	$295,000	4.91%	1.38%	$450	$440	2.27%	7.56%
▲	18	ARALUEN	NT	0870	House	3	$529,000	$539,000	-1.86%	1.48%	$610	$550	10.90%	5.99%
▼	19	MUIRHEAD	NT	0810	House	4	$778,000	$740,000	5.13%	1.64%	$800	$760	5.26%	5.34%
▼	20	LEANYER	NT	0812	Unit	2	$340,000	$329,000	3.34%	1.90%	$450	$440	2.27%	6.88%
▲	21	ROSEBERY	NT	0832	House	4	$599,000	$589,000	1.69%	2.23%	$680	$650	4.61%	5.90%
▲	22	ROSEBERY	NT	0832	House	3	$489,000	$489,000	0.00%	2.25%	$590	$550	7.27%	6.27%
▲	23	ZUCCOLI	NT	0832	House	4	$610,000	$600,000	1.66%	2.26%	$700	$680	2.94%	5.96%
▲	24	PARAP	NT	0820	Unit	3	$649,000	$549,500	18.10%	2.27%	$660	$640	3.12%	5.28%
▬	25	KATHERINE	NT	0850	House	4	$499,000	$490,000	1.83%	2.32%	$600	$620	-3.23%	6.25%

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

NT Report													
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
							Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
▼	26	GRAY	NT	0830	House	3	$399,000	$427,500	-6.67%	2.36%	$500	$490	2.04%	6.51%
▲	27	BAKEWELL	NT	0832	House	3	$489,000	$475,000	2.94%	2.37%	$550	$535	2.80%	5.84%
▲	28	DARWIN CITY	NT	0800	Unit	2	$449,000	$427,000	5.15%	2.39%	$580	$560	3.57%	6.71%
▲	29	COCONUT GROVE	NT	0810	Unit	2	$355,000	$347,000	2.30%	2.42%	$480	$455	5.49%	7.03%
▼	30	FARRAR	NT	0830	House	4	$620,000	$620,000	0.00%	2.80%	$700	$690	1.44%	5.87%
▲	31	DURACK	NT	0830	House	4	$649,000	$639,000	1.56%	2.81%	$690	$660	4.54%	5.52%
▲	32	DURACK	NT	0830	House	3	$505,000	$499,500	1.10%	2.84%	$600	$560	7.14%	6.17%
▲	33	MOULDEN	NT	0830	House	3	$397,000	$392,500	1.14%	2.88%	$500	$500	0.00%	6.54%
▲	34	GUNN	NT	0832	House	3	$465,000	$475,000	-2.11%	3.11%	$550	$550	0.00%	6.15%
▼	35	BAYVIEW	NT	0820	Townhouse	3	$700,000	$700,000	0.00%	3.17%	$740	$690	7.24%	5.49%
▲	36	ARALUEN	NT	0870	House	4	$675,000	$675,000	0.00%	3.19%	$750	$700	7.14%	5.77%
▲	37	GUNN	NT	0832	House	4	$572,500	$599,000	-4.43%	3.20%	$650	$630	3.17%	5.90%
▼	38	KARAMA	NT	0812	House	3	$480,000	$460,000	4.34%	3.20%	$550	$540	1.85%	5.95%
▲	39	PARAP	NT	0820	Unit	2	$399,000	$396,500	0.63%	3.25%	$525	$500	5.00%	6.84%
▲	40	DRIVER	NT	0830	House	3	$467,500	$460,000	1.63%	3.59%	$530	$485	9.27%	5.89%
▲	41	BAYVIEW	NT	0820	Unit	3	$475,000	$487,000	-2.47%	3.65%	$630	$630	0.00%	6.89%
▲	42	STUART PARK	NT	0820	Unit	3	$505,000	$465,000	8.60%	3.75%	$630	$620	1.61%	6.48%
▲	43	WOODROFFE	NT	0830	House	3	$449,000	$449,000	0.00%	3.95%	$520	$540	-3.71%	6.02%
▼	44	STUART PARK	NT	0820	Unit	2	$399,000	$385,000	3.63%	4.51%	$550	$500	10.00%	7.16%
▲	45	ZUCCOLI	NT	0832	House	3	$560,000	$539,500	3.79%	4.52%	$650	$650	0.00%	6.03%
▲	46	PARAP	NT	0820	Unit	Studio & 1	$340,000	$315,000	7.93%	5.51%	$460	$450	2.22%	7.03%
▲	47	RAPID CREEK	NT	0810	Unit	2	$420,000	$429,000	-2.10%	6.06%	$485	$455	6.59%	6.00%
	48	FANNIE BAY	NT	0820	Unit	2	$448,000	$437,000	2.51%	8.39%	$435	$430	1.16%	5.04%

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

QLD Report

Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
							Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
	1	BOWEN	QLD	4805	Unit	3	$399,500	$395,000	1.13%	-9.96%	$375	$345	8.69%	4.88%
	2	COLLINSVILLE	QLD	4804	House	4	$189,000	$193,500	-2.33%	-6.18%	$350	$350	0.00%	9.62%
	3	EMERALD	QLD	4720	Unit	2	$185,000	$169,000	9.46%	-2.03%	$320	$290	10.34%	8.99%
	4	EMERALD	QLD	4720	Townhouse	3	$270,000	$274,000	-1.46%	-2.02%	$450	$365	23.28%	8.66%
	5	EMERALD	QLD	4720	Unit	3	$259,000	$230,000	12.60%	-1.19%	$360	$350	2.85%	7.22%
	6	CLONCURRY	QLD	4824	House	3	$219,000	$227,500	-3.74%	-0.98%	$380	$350	8.57%	9.02%
	7	LONGREACH	QLD	4730	House	3	$227,500	$230,000	-1.09%	-0.65%	$310	$300	3.33%	7.08%
	8	MOUNT ISA	QLD	4825	House	3	$279,000	$299,000	-6.69%	0.00%	$450	$460	-2.18%	8.38%
	9	BLACKS BEACH	QLD	4740	House	4	$440,000	$420,000	4.76%	0.02%	$550	$480	14.58%	6.50%
	10	BOWEN	QLD	4805	Unit	2	$260,000	$259,000	0.38%	0.08%	$360	$325	10.76%	7.20%
	11	SHAW	QLD	4818	House	4	$455,000	$462,500	-1.63%	0.11%	$500	$480	4.16%	5.71%
	12	CHERMSIDE	QLD	4032	Unit	Studio & 1	$350,000	$320,000	9.37%	0.17%	$430	$380	13.15%	6.38%
	13	CAIRNS CITY	QLD	4870	Unit	3	$699,500	$675,000	3.62%	0.27%	$695	$650	6.92%	5.16%
	14	ROMA	QLD	4455	House	3	$285,000	$280,000	1.78%	0.43%	$350	$330	6.06%	6.38%
	15	MACKAY HARBOUR	QLD	4740	Unit	3	$497,000	$498,000	-0.21%	0.49%	$660	$600	10.00%	6.90%
	16	MILTON	QLD	4064	Unit	Studio & 1	$400,000	$400,000	0.00%	0.56%	$500	$450	11.11%	6.50%
	17	SPRING HILL	QLD	4000	Unit	Studio & 1	$309,000	$299,000	3.34%	0.66%	$460	$400	15.00%	7.74%
	18	EMERALD	QLD	4720	House	4	$415,000	$399,000	4.01%	0.74%	$480	$435	10.34%	6.01%
	19	NORTH WARD	QLD	4810	Unit	3	$514,500	$509,500	0.98%	0.77%	$640	$550	16.36%	6.46%
	20	SOUTH TOWNSVILLE	QLD	4810	Unit	2	$290,000	$310,000	-6.46%	0.78%	$420	$390	7.69%	7.53%
	21	ROMA	QLD	4455	House	2	$230,000	$230,000	0.00%	0.98%	$280	$265	5.66%	6.33%
	22	ROMA	QLD	4455	House	4	$389,500	$380,000	2.50%	1.09%	$420	$390	7.69%	5.60%
	23	RAILWAY ESTATE	QLD	4810	House	3	$379,000	$387,500	-2.20%	1.09%	$460	$425	8.23%	6.31%
	24	NORTH WARD	QLD	4810	Unit	Studio & 1	$189,000	$199,000	-5.03%	1.09%	$350	$300	16.66%	9.62%
	25	CLERMONT	QLD	4721	House	3	$265,000	$232,500	13.97%	1.17%	$350	$350	0.00%	6.86%

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

QLD Report

Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
							Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
▲	26	BLACKWATER	QLD	4717	House	4	$297,000	$272,500	8.99%	1.37%	$430	$380	13.15%	7.52%
▲	27	TOWNSVILLE CITY	QLD	4810	Unit	2	$364,500	$345,000	5.65%	1.46%	$460	$450	2.22%	6.56%
▼	28	DOUGLAS	QLD	4814	Unit	2	$275,000	$265,000	3.77%	1.52%	$400	$370	8.10%	7.56%
▲	29	SARINA	QLD	4737	House	4	$470,000	$446,000	5.38%	1.56%	$550	$480	14.58%	6.08%
▲	30	MOUNT ISA	QLD	4825	Unit	2	$200,000	$200,000	0.00%	1.57%	$300	$290	3.44%	7.80%
▼	31	CHARLEVILLE	QLD	4470	House	2	$130,000	$120,000	8.33%	1.61%	$200	$200	0.00%	8.00%
▬	32	ROCKHAMPTON CITY	QLD	4700	Unit	2	$487,500	$487,000	0.10%	1.66%	$385	$370	4.05%	4.10%
▼	33	MOURA	QLD	4718	House	3	$215,000	$188,500	14.05%	1.81%	$340	$330	3.03%	8.22%
▲	34	FORTITUDE VALLEY	QLD	4006	Unit	Studio & 1	$359,500	$340,000	5.73%	1.91%	$480	$420	14.28%	6.94%
▼	35	AYR	QLD	4807	Unit	2	$230,000	$239,000	-3.77%	1.93%	$250	$250	0.00%	5.65%
▲	36	GLENELLA	QLD	4740	House	3	$439,500	$449,000	-2.12%	1.95%	$570	$480	18.75%	6.74%
▲	37	MOUNT ISA	QLD	4825	House	4	$379,000	$369,500	2.57%	2.04%	$520	$500	4.00%	7.13%
▲	38	LUTWYCHE	QLD	4030	Unit	2	$509,000	$480,000	6.04%	2.04%	$520	$450	15.55%	5.31%
⚑	39	COLLINSVILLE	QLD	4804	House	3	$179,500	$195,000	-7.95%	2.07%	$370	$340	8.82%	10.71%
▲	40	INGHAM	QLD	4850	House	3	$255,000	$240,000	6.25%	2.08%	$320	$320	0.00%	6.52%
▲	41	BILOELA	QLD	4715	House	4	$350,000	$340,000	2.94%	2.13%	$420	$400	5.00%	6.24%
▼	42	AUCHENFLOWER	QLD	4066	Unit	2	$489,500	$454,500	7.70%	2.20%	$500	$435	14.94%	5.31%
⚑	43	BERSERKER	QLD	4701	Unit	2	$249,500	$227,500	9.67%	2.32%	$340	$320	6.25%	7.08%
⚑	44	TOWNSVILLE CITY	QLD	4810	Unit	3	$500,000	$492,000	1.62%	2.36%	$600	$550	9.09%	6.24%
▲	45	BILOELA	QLD	4715	House	3	$280,000	$249,000	12.44%	2.37%	$340	$330	3.03%	6.31%
▲	46	SOUTH BRISBANE	QLD	4101	Unit	Studio & 1	$450,000	$419,500	7.27%	2.38%	$575	$470	22.34%	6.64%
⚑	47	CLAYFIELD	QLD	4011	House	4	$1,500,000	$1,590,000	-5.67%	2.51%	$850	$850	0.00%	2.94%
	48	DAKABIN	QLD	4503	Townhouse	3	$429,000	$387,000	10.85%	2.56%	$485	$420	15.47%	5.87%
⚑	49	THE RANGE	QLD	4700	House	4	$599,000	$549,500	9.00%	2.57%	$570	$520	9.61%	4.94%
⚑	50	SPRING HILL	QLD	4000	Unit	2	$510,000	$497,000	2.61%	2.58%	$580	$500	16.00%	5.91%

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

SA Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
						Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
1	ROXBY DOWNS	SA	5725	House	4	$332,500	$335,000	-0.75%	-2.64%	$420	$400	5.00%	6.56%
2	ROXBY DOWNS	SA	5725	House	3	$250,000	$270,000	-7.41%	-1.89%	$355	$350	1.42%	7.38%
3	PORT AUGUSTA WEST	SA	5700	House	4	$370,000	$355,000	4.22%	-0.27%	$370	$380	-2.64%	5.20%
4	PORT AUGUSTA	SA	5700	House	4	$257,000	$245,000	4.89%	-0.19%	$355	$350	1.42%	7.18%
5	ADELAIDE	SA	5000	House	2	$545,000	$600,000	-9.17%	-0.18%	$550	$500	10.00%	5.24%
6	PORT AUGUSTA WEST	SA	5700	House	3	$249,000	$225,000	10.66%	0.00%	$320	$320	0.00%	6.68%
7	WALKERVILLE	SA	5081	Unit	2	$400,000	$380,000	5.26%	0.77%	$490	$450	8.88%	6.37%
8	ADELAIDE	SA	5000	Unit	Studio & 1	$329,000	$340,000	-3.24%	1.03%	$450	$420	7.14%	7.11%
9	WHYALLA JENKINS	SA	5609	House	4	$360,000	$350,000	2.85%	1.30%	$420	$385	9.09%	6.06%
10	NORTH ADELAIDE	SA	5006	Unit	2	$440,000	$592,500	-25.74%	1.97%	$450	$420	7.14%	5.31%
11	SEATON	SA	5023	Unit	2	$300,000	$337,500	-11.12%	2.13%	$350	$310	12.90%	6.06%
12	GLENELG	SA	5045	Unit	2	$550,000	$577,500	-4.77%	2.46%	$485	$430	12.79%	4.58%
13	ADELAIDE	SA	5000	Unit	2	$489,000	$485,000	0.82%	2.84%	$550	$500	10.00%	5.84%
14	PORT AUGUSTA	SA	5700	House	3	$229,000	$207,500	10.36%	3.00%	$300	$295	1.69%	6.81%
15	ADELAIDE	SA	5000	Townhouse	2	$640,000	$595,000	7.56%	3.27%	$590	$505	16.83%	4.79%
16	SOMERTON PARK	SA	5044	House	3	$935,000	$950,000	-1.58%	3.36%	$600	$640	-6.25%	3.33%
17	WHYALLA	SA	5600	Unit	2	$159,500	$170,000	-6.18%	3.39%	$245	$245	0.00%	7.98%
18	PROSPECT	SA	5082	House	3	$775,000	$849,000	-8.72%	3.60%	$580	$530	9.43%	3.89%
19	WHYALLA STUART	SA	5608	House	4	$347,500	$295,500	17.59%	3.68%	$365	$370	-1.36%	5.46%
20	ADELAIDE	SA	5000	Unit	3	$875,000	$795,000	10.06%	3.98%	$725	$650	11.53%	4.30%
21	BOWDEN	SA	5007	Unit	2	$549,500	$470,000	16.91%	4.08%	$550	$480	14.58%	5.20%
22	GLENELG	SA	5045	Unit	Studio & 1	$430,000	$413,000	4.11%	4.26%	$470	$430	9.30%	5.68%
23	NORTH ADELAIDE	SA	5006	House	3	$1,235,000	$1,497,500	-17.53%	4.52%	$760	$700	8.57%	3.20%
24	NORWOOD	SA	5067	House	3	$1,125,000	$1,212,500	-7.22%	4.74%	$660	$670	-1.50%	3.05%
25	WHYALLA	SA	5600	House	3	$369,000	$337,500	9.33%	4.94%	$350	$325	7.69%	4.93%

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						Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
26	KURRALTA PARK	SA	5037	House	3	$695,000	$679,500	2.28%	5.02%	$635	$575	10.43%	4.75%
27	PORT AUGUSTA	SA	5700	House	2	$205,000	$175,000	17.14%	5.21%	$280	$280	0.00%	7.10%
28	LIGHTSVIEW	SA	5085	House	3	$600,000	$575,000	4.34%	5.23%	$595	$540	10.18%	5.15%
29	LIGHTSVIEW	SA	5085	Townhouse	3	$595,000	$552,500	7.69%	5.23%	$600	$530	13.20%	5.24%
30	BROOKLYN PARK	SA	5032	Unit	2	$300,000	$290,000	3.44%	5.50%	$355	$325	9.23%	6.15%
31	KILBURN	SA	5084	House	3	$550,000	$585,000	-5.99%	5.54%	$500	$430	16.27%	4.72%
32	PLYMPTON	SA	5038	House	3	$715,500	$569,000	25.74%	5.59%	$580	$540	7.40%	4.21%
33	WHYALLA STUART	SA	5608	House	3	$220,000	$200,000	10.00%	5.60%	$260	$240	8.33%	6.14%
34	MAWSON LAKES	SA	5095	Townhouse	3	$500,000	$469,500	6.49%	5.64%	$550	$475	15.78%	5.72%
35	NARACOORTE	SA	5271	House	3	$325,000	$325,000	0.00%	5.81%	$345	$305	13.11%	5.52%
36	LIGHTSVIEW	SA	5085	House	2	$490,000	$420,000	16.66%	5.84%	$520	$450	15.55%	5.51%
37	HENLEY BEACH	SA	5022	House	3	$999,500	$1,000,000	-0.05%	5.88%	$695	$615	13.00%	3.61%
38	GAWLER EAST	SA	5118	House	4	$588,500	$545,000	7.98%	6.01%	$580	$520	11.53%	5.12%
39	BROADVIEW	SA	5083	House	3	$695,000	$722,500	-3.81%	6.03%	$525	$490	7.14%	3.92%
40	MAWSON LAKES	SA	5095	House	4	$784,500	$739,000	6.15%	6.04%	$680	$570	19.29%	4.50%
41	PROSPECT	SA	5082	Unit	2	$404,500	$404,000	0.12%	6.16%	$450	$400	12.50%	5.78%
42	MAGILL	SA	5072	House	3	$810,000	$827,500	-2.12%	6.19%	$575	$530	8.49%	3.69%
43	MAWSON LAKES	SA	5095	Unit	2	$350,000	$299,000	17.05%	6.21%	$420	$370	13.51%	6.24%
44	VALE PARK	SA	5081	House	3	$947,500	$950,000	-0.27%	6.24%	$570	$550	3.63%	3.12%
45	PLYMPTON	SA	5038	Unit	2	$325,000	$275,000	18.18%	6.25%	$390	$350	11.42%	6.24%
46	PORT PIRIE	SA	5540	House	4	$380,000	$325,000	16.92%	6.30%	$400	$320	25.00%	5.47%
47	MORPHETTVILLE	SA	5043	House	3	$692,500	$651,000	6.37%	6.31%	$630	$600	5.00%	4.73%
48	WAIKERIE	SA	5330	House	3	$297,500	$262,500	13.33%	6.32%	$320	$300	6.66%	5.59%
49	WHYALLA JENKINS	SA	5609	House	3	$325,000	$280,000	16.07%	6.34%	$380	$360	5.55%	6.08%
50	PORT LINCOLN	SA	5606	Unit	2	$269,500	$228,000	18.20%	6.47%	$290	$240	20.83%	5.59%

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

TAS Report													
Rank		Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
							Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
▲	1	WEST HOBART	TAS	7000	House	3	$849,000	$950,000	-10.64%	4.08%	$600	$620	-3.23%	3.67%
▲	2	SANDY BAY	TAS	7005	House	4	$1,290,000	$1,500,000	-14.00%	5.23%	$800	$800	0.00%	3.22%
▲	3	SANDY BAY	TAS	7005	House	3	$1,100,000	$1,195,000	-7.95%	5.54%	$650	$650	0.00%	3.07%
▬	4	NORTH HOBART	TAS	7000	House	3	$880,000	$885,000	-0.57%	5.76%	$605	$650	-6.93%	3.57%
	5	TAROONA	TAS	7053	House	3	$867,500	$995,000	-12.82%	5.94%	$635	$645	-1.56%	3.80%
▬	6	KINGSTON	TAS	7050	House	4	$795,000	$875,000	-9.15%	5.97%	$650	$675	-3.71%	4.25%
▲	7	NEW TOWN	TAS	7008	House	3	$875,000	$895,000	-2.24%	6.47%	$595	$595	0.00%	3.53%
▲	8	BLACKMANS BAY	TAS	7052	House	4	$930,000	$930,000	0.00%	6.54%	$650	$650	0.00%	3.63%
▼	9	WEST MOONAH	TAS	7009	House	3	$590,000	$645,000	-8.53%	6.78%	$535	$550	-2.73%	4.71%
▲	10	LINDISFARNE	TAS	7015	House	4	$830,000	$795,000	4.40%	6.88%	$620	$620	0.00%	3.88%
▲	11	LINDISFARNE	TAS	7015	House	3	$692,500	$745,000	-7.05%	6.94%	$560	$550	1.81%	4.20%
▼	12	SOUTH HOBART	TAS	7004	House	3	$835,000	$790,000	5.69%	7.01%	$585	$585	0.00%	3.64%
▲	13	WEST LAUNCESTON	TAS	7250	House	4	$672,000	$749,000	-10.29%	7.03%	$580	$560	3.57%	4.48%
▼	14	LENAH VALLEY	TAS	7008	House	3	$745,000	$775,000	-3.88%	7.25%	$595	$575	3.47%	4.15%
▼	15	BELLERIVE	TAS	7018	House	3	$795,000	$799,000	-0.51%	7.26%	$580	$560	3.57%	3.79%
▼	16	MOONAH	TAS	7009	House	3	$595,000	$630,000	-5.56%	7.34%	$530	$545	-2.76%	4.63%
▼	17	MARGATE	TAS	7054	House	3	$695,000	$695,000	0.00%	7.46%	$525	$530	-0.95%	3.92%
▼	18	HOWRAH	TAS	7018	House	3	$699,000	$727,000	-3.86%	7.47%	$550	$550	0.00%	4.09%
▲	19	NEWNHAM	TAS	7248	House	4	$587,000	$597,000	-1.68%	7.49%	$520	$520	0.00%	4.60%
	20	LENAH VALLEY	TAS	7008	House	4	$849,500	$885,000	-4.02%	7.56%	$620	$620	0.00%	3.79%
▲	21	KINGSTON	TAS	7050	Unit	2	$499,500	$530,000	-5.76%	7.68%	$450	$450	0.00%	4.68%
▼	22	SANDY BAY	TAS	7005	Unit	2	$650,000	$640,000	1.56%	7.87%	$480	$495	-3.04%	3.84%
▼	23	KINGSTON	TAS	7050	House	3	$695,000	$699,000	-0.58%	7.91%	$570	$570	0.00%	4.26%
▼	24	HOWRAH	TAS	7018	House	4	$845,000	$845,000	0.00%	8.00%	$655	$650	0.76%	4.03%
▬	25	BLACKMANS BAY	TAS	7052	House	3	$790,000	$770,000	2.59%	8.41%	$565	$560	0.89%	3.71%

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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	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
26	GEILSTON BAY	TAS	7015	House	3	$675,000	$695,000	-2.88%	8.45%	$550	$550	0.00%	4.23%
27	LEGANA	TAS	7277	House	4	$699,000	$727,000	-3.86%	8.66%	$570	$590	-3.39%	4.24%
28	MORNINGTON	TAS	7018	House	3	$575,000	$595,000	-3.37%	8.66%	$520	$525	-0.96%	4.70%
29	KINGS MEADOWS	TAS	7249	House	3	$478,500	$499,500	-4.21%	8.72%	$450	$450	0.00%	4.89%
30	LUTANA	TAS	7009	House	3	$595,000	$615,000	-3.26%	8.81%	$520	$550	-5.46%	4.54%
31	MONTROSE	TAS	7010	House	3	$585,000	$587,500	-0.43%	8.87%	$500	$550	-9.10%	4.44%
32	GLENORCHY	TAS	7010	House	4	$695,000	$695,000	0.00%	9.11%	$585	$560	4.46%	4.37%
33	CHIGWELL	TAS	7011	House	3	$482,000	$495,000	-2.63%	9.30%	$465	$480	-3.13%	5.01%
34	DEVONPORT	TAS	7310	House	4	$600,000	$649,500	-7.63%	9.31%	$450	$460	-2.18%	3.90%
35	GLENORCHY	TAS	7010	House	3	$567,000	$565,000	0.35%	9.36%	$510	$530	-3.78%	4.67%
36	NORWOOD	TAS	7250	House	3	$549,000	$587,000	-6.48%	9.48%	$485	$465	4.30%	4.59%
37	BERRIEDALE	TAS	7011	House	3	$550,000	$545,000	0.91%	9.52%	$500	$510	-1.97%	4.72%
38	LEGANA	TAS	7277	House	3	$595,000	$557,000	6.82%	9.56%	$490	$495	-1.02%	4.28%
39	NEWSTEAD	TAS	7250	House	4	$799,000	$762,000	4.85%	9.87%	$575	$590	-2.55%	3.74%
40	RISDON VALE	TAS	7016	House	3	$449,000	$470,000	-4.47%	9.90%	$450	$455	-1.10%	5.21%
41	GLENORCHY	TAS	7010	Unit	2	$425,000	$427,500	-0.59%	9.91%	$420	$400	5.00%	5.13%
42	RIVERSIDE	TAS	7250	House	3	$547,000	$549,000	-0.37%	9.98%	$480	$475	1.05%	4.56%
43	RIVERSIDE	TAS	7250	House	4	$723,000	$680,000	6.32%	10.00%	$545	$550	-0.91%	3.91%
44	AUSTINS FERRY	TAS	7011	House	3	$597,500	$595,000	0.42%	10.06%	$530	$520	1.92%	4.61%
45	WEST LAUNCESTON	TAS	7250	House	3	$585,000	$579,000	1.03%	10.20%	$490	$475	3.15%	4.35%
46	GLENORCHY	TAS	7010	House	2	$440,000	$495,000	-11.12%	10.26%	$450	$435	3.44%	5.31%
47	MIDWAY POINT	TAS	7171	House	3	$645,000	$650,000	-0.77%	10.30%	$550	$530	3.77%	4.43%
48	CLAREMONT	TAS	7011	House	3	$539,000	$545,000	-1.11%	10.31%	$480	$500	-4.00%	4.63%
49	ROSETTA	TAS	7010	House	3	$650,000	$675,000	-3.71%	10.47%	$505	$550	-8.19%	4.04%
50	PARK GROVE	TAS	7320	House	3	$512,000	$525,000	-2.48%	10.56%	$430	$450	-4.45%	4.36%

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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	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
1	CARLTON	VIC	3053	House	2	$672,500	$677,500	-0.74%	-7.49%	$650	$600	8.33%	5.02%
2	SOUTH YARRA	VIC	3141	Unit	3	$1,650,000	$1,613,000	2.29%	-6.61%	$900	$880	2.27%	2.83%
3	HAWTHORN EAST	VIC	3123	Unit	3	$1,230,000	$1,350,000	-8.89%	-4.58%	$700	$595	17.64%	2.95%
4	PARKVILLE	VIC	3052	Unit	Studio & 1	$320,000	$335,000	-4.48%	-4.17%	$400	$350	14.28%	6.50%
5	GLENROY	VIC	3046	House	2	$405,000	$350,000	15.71%	-4.13%	$420	$375	12.00%	5.39%
6	SOUTH YARRA	VIC	3141	House	4	$3,250,000	$3,500,000	-7.15%	-3.83%	$1,400	$1,200	16.66%	2.24%
7	CARLTON	VIC	3053	House	3	$1,450,000	$1,400,000	3.57%	-3.61%	$840	$795	5.66%	3.01%
8	ST KILDA	VIC	3182	House	3	$1,440,000	$1,500,000	-4.00%	-3.27%	$950	$775	22.58%	3.43%
9	MALVERN EAST	VIC	3145	Unit	Studio & 1	$300,000	$299,000	0.33%	-3.04%	$330	$300	10.00%	5.72%
10	ST ALBANS	VIC	3021	House	2	$470,000	$575,000	-18.27%	-2.74%	$350	$330	6.06%	3.87%
11	CARNEGIE	VIC	3163	Unit	Studio & 1	$320,000	$335,000	-4.48%	-2.70%	$360	$310	16.12%	5.85%
12	ASCOT VALE	VIC	3032	Townhouse	2	$690,000	$750,000	-8.00%	-2.67%	$600	$520	15.38%	4.52%
13	PRAHRAN	VIC	3181	House	4	$1,924,000	$2,475,000	-22.27%	-2.65%	$1,150	$1,250	-8.00%	3.10%
14	EAST MELBOURNE	VIC	3002	Unit	2	$700,000	$800,000	-12.50%	-2.64%	$625	$560	11.60%	4.64%
15	OAKLEIGH SOUTH	VIC	3167	Unit	2	$430,000	$460,000	-6.53%	-2.58%	$455	$400	13.75%	5.50%
16	MOONEE PONDS	VIC	3039	Unit	Studio & 1	$375,000	$380,000	-1.32%	-2.54%	$400	$360	11.11%	5.54%
17	MOONEE PONDS	VIC	3039	Townhouse	2	$700,000	$700,000	0.00%	-2.51%	$625	$525	19.04%	4.64%
18	WINDSOR	VIC	3181	Unit	2	$590,000	$590,000	0.00%	-2.51%	$555	$495	12.12%	4.89%
19	FRANKSTON	VIC	3199	Unit	Studio & 1	$250,000	$250,000	0.00%	-2.38%	$300	$270	11.11%	6.24%
20	BOX HILL	VIC	3128	House	3	$1,250,000	$1,320,000	-5.31%	-2.24%	$580	$495	17.17%	2.41%
21	FLEMINGTON	VIC	3031	Unit	2	$495,000	$550,000	-10.00%	-2.17%	$475	$410	15.85%	4.98%
22	PORT MELBOURNE	VIC	3207	House	4	$2,175,000	$2,500,000	-13.00%	-2.15%	$1,250	$1,100	13.63%	2.98%
23	KEW	VIC	3101	House	2	$1,012,000	$995,000	1.70%	-2.10%	$630	$515	22.33%	3.23%
24	KENSINGTON	VIC	3031	Unit	Studio & 1	$345,000	$340,000	1.47%	-1.92%	$420	$365	15.06%	6.33%
25	ELWOOD	VIC	3184	Unit	3	$980,000	$1,145,000	-14.42%	-1.83%	$730	$595	22.68%	3.87%

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						Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
26	MALVERN EAST	VIC	3145	Unit	3	$915,000	$950,000	-3.69%	-1.76%	$600	$550	9.09%	3.40%
27	WINDSOR	VIC	3181	Unit	Studio & 1	$360,000	$350,000	2.85%	-1.72%	$420	$370	13.51%	6.06%
28	DONCASTER EAST	VIC	3109	Unit	Studio & 1	$360,000	$360,000	0.00%	-1.69%	$420	$360	16.66%	6.06%
29	ARMADALE	VIC	3143	Unit	Studio & 1	$395,000	$450,000	-12.23%	-1.68%	$400	$360	11.11%	5.26%
30	BENTLEIGH EAST	VIC	3165	Townhouse	2	$690,000	$730,000	-5.48%	-1.65%	$550	$520	5.76%	4.14%
31	CAMBERWELL	VIC	3124	Unit	2	$599,500	$677,500	-11.52%	-1.60%	$530	$460	15.21%	4.59%
32	ESSENDON NORTH	VIC	3041	Unit	2	$385,000	$399,000	-3.51%	-1.59%	$460	$380	21.05%	6.21%
33	MALVERN EAST	VIC	3145	Unit	2	$600,000	$602,500	-0.42%	-1.59%	$500	$445	12.35%	4.33%
34	BROADMEADOWS	VIC	3047	House	3	$500,000	$550,000	-9.10%	-1.53%	$395	$350	12.85%	4.10%
35	MOONEE PONDS	VIC	3039	Unit	2	$530,000	$587,500	-9.79%	-1.46%	$495	$450	10.00%	4.85%
36	ESSENDON	VIC	3040	Unit	Studio & 1	$330,000	$330,000	0.00%	-1.45%	$370	$320	15.62%	5.83%
37	BUNDOORA	VIC	3083	Unit	2	$400,000	$410,000	-2.44%	-1.44%	$420	$380	10.52%	5.46%
38	BENTLEIGH	VIC	3204	Townhouse	3	$1,000,000	$1,150,000	-13.05%	-1.44%	$730	$700	4.28%	3.79%
39	ABBOTSFORD	VIC	3067	Unit	Studio & 1	$365,000	$360,000	1.38%	-1.44%	$450	$395	13.92%	6.41%
40	BURWOOD	VIC	3125	Townhouse	3	$900,000	$830,000	8.43%	-1.39%	$700	$600	16.66%	4.04%
41	OAKLEIGH	VIC	3166	Unit	Studio & 1	$372,500	$380,000	-1.98%	-1.37%	$420	$360	16.66%	5.86%
42	BRAYBROOK	VIC	3019	House	2	$640,000	$600,000	6.66%	-1.35%	$365	$340	7.35%	2.96%
43	HEIDELBERG	VIC	3084	Unit	2	$555,000	$580,000	-4.32%	-1.32%	$485	$420	15.47%	4.54%
44	BUNDOORA	VIC	3083	Unit	Studio & 1	$300,000	$315,000	-4.77%	-1.28%	$365	$330	10.60%	6.32%
45	MURRUMBEENA	VIC	3163	Unit	Studio & 1	$300,000	$300,000	0.00%	-1.28%	$360	$300	20.00%	6.24%
46	HEIDELBERG	VIC	3084	Unit	Studio & 1	$412,000	$390,000	5.64%	-1.26%	$395	$350	12.85%	4.98%
47	WERRIBEE SOUTH	VIC	3030	Unit	2	$465,000	$474,000	-1.90%	-1.24%	$440	$400	10.00%	4.92%
48	HAWTHORN EAST	VIC	3123	Unit	2	$600,000	$600,000	0.00%	-1.11%	$550	$470	17.02%	4.76%
49	GLEN IRIS	VIC	3146	Unit	Studio & 1	$350,000	$335,000	4.47%	-1.11%	$400	$350	14.28%	5.94%
50	CHELTENHAM	VIC	3192	Unit	Studio & 1	$360,000	$350,000	2.85%	-1.08%	$375	$350	7.14%	5.41%

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WA Report													
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						Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
1	PERTH	WA	6000	House	2	$500,000	$612,000	-18.31%	-5.11%	$700	$600	16.66%	7.28%
2	GERALDTON	WA	6530	Unit	2	$210,000	$189,000	11.11%	-4.90%	$280	$230	21.73%	6.93%
3	SUBIACO	WA	6008	House	2	$650,000	$970,000	-32.99%	-4.31%	$725	$650	11.53%	5.80%
4	SOUTH PERTH	WA	6151	House	2	$600,000	$527,500	13.74%	-4.10%	$525	$500	5.00%	4.55%
5	WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	$279,000	$349,000	-20.06%	-3.99%	$425	$350	21.42%	7.92%
6	INGLEWOOD	WA	6052	Unit	2	$315,000	$324,000	-2.78%	-3.66%	$480	$390	23.07%	7.92%
7	NORTH PERTH	WA	6006	Unit	Studio & 1	$295,000	$269,000	9.66%	-3.31%	$430	$350	22.85%	7.57%
8	MOUNT LAWLEY	WA	6050	House	2	$550,000	$550,000	0.00%	-2.52%	$545	$440	23.86%	5.15%
9	EAST VICTORIA PARK	WA	6101	Unit	2	$344,500	$375,000	-8.14%	-1.89%	$550	$425	29.41%	8.30%
10	NORTHBRIDGE	WA	6003	Unit	2	$442,000	$450,000	-1.78%	-1.60%	$585	$500	17.00%	6.88%
11	EAST PERTH	WA	6004	Unit	Studio & 1	$329,000	$327,000	0.61%	-1.20%	$490	$415	18.07%	7.74%
12	BAYSWATER	WA	6053	Unit	2	$275,000	$249,000	10.44%	-0.99%	$450	$360	25.00%	8.50%
13	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	$275,000	$249,000	10.44%	-0.82%	$415	$350	18.57%	7.84%
14	WEST PERTH	WA	6005	Unit	Studio & 1	$300,000	$300,000	0.00%	-0.78%	$470	$410	14.63%	8.14%
15	EAST PERTH	WA	6004	Unit	3	$800,000	$800,000	0.00%	-0.71%	$850	$740	14.86%	5.52%
16	NORTH FREMANTLE	WA	6159	Unit	2	$862,500	$995,000	-13.32%	-0.52%	$850	$800	6.25%	5.12%
17	FREMANTLE	WA	6160	Unit	2	$557,500	$595,000	-6.31%	-0.16%	$650	$585	11.11%	6.06%
18	EAST PERTH	WA	6004	Unit	2	$495,000	$489,000	1.22%	0.00%	$625	$550	13.63%	6.56%
19	NORTH PERTH	WA	6006	Unit	2	$499,000	$427,000	16.86%	0.00%	$570	$480	18.75%	5.93%
20	SCARBOROUGH	WA	6019	Unit	Studio & 1	$399,000	$379,000	5.27%	0.00%	$485	$400	21.25%	6.32%
21	CHURCHLANDS	WA	6018	Unit	2	$400,000	$350,000	14.28%	0.05%	$525	$425	23.52%	6.82%
22	CLAREMONT	WA	6010	Unit	Studio & 1	$477,000	$440,000	8.40%	0.08%	$420	$380	10.52%	4.57%
23	EAST PERTH	WA	6004	House	2	$499,000	$480,000	3.95%	0.08%	$630	$570	10.52%	6.56%
24	LEEDERVILLE	WA	6007	Townhouse	2	$505,000	$489,000	3.27%	0.24%	$605	$505	19.80%	6.22%
25	COTTESLOE	WA	6011	Unit	2	$710,000	$695,000	2.15%	0.28%	$600	$580	3.44%	4.39%

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Suburbs With Largest Average Annual Median Price Decline In Last 5 Years

WA Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
						Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
26	CLAREMONT	WA	6010	Unit	2	$635,000	$499,000	27.25%	0.32%	$650	$525	23.80%	5.32%
27	ASCOT	WA	6104	House	4	$814,500	$844,500	-3.56%	0.36%	$695	$595	16.80%	4.43%
28	WEST LEEDERVILLE	WA	6007	Unit	2	$505,000	$499,000	1.20%	0.40%	$620	$550	12.72%	6.38%
29	MAYLANDS	WA	6051	House	2	$462,500	$385,000	20.12%	0.55%	$495	$420	17.85%	5.56%
30	WEST PERTH	WA	6005	Unit	2	$499,500	$469,000	6.50%	0.59%	$650	$550	18.18%	6.76%
31	HAMILTON HILL	WA	6163	Unit	2	$277,500	$254,500	9.03%	0.62%	$450	$350	28.57%	8.43%
32	ELLENBROOK	WA	6069	Unit	2	$309,000	$289,000	6.92%	0.63%	$420	$380	10.52%	7.06%
33	WEST PERTH	WA	6005	Unit	3	$825,000	$972,500	-15.17%	0.64%	$750	$650	15.38%	4.72%
34	SUBIACO	WA	6008	Unit	Studio & 1	$400,000	$395,000	1.26%	0.77%	$495	$420	17.85%	6.43%
35	MOUNT LAWLEY	WA	6050	Unit	2	$385,000	$382,000	0.78%	0.85%	$495	$420	17.85%	6.68%
36	COCKBURN CENTRAL	WA	6164	Unit	Studio & 1	$310,000	$295,000	5.08%	0.86%	$425	$360	18.05%	7.12%
37	FREMANTLE	WA	6160	Unit	Studio & 1	$313,000	$344,000	-9.02%	0.88%	$490	$400	22.50%	8.14%
38	BURSWOOD	WA	6100	Unit	3	$1,075,000	$1,180,000	-8.90%	0.96%	$900	$900	0.00%	4.35%
39	HAMILTON HILL	WA	6163	House	2	$410,000	$434,000	-5.53%	1.00%	$500	$420	19.04%	6.34%
40	JOONDALUP	WA	6027	Unit	Studio & 1	$299,500	$275,000	8.90%	1.00%	$400	$350	14.28%	6.94%
41	HIGHGATE	WA	6003	Unit	2	$510,000	$499,000	2.20%	1.05%	$560	$480	16.66%	5.70%
42	BASSENDEAN	WA	6054	Townhouse	3	$397,500	$439,000	-9.46%	1.17%	$550	$480	14.58%	7.19%
43	NORTH PERTH	WA	6006	House	4	$1,049,000	$1,199,000	-12.52%	1.17%	$895	$815	9.81%	4.43%
44	NORTH COOGEE	WA	6163	Unit	2	$625,000	$622,500	0.40%	1.19%	$655	$600	9.16%	5.44%
45	SOMERVILLE	WA	6430	House	3	$365,000	$357,000	2.24%	1.19%	$650	$550	18.18%	9.26%
46	HIGHGATE	WA	6003	Unit	Studio & 1	$300,000	$279,000	7.52%	1.21%	$430	$360	19.44%	7.45%
47	SOUTH PERTH	WA	6151	Unit	Studio & 1	$400,000	$385,000	3.89%	1.30%	$450	$360	25.00%	5.85%
48	NORTH COOGEE	WA	6163	Unit	Studio & 1	$400,000	$417,500	-4.20%	1.30%	$490	$450	8.88%	6.37%
49	ROCKINGHAM	WA	6168	Unit	Studio & 1	$309,000	$312,000	-0.97%	1.35%	$400	$360	11.11%	6.73%
50	DALKEITH	WA	6009	House	5	$3,750,000	$3,900,000	-3.85%	1.39%	$1,650	$1,400	17.85%	2.28%

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Additional Resources

- Invest better with a Real Estate Investar Pro Membership
- Get a Free 30-Minute Personalised Demo with Your Chosen Suburbs and Investment Strategy
- Improve Your Investing Knowledge with Our Blog Articles

We hope you find this information helpful!