



# Suburb Performance Reports



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

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



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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 Turnaround Waterfront Suburbs

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways.





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 Waterfront 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 TRINITY BEACH	QLD	4879	Unit	3	\$700,000	-0.63%	40.52%	41.15%	\$550	22.22%	4.08%
	2 VAUCLUSE	NSW	2030	Unit	3	\$2,950,000	-1.53%	35.78%	37.31%	\$1,000	8.10%	1.76%
▲	3 ST KILDA	VIC	3182	Unit	3	\$1,250,000	-6.73%	25.00%	31.73%	\$850	46.55%	3.53%
	4 WANNANUP	WA	6210	House	3	\$650,000	-6.20%	24.18%	30.38%	\$500	25.00%	4.00%
	5 MACKAY	QLD	4740	Unit	Studio & 1	\$289,000	-7.75%	20.21%	27.96%	\$360	20.00%	6.47%
▼	6 GERALDTON	WA	6530	Unit	2	\$210,000	-18.35%	8.01%	26.36%	\$280	27.27%	6.93%
▼	7 SOUTH PERTH	WA	6151	House	2	\$600,000	-18.99%	6.90%	25.89%	\$525	23.52%	4.55%
▼	8 LABRADOR	QLD	4215	Unit	Studio & 1	\$439,000	-2.57%	21.17%	23.74%	\$450	28.57%	5.33%
▼	9 BARGARA	QLD	4670	Unit	2	\$469,500	-2.20%	19.36%	21.56%	\$450	25.00%	4.98%
▼	10 FREMANTLE	WA	6160	House	2	\$872,500	-3.39%	17.68%	21.07%	\$680	36.00%	4.05%
▲	11 MAYLANDS	WA	6051	House	2	\$462,500	-6.99%	13.50%	20.49%	\$495	41.42%	5.56%
▲	12 SOUTH YUNDERUP	WA	6208	House	4	\$519,500	-6.60%	12.56%	19.16%	\$520	28.39%	5.20%
▼	13 CLEVELAND	QLD	4163	Unit	2	\$569,000	-2.77%	15.71%	18.48%	\$510	18.60%	4.66%
▼	14 CLEVELAND	QLD	4163	Townhouse	2	\$479,000	-0.29%	17.83%	18.12%	\$465	17.72%	5.04%
▼	15 WYNNUM	QLD	4178	Unit	2	\$630,000	-0.74%	15.78%	16.52%	\$550	22.22%	4.53%
▲	16 PERTH	WA	6000	Unit	3	\$899,000	-8.91%	7.35%	16.26%	\$950	41.79%	5.49%
▲	17 NEUTRAL BAY	NSW	2089	Unit	3	\$3,250,000	-1.01%	15.17%	16.18%	\$1,180	31.11%	1.88%
▼	18 SYDNEY OLYMPIC PARK	NSW	2127	Unit	2	\$800,000	-12.52%	3.28%	15.80%	\$780	39.28%	5.07%
▼	19 MOUNT LAWLEY	WA	6050	House	2	\$550,000	-9.65%	6.05%	15.70%	\$545	26.74%	5.15%
▼	20 PORT MELBOURNE	VIC	3207	House	4	\$2,175,000	-9.76%	4.94%	14.70%	\$1,250	11.60%	2.98%
▼	21 BELGIAN GARDENS	QLD	4810	Unit	2	\$269,000	-0.12%	13.58%	13.70%	\$350	20.68%	6.76%
▼	22 PORT AUGUSTA WEST	SA	5700	House	3	\$249,000	-4.91%	8.25%	13.16%	\$320	6.66%	6.68%
▼	23 SOUTH TOWNSVILLE	QLD	4810	House	3	\$435,000	-0.43%	11.56%	11.99%	\$480	20.00%	5.73%



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# Biggest Turnaround Waterfront 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
	24 VICTORIA PARK	WA	6100	Unit	2	\$350,000	-8.74%	3.14%	11.88%	\$500	42.85%	7.42%
▼	25 PORT AUGUSTA	SA	5700	House	3	\$229,000	-0.79%	10.66%	11.45%	\$300	7.14%	6.81%
▼	26 GLEBE	NSW	2037	Unit	Studio & 1	\$655,000	-6.72%	4.48%	11.20%	\$600	33.33%	4.76%
▲	27 NEWSTEAD	QLD	4006	Unit	2	\$729,500	-0.09%	10.35%	10.44%	\$690	35.29%	4.91%
▲	28 COOGEE	WA	6166	House	4	\$789,500	-1.92%	8.35%	10.27%	\$790	29.50%	5.20%
▲	29 NORTH WARD	QLD	4810	Unit	Studio & 1	\$189,000	-3.49%	5.44%	8.93%	\$350	16.66%	9.62%
	30 ST KILDA WEST	VIC	3182	Unit	2	\$711,500	-3.33%	4.66%	7.99%	\$550	29.41%	4.01%
▲	31 ROCKINGHAM	WA	6168	Unit	2	\$319,500	-0.18%	7.01%	7.19%	\$420	27.27%	6.83%
▲	32 MOUNT LAWLEY	WA	6050	Townhouse	2	\$483,500	-2.29%	4.35%	6.64%	\$495	23.75%	5.32%
▲	33 PUNCHBOWL	NSW	2196	Unit	2	\$425,000	-4.06%	2.44%	6.50%	\$460	39.39%	5.62%
▲	34 PARKDALE	VIC	3195	Townhouse	3	\$1,070,000	-2.41%	3.44%	5.85%	\$750	16.27%	3.64%
🚩	35 VICTORIA PARK	WA	6100	Unit	3	\$499,000	-3.21%	2.49%	5.70%	\$600	26.31%	6.25%
▲	36 BOWEN	QLD	4805	Unit	2	\$260,000	-1.43%	4.08%	5.51%	\$360	28.57%	7.20%
▲	37 HARRIS PARK	NSW	2150	Unit	2	\$460,000	-3.20%	2.24%	5.44%	\$480	37.14%	5.42%
▲	38 PARRAMATTA	NSW	2150	Unit	2	\$620,000	-3.78%	1.65%	5.43%	\$640	45.45%	5.36%
▲	39 GLADESVILLE	NSW	2111	Unit	Studio & 1	\$577,500	-2.62%	2.47%	5.09%	\$500	19.04%	4.50%
▲	40 MASCOT	NSW	2020	Unit	Studio & 1	\$680,000	-3.59%	1.50%	5.09%	\$725	45.00%	5.54%
🚩	41 PARRAMATTA	NSW	2150	Unit	Studio & 1	\$499,000	-2.90%	2.06%	4.96%	\$550	37.50%	5.73%
▼	42 BLACKS BEACH	QLD	4740	House	4	\$440,000	-1.99%	2.97%	4.96%	\$550	22.22%	6.50%
▼	43 MASCOT	NSW	2020	Unit	2	\$830,000	-2.99%	1.86%	4.85%	\$920	48.38%	5.76%
	44 BURSWOOD	WA	6100	Unit	2	\$649,000	-1.57%	3.19%	4.76%	\$650	18.18%	5.20%
	45 BLACKS BEACH	QLD	4740	House	3	\$393,000	-4.27%	0.44%	4.71%	\$500	26.58%	6.61%
🇩🇪	46 MASCOT	NSW	2020	Unit	3	\$1,100,000	-2.30%	2.35%	4.65%	\$1,250	56.25%	5.90%
▼	47 PORT AUGUSTA WEST	SA	5700	House	4	\$370,000	-1.40%	2.82%	4.22%	\$370	2.77%	5.20%
	48 BYRON BAY	NSW	2481	Unit	Studio & 1	\$600,000	-3.77%	0.42%	4.19%	\$620	24.00%	5.37%



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# Biggest Turnaround Waterfront 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
49	PYRMONT	NSW	2009	Unit	Studio & 1	\$645,000	-2.57%	1.46%	4.03%	\$655	32.32%	5.28%
50	MEADOWBANK	NSW	2114	Unit	2	\$800,000	-1.60%	2.26%	3.86%	\$700	40.00%	4.55%



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# Biggest Turnaround Waterfront 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 VAUCLUSE	NSW	2030	Unit	3	\$2,950,000	-1.53%	35.78%	37.31%	\$1,000	8.10%	1.76%
▲	2 NEUTRAL BAY	NSW	2089	Unit	3	\$3,250,000	-1.01%	15.17%	16.18%	\$1,180	31.11%	1.88%
▼	3 SYDNEY OLYMPIC PARK	NSW	2127	Unit	2	\$800,000	-12.52%	3.28%	15.80%	\$780	39.28%	5.07%
▼	4 GLEBE	NSW	2037	Unit	Studio & 1	\$655,000	-6.72%	4.48%	11.20%	\$600	33.33%	4.76%
▲	5 PUNCHBOWL	NSW	2196	Unit	2	\$425,000	-4.06%	2.44%	6.50%	\$460	39.39%	5.62%
▬	6 HARRIS PARK	NSW	2150	Unit	2	\$460,000	-3.20%	2.24%	5.44%	\$480	37.14%	5.42%
▲	7 PARRAMATTA	NSW	2150	Unit	2	\$620,000	-3.78%	1.65%	5.43%	\$640	45.45%	5.36%
▲	8 MASCOT	NSW	2020	Unit	Studio & 1	\$680,000	-3.59%	1.50%	5.09%	\$725	45.00%	5.54%
▲	9 GLADESVILLE	NSW	2111	Unit	Studio & 1	\$577,500	-2.62%	2.47%	5.09%	\$500	19.04%	4.50%
▲	10 PARRAMATTA	NSW	2150	Unit	Studio & 1	\$499,000	-2.90%	2.06%	4.96%	\$550	37.50%	5.73%
▼	11 MASCOT	NSW	2020	Unit	2	\$830,000	-2.99%	1.86%	4.85%	\$920	48.38%	5.76%
▼	12 MASCOT	NSW	2020	Unit	3	\$1,100,000	-2.30%	2.35%	4.65%	\$1,250	56.25%	5.90%
	13 BYRON BAY	NSW	2481	Unit	Studio & 1	\$600,000	-3.77%	0.42%	4.19%	\$620	24.00%	5.37%
	14 PYRMONT	NSW	2009	Unit	Studio & 1	\$645,000	-2.57%	1.46%	4.03%	\$655	32.32%	5.28%
▼	15 MEADOWBANK	NSW	2114	Unit	2	\$800,000	-1.60%	2.26%	3.86%	\$700	40.00%	4.55%
▬	16 MEADOWBANK	NSW	2114	Unit	Studio & 1	\$600,000	-1.19%	1.71%	2.90%	\$580	36.47%	5.02%
▲	17 RIVERWOOD	NSW	2210	Unit	2	\$574,500	-0.88%	1.28%	2.16%	\$580	31.81%	5.24%
	18 WENTWORTH POINT	NSW	2127	Unit	Studio & 1	\$570,000	-1.93%	0.22%	2.15%	\$620	37.77%	5.65%
▼	19 NORTH RYDE	NSW	2113	Unit	2	\$809,500	-1.53%	0.59%	2.12%	\$790	36.20%	5.07%
	20 NORTH SYDNEY	NSW	2060	Unit	3	\$2,000,000	-0.76%	0.89%	1.65%	\$1,250	25.00%	3.25%
▼	21 NORTH RYDE	NSW	2113	Unit	Studio & 1	\$610,000	-0.85%	0.04%	0.89%	\$620	37.77%	5.28%



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# Biggest Turnaround Waterfront 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 TRINITY BEACH	QLD	4879	Unit	3	\$700,000	-0.63%	40.52%	41.15%	\$550	22.22%	4.08%
	2 MACKAY	QLD	4740	Unit	Studio & 1	\$289,000	-7.75%	20.21%	27.96%	\$360	20.00%	6.47%
▼	3 LABRADOR	QLD	4215	Unit	Studio & 1	\$439,000	-2.57%	21.17%	23.74%	\$450	28.57%	5.33%
▬	4 BARGARA	QLD	4670	Unit	2	\$469,500	-2.20%	19.36%	21.56%	\$450	25.00%	4.98%
▲	5 CLEVELAND	QLD	4163	Unit	2	\$569,000	-2.77%	15.71%	18.48%	\$510	18.60%	4.66%
▼	6 CLEVELAND	QLD	4163	Townhouse	2	\$479,000	-0.29%	17.83%	18.12%	\$465	17.72%	5.04%
▬	7 WYNNUM	QLD	4178	Unit	2	\$630,000	-0.74%	15.78%	16.52%	\$550	22.22%	4.53%
▼	8 BELGIAN GARDENS	QLD	4810	Unit	2	\$269,000	-0.12%	13.58%	13.70%	\$350	20.68%	6.76%
▼	9 SOUTH TOWNSVILLE	QLD	4810	House	3	\$435,000	-0.43%	11.56%	11.99%	\$480	20.00%	5.73%
▲	10 NEWSTEAD	QLD	4006	Unit	2	\$729,500	-0.09%	10.35%	10.44%	\$690	35.29%	4.91%
▲	11 NORTH WARD	QLD	4810	Unit	Studio & 1	\$189,000	-3.49%	5.44%	8.93%	\$350	16.66%	9.62%
▲	12 BOWEN	QLD	4805	Unit	2	\$260,000	-1.43%	4.08%	5.51%	\$360	28.57%	7.20%
▼	13 BLACKS BEACH	QLD	4740	House	4	\$440,000	-1.99%	2.97%	4.96%	\$550	22.22%	6.50%
	14 BLACKS BEACH	QLD	4740	House	3	\$393,000	-4.27%	0.44%	4.71%	\$500	26.58%	6.61%



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# Biggest Turnaround Waterfront 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	\$249,000	-4.91%	8.25%	13.16%	\$320	6.66%	6.68%
2	PORT AUGUSTA	SA	5700	House	3	\$229,000	-0.79%	10.66%	11.45%	\$300	7.14%	6.81%
3	PORT AUGUSTA WEST	SA	5700	House	4	\$370,000	-1.40%	2.82%	4.22%	\$370	2.77%	5.20%



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# Biggest Turnaround Waterfront 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	ST KILDA	VIC	3182	Unit	3	\$1,250,000	-6.73%	25.00%	31.73%	\$850	46.55%	3.53%
2	PORT MELBOURNE	VIC	3207	House	4	\$2,175,000	-9.76%	4.94%	14.70%	\$1,250	11.60%	2.98%
3	ST KILDA WEST	VIC	3182	Unit	2	\$711,500	-3.33%	4.66%	7.99%	\$550	29.41%	4.01%
4	PARKDALE	VIC	3195	Townhouse	3	\$1,070,000	-2.41%	3.44%	5.85%	\$750	16.27%	3.64%



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# Biggest Turnaround Waterfront 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 WANNANUP	WA	6210	House	3	\$650,000	-6.20%	24.18%	30.38%	\$500	25.00%	4.00%
▼	2 GERALDTON	WA	6530	Unit	2	\$210,000	-18.35%	8.01%	26.36%	\$280	27.27%	6.93%
▼	3 SOUTH PERTH	WA	6151	House	2	\$600,000	-18.99%	6.90%	25.89%	\$525	23.52%	4.55%
▼	4 FREMANTLE	WA	6160	House	2	\$872,500	-3.39%	17.68%	21.07%	\$680	36.00%	4.05%
▬	5 MAYLANDS	WA	6051	House	2	\$462,500	-6.99%	13.50%	20.49%	\$495	41.42%	5.56%
▬	6 SOUTH YUNDERUP	WA	6208	House	4	\$519,500	-6.60%	12.56%	19.16%	\$520	28.39%	5.20%
▲	7 PERTH	WA	6000	Unit	3	\$899,000	-8.91%	7.35%	16.26%	\$950	41.79%	5.49%
▼	8 MOUNT LAWLEY	WA	6050	House	2	\$550,000	-9.65%	6.05%	15.70%	\$545	26.74%	5.15%
	9 VICTORIA PARK	WA	6100	Unit	2	\$350,000	-8.74%	3.14%	11.88%	\$500	42.85%	7.42%
▲	10 COOGEE	WA	6166	House	4	\$789,500	-1.92%	8.35%	10.27%	\$790	29.50%	5.20%
▲	11 ROCKINGHAM	WA	6168	Unit	2	\$319,500	-0.18%	7.01%	7.19%	\$420	27.27%	6.83%
▲	12 MOUNT LAWLEY	WA	6050	Townhouse	2	\$483,500	-2.29%	4.35%	6.64%	\$495	23.75%	5.32%
▲	13 VICTORIA PARK	WA	6100	Unit	3	\$499,000	-3.21%	2.49%	5.70%	\$600	26.31%	6.25%
	14 BURSWOOD	WA	6100	Unit	2	\$649,000	-1.57%	3.19%	4.76%	\$650	18.18%	5.20%
▲	15 EAST PERTH	WA	6004	Unit	2	\$495,000	-1.02%	1.02%	2.04%	\$625	27.55%	6.56%
	16 EAST PERTH	WA	6004	Unit	3	\$800,000	-1.59%	0.06%	1.65%	\$850	30.76%	5.52%



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