

# Suburb Performance Reports



**Invest Better with Unique Suburb Data**

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

#### REAL ESTATE INVESTAR'S ALL-IN-ONE PROPERTY INVESTMENT SOLUTION

**Free Membership**



##### **Investar Search**

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



##### **My Valuer**

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



##### **Property Analyser**

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



##### **Xero**

Integrate your property portfolio with Xero and get real-time pulse on your cash flow and investments.



##### **Development Search**

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



##### **My Research**

Research the investment performance trends of every suburb with the latest data at your fingertips.



##### **Property Analyser**

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

# Cheapest 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 yields that include all bedrooms as consolidated median yield results.

This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities.

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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# Cheapest Suburbs

## National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	WOREE	QLD	4868	Unit	Studio & 1	\$55,000	\$65,000	-15.39%	\$210	\$200	5.00%	19.85%
2	MOE	VIC	3825	Unit	Studio & 1	\$60,000	\$55,000	9.09%	\$140	\$130	7.69%	12.13%
3	WODONGA	VIC	3690	Unit	Studio & 1	\$69,000	\$69,500	-0.72%	\$170	\$170	0.00%	12.81%
4	COOBER PEDY	SA	5723	House	2	\$72,500	\$89,500	-19.00%	\$170	\$170	0.00%	12.19%
5	QUEENSTOWN	TAS	7467	House	2	\$75,000	\$69,000	8.69%	\$130	\$130	0.00%	9.01%
6	ROSEBERY	TAS	7470	House	3	\$92,000	\$90,000	2.22%	\$165	\$165	0.00%	9.32%
7	PETERBOROUGH	SA	5422	House	3	\$95,000	\$105,500	-9.96%	\$160	\$160	0.00%	8.75%
8	KAMBALDA EAST	WA	6442	House	3	\$95,000	\$93,000	2.15%	\$170	\$175	-2.86%	9.30%
9	ZEEHAN	TAS	7469	House	3	\$97,500	\$99,000	-1.52%	\$160	\$150	6.66%	8.53%
10	MANUNDA	QLD	4870	Unit	Studio & 1	\$99,500	\$100,000	-0.50%	\$200	\$195	2.56%	10.45%
11	DYSART	QLD	4745	House	3	\$99,500	\$99,000	0.50%	\$160	\$150	6.66%	8.36%
12	MANOORA	QLD	4870	Unit	Studio & 1	\$105,000	\$100,000	5.00%	\$210	\$210	0.00%	10.40%
13	QUEENSTOWN	TAS	7467	House	3	\$105,000	\$99,000	6.06%	\$145	\$150	-3.34%	7.18%
14	RANGEWAY	WA	6530	House	3	\$105,000	\$140,000	-25.00%	\$200	\$200	0.00%	9.90%
15	MOUNT MORGAN	QLD	4714	House	2	\$105,000	\$110,000	-4.55%	\$175	\$170	2.94%	8.66%
16	SOUTH HEDLAND	WA	6722	Unit	3	\$110,000	\$80,000	37.50%	\$300	\$295	1.69%	14.18%
17	TRARALGON	VIC	3844	Unit	Studio & 1	\$110,000	\$110,000	0.00%	\$180	\$165	9.09%	8.50%
18	BROKEN HILL	NSW	2880	House	2	\$110,000	\$95,000	15.78%	\$230	\$220	4.54%	10.87%
19	COONAMBLE	NSW	2829	House	3	\$115,000	\$120,000	-4.17%	\$190	\$190	0.00%	8.59%
20	MARCOOLA	QLD	4564	Unit	Studio & 1	\$115,000	\$99,000	16.16%	\$280	\$270	3.70%	12.66%
21	YORKEYS KNOB	QLD	4878	Unit	Studio & 1	\$119,000	\$135,000	-11.86%	\$265	\$250	6.00%	11.57%
22	COOBER PEDY	SA	5723	House	3	\$120,000	\$132,000	-9.10%	\$180	\$180	0.00%	7.80%
23	CHARLEVILLE	QLD	4470	House	2	\$120,000	\$120,000	0.00%	\$180	\$180	0.00%	7.80%
24	MOREE	NSW	2400	Unit	2	\$126,500	\$130,000	-2.70%	\$200	\$190	5.26%	8.22%
25	PORT PIRIE	SA	5540	House	2	\$129,000	\$130,000	-0.77%	\$190	\$195	-2.57%	7.65%



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# Cheapest Suburbs

## National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 OUYEN	VIC	3490	House	3	\$130,000	\$127,500	1.96%	\$180	\$180	0.00%	7.20%
▬	27 DYSART	QLD	4745	House	4	\$130,000	\$122,500	6.12%	\$190	\$180	5.55%	7.60%
▲	28 BARNEY POINT	QLD	4680	House	3	\$130,000	\$190,000	-31.58%	\$185	\$150	23.33%	7.40%
▼	29 EDGE HILL	QLD	4870	Unit	Studio & 1	\$134,000	\$129,000	3.87%	\$215	\$200	7.50%	8.34%
▼	30 NORTH MACKAY	QLD	4740	Unit	2	\$135,000	\$120,000	12.50%	\$220	\$190	15.78%	8.47%
	31 WHYALLA	SA	5600	Unit	2	\$135,000	\$164,500	-17.94%	\$150	\$150	0.00%	5.77%
▼	32 DIMBOOLA	VIC	3414	House	3	\$136,500	\$143,000	-4.55%	\$180	\$190	-5.27%	6.85%
▼	33 MANDURAH	WA	6210	Unit	Studio & 1	\$137,000	\$85,500	60.23%	\$190	\$200	-5.00%	7.21%
▲	34 PORT AUGUSTA	SA	5700	House	2	\$137,000	\$159,000	-13.84%	\$240	\$230	4.34%	9.10%
	35 DEPOT HILL	QLD	4700	House	3	\$138,500	\$165,000	-16.07%	\$230	\$220	4.54%	8.63%
▼	36 TRINITY BEACH	QLD	4879	Unit	Studio & 1	\$139,000	\$129,000	7.75%	\$260	\$250	4.00%	9.72%
▬	37 WARRACKNABEAL	VIC	3393	House	3	\$139,000	\$135,000	2.96%	\$195	\$180	8.33%	7.29%
▼	38 NULSEN	WA	6450	House	3	\$139,500	\$150,000	-7.00%	\$220	\$220	0.00%	8.20%
▼	39 MORWELL	VIC	3840	House	2	\$139,500	\$135,000	3.33%	\$185	\$185	0.00%	6.89%
▼	40 MOUNT MORGAN	QLD	4714	House	3	\$140,000	\$158,500	-11.68%	\$205	\$210	-2.39%	7.61%
▼	41 WHYALLA NORRIE	SA	5608	House	2	\$140,000	\$136,500	2.56%	\$170	\$170	0.00%	6.31%
▼	42 MURWILLUMBAH	NSW	2484	Unit	2	\$142,500	\$149,000	-4.37%	\$295	\$270	9.25%	10.76%
▼	43 WELLINGTON	NSW	2820	House	2	\$145,000	\$111,000	30.63%	\$230	\$200	15.00%	8.24%
▼	44 KOORINGAL	NSW	2650	Unit	2	\$145,000	\$155,000	-6.46%	\$210	\$200	5.00%	7.53%
	45 EDMONTON	QLD	4869	Townhouse	2	\$145,000	\$150,000	-3.34%	\$260	\$260	0.00%	9.32%
▼	46 FORSTER	NSW	2428	Unit	Studio & 1	\$145,000	\$244,000	-40.58%	\$230	\$215	6.97%	8.24%
▼	47 KAMBALDA WEST	WA	6442	House	3	\$145,000	\$159,500	-9.10%	\$210	\$220	-4.55%	7.53%
▼	48 COROWA	NSW	2646	Unit	2	\$145,000	\$142,000	2.11%	\$175	\$170	2.94%	6.27%
▼	49 BLACKALL	QLD	4472	House	3	\$145,000	\$155,000	-6.46%	\$150	\$150	0.00%	5.37%
▼	50 BORDERTOWN	SA	5268	House	3	\$145,000	\$149,000	-2.69%	\$230	\$210	9.52%	8.24%



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# Cheapest Suburbs

## ACT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	FRANKLIN	ACT	2913	Unit	Studio & 1	\$285,000	\$275,000	3.63%	\$350	\$330	6.06%	6.38%
2	BRUCE	ACT	2617	Unit	Studio & 1	\$289,000	\$295,000	-2.04%	\$360	\$340	5.88%	6.47%
3	MACQUARIE	ACT	2614	Unit	Studio & 1	\$290,000	\$293,500	-1.20%	\$360	\$325	10.76%	6.45%
4	MAWSON	ACT	2607	Unit	2	\$292,000	\$285,000	2.45%	\$350	\$350	0.00%	6.23%
5	HARRISON	ACT	2914	Unit	Studio & 1	\$298,000	\$285,000	4.56%	\$350	\$330	6.06%	6.10%
6	WRIGHT	ACT	2611	Unit	Studio & 1	\$299,000	\$299,000	0.00%	\$380	\$350	8.57%	6.60%
7	GUNGAHLIN	ACT	2912	Unit	Studio & 1	\$299,500	\$290,000	3.27%	\$350	\$330	6.06%	6.07%
8	GREENWAY	ACT	2900	Unit	Studio & 1	\$300,000	\$270,000	11.11%	\$380	\$360	5.55%	6.58%
9	PHILLIP	ACT	2606	Unit	Studio & 1	\$315,500	\$315,000	0.15%	\$380	\$350	8.57%	6.26%
10	BELCONNEN	ACT	2617	Unit	Studio & 1	\$325,000	\$317,000	2.52%	\$380	\$360	5.55%	6.08%
11	DICKSON	ACT	2602	Unit	Studio & 1	\$342,000	\$350,000	-2.29%	\$400	\$380	5.26%	6.08%
12	CAMPBELL	ACT	2612	Unit	Studio & 1	\$349,000	\$316,000	10.44%	\$440	\$340	29.41%	6.55%
13	WATSON	ACT	2602	Unit	2	\$349,000	\$339,000	2.94%	\$415	\$390	6.41%	6.18%
14	O'CONNOR	ACT	2602	Unit	Studio & 1	\$350,000	\$350,000	0.00%	\$400	\$390	2.56%	5.94%
15	HARRISON	ACT	2914	Unit	2	\$352,500	\$360,000	-2.09%	\$440	\$400	10.00%	6.49%
16	LYNEHAM	ACT	2602	Unit	Studio & 1	\$360,000	\$360,000	0.00%	\$400	\$380	5.26%	5.77%
17	BRUCE	ACT	2617	Unit	2	\$360,000	\$355,000	1.40%	\$425	\$400	6.25%	6.13%
18	GRIFFITH	ACT	2603	Unit	Studio & 1	\$367,500	\$347,500	5.75%	\$420	\$410	2.43%	5.94%
19	TURNER	ACT	2612	Unit	Studio & 1	\$370,000	\$370,000	0.00%	\$420	\$400	5.00%	5.90%
20	FRANKLIN	ACT	2913	Unit	2	\$375,000	\$355,000	5.63%	\$430	\$410	4.87%	5.96%
21	CALWELL	ACT	2905	Townhouse	3	\$385,000	\$367,000	4.90%	\$425	\$390	8.97%	5.74%
22	CASEY	ACT	2913	Townhouse	2	\$388,500	\$365,000	6.43%	\$420	\$405	3.70%	5.62%
23	BRADDON	ACT	2612	Unit	Studio & 1	\$395,000	\$390,000	1.28%	\$450	\$420	7.14%	5.92%
24	GORDON	ACT	2906	Townhouse	3	\$399,000	\$395,000	1.01%	\$425	\$400	6.25%	5.53%
25	GREENWAY	ACT	2900	Unit	2	\$399,000	\$392,500	1.65%	\$455	\$430	5.81%	5.92%




























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# Cheapest Suburbs

## ACT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	26 LYNEHAM	ACT	2602	Unit	2	\$399,000	\$402,500	-0.87%	\$460	\$420	9.52%	5.99%
	27 WRIGHT	ACT	2611	Unit	2	\$399,000	\$389,000	2.57%	\$450	\$440	2.27%	5.86%
	28 ISABELLA PLAINS	ACT	2905	Townhouse	3	\$399,500	\$399,000	0.12%	\$425	\$400	6.25%	5.53%
	29 CITY	ACT	2601	Unit	Studio & 1	\$415,000	\$415,000	0.00%	\$490	\$470	4.25%	6.13%
	30 PHILLIP	ACT	2606	Unit	2	\$415,000	\$389,000	6.68%	\$460	\$425	8.23%	5.76%
	31 CHARNWOOD	ACT	2615	House	3	\$420,000	\$409,500	2.56%	\$440	\$430	2.32%	5.44%
	32 BELCONNEN	ACT	2617	Unit	2	\$420,000	\$410,000	2.43%	\$465	\$430	8.13%	5.75%
	33 GUNGAHLIN	ACT	2912	Unit	2	\$420,000	\$380,000	10.52%	\$460	\$400	15.00%	5.69%
	34 BRUCE	ACT	2617	Unit	3	\$425,000	\$427,000	-0.47%	\$500	\$460	8.69%	6.11%
	35 NARRABUNDAH	ACT	2604	Unit	2	\$425,000	\$412,500	3.03%	\$450	\$420	7.14%	5.50%
	36 PALMERSTON	ACT	2913	Townhouse	3	\$429,000	\$395,000	8.60%	\$450	\$440	2.27%	5.45%
	37 NGUNNAWAL	ACT	2913	Townhouse	3	\$430,000	\$390,000	10.25%	\$445	\$420	5.95%	5.38%
	38 KINGSTON	ACT	2604	Unit	Studio & 1	\$430,000	\$405,000	6.17%	\$460	\$450	2.22%	5.56%
	39 BANKS	ACT	2906	Townhouse	3	\$445,000	\$410,000	8.53%	\$420	\$380	10.52%	4.90%
	40 BANKS	ACT	2906	House	3	\$446,500	\$432,500	3.23%	\$450	\$440	2.27%	5.24%
	41 BARTON	ACT	2600	Unit	Studio & 1	\$449,000	\$445,000	0.89%	\$465	\$450	3.33%	5.38%
	42 LAWSON	ACT	2617	Townhouse	2	\$449,000	\$460,000	-2.40%	\$490	\$475	3.15%	5.67%
	43 MONASH	ACT	2904	Townhouse	3	\$450,000	\$450,000	0.00%	\$460	\$435	5.74%	5.31%
	44 BELCONNEN	ACT	2617	Townhouse	3	\$455,000	\$454,500	0.11%	\$470	\$450	4.44%	5.37%
	45 GRIFFITH	ACT	2603	Unit	2	\$459,000	\$422,500	8.63%	\$490	\$465	5.37%	5.55%
	46 KAMBAH	ACT	2902	Townhouse	3	\$469,000	\$410,000	14.39%	\$450	\$410	9.75%	4.98%
	47 NGUNNAWAL	ACT	2913	House	3	\$477,000	\$450,000	6.00%	\$460	\$440	4.54%	5.01%
	48 MACGREGOR	ACT	2615	House	3	\$480,000	\$445,000	7.86%	\$460	\$450	2.22%	4.98%
	49 CONDER	ACT	2906	House	3	\$485,000	\$440,000	10.22%	\$480	\$460	4.34%	5.14%
	50 BONYTHON	ACT	2905	Townhouse	3	\$489,000	\$480,000	1.87%	\$450	\$450	0.00%	4.78%



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# Cheapest Suburbs

## NSW Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	BROKEN HILL	NSW	2880	House	2	\$110,000	\$95,000	15.78%	\$230	\$220	4.54%	10.87%
2	COONAMBLE	NSW	2829	House	3	\$115,000	\$120,000	-4.17%	\$190	\$190	0.00%	8.59%
3	MOREE	NSW	2400	Unit	2	\$126,500	\$130,000	-2.70%	\$200	\$190	5.26%	8.22%
4	MURWILLUMBAH	NSW	2484	Unit	2	\$142,500	\$149,000	-4.37%	\$295	\$270	9.25%	10.76%
5	WELLINGTON	NSW	2820	House	2	\$145,000	\$111,000	30.63%	\$230	\$200	15.00%	8.24%
6	KOORINGAL	NSW	2650	Unit	2	\$145,000	\$155,000	-6.46%	\$210	\$200	5.00%	7.53%
7	FORSTER	NSW	2428	Unit	Studio & 1	\$145,000	\$244,000	-40.58%	\$230	\$215	6.97%	8.24%
8	COROWA	NSW	2646	Unit	2	\$145,000	\$142,000	2.11%	\$175	\$170	2.94%	6.27%
9	BROKEN HILL	NSW	2880	House	3	\$150,000	\$143,000	4.89%	\$250	\$250	0.00%	8.66%
10	LAVINGTON	NSW	2641	Unit	2	\$154,000	\$159,000	-3.15%	\$185	\$190	-2.64%	6.24%
11	BOURKE	NSW	2840	House	3	\$160,000	\$172,500	-7.25%	\$250	\$250	0.00%	8.12%
12	DENILIQUIN	NSW	2710	House	2	\$160,000	\$150,000	6.66%	\$190	\$190	0.00%	6.17%
13	NORTH ALBURY	NSW	2640	Unit	2	\$165,000	\$155,000	6.45%	\$185	\$185	0.00%	5.83%
14	NARRANDERA	NSW	2700	House	2	\$167,000	\$162,500	2.76%	\$220	\$190	15.78%	6.85%
15	COROWA	NSW	2646	House	2	\$169,000	\$179,500	-5.85%	\$190	\$195	-2.57%	5.84%
16	CASINO	NSW	2470	Unit	2	\$172,000	\$168,000	2.38%	\$220	\$210	4.76%	6.65%
17	TUMUT	NSW	2720	Unit	2	\$173,000	\$170,000	1.76%	\$220	\$220	0.00%	6.61%
18	NAMBUCCA HEADS	NSW	2448	House	2	\$175,000	\$190,000	-7.90%	\$260	\$270	-3.71%	7.72%
19	QUEANBEYAN	NSW	2620	Unit	Studio & 1	\$177,000	\$185,000	-4.33%	\$220	\$220	0.00%	6.46%
20	FINLEY	NSW	2713	House	3	\$177,500	\$179,000	-0.84%	\$230	\$200	15.00%	6.73%
21	WELLINGTON	NSW	2820	House	3	\$179,500	\$169,500	5.89%	\$250	\$240	4.16%	7.24%
22	COBAR	NSW	2835	House	3	\$180,000	\$189,000	-4.77%	\$280	\$240	16.66%	8.08%
23	CONDOBOLIN	NSW	2877	House	3	\$180,000	\$185,000	-2.71%	\$225	\$230	-2.18%	6.50%
24	BATLOW	NSW	2730	House	3	\$185,000	\$162,000	14.19%	\$235	\$200	17.50%	6.60%
25	GLEN INNES	NSW	2370	House	2	\$185,000	\$185,000	0.00%	\$205	\$210	-2.39%	5.76%



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Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 SOUTH GRAFTON	NSW	2460	House	2	\$185,000	\$215,000	-13.96%	\$275	\$270	1.85%	7.72%
■	27 NARRANDERA	NSW	2700	House	3	\$189,000	\$205,000	-7.81%	\$240	\$240	0.00%	6.60%
▲	28 INVERELL	NSW	2360	House	2	\$194,000	\$185,000	4.86%	\$240	\$240	0.00%	6.43%
▼	29 COOTAMUNDRA	NSW	2590	House	2	\$195,000	\$168,500	15.72%	\$220	\$210	4.76%	5.86%
▲	30 COFFS HARBOUR	NSW	2450	Unit	Studio & 1	\$195,000	\$203,500	-4.18%	\$270	\$270	0.00%	7.20%
▲	31 MULWALA	NSW	2647	Unit	2	\$198,000	\$203,000	-2.47%	\$220	\$220	0.00%	5.77%
▲	32 SCONE	NSW	2337	House	2	\$199,000	\$235,000	-15.32%	\$260	\$230	13.04%	6.79%
▲	33 THE ENTRANCE	NSW	2261	Unit	Studio & 1	\$199,000	\$195,000	2.05%	\$270	\$270	0.00%	7.05%
▼	34 ASHMONT	NSW	2650	House	3	\$199,000	\$204,500	-2.69%	\$250	\$250	0.00%	6.53%
▼	35 MOREE	NSW	2400	House	2	\$199,000	\$199,000	0.00%	\$200	\$200	0.00%	5.22%
▲	36 LEETON	NSW	2705	House	3	\$200,000	\$214,000	-6.55%	\$280	\$260	7.69%	7.28%
▲	37 JINDABYNE	NSW	2627	Unit	Studio & 1	\$200,000	\$190,000	5.26%	\$290	\$225	28.88%	7.54%
▲	38 MUSWELLBROOK	NSW	2333	House	2	\$200,000	\$172,000	16.27%	\$260	\$230	13.04%	6.76%
■	39 MOAMA	NSW	2731	Unit	2	\$204,000	\$219,000	-6.85%	\$260	\$250	4.00%	6.62%
▲	40 COWRA	NSW	2794	House	2	\$204,500	\$177,500	15.21%	\$225	\$200	12.50%	5.72%
	41 MURRURUNDI	NSW	2338	House	3	\$205,000	\$200,000	2.50%	\$255	\$235	8.51%	6.46%
■	42 TUMUT	NSW	2720	House	2	\$205,000	\$207,000	-0.97%	\$230	\$220	4.54%	5.83%
📍	43 LAVINGTON	NSW	2641	Unit	3	\$207,500	\$240,000	-13.55%	\$240	\$245	-2.05%	6.01%
▲	44 CULCAIRN	NSW	2660	House	3	\$209,000	\$189,000	10.58%	\$235	\$230	2.17%	5.84%
▼	45 CASUARINA	NSW	2487	Unit	Studio & 1	\$209,000	\$219,000	-4.57%	\$385	\$360	6.94%	9.57%
■	46 DENILIQUIN	NSW	2710	House	3	\$209,500	\$209,000	0.23%	\$275	\$265	3.77%	6.82%
■	47 BALLINA	NSW	2478	House	2	\$209,500	\$199,000	5.27%	\$400	\$410	-2.44%	9.92%
■	48 BOGGABRI	NSW	2382	House	3	\$210,000	\$227,000	-7.49%	\$330	\$295	11.86%	8.17%
■	49 LAVINGTON	NSW	2641	House	2	\$210,000	\$215,000	-2.33%	\$230	\$205	12.19%	5.69%
📍	50 WERRIS CREEK	NSW	2341	House	3	\$210,000	\$190,000	10.52%	\$235	\$220	6.81%	5.81%



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# Cheapest Suburbs

## NT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	PARAP	NT	0820	Unit	Studio & 1	\$238,500	\$320,000	-25.47%	\$335	\$350	-4.29%	7.30%
2	SADADEEN	NT	0870	Unit	2	\$239,000	\$239,500	-0.21%	\$340	\$305	11.47%	7.39%
3	GILLEN	NT	0870	Unit	2	\$244,500	\$250,000	-2.20%	\$410	\$395	3.79%	8.71%
4	DRIVER	NT	0830	Unit	2	\$247,000	\$250,000	-1.20%	\$300	\$310	-3.23%	6.31%
5	GRAY	NT	0830	Unit	2	\$249,000	\$269,000	-7.44%	\$300	\$300	0.00%	6.26%
6	TENNANT CREEK	NT	0860	House	3	\$249,000	\$269,000	-7.44%	\$420	\$415	1.20%	8.77%
7	BAKEWELL	NT	0832	Unit	2	\$275,000	\$299,000	-8.03%	\$300	\$320	-6.25%	5.67%
8	KARAMA	NT	0812	Unit	2	\$286,000	\$289,000	-1.04%	\$300	\$325	-7.70%	5.45%
9	MILLNER	NT	0810	Unit	2	\$289,000	\$320,000	-9.69%	\$330	\$360	-8.34%	5.93%
10	KATHERINE	NT	0850	Unit	2	\$290,000	\$295,000	-1.70%	\$330	\$310	6.45%	5.91%
11	ROSEBERY	NT	0832	Unit	2	\$292,500	\$349,000	-16.19%	\$380	\$390	-2.57%	6.75%
12	LARAPINTA	NT	0875	Unit	2	\$295,000	\$288,000	2.43%	\$360	\$360	0.00%	6.34%
13	DARWIN	NT	0800	Unit	Studio & 1	\$299,000	\$315,000	-5.08%	\$340	\$340	0.00%	5.91%
14	DARWIN CITY	NT	0800	Unit	Studio & 1	\$299,000	\$310,000	-3.55%	\$340	\$330	3.03%	5.91%
15	FANNIE BAY	NT	0820	Unit	2	\$299,500	\$322,000	-6.99%	\$345	\$350	-1.43%	5.98%
16	THE GAP	NT	0870	Unit	2	\$299,500	\$284,000	5.45%	\$395	\$375	5.33%	6.85%
17	RAPID CREEK	NT	0810	Unit	2	\$299,500	\$349,000	-14.19%	\$325	\$360	-9.73%	5.64%
18	LEANYER	NT	0812	Unit	2	\$307,500	\$360,000	-14.59%	\$340	\$350	-2.86%	5.74%
19	COCONUT GROVE	NT	0810	Unit	2	\$315,000	\$332,500	-5.27%	\$350	\$360	-2.78%	5.77%
20	BAKEWELL	NT	0832	Unit	3	\$330,000	\$336,500	-1.94%	\$350	\$390	-10.26%	5.51%
21	JOHNSTON	NT	0832	Unit	2	\$339,000	\$379,500	-10.68%	\$360	\$390	-7.70%	5.52%
22	PARAP	NT	0820	Unit	2	\$344,500	\$370,000	-6.90%	\$390	\$395	-1.27%	5.88%
23	STUART PARK	NT	0820	Unit	2	\$349,000	\$417,500	-16.41%	\$380	\$400	-5.00%	5.66%
24	KATHERINE	NT	0850	House	3	\$350,000	\$360,000	-2.78%	\$410	\$430	-4.66%	6.09%
25	MOULDEN	NT	0830	House	3	\$350,000	\$375,000	-6.67%	\$380	\$400	-5.00%	5.64%



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# Cheapest Suburbs

## NT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 GRAY	NT	0830	House	3	\$365,000	\$390,000	-6.42%	\$400	\$400	0.00%	5.69%
▼	27 WOODROFFE	NT	0830	House	3	\$370,000	\$400,000	-7.50%	\$400	\$415	-3.62%	5.62%
▲	28 BAYVIEW	NT	0820	Unit	3	\$399,000	\$472,500	-15.56%	\$450	\$500	-10.00%	5.86%
▬	29 DARWIN CITY	NT	0800	Unit	2	\$399,000	\$459,500	-13.17%	\$475	\$490	-3.07%	6.19%
▲	30 LARAPINTA	NT	0875	House	3	\$404,000	\$405,000	-0.25%	\$500	\$500	0.00%	6.43%
▬	31 GUNN	NT	0832	House	3	\$405,000	\$452,000	-10.40%	\$430	\$450	-4.45%	5.52%
▼	32 DRIVER	NT	0830	House	3	\$405,000	\$430,000	-5.82%	\$400	\$410	-2.44%	5.13%
▲	33 JOHNSTON	NT	0832	Unit	3	\$425,000	\$460,000	-7.61%	\$400	\$430	-6.98%	4.89%
▼	34 NIGHTCLIFF	NT	0810	Unit	2	\$425,000	\$400,000	6.25%	\$335	\$370	-9.46%	4.09%
▲	35 FARRAR	NT	0830	House	3	\$429,000	\$477,500	-10.16%	\$440	\$480	-8.34%	5.33%
▬	36 SADADEEN	NT	0870	House	3	\$430,000	\$410,000	4.87%	\$480	\$460	4.34%	5.80%
▼	37 STUART PARK	NT	0820	Unit	3	\$435,000	\$449,000	-3.12%	\$460	\$500	-8.00%	5.49%
▲	38 KARAMA	NT	0812	House	3	\$435,000	\$469,500	-7.35%	\$405	\$450	-10.00%	4.84%
▼	39 BAKEWELL	NT	0832	House	3	\$435,000	\$449,000	-3.12%	\$400	\$430	-6.98%	4.78%
▼	40 BRAITLING	NT	0870	House	3	\$439,000	\$429,500	2.21%	\$520	\$520	0.00%	6.15%
▬	41 DURACK	NT	0830	House	3	\$439,000	\$459,000	-4.36%	\$430	\$450	-4.45%	5.09%
▲	42 GILLEN	NT	0870	House	3	\$440,000	\$449,500	-2.12%	\$520	\$500	4.00%	6.14%
▼	43 ROSEBERY	NT	0832	House	3	\$440,000	\$495,000	-11.12%	\$450	\$470	-4.26%	5.31%
▲	44 ALAWA	NT	0810	House	3	\$444,500	\$460,000	-3.37%	\$435	\$450	-3.34%	5.08%
▼	45 DARWIN	NT	0800	Unit	2	\$450,000	\$450,000	0.00%	\$470	\$480	-2.09%	5.43%
▲	46 ZUCCOLI	NT	0832	House	3	\$452,000	\$477,000	-5.25%	\$500	\$530	-5.67%	5.75%
▲	47 KATHERINE	NT	0850	House	4	\$457,500	\$480,000	-4.69%	\$505	\$505	0.00%	5.73%
▲	48 LARRAKEYAH	NT	0820	Unit	2	\$462,500	\$469,500	-1.50%	\$400	\$410	-2.44%	4.49%
▲	49 EAST SIDE	NT	0870	House	3	\$468,500	\$498,000	-5.93%	\$500	\$500	0.00%	5.54%
🚩	50 MALAK	NT	0812	House	3	\$469,000	\$485,000	-3.30%	\$420	\$440	-4.55%	4.65%



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# Cheapest Suburbs

## QLD Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	WOREE	QLD	4868	Unit	Studio & 1	\$55,000	\$65,000	-15.39%	\$210	\$200	5.00%	19.85%
2	MANUNDA	QLD	4870	Unit	Studio & 1	\$99,500	\$100,000	-0.50%	\$200	\$195	2.56%	10.45%
3	DYSART	QLD	4745	House	3	\$99,500	\$99,000	0.50%	\$160	\$150	6.66%	8.36%
4	MANOORA	QLD	4870	Unit	Studio & 1	\$105,000	\$100,000	5.00%	\$210	\$210	0.00%	10.40%
5	MOUNT MORGAN	QLD	4714	House	2	\$105,000	\$110,000	-4.55%	\$175	\$170	2.94%	8.66%
6	MARCOOLA	QLD	4564	Unit	Studio & 1	\$115,000	\$99,000	16.16%	\$280	\$270	3.70%	12.66%
7	YORKEYS KNOB	QLD	4878	Unit	Studio & 1	\$119,000	\$135,000	-11.86%	\$265	\$250	6.00%	11.57%
8	CHARLEVILLE	QLD	4470	House	2	\$120,000	\$120,000	0.00%	\$180	\$180	0.00%	7.80%
9	DYSART	QLD	4745	House	4	\$130,000	\$122,500	6.12%	\$190	\$180	5.55%	7.60%
10	BARNEY POINT	QLD	4680	House	3	\$130,000	\$190,000	-31.58%	\$185	\$150	23.33%	7.40%
11	EDGE HILL	QLD	4870	Unit	Studio & 1	\$134,000	\$129,000	3.87%	\$215	\$200	7.50%	8.34%
12	NORTH MACKAY	QLD	4740	Unit	2	\$135,000	\$120,000	12.50%	\$220	\$190	15.78%	8.47%
13	DEPOT HILL	QLD	4700	House	3	\$138,500	\$165,000	-16.07%	\$230	\$220	4.54%	8.63%
14	TRINITY BEACH	QLD	4879	Unit	Studio & 1	\$139,000	\$129,000	7.75%	\$260	\$250	4.00%	9.72%
15	MOUNT MORGAN	QLD	4714	House	3	\$140,000	\$158,500	-11.68%	\$205	\$210	-2.39%	7.61%
16	BLACKALL	QLD	4472	House	3	\$145,000	\$155,000	-6.46%	\$150	\$150	0.00%	5.37%
17	EDMONTON	QLD	4869	Townhouse	2	\$145,000	\$150,000	-3.34%	\$260	\$260	0.00%	9.32%
18	MARYBOROUGH	QLD	4650	Unit	2	\$147,000	\$149,500	-1.68%	\$200	\$195	2.56%	7.07%
19	WOREE	QLD	4868	Unit	2	\$149,500	\$160,000	-6.57%	\$260	\$260	0.00%	9.04%
20	WANDOAN	QLD	4419	House	3	\$150,000	\$199,000	-24.63%	\$180	\$190	-5.27%	6.24%
21	WOREE	QLD	4868	Townhouse	2	\$154,500	\$167,000	-7.49%	\$265	\$260	1.92%	8.91%
22	PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$155,000	\$140,000	10.71%	\$250	\$250	0.00%	8.38%
23	MANUNDA	QLD	4870	Unit	2	\$155,000	\$164,000	-5.49%	\$260	\$250	4.00%	8.72%
24	HERMIT PARK	QLD	4812	Unit	2	\$155,000	\$159,000	-2.52%	\$200	\$200	0.00%	6.70%
25	AGNES WATER	QLD	4677	Unit	Studio & 1	\$157,000	\$162,000	-3.09%	\$220	\$215	2.32%	7.28%



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# Cheapest Suburbs

## QLD Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 RAILWAY ESTATE	QLD	4810	Unit	2	\$159,000	\$164,000	-3.05%	\$225	\$220	2.27%	7.35%
▼	27 COLLINSVILLE	QLD	4804	House	3	\$160,000	\$169,000	-5.33%	\$250	\$185	35.13%	8.12%
▼	28 CHARLEVILLE	QLD	4470	House	3	\$165,000	\$165,000	0.00%	\$215	\$215	0.00%	6.77%
▲	29 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$165,000	\$157,000	5.09%	\$275	\$280	-1.79%	8.66%
▼	30 BELGIAN GARDENS	QLD	4810	Unit	2	\$169,000	\$212,000	-20.29%	\$250	\$245	2.04%	7.69%
▬	31 MANOORA	QLD	4870	Unit	2	\$169,000	\$165,000	2.42%	\$270	\$260	3.84%	8.30%
▬	32 KINGAROY	QLD	4610	Unit	2	\$170,000	\$180,000	-5.56%	\$205	\$200	2.50%	6.27%
▲	33 BLACKWATER	QLD	4717	House	3	\$170,000	\$180,000	-5.56%	\$220	\$200	10.00%	6.72%
▼	34 DALBY	QLD	4405	House	2	\$170,000	\$165,000	3.03%	\$195	\$195	0.00%	5.96%
▬	35 LOGAN CENTRAL	QLD	4114	Townhouse	2	\$174,000	\$199,000	-12.57%	\$250	\$260	-3.85%	7.47%
▬	36 PALM COVE	QLD	4879	Unit	Studio & 1	\$174,000	\$182,000	-4.40%	\$270	\$300	-10.00%	8.06%
▬	37 MUNDUBBERA	QLD	4626	House	3	\$175,000	\$177,000	-1.13%	\$270	\$260	3.84%	8.02%
▲	38 KINGAROY	QLD	4610	House	2	\$175,000	\$175,000	0.00%	\$230	\$220	4.54%	6.83%
▲	39 MANOORA	QLD	4870	Townhouse	2	\$175,000	\$169,000	3.55%	\$270	\$260	3.84%	8.02%
▬	40 BERSERKER	QLD	4701	House	2	\$175,000	\$179,000	-2.24%	\$230	\$220	4.54%	6.83%
▲	41 BUNGALOW	QLD	4870	Unit	2	\$175,000	\$180,000	-2.78%	\$265	\$260	1.92%	7.87%
▼	42 KOONGAL	QLD	4701	House	2	\$177,000	\$181,000	-2.21%	\$210	\$220	-4.55%	6.16%
▼	43 MURGON	QLD	4605	House	3	\$177,000	\$175,000	1.14%	\$230	\$220	4.54%	6.75%
▲	44 NORTH WARD	QLD	4810	Unit	Studio & 1	\$177,000	\$189,000	-6.35%	\$230	\$240	-4.17%	6.75%
▲	45 PIMLICO	QLD	4812	Unit	2	\$179,000	\$177,000	1.12%	\$200	\$200	0.00%	5.81%
▼	46 MOUNT ISA	QLD	4825	Unit	2	\$180,000	\$180,000	0.00%	\$220	\$210	4.76%	6.35%
▲	47 WOODRIDGE	QLD	4114	Townhouse	2	\$180,000	\$197,000	-8.63%	\$250	\$260	-3.85%	7.22%
▲	48 MARYBOROUGH	QLD	4650	House	2	\$180,000	\$183,500	-1.91%	\$250	\$240	4.16%	7.22%
🚩	49 MILES	QLD	4415	House	3	\$180,000	\$199,000	-9.55%	\$200	\$190	5.26%	5.77%
🚩	50 HOLLOWAYS BEACH	QLD	4878	Unit	2	\$180,000	\$190,000	-5.27%	\$280	\$270	3.70%	8.08%



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# Cheapest Suburbs

## SA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	COOBER PEDY	SA	5723	House	2	\$72,500	\$89,500	-19.00%	\$170	\$170	0.00%	12.19%
2	PETERBOROUGH	SA	5422	House	3	\$95,000	\$105,500	-9.96%	\$160	\$160	0.00%	8.75%
3	COOBER PEDY	SA	5723	House	3	\$120,000	\$132,000	-9.10%	\$180	\$180	0.00%	7.80%
4	PORT PIRIE	SA	5540	House	2	\$129,000	\$130,000	-0.77%	\$190	\$195	-2.57%	7.65%
5	WHYALLA	SA	5600	Unit	2	\$135,000	\$164,500	-17.94%	\$150	\$150	0.00%	5.77%
6	PORT AUGUSTA	SA	5700	House	2	\$137,000	\$159,000	-13.84%	\$240	\$230	4.34%	9.10%
7	WHYALLA NORRIE	SA	5608	House	2	\$140,000	\$136,500	2.56%	\$170	\$170	0.00%	6.31%
8	BORDERTOWN	SA	5268	House	3	\$145,000	\$149,000	-2.69%	\$230	\$210	9.52%	8.24%
9	SALISBURY	SA	5108	Unit	2	\$149,500	\$147,000	1.70%	\$230	\$220	4.54%	8.00%
10	PORT PIRIE	SA	5540	House	3	\$159,000	\$169,000	-5.92%	\$220	\$220	0.00%	7.19%
11	NARACORTE	SA	5271	House	2	\$159,500	\$165,000	-3.34%	\$225	\$210	7.14%	7.33%
12	MILLCENT	SA	5280	House	2	\$162,500	\$175,000	-7.15%	\$210	\$180	16.66%	6.72%
13	SALISBURY	SA	5108	House	2	\$169,000	\$235,000	-28.09%	\$260	\$265	-1.89%	8.00%
14	WHYALLA STUART	SA	5608	House	3	\$170,000	\$180,000	-5.56%	\$150	\$150	0.00%	4.58%
15	JAMESTOWN	SA	5491	House	3	\$170,000	\$170,000	0.00%	\$240	\$230	4.34%	7.34%
16	WHYALLA NORRIE	SA	5608	House	3	\$175,000	\$165,000	6.06%	\$180	\$160	12.50%	5.34%
17	QUORN	SA	5433	House	3	\$175,000	\$195,000	-10.26%	\$230	\$220	4.54%	6.83%
18	MILLCENT	SA	5280	House	3	\$179,000	\$179,000	0.00%	\$195	\$195	0.00%	5.66%
19	MOUNT GAMBIER	SA	5290	Unit	2	\$179,000	\$169,000	5.91%	\$175	\$175	0.00%	5.08%
20	ELIZABETH DOWNS	SA	5113	House	3	\$180,000	\$193,000	-6.74%	\$255	\$250	2.00%	7.36%
21	WHYALLA	SA	5600	House	2	\$180,000	\$169,500	6.19%	\$190	\$170	11.76%	5.48%
22	DAVOREN PARK	SA	5113	House	3	\$184,500	\$185,000	-0.28%	\$245	\$250	-2.00%	6.90%
23	CRYSTAL BROOK	SA	5523	House	3	\$185,000	\$186,000	-0.54%	\$170	\$200	-15.00%	4.77%
24	MILLCENT	SA	5280	Unit	2	\$185,000	\$199,000	-7.04%	\$150	\$140	7.14%	4.21%
25	WALLAROO	SA	5556	House	2	\$185,000	\$210,000	-11.91%	\$215	\$200	7.50%	6.04%



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# Cheapest Suburbs

## SA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 ST MARYS	SA	5042	Unit	2	\$187,500	\$219,500	-14.58%	\$260	\$250	4.00%	7.21%
▼	27 SALISBURY EAST	SA	5109	Unit	2	\$189,000	\$215,000	-12.10%	\$230	\$225	2.22%	6.32%
▼	28 PARALOWIE	SA	5108	Unit	2	\$189,000	\$185,000	2.16%	\$255	\$255	0.00%	7.01%
▼	29 ELIZABETH SOUTH	SA	5112	House	3	\$189,000	\$182,500	3.56%	\$240	\$230	4.34%	6.60%
▼	30 MURRAY BRIDGE	SA	5253	House	2	\$190,000	\$184,500	2.98%	\$220	\$210	4.76%	6.02%
▼	31 CEDUNA	SA	5690	House	3	\$193,000	\$235,000	-17.88%	\$265	\$260	1.92%	7.13%
▼	32 PORT LINCOLN	SA	5606	Unit	2	\$194,000	\$199,000	-2.52%	\$200	\$210	-4.77%	5.36%
▼	33 TAILEM BEND	SA	5260	House	3	\$195,000	\$180,000	8.33%	\$230	\$220	4.54%	6.13%
▼	34 PORT AUGUSTA	SA	5700	House	3	\$198,500	\$198,000	0.25%	\$235	\$230	2.17%	6.15%
▼	35 ELIZABETH NORTH	SA	5113	House	3	\$199,000	\$210,000	-5.24%	\$250	\$245	2.04%	6.53%
▬	36 MOUNT GAMBIER	SA	5290	House	2	\$199,500	\$215,000	-7.21%	\$225	\$225	0.00%	5.86%
▼	37 MOUNT GAMBIER	SA	5290	Townhouse	2	\$200,000	\$199,500	0.25%	\$260	\$230	13.04%	6.76%
▼	38 PORT LINCOLN	SA	5606	House	2	\$205,000	\$250,000	-18.00%	\$240	\$250	-4.00%	6.08%
▼	39 KILBURN	SA	5084	Unit	2	\$207,000	\$249,000	-16.87%	\$260	\$255	1.96%	6.53%
▼	40 ELIZABETH GROVE	SA	5112	House	3	\$207,500	\$219,500	-5.47%	\$250	\$240	4.16%	6.26%
▼	41 BERRI	SA	5343	House	3	\$210,000	\$199,500	5.26%	\$250	\$255	-1.97%	6.19%
▼	42 BARMERA	SA	5345	House	3	\$210,000	\$204,500	2.68%	\$250	\$240	4.16%	6.19%
▼	43 ELIZABETH PARK	SA	5113	House	3	\$214,500	\$215,000	-0.24%	\$270	\$270	0.00%	6.54%
▼	44 EDWARDSTOWN	SA	5039	Unit	2	\$217,000	\$249,000	-12.86%	\$265	\$265	0.00%	6.35%
▬	45 MORPHETT VALE	SA	5162	Unit	2	\$219,000	\$219,000	0.00%	\$270	\$260	3.84%	6.41%
▼	46 BALAKLAVA	SA	5461	House	3	\$219,000	\$220,000	-0.46%	\$235	\$230	2.17%	5.57%
▼	47 KURRALTA PARK	SA	5037	Unit	2	\$220,000	\$230,000	-4.35%	\$255	\$255	0.00%	6.02%
▲	48 WAIKERIE	SA	5330	House	3	\$220,000	\$199,500	10.27%	\$240	\$230	4.34%	5.67%
▲	49 WHYALLA PLAYFORD	SA	5600	House	3	\$220,000	\$230,000	-4.35%	\$260	\$230	13.04%	6.14%
🚩	50 WINDSOR GARDENS	SA	5087	Unit	2	\$220,000	\$225,000	-2.23%	\$280	\$260	7.69%	6.61%



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# Cheapest Suburbs

## TAS Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	QUEENSTOWN	TAS	7467	House	2	\$75,000	\$69,000	8.69%	\$130	\$130	0.00%	9.01%
2	ROSEBERY	TAS	7470	House	3	\$92,000	\$90,000	2.22%	\$165	\$165	0.00%	9.32%
3	ZEEHAN	TAS	7469	House	3	\$97,500	\$99,000	-1.52%	\$160	\$150	6.66%	8.53%
4	QUEENSTOWN	TAS	7467	House	3	\$105,000	\$99,000	6.06%	\$145	\$150	-3.34%	7.18%
5	LAUNCESTON	TAS	7250	Unit	Studio & 1	\$157,000	\$156,500	0.31%	\$230	\$225	2.22%	7.61%
6	GEORGE TOWN	TAS	7253	House	3	\$168,500	\$165,000	2.12%	\$230	\$215	6.97%	7.09%
7	RAVENSWOOD	TAS	7250	House	3	\$169,000	\$159,500	5.95%	\$240	\$230	4.34%	7.38%
8	WAVERLEY	TAS	7250	House	3	\$177,000	\$155,000	14.19%	\$250	\$250	0.00%	7.34%
9	NEWNHAM	TAS	7248	Unit	2	\$179,000	\$165,000	8.48%	\$230	\$225	2.22%	6.68%
10	SHOREWELL PARK	TAS	7320	House	3	\$179,000	\$229,000	-21.84%	\$225	\$210	7.14%	6.53%
11	MAYFIELD	TAS	7248	House	3	\$179,000	\$155,000	15.48%	\$245	\$230	6.52%	7.11%
12	ACTON	TAS	7320	House	3	\$180,000	\$169,500	6.19%	\$255	\$230	10.86%	7.36%
13	HILLCREST	TAS	7320	House	3	\$185,000	\$180,000	2.77%	\$250	\$245	2.04%	7.02%
14	MONTELLO	TAS	7320	House	3	\$189,000	\$199,000	-5.03%	\$250	\$240	4.16%	6.87%
15	GAGEBROOK	TAS	7030	House	3	\$190,000	\$157,000	21.01%	\$300	\$260	15.38%	8.21%
16	HERDSMANS COVE	TAS	7030	House	3	\$195,000	\$169,000	15.38%	\$295	\$260	13.46%	7.86%
17	BURNIE	TAS	7320	Unit	2	\$195,000	\$140,000	39.28%	\$210	\$190	10.52%	5.60%
18	WYNYARD	TAS	7325	Unit	2	\$199,000	\$202,000	-1.49%	\$230	\$220	4.54%	6.01%
19	LATROBE	TAS	7307	Unit	2	\$200,000	\$213,000	-6.11%	\$245	\$230	6.52%	6.37%
20	CLARENDON VALE	TAS	7019	House	3	\$205,000	\$150,000	36.66%	\$305	\$250	22.00%	7.73%
21	UPPER BURNIE	TAS	7320	House	3	\$212,000	\$207,000	2.41%	\$260	\$245	6.12%	6.37%
22	SMITHTON	TAS	7330	House	3	\$220,000	\$212,500	3.52%	\$230	\$230	0.00%	5.43%
23	MOWBRAY	TAS	7248	House	2	\$220,000	\$190,000	15.78%	\$270	\$265	1.88%	6.38%
24	DEVONPORT	TAS	7310	Unit	2	\$220,000	\$209,000	5.26%	\$230	\$220	4.54%	5.43%
25	DEVONPORT	TAS	7310	House	2	\$229,000	\$197,500	15.94%	\$260	\$250	4.00%	5.90%



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# Cheapest Suburbs

## TAS Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 EAST DEVONPORT	TAS	7310	House	3	\$229,000	\$195,000	17.43%	\$260	\$250	4.00%	5.90%
▼	27 BRIDGEWATER	TAS	7030	House	3	\$229,000	\$199,000	15.07%	\$315	\$270	16.66%	7.15%
▲	28 INVERMAY	TAS	7248	House	2	\$229,000	\$225,000	1.77%	\$265	\$260	1.92%	6.01%
▲	29 SCOTTSDALE	TAS	7260	House	3	\$229,000	\$255,000	-10.20%	\$245	\$240	2.08%	5.56%
▼	30 NEW NORFOLK	TAS	7140	House	2	\$229,500	\$190,000	20.78%	\$265	\$245	8.16%	6.00%
▬	31 ULVERSTONE	TAS	7315	Unit	2	\$232,500	\$254,500	-8.65%	\$230	\$220	4.54%	5.14%
▲	32 SOMERSET	TAS	7322	House	3	\$235,000	\$245,000	-4.09%	\$280	\$280	0.00%	6.19%
▲	33 RIVERSIDE	TAS	7250	House	2	\$239,000	\$249,500	-4.21%	\$310	\$275	12.72%	6.74%
▼	34 RIVERSIDE	TAS	7250	Unit	2	\$239,000	\$229,500	4.13%	\$260	\$240	8.33%	5.65%
▼	35 NEW NORFOLK	TAS	7140	House	3	\$249,000	\$220,000	13.18%	\$320	\$290	10.34%	6.68%
▼	36 KINGS MEADOWS	TAS	7249	House	2	\$249,000	\$228,000	9.21%	\$280	\$270	3.70%	5.84%
▬	37 MOWBRAY	TAS	7248	House	3	\$250,000	\$229,000	9.17%	\$300	\$290	3.44%	6.24%
▲	38 CLAREMONT	TAS	7011	Unit	2	\$255,000	\$240,000	6.25%	\$270	\$255	5.88%	5.50%
▲	39 DEVONPORT	TAS	7310	House	3	\$258,500	\$249,000	3.81%	\$285	\$270	5.55%	5.73%
▲	40 LONGFORD	TAS	7301	Unit	2	\$259,000	\$255,000	1.56%	\$270	\$260	3.84%	5.42%
▬	41 SOUTH LAUNCESTON	TAS	7249	House	2	\$259,500	\$249,000	4.21%	\$285	\$280	1.78%	5.71%
▲	42 GLENORCHY	TAS	7010	Unit	2	\$260,000	\$215,000	20.93%	\$310	\$280	10.71%	6.20%
▼	43 GLENORCHY	TAS	7010	House	2	\$260,000	\$240,000	8.33%	\$340	\$265	28.30%	6.80%
▲	44 NEWNHAM	TAS	7248	House	3	\$269,000	\$248,500	8.24%	\$310	\$295	5.08%	5.99%
▼	45 RISDON VALE	TAS	7016	House	3	\$275,000	\$200,000	37.50%	\$350	\$310	12.90%	6.61%
▲	46 CLAREMONT	TAS	7011	Townhouse	2	\$275,000	\$270,000	1.85%	\$295	\$265	11.32%	5.57%
▼	47 ULVERSTONE	TAS	7315	House	3	\$276,500	\$265,000	4.33%	\$285	\$265	7.54%	5.35%
🚩	48 WYNYARD	TAS	7325	House	3	\$279,000	\$259,000	7.72%	\$285	\$275	3.63%	5.31%
🚩	49 WEST ULVERSTONE	TAS	7315	House	3	\$279,000	\$275,000	1.45%	\$295	\$270	9.25%	5.49%
▼	50 DEVONPORT	TAS	7310	Unit	3	\$279,000	\$274,000	1.82%	\$290	\$275	5.45%	5.40%



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# Cheapest Suburbs

## VIC Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	MOE	VIC	3825	Unit	Studio & 1	\$60,000	\$55,000	9.09%	\$140	\$130	7.69%	12.13%
2	WODONGA	VIC	3690	Unit	Studio & 1	\$69,000	\$69,500	-0.72%	\$170	\$170	0.00%	12.81%
3	TRARALGON	VIC	3844	Unit	Studio & 1	\$110,000	\$110,000	0.00%	\$180	\$165	9.09%	8.50%
4	OUYEN	VIC	3490	House	3	\$130,000	\$127,500	1.96%	\$180	\$180	0.00%	7.20%
5	DIMBOOLA	VIC	3414	House	3	\$136,500	\$143,000	-4.55%	\$180	\$190	-5.27%	6.85%
6	WARRACKNABEAL	VIC	3393	House	3	\$139,000	\$135,000	2.96%	\$195	\$180	8.33%	7.29%
7	MORWELL	VIC	3840	House	2	\$139,500	\$135,000	3.33%	\$185	\$185	0.00%	6.89%
8	NHILL	VIC	3418	House	3	\$148,000	\$144,500	2.42%	\$195	\$200	-2.50%	6.85%
9	MOE	VIC	3825	Unit	2	\$149,500	\$149,500	0.00%	\$165	\$160	3.12%	5.73%
10	MOOROOPTA	VIC	3629	Unit	2	\$150,000	\$160,000	-6.25%	\$220	\$210	4.76%	7.62%
11	MILDURA	VIC	3500	Unit	2	\$155,000	\$155,000	0.00%	\$220	\$205	7.31%	7.38%
12	STAWELL	VIC	3380	Unit	2	\$155,000	\$169,000	-8.29%	\$155	\$155	0.00%	5.20%
13	HAMILTON	VIC	3300	House	2	\$156,500	\$159,000	-1.58%	\$230	\$205	12.19%	7.64%
14	MOE	VIC	3825	House	2	\$159,000	\$150,000	6.00%	\$200	\$190	5.26%	6.54%
15	MORWELL	VIC	3840	Unit	2	\$159,000	\$150,500	5.64%	\$175	\$180	-2.78%	5.72%
16	ARARAT	VIC	3377	House	2	\$165,000	\$174,500	-5.45%	\$230	\$220	4.54%	7.24%
17	STAWELL	VIC	3380	House	2	\$167,000	\$165,000	1.21%	\$190	\$190	0.00%	5.91%
18	PORTLAND	VIC	3305	Unit	2	\$169,000	\$180,000	-6.12%	\$200	\$170	17.64%	6.15%
19	HAMILTON	VIC	3300	Unit	2	\$172,500	\$170,000	1.47%	\$220	\$190	15.78%	6.63%
20	HEYWOOD	VIC	3304	House	3	\$175,000	\$170,000	2.94%	\$215	\$210	2.38%	6.38%
21	MERBEIN	VIC	3505	House	3	\$175,000	\$170,000	2.94%	\$260	\$250	4.00%	7.72%
22	BENALLA	VIC	3672	Unit	2	\$175,000	\$175,000	0.00%	\$210	\$200	5.00%	6.24%
23	NUMURKAH	VIC	3636	Unit	2	\$175,000	\$159,500	9.71%	\$180	\$180	0.00%	5.34%
24	MILDURA	VIC	3500	House	2	\$178,000	\$170,000	4.70%	\$250	\$240	4.16%	7.30%
25	BENALLA	VIC	3672	House	2	\$179,000	\$191,000	-6.29%	\$240	\$220	9.09%	6.97%



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# Cheapest Suburbs

## VIC Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 CHURCHILL	VIC	3842	House	3	\$179,500	\$178,000	0.84%	\$240	\$230	4.34%	6.95%
▲	27 HORSHAM	VIC	3400	House	2	\$179,500	\$219,500	-18.23%	\$230	\$220	4.54%	6.66%
▲	28 KERANG	VIC	3579	House	3	\$183,000	\$185,000	-1.09%	\$200	\$200	0.00%	5.68%
▼	29 WENDOUREE	VIC	3355	Unit	2	\$184,000	\$199,500	-7.77%	\$220	\$220	0.00%	6.21%
▼	30 MARYBOROUGH	VIC	3465	House	2	\$185,000	\$188,000	-1.60%	\$225	\$210	7.14%	6.32%
▲	31 KYABRAM	VIC	3620	Unit	2	\$188,000	\$184,000	2.17%	\$190	\$190	0.00%	5.25%
▼	32 COBRAM	VIC	3644	House	2	\$188,000	\$175,000	7.42%	\$240	\$235	2.12%	6.63%
▲	33 SHEPPARTON	VIC	3630	House	2	\$189,000	\$195,000	-3.08%	\$245	\$240	2.08%	6.74%
▼	34 TRARALGON	VIC	3844	Unit	2	\$190,000	\$189,000	0.52%	\$230	\$220	4.54%	6.29%
▼	35 MORWELL	VIC	3840	House	3	\$190,000	\$190,000	0.00%	\$230	\$230	0.00%	6.29%
▬	36 MARYBOROUGH	VIC	3465	Unit	2	\$195,000	\$192,000	1.56%	\$210	\$210	0.00%	5.60%
▲	37 SALE	VIC	3850	Unit	2	\$195,000	\$199,500	-2.26%	\$235	\$230	2.17%	6.26%
▼	38 PORTLAND	VIC	3305	House	2	\$195,000	\$185,000	5.40%	\$240	\$210	14.28%	6.40%
▼	39 DROMANA	VIC	3936	Unit	2	\$196,500	\$222,500	-11.69%	\$330	\$315	4.76%	8.73%
▼	40 GOLDEN SQUARE	VIC	3555	Unit	2	\$198,000	\$225,000	-12.00%	\$260	\$255	1.96%	6.82%
▲	41 BAIRNSDALE	VIC	3875	Unit	2	\$199,000	\$207,000	-3.87%	\$240	\$240	0.00%	6.27%
▼	42 SHEPPARTON	VIC	3630	Unit	2	\$199,000	\$195,000	2.05%	\$235	\$225	4.44%	6.14%
▲	43 TRARALGON	VIC	3844	House	2	\$199,500	\$196,500	1.52%	\$250	\$240	4.16%	6.51%
▼	44 COBRAM	VIC	3644	Unit	2	\$199,500	\$179,000	11.45%	\$230	\$220	4.54%	5.99%
▬	45 STAWELL	VIC	3380	House	3	\$200,000	\$197,000	1.52%	\$235	\$230	2.17%	6.11%
▬	46 NOBLE PARK	VIC	3174	Unit	Studio & 1	\$200,000	\$180,000	11.11%	\$230	\$220	4.54%	5.98%
▬	47 SWAN HILL	VIC	3585	Unit	2	\$202,000	\$222,000	-9.01%	\$230	\$220	4.54%	5.92%
📍	48 TERANG	VIC	3264	House	3	\$202,500	\$217,500	-6.90%	\$250	\$250	0.00%	6.41%
▼	49 WODONGA	VIC	3690	Unit	2	\$205,000	\$195,000	5.12%	\$230	\$225	2.22%	5.83%
▼	50 YARRAWONGA	VIC	3730	Unit	2	\$205,000	\$205,000	0.00%	\$245	\$230	6.52%	6.21%



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# Cheapest Suburbs

## WA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	KAMBALDA EAST	WA	6442	House	3	\$95,000	\$93,000	2.15%	\$170	\$175	-2.86%	9.30%
2	RANGEWAY	WA	6530	House	3	\$105,000	\$140,000	-25.00%	\$200	\$200	0.00%	9.90%
3	SOUTH HEDLAND	WA	6722	Unit	3	\$110,000	\$80,000	37.50%	\$300	\$295	1.69%	14.18%
4	MANDURAH	WA	6210	Unit	Studio & 1	\$137,000	\$85,500	60.23%	\$190	\$200	-5.00%	7.21%
5	NULSEN	WA	6450	House	3	\$139,500	\$150,000	-7.00%	\$220	\$220	0.00%	8.20%
6	KAMBALDA WEST	WA	6442	House	3	\$145,000	\$159,500	-9.10%	\$210	\$220	-4.55%	7.53%
7	COLLIE	WA	6225	House	2	\$149,000	\$149,000	0.00%	\$200	\$210	-4.77%	6.97%
8	ORELIA	WA	6167	Unit	2	\$150,000	\$169,000	-11.25%	\$190	\$200	-5.00%	6.58%
9	CABLE BEACH	WA	6726	Unit	Studio & 1	\$155,000	\$159,000	-2.52%	\$325	\$320	1.56%	10.90%
10	NARROGIN	WA	6312	House	2	\$159,000	\$169,000	-5.92%	\$230	\$230	0.00%	7.52%
11	OSBORNE PARK	WA	6017	Unit	Studio & 1	\$159,000	\$189,500	-16.10%	\$200	\$200	0.00%	6.54%
12	KAMBALDA WEST	WA	6442	House	4	\$159,500	\$189,000	-15.61%	\$280	\$300	-6.67%	9.12%
13	ARMADALE	WA	6112	Unit	2	\$169,000	\$190,000	-11.06%	\$200	\$200	0.00%	6.15%
14	SPALDING	WA	6530	House	3	\$170,000	\$176,000	-3.41%	\$200	\$205	-2.44%	6.11%
15	MANJIMUP	WA	6258	House	2	\$177,000	\$207,000	-14.50%	\$250	\$230	8.69%	7.34%
16	ARMADALE	WA	6112	House	2	\$179,000	\$200,000	-10.50%	\$200	\$210	-4.77%	5.81%
17	VICTORIA PARK	WA	6100	Unit	Studio & 1	\$184,000	\$219,500	-16.18%	\$210	\$210	0.00%	5.93%
18	MAYLANDS	WA	6051	Unit	Studio & 1	\$185,000	\$202,000	-8.42%	\$210	\$200	5.00%	5.90%
19	KATANNING	WA	6317	House	3	\$185,000	\$185,000	0.00%	\$230	\$230	0.00%	6.46%
20	CAREY PARK	WA	6230	House	2	\$187,500	\$200,000	-6.25%	\$240	\$250	-4.00%	6.65%
21	NEWMAN	WA	6753	House	3	\$189,000	\$189,500	-0.27%	\$350	\$320	9.37%	9.62%
22	NORTHAM	WA	6401	House	2	\$189,000	\$167,000	13.17%	\$240	\$250	-4.00%	6.60%
23	NARROGIN	WA	6312	House	3	\$189,500	\$199,000	-4.78%	\$270	\$260	3.84%	7.40%
24	YOKINE	WA	6060	Unit	Studio & 1	\$190,000	\$289,000	-34.26%	\$210	\$200	5.00%	5.74%
25	BUTLER	WA	6036	Unit	2	\$196,000	\$226,500	-13.47%	\$265	\$280	-5.36%	7.03%



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# Cheapest Suburbs

## WA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 KALGOORLIE	WA	6430	Unit	2	\$196,500	\$189,000	3.96%	\$290	\$280	3.57%	7.67%
▲	27 KALGOORLIE	WA	6430	House	2	\$199,000	\$209,000	-4.79%	\$280	\$285	-1.76%	7.31%
▲	28 GERALDTON	WA	6530	House	2	\$199,000	\$199,000	0.00%	\$230	\$220	4.54%	6.01%
▲	29 WITHERS	WA	6230	House	3	\$199,000	\$235,000	-15.32%	\$250	\$250	0.00%	6.53%
▬	30 WEMBLEY	WA	6014	Unit	Studio & 1	\$199,000	\$230,000	-13.48%	\$220	\$220	0.00%	5.74%
▲	31 ORELIA	WA	6167	House	2	\$199,000	\$185,000	7.56%	\$200	\$200	0.00%	5.22%
▲	32 SHOALWATER	WA	6169	Unit	2	\$199,000	\$280,000	-28.93%	\$200	\$210	-4.77%	5.22%
▲	33 WAROONA	WA	6215	House	2	\$199,500	\$220,500	-9.53%	\$235	\$240	-2.09%	6.12%
▲	34 COLLIE	WA	6225	House	3	\$199,500	\$209,000	-4.55%	\$240	\$245	-2.05%	6.25%
▲	35 ROCKINGHAM	WA	6168	Townhouse	2	\$200,000	\$247,000	-19.03%	\$240	\$245	-2.05%	6.24%
▲	36 DUDLEY PARK	WA	6210	Unit	2	\$209,500	\$225,000	-6.89%	\$225	\$230	-2.18%	5.58%
▲	37 BUTLER	WA	6036	House	2	\$214,000	\$265,000	-19.25%	\$260	\$270	-3.71%	6.31%
▲	38 BOULDER	WA	6432	House	3	\$215,000	\$229,000	-6.12%	\$310	\$300	3.33%	7.49%
▼	39 MANDURAH	WA	6210	Unit	2	\$215,000	\$230,000	-6.53%	\$240	\$250	-4.00%	5.80%
▲	40 KELMSCOTT	WA	6111	House	2	\$219,000	\$219,000	0.00%	\$210	\$220	-4.55%	4.98%
▼	41 MANDURAH	WA	6210	Townhouse	2	\$220,000	\$229,000	-3.94%	\$230	\$245	-6.13%	5.43%
▲	42 GOSNELLS	WA	6110	Townhouse	2	\$224,500	\$247,000	-9.11%	\$230	\$230	0.00%	5.32%
▲	43 MEDINA	WA	6167	House	2	\$225,000	\$229,000	-1.75%	\$220	\$230	-4.35%	5.08%
	44 BOYUP BROOK	WA	6244	House	3	\$225,000	\$220,000	2.27%	\$230	\$240	-4.17%	5.31%
▲	45 SOUTH BUNBURY	WA	6230	Unit	2	\$225,000	\$222,500	1.12%	\$250	\$250	0.00%	5.77%
▲	46 GOSNELLS	WA	6110	Unit	2	\$230,000	\$255,000	-9.81%	\$230	\$250	-8.00%	5.20%
▲	47 CABLE BEACH	WA	6726	Unit	2	\$232,000	\$249,000	-6.83%	\$395	\$350	12.85%	8.85%
🚩	48 NORTHAM	WA	6401	House	3	\$232,500	\$240,000	-3.13%	\$270	\$275	-1.82%	6.03%
🚩	49 COLLIE	WA	6225	Unit	3	\$235,000	\$249,000	-5.63%	\$250	\$250	0.00%	5.53%
🚩	50 GREENFIELDS	WA	6210	Unit	3	\$235,000	\$267,000	-11.99%	\$250	\$250	0.00%	5.53%



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