

Suburb Performance Reports



Invest Better with Unique Suburb Data

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

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Investar Search

Instantly find investment property that matches your strategy and buying rules.



My Valuer

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



Property Analyser

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



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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.

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 increased the most in the last two years following a period of two years of those suburbs having experienced average annual median price decreases. This shows suburbs with the biggest turnaround from negative to positive median prices but any median change should not be construed to mean that each house or unit in the suburb has increased 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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Biggest Turnaround Suburbs

National Report												
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
▲	1 GLENROY	VIC	3046	House	2	\$500,000	-20.36%	20.82%	41.18%	\$490	28.94%	5.09%
▬	2 CLAREMONT	WA	6010	Unit	2	\$800,000	-16.28%	23.44%	39.72%	\$780	43.11%	5.07%
▲	3 CARLTON	VIC	3053	House	2	\$990,000	-17.33%	21.10%	38.43%	\$680	13.33%	3.57%
▲	4 ROSEVILLE	NSW	2069	Unit	3	\$2,200,000	-5.35%	30.59%	35.94%	\$1,050	10.52%	2.48%
▲	5 VICTORIA PARK	WA	6100	Unit	2	\$425,000	-17.68%	18.04%	35.72%	\$600	50.00%	7.34%
▼	6 COMO	WA	6152	Unit	2	\$765,000	-5.15%	30.53%	35.68%	\$590	45.67%	4.01%
▲	7 RICHMOND	VIC	3121	Unit	3	\$1,475,000	-9.47%	21.45%	30.92%	\$1,000	17.64%	3.52%
▲	8 MALVERN	VIC	3144	Unit	3	\$1,850,000	-9.96%	20.45%	30.41%	\$845	24.26%	2.37%
	9 SUBIACO	WA	6008	Unit	3	\$1,450,000	-9.69%	20.47%	30.16%	\$1,100	22.22%	3.94%
▬	10 MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	-2.29%	26.70%	28.99%	\$450	40.62%	7.67%
▲	11 MORLEY	WA	6062	Townhouse	3	\$629,000	-4.61%	23.94%	28.55%	\$690	38.00%	5.70%
▼	12 BAYSWATER	WA	6053	Unit	2	\$350,000	-8.90%	18.56%	27.46%	\$600	50.00%	8.91%
	13 WEST PERTH	WA	6005	Unit	3	\$1,295,000	-2.03%	25.32%	27.35%	\$840	29.23%	3.37%
▼	14 DIANELLA	WA	6059	House	2	\$599,000	-0.53%	26.38%	26.91%	\$580	38.09%	5.03%
▼	15 COFFS HARBOUR	NSW	2450	Unit	3	\$849,000	-7.32%	19.25%	26.57%	\$665	11.76%	4.07%
▬	16 BENTLEY	WA	6102	Unit	2	\$417,000	-2.58%	22.03%	24.61%	\$600	60.00%	7.48%
	17 MANDURAH	WA	6210	Unit	3	\$577,500	-2.44%	20.91%	23.35%	\$520	14.28%	4.68%
▲	18 KINGSWOOD	NSW	2747	Unit	2	\$499,000	-3.72%	19.49%	23.21%	\$400	21.21%	4.16%
	19 SOUTH PERTH	WA	6151	Unit	3	\$1,449,000	-3.82%	19.33%	23.15%	\$940	34.28%	3.37%
▼	20 EAST VICTORIA PARK	WA	6101	Unit	2	\$479,000	-9.62%	13.02%	22.64%	\$625	47.05%	6.78%
	21 EASTWOOD	NSW	2122	Unit	2	\$690,000	-16.27%	6.35%	22.62%	\$620	24.00%	4.67%
▼	22 JOONDALUP	WA	6027	Unit	Studio & 1	\$399,000	-4.17%	17.91%	22.08%	\$450	28.57%	5.86%
▲	23 SCARBOROUGH	WA	6019	Unit	3	\$1,400,000	-1.14%	19.70%	20.84%	\$950	11.76%	3.52%
▼	24 AUBURN	NSW	2144	Unit	Studio & 1	\$464,500	-8.15%	12.50%	20.65%	\$555	58.57%	6.21%



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Biggest Turnaround Suburbs

National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
▲	25 CLAREMONT	WA	6010	Unit	Studio & 1	\$580,000	-5.72%	14.81%	20.53%	\$550	41.02%	4.93%
▲	26 KEW	VIC	3101	Unit	3	\$1,610,000	-7.55%	12.15%	19.70%	\$805	34.16%	2.60%
	27 EAST MELBOURNE	VIC	3002	Unit	3	\$1,799,500	-18.51%	1.11%	19.62%	\$1,000	17.64%	2.88%
▼	28 MOUNT LAWLEY	WA	6050	Townhouse	2	\$579,000	-3.33%	16.17%	19.50%	\$600	36.36%	5.38%
▲	29 BUNBURY	WA	6230	Unit	3	\$649,500	-6.85%	12.63%	19.48%	\$650	25.00%	5.20%
	30 MAYLANDS	WA	6051	Townhouse	3	\$680,000	-1.01%	17.92%	18.93%	\$690	38.00%	5.27%
▼	31 BOORAGOON	WA	6154	House	3	\$950,000	-2.28%	16.58%	18.86%	\$750	21.95%	4.10%
▼	32 BANKSTOWN	NSW	2200	House	4	\$1,500,000	-0.91%	17.85%	18.76%	\$880	17.33%	3.05%
🚩	33 ARMADALE	VIC	3143	Unit	3	\$1,950,000	-8.14%	10.60%	18.74%	\$875	32.57%	2.33%
▲	34 NEWCASTLE WEST	NSW	2302	Unit	Studio & 1	\$595,000	-0.30%	17.97%	18.27%	\$620	19.23%	5.41%
🚩	35 NEWPORT	NSW	2106	House	4	\$2,675,000	-9.14%	9.03%	18.17%	\$1,500	2.38%	2.91%
▼	36 PRAHRAN	VIC	3181	House	4	\$2,300,000	-8.11%	10.02%	18.13%	\$1,500	25.00%	3.39%
	37 NORANDA	WA	6062	House	3	\$689,500	-0.30%	17.43%	17.73%	\$700	34.61%	5.27%
	38 MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	-5.47%	12.23%	17.70%	\$420	20.00%	8.25%
	39 MCKINNON	VIC	3204	House	3	\$1,640,000	-6.44%	10.83%	17.27%	\$790	25.39%	2.50%
🚩	40 GLEN WAVERLEY	VIC	3150	Unit	3	\$980,000	-12.82%	4.35%	17.17%	\$650	21.49%	3.44%
▼	41 CAULFIELD NORTH	VIC	3161	Unit	3	\$1,099,500	-12.30%	4.86%	17.16%	\$785	24.60%	3.71%
	42 MAYLANDS	WA	6051	Unit	2	\$400,000	-0.67%	16.44%	17.11%	\$500	33.33%	6.50%
🚩	43 GLEN HUNTLY	VIC	3163	Unit	2	\$580,000	-8.56%	8.25%	16.81%	\$545	29.76%	4.88%
	44 WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$325,000	-3.21%	13.56%	16.77%	\$500	38.88%	8.00%
▼	45 RIVERVALE	WA	6103	Unit	2	\$535,000	-0.93%	15.79%	16.72%	\$700	48.93%	6.80%
▼	46 RINGWOOD	VIC	3134	Townhouse	2	\$649,500	-6.68%	9.67%	16.35%	\$545	21.11%	4.36%
▼	47 KEWDALE	WA	6105	Unit	2	\$459,500	-1.26%	14.58%	15.84%	\$650	54.76%	7.35%
🚩	48 PORT AUGUSTA WEST	SA	5700	House	3	\$285,000	-1.99%	13.82%	15.81%	\$350	9.37%	6.38%
▼	49 WEST PERTH	WA	6005	Unit	Studio & 1	\$399,000	-0.17%	15.52%	15.69%	\$550	30.95%	7.16%



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Biggest Turnaround Suburbs

National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
50	SANDRINGHAM	VIC	3191	Unit	Studio & 1	\$380,000	-7.22%	8.13%	15.35%	\$450	25.00%	6.15%



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Biggest Turnaround Suburbs

NSW Report												
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
1	ROSEVILLE	NSW	2069	Unit	3	\$2,200,000	-5.35%	30.59%	35.94%	\$1,050	10.52%	2.48%
2	COFFS HARBOUR	NSW	2450	Unit	3	\$849,000	-7.32%	19.25%	26.57%	\$665	11.76%	4.07%
3	KINGSWOOD	NSW	2747	Unit	2	\$499,000	-3.72%	19.49%	23.21%	\$400	21.21%	4.16%
4	EASTWOOD	NSW	2122	Unit	2	\$690,000	-16.27%	6.35%	22.62%	\$620	24.00%	4.67%
5	AUBURN	NSW	2144	Unit	Studio & 1	\$464,500	-8.15%	12.50%	20.65%	\$555	58.57%	6.21%
6	BANKSTOWN	NSW	2200	House	4	\$1,500,000	-0.91%	17.85%	18.76%	\$880	17.33%	3.05%
7	NEWCASTLE WEST	NSW	2302	Unit	Studio & 1	\$595,000	-0.30%	17.97%	18.27%	\$620	19.23%	5.41%
8	NEWPORT	NSW	2106	House	4	\$2,675,000	-9.14%	9.03%	18.17%	\$1,500	2.38%	2.91%
9	SYDNEY	NSW	2000	Unit	3	\$3,447,500	-5.53%	8.10%	13.63%	\$1,800	6.19%	2.71%
10	POTTS POINT	NSW	2011	Unit	Studio & 1	\$759,000	-6.19%	7.24%	13.43%	\$680	21.42%	4.65%
11	STRATHFIELD	NSW	2135	Unit	3	\$900,000	-3.18%	9.54%	12.72%	\$900	20.00%	5.20%
12	LAKEMBA	NSW	2195	Unit	2	\$470,000	-0.46%	11.21%	11.67%	\$520	40.54%	5.75%
13	BROOKVALE	NSW	2100	Unit	2	\$1,000,000	-0.90%	10.10%	11.00%	\$800	17.64%	4.16%
14	QUEENSLIFF	NSW	2096	Unit	2	\$1,287,500	-0.12%	10.86%	10.98%	\$900	20.00%	3.63%
15	WAHROONGA	NSW	2076	Unit	3	\$1,500,000	-1.26%	8.78%	10.04%	\$950	8.57%	3.29%
16	WESTMEAD	NSW	2145	Unit	Studio & 1	\$492,500	-2.79%	7.02%	9.81%	\$600	33.33%	6.33%
17	WOLLI CREEK	NSW	2205	Unit	3	\$1,150,000	-1.01%	8.32%	9.33%	\$1,200	29.72%	5.42%
18	WEST RYDE	NSW	2114	Unit	2	\$690,000	-0.84%	8.14%	8.98%	\$600	33.33%	4.52%
19	DARLINGHURST	NSW	2010	Unit	Studio & 1	\$700,000	-3.39%	5.41%	8.80%	\$700	18.64%	5.20%
20	LIVERPOOL	NSW	2170	House	2	\$530,000	-1.78%	6.76%	8.54%	\$530	32.50%	5.20%
21	HURSTVILLE	NSW	2220	Unit	Studio & 1	\$615,000	-2.58%	5.74%	8.32%	\$620	26.53%	5.24%
22	WOOLLOOMOOLOO	NSW	2011	Unit	2	\$1,550,000	-2.58%	5.22%	7.80%	\$1,100	22.22%	3.69%
23	MAYS HILL	NSW	2145	Unit	2	\$570,000	-3.99%	3.70%	7.69%	\$650	30.00%	5.92%
24	ROCKDALE	NSW	2216	Unit	3	\$850,000	-1.29%	5.75%	7.04%	\$900	20.00%	5.50%
25	AUBURN	NSW	2144	Unit	2	\$550,000	-1.01%	5.94%	6.95%	\$620	37.77%	5.86%



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Biggest Turnaround Suburbs

NSW Report													
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent			
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield	
▼	26	LEICHHARDT	NSW	2040	Unit	2	\$1,000,000	-1.42%	5.41%	6.83%	\$770	18.46%	4.00%
▼	27	BAULKHAM HILLS	NSW	2153	Unit	3	\$815,000	-5.25%	1.57%	6.82%	\$700	12.90%	4.46%
🚩	28	NORTH SYDNEY	NSW	2060	Unit	Studio & 1	\$735,000	-3.28%	3.21%	6.49%	\$720	25.21%	5.09%
▼	29	NEUTRAL BAY	NSW	2089	Unit	Studio & 1	\$700,000	-2.25%	4.17%	6.42%	\$600	21.21%	4.45%
▲	30	STRATHFIELD	NSW	2135	Unit	Studio & 1	\$532,000	-3.24%	3.15%	6.39%	\$600	25.00%	5.86%
▲	31	STRATHFIELD SOUTH	NSW	2136	Unit	2	\$627,500	-2.09%	4.01%	6.10%	\$630	26.00%	5.22%
▲	32	ALEXANDRIA	NSW	2015	Unit	Studio & 1	\$695,000	-0.79%	5.07%	5.86%	\$700	22.80%	5.23%
▼	33	WATERLOO	NSW	2017	Unit	2	\$990,000	-0.55%	4.88%	5.43%	\$1,000	17.64%	5.25%
▲	34	PENDLE HILL	NSW	2145	Unit	2	\$465,000	-3.68%	1.65%	5.33%	\$550	22.22%	6.15%
🚩	35	PARRAMATTA	NSW	2150	Unit	Studio & 1	\$500,000	-2.07%	3.14%	5.21%	\$600	25.00%	6.24%
🚩	36	FAIRFIELD	NSW	2165	Unit	2	\$419,500	-1.32%	3.78%	5.10%	\$460	27.77%	5.70%
▼	37	BANKSTOWN	NSW	2200	Unit	2	\$550,000	-0.10%	4.99%	5.09%	\$600	33.33%	5.67%
▲	38	ERSKINEVILLE	NSW	2043	Unit	Studio & 1	\$750,000	-0.75%	4.29%	5.04%	\$730	22.68%	5.06%
🚩	39	HORNSBY	NSW	2077	Unit	Studio & 1	\$530,000	-1.01%	4.00%	5.01%	\$545	34.56%	5.34%
▲	40	WENTWORTH POINT	NSW	2127	Unit	3	\$1,150,000	-0.24%	4.65%	4.89%	\$1,100	22.22%	4.97%
▬	41	CASTLE HILL	NSW	2154	Unit	Studio & 1	\$667,500	-1.63%	3.01%	4.64%	\$630	21.15%	4.90%
	42	MONTEREY	NSW	2217	Unit	2	\$700,000	-0.76%	3.77%	4.53%	\$650	32.65%	4.82%
▲	43	ROSEHILL	NSW	2142	Unit	2	\$520,000	-2.46%	2.03%	4.49%	\$600	25.00%	6.00%
▼	44	TURRAMURRA	NSW	2074	Unit	2	\$840,000	-2.38%	1.83%	4.21%	\$730	19.67%	4.51%
🚩	45	GUILDFORD	NSW	2161	Unit	2	\$445,000	-1.17%	2.93%	4.10%	\$550	37.50%	6.42%
🚩	46	CHATSWOOD	NSW	2067	Unit	Studio & 1	\$750,000	-2.33%	1.71%	4.04%	\$700	25.00%	4.85%
▼	47	LINDFIELD	NSW	2070	Unit	2	\$975,000	-2.53%	1.31%	3.84%	\$800	8.10%	4.26%
▼	48	STRATHFIELD	NSW	2135	Unit	2	\$730,000	-0.19%	3.61%	3.80%	\$750	25.00%	5.34%
🚩	49	Homebush West	NSW	2140	Unit	2	\$590,000	-1.88%	1.92%	3.80%	\$650	27.45%	5.72%
🚩	50	WATERLOO	NSW	2017	Unit	Studio & 1	\$669,000	-1.16%	2.64%	3.80%	\$750	25.00%	5.82%



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Biggest Turnaround Suburbs

NT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
1	NIGHTCLIFF	NT	0810	Unit	2	\$390,000	-1.43%	1.44%	2.87%	\$500	6.38%	6.66%



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Biggest Turnaround Suburbs

QLD Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
	1 MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	-5.47%	12.23%	17.70%	\$420	20.00%	8.25%
▲	2 EMERALD	QLD	4720	Unit	3	\$279,000	-3.99%	10.14%	14.13%	\$490	40.00%	9.13%
	3 EMERALD	QLD	4720	Unit	2	\$224,000	-0.57%	13.14%	13.71%	\$400	33.33%	9.28%
	4 TOWNSVILLE CITY	QLD	4810	Unit	3	\$595,000	-1.42%	10.76%	12.18%	\$650	16.07%	5.68%
	5 MOURA	QLD	4718	House	3	\$210,000	-1.07%	6.54%	7.61%	\$370	12.12%	9.16%



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Biggest Turnaround Suburbs

SA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
1	PORT AUGUSTA WEST	SA	5700	House	3	\$285,000	-1.99%	13.82%	15.81%	\$350	9.37%	6.38%



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Biggest Turnaround Suburbs

VIC Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
1	GLENROY	VIC	3046	House	2	\$500,000	-20.36%	20.82%	41.18%	\$490	28.94%	5.09%
2	CARLTON	VIC	3053	House	2	\$990,000	-17.33%	21.10%	38.43%	\$680	13.33%	3.57%
3	RICHMOND	VIC	3121	Unit	3	\$1,475,000	-9.47%	21.45%	30.92%	\$1,000	17.64%	3.52%
4	MALVERN	VIC	3144	Unit	3	\$1,850,000	-9.96%	20.45%	30.41%	\$845	24.26%	2.37%
5	KEW	VIC	3101	Unit	3	\$1,610,000	-7.55%	12.15%	19.70%	\$805	34.16%	2.60%
6	EAST MELBOURNE	VIC	3002	Unit	3	\$1,799,500	-18.51%	1.11%	19.62%	\$1,000	17.64%	2.88%
7	ARMADALE	VIC	3143	Unit	3	\$1,950,000	-8.14%	10.60%	18.74%	\$875	32.57%	2.33%
8	PRAHRAN	VIC	3181	House	4	\$2,300,000	-8.11%	10.02%	18.13%	\$1,500	25.00%	3.39%
9	MCKINNON	VIC	3204	House	3	\$1,640,000	-6.44%	10.83%	17.27%	\$790	25.39%	2.50%
10	GLEN WAVERLEY	VIC	3150	Unit	3	\$980,000	-12.82%	4.35%	17.17%	\$650	21.49%	3.44%
11	CAULFIELD NORTH	VIC	3161	Unit	3	\$1,099,500	-12.30%	4.86%	17.16%	\$785	24.60%	3.71%
12	GLEN HUNTLY	VIC	3163	Unit	2	\$580,000	-8.56%	8.25%	16.81%	\$545	29.76%	4.88%
13	RINGWOOD	VIC	3134	Townhouse	2	\$649,500	-6.68%	9.67%	16.35%	\$545	21.11%	4.36%
14	SANDRINGHAM	VIC	3191	Unit	Studio & 1	\$380,000	-7.22%	8.13%	15.35%	\$450	25.00%	6.15%
15	SANDRINGHAM	VIC	3191	Unit	3	\$1,597,500	-2.82%	11.93%	14.75%	\$850	17.24%	2.76%
16	OAKLEIGH SOUTH	VIC	3167	House	4	\$1,165,000	-6.19%	8.48%	14.67%	\$735	18.54%	3.28%
17	FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	-4.26%	10.10%	14.36%	\$350	25.00%	6.06%
18	SOUTH YARRA	VIC	3141	Unit	3	\$1,737,500	-6.28%	7.62%	13.90%	\$1,100	29.41%	3.29%
19	ALBION	VIC	3020	Unit	2	\$330,000	-2.90%	10.05%	12.95%	\$380	31.03%	5.98%
20	YARRAVILLE	VIC	3013	Townhouse	3	\$1,118,500	-1.10%	11.48%	12.58%	\$750	15.38%	3.48%
21	MALVERN EAST	VIC	3145	Unit	3	\$1,035,000	-8.11%	4.37%	12.48%	\$680	23.63%	3.41%
22	HAWTHORN	VIC	3122	Unit	3	\$1,595,000	-7.53%	4.52%	12.05%	\$795	21.37%	2.59%
23	BROOKLYN	VIC	3012	House	3	\$745,000	-7.23%	4.67%	11.90%	\$565	31.39%	3.94%
24	CLAYTON	VIC	3168	House	4	\$1,195,000	-2.41%	9.32%	11.73%	\$750	36.36%	3.26%
25	SOUTH YARRA	VIC	3141	House	3	\$2,000,000	-5.00%	6.60%	11.60%	\$1,100	12.82%	2.86%



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Biggest Turnaround Suburbs

VIC Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
26	NIDDRIE	VIC	3042	House	3	\$1,075,000	-3.10%	8.39%	11.49%	\$585	23.15%	2.82%
27	COLLINGWOOD	VIC	3066	Unit	3	\$1,587,500	-3.01%	8.44%	11.45%	\$1,150	15.00%	3.76%
28	TOORAK	VIC	3142	Unit	Studio & 1	\$405,000	-8.11%	3.23%	11.34%	\$440	25.71%	5.64%
29	SYDENHAM	VIC	3037	Townhouse	3	\$510,000	-3.62%	7.05%	10.67%	\$500	25.00%	5.09%
30	FITZROY NORTH	VIC	3068	House	3	\$1,650,000	-5.13%	5.41%	10.54%	\$1,075	31.09%	3.38%
31	FITZROY	VIC	3065	House	3	\$1,835,000	-1.58%	8.80%	10.38%	\$1,100	22.90%	3.11%
32	KENSINGTON	VIC	3031	Unit	Studio & 1	\$360,000	-7.46%	2.90%	10.36%	\$450	21.62%	6.50%
33	HADFIELD	VIC	3046	Townhouse	2	\$550,000	-4.70%	5.41%	10.11%	\$510	27.50%	4.82%
34	BOX HILL	VIC	3128	House	4	\$1,750,000	-2.10%	8.01%	10.11%	\$800	19.40%	2.37%
35	NEWPORT	VIC	3015	House	2	\$890,000	-3.75%	6.31%	10.06%	\$580	26.08%	3.38%
36	TRAVANCORE	VIC	3032	Unit	2	\$370,000	-4.72%	5.09%	9.81%	\$530	26.19%	7.44%
37	CARNEGIE	VIC	3163	Unit	Studio & 1	\$340,000	-8.02%	1.50%	9.52%	\$400	23.07%	6.11%
38	HAMPTON EAST	VIC	3188	House	3	\$1,325,000	-3.15%	6.30%	9.45%	\$780	20.00%	3.06%
39	PRAHRAN	VIC	3181	House	2	\$1,150,000	-6.15%	3.24%	9.39%	\$760	16.92%	3.43%
40	PRAHRAN	VIC	3181	House	3	\$1,600,000	-6.07%	3.28%	9.35%	\$975	18.18%	3.16%
41	GLEN WAVERLEY	VIC	3150	Townhouse	3	\$1,050,000	-0.56%	8.61%	9.17%	\$725	20.83%	3.59%
42	CHADSTONE	VIC	3148	Unit	2	\$490,000	-4.66%	4.35%	9.01%	\$555	29.06%	5.88%
43	MALVERN EAST	VIC	3145	Townhouse	3	\$1,200,000	-3.32%	5.65%	8.97%	\$825	20.43%	3.57%
44	FITZROY	VIC	3065	Unit	2	\$900,000	-1.26%	7.42%	8.68%	\$730	21.66%	4.21%
45	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$275,000	-3.78%	4.88%	8.66%	\$350	29.62%	6.61%
46	THOMASTOWN	VIC	3074	Unit	2	\$420,000	-1.66%	6.90%	8.56%	\$430	26.47%	5.32%
47	WOODEND	VIC	3442	House	3	\$850,000	-5.46%	3.08%	8.54%	\$585	14.70%	3.57%
48	NOBLE PARK	VIC	3174	House	2	\$535,000	-6.74%	1.68%	8.42%	\$490	28.94%	4.76%
49	ORMOND	VIC	3204	Unit	2	\$595,000	-2.33%	6.00%	8.33%	\$550	29.41%	4.80%
50	CAULFIELD NORTH	VIC	3161	Unit	Studio & 1	\$379,000	-4.90%	3.32%	8.22%	\$450	21.62%	6.17%



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Biggest Turnaround Suburbs

WA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price				Median Rent		
						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
1	CLAREMONT	WA	6010	Unit	2	\$800,000	-16.28%	23.44%	39.72%	\$780	43.11%	5.07%
2	VICTORIA PARK	WA	6100	Unit	2	\$425,000	-17.68%	18.04%	35.72%	\$600	50.00%	7.34%
3	COMO	WA	6152	Unit	2	\$765,000	-5.15%	30.53%	35.68%	\$590	45.67%	4.01%
4	SUBIACO	WA	6008	Unit	3	\$1,450,000	-9.69%	20.47%	30.16%	\$1,100	22.22%	3.94%
5	MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	-2.29%	26.70%	28.99%	\$450	40.62%	7.67%
6	MORLEY	WA	6062	Townhouse	3	\$629,000	-4.61%	23.94%	28.55%	\$690	38.00%	5.70%
7	BAYSWATER	WA	6053	Unit	2	\$350,000	-8.90%	18.56%	27.46%	\$600	50.00%	8.91%
8	WEST PERTH	WA	6005	Unit	3	\$1,295,000	-2.03%	25.32%	27.35%	\$840	29.23%	3.37%
9	DIANELLA	WA	6059	House	2	\$599,000	-0.53%	26.38%	26.91%	\$580	38.09%	5.03%
10	BENTLEY	WA	6102	Unit	2	\$417,000	-2.58%	22.03%	24.61%	\$600	60.00%	7.48%
11	MANDURAH	WA	6210	Unit	3	\$577,500	-2.44%	20.91%	23.35%	\$520	14.28%	4.68%
12	SOUTH PERTH	WA	6151	Unit	3	\$1,449,000	-3.82%	19.33%	23.15%	\$940	34.28%	3.37%
13	EAST VICTORIA PARK	WA	6101	Unit	2	\$479,000	-9.62%	13.02%	22.64%	\$625	47.05%	6.78%
14	JOONDALUP	WA	6027	Unit	Studio & 1	\$399,000	-4.17%	17.91%	22.08%	\$450	28.57%	5.86%
15	SCARBOROUGH	WA	6019	Unit	3	\$1,400,000	-1.14%	19.70%	20.84%	\$950	11.76%	3.52%
16	CLAREMONT	WA	6010	Unit	Studio & 1	\$580,000	-5.72%	14.81%	20.53%	\$550	41.02%	4.93%
17	MOUNT LAWLEY	WA	6050	Townhouse	2	\$579,000	-3.33%	16.17%	19.50%	\$600	36.36%	5.38%
18	BUNBURY	WA	6230	Unit	3	\$649,500	-6.85%	12.63%	19.48%	\$650	25.00%	5.20%
19	MAYLANDS	WA	6051	Townhouse	3	\$680,000	-1.01%	17.92%	18.93%	\$690	38.00%	5.27%
20	BOORAGOON	WA	6154	House	3	\$950,000	-2.28%	16.58%	18.86%	\$750	21.95%	4.10%
21	NORANDA	WA	6062	House	3	\$689,500	-0.30%	17.43%	17.73%	\$700	34.61%	5.27%
22	MAYLANDS	WA	6051	Unit	2	\$400,000	-0.67%	16.44%	17.11%	\$500	33.33%	6.50%
23	WEST LEEDERVILLE	WA	6007	Unit	Studio & 1	\$325,000	-3.21%	13.56%	16.77%	\$500	38.88%	8.00%
24	RIVERVALE	WA	6103	Unit	2	\$535,000	-0.93%	15.79%	16.72%	\$700	48.93%	6.80%
25	KEWDALE	WA	6105	Unit	2	\$459,500	-1.26%	14.58%	15.84%	\$650	54.76%	7.35%



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						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield
▼	26 WEST PERTH	WA	6005	Unit	Studio & 1	\$399,000	-0.17%	15.52%	15.69%	\$550	30.95%	7.16%
▬	27 EAST VICTORIA PARK	WA	6101	Townhouse	3	\$650,000	-0.10%	14.13%	14.23%	\$680	38.77%	5.44%
▼	28 EAST PERTH	WA	6004	Unit	Studio & 1	\$399,000	-3.36%	10.63%	13.99%	\$600	42.85%	7.81%
▼	29 LEEDERVILLE	WA	6007	Unit	2	\$600,000	-2.97%	9.65%	12.62%	\$690	25.45%	5.98%
▼	30 WEST LEEDERVILLE	WA	6007	Unit	2	\$625,000	-0.60%	11.92%	12.52%	\$650	18.18%	5.40%
	31 CLAREMONT	WA	6010	Unit	3	\$1,925,000	-1.23%	9.69%	10.92%	\$1,400	40.00%	3.78%
▼	32 PERTH	WA	6000	Unit	2	\$579,000	-0.32%	9.94%	10.26%	\$750	29.31%	6.73%
	33 EAST PERTH	WA	6004	Unit	3	\$877,500	-1.89%	6.75%	8.64%	\$1,000	25.78%	5.92%



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