

# Suburb Performance Reports



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Accurately estimate the value of any residential property and view on the market and sales history for better negotiation.



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Analyse your property investments; create 10-year cash flow and capital growth forecasts to be 100% confident in each decision you make.



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Access exclusive, off-the-plan opportunities ahead of the rest of the market.



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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.

# Biggest Median 5 Year Price Decline Suburbs

## 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 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.<br>- there were insufficient listings last month to record a valid statistic<br>- the list item is new |



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# Biggest Median 5 Year Price Decline Suburbs

## National Report

| Rank | Suburb              | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |       |
|------|---------------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|-------|
|      |                     |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| 1    | BOWEN               | QLD   | 4805      | Unit          | 3          | \$449,500    | \$399,500   | 12.51%      | -42.00%    | \$430       | \$375    | 14.66%      | 4.97% |
| 2    | PRAHRAN             | VIC   | 3181      | Unit          | 3          | \$1,050,000  | \$1,425,000 | -26.32%     | -32.83%    | \$845       | \$850    | -0.59%      | 4.18% |
| 3    | GLEN IRIS           | VIC   | 3146      | Unit          | Studio & 1 | \$310,000    | \$350,000   | -11.43%     | -26.20%    | \$410       | \$395    | 3.79%       | 6.87% |
| 4    | CAMBERWELL          | VIC   | 3124      | Unit          | 3          | \$1,415,000  | \$1,550,000 | -8.71%      | -23.52%    | \$750       | \$700    | 7.14%       | 2.75% |
| 5    | SOUTH YARRA         | VIC   | 3141      | Unit          | 3          | \$1,787,500  | \$1,580,000 | 13.13%      | -23.37%    | \$1,100     | \$900    | 22.22%      | 3.20% |
| 6    | CHIPPENDALE         | NSW   | 2008      | Unit          | 3          | \$1,700,000  | \$1,690,000 | 0.59%       | -23.34%    | \$1,500     | \$1,400  | 7.14%       | 4.58% |
| 7    | HARRIS PARK         | NSW   | 2150      | Unit          | Studio & 1 | \$425,000    | \$419,500   | 1.31%       | -20.57%    | \$450       | \$400    | 12.50%      | 5.50% |
| 8    | ST ALBANS           | VIC   | 3021      | House         | 2          | \$500,000    | \$450,000   | 11.11%      | -18.57%    | \$400       | \$350    | 14.28%      | 4.16% |
| 9    | SYDNEY OLYMPIC PARK | NSW   | 2127      | Unit          | 2          | \$800,000    | \$770,000   | 3.89%       | -17.87%    | \$780       | \$760    | 2.63%       | 5.07% |
| 10   | SOUTH YARRA         | VIC   | 3141      | House         | 4          | \$3,250,000  | \$3,095,000 | 5.00%       | -16.67%    | \$1,525     | \$1,400  | 8.92%       | 2.44% |
| 11   | BAULKHAM HILLS      | NSW   | 2153      | Unit          | 3          | \$810,000    | \$799,500   | 1.31%       | -15.98%    | \$700       | \$650    | 7.69%       | 4.49% |
| 12   | MALVERN EAST        | VIC   | 3145      | Unit          | Studio & 1 | \$295,000    | \$300,000   | -1.67%      | -15.72%    | \$360       | \$330    | 9.09%       | 6.34% |
| 13   | PARKVILLE           | VIC   | 3052      | Unit          | Studio & 1 | \$335,000    | \$320,000   | 4.68%       | -15.41%    | \$450       | \$395    | 13.92%      | 6.98% |
| 14   | CHIPPENDALE         | NSW   | 2008      | Unit          | 2          | \$1,100,000  | \$1,100,000 | 0.00%       | -15.39%    | \$950       | \$900    | 5.55%       | 4.49% |
| 15   | CARNEGIE            | VIC   | 3163      | Unit          | Studio & 1 | \$330,000    | \$320,000   | 3.12%       | -15.39%    | \$385       | \$355    | 8.45%       | 6.06% |
| 16   | ROXBY DOWNS         | SA    | 5725      | House         | 4          | \$310,000    | \$340,000   | -8.83%      | -15.07%    | \$415       | \$410    | 1.21%       | 6.96% |
| 17   | SYDNEY OLYMPIC PARK | NSW   | 2127      | Unit          | Studio & 1 | \$550,000    | \$570,000   | -3.51%      | -13.93%    | \$650       | \$630    | 3.17%       | 6.14% |
| 18   | HAYMARKET           | NSW   | 2000      | Unit          | Studio & 1 | \$750,000    | \$826,500   | -9.26%      | -13.80%    | \$850       | \$800    | 6.25%       | 5.89% |
| 19   | MCKINNON            | VIC   | 3204      | Townhouse     | 3          | \$955,000    | \$1,075,000 | -11.17%     | -13.19%    | \$850       | \$770    | 10.38%      | 4.62% |
| 20   | HAYMARKET           | NSW   | 2000      | Unit          | 2          | \$1,290,000  | \$1,298,000 | -0.62%      | -13.14%    | \$1,250     | \$1,200  | 4.16%       | 5.03% |
| 21   | BAULKHAM HILLS      | NSW   | 2153      | Unit          | 2          | \$650,000    | \$650,000   | 0.00%       | -13.11%    | \$620       | \$580    | 6.89%       | 4.96% |
| 22   | PORT MELBOURNE      | VIC   | 3207      | House         | 4          | \$2,100,000  | \$2,250,000 | -6.67%      | -12.50%    | \$1,320     | \$1,250  | 5.60%       | 3.26% |
| 23   | CLAYTON             | VIC   | 3168      | Unit          | Studio & 1 | \$320,000    | \$330,000   | -3.04%      | -11.36%    | \$355       | \$320    | 10.93%      | 5.76% |
| 24   | WINDSOR             | VIC   | 3181      | Unit          | 2          | \$580,000    | \$590,000   | -1.70%      | -10.77%    | \$580       | \$550    | 5.45%       | 5.20% |
| 25   | MOONEE PONDS        | VIC   | 3039      | Unit          | 3          | \$960,000    | \$1,300,000 | -26.16%     | -10.70%    | \$710       | \$740    | -4.06%      | 3.84% |



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# Biggest Median 5 Year Price Decline Suburbs

## National Report

| Rank | Suburb             | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |       |
|------|--------------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|-------|
|      |                    |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| ▲    | 26 ROXBY DOWNS     | SA    | 5725      | House         | 3          | \$250,000    | \$270,000   | -7.41%      | -10.56%    | \$340       | \$360    | -5.56%      | 7.07% |
| ▲    | 27 KATHERINE       | NT    | 0850      | Unit          | 2          | \$265,000    | \$270,000   | -1.86%      | -10.17%    | \$400       | \$380    | 5.26%       | 7.84% |
| ▲    | 28 MOONEE PONDS    | VIC   | 3039      | Unit          | Studio & 1 | \$385,000    | \$380,000   | 1.31%       | -10.05%    | \$450       | \$400    | 12.50%      | 6.07% |
| ▲    | 29 IVANHOE         | VIC   | 3079      | Unit          | Studio & 1 | \$395,000    | \$399,000   | -1.01%      | -10.03%    | \$480       | \$420    | 14.28%      | 6.31% |
| ▼    | 30 TOORAK          | VIC   | 3142      | Unit          | 3          | \$2,500,000  | \$2,597,500 | -3.76%      | -9.83%     | \$895       | \$800    | 11.87%      | 1.86% |
| ▼    | 31 POTTS POINT     | NSW   | 2011      | Unit          | 2          | \$1,550,000  | \$1,600,000 | -3.13%      | -9.81%     | \$935       | \$900    | 3.88%       | 3.13% |
| ▲    | 32 FAIRFIELD       | VIC   | 3078      | Unit          | Studio & 1 | \$360,000    | \$337,500   | 6.66%       | -9.78%     | \$375       | \$340    | 10.29%      | 5.41% |
| ▼    | 33 NOBLE PARK      | VIC   | 3174      | House         | 2          | \$520,000    | \$500,000   | 4.00%       | -9.57%     | \$470       | \$415    | 13.25%      | 4.70% |
| ▼    | 34 HUGHESDALE      | VIC   | 3166      | Unit          | 2          | \$530,000    | \$590,000   | -10.17%     | -9.33%     | \$550       | \$490    | 12.24%      | 5.39% |
| ▲    | 35 MALVERN         | VIC   | 3144      | Unit          | Studio & 1 | \$390,000    | \$385,000   | 1.29%       | -9.31%     | \$420       | \$390    | 7.69%       | 5.60% |
| ■    | 36 MALVERN EAST    | VIC   | 3145      | Unit          | 2          | \$580,000    | \$600,000   | -3.34%      | -9.24%     | \$545       | \$500    | 9.00%       | 4.88% |
| ▲    | 37 PORT MELBOURNE  | VIC   | 3207      | Unit          | Studio & 1 | \$450,000    | \$460,000   | -2.18%      | -9.10%     | \$500       | \$480    | 4.16%       | 5.77% |
| ■    | 38 FLEMINGTON      | VIC   | 3031      | Unit          | 2          | \$500,000    | \$500,000   | 0.00%       | -9.10%     | \$500       | \$470    | 6.38%       | 5.20% |
| ▼    | 39 CANTERBURY      | NSW   | 2193      | Unit          | Studio & 1 | \$500,000    | \$500,000   | 0.00%       | -9.10%     | \$580       | \$550    | 5.45%       | 6.03% |
| ▼    | 40 MORTLAKE        | NSW   | 2137      | Unit          | 2          | \$822,500    | \$855,000   | -3.81%      | -9.02%     | \$780       | \$730    | 6.84%       | 4.93% |
| ▲    | 41 ESSENDON        | VIC   | 3040      | Unit          | Studio & 1 | \$327,500    | \$330,000   | -0.76%      | -8.78%     | \$380       | \$360    | 5.55%       | 6.03% |
| ▼    | 42 FLEMINGTON      | VIC   | 3031      | Unit          | Studio & 1 | \$332,500    | \$310,000   | 7.25%       | -8.28%     | \$395       | \$370    | 6.75%       | 6.17% |
| ▲    | 43 CAULFIELD NORTH | VIC   | 3161      | Unit          | 2          | \$550,000    | \$580,000   | -5.18%      | -8.26%     | \$555       | \$550    | 0.90%       | 5.24% |
| ▼    | 44 HAWTHORN        | VIC   | 3122      | Unit          | 3          | \$1,240,000  | \$1,460,000 | -15.07%     | -8.15%     | \$820       | \$810    | 1.23%       | 3.43% |
| 📍    | 45 WEST MELBOURNE  | VIC   | 3003      | Unit          | 2          | \$550,000    | \$600,000   | -8.34%      | -7.72%     | \$650       | \$620    | 4.83%       | 6.14% |
| ▼    | 46 GLEN IRIS       | VIC   | 3146      | Townhouse     | 3          | \$1,287,500  | \$1,549,000 | -16.89%     | -7.71%     | \$840       | \$850    | -1.18%      | 3.39% |
|      | 47 DONCASTER EAST  | VIC   | 3109      | Unit          | Studio & 1 | \$365,000    | \$360,000   | 1.38%       | -7.60%     | \$465       | \$400    | 16.25%      | 6.62% |
| 📍    | 48 MARIBYRNONG     | VIC   | 3032      | Unit          | Studio & 1 | \$337,500    | \$350,000   | -3.58%      | -7.54%     | \$450       | \$400    | 12.50%      | 6.93% |
| ▼    | 49 TOORAK          | VIC   | 3142      | Unit          | 2          | \$750,000    | \$770,000   | -2.60%      | -7.41%     | \$600       | \$575    | 4.34%       | 4.16% |
| 📍    | 50 GERALDTON       | WA    | 6530      | Unit          | 2          | \$250,000    | \$199,000   | 25.62%      | -7.41%     | \$300       | \$260    | 15.38%      | 6.24% |



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# Biggest Median 5 Year Price Decline Suburbs

## ACT Report

| Rank | Suburb | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |           |             |            | Median Rent |          |             |       |
|------|--------|-------|-----------|---------------|------------|--------------|-----------|-------------|------------|-------------|----------|-------------|-------|
|      |        |       |           |               |            | Current      | 1 yr Ago  | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| 1    | WRIGHT | ACT   | 2611      | Unit          | 2          | \$499,000    | \$520,000 | -4.04%      | 25.06%     | \$570       | \$570    | 0.00%       | 5.93% |
| 2    | WRIGHT | ACT   | 2611      | Unit          | Studio & 1 | \$400,000    | \$407,500 | -1.85%      | 33.77%     | \$450       | \$450    | 0.00%       | 5.85% |
| 3    | WRIGHT | ACT   | 2611      | Townhouse     | 3          | \$780,000    | \$725,000 | 7.58%       | 42.07%     | \$660       | \$660    | 0.00%       | 4.40% |



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# Biggest Median 5 Year Price Decline Suburbs

## NSW Report

| Rank | Suburb              | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |       |
|------|---------------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|-------|
|      |                     |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| 1    | CHIPPENDALE         | NSW   | 2008      | Unit          | 3          | \$1,700,000  | \$1,690,000 | 0.59%       | -23.34%    | \$1,500     | \$1,400  | 7.14%       | 4.58% |
| 2    | HARRIS PARK         | NSW   | 2150      | Unit          | Studio & 1 | \$425,000    | \$419,500   | 1.31%       | -20.57%    | \$450       | \$400    | 12.50%      | 5.50% |
| 3    | SYDNEY OLYMPIC PARK | NSW   | 2127      | Unit          | 2          | \$800,000    | \$770,000   | 3.89%       | -17.87%    | \$780       | \$760    | 2.63%       | 5.07% |
| 4    | BAULKHAM HILLS      | NSW   | 2153      | Unit          | 3          | \$810,000    | \$799,500   | 1.31%       | -15.98%    | \$700       | \$650    | 7.69%       | 4.49% |
| 5    | CHIPPENDALE         | NSW   | 2008      | Unit          | 2          | \$1,100,000  | \$1,100,000 | 0.00%       | -15.39%    | \$950       | \$900    | 5.55%       | 4.49% |
| 6    | SYDNEY OLYMPIC PARK | NSW   | 2127      | Unit          | Studio & 1 | \$550,000    | \$570,000   | -3.51%      | -13.93%    | \$650       | \$630    | 3.17%       | 6.14% |
| 7    | HAYMARKET           | NSW   | 2000      | Unit          | Studio & 1 | \$750,000    | \$826,500   | -9.26%      | -13.80%    | \$850       | \$800    | 6.25%       | 5.89% |
| 8    | HAYMARKET           | NSW   | 2000      | Unit          | 2          | \$1,290,000  | \$1,298,000 | -0.62%      | -13.14%    | \$1,250     | \$1,200  | 4.16%       | 5.03% |
| 9    | BAULKHAM HILLS      | NSW   | 2153      | Unit          | 2          | \$650,000    | \$650,000   | 0.00%       | -13.11%    | \$620       | \$580    | 6.89%       | 4.96% |
| 10   | POTTS POINT         | NSW   | 2011      | Unit          | 2          | \$1,550,000  | \$1,600,000 | -3.13%      | -9.81%     | \$935       | \$900    | 3.88%       | 3.13% |
| 11   | CANTERBURY          | NSW   | 2193      | Unit          | Studio & 1 | \$500,000    | \$500,000   | 0.00%       | -9.10%     | \$580       | \$550    | 5.45%       | 6.03% |
| 12   | MORTLAKE            | NSW   | 2137      | Unit          | 2          | \$822,500    | \$855,000   | -3.81%      | -9.02%     | \$780       | \$730    | 6.84%       | 4.93% |
| 13   | KELLYVILLE          | NSW   | 2155      | Unit          | 2          | \$660,000    | \$649,500   | 1.61%       | -7.05%     | \$650       | \$600    | 8.33%       | 5.12% |
| 14   | ROSEHILL            | NSW   | 2142      | Unit          | 2          | \$510,000    | \$498,500   | 2.30%       | -6.43%     | \$580       | \$550    | 5.45%       | 5.91% |
| 15   | HAYMARKET           | NSW   | 2000      | Unit          | 3          | \$1,998,000  | \$1,800,000 | 11.00%      | -5.98%     | \$1,650     | \$1,680  | -1.79%      | 4.29% |
| 16   | LIVERPOOL           | NSW   | 2170      | Unit          | Studio & 1 | \$400,000    | \$400,000   | 0.00%       | -5.89%     | \$480       | \$430    | 11.62%      | 6.24% |
| 17   | LEWISHAM            | NSW   | 2049      | Unit          | Studio & 1 | \$600,000    | \$620,000   | -3.23%      | -5.52%     | \$615       | \$575    | 6.95%       | 5.33% |
| 18   | BLACKTOWN           | NSW   | 2148      | Unit          | 3          | \$600,000    | \$600,000   | 0.00%       | -5.14%     | \$600       | \$570    | 5.26%       | 5.20% |
| 19   | MASCOT              | NSW   | 2020      | Unit          | Studio & 1 | \$675,000    | \$680,000   | -0.74%      | -4.60%     | \$750       | \$720    | 4.16%       | 5.77% |
| 20   | NORTHMEAD           | NSW   | 2152      | Unit          | 2          | \$520,000    | \$500,000   | 4.00%       | -4.59%     | \$570       | \$520    | 9.61%       | 5.70% |
| 21   | STRATHFIELD         | NSW   | 2135      | Unit          | Studio & 1 | \$525,000    | \$525,000   | 0.00%       | -4.55%     | \$600       | \$550    | 9.09%       | 5.94% |
| 22   | EPPING              | NSW   | 2121      | Unit          | Studio & 1 | \$600,000    | \$600,000   | 0.00%       | -4.54%     | \$620       | \$590    | 5.08%       | 5.37% |
| 23   | PARRAMATTA          | NSW   | 2150      | Unit          | 2          | \$620,000    | \$620,000   | 0.00%       | -4.47%     | \$670       | \$600    | 11.66%      | 5.61% |
| 24   | BLACKTOWN           | NSW   | 2148      | Unit          | Studio & 1 | \$420,000    | \$420,000   | 0.00%       | -4.44%     | \$400       | \$400    | 0.00%       | 4.95% |
| 25   | GLADESVILLE         | NSW   | 2111      | Unit          | Studio & 1 | \$550,000    | \$570,000   | -3.51%      | -4.27%     | \$525       | \$495    | 6.06%       | 4.96% |



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# Biggest Median 5 Year Price Decline Suburbs

## NSW Report

| Rank | Suburb               | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |       |
|------|----------------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|-------|
|      |                      |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| ▼    | 26 GRANVILLE         | NSW   | 2142      | Unit          | 2          | \$498,000    | \$475,000   | 4.84%       | -4.24%     | \$565       | \$520    | 8.65%       | 5.89% |
| ▬    | 27 TOONGABBIE        | NSW   | 2146      | Unit          | 2          | \$500,000    | \$515,000   | -2.92%      | -3.85%     | \$600       | \$530    | 13.20%      | 6.24% |
| ▼    | 28 GLEBE             | NSW   | 2037      | Unit          | Studio & 1 | \$650,000    | \$680,000   | -4.42%      | -3.71%     | \$625       | \$600    | 4.16%       | 5.00% |
| ▼    | 29 CHIPPENDALE       | NSW   | 2008      | Unit          | Studio & 1 | \$650,000    | \$675,000   | -3.71%      | -3.71%     | \$780       | \$720    | 8.33%       | 6.24% |
| ▬    | 30 KELLYVILLE        | NSW   | 2155      | Unit          | Studio & 1 | \$540,000    | \$555,000   | -2.71%      | -3.58%     | \$560       | \$510    | 9.80%       | 5.39% |
| 📍    | 31 WATERLOO          | NSW   | 2017      | Unit          | 3          | \$1,350,000  | \$1,530,000 | -11.77%     | -3.58%     | \$1,380     | \$1,295  | 6.56%       | 5.31% |
| ▬    | 32 WENTWORTHVILLE    | NSW   | 2145      | Unit          | 2          | \$550,000    | \$525,000   | 4.76%       | -3.51%     | \$600       | \$550    | 9.09%       | 5.67% |
| ▬    | 33 CAMPSIE           | NSW   | 2194      | Unit          | Studio & 1 | \$500,000    | \$499,000   | 0.20%       | -3.48%     | \$550       | \$500    | 10.00%      | 5.72% |
| ▬    | 34 TURRAMURRA        | NSW   | 2074      | Unit          | 2          | \$850,000    | \$850,000   | 0.00%       | -3.41%     | \$720       | \$695    | 3.59%       | 4.40% |
| ▲    | 35 NORTH RYDE        | NSW   | 2113      | Unit          | Studio & 1 | \$600,000    | \$599,500   | 0.08%       | -3.23%     | \$650       | \$620    | 4.83%       | 5.63% |
| ▲    | 36 CORRIMAL          | NSW   | 2518      | Unit          | 2          | \$579,000    | \$552,500   | 4.79%       | -2.69%     | \$460       | \$450    | 2.22%       | 4.13% |
| ▼    | 37 EPPING            | NSW   | 2121      | Unit          | 2          | \$790,000    | \$795,000   | -0.63%      | -2.65%     | \$730       | \$680    | 7.35%       | 4.80% |
| ▼    | 38 WENTWORTHVILLE    | NSW   | 2145      | Unit          | Studio & 1 | \$460,000    | \$450,000   | 2.22%       | -2.65%     | \$550       | \$500    | 10.00%      | 6.21% |
| ▲    | 39 HOMEBUSH          | NSW   | 2140      | Unit          | Studio & 1 | \$516,500    | \$500,000   | 3.30%       | -2.55%     | \$600       | \$550    | 9.09%       | 6.04% |
| 📍    | 40 CAMPERDOWN        | NSW   | 2050      | Unit          | 2          | \$975,000    | \$1,000,000 | -2.50%      | -2.50%     | \$890       | \$820    | 8.53%       | 4.74% |
| ▬    | 41 STRATHFIELD SOUTH | NSW   | 2136      | Unit          | 2          | \$619,000    | \$586,500   | 5.54%       | -2.37%     | \$605       | \$565    | 7.07%       | 5.08% |
| ▼    | 42 RYDE              | NSW   | 2112      | Unit          | Studio & 1 | \$570,000    | \$560,000   | 1.78%       | -2.23%     | \$620       | \$580    | 6.89%       | 5.65% |
| ▬    | 43 BLACKTOWN         | NSW   | 2148      | Unit          | 2          | \$450,000    | \$450,000   | 0.00%       | -2.18%     | \$520       | \$450    | 15.55%      | 6.00% |
| 📍    | 44 EASTWOOD          | NSW   | 2122      | Unit          | 2          | \$680,000    | \$649,000   | 4.77%       | -2.09%     | \$580       | \$550    | 5.45%       | 4.43% |
| ▲    | 45 PYRMONT           | NSW   | 2009      | Unit          | Studio & 1 | \$632,500    | \$642,500   | -1.56%      | -1.94%     | \$690       | \$650    | 6.15%       | 5.67% |
| ▬    | 46 WAITARA           | NSW   | 2077      | Unit          | Studio & 1 | \$540,000    | \$549,000   | -1.64%      | -1.82%     | \$550       | \$510    | 7.84%       | 5.29% |
| ▼    | 47 GRANVILLE         | NSW   | 2142      | Unit          | 3          | \$679,500    | \$657,500   | 3.34%       | -1.81%     | \$750       | \$720    | 4.16%       | 5.73% |
| ▼    | 48 WENTWORTH POINT   | NSW   | 2127      | Unit          | Studio & 1 | \$585,000    | \$565,000   | 3.53%       | -1.69%     | \$650       | \$600    | 8.33%       | 5.77% |
| ▼    | 49 RUSHCUTTERS BAY   | NSW   | 2011      | Unit          | 2          | \$1,500,000  | \$1,635,000 | -8.26%      | -1.64%     | \$980       | \$945    | 3.70%       | 3.39% |
| 📍    | 50 CHATSWOOD         | NSW   | 2067      | Unit          | Studio & 1 | \$749,500    | \$752,500   | -0.40%      | -1.39%     | \$670       | \$630    | 6.34%       | 4.64% |



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# Biggest Median 5 Year Price Decline Suburbs

## NT Report

| Rank | Suburb        | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |           |             |            | Median Rent |          |             |       |
|------|---------------|-------|-----------|---------------|------------|--------------|-----------|-------------|------------|-------------|----------|-------------|-------|
|      |               |       |           |               |            | Current      | 1 yr Ago  | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| 1    | KATHERINE     | NT    | 0850      | Unit          | 2          | \$265,000    | \$270,000 | -1.86%      | -10.17%    | \$400       | \$380    | 5.26%       | 7.84% |
| 2    | GILLEN        | NT    | 0870      | Unit          | 2          | \$282,500    | \$299,000 | -5.52%      | -0.88%     | \$430       | \$430    | 0.00%       | 7.91% |
| 3    | BRAITLING     | NT    | 0870      | House         | 3          | \$449,000    | \$479,000 | -6.27%      | 0.00%      | \$550       | \$550    | 0.00%       | 6.36% |
| 4    | GILLEN        | NT    | 0870      | House         | 3          | \$448,500    | \$468,000 | -4.17%      | 2.16%      | \$570       | \$560    | 1.78%       | 6.60% |
| 5    | NIGHTCLIFF    | NT    | 0810      | Unit          | 2          | \$390,000    | \$400,000 | -2.50%      | 2.63%      | \$480       | \$480    | 0.00%       | 6.40% |
| 6    | KATHERINE     | NT    | 0850      | House         | 3          | \$355,000    | \$369,000 | -3.80%      | 4.41%      | \$500       | \$480    | 4.16%       | 7.32% |
| 7    | DARWIN CITY   | NT    | 0800      | Unit          | Studio & 1 | \$290,000    | \$270,000 | 7.40%       | 5.45%      | \$470       | \$450    | 4.44%       | 8.42% |
| 8    | LEANYER       | NT    | 0812      | Unit          | 2          | \$335,000    | \$335,000 | 0.00%       | 7.20%      | \$400       | \$450    | -11.12%     | 6.20% |
| 9    | SADADEEN      | NT    | 0870      | House         | 3          | \$442,000    | \$445,000 | -0.68%      | 7.54%      | \$530       | \$530    | 0.00%       | 6.23% |
| 10   | ARALUEN       | NT    | 0870      | House         | 3          | \$535,000    | \$529,000 | 1.13%       | 8.08%      | \$670       | \$600    | 11.66%      | 6.51% |
| 11   | GRAY          | NT    | 0830      | Unit          | 2          | \$264,500    | \$260,000 | 1.73%       | 8.40%      | \$430       | \$410    | 4.87%       | 8.45% |
| 12   | DARWIN CITY   | NT    | 0800      | Unit          | 2          | \$430,000    | \$449,000 | -4.24%      | 8.86%      | \$600       | \$580    | 3.44%       | 7.25% |
| 13   | LYONS         | NT    | 0810      | House         | 4          | \$755,000    | \$769,500 | -1.89%      | 9.42%      | \$900       | \$810    | 11.11%      | 6.19% |
| 14   | BELLAMACK     | NT    | 0832      | House         | 4          | \$649,000    | \$649,000 | 0.00%       | 9.62%      | \$690       | \$680    | 1.47%       | 5.52% |
| 15   | KATHERINE     | NT    | 0850      | House         | 4          | \$482,500    | \$490,000 | -1.54%      | 9.90%      | \$615       | \$630    | -2.39%      | 6.62% |
| 16   | LEANYER       | NT    | 0812      | House         | 3          | \$564,500    | \$550,000 | 2.63%       | 14.04%     | \$625       | \$600    | 4.16%       | 5.75% |
| 17   | LARRAKEYAH    | NT    | 0820      | Unit          | 2          | \$399,000    | \$399,000 | 0.00%       | 14.32%     | \$525       | \$505    | 3.96%       | 6.84% |
| 18   | MUIRHEAD      | NT    | 0810      | House         | 4          | \$800,000    | \$740,000 | 8.10%       | 14.44%     | \$800       | \$790    | 1.26%       | 5.20% |
| 19   | DURACK        | NT    | 0830      | House         | 4          | \$630,000    | \$639,000 | -1.41%      | 15.17%     | \$700       | \$680    | 2.94%       | 5.77% |
| 20   | LARRAKEYAH    | NT    | 0820      | Unit          | 3          | \$595,000    | \$520,000 | 14.42%      | 15.75%     | \$650       | \$700    | -7.15%      | 5.68% |
| 21   | PARAP         | NT    | 0820      | Unit          | 3          | \$630,000    | \$649,000 | -2.93%      | 15.80%     | \$670       | \$650    | 3.07%       | 5.53% |
| 22   | BAKEWELL      | NT    | 0832      | House         | 3          | \$480,000    | \$492,500 | -2.54%      | 17.07%     | \$560       | \$550    | 1.81%       | 6.06% |
| 23   | ROSEBERY      | NT    | 0832      | House         | 3          | \$515,000    | \$488,000 | 5.53%       | 17.84%     | \$565       | \$560    | 0.89%       | 5.70% |
| 24   | ROSEBERY      | NT    | 0832      | House         | 4          | \$627,000    | \$599,000 | 4.67%       | 19.42%     | \$700       | \$680    | 2.94%       | 5.80% |
| 25   | COCONUT GROVE | NT    | 0810      | Unit          | 2          | \$355,000    | \$357,500 | -0.70%      | 19.52%     | \$500       | \$500    | 0.00%       | 7.32% |



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# Biggest Median 5 Year Price Decline Suburbs

## NT Report

| Rank | Suburb         | State | Post Code | Dwelling Type | Bed-rooms | Median Price |           |             |            | Median Rent |          |             |       |
|------|----------------|-------|-----------|---------------|-----------|--------------|-----------|-------------|------------|-------------|----------|-------------|-------|
|      |                |       |           |               |           | Current      | 1 yr Ago  | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| ▲    | 26 WOODROFFE   | NT    | 0830      | House         | 3         | \$444,500    | \$449,000 | -1.01%      | 20.13%     | \$550       | \$500    | 10.00%      | 6.43% |
| ▼    | 27 DARWIN CITY | NT    | 0800      | Unit          | 3         | \$724,500    | \$577,500 | 25.45%      | 20.75%     | \$750       | \$750    | 0.00%       | 5.38% |
| ▬    | 28 GUNN        | NT    | 0832      | House         | 4         | \$587,000    | \$572,500 | 2.53%       | 22.29%     | \$650       | \$650    | 0.00%       | 5.75% |
| ▬    | 29 GRAY        | NT    | 0830      | House         | 3         | \$410,000    | \$400,000 | 2.50%       | 22.57%     | \$515       | \$490    | 5.10%       | 6.53% |
| ▬    | 30 RAPID CREEK | NT    | 0810      | Unit          | 2         | \$399,500    | \$425,000 | -6.00%      | 22.92%     | \$485       | \$480    | 1.04%       | 6.31% |
| ▲    | 31 GUNN        | NT    | 0832      | House         | 3         | \$479,000    | \$457,500 | 4.69%       | 22.97%     | \$575       | \$550    | 4.54%       | 6.24% |
| ▼    | 32 MILLNER     | NT    | 0810      | Unit          | 2         | \$299,000    | \$312,000 | -4.17%      | 24.58%     | \$470       | \$450    | 4.44%       | 8.17% |
| ▼    | 33 ZUCCOLI     | NT    | 0832      | House         | 4         | \$677,000    | \$619,500 | 9.28%       | 25.13%     | \$750       | \$700    | 7.14%       | 5.76% |
| ▼    | 34 PARAP       | NT    | 0820      | Unit          | 2         | \$420,000    | \$398,000 | 5.52%       | 25.37%     | \$550       | \$520    | 5.76%       | 6.80% |
| ▲    | 35 ZUCCOLI     | NT    | 0832      | House         | 3         | \$569,000    | \$570,000 | -0.18%      | 26.72%     | \$690       | \$650    | 6.15%       | 6.30% |
| ▼    | 36 DURACK      | NT    | 0830      | House         | 3         | \$532,000    | \$510,000 | 4.31%       | 27.57%     | \$580       | \$595    | -2.53%      | 5.66% |
| ▼    | 37 STUART PARK | NT    | 0820      | Unit          | 2         | \$385,000    | \$387,500 | -0.65%      | 29.41%     | \$550       | \$550    | 0.00%       | 7.42% |
| ▬    | 38 STUART PARK | NT    | 0820      | Unit          | 3         | \$499,000    | \$504,500 | -1.10%      | 32.18%     | \$650       | \$630    | 3.17%       | 6.77% |
| ▬    | 39 MOULDEN     | NT    | 0830      | House         | 3         | \$439,000    | \$395,000 | 11.13%      | 34.04%     | \$520       | \$500    | 4.00%       | 6.15% |



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# Biggest Median 5 Year Price Decline Suburbs

## QLD Report

| Rank | Suburb           | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |       |
|------|------------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|-------|
|      |                  |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| 1    | BOWEN            | QLD   | 4805      | Unit          | 3          | \$449,500    | \$399,500   | 12.51%      | -42.00%    | \$430       | \$375    | 14.66%      | 4.97% |
| 2    | MOUNT ISA        | QLD   | 4825      | House         | 4          | \$339,000    | \$370,000   | -8.38%      | 0.00%      | \$500       | \$525    | -4.77%      | 7.66% |
| 3    | EMERALD          | QLD   | 4720      | Unit          | 3          | \$269,000    | \$254,000   | 5.90%       | 1.50%      | \$385       | \$355    | 8.45%       | 7.44% |
| 4    | CLERMONT         | QLD   | 4721      | House         | 3          | \$267,500    | \$270,000   | -0.93%      | 2.88%      | \$390       | \$350    | 11.42%      | 7.58% |
| 5    | EMERALD          | QLD   | 4720      | Unit          | 2          | \$210,000    | \$185,000   | 13.51%      | 3.70%      | \$320       | \$310    | 3.22%       | 7.92% |
| 6    | MOUNT ISA        | QLD   | 4825      | House         | 3          | \$269,000    | \$279,000   | -3.59%      | 6.32%      | \$470       | \$450    | 4.44%       | 9.08% |
| 7    | CAIRNS CITY      | QLD   | 4870      | Unit          | 3          | \$770,000    | \$679,500   | 13.31%      | 8.83%      | \$700       | \$705    | -0.71%      | 4.72% |
| 8    | BLACKWATER       | QLD   | 4717      | House         | 4          | \$315,000    | \$285,000   | 10.52%      | 9.75%      | \$430       | \$430    | 0.00%       | 7.09% |
| 9    | EMERALD          | QLD   | 4720      | Townhouse     | 3          | \$318,000    | \$279,000   | 13.97%      | 10.03%     | \$500       | \$410    | 21.95%      | 8.17% |
| 10   | ROMA             | QLD   | 4455      | House         | 3          | \$300,000    | \$280,000   | 7.14%       | 11.11%     | \$385       | \$350    | 10.00%      | 6.67% |
| 11   | CHERMSIDE        | QLD   | 4032      | Unit          | Studio & 1 | \$390,000    | \$342,500   | 13.86%      | 11.42%     | \$495       | \$410    | 20.73%      | 6.60% |
| 12   | NORTH WARD       | QLD   | 4810      | Unit          | Studio & 1 | \$199,000    | \$189,000   | 5.29%       | 12.42%     | \$375       | \$340    | 10.29%      | 9.79% |
| 13   | ROMA             | QLD   | 4455      | House         | 4          | \$395,000    | \$392,000   | 0.76%       | 12.85%     | \$475       | \$415    | 14.45%      | 6.25% |
| 14   | EMERALD          | QLD   | 4720      | House         | 4          | \$452,500    | \$409,500   | 10.50%      | 13.40%     | \$510       | \$470    | 8.51%       | 5.86% |
| 15   | SOUTH BRISBANE   | QLD   | 4101      | Unit          | 3          | \$1,092,000  | \$1,377,500 | -20.73%     | 15.55%     | \$1,200     | \$1,100  | 9.09%       | 5.71% |
| 16   | LONGREACH        | QLD   | 4730      | House         | 3          | \$255,000    | \$230,000   | 10.86%      | 15.90%     | \$320       | \$310    | 3.22%       | 6.52% |
| 17   | ROCKHAMPTON CITY | QLD   | 4700      | Unit          | 2          | \$525,000    | \$479,000   | 9.60%       | 16.79%     | \$405       | \$415    | -2.41%      | 4.01% |
| 18   | MOUNT ISA        | QLD   | 4825      | House         | 2          | \$199,000    | \$228,500   | -12.92%     | 17.75%     | \$360       | \$390    | -7.70%      | 9.40% |
| 19   | EMERALD          | QLD   | 4720      | House         | 3          | \$319,000    | \$289,000   | 10.38%      | 18.58%     | \$430       | \$400    | 7.50%       | 7.00% |
| 20   | BLACKS BEACH     | QLD   | 4740      | House         | 4          | \$547,000    | \$430,000   | 27.20%      | 19.69%     | \$595       | \$525    | 13.33%      | 5.65% |
| 21   | SOUTH TOWNSVILLE | QLD   | 4810      | Unit          | 3          | \$480,000    | \$420,000   | 14.28%      | 20.00%     | \$600       | \$525    | 14.28%      | 6.50% |
| 22   | TOWNSVILLE CITY  | QLD   | 4810      | Unit          | 2          | \$419,500    | \$350,000   | 19.85%      | 20.20%     | \$500       | \$465    | 7.52%       | 6.19% |
| 23   | MOURA            | QLD   | 4718      | House         | 3          | \$205,000    | \$200,000   | 2.50%       | 20.94%     | \$370       | \$340    | 8.82%       | 9.38% |
| 24   | TOWNSVILLE CITY  | QLD   | 4810      | Unit          | 3          | \$500,000    | \$499,000   | 0.20%       | 21.21%     | \$630       | \$600    | 5.00%       | 6.55% |
| 25   | SOUTH BRISBANE   | QLD   | 4101      | Unit          | Studio & 1 | \$475,000    | \$442,500   | 7.34%       | 22.10%     | \$600       | \$550    | 9.09%       | 6.56% |



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# Biggest Median 5 Year Price Decline Suburbs

| QLD Report |        |                     |           |               |           |              |           |             |            |             |          |             |        |       |
|------------|--------|---------------------|-----------|---------------|-----------|--------------|-----------|-------------|------------|-------------|----------|-------------|--------|-------|
| Rank       | Suburb | State               | Post Code | Dwelling Type | Bed-rooms | Median Price |           |             |            | Median Rent |          |             |        |       |
|            |        |                     |           |               |           | Current      | 1 yr Ago  | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield  |       |
| ▲          | 26     | BILOELA             | QLD       | 4715          | House     | 3            | \$299,000 | \$267,500   | 11.77%     | 22.29%      | \$340    | \$345       | -1.45% | 5.91% |
| ▲          | 27     | BOWEN               | QLD       | 4805          | Unit      | 2            | \$304,000 | \$260,000   | 16.92%     | 23.07%      | \$365    | \$360       | 1.38%  | 6.24% |
| ▼          | 28     | DOUGLAS             | QLD       | 4814          | Unit      | 2            | \$310,000 | \$275,000   | 12.72%     | 24.00%      | \$420    | \$390       | 7.69%  | 7.04% |
| ▲          | 29     | INGHAM              | QLD       | 4850          | House     | 3            | \$275,000 | \$245,000   | 12.24%     | 25.00%      | \$340    | \$320       | 6.25%  | 6.42% |
|            | 30     | MACKAY              | QLD       | 4740          | Unit      | Studio & 1   | \$269,000 | \$295,000   | -8.82%     | 25.11%      | \$380    | \$370       | 2.70%  | 7.34% |
| ▼          | 31     | SOUTH TOWNSVILLE    | QLD       | 4810          | Unit      | 2            | \$349,500 | \$294,500   | 18.67%     | 25.26%      | \$440    | \$405       | 8.64%  | 6.54% |
| 📍          | 32     | BARGARA             | QLD       | 4670          | Unit      | 3            | \$697,500 | \$695,000   | 0.35%      | 27.04%      | \$620    | \$600       | 3.33%  | 4.62% |
| ▲          | 33     | MOOROOBOOL          | QLD       | 4870          | House     | 4            | \$700,000 | \$639,000   | 9.54%      | 27.97%      | \$620    | \$650       | -4.62% | 4.60% |
| ▲          | 34     | WEST END            | QLD       | 4101          | Unit      | Studio & 1   | \$500,000 | \$450,000   | 11.11%     | 28.20%      | \$580    | \$530       | 9.43%  | 6.03% |
| ▲          | 35     | MACKAY              | QLD       | 4740          | Unit      | 3            | \$510,000 | \$487,000   | 4.72%      | 28.46%      | \$630    | \$670       | -5.98% | 6.42% |
| ▲          | 36     | SOUTH BRISBANE      | QLD       | 4101          | Unit      | 2            | \$749,000 | \$680,000   | 10.14%     | 28.69%      | \$800    | \$750       | 6.66%  | 5.55% |
| ▲          | 37     | WEST MACKAY         | QLD       | 4740          | House     | 4            | \$599,000 | \$535,000   | 11.96%     | 28.81%      | \$720    | \$550       | 30.90% | 6.25% |
| 🚧          | 38     | MILTON              | QLD       | 4064          | Unit      | Studio & 1   | \$469,000 | \$400,000   | 17.25%     | 29.37%      | \$550    | \$500       | 10.00% | 6.09% |
| ▼          | 39     | NEWSTEAD            | QLD       | 4006          | Unit      | 2            | \$777,000 | \$695,000   | 11.79%     | 29.50%      | \$720    | \$680       | 5.88%  | 4.81% |
| 📍          | 40     | SOUTH GLADSTONE     | QLD       | 4680          | House     | 4            | \$569,500 | \$410,000   | 38.90%     | 29.57%      | \$460    | \$450       | 2.22%  | 4.20% |
| 📍          | 41     | NEW FARM            | QLD       | 4005          | Unit      | Studio & 1   | \$450,000 | \$394,500   | 14.06%     | 29.68%      | \$490    | \$450       | 8.88%  | 5.66% |
| ▼          | 42     | CAIRNS NORTH        | QLD       | 4870          | Unit      | 3            | \$519,000 | \$475,000   | 9.26%      | 30.07%      | \$590    | \$550       | 7.27%  | 5.91% |
| 📍          | 43     | WOOLLOONGABBA       | QLD       | 4102          | Unit      | 2            | \$600,000 | \$570,000   | 5.26%      | 30.43%      | \$690    | \$640       | 7.81%  | 5.98% |
| 📍          | 44     | BEACONSFIELD        | QLD       | 4740          | House     | 4            | \$612,500 | \$596,000   | 2.76%      | 30.59%      | \$680    | \$600       | 13.33% | 5.77% |
| ▲          | 45     | TOOWONG             | QLD       | 4066          | Unit      | Studio & 1   | \$497,000 | \$422,500   | 17.63%     | 30.78%      | \$540    | \$500       | 8.00%  | 5.64% |
| 📍          | 46     | NORTH WARD          | QLD       | 4810          | Unit      | 2            | \$360,000 | \$320,000   | 12.50%     | 30.90%      | \$420    | \$370       | 13.51% | 6.06% |
| ▼          | 47     | TOWNSVILLE CITY     | QLD       | 4810          | Unit      | Studio & 1   | \$269,000 | \$249,500   | 7.81%      | 31.21%      | \$420    | \$400       | 5.00%  | 8.11% |
| ▼          | 48     | SARINA              | QLD       | 4737          | House     | 4            | \$510,000 | \$475,000   | 7.36%      | 31.44%      | \$580    | \$510       | 13.72% | 5.91% |
| ▼          | 49     | EAST MACKAY         | QLD       | 4740          | Unit      | 2            | \$275,000 | \$258,000   | 6.58%      | 31.57%      | \$440    | \$360       | 22.22% | 8.32% |
| 🚧          | 50     | UPPER MOUNT GRAVATT | QLD       | 4122          | Unit      | 2            | \$572,500 | \$527,500   | 8.53%      | 31.60%      | \$620    | \$550       | 12.72% | 5.63% |



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# Biggest Median 5 Year Price Decline Suburbs

## SA Report

| Rank | Suburb                  | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |           |             |            | Median Rent |          |             |       |
|------|-------------------------|-------|-----------|---------------|------------|--------------|-----------|-------------|------------|-------------|----------|-------------|-------|
|      |                         |       |           |               |            | Current      | 1 yr Ago  | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| ▲    | 1 ROXBYS DOWNS          | SA    | 5725      | House         | 4          | \$310,000    | \$340,000 | -8.83%      | -15.07%    | \$415       | \$410    | 1.21%       | 6.96% |
| ▲    | 2 ROXBYS DOWNS          | SA    | 5725      | House         | 3          | \$250,000    | \$270,000 | -7.41%      | -10.56%    | \$340       | \$360    | -5.56%      | 7.07% |
|      | 3 KURRALTA PARK         | SA    | 5037      | Unit          | 2          | \$350,000    | \$300,000 | 16.66%      | -6.05%     | \$410       | \$345    | 18.84%      | 6.09% |
| ▼    | 4 PORT AUGUSTA WEST     | SA    | 5700      | House         | 3          | \$251,000    | \$245,000 | 2.44%       | 5.02%      | \$350       | \$320    | 9.37%       | 7.25% |
| ▼    | 5 WHYALLA JENKINS       | SA    | 5609      | House         | 4          | \$420,000    | \$360,000 | 16.66%      | 9.09%      | \$420       | \$420    | 0.00%       | 5.20% |
| ▼    | 6 ADELAIDE              | SA    | 5000      | Unit          | 3          | \$847,500    | \$885,000 | -4.24%      | 11.88%     | \$725       | \$715    | 1.39%       | 4.44% |
| ▲    | 7 ADELAIDE              | SA    | 5000      | Unit          | 2          | \$500,000    | \$480,000 | 4.16%       | 16.27%     | \$570       | \$550    | 3.63%       | 5.92% |
| ▼    | 8 ADELAIDE              | SA    | 5000      | Unit          | Studio & 1 | \$359,500    | \$329,500 | 9.10%       | 17.86%     | \$470       | \$450    | 4.44%       | 6.79% |
| ▲    | 9 GLENELG               | SA    | 5045      | Unit          | 2          | \$610,000    | \$562,500 | 8.44%       | 18.44%     | \$500       | \$470    | 6.38%       | 4.26% |
| ▲    | 10 ADELAIDE             | SA    | 5000      | House         | 2          | \$694,500    | \$555,000 | 25.13%      | 20.78%     | \$595       | \$550    | 8.18%       | 4.45% |
| ▼    | 11 WALKERVILLE          | SA    | 5081      | Unit          | 2          | \$450,000    | \$400,000 | 12.50%      | 21.62%     | \$500       | \$480    | 4.16%       | 5.77% |
| ▲    | 12 WHYALLA              | SA    | 5600      | house         | 3          | \$419,000    | \$357,000 | 17.36%      | 25.07%     | \$355       | \$350    | 1.42%       | 4.40% |
| ▲    | 13 PORT AUGUSTA         | SA    | 5700      | House         | 4          | \$320,000    | \$259,000 | 23.55%      | 28.00%     | \$355       | \$350    | 1.42%       | 5.76% |
| ▼    | 14 PORT NOARLUNGA SOUTH | SA    | 5167      | House         | 4          | \$788,000    | \$659,000 | 19.57%      | 28.23%     | \$650       | \$610    | 6.55%       | 4.28% |
| ▲    | 15 WHYALLA STUART       | SA    | 5608      | House         | 4          | \$359,500    | \$329,500 | 9.10%       | 28.85%     | \$380       | \$370    | 2.70%       | 5.49% |
| ▼    | 16 SOMERTON PARK        | SA    | 5044      | House         | 3          | \$937,500    | \$950,000 | -1.32%      | 30.20%     | \$650       | \$600    | 8.33%       | 3.60% |
| ▲    | 17 BOWDEN               | SA    | 5007      | Unit          | 2          | \$595,000    | \$542,500 | 9.67%       | 33.10%     | \$600       | \$520    | 15.38%      | 5.24% |
| ▲    | 18 PROSPECT             | SA    | 5082      | House         | 3          | \$834,500    | \$790,000 | 5.63%       | 34.59%     | \$625       | \$570    | 9.64%       | 3.89% |
| ▼    | 19 PORT AUGUSTA         | SA    | 5700      | House         | 3          | \$257,500    | \$229,500 | 12.20%      | 35.52%     | \$300       | \$300    | 0.00%       | 6.05% |
| ▲    | 20 LOXTON               | SA    | 5333      | House         | 3          | \$390,000    | \$345,000 | 13.04%      | 35.65%     | \$330       | \$320    | 3.12%       | 4.40% |
|      | 21 HOVE                 | SA    | 5048      | House         | 3          | \$810,000    | \$795,000 | 1.88%       | 37.28%     | \$650       | \$600    | 8.33%       | 4.17% |
| ▲    | 22 WHYALLA STUART       | SA    | 5608      | House         | 3          | \$218,500    | \$220,000 | -0.69%      | 37.42%     | \$260       | \$265    | -1.89%      | 6.18% |
| ▼    | 23 KURRALTA PARK        | SA    | 5037      | House         | 3          | \$755,000    | \$695,000 | 8.63%       | 37.52%     | \$650       | \$625    | 4.00%       | 4.47% |
| ▼    | 24 PORT PIRIE           | SA    | 5540      | House         | 4          | \$399,000    | \$380,000 | 5.00%       | 37.58%     | \$420       | \$400    | 5.00%       | 5.47% |
| ▼    | 25 PROSPECT             | SA    | 5082      | House         | 2          | \$695,000    | \$695,000 | 0.00%       | 40.40%     | \$500       | \$460    | 8.69%       | 3.74% |



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# Biggest Median 5 Year Price Decline Suburbs

## SA Report

| Rank | Suburb | State          | Post Code | Dwelling Type | Bed-rooms | Median Price |             |             |            | Median Rent |          |             |        |       |
|------|--------|----------------|-----------|---------------|-----------|--------------|-------------|-------------|------------|-------------|----------|-------------|--------|-------|
|      |        |                |           |               |           | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield  |       |
| ▲    | 26     | ENCOUNTER BAY  | SA        | 5211          | House     | 4            | \$689,000   | \$655,000   | 5.19%      | 41.33%      | \$555    | \$480       | 15.62% | 4.18% |
| ▲    | 27     | LIGHTSVIEW     | SA        | 5085          | House     | 3            | \$675,000   | \$597,000   | 13.06%     | 42.85%      | \$645    | \$580       | 11.20% | 4.96% |
| ▼    | 28     | GRANGE         | SA        | 5022          | House     | 3            | \$985,000   | \$931,500   | 5.74%      | 44.85%      | \$710    | \$620       | 14.51% | 3.74% |
| ▲    | 29     | ADELAIDE       | SA        | 5000          | Townhouse | 3            | \$920,000   | \$899,000   | 2.33%      | 46.03%      | \$730    | \$625       | 16.80% | 4.12% |
| ▲    | 30     | SOUTH PLYMPTON | SA        | 5038          | House     | 3            | \$809,500   | \$770,000   | 5.12%      | 47.18%      | \$600    | \$540       | 11.11% | 3.85% |
| ▼    | 31     | WHYALLA NORRIE | SA        | 5608          | House     | 3            | \$265,000   | \$244,500   | 8.38%      | 47.22%      | \$280    | \$280       | 0.00%  | 5.49% |
| ▼    | 32     | MOUNT GAMBIER  | SA        | 5290          | Unit      | 2            | \$264,500   | \$230,000   | 15.00%     | 47.76%      | \$270    | \$260       | 3.84%  | 5.30% |
| ▲    | 33     | PROSPECT       | SA        | 5082          | Unit      | 2            | \$475,000   | \$399,000   | 19.04%     | 48.43%      | \$475    | \$430       | 10.46% | 5.20% |
| ▬    | 34     | GOLDEN GROVE   | SA        | 5125          | House     | 4            | \$885,000   | \$799,000   | 10.76%     | 48.73%      | \$660    | \$635       | 3.93%  | 3.87% |
| ▲    | 35     | ROSTREVOR      | SA        | 5073          | House     | 4            | \$1,000,000 | \$900,000   | 11.11%     | 49.81%      | \$720    | \$680       | 5.88%  | 3.74% |
| ▲    | 36     | GLENGOWRIE     | SA        | 5044          | House     | 3            | \$900,000   | \$930,000   | -3.23%     | 50.00%      | \$650    | \$575       | 13.04% | 3.75% |
| ▼    | 37     | SOUTH BRIGHTON | SA        | 5048          | House     | 3            | \$880,000   | \$775,000   | 13.54%     | 50.42%      | \$645    | \$550       | 17.27% | 3.81% |
| ▼    | 38     | KLEMZIG        | SA        | 5087          | House     | 3            | \$800,000   | \$697,000   | 14.77%     | 51.08%      | \$590    | \$570       | 3.50%  | 3.83% |
| ▲    | 39     | PORT LINCOLN   | SA        | 5606          | House     | 4            | \$632,500   | \$595,000   | 6.30%      | 51.13%      | \$550    | \$550       | 0.00%  | 4.52% |
| ▲    | 40     | BERRI          | SA        | 5343          | House     | 3            | \$342,500   | \$320,000   | 7.03%      | 51.21%      | \$365    | \$340       | 7.35%  | 5.54% |
| ▲    | 41     | PORT LINCOLN   | SA        | 5606          | Unit      | 2            | \$300,000   | \$249,000   | 20.48%     | 51.51%      | \$300    | \$270       | 11.11% | 5.20% |
| 🚩    | 42     | TRANMERE       | SA        | 5073          | House     | 3            | \$910,000   | \$812,500   | 12.00%     | 51.66%      | \$610    | \$580       | 5.17%  | 3.48% |
| 🚩    | 43     | CAMDEN PARK    | SA        | 5038          | House     | 3            | \$799,500   | \$767,500   | 4.16%      | 52.28%      | \$610    | \$570       | 7.01%  | 3.96% |
| ▼    | 44     | ADELAIDE       | SA        | 5000          | Townhouse | 2            | \$777,500   | \$629,500   | 23.51%     | 52.45%      | \$620    | \$550       | 12.72% | 4.14% |
| ▲    | 45     | WAIKERIE       | SA        | 5330          | House     | 3            | \$334,000   | \$290,000   | 15.17%     | 52.51%      | \$330    | \$310       | 6.45%  | 5.13% |
| 🚩    | 46     | MAWSON LAKES   | SA        | 5095          | House     | 3            | \$650,000   | \$595,000   | 9.24%      | 52.94%      | \$600    | \$530       | 13.20% | 4.80% |
| 🚩    | 47     | BROOKLYN PARK  | SA        | 5032          | House     | 3            | \$781,000   | \$772,500   | 1.10%      | 53.13%      | \$625    | \$555       | 12.61% | 4.16% |
| ▬    | 48     | MORPHETTVILLE  | SA        | 5043          | House     | 3            | \$795,000   | \$690,000   | 15.21%     | 53.17%      | \$600    | \$630       | -4.77% | 3.92% |
| ▬    | 49     | FULHAM GARDENS | SA        | 5024          | House     | 4            | \$1,210,000 | \$1,150,000 | 5.21%      | 53.26%      | \$750    | \$700       | 7.14%  | 3.22% |
| 🚩    | 50     | PLYMPTON       | SA        | 5038          | House     | 3            | \$821,500   | \$704,500   | 16.60%     | 53.98%      | \$700    | \$550       | 27.27% | 4.43% |



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# Biggest Median 5 Year Price Decline Suburbs

## TAS Report

| Rank | Suburb        | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |       |
|------|---------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|-------|
|      |               |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| 1    | BATTERY POINT | TAS   | 7004      | Unit          | 2          | \$745,000    | \$860,000   | -13.38%     | 0.33%      | \$550       | \$520    | 5.76%       | 3.83% |
| 2    | SANDY BAY     | TAS   | 7005      | Unit          | Studio & 1 | \$430,000    | \$402,500   | 6.83%       | 22.85%     | \$395       | \$395    | 0.00%       | 4.77% |
| 3    | SANDY BAY     | TAS   | 7005      | House         | 3          | \$1,050,000  | \$1,150,000 | -8.70%      | 25.00%     | \$670       | \$650    | 3.07%       | 3.31% |
| 4    | SANDY BAY     | TAS   | 7005      | Unit          | 2          | \$620,000    | \$645,000   | -3.88%      | 26.53%     | \$495       | \$480    | 3.12%       | 4.15% |
| 5    | PROSPECT VALE | TAS   | 7250      | Unit          | 2          | \$409,000    | \$430,000   | -4.89%      | 27.81%     | \$420       | \$380    | 10.52%      | 5.33% |
| 6    | BELLERIVE     | TAS   | 7018      | Unit          | 2          | \$490,000    | \$525,000   | -6.67%      | 28.94%     | \$460       | \$420    | 9.52%       | 4.88% |
| 7    | NEW TOWN      | TAS   | 7008      | House         | 3          | \$845,000    | \$895,000   | -5.59%      | 30.00%     | \$600       | \$595    | 0.84%       | 3.69% |
| 8    | LINDISFARNE   | TAS   | 7015      | House         | 3          | \$695,000    | \$697,500   | -0.36%      | 31.13%     | \$565       | \$565    | 0.00%       | 4.22% |
| 9    | SORELL        | TAS   | 7172      | Unit          | 2          | \$480,000    | \$497,000   | -3.43%      | 31.50%     | \$440       | \$440    | 0.00%       | 4.76% |
| 10   | WEST HOBART   | TAS   | 7000      | House         | 3          | \$899,000    | \$875,000   | 2.74%       | 32.69%     | \$650       | \$620    | 4.83%       | 3.75% |
| 11   | SANDY BAY     | TAS   | 7005      | House         | 4          | \$1,395,000  | \$1,377,500 | 1.27%       | 32.85%     | \$800       | \$800    | 0.00%       | 2.98% |
| 12   | LENAH VALLEY  | TAS   | 7008      | House         | 3          | \$745,000    | \$745,000   | 0.00%       | 33.03%     | \$600       | \$595    | 0.84%       | 4.18% |
| 13   | SOUTH HOBART  | TAS   | 7004      | House         | 3          | \$795,000    | \$837,000   | -5.02%      | 33.61%     | \$580       | \$580    | 0.00%       | 3.79% |
| 14   | BELLERIVE     | TAS   | 7018      | House         | 3          | \$795,000    | \$799,000   | -0.51%      | 33.61%     | \$580       | \$580    | 0.00%       | 3.79% |
| 15   | MORNINGTON    | TAS   | 7018      | House         | 3          | \$577,500    | \$590,000   | -2.12%      | 36.84%     | \$535       | \$520    | 2.88%       | 4.81% |
| 16   | MONTROSE      | TAS   | 7010      | House         | 3          | \$590,000    | \$595,000   | -0.85%      | 37.20%     | \$520       | \$500    | 4.00%       | 4.58% |
| 17   | WEST MOONAH   | TAS   | 7009      | House         | 3          | \$595,000    | \$595,000   | 0.00%       | 38.37%     | \$540       | \$520    | 3.84%       | 4.71% |
| 18   | HOWRAH        | TAS   | 7018      | House         | 3          | \$695,000    | \$699,500   | -0.65%      | 40.40%     | \$570       | \$550    | 3.63%       | 4.26% |
| 19   | KINGSTON      | TAS   | 7050      | House         | 3          | \$697,000    | \$695,000   | 0.28%       | 40.80%     | \$575       | \$575    | 0.00%       | 4.28% |
| 20   | GLENORCHY     | TAS   | 7010      | House         | 2          | \$439,000    | \$452,000   | -2.88%      | 41.61%     | \$460       | \$430    | 6.97%       | 5.44% |
| 21   | BLACKMANS BAY | TAS   | 7052      | House         | 4          | \$987,500    | \$925,000   | 6.75%       | 42.59%     | \$680       | \$650    | 4.61%       | 3.58% |
| 22   | CLAREMONT     | TAS   | 7011      | Unit          | 2          | \$410,000    | \$420,000   | -2.39%      | 42.60%     | \$420       | \$400    | 5.00%       | 5.32% |
| 23   | KINGSTON      | TAS   | 7050      | House         | 4          | \$845,000    | \$795,000   | 6.28%       | 42.61%     | \$675       | \$660    | 2.27%       | 4.15% |
| 24   | BLACKMANS BAY | TAS   | 7052      | House         | 3          | \$777,500    | \$790,000   | -1.59%      | 42.66%     | \$590       | \$560    | 5.35%       | 3.94% |
| 25   | GLENORCHY     | TAS   | 7010      | House         | 4          | \$650,000    | \$695,000   | -6.48%      | 42.85%     | \$600       | \$585    | 2.56%       | 4.80% |



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# Biggest Median 5 Year Price Decline Suburbs

## TAS Report

| Rank | Suburb              | State | Post Code | Dwelling Type | Bed-rooms | Median Price |           |             |            | Median Rent |          |             |       |
|------|---------------------|-------|-----------|---------------|-----------|--------------|-----------|-------------|------------|-------------|----------|-------------|-------|
|      |                     |       |           |               |           | Current      | 1 yr Ago  | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| ▼    | 26 MOONAH           | TAS   | 7009      | House         | 3         | \$600,000    | \$609,500 | -1.56%      | 42.85%     | \$550       | \$530    | 3.77%       | 4.76% |
| ▼    | 27 RIVERSIDE        | TAS   | 7250      | House         | 4         | \$723,500    | \$721,000 | 0.34%       | 43.12%     | \$550       | \$550    | 0.00%       | 3.95% |
| ▬    | 28 HOWRAH           | TAS   | 7018      | House         | 4         | \$830,000    | \$845,000 | -1.78%      | 44.34%     | \$670       | \$650    | 3.07%       | 4.19% |
| ▲    | 29 WEST LAUNCESTON  | TAS   | 7250      | House         | 4         | \$649,000    | \$675,000 | -3.86%      | 44.54%     | \$580       | \$580    | 0.00%       | 4.64% |
| ▲    | 30 LUTANA           | TAS   | 7009      | House         | 3         | \$595,000    | \$595,000 | 0.00%       | 45.12%     | \$545       | \$525    | 3.80%       | 4.76% |
| ▼    | 31 KINGSTON         | TAS   | 7050      | Unit          | 2         | \$522,500    | \$500,000 | 4.50%       | 45.13%     | \$460       | \$450    | 2.22%       | 4.57% |
| ▲    | 32 MIDWAY POINT     | TAS   | 7171      | House         | 3         | \$595,000    | \$622,500 | -4.42%      | 46.01%     | \$540       | \$550    | -1.82%      | 4.71% |
| ▲    | 33 GEILSTON BAY     | TAS   | 7015      | House         | 3         | \$665,000    | \$675,000 | -1.49%      | 46.15%     | \$590       | \$550    | 7.27%       | 4.61% |
| ▲    | 34 LINDISFARNE      | TAS   | 7015      | House         | 4         | \$875,000    | \$840,000 | 4.16%       | 46.44%     | \$655       | \$600    | 9.16%       | 3.89% |
| 📍    | 35 WYNYARD          | TAS   | 7325      | Unit          | 2         | \$330,000    | \$292,000 | 13.01%      | 46.66%     | \$330       | \$325    | 1.53%       | 5.20% |
| ▼    | 36 RISDON VALE      | TAS   | 7016      | House         | 3         | \$455,000    | \$449,000 | 1.33%       | 46.77%     | \$460       | \$450    | 2.22%       | 5.25% |
| ▼    | 37 ROSETTA          | TAS   | 7010      | House         | 3         | \$625,000    | \$650,000 | -3.85%      | 47.92%     | \$550       | \$500    | 10.00%      | 4.57% |
| ▼    | 38 GLENORCHY        | TAS   | 7010      | House         | 3         | \$555,000    | \$565,000 | -1.77%      | 48.00%     | \$520       | \$520    | 0.00%       | 4.87% |
| ▲    | 39 SOUTH LAUNCESTON | TAS   | 7249      | House         | 2         | \$447,000    | \$495,000 | -9.70%      | 49.49%     | \$430       | \$425    | 1.17%       | 5.00% |
| ▲    | 40 NEWSTEAD         | TAS   | 7250      | House         | 4         | \$822,500    | \$800,000 | 2.81%       | 49.81%     | \$600       | \$605    | -0.83%      | 3.79% |
| ▲    | 41 NEWSTEAD         | TAS   | 7250      | House         | 3         | \$585,000    | \$640,000 | -8.60%      | 50.38%     | \$520       | \$500    | 4.00%       | 4.62% |
| ▼    | 42 CLAREMONT        | TAS   | 7011      | House         | 3         | \$525,000    | \$545,000 | -3.67%      | 50.42%     | \$500       | \$495    | 1.01%       | 4.95% |
|      | 43 AUSTINS FERRY    | TAS   | 7011      | House         | 3         | \$586,000    | \$620,000 | -5.49%      | 50.64%     | \$550       | \$530    | 3.77%       | 4.88% |
| ▲    | 44 RIVERSIDE        | TAS   | 7250      | House         | 3         | \$550,000    | \$542,500 | 1.38%       | 50.89%     | \$480       | \$480    | 0.00%       | 4.53% |
| ▲    | 45 BRIGHTON         | TAS   | 7030      | House         | 3         | \$570,000    | \$585,000 | -2.57%      | 52.00%     | \$520       | \$495    | 5.05%       | 4.74% |
| ▲    | 46 DEVONPORT        | TAS   | 7310      | House         | 4         | \$579,000    | \$599,500 | -3.42%      | 52.36%     | \$525       | \$455    | 15.38%      | 4.71% |
| 📍    | 47 LAUNCESTON       | TAS   | 7250      | House         | 2         | \$549,000    | \$449,500 | 22.13%      | 52.50%     | \$450       | \$450    | 0.00%       | 4.26% |
| ▲    | 48 BERRIEDALE       | TAS   | 7011      | House         | 3         | \$535,000    | \$550,000 | -2.73%      | 53.29%     | \$500       | \$495    | 1.01%       | 4.85% |
| ▼    | 49 CYGNET           | TAS   | 7112      | House         | 3         | \$685,000    | \$645,000 | 6.20%       | 53.93%     | \$480       | \$495    | -3.04%      | 3.64% |
| ▼    | 50 CHIGWELL         | TAS   | 7011      | House         | 3         | \$490,000    | \$477,000 | 2.72%       | 54.33%     | \$480       | \$480    | 0.00%       | 5.09% |



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# Biggest Median 5 Year Price Decline Suburbs

## VIC Report

| Rank | Suburb         | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |       |
|------|----------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|-------|
|      |                |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| 1    | PRAHRAN        | VIC   | 3181      | Unit          | 3          | \$1,050,000  | \$1,425,000 | -26.32%     | -32.83%    | \$845       | \$850    | -0.59%      | 4.18% |
| 2    | GLEN IRIS      | VIC   | 3146      | Unit          | Studio & 1 | \$310,000    | \$350,000   | -11.43%     | -26.20%    | \$410       | \$395    | 3.79%       | 6.87% |
| 3    | CAMBERWELL     | VIC   | 3124      | Unit          | 3          | \$1,415,000  | \$1,550,000 | -8.71%      | -23.52%    | \$750       | \$700    | 7.14%       | 2.75% |
| 4    | SOUTH YARRA    | VIC   | 3141      | Unit          | 3          | \$1,787,500  | \$1,580,000 | 13.13%      | -23.37%    | \$1,100     | \$900    | 22.22%      | 3.20% |
| 5    | ST ALBANS      | VIC   | 3021      | House         | 2          | \$500,000    | \$450,000   | 11.11%      | -18.57%    | \$400       | \$350    | 14.28%      | 4.16% |
| 6    | SOUTH YARRA    | VIC   | 3141      | House         | 4          | \$3,250,000  | \$3,095,000 | 5.00%       | -16.67%    | \$1,525     | \$1,400  | 8.92%       | 2.44% |
| 7    | MALVERN EAST   | VIC   | 3145      | Unit          | Studio & 1 | \$295,000    | \$300,000   | -1.67%      | -15.72%    | \$360       | \$330    | 9.09%       | 6.34% |
| 8    | PARKVILLE      | VIC   | 3052      | Unit          | Studio & 1 | \$335,000    | \$320,000   | 4.68%       | -15.41%    | \$450       | \$395    | 13.92%      | 6.98% |
| 9    | CARNEGIE       | VIC   | 3163      | Unit          | Studio & 1 | \$330,000    | \$320,000   | 3.12%       | -15.39%    | \$385       | \$355    | 8.45%       | 6.06% |
| 10   | MCKINNON       | VIC   | 3204      | Townhouse     | 3          | \$955,000    | \$1,075,000 | -11.17%     | -13.19%    | \$850       | \$770    | 10.38%      | 4.62% |
| 11   | PORT MELBOURNE | VIC   | 3207      | House         | 4          | \$2,100,000  | \$2,250,000 | -6.67%      | -12.50%    | \$1,320     | \$1,250  | 5.60%       | 3.26% |
| 12   | CLAYTON        | VIC   | 3168      | Unit          | Studio & 1 | \$320,000    | \$330,000   | -3.04%      | -11.36%    | \$355       | \$320    | 10.93%      | 5.76% |
| 13   | WINDSOR        | VIC   | 3181      | Unit          | 2          | \$580,000    | \$590,000   | -1.70%      | -10.77%    | \$580       | \$550    | 5.45%       | 5.20% |
| 14   | MOONEE PONDS   | VIC   | 3039      | Unit          | 3          | \$960,000    | \$1,300,000 | -26.16%     | -10.70%    | \$710       | \$740    | -4.06%      | 3.84% |
| 15   | MOONEE PONDS   | VIC   | 3039      | Unit          | Studio & 1 | \$385,000    | \$380,000   | 1.31%       | -10.05%    | \$450       | \$400    | 12.50%      | 6.07% |
| 16   | IVANHOE        | VIC   | 3079      | Unit          | Studio & 1 | \$395,000    | \$399,000   | -1.01%      | -10.03%    | \$480       | \$420    | 14.28%      | 6.31% |
| 17   | TOORAK         | VIC   | 3142      | Unit          | 3          | \$2,500,000  | \$2,597,500 | -3.76%      | -9.83%     | \$895       | \$800    | 11.87%      | 1.86% |
| 18   | FAIRFIELD      | VIC   | 3078      | Unit          | Studio & 1 | \$360,000    | \$337,500   | 6.66%       | -9.78%     | \$375       | \$340    | 10.29%      | 5.41% |
| 19   | NOBLE PARK     | VIC   | 3174      | House         | 2          | \$520,000    | \$500,000   | 4.00%       | -9.57%     | \$470       | \$415    | 13.25%      | 4.70% |
| 20   | HUGHESDALE     | VIC   | 3166      | Unit          | 2          | \$530,000    | \$590,000   | -10.17%     | -9.33%     | \$550       | \$490    | 12.24%      | 5.39% |
| 21   | MALVERN        | VIC   | 3144      | Unit          | Studio & 1 | \$390,000    | \$385,000   | 1.29%       | -9.31%     | \$420       | \$390    | 7.69%       | 5.60% |
| 22   | MALVERN EAST   | VIC   | 3145      | Unit          | 2          | \$580,000    | \$600,000   | -3.34%      | -9.24%     | \$545       | \$500    | 9.00%       | 4.88% |
| 23   | PORT MELBOURNE | VIC   | 3207      | Unit          | Studio & 1 | \$450,000    | \$460,000   | -2.18%      | -9.10%     | \$500       | \$480    | 4.16%       | 5.77% |
| 24   | FLEMINGTON     | VIC   | 3031      | Unit          | 2          | \$500,000    | \$500,000   | 0.00%       | -9.10%     | \$500       | \$470    | 6.38%       | 5.20% |
| 25   | ESSENDON       | VIC   | 3040      | Unit          | Studio & 1 | \$327,500    | \$330,000   | -0.76%      | -8.78%     | \$380       | \$360    | 5.55%       | 6.03% |



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# Biggest Median 5 Year Price Decline Suburbs

## VIC Report

| Rank | Suburb             | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |       |
|------|--------------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|-------|
|      |                    |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| ▼    | 26 FLEMINGTON      | VIC   | 3031      | Unit          | Studio & 1 | \$332,500    | \$310,000   | 7.25%       | -8.28%     | \$395       | \$370    | 6.75%       | 6.17% |
| ▲    | 27 CAULFIELD NORTH | VIC   | 3161      | Unit          | 2          | \$550,000    | \$580,000   | -5.18%      | -8.26%     | \$555       | \$550    | 0.90%       | 5.24% |
| ▼    | 28 HAWTHORN        | VIC   | 3122      | Unit          | 3          | \$1,240,000  | \$1,460,000 | -15.07%     | -8.15%     | \$820       | \$810    | 1.23%       | 3.43% |
| ▲    | 29 WEST MELBOURNE  | VIC   | 3003      | Unit          | 2          | \$550,000    | \$600,000   | -8.34%      | -7.72%     | \$650       | \$620    | 4.83%       | 6.14% |
| ▼    | 30 GLEN IRIS       | VIC   | 3146      | Townhouse     | 3          | \$1,287,500  | \$1,549,000 | -16.89%     | -7.71%     | \$840       | \$850    | -1.18%      | 3.39% |
|      | 31 DONCASTER EAST  | VIC   | 3109      | Unit          | Studio & 1 | \$365,000    | \$360,000   | 1.38%       | -7.60%     | \$465       | \$400    | 16.25%      | 6.62% |
| ▲    | 32 MARIBYRNONG     | VIC   | 3032      | Unit          | Studio & 1 | \$337,500    | \$350,000   | -3.58%      | -7.54%     | \$450       | \$400    | 12.50%      | 6.93% |
| ▼    | 33 TOORAK          | VIC   | 3142      | Unit          | 2          | \$750,000    | \$770,000   | -2.60%      | -7.41%     | \$600       | \$575    | 4.34%       | 4.16% |
| ▬    | 34 ABBOTSFORD      | VIC   | 3067      | Unit          | Studio & 1 | \$370,000    | \$365,000   | 1.36%       | -7.27%     | \$490       | \$450    | 8.88%       | 6.88% |
| ▲    | 35 GLEN IRIS       | VIC   | 3146      | Unit          | 3          | \$1,097,500  | \$1,185,000 | -7.39%      | -7.00%     | \$730       | \$700    | 4.28%       | 3.45% |
| ▼    | 36 WERRIBEE SOUTH  | VIC   | 3030      | Unit          | 2          | \$450,000    | \$465,000   | -3.23%      | -6.25%     | \$450       | \$430    | 4.65%       | 5.20% |
| ▲    | 37 THORNBURY       | VIC   | 3071      | Unit          | Studio & 1 | \$347,500    | \$350,000   | -0.72%      | -6.09%     | \$380       | \$340    | 11.76%      | 5.68% |
| ▼    | 38 MOONEE PONDS    | VIC   | 3039      | Townhouse     | 2          | \$690,000    | \$675,000   | 2.22%       | -6.06%     | \$630       | \$595    | 5.88%       | 4.74% |
| 📍    | 39 DANDENONG       | VIC   | 3175      | House         | 2          | \$470,000    | \$490,000   | -4.09%      | -6.00%     | \$450       | \$380    | 18.42%      | 4.97% |
| 📍    | 40 BURWOOD         | VIC   | 3125      | Unit          | 2          | \$537,500    | \$510,000   | 5.39%       | -5.87%     | \$520       | \$475    | 9.47%       | 5.03% |
| ▲    | 41 HEIDELBERG      | VIC   | 3084      | Unit          | 2          | \$575,000    | \$555,000   | 3.60%       | -5.74%     | \$495       | \$480    | 3.12%       | 4.47% |
| ▲    | 42 KENSINGTON      | VIC   | 3031      | Unit          | 2          | \$500,000    | \$495,000   | 1.01%       | -5.67%     | \$530       | \$500    | 6.00%       | 5.51% |
| ▼    | 43 HAWTHORN EAST   | VIC   | 3123      | Unit          | Studio & 1 | \$370,000    | \$380,000   | -2.64%      | -5.50%     | \$450       | \$395    | 13.92%      | 6.32% |
| ▼    | 44 WINDSOR         | VIC   | 3181      | Unit          | Studio & 1 | \$365,000    | \$360,000   | 1.38%       | -5.08%     | \$450       | \$420    | 7.14%       | 6.41% |
| ▼    | 45 BEAUMARIS       | VIC   | 3193      | Unit          | 2          | \$700,000    | \$750,000   | -6.67%      | -5.03%     | \$560       | \$505    | 10.89%      | 4.16% |
| ▬    | 46 KENSINGTON      | VIC   | 3031      | Unit          | Studio & 1 | \$360,000    | \$340,000   | 5.88%       | -5.02%     | \$450       | \$410    | 9.75%       | 6.50% |
| 📍    | 47 BRUNSWICK WEST  | VIC   | 3055      | Unit          | 2          | \$475,000    | \$460,000   | 3.26%       | -4.81%     | \$495       | \$450    | 10.00%      | 5.41% |
| ▼    | 48 DOCKLANDS       | VIC   | 3008      | Unit          | Studio & 1 | \$400,000    | \$410,000   | -2.44%      | -4.77%     | \$550       | \$500    | 10.00%      | 7.15% |
| 📍    | 49 NORTH MELBOURNE | VIC   | 3051      | Unit          | 2          | \$570,000    | \$575,000   | -0.87%      | -4.69%     | \$575       | \$550    | 4.54%       | 5.24% |
| 📍    | 50 RICHMOND        | VIC   | 3121      | Unit          | 2          | \$610,000    | \$650,000   | -6.16%      | -4.69%     | \$680       | \$600    | 13.33%      | 5.79% |



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# Biggest Median 5 Year Price Decline Suburbs

## WA Report

| Rank | Suburb           | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |        |
|------|------------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|--------|
|      |                  |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield  |
| 1    | GERALDTON        | WA    | 6530      | Unit          | 2          | \$250,000    | \$199,000   | 25.62%      | -7.41%     | \$300       | \$260    | 15.38%      | 6.24%  |
| 2    | BURSWOOD         | WA    | 6100      | Unit          | 2          | \$624,500    | \$615,000   | 1.54%       | -0.88%     | \$700       | \$650    | 7.69%       | 5.82%  |
| 3    | FREMANTLE        | WA    | 6160      | Unit          | 2          | \$530,000    | \$575,000   | -7.83%      | -0.47%     | \$730       | \$650    | 12.30%      | 7.16%  |
| 4    | VICTORIA PARK    | WA    | 6100      | Unit          | 2          | \$399,000    | \$350,000   | 14.00%      | 1.01%      | \$550       | \$460    | 19.56%      | 7.16%  |
| 5    | NORTH PERTH      | WA    | 6006      | Unit          | 2          | \$500,000    | \$450,000   | 11.11%      | 2.66%      | \$650       | \$560    | 16.07%      | 6.76%  |
| 6    | EAST PERTH       | WA    | 6004      | Unit          | 3          | \$899,500    | \$800,000   | 12.43%      | 2.80%      | \$950       | \$800    | 18.75%      | 5.49%  |
| 7    | MOUNT PLEASANT   | WA    | 6153      | Unit          | 2          | \$880,000    | \$842,000   | 4.51%       | 7.51%      | \$830       | \$690    | 20.28%      | 4.90%  |
| 8    | PERTH            | WA    | 6000      | Unit          | 3          | \$975,000    | \$889,000   | 9.67%       | 8.45%      | \$1,075     | \$900    | 19.44%      | 5.73%  |
| 9    | EAST PERTH       | WA    | 6004      | Unit          | Studio & 1 | \$375,000    | \$329,000   | 13.98%      | 10.29%     | \$520       | \$460    | 13.04%      | 7.21%  |
| 10   | NORTHBRIDGE      | WA    | 6003      | Unit          | 2          | \$499,000    | \$435,000   | 14.71%      | 11.13%     | \$670       | \$550    | 21.81%      | 6.98%  |
| 11   | HANNANS          | WA    | 6430      | House         | 4          | \$529,000    | \$519,000   | 1.92%       | 12.79%     | \$760       | \$750    | 1.33%       | 7.47%  |
| 12   | INGLEWOOD        | WA    | 6052      | Unit          | 2          | \$395,000    | \$300,000   | 31.66%      | 13.18%     | \$530       | \$465    | 13.97%      | 6.97%  |
| 13   | EAST PERTH       | WA    | 6004      | Unit          | 2          | \$550,000    | \$479,000   | 14.82%      | 13.40%     | \$700       | \$600    | 16.66%      | 6.61%  |
| 14   | SOMERVILLE       | WA    | 6430      | House         | 4          | \$600,000    | \$539,000   | 11.31%      | 13.85%     | \$820       | \$800    | 2.50%       | 7.10%  |
| 15   | LAMINGTON        | WA    | 6430      | House         | 4          | \$449,000    | \$499,000   | -10.03%     | 13.95%     | \$680       | \$680    | 0.00%       | 7.87%  |
| 16   | DALKEITH         | WA    | 6009      | House         | 4          | \$2,850,000  | \$3,450,000 | -17.40%     | 14.00%     | \$1,400     | \$1,350  | 3.70%       | 2.55%  |
| 17   | WEST LAMINGTON   | WA    | 6430      | House         | 3          | \$325,000    | \$332,000   | -2.11%      | 14.03%     | \$550       | \$530    | 3.77%       | 8.80%  |
| 18   | SOMERVILLE       | WA    | 6430      | Unit          | 2          | \$265,000    | \$239,000   | 10.87%      | 14.22%     | \$525       | \$450    | 16.66%      | 10.30% |
| 19   | NORTH COOGEE     | WA    | 6163      | Unit          | 2          | \$650,000    | \$625,000   | 4.00%       | 15.04%     | \$750       | \$650    | 15.38%      | 6.00%  |
| 20   | SCARBOROUGH      | WA    | 6019      | Unit          | Studio & 1 | \$400,000    | \$387,000   | 3.35%       | 15.94%     | \$525       | \$450    | 16.66%      | 6.82%  |
| 21   | VICTORIA PARK    | WA    | 6100      | Unit          | 3          | \$587,000    | \$500,000   | 17.40%      | 16.23%     | \$700       | \$590    | 18.64%      | 6.20%  |
| 22   | KUNUNURRA        | WA    | 6743      | House         | 3          | \$375,000    | \$392,000   | -4.34%      | 17.18%     | \$545       | \$500    | 9.00%       | 7.55%  |
| 23   | WEST LEEDERVILLE | WA    | 6007      | Unit          | Studio & 1 | \$299,000    | \$265,000   | 12.83%      | 17.48%     | \$480       | \$400    | 20.00%      | 8.34%  |
| 24   | HENLEY BROOK     | WA    | 6055      | House         | 4          | \$723,000    | \$550,000   | 31.45%      | 17.65%     | \$720       | \$600    | 20.00%      | 5.17%  |
| 25   | HIGHGATE         | WA    | 6003      | Unit          | 2          | \$535,000    | \$500,000   | 7.00%       | 19.02%     | \$630       | \$550    | 14.54%      | 6.12%  |



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# Biggest Median 5 Year Price Decline Suburbs

## WA Report

| Rank | Suburb              | State | Post Code | Dwelling Type | Bed-rooms  | Median Price |             |             |            | Median Rent |          |             |       |
|------|---------------------|-------|-----------|---------------|------------|--------------|-------------|-------------|------------|-------------|----------|-------------|-------|
|      |                     |       |           |               |            | Current      | 1 yr Ago    | Growth 1 yr | 5 yr Total | Current     | 1 yr Ago | Growth 1 yr | Yield |
| ▲    | 26 WEST LEEDERVILLE | WA    | 6007      | Unit          | 2          | \$590,000    | \$504,500   | 16.94%      | 19.19%     | \$550       | \$620    | -11.30%     | 4.84% |
| ▲    | 27 KUNUNURRA        | WA    | 6743      | House         | 4          | \$524,000    | \$517,500   | 1.25%       | 19.22%     | \$600       | \$600    | 0.00%       | 5.95% |
| ▲    | 28 EAST FREMANTLE   | WA    | 6158      | Unit          | 2          | \$474,500    | \$475,000   | -0.11%      | 19.52%     | \$600       | \$570    | 5.26%       | 6.57% |
| ▼    | 29 PERTH            | WA    | 6000      | Unit          | 2          | \$565,000    | \$495,000   | 14.14%      | 20.46%     | \$745       | \$650    | 14.61%      | 6.85% |
| ▲    | 30 LEEDERVILLE      | WA    | 6007      | Unit          | 2          | \$599,000    | \$510,000   | 17.45%      | 21.01%     | \$660       | \$610    | 8.19%       | 5.72% |
| ▲    | 31 BOULDER          | WA    | 6432      | House         | 4          | \$399,000    | \$372,000   | 7.25%       | 21.27%     | \$610       | \$590    | 3.38%       | 7.94% |
| ▼    | 32 DARCH            | WA    | 6065      | House         | 3          | \$607,000    | \$573,000   | 5.93%       | 21.40%     | \$650       | \$565    | 15.04%      | 5.56% |
| ▼    | 33 CARNARVON        | WA    | 6701      | House         | 3          | \$255,000    | \$280,000   | -8.93%      | 21.42%     | \$365       | \$350    | 4.28%       | 7.44% |
| ▲    | 34 WEST PERTH       | WA    | 6005      | Unit          | Studio & 1 | \$389,000    | \$300,000   | 29.66%      | 21.75%     | \$510       | \$470    | 8.51%       | 6.81% |
| ▼    | 35 BUNBURY          | WA    | 6230      | Unit          | 3          | \$609,500    | \$550,000   | 10.81%      | 21.90%     | \$650       | \$580    | 12.06%      | 5.54% |
| ▲    | 36 NORTH FREMANTLE  | WA    | 6159      | Unit          | 2          | \$922,500    | \$850,000   | 8.52%       | 22.18%     | \$880       | \$815    | 7.97%       | 4.96% |
| ▼    | 37 PICCADILLY       | WA    | 6430      | House         | 4          | \$459,000    | \$440,000   | 4.31%       | 22.40%     | \$675       | \$700    | -3.58%      | 7.64% |
| ▲    | 38 BUNBURY          | WA    | 6230      | House         | 4          | \$735,500    | \$600,000   | 22.58%      | 22.78%     | \$735       | \$650    | 13.07%      | 5.19% |
| 📍    | 39 CLAREMONT        | WA    | 6010      | House         | 4          | \$2,150,000  | \$2,450,000 | -12.25%     | 22.85%     | \$1,450     | \$1,300  | 11.53%      | 3.50% |
| ▼    | 40 COCKBURN CENTRAL | WA    | 6164      | Unit          | 2          | \$429,000    | \$399,000   | 7.51%       | 22.92%     | \$590       | \$500    | 18.00%      | 7.15% |
| 📍    | 41 SOUTH PERTH      | WA    | 6151      | Unit          | Studio & 1 | \$399,500    | \$400,000   | -0.13%      | 22.92%     | \$500       | \$425    | 17.64%      | 6.50% |
| 🚩    | 42 CANNINGTON       | WA    | 6107      | House         | 2          | \$479,000    | \$450,000   | 6.44%       | 23.77%     | \$560       | \$470    | 19.14%      | 6.07% |
| ▼    | 43 NORTH FREMANTLE  | WA    | 6159      | Unit          | 3          | \$2,000,000  | \$1,895,000 | 5.54%       | 24.22%     | \$1,500     | \$1,150  | 30.43%      | 3.90% |
| 📍    | 44 LAMINGTON        | WA    | 6430      | House         | 3          | \$372,000    | \$371,500   | 0.13%       | 24.41%     | \$555       | \$555    | 0.00%       | 7.75% |
| ▼    | 45 HANNANS          | WA    | 6430      | House         | 3          | \$379,000    | \$359,000   | 5.57%       | 24.46%     | \$600       | \$600    | 0.00%       | 8.23% |
| ▼    | 46 CHURCHLANDS      | WA    | 6018      | Unit          | 2          | \$435,000    | \$399,000   | 9.02%       | 24.64%     | \$580       | \$525    | 10.47%      | 6.93% |
| ▼    | 47 CLAREMONT        | WA    | 6010      | Unit          | Studio & 1 | \$499,000    | \$475,000   | 5.05%       | 24.75%     | \$475       | \$420    | 13.09%      | 4.94% |
| ▼    | 48 NARROGIN         | WA    | 6312      | House         | 4          | \$372,500    | \$350,000   | 6.42%       | 25.00%     | \$350       | \$390    | -10.26%     | 4.88% |
| ▼    | 49 SOMERVILLE       | WA    | 6430      | House         | 3          | \$399,000    | \$359,000   | 11.14%      | 25.07%     | \$680       | \$650    | 4.61%       | 8.86% |
| 📍    | 50 SCARBOROUGH      | WA    | 6019      | Unit          | 3          | \$1,250,000  | \$1,125,000 | 11.11%      | 25.12%     | \$950       | \$900    | 5.55%       | 3.95% |



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