

Suburb Performance Reports



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... brings you powerful, easy-to-use software to help you find, analyse, research and track investment property more successfully.

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Property Analyser

Track your property portfolio data and get access market values, capital growth, income, expenses and cash flow in real time.

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 PORT MELBOURNE	VIC	3207	Unit	3	\$1,425,000	\$1,700,000	-16.18%	-9.09%	\$1,125	\$1,100	2.27%	4.10%
	2 CAMBERWELL	VIC	3124	Unit	3	\$1,300,000	\$1,500,000	-13.34%	-6.81%	\$750	\$715	4.89%	3.00%
	3 GLEN IRIS	VIC	3146	Unit	Studio & 1	\$300,000	\$342,500	-12.41%	-6.51%	\$430	\$400	7.50%	7.45%
	4 SOUTH YARRA	VIC	3141	House	4	\$3,300,000	\$3,450,000	-4.35%	-4.71%	\$1,725	\$1,400	23.21%	2.71%
	5 SYDNEY OLYMPIC PARK	NSW	2127	Unit	2	\$790,000	\$800,000	-1.25%	-4.22%	\$800	\$780	2.56%	5.26%
	6 EASTWOOD	NSW	2122	Unit	2	\$690,000	\$630,000	9.52%	-4.09%	\$620	\$550	12.72%	4.67%
	7 TOORAK	VIC	3142	House	3	\$2,897,500	\$3,050,000	-5.00%	-3.71%	\$1,300	\$1,150	13.04%	2.33%
	8 MALVERN EAST	VIC	3145	Unit	Studio & 1	\$292,500	\$310,000	-5.65%	-3.53%	\$380	\$330	15.15%	6.75%
	9 ROXBY DOWNS	SA	5725	House	4	\$310,000	\$330,000	-6.07%	-3.32%	\$400	\$430	-6.98%	6.70%
	10 THORBURY	VIC	3071	Unit	Studio & 1	\$357,500	\$345,000	3.62%	-3.17%	\$400	\$350	14.28%	5.81%
	11 HUGHESDALE	VIC	3166	Unit	2	\$500,000	\$585,000	-14.53%	-3.08%	\$565	\$515	9.70%	5.87%
	12 BAULKHAM HILLS	NSW	2153	Unit	3	\$815,000	\$795,000	2.51%	-3.06%	\$700	\$680	2.94%	4.46%
	13 TERRIGAL	NSW	2260	Unit	3	\$1,200,000	\$1,650,000	-27.28%	-3.04%	\$800	\$700	14.28%	3.46%
	14 PRAHRAN	VIC	3181	Unit	3	\$1,200,000	\$1,400,000	-14.29%	-3.04%	\$895	\$845	5.91%	3.87%
	15 IVANHOE	VIC	3079	Unit	Studio & 1	\$390,000	\$400,000	-2.50%	-3.02%	\$490	\$460	6.52%	6.53%
	16 CARLTON	VIC	3053	House	2	\$990,000	\$1,150,000	-13.92%	-2.95%	\$680	\$650	4.61%	3.57%
	17 TOORAK	VIC	3142	House	4	\$4,800,000	\$6,600,000	-27.28%	-2.69%	\$1,800	\$1,700	5.88%	1.95%
	18 MARIBYRNONG	VIC	3032	Unit	Studio & 1	\$320,000	\$349,500	-8.45%	-2.60%	\$450	\$420	7.14%	7.31%
	19 MALVERN EAST	VIC	3145	Unit	2	\$570,000	\$595,000	-4.21%	-2.59%	\$575	\$500	15.00%	5.24%
	20 ST ALBANS	VIC	3021	House	2	\$500,000	\$467,500	6.95%	-2.59%	\$420	\$355	18.30%	4.36%
	21 MALVERN	VIC	3144	Unit	Studio & 1	\$400,000	\$395,000	1.26%	-2.54%	\$450	\$400	12.50%	5.85%
	22 SYDNEY OLYMPIC PARK	NSW	2127	Unit	Studio & 1	\$550,000	\$560,000	-1.79%	-2.52%	\$665	\$640	3.90%	6.28%
	23 TOORAK	VIC	3142	Unit	2	\$705,000	\$780,000	-9.62%	-2.50%	\$630	\$595	5.88%	4.64%
	24 PARKVILLE	VIC	3052	Unit	Studio & 1	\$335,000	\$320,000	4.68%	-2.49%	\$480	\$405	18.51%	7.45%
	25 CARNEGIE	VIC	3163	Unit	Studio & 1	\$340,000	\$330,000	3.03%	-2.46%	\$400	\$370	8.10%	6.11%



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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	CANTERBURY	NSW	2193	Unit	Studio & 1	\$486,500	\$499,500	-2.61%	-2.42%	\$595	\$560	6.25%	6.35%
27	HAYMARKET	NSW	2000	Unit	Studio & 1	\$758,000	\$800,000	-5.25%	-2.38%	\$900	\$850	5.88%	6.17%
28	ALBERT PARK	VIC	3206	House	3	\$2,000,000	\$2,200,000	-9.10%	-2.33%	\$1,100	\$1,075	2.32%	2.86%
29	MORTLAKE	NSW	2137	Unit	2	\$800,000	\$850,000	-5.89%	-2.33%	\$800	\$755	5.96%	5.20%
30	ELWOOD	VIC	3184	Unit	Studio & 1	\$400,000	\$410,000	-2.44%	-2.31%	\$450	\$400	12.50%	5.85%
31	WEST MELBOURNE	VIC	3003	Unit	2	\$550,000	\$582,500	-5.58%	-2.31%	\$680	\$640	6.25%	6.42%
32	BAULKHAM HILLS	NSW	2153	Unit	2	\$650,000	\$650,000	0.00%	-2.29%	\$630	\$600	5.00%	5.04%
33	ESSENDON	VIC	3040	Unit	Studio & 1	\$320,000	\$330,000	-3.04%	-2.28%	\$400	\$375	6.66%	6.50%
34	SOUTH YARRA	VIC	3141	Unit	3	\$1,737,500	\$1,900,000	-8.56%	-2.28%	\$1,100	\$985	11.67%	3.29%
35	PARKVILLE	VIC	3052	Unit	2	\$480,000	\$500,000	-4.00%	-2.26%	\$580	\$530	9.43%	6.28%
36	FITZROY NORTH	VIC	3068	Unit	2	\$600,000	\$650,000	-7.70%	-2.17%	\$630	\$570	10.52%	5.46%
37	MCKINNON	VIC	3204	Townhouse	3	\$990,000	\$990,000	0.00%	-2.09%	\$850	\$790	7.59%	4.46%
38	CLAYTON	VIC	3168	Unit	Studio & 1	\$325,000	\$330,000	-1.52%	-2.03%	\$360	\$320	12.50%	5.76%
39	GLEN IRIS	VIC	3146	Townhouse	3	\$1,275,000	\$1,400,000	-8.93%	-1.96%	\$1,000	\$850	17.64%	4.07%
40	ST KILDA EAST	VIC	3183	Unit	Studio & 1	\$317,500	\$345,000	-7.98%	-1.90%	\$425	\$395	7.59%	6.96%
41	ROXBY DOWNS	SA	5725	House	3	\$250,000	\$250,000	0.00%	-1.89%	\$340	\$350	-2.86%	7.07%
42	RICHMOND	VIC	3121	Unit	2	\$600,000	\$635,000	-5.52%	-1.89%	\$680	\$625	8.80%	5.89%
43	MOONEE PONDS	VIC	3039	Unit	Studio & 1	\$390,000	\$380,000	2.63%	-1.84%	\$480	\$400	20.00%	6.40%
44	KATHERINE	NT	0850	Unit	2	\$265,000	\$270,000	-1.86%	-1.79%	\$380	\$390	-2.57%	7.45%
45	PASCOE VALE	VIC	3044	House	2	\$660,000	\$725,000	-8.97%	-1.73%	\$505	\$480	5.20%	3.97%
46	MORNINGTON	VIC	3931	House	2	\$500,000	\$700,000	-28.58%	-1.71%	\$570	\$550	3.63%	5.92%
47	GOULBURN	NSW	2580	Unit	2	\$329,500	\$332,500	-0.91%	-1.70%	\$340	\$320	6.25%	5.36%
48	CAULFIELD NORTH	VIC	3161	Townhouse	3	\$1,150,000	\$1,200,000	-4.17%	-1.65%	\$920	\$855	7.60%	4.16%
49	NOBLE PARK	VIC	3174	House	2	\$535,000	\$549,000	-2.56%	-1.60%	\$490	\$450	8.88%	4.76%
50	WINDSOR	VIC	3181	Unit	Studio & 1	\$360,000	\$365,000	-1.37%	-1.59%	\$470	\$435	8.04%	6.78%



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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	\$499,000	\$519,000	-3.86%	4.52%	\$580	\$575	0.86%	6.04%
2	WRIGHT	ACT	2611	Unit	Studio & 1	\$399,000	\$400,000	-0.25%	5.87%	\$460	\$450	2.22%	5.99%


























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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 SYDNEY OLYMPIC PARK	NSW	2127	Unit	2	\$790,000	\$800,000	-1.25%	-4.22%	\$800	\$780	2.56%	5.26%
	2 EASTWOOD	NSW	2122	Unit	2	\$690,000	\$630,000	9.52%	-4.09%	\$620	\$550	12.72%	4.67%
	3 BAULKHAM HILLS	NSW	2153	Unit	3	\$815,000	\$795,000	2.51%	-3.06%	\$700	\$680	2.94%	4.46%
	4 TERRIGAL	NSW	2260	Unit	3	\$1,200,000	\$1,650,000	-27.28%	-3.04%	\$800	\$700	14.28%	3.46%
	5 SYDNEY OLYMPIC PARK	NSW	2127	Unit	Studio & 1	\$550,000	\$560,000	-1.79%	-2.52%	\$665	\$640	3.90%	6.28%
	6 CANTERBURY	NSW	2193	Unit	Studio & 1	\$486,500	\$499,500	-2.61%	-2.42%	\$595	\$560	6.25%	6.35%
	7 HAYMARKET	NSW	2000	Unit	Studio & 1	\$758,000	\$800,000	-5.25%	-2.38%	\$900	\$850	5.88%	6.17%
	8 MORTLAKE	NSW	2137	Unit	2	\$800,000	\$850,000	-5.89%	-2.33%	\$800	\$755	5.96%	5.20%
	9 BAULKHAM HILLS	NSW	2153	Unit	2	\$650,000	\$650,000	0.00%	-2.29%	\$630	\$600	5.00%	5.04%
	10 GOULBURN	NSW	2580	Unit	2	\$329,500	\$332,500	-0.91%	-1.70%	\$340	\$320	6.25%	5.36%
	11 HAYMARKET	NSW	2000	Unit	2	\$1,300,000	\$1,290,000	0.77%	-1.47%	\$1,295	\$1,215	6.58%	5.18%
	12 KELLYVILLE	NSW	2155	Unit	2	\$650,000	\$649,000	0.15%	-1.45%	\$650	\$620	4.83%	5.20%
	13 PARRAMATTA	NSW	2150	Unit	2	\$600,000	\$625,000	-4.00%	-1.41%	\$680	\$650	4.61%	5.89%
	14 LEWISHAM	NSW	2049	Unit	Studio & 1	\$620,000	\$620,000	0.00%	-1.39%	\$650	\$600	8.33%	5.45%
	15 BLACKTOWN	NSW	2148	Unit	2	\$440,000	\$459,000	-4.14%	-1.31%	\$550	\$480	14.58%	6.50%
	16 DARLINGHURST	NSW	2010	Unit	Studio & 1	\$700,000	\$725,000	-3.45%	-1.24%	\$700	\$630	11.11%	5.20%
	17 GLEBE	NSW	2037	Unit	Studio & 1	\$650,000	\$660,000	-1.52%	-1.17%	\$680	\$600	13.33%	5.44%
	18 HOMEBUSH	NSW	2140	Unit	Studio & 1	\$500,000	\$523,000	-4.40%	-1.16%	\$600	\$585	2.56%	6.24%
	19 LIVERPOOL	NSW	2170	Unit	Studio & 1	\$409,000	\$400,000	2.25%	-1.00%	\$490	\$450	8.88%	6.22%
	20 EPPING	NSW	2121	Unit	Studio & 1	\$600,000	\$599,000	0.16%	-0.97%	\$630	\$600	5.00%	5.46%
	21 ROSEHILL	NSW	2142	Unit	2	\$520,000	\$500,000	4.00%	-0.94%	\$600	\$560	7.14%	6.00%
	22 EPPING	NSW	2121	Unit	3	\$1,050,000	\$1,050,000	0.00%	-0.93%	\$900	\$850	5.88%	4.45%
	23 NORTH RYDE	NSW	2113	Unit	Studio & 1	\$600,000	\$600,000	0.00%	-0.81%	\$660	\$620	6.45%	5.72%
	24 CHATSWOOD	NSW	2067	Unit	Studio & 1	\$750,000	\$749,500	0.06%	-0.78%	\$700	\$650	7.69%	4.85%
	25 CAMPERDOWN	NSW	2050	Unit	2	\$950,000	\$1,000,000	-5.00%	-0.77%	\$900	\$850	5.88%	4.92%



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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 ROSEVILLE	NSW	2069	Unit	Studio & 1	\$710,000	\$740,000	-4.06%	-0.76%	\$640	\$580	10.34%	4.68%
▼	27 ST IVES	NSW	2075	Unit	2	\$820,000	\$855,000	-4.10%	-0.72%	\$800	\$750	6.66%	5.07%
▼	28 WENTWORTHVILLE	NSW	2145	Unit	2	\$550,000	\$530,000	3.77%	-0.71%	\$630	\$580	8.62%	5.95%
▲	29 GLADESVILLE	NSW	2111	Unit	Studio & 1	\$550,000	\$580,000	-5.18%	-0.71%	\$590	\$505	16.83%	5.57%
▲	30 RYDE	NSW	2112	Unit	Studio & 1	\$570,000	\$560,000	1.78%	-0.69%	\$630	\$600	5.00%	5.74%
▼	31 STRATHFIELD	NSW	2135	Unit	Studio & 1	\$532,000	\$525,000	1.33%	-0.66%	\$600	\$580	3.44%	5.86%
▲	32 CARLINGFORD	NSW	2118	Unit	Studio & 1	\$550,000	\$550,000	0.00%	-0.64%	\$560	\$530	5.66%	5.29%
📍	33 POTTS POINT	NSW	2011	Unit	2	\$1,600,000	\$1,500,000	6.66%	-0.63%	\$995	\$950	4.73%	3.23%
▼	34 WATERLOO	NSW	2017	Unit	3	\$1,350,000	\$1,650,000	-18.19%	-0.51%	\$1,450	\$1,300	11.53%	5.58%
📍	35 CHATSWOOD	NSW	2067	Unit	2	\$1,125,000	\$1,150,000	-2.18%	-0.44%	\$865	\$780	10.89%	3.99%
▲	36 EPPING	NSW	2121	Unit	2	\$797,500	\$780,000	2.24%	-0.43%	\$750	\$700	7.14%	4.89%
▼	37 BLACKTOWN	NSW	2148	Unit	3	\$600,000	\$600,000	0.00%	-0.40%	\$650	\$595	9.24%	5.63%
📍	38 ROSEVILLE	NSW	2069	Unit	2	\$950,000	\$999,500	-4.96%	-0.40%	\$815	\$795	2.51%	4.46%
📍	39 TOONGABBIE	NSW	2146	Unit	2	\$519,000	\$510,000	1.76%	-0.38%	\$620	\$550	12.72%	6.21%
▼	40 KELLYVILLE	NSW	2155	Unit	Studio & 1	\$540,000	\$563,500	-4.18%	-0.37%	\$600	\$530	13.20%	5.77%
▼	41 WAITARA	NSW	2077	Unit	Studio & 1	\$540,000	\$540,000	0.00%	-0.33%	\$560	\$525	6.66%	5.39%
🚧	42 MAYS HILL	NSW	2145	Unit	2	\$570,000	\$550,000	3.63%	-0.31%	\$650	\$620	4.83%	5.92%
▼	43 MASCOT	NSW	2020	Unit	Studio & 1	\$690,000	\$650,000	6.15%	-0.29%	\$775	\$730	6.16%	5.84%
▼	44 TURRAMURRA	NSW	2074	Unit	2	\$840,000	\$850,000	-1.18%	-0.23%	\$730	\$700	4.28%	4.51%
▼	45 LEICHHARDT	NSW	2040	Unit	Studio & 1	\$687,500	\$680,000	1.10%	-0.22%	\$590	\$550	7.27%	4.46%
▼	46 STRATHFIELD SOUTH	NSW	2136	Unit	2	\$627,500	\$600,000	4.58%	-0.21%	\$630	\$605	4.13%	5.22%
🚧	47 HOMEBUSH WEST	NSW	2140	Unit	2	\$590,000	\$579,000	1.89%	-0.17%	\$650	\$630	3.17%	5.72%
▼	48 CHIPPENDALE	NSW	2008	Unit	Studio & 1	\$644,500	\$680,000	-5.23%	-0.17%	\$800	\$740	8.10%	6.45%
▼	49 GORDON	NSW	2072	Unit	2	\$885,000	\$909,000	-2.65%	-0.11%	\$780	\$745	4.69%	4.58%
📍	50 ULTIMO	NSW	2007	Unit	2	\$1,025,000	\$980,000	4.59%	-0.10%	\$950	\$950	0.00%	4.81%



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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	KATHERINE	NT	0850	Unit	2	\$265,000	\$270,000	-1.86%	-1.79%	\$380	\$390	-2.57%	7.45%
2	GILLEN	NT	0870	Unit	2	\$284,500	\$289,000	-1.56%	-0.99%	\$425	\$450	-5.56%	7.76%
3	BRAITLING	NT	0870	House	3	\$444,000	\$462,500	-4.00%	-0.23%	\$590	\$540	9.25%	6.90%
4	DARWIN CITY	NT	0800	Unit	3	\$594,500	\$600,000	-0.92%	-0.15%	\$750	\$740	1.35%	6.56%
5	LARRAKEYAH	NT	0820	Unit	2	\$359,000	\$390,000	-7.95%	0.51%	\$550	\$510	7.84%	7.96%
6	NIGHTCLIFF	NT	0810	Unit	2	\$390,000	\$410,000	-4.88%	0.52%	\$500	\$480	4.16%	6.66%
7	GILLEN	NT	0870	House	3	\$450,000	\$450,000	0.00%	0.75%	\$595	\$560	6.25%	6.87%
8	KATHERINE	NT	0850	House	3	\$360,000	\$367,000	-1.91%	1.15%	\$500	\$470	6.38%	7.22%
9	MUIRHEAD	NT	0810	House	4	\$775,000	\$802,500	-3.43%	1.71%	\$800	\$800	0.00%	5.36%
10	KATHERINE	NT	0850	House	4	\$480,000	\$499,000	-3.81%	1.78%	\$600	\$615	-2.44%	6.50%
11	PARAP	NT	0820	Unit	2	\$400,000	\$400,000	0.00%	1.85%	\$580	\$540	7.40%	7.54%
12	DARWIN CITY	NT	0800	Unit	2	\$435,000	\$449,000	-3.12%	2.21%	\$620	\$590	5.08%	7.41%
13	PARAP	NT	0820	Unit	3	\$627,500	\$649,500	-3.39%	2.69%	\$700	\$650	7.69%	5.80%
14	BELLAMACK	NT	0832	House	4	\$660,000	\$660,000	0.00%	3.10%	\$735	\$680	8.08%	5.79%
15	LEANYER	NT	0812	House	3	\$579,000	\$550,000	5.27%	3.18%	\$680	\$600	13.33%	6.10%
16	ROSEBERY	NT	0832	Unit	2	\$319,000	\$325,000	-1.85%	3.47%	\$520	\$500	4.00%	8.47%
17	DARWIN CITY	NT	0800	Unit	Studio & 1	\$296,500	\$285,000	4.03%	3.47%	\$520	\$450	15.55%	9.11%
18	MILLNER	NT	0810	Unit	2	\$299,000	\$300,000	-0.34%	3.73%	\$490	\$450	8.88%	8.52%
19	DURACK	NT	0830	House	4	\$660,000	\$632,500	4.34%	3.81%	\$725	\$690	5.07%	5.71%
20	WOODROFFE	NT	0830	House	3	\$444,500	\$449,000	-1.01%	3.90%	\$570	\$530	7.54%	6.66%
21	GUNN	NT	0832	House	4	\$587,000	\$579,500	1.29%	4.00%	\$680	\$650	4.61%	6.02%
22	BAKEWELL	NT	0832	House	3	\$489,000	\$480,000	1.87%	4.10%	\$580	\$545	6.42%	6.16%
23	STUART PARK	NT	0820	Unit	3	\$467,000	\$500,000	-6.60%	4.10%	\$650	\$645	0.77%	7.23%
24	ROSEBERY	NT	0832	House	4	\$648,000	\$600,000	8.00%	4.14%	\$700	\$690	1.44%	5.61%
25	RAPID CREEK	NT	0810	Unit	2	\$398,000	\$420,000	-5.24%	4.46%	\$500	\$500	0.00%	6.53%










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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 ZUCCOLI	NT	0832	House	4	\$682,500	\$600,000	13.75%	4.58%	\$750	\$725	3.44%	5.71%
	27 FANNIE BAY	NT	0820	Unit	2	\$345,000	\$448,000	-23.00%	4.83%	\$460	\$430	6.97%	6.93%
	28 ZUCCOLI	NT	0832	House	3	\$580,000	\$562,500	3.11%	5.25%	\$700	\$650	7.69%	6.27%
	29 STUART PARK	NT	0820	Unit	2	\$385,000	\$395,000	-2.54%	5.29%	\$550	\$550	0.00%	7.42%
	30 MOULDEN	NT	0830	House	3	\$435,000	\$400,000	8.75%	6.00%	\$520	\$500	4.00%	6.21%
	31 LARRAKEYAH	NT	0820	Unit	3	\$649,000	\$570,000	13.85%	6.22%	\$680	\$680	0.00%	5.44%
	32 COCONUT GROVE	NT	0810	Unit	2	\$355,000	\$360,000	-1.39%	6.59%	\$525	\$500	5.00%	7.69%
	33 DURACK	NT	0830	House	3	\$560,000	\$510,000	9.80%	7.01%	\$600	\$600	0.00%	5.57%



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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 EMERALD	QLD	4720	Unit	3	\$279,000	\$259,000	7.72%	0.73%	\$490	\$370	32.43%	9.13%
▲	2 MOUNT ISA	QLD	4825	House	4	\$342,000	\$369,000	-7.32%	1.02%	\$520	\$520	0.00%	7.90%
▲	3 NORTH WARD	QLD	4810	Unit	Studio & 1	\$197,000	\$195,000	1.02%	1.26%	\$400	\$350	14.28%	10.55%
▲	4 MOUNT ISA	QLD	4825	House	3	\$272,500	\$279,000	-2.33%	1.61%	\$470	\$450	4.44%	8.96%
	5 MOUNT ISA	QLD	4825	Unit	2	\$197,000	\$200,000	-1.50%	2.05%	\$320	\$300	6.66%	8.44%
	6 MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	\$289,000	-8.48%	2.39%	\$420	\$365	15.06%	8.25%
▲	7 TOWNSVILLE CITY	QLD	4810	Unit	2	\$429,000	\$375,000	14.40%	2.89%	\$550	\$470	17.02%	6.66%
▲	8 ROCKHAMPTON CITY	QLD	4700	Unit	2	\$525,000	\$500,000	5.00%	3.13%	\$380	\$390	-2.57%	3.76%
▲	9 ROMA	QLD	4455	House	4	\$410,000	\$395,000	3.79%	3.21%	\$500	\$435	14.94%	6.34%
▲	10 ROMA	QLD	4455	House	3	\$317,500	\$295,000	7.62%	3.29%	\$410	\$350	17.14%	6.71%
▲	11 MOUNT ISA	QLD	4825	House	2	\$197,000	\$225,000	-12.45%	3.36%	\$400	\$380	5.26%	10.55%
▲	12 EMERALD	QLD	4720	House	4	\$472,500	\$420,000	12.50%	3.49%	\$600	\$490	22.44%	6.60%
▼	13 EMERALD	QLD	4720	Townhouse	3	\$337,500	\$269,500	25.23%	3.81%	\$520	\$440	18.18%	8.01%
▲	14 YERONGA	QLD	4104	House	4	\$1,450,000	\$1,300,000	11.53%	3.86%	\$850	\$780	8.97%	3.04%
■	15 BLACKWATER	QLD	4717	House	4	\$325,000	\$295,000	10.16%	4.17%	\$600	\$400	50.00%	9.60%
▲	16 EMERALD	QLD	4720	House	3	\$335,000	\$289,000	15.91%	4.49%	\$500	\$400	25.00%	7.76%
■	17 EMERALD	QLD	4720	Unit	2	\$224,000	\$199,000	12.56%	4.59%	\$400	\$320	25.00%	9.28%
▲	18 EDGE HILL	QLD	4870	House	3	\$695,000	\$664,000	4.66%	4.83%	\$660	\$650	1.53%	4.93%
▲	19 BARGARA	QLD	4670	Unit	3	\$695,000	\$795,000	-12.58%	4.83%	\$605	\$660	-8.34%	4.52%
▼	20 CHERMSIDE	QLD	4032	Unit	Studio & 1	\$445,000	\$335,000	32.83%	4.92%	\$500	\$450	11.11%	5.84%
▲	21 MOURA	QLD	4718	House	3	\$210,000	\$215,000	-2.33%	4.94%	\$370	\$350	5.71%	9.16%
▲	22 SOUTH BRISBANE	QLD	4101	Unit	Studio & 1	\$499,000	\$450,000	10.88%	5.05%	\$620	\$575	7.82%	6.46%
▲	23 INDOOROOPILLY	QLD	4068	House	5	\$2,050,000	\$2,650,000	-22.65%	5.21%	\$1,225	\$1,300	-5.77%	3.10%
▲	24 DOUGLAS	QLD	4814	Unit	2	\$330,000	\$275,000	20.00%	5.29%	\$460	\$400	15.00%	7.24%
■	25 MORANBAH	QLD	4744	House	4	\$465,000	\$409,000	13.69%	5.31%	\$850	\$685	24.08%	9.50%



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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 INGHAM	QLD	4850	House	3	\$285,000	\$260,000	9.61%	5.36%	\$350	\$330	6.06%	6.38%
▲	27 SOUTH BRISBANE	QLD	4101	Unit	2	\$750,000	\$699,000	7.29%	5.46%	\$830	\$780	6.41%	5.75%
▲	28 RURAL VIEW	QLD	4740	House	3	\$549,000	\$480,000	14.37%	5.58%	\$650	\$500	30.00%	6.15%
▲	29 EAST MACKAY	QLD	4740	Unit	2	\$275,000	\$249,000	10.44%	5.64%	\$455	\$380	19.73%	8.60%
▼	30 TOWNSVILLE CITY	QLD	4810	Unit	3	\$595,000	\$500,000	19.00%	5.74%	\$650	\$620	4.83%	5.68%
▲	31 MACKAY	QLD	4740	Unit	3	\$524,000	\$487,000	7.59%	5.81%	\$625	\$670	-6.72%	6.20%
▲	32 BOWEN	QLD	4805	Unit	2	\$325,000	\$265,000	22.64%	5.81%	\$400	\$350	14.28%	6.40%
▲	33 OORALEA	QLD	4740	House	4	\$700,000	\$585,000	19.65%	5.86%	\$750	\$660	13.63%	5.57%
▲	34 WOOLLOONGABBA	QLD	4102	Unit	Studio & 1	\$480,000	\$455,000	5.49%	5.92%	\$575	\$530	8.49%	6.22%
▼	35 SOUTH BRISBANE	QLD	4101	Unit	3	\$1,275,000	\$1,330,000	-4.14%	6.06%	\$1,300	\$1,150	13.04%	5.30%
▲	36 BLACKWATER	QLD	4717	House	3	\$242,500	\$220,000	10.22%	6.14%	\$405	\$315	28.57%	8.68%
▲	37 SOUTH TOWNSVILLE	QLD	4810	Unit	2	\$380,000	\$299,000	27.09%	6.15%	\$450	\$420	7.14%	6.15%
▲	38 KANGAROO POINT	QLD	4169	Unit	Studio & 1	\$500,000	\$428,000	16.82%	6.26%	\$590	\$460	28.26%	6.13%
▲	39 MILTON	QLD	4064	Unit	Studio & 1	\$499,500	\$412,500	21.09%	6.36%	\$580	\$500	16.00%	6.03%
🚩	40 MARIAN	QLD	4753	House	4	\$614,500	\$560,000	9.73%	6.48%	\$650	\$600	8.33%	5.50%
▼	41 NEWSTEAD	QLD	4006	Unit	2	\$820,000	\$720,000	13.88%	6.48%	\$780	\$700	11.42%	4.94%
🚩	42 BOWEN HILLS	QLD	4006	Unit	2	\$615,000	\$535,000	14.95%	6.68%	\$680	\$630	7.93%	5.74%
🚩	43 MORANBAH	QLD	4744	House	3	\$339,000	\$324,000	4.62%	6.71%	\$645	\$580	11.20%	9.89%
🚩	44 UPPER MOUNT GRAVATT	QLD	4122	Unit	2	\$600,000	\$539,000	11.31%	6.91%	\$650	\$575	13.04%	5.63%
🚩	45 NORTH WARD	QLD	4810	Unit	2	\$400,000	\$325,000	23.07%	7.01%	\$450	\$380	18.42%	5.85%
🚩	46 FORTITUDE VALLEY	QLD	4006	Unit	2	\$630,000	\$575,000	9.56%	7.01%	\$700	\$650	7.69%	5.77%
▼	47 WEST END	QLD	4101	Unit	Studio & 1	\$549,000	\$450,000	22.00%	7.08%	\$595	\$550	8.18%	5.63%
🚩	48 GOLDEN BEACH	QLD	4551	Unit	3	\$979,500	\$944,500	3.70%	7.10%	\$680	\$700	-2.86%	3.61%
▲	49 WESTCOURT	QLD	4870	Unit	Studio & 1	\$296,500	\$285,000	4.03%	7.14%	\$370	\$350	5.71%	6.48%
▼	50 NEWSTEAD	QLD	4006	Unit	Studio & 1	\$565,000	\$480,000	17.70%	7.15%	\$620	\$550	12.72%	5.70%



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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	ROXBYS DOWNS	SA	5725	House	4	\$310,000	\$330,000	-6.07%	-3.32%	\$400	\$430	-6.98%	6.70%
2	ROXBYS DOWNS	SA	5725	House	3	\$250,000	\$250,000	0.00%	-1.89%	\$340	\$350	-2.86%	7.07%
3	WHYALLA JENKINS	SA	5609	House	4	\$429,000	\$372,500	15.16%	2.19%	\$420	\$420	0.00%	5.09%
4	PORT AUGUSTA WEST	SA	5700	House	3	\$285,000	\$250,000	14.00%	3.93%	\$350	\$320	9.37%	6.38%
5	ADELAIDE	SA	5000	Unit	2	\$540,000	\$489,500	10.31%	4.27%	\$630	\$550	14.54%	6.06%
6	WHYALLA	SA	5600	House	3	\$419,000	\$390,000	7.43%	4.42%	\$380	\$350	8.57%	4.71%
7	ADELAIDE	SA	5000	Unit	3	\$950,000	\$875,000	8.57%	5.05%	\$750	\$750	0.00%	4.10%
8	ADELAIDE	SA	5000	Unit	Studio & 1	\$385,000	\$329,500	16.84%	5.12%	\$530	\$450	17.77%	7.15%
9	WHYALLA	SA	5600	Unit	2	\$179,000	\$162,500	10.15%	5.65%	\$270	\$230	17.39%	7.84%
10	ENCOUNTER BAY	SA	5211	House	4	\$699,500	\$662,500	5.58%	5.75%	\$570	\$500	14.00%	4.23%
11	GLENELG	SA	5045	Unit	2	\$650,000	\$550,000	18.18%	6.05%	\$560	\$500	12.00%	4.48%
12	SOMERTON PARK	SA	5044	House	3	\$1,000,000	\$919,500	8.75%	6.14%	\$700	\$620	12.90%	3.64%
13	NORTH ADELAIDE	SA	5006	Unit	2	\$550,000	\$480,000	14.58%	6.63%	\$550	\$480	14.58%	5.20%
14	ADELAIDE	SA	5000	House	2	\$790,000	\$602,500	31.12%	6.74%	\$625	\$560	11.60%	4.11%
15	BOWDEN	SA	5007	Unit	2	\$595,000	\$550,000	8.18%	6.74%	\$650	\$550	18.18%	5.68%
16	PROSPECT	SA	5082	Unit	2	\$475,000	\$419,000	13.36%	6.92%	\$525	\$450	16.66%	5.74%
17	PORT AUGUSTA	SA	5700	House	3	\$265,000	\$230,000	15.21%	6.94%	\$340	\$300	13.33%	6.67%
18	NORWOOD	SA	5067	House	3	\$1,400,000	\$1,150,000	21.73%	7.03%	\$750	\$670	11.94%	2.78%
19	WHYALLA STUART	SA	5608	House	3	\$227,500	\$216,500	5.08%	7.36%	\$260	\$260	0.00%	5.94%
20	LOXTON	SA	5333	House	3	\$412,500	\$345,000	19.56%	7.49%	\$390	\$320	21.87%	4.91%
21	KURRALTA PARK	SA	5037	House	3	\$792,500	\$707,500	12.01%	7.58%	\$680	\$635	7.08%	4.46%
22	SOUTH BRIGHTON	SA	5048	House	3	\$950,000	\$860,000	10.46%	7.88%	\$650	\$600	8.33%	3.55%
23	WHYALLA NORRIE	SA	5608	House	3	\$269,000	\$249,000	8.03%	8.07%	\$280	\$280	0.00%	5.41%
24	PORT PIRIE	SA	5540	House	4	\$429,000	\$379,000	13.19%	8.45%	\$450	\$420	7.14%	5.45%
25	GLENGOWRIE	SA	5044	House	3	\$943,500	\$900,000	4.83%	8.52%	\$650	\$670	-2.99%	3.58%




























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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
	26 WEST LAKES	SA	5021	House	4	\$1,300,000	\$1,266,000	2.68%	8.61%	\$845	\$750	12.66%	3.38%
	27 ADELAIDE	SA	5000	Townhouse	2	\$789,000	\$695,000	13.52%	8.70%	\$640	\$600	6.66%	4.21%
	28 MOUNT GAMBIER	SA	5290	Unit	2	\$272,500	\$245,000	11.22%	8.77%	\$290	\$260	11.53%	5.53%
	29 PLYMPTON	SA	5038	House	3	\$825,000	\$725,000	13.79%	8.84%	\$720	\$615	17.07%	4.53%
	30 BERRI	SA	5343	House	3	\$350,000	\$321,000	9.03%	8.85%	\$380	\$350	8.57%	5.64%
	31 WHYALLA PLAYFORD	SA	5600	House	3	\$362,500	\$299,000	21.23%	9.05%	\$380	\$350	8.57%	5.45%
	32 ADELAIDE	SA	5000	Townhouse	3	\$940,000	\$899,000	4.56%	9.12%	\$750	\$665	12.78%	4.14%
	33 PORT LINCOLN	SA	5606	House	4	\$650,000	\$590,000	10.16%	9.15%	\$555	\$550	0.90%	4.44%
	34 NARACOORTE	SA	5271	House	3	\$365,000	\$349,500	4.43%	9.30%	\$360	\$350	2.85%	5.12%
	35 LIGHTSVIEW	SA	5085	House	3	\$750,000	\$630,000	19.04%	9.34%	\$650	\$600	8.33%	4.50%
	36 ROSTREVOR	SA	5073	House	4	\$1,050,000	\$986,500	6.43%	9.56%	\$780	\$700	11.42%	3.86%
	37 PROSPECT	SA	5082	House	3	\$970,000	\$775,000	25.16%	9.63%	\$635	\$585	8.54%	3.40%
	38 PLYMPTON PARK	SA	5038	House	3	\$840,000	\$795,000	5.66%	9.69%	\$660	\$600	10.00%	4.08%
	39 KLEMZIG	SA	5087	House	3	\$849,000	\$745,000	13.95%	9.76%	\$615	\$580	6.03%	3.76%
	40 ATHELSTONE	SA	5076	House	3	\$799,000	\$730,500	9.37%	9.85%	\$600	\$550	9.09%	3.90%
	41 WOODCROFT	SA	5162	House	4	\$799,000	\$735,000	8.70%	9.89%	\$705	\$630	11.90%	4.58%
	42 GRANGE	SA	5022	House	3	\$1,075,000	\$931,500	15.40%	9.95%	\$720	\$650	10.76%	3.48%
	43 TRANMERE	SA	5073	House	3	\$965,000	\$820,000	17.68%	9.97%	\$650	\$600	8.33%	3.50%
	44 MAWSON LAKES	SA	5095	House	4	\$950,000	\$849,000	11.89%	10.03%	\$750	\$650	15.38%	4.10%
	45 DERNANCOURT	SA	5075	House	3	\$769,000	\$688,000	11.77%	10.07%	\$600	\$550	9.09%	4.05%
	46 ATHELSTONE	SA	5076	House	4	\$970,000	\$862,500	12.46%	10.10%	\$710	\$650	9.23%	3.80%
	47 ENCOUNTER BAY	SA	5211	House	3	\$607,000	\$550,000	10.36%	10.11%	\$530	\$450	17.77%	4.54%
	48 VALE PARK	SA	5081	House	3	\$1,105,000	\$1,032,000	7.07%	10.20%	\$645	\$600	7.50%	3.03%
	49 SOUTH PLYMPTON	SA	5038	House	3	\$877,500	\$809,000	8.46%	10.20%	\$630	\$560	12.50%	3.73%
	50 SEAFORD MEADOWS	SA	5169	House	3	\$600,000	\$589,000	1.86%	10.21%	\$575	\$520	10.57%	4.98%




























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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 BATTERY POINT	TAS	7004	Unit	2	\$745,000	\$895,000	-16.76%	0.00%	\$625	\$525	19.04%	4.36%
	2 SANDY BAY	TAS	7005	Unit	2	\$607,500	\$622,500	-2.41%	2.96%	\$500	\$480	4.16%	4.27%
	3 WEST HOBART	TAS	7000	House	3	\$842,500	\$845,000	-0.30%	3.92%	\$650	\$610	6.55%	4.01%
	4 SOUTH HOBART	TAS	7004	House	3	\$795,000	\$795,000	0.00%	4.11%	\$585	\$595	-1.69%	3.82%
	5 BELLERIVE	TAS	7018	Unit	2	\$485,000	\$485,000	0.00%	4.11%	\$475	\$425	11.76%	5.09%
	6 NEW TOWN	TAS	7008	House	3	\$845,000	\$860,000	-1.75%	5.39%	\$620	\$595	4.20%	3.81%
	7 NORTH HOBART	TAS	7000	House	3	\$845,000	\$875,000	-3.43%	5.39%	\$660	\$600	10.00%	4.06%
	8 SANDY BAY	TAS	7005	House	3	\$1,150,000	\$1,100,000	4.54%	5.44%	\$680	\$650	4.61%	3.07%
	9 LINDISFARNE	TAS	7015	House	3	\$714,500	\$695,000	2.80%	5.57%	\$575	\$555	3.60%	4.18%
	10 LENA VALLEY	TAS	7008	House	3	\$745,000	\$695,000	7.19%	5.69%	\$620	\$600	3.33%	4.32%
	11 BELLERIVE	TAS	7018	House	3	\$795,000	\$812,000	-2.10%	5.97%	\$590	\$580	1.72%	3.85%
	12 PROSPECT VALE	TAS	7250	Unit	2	\$435,000	\$430,000	1.16%	6.00%	\$445	\$390	14.10%	5.31%
	13 LAUNCESTON	TAS	7250	House	3	\$747,500	\$735,000	1.70%	6.04%	\$550	\$500	10.00%	3.82%
	14 RISDON VALE	TAS	7016	House	3	\$459,000	\$445,000	3.14%	6.12%	\$460	\$450	2.22%	5.21%
	15 LUTANA	TAS	7009	House	3	\$595,000	\$575,000	3.47%	6.22%	\$560	\$520	7.69%	4.89%
	16 OAKDOWNS	TAS	7019	House	3	\$650,000	\$642,000	1.24%	6.25%	\$580	\$550	5.45%	4.64%
	17 ROSETTA	TAS	7010	House	3	\$615,000	\$647,500	-5.02%	6.47%	\$550	\$520	5.76%	4.65%
	18 KINGSTON	TAS	7050	House	4	\$850,000	\$800,000	6.25%	6.50%	\$700	\$655	6.87%	4.28%
	19 BLACKMANS BAY	TAS	7052	House	3	\$747,000	\$787,500	-5.15%	6.51%	\$595	\$565	5.30%	4.14%
	20 MORNINGTON	TAS	7018	House	3	\$575,000	\$575,000	0.00%	6.64%	\$550	\$520	5.76%	4.97%
	21 KINGSTON	TAS	7050	House	3	\$695,000	\$695,000	0.00%	6.66%	\$580	\$560	3.57%	4.33%
	22 CLAREMONT	TAS	7011	Unit	2	\$410,000	\$420,000	-2.39%	6.66%	\$440	\$400	10.00%	5.58%
	23 WEST LAUNCESTON	TAS	7250	House	4	\$622,000	\$650,000	-4.31%	6.74%	\$595	\$595	0.00%	4.97%
	24 TREVALLYN	TAS	7250	House	3	\$555,000	\$592,500	-6.33%	6.82%	\$500	\$485	3.09%	4.68%
	25 HOWRAH	TAS	7018	House	3	\$695,000	\$695,000	0.00%	7.02%	\$580	\$550	5.45%	4.33%



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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
26	RIVERSIDE	TAS	7250	House	4	\$699,000	\$723,000	-3.32%	7.06%	\$590	\$550	7.27%	4.38%
27	NEW TOWN	TAS	7008	House	4	\$1,050,000	\$965,000	8.80%	7.10%	\$720	\$720	0.00%	3.56%
28	GLENORCHY	TAS	7010	House	4	\$649,000	\$660,000	-1.67%	7.13%	\$620	\$580	6.89%	4.96%
29	KINGSTON	TAS	7050	Unit	2	\$530,000	\$500,000	6.00%	7.16%	\$470	\$450	4.44%	4.61%
30	LINDISFARNE	TAS	7015	House	4	\$867,500	\$810,000	7.09%	7.21%	\$650	\$650	0.00%	3.89%
31	NEWSTEAD	TAS	7250	House	3	\$585,000	\$607,000	-3.63%	7.26%	\$540	\$500	8.00%	4.80%
32	GEILSTON BAY	TAS	7015	House	3	\$665,000	\$677,500	-1.85%	7.42%	\$600	\$560	7.14%	4.69%
33	BERRIEDALE	TAS	7011	House	3	\$542,000	\$564,500	-3.99%	7.42%	\$545	\$480	13.54%	5.22%
34	WEST MOONAH	TAS	7009	House	3	\$615,000	\$595,000	3.36%	7.42%	\$550	\$520	5.76%	4.65%
35	BLACKMANS BAY	TAS	7052	House	4	\$995,000	\$940,000	5.85%	7.44%	\$680	\$650	4.61%	3.55%
36	HOWRAH	TAS	7018	House	4	\$825,000	\$835,000	-1.20%	7.49%	\$690	\$655	5.34%	4.34%
37	GLENORCHY	TAS	7010	House	2	\$445,000	\$440,000	1.13%	7.50%	\$480	\$450	6.66%	5.60%
38	MIDWAY POINT	TAS	7171	House	3	\$598,000	\$627,500	-4.71%	7.58%	\$560	\$550	1.81%	4.86%
39	RIVERSIDE	TAS	7250	House	3	\$549,000	\$539,500	1.76%	7.64%	\$490	\$480	2.08%	4.64%
40	GLENORCHY	TAS	7010	House	3	\$550,000	\$549,000	0.18%	7.73%	\$530	\$510	3.92%	5.01%
41	WYNYARD	TAS	7325	Unit	2	\$337,500	\$307,500	9.75%	7.78%	\$350	\$330	6.06%	5.39%
42	INVERMAY	TAS	7248	House	3	\$482,000	\$499,000	-3.41%	7.94%	\$460	\$455	1.09%	4.96%
43	OLD BEACH	TAS	7017	House	4	\$797,000	\$850,000	-6.24%	8.10%	\$660	\$615	7.31%	4.30%
44	OLD BEACH	TAS	7017	House	3	\$660,000	\$660,000	0.00%	8.11%	\$595	\$530	12.26%	4.68%
45	BRIGHTON	TAS	7030	House	3	\$577,500	\$550,000	5.00%	8.22%	\$530	\$495	7.07%	4.77%
46	MOONAH	TAS	7009	House	3	\$625,000	\$595,000	5.04%	8.27%	\$550	\$530	3.77%	4.57%
47	HUONVILLE	TAS	7109	House	3	\$599,000	\$600,000	-0.17%	8.41%	\$500	\$465	7.52%	4.34%
48	SANDY BAY	TAS	7005	House	4	\$1,437,500	\$1,320,000	8.90%	8.64%	\$800	\$750	6.66%	2.89%
49	CHIGWELL	TAS	7011	House	3	\$495,000	\$472,500	4.76%	8.78%	\$500	\$470	6.38%	5.25%
50	LAUNCESTON	TAS	7250	House	2	\$549,000	\$499,000	10.02%	8.81%	\$480	\$450	6.66%	4.54%


























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

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 PORT MELBOURNE	VIC	3207	Unit	3	\$1,425,000	\$1,700,000	-16.18%	-9.09%	\$1,125	\$1,100	2.27%	4.10%
	2 CAMBERWELL	VIC	3124	Unit	3	\$1,300,000	\$1,500,000	-13.34%	-6.81%	\$750	\$715	4.89%	3.00%
	3 GLEN IRIS	VIC	3146	Unit	Studio & 1	\$300,000	\$342,500	-12.41%	-6.51%	\$430	\$400	7.50%	7.45%
	4 SOUTH YARRA	VIC	3141	House	4	\$3,300,000	\$3,450,000	-4.35%	-4.71%	\$1,725	\$1,400	23.21%	2.71%
	5 TOORAK	VIC	3142	House	3	\$2,897,500	\$3,050,000	-5.00%	-3.71%	\$1,300	\$1,150	13.04%	2.33%
	6 MALVERN EAST	VIC	3145	Unit	Studio & 1	\$292,500	\$310,000	-5.65%	-3.53%	\$380	\$330	15.15%	6.75%
	7 THORNBURY	VIC	3071	Unit	Studio & 1	\$357,500	\$345,000	3.62%	-3.17%	\$400	\$350	14.28%	5.81%
	8 HUGHESDALE	VIC	3166	Unit	2	\$500,000	\$585,000	-14.53%	-3.08%	\$565	\$515	9.70%	5.87%
	9 PRAHRAN	VIC	3181	Unit	3	\$1,200,000	\$1,400,000	-14.29%	-3.04%	\$895	\$845	5.91%	3.87%
	10 IVANHOE	VIC	3079	Unit	Studio & 1	\$390,000	\$400,000	-2.50%	-3.02%	\$490	\$460	6.52%	6.53%
	11 CARLTON	VIC	3053	House	2	\$990,000	\$1,150,000	-13.92%	-2.95%	\$680	\$650	4.61%	3.57%
	12 TOORAK	VIC	3142	House	4	\$4,800,000	\$6,600,000	-27.28%	-2.69%	\$1,800	\$1,700	5.88%	1.95%
	13 MARIBYRNONG	VIC	3032	Unit	Studio & 1	\$320,000	\$349,500	-8.45%	-2.60%	\$450	\$420	7.14%	7.31%
	14 MALVERN EAST	VIC	3145	Unit	2	\$570,000	\$595,000	-4.21%	-2.59%	\$575	\$500	15.00%	5.24%
	15 ST ALBANS	VIC	3021	House	2	\$500,000	\$467,500	6.95%	-2.59%	\$420	\$355	18.30%	4.36%
	16 MALVERN	VIC	3144	Unit	Studio & 1	\$400,000	\$395,000	1.26%	-2.54%	\$450	\$400	12.50%	5.85%
	17 TOORAK	VIC	3142	Unit	2	\$705,000	\$780,000	-9.62%	-2.50%	\$630	\$595	5.88%	4.64%
	18 PARKVILLE	VIC	3052	Unit	Studio & 1	\$335,000	\$320,000	4.68%	-2.49%	\$480	\$405	18.51%	7.45%
	19 CARNEGIE	VIC	3163	Unit	Studio & 1	\$340,000	\$330,000	3.03%	-2.46%	\$400	\$370	8.10%	6.11%
	20 ALBERT PARK	VIC	3206	House	3	\$2,000,000	\$2,200,000	-9.10%	-2.33%	\$1,100	\$1,075	2.32%	2.86%
	21 ELWOOD	VIC	3184	Unit	Studio & 1	\$400,000	\$410,000	-2.44%	-2.31%	\$450	\$400	12.50%	5.85%
	22 WEST MELBOURNE	VIC	3003	Unit	2	\$550,000	\$582,500	-5.58%	-2.31%	\$680	\$640	6.25%	6.42%
	23 ESSENDON	VIC	3040	Unit	Studio & 1	\$320,000	\$330,000	-3.04%	-2.28%	\$400	\$375	6.66%	6.50%
	24 SOUTH YARRA	VIC	3141	Unit	3	\$1,737,500	\$1,900,000	-8.56%	-2.28%	\$1,100	\$985	11.67%	3.29%
	25 PARKVILLE	VIC	3052	Unit	2	\$480,000	\$500,000	-4.00%	-2.26%	\$580	\$530	9.43%	6.28%



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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
	26 FITZROY NORTH	VIC	3068	Unit	2	\$600,000	\$650,000	-7.70%	-2.17%	\$630	\$570	10.52%	5.46%
▼	27 MCKINNON	VIC	3204	Townhouse	3	\$990,000	\$990,000	0.00%	-2.09%	\$850	\$790	7.59%	4.46%
▼	28 CLAYTON	VIC	3168	Unit	Studio & 1	\$325,000	\$330,000	-1.52%	-2.03%	\$360	\$320	12.50%	5.76%
▲	29 GLEN IRIS	VIC	3146	Townhouse	3	\$1,275,000	\$1,400,000	-8.93%	-1.96%	\$1,000	\$850	17.64%	4.07%
▼	30 ST KILDA EAST	VIC	3183	Unit	Studio & 1	\$317,500	\$345,000	-7.98%	-1.90%	\$425	\$395	7.59%	6.96%
▼	31 RICHMOND	VIC	3121	Unit	2	\$600,000	\$635,000	-5.52%	-1.89%	\$680	\$625	8.80%	5.89%
▼	32 MOONEE PONDS	VIC	3039	Unit	Studio & 1	\$390,000	\$380,000	2.63%	-1.84%	\$480	\$400	20.00%	6.40%
🚩	33 PASCOE VALE	VIC	3044	House	2	\$660,000	\$725,000	-8.97%	-1.73%	\$505	\$480	5.20%	3.97%
🚩	34 MORNINGTON	VIC	3931	House	2	\$500,000	\$700,000	-28.58%	-1.71%	\$570	\$550	3.63%	5.92%
🚩	35 CAULFIELD NORTH	VIC	3161	Townhouse	3	\$1,150,000	\$1,200,000	-4.17%	-1.65%	\$920	\$855	7.60%	4.16%
▼	36 NOBLE PARK	VIC	3174	House	2	\$535,000	\$549,000	-2.56%	-1.60%	\$490	\$450	8.88%	4.76%
▼	37 WINDSOR	VIC	3181	Unit	Studio & 1	\$360,000	\$365,000	-1.37%	-1.59%	\$470	\$435	8.04%	6.78%
▼	38 KENSINGTON	VIC	3031	Unit	Studio & 1	\$360,000	\$360,000	0.00%	-1.56%	\$450	\$420	7.14%	6.50%
	39 HAWTHORN EAST	VIC	3123	Townhouse	3	\$1,250,000	\$1,184,000	5.57%	-1.53%	\$970	\$880	10.22%	4.03%
🚩	40 SOUTH YARRA	VIC	3141	Unit	2	\$630,000	\$650,000	-3.08%	-1.52%	\$700	\$640	9.37%	5.77%
	41 WEST FOOTSCRAY	VIC	3012	Unit	2	\$390,000	\$382,500	1.96%	-1.47%	\$450	\$420	7.14%	6.00%
▼	42 PORT MELBOURNE	VIC	3207	House	4	\$2,300,000	\$2,100,000	9.52%	-1.46%	\$1,335	\$1,275	4.70%	3.01%
▼	43 WERRIBEE SOUTH	VIC	3030	Unit	2	\$455,000	\$462,500	-1.63%	-1.45%	\$450	\$440	2.27%	5.14%
▼	44 WINDSOR	VIC	3181	Unit	2	\$600,000	\$590,000	1.69%	-1.44%	\$620	\$570	8.77%	5.37%
🚩	45 WILLIAMSTOWN	VIC	3016	Unit	2	\$600,000	\$660,000	-9.10%	-1.44%	\$525	\$495	6.06%	4.55%
🚩	46 KEILOR EAST	VIC	3033	Townhouse	3	\$699,000	\$790,000	-11.52%	-1.40%	\$650	\$600	8.33%	4.83%
🚩	47 CLAYTON	VIC	3168	House	3	\$1,025,000	\$1,000,000	2.50%	-1.40%	\$590	\$520	13.46%	2.99%
▼	48 CARLTON	VIC	3053	Unit	2	\$550,000	\$575,000	-4.35%	-1.39%	\$650	\$600	8.33%	6.14%
🚩	49 BALWYN	VIC	3103	Townhouse	3	\$1,400,000	\$1,500,000	-6.67%	-1.37%	\$850	\$750	13.33%	3.15%
▼	50 PORT MELBOURNE	VIC	3207	Unit	Studio & 1	\$450,000	\$460,000	-2.18%	-1.28%	\$530	\$490	8.16%	6.12%



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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	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
▲	1 CRAWLEY	WA	6009	Unit	2	\$699,000	\$786,500	-11.13%	-0.66%	\$620	\$550	12.72%	4.61%
▼	2 GERALDTON	WA	6530	Unit	2	\$259,000	\$217,500	19.08%	-0.42%	\$330	\$280	17.85%	6.62%
▲	3 PERTH	WA	6000	Unit	3	\$999,500	\$899,000	11.17%	1.23%	\$1,100	\$950	15.78%	5.72%
▲	4 EAST PERTH	WA	6004	Unit	3	\$877,500	\$895,000	-1.96%	1.24%	\$1,000	\$850	17.64%	5.92%
▼	5 BURSWOOD	WA	6100	Unit	2	\$675,000	\$665,000	1.50%	1.42%	\$750	\$650	15.38%	5.77%
▼	6 VICTORIA PARK	WA	6100	Unit	2	\$425,000	\$350,000	21.42%	1.47%	\$600	\$500	20.00%	7.34%
▼	7 EAST PERTH	WA	6004	Unit	2	\$550,000	\$499,000	10.22%	1.97%	\$750	\$650	15.38%	7.09%
▲	8 HENLEY BROOK	WA	6055	House	4	\$732,500	\$593,000	23.52%	2.42%	\$750	\$650	15.38%	5.32%
▲	9 LAMINGTON	WA	6430	House	4	\$454,500	\$485,000	-6.29%	2.69%	\$700	\$620	12.90%	8.00%
▼	10 EAST PERTH	WA	6004	Unit	Studio & 1	\$399,000	\$329,000	21.27%	2.71%	\$600	\$500	20.00%	7.81%
▬	11 HANNANS	WA	6430	House	4	\$539,000	\$527,000	2.27%	2.82%	\$800	\$780	2.56%	7.71%
▲	12 SOMERVILLE	WA	6430	House	3	\$399,000	\$369,000	8.13%	3.31%	\$700	\$650	7.69%	9.12%
▬	13 SUBIACO	WA	6008	House	4	\$1,792,500	\$2,000,000	-10.38%	3.63%	\$1,390	\$1,175	18.29%	4.03%
▲	14 SOMERVILLE	WA	6430	House	4	\$599,000	\$589,000	1.69%	3.72%	\$825	\$850	-2.95%	7.16%
📍	15 NORTH PERTH	WA	6006	Unit	Studio & 1	\$375,000	\$358,000	4.74%	3.88%	\$500	\$430	16.27%	6.93%
▲	16 KALGOORLIE	WA	6430	House	4	\$454,500	\$450,000	1.00%	3.92%	\$800	\$680	17.64%	9.15%
▲	17 BOULDER	WA	6432	House	4	\$399,000	\$375,000	6.40%	3.93%	\$650	\$595	9.24%	8.47%
	18 MILLARS WELL	WA	6714	House	3	\$515,000	\$472,000	9.11%	4.16%	\$1,000	\$800	25.00%	10.09%
▼	19 EAST FREMANTLE	WA	6158	Unit	2	\$490,000	\$520,000	-5.77%	4.19%	\$640	\$580	10.34%	6.79%
▼	20 HIGHGATE	WA	6003	Unit	2	\$540,000	\$510,000	5.88%	4.23%	\$700	\$580	20.68%	6.74%
▲	21 PERTH	WA	6000	Unit	2	\$579,000	\$515,000	12.42%	4.26%	\$750	\$695	7.91%	6.73%
▲	22 CABLE BEACH	WA	6726	House	4	\$809,500	\$760,000	6.51%	4.33%	\$1,350	\$1,200	12.50%	8.67%
▲	23 PERTH	WA	6000	Unit	Studio & 1	\$403,500	\$365,000	10.54%	4.45%	\$600	\$550	9.09%	7.73%
▲	24 LEEDERVILLE	WA	6007	Unit	2	\$600,000	\$587,000	2.21%	4.45%	\$690	\$630	9.52%	5.98%
📍	25 MOUNT PLEASANT	WA	6153	Unit	2	\$900,000	\$850,000	5.88%	4.46%	\$850	\$750	13.33%	4.91%



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						Current	1 yr Ago	Growth 1 yr	5 yr Avg	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 NORTHBRIDGE	WA	6003	Unit	2	\$549,000	\$449,500	22.13%	4.55%	\$700	\$605	15.70%	6.63%
▼	27 NORTH COOGEE	WA	6163	Unit	2	\$699,500	\$617,500	13.27%	4.59%	\$770	\$680	13.23%	5.72%
▼	28 MOUNT LAWLEY	WA	6050	Townhouse	2	\$579,000	\$475,000	21.89%	4.62%	\$600	\$510	17.64%	5.38%
▼	29 NORTH PERTH	WA	6006	Unit	2	\$570,000	\$499,000	14.22%	4.89%	\$670	\$595	12.60%	6.11%
📍	30 CLAREMONT	WA	6010	Unit	2	\$800,000	\$635,000	25.98%	4.91%	\$780	\$650	20.00%	5.07%
▲	31 KUNUNURRA	WA	6743	House	3	\$372,500	\$380,000	-1.98%	4.92%	\$600	\$520	15.38%	8.37%
▲	32 RIVERVALE	WA	6103	Unit	3	\$699,500	\$649,000	7.78%	4.96%	\$800	\$660	21.21%	5.94%
▲	33 LAMINGTON	WA	6430	House	3	\$382,000	\$375,000	1.86%	5.02%	\$590	\$570	3.50%	8.03%
▲	34 PICCADILLY	WA	6430	House	4	\$472,000	\$449,500	5.00%	5.05%	\$750	\$750	0.00%	8.26%
▲	35 DARCH	WA	6065	House	3	\$635,000	\$570,000	11.40%	5.11%	\$665	\$575	15.65%	5.44%
▼	36 WEST LEEDERVILLE	WA	6007	Unit	2	\$625,000	\$525,000	19.04%	5.20%	\$650	\$600	8.33%	5.40%
▲	37 WEST PERTH	WA	6005	Unit	2	\$580,000	\$520,000	11.53%	5.21%	\$720	\$650	10.76%	6.45%
▼	38 WEST PERTH	WA	6005	Unit	Studio & 1	\$399,000	\$329,000	21.27%	5.21%	\$550	\$485	13.40%	7.16%
▲	39 NICKOL	WA	6714	House	4	\$695,000	\$620,000	12.09%	5.37%	\$1,400	\$1,400	0.00%	10.47%
📍	40 SUBIACO	WA	6008	Unit	2	\$700,000	\$600,000	16.66%	5.37%	\$750	\$650	15.38%	5.57%
▼	41 WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$325,000	\$275,000	18.18%	5.39%	\$500	\$425	17.64%	8.00%
▲	42 BUNBURY	WA	6230	Unit	3	\$649,500	\$580,000	11.98%	5.41%	\$650	\$600	8.33%	5.20%
▼	43 FREMANTLE	WA	6160	Unit	2	\$690,000	\$529,000	30.43%	5.42%	\$770	\$650	18.46%	5.80%
📍	44 BURSWOOD	WA	6100	Unit	Studio & 1	\$456,000	\$469,000	-2.78%	5.43%	\$605	\$500	21.00%	6.89%
📍	45 NORTH COOGEE	WA	6163	Unit	Studio & 1	\$499,000	\$410,000	21.70%	5.63%	\$600	\$510	17.64%	6.25%
🏠	46 ROCKINGHAM	WA	6168	Unit	Studio & 1	\$375,000	\$317,500	18.11%	5.64%	\$450	\$400	12.50%	6.24%
📍	47 KEWDALE	WA	6105	Unit	2	\$459,500	\$379,000	21.24%	5.66%	\$650	\$520	25.00%	7.35%
▼	48 SUBIACO	WA	6008	Unit	Studio & 1	\$489,000	\$412,500	18.54%	5.74%	\$600	\$500	20.00%	6.38%
📍	49 NORTH FREMANTLE	WA	6159	Unit	2	\$1,000,000	\$895,000	11.73%	5.92%	\$950	\$850	11.76%	4.94%
📍	50 BAYNTON	WA	6714	House	4	\$754,500	\$719,000	4.93%	5.95%	\$1,500	\$1,400	7.14%	10.33%



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