

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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Pro 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.

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 VAUCLUSE	NSW	2030	Unit	3	\$3,600,000	-2.90%	47.71%	50.61%	\$1,200	21.82%	1.73%
	2 COMO	WA	6152	Unit	2	\$736,500	-10.47%	35.69%	46.16%	\$550	39.24%	3.88%
	3 BAYSWATER	WA	6053	Unit	2	\$344,000	-15.22%	22.29%	37.51%	\$530	49.29%	8.01%
	4 BOWEN	QLD	4805	Unit	3	\$449,500	-28.61%	6.67%	35.28%	\$430	22.85%	4.97%
	5 CLAREMONT	WA	6010	Unit	2	\$795,000	-12.80%	22.47%	35.27%	\$720	44.00%	4.70%
	6 VICTORIA PARK	WA	6100	Unit	2	\$399,000	-17.89%	10.80%	28.69%	\$550	41.02%	7.16%
	7 COFFS HARBOUR	NSW	2450	Unit	3	\$949,000	-1.66%	19.95%	21.61%	\$650	13.04%	3.56%
	8 MAYLANDS	WA	6051	House	2	\$549,500	-3.59%	17.94%	21.53%	\$550	37.50%	5.20%
	9 BAYSWATER	WA	6053	House	2	\$712,500	-1.42%	19.37%	20.79%	\$550	37.50%	4.01%
	10 GERALDTON	WA	6530	Unit	2	\$250,000	-2.55%	18.01%	20.56%	\$300	30.43%	6.24%
	11 WHYALLA	SA	5600	House	3	\$419,000	-4.03%	15.33%	19.36%	\$355	9.23%	4.40%
	12 EAST MACKAY	QLD	4740	House	3	\$499,000	-2.54%	16.21%	18.75%	\$550	14.58%	5.73%
	13 WOOLLOOWARE	NSW	2230	Unit	2	\$1,000,000	-2.55%	15.09%	17.64%	\$900	21.62%	4.68%
	14 BUNBURY	WA	6230	House	4	\$735,500	-5.26%	12.27%	17.53%	\$735	33.63%	5.19%
	15 MACKAY	QLD	4740	Unit	Studio & 1	\$269,000	-4.35%	11.85%	16.20%	\$380	11.76%	7.34%
	16 SOUTH YUNDERUP	WA	6208	House	4	\$612,500	-0.17%	15.70%	15.87%	\$600	22.44%	5.09%
	17 NORTH SYDNEY	NSW	2060	Unit	3	\$2,500,000	-1.77%	13.96%	15.73%	\$1,315	19.54%	2.73%
	18 BRIGHTON	VIC	3186	House	3	\$2,395,000	-5.19%	9.43%	14.62%	\$1,000	5.26%	2.17%
	19 BUNBURY	WA	6230	Unit	3	\$609,500	-6.12%	8.26%	14.38%	\$650	30.00%	5.54%
	20 FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	-3.78%	9.54%	13.32%	\$330	24.52%	5.72%
	21 COMO	WA	6152	Unit	3	\$950,000	-1.85%	11.44%	13.29%	\$700	55.55%	3.83%
	22 RIVERVALE	WA	6103	Unit	2	\$500,000	-0.07%	11.94%	12.01%	\$650	44.44%	6.76%
	23 PERTH	WA	6000	Unit	3	\$975,000	-2.93%	8.74%	11.67%	\$1,075	49.30%	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 EAST PERTH	WA	6004	Unit	Studio & 1	\$375,000	-3.50%	7.42%	10.92%	\$520	30.00%	7.21%
▼	25 CLAREMONT	WA	6010	Unit	Studio & 1	\$499,000	-4.26%	6.49%	10.75%	\$475	25.00%	4.94%
	26 BIGGERA WATERS	QLD	4216	Townhouse	3	\$699,000	-0.85%	9.31%	10.16%	\$700	16.66%	5.20%
▼	27 PORT AUGUSTA WEST	SA	5700	House	3	\$251,000	-3.25%	6.81%	10.06%	\$350	11.11%	7.25%
▼	28 WENTWORTH POINT	NSW	2127	Unit	3	\$1,150,000	-3.71%	6.18%	9.89%	\$1,015	19.41%	4.58%
	29 VICTORIA PARK	WA	6100	Unit	3	\$587,000	-0.84%	8.46%	9.30%	\$700	29.62%	6.20%
	30 WOOLLOOMOOLOO	NSW	2011	Unit	2	\$1,600,000	-0.90%	7.87%	8.77%	\$1,000	12.99%	3.25%
	31 LINDFIELD	NSW	2070	Unit	2	\$980,000	-7.07%	1.56%	8.63%	\$820	17.14%	4.35%
	32 NEWPORT	VIC	3015	House	2	\$860,000	-4.66%	3.68%	8.34%	\$550	22.22%	3.32%
▼	33 EAST PERTH	WA	6004	Unit	3	\$899,500	-1.83%	6.03%	7.86%	\$950	30.13%	5.49%
	34 EAST PERTH	WA	6004	Unit	2	\$550,000	-0.62%	7.15%	7.77%	\$700	27.27%	6.61%
▼	35 SOUTH TOWNSVILLE	QLD	4810	Unit	3	\$480,000	-0.71%	7.03%	7.74%	\$600	22.44%	6.50%
▼	36 SOMERTON PARK	SA	5044	House	3	\$937,500	-2.55%	5.02%	7.57%	\$650	8.33%	3.60%
▼	37 HARRIS PARK	NSW	2150	Unit	2	\$482,500	-1.26%	6.05%	7.31%	\$530	39.47%	5.71%
	38 ROZELLE	NSW	2039	Unit	Studio & 1	\$850,000	-0.66%	6.46%	7.12%	\$600	15.38%	3.67%
▼	39 NORTH SYDNEY	NSW	2060	Unit	2	\$1,300,000	-2.02%	4.08%	6.10%	\$940	22.07%	3.76%
▼	40 PARRAMATTA	NSW	2150	Unit	Studio & 1	\$520,000	-1.92%	4.08%	6.00%	\$580	28.88%	5.80%
▼	41 PYRMONT	NSW	2009	Unit	2	\$1,200,000	-1.02%	4.92%	5.94%	\$925	19.35%	4.00%
▼	42 MENTONE	VIC	3194	Unit	Studio & 1	\$365,000	-1.44%	3.61%	5.05%	\$380	18.75%	5.41%
▼	43 SYDNEY	NSW	2000	Unit	Studio & 1	\$850,000	-1.53%	3.08%	4.61%	\$750	25.00%	4.58%
	44 MASCOT	NSW	2020	Unit	3	\$1,150,000	-0.29%	4.21%	4.50%	\$1,300	36.84%	5.87%
	45 ROSEHILL	NSW	2142	Unit	2	\$510,000	-3.47%	1.00%	4.47%	\$580	28.88%	5.91%
▼	46 NIGHTCLIFF	NT	0810	Unit	2	\$390,000	-3.14%	1.31%	4.45%	\$480	4.34%	6.40%
▼	47 PARRAMATTA	NSW	2150	Unit	2	\$620,000	-2.41%	1.65%	4.06%	\$670	36.73%	5.61%
▼	48 NORTH RYDE	NSW	2113	Unit	2	\$840,000	-1.17%	2.47%	3.64%	\$820	26.15%	5.07%



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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	LANE COVE NORTH	NSW	2066	Unit	Studio & 1	\$615,000	-1.63%	1.24%	2.87%	\$630	18.86%	5.32%
50	PYRMONT	NSW	2009	Unit	Studio & 1	\$632,500	-1.55%	0.19%	1.74%	\$690	25.45%	5.67%



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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	\$3,600,000	-2.90%	47.71%	50.61%	\$1,200	21.82%	1.73%
	2	COFFS HARBOUR	NSW	2450	Unit	3	\$949,000	-1.66%	19.95%	21.61%	\$650	13.04%	3.56%
	3	WOOLLOOWARE	NSW	2230	Unit	2	\$1,000,000	-2.55%	15.09%	17.64%	\$900	21.62%	4.68%
	4	NORTH SYDNEY	NSW	2060	Unit	3	\$2,500,000	-1.77%	13.96%	15.73%	\$1,315	19.54%	2.73%
	5	WENTWORTH POINT	NSW	2127	Unit	3	\$1,150,000	-3.71%	6.18%	9.89%	\$1,015	19.41%	4.58%
	6	WOOLLOOMOOLOO	NSW	2011	Unit	2	\$1,600,000	-0.90%	7.87%	8.77%	\$1,000	12.99%	3.25%
	7	LINDFIELD	NSW	2070	Unit	2	\$980,000	-7.07%	1.56%	8.63%	\$820	17.14%	4.35%
	8	HARRIS PARK	NSW	2150	Unit	2	\$482,500	-1.26%	6.05%	7.31%	\$530	39.47%	5.71%
	9	ROZELLE	NSW	2039	Unit	Studio & 1	\$850,000	-0.66%	6.46%	7.12%	\$600	15.38%	3.67%
	10	NORTH SYDNEY	NSW	2060	Unit	2	\$1,300,000	-2.02%	4.08%	6.10%	\$940	22.07%	3.76%
	11	PARRAMATTA	NSW	2150	Unit	Studio & 1	\$520,000	-1.92%	4.08%	6.00%	\$580	28.88%	5.80%
	12	PYRMONT	NSW	2009	Unit	2	\$1,200,000	-1.02%	4.92%	5.94%	\$925	19.35%	4.00%
	13	SYDNEY	NSW	2000	Unit	Studio & 1	\$850,000	-1.53%	3.08%	4.61%	\$750	25.00%	4.58%
	14	MASCOT	NSW	2020	Unit	3	\$1,150,000	-0.29%	4.21%	4.50%	\$1,300	36.84%	5.87%
	15	ROSEHILL	NSW	2142	Unit	2	\$510,000	-3.47%	1.00%	4.47%	\$580	28.88%	5.91%
	16	PARRAMATTA	NSW	2150	Unit	2	\$620,000	-2.41%	1.65%	4.06%	\$670	36.73%	5.61%
	17	NORTH RYDE	NSW	2113	Unit	2	\$840,000	-1.17%	2.47%	3.64%	\$820	26.15%	5.07%
	18	LANE COVE NORTH	NSW	2066	Unit	Studio & 1	\$615,000	-1.63%	1.24%	2.87%	\$630	18.86%	5.32%
	19	PYRMONT	NSW	2009	Unit	Studio & 1	\$632,500	-1.55%	0.19%	1.74%	\$690	25.45%	5.67%



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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	-3.14%	1.31%	4.45%	\$480	4.34%	6.40%








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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 BOWEN	QLD	4805	Unit	3	\$449,500	-28.61%	6.67%	35.28%	\$430	22.85%	4.97%
	2 EAST MACKAY	QLD	4740	House	3	\$499,000	-2.54%	16.21%	18.75%	\$550	14.58%	5.73%
	3 MACKAY	QLD	4740	Unit	Studio & 1	\$269,000	-4.35%	11.85%	16.20%	\$380	11.76%	7.34%
	4 BIGGERA WATERS	QLD	4216	Townhouse	3	\$699,000	-0.85%	9.31%	10.16%	\$700	16.66%	5.20%
	5 SOUTH TOWNSVILLE	QLD	4810	Unit	3	\$480,000	-0.71%	7.03%	7.74%	\$600	22.44%	6.50%



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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	WHYALLA	SA	5600	House	3	\$419,000	-4.03%	15.33%	19.36%	\$355	9.23%	4.40%
2	PORT AUGUSTA WEST	SA	5700	House	3	\$251,000	-3.25%	6.81%	10.06%	\$350	11.11%	7.25%
3	SOMERTON PARK	SA	5044	House	3	\$937,500	-2.55%	5.02%	7.57%	\$650	8.33%	3.60%






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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 BRIGHTON	VIC	3186	House	3	\$2,395,000	-5.19%	9.43%	14.62%	\$1,000	5.26%	2.17%
	2 FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	-3.78%	9.54%	13.32%	\$330	24.52%	5.72%
	3 NEWPORT	VIC	3015	House	2	\$860,000	-4.66%	3.68%	8.34%	\$550	22.22%	3.32%
	4 MENTONE	VIC	3194	Unit	Studio & 1	\$365,000	-1.44%	3.61%	5.05%	\$380	18.75%	5.41%



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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	COMO	WA	6152	Unit	2	\$736,500	-10.47%	35.69%	46.16%	\$550	39.24%	3.88%
2	BAYSWATER	WA	6053	Unit	2	\$344,000	-15.22%	22.29%	37.51%	\$530	49.29%	8.01%
3	CLAREMONT	WA	6010	Unit	2	\$795,000	-12.80%	22.47%	35.27%	\$720	44.00%	4.70%
4	VICTORIA PARK	WA	6100	Unit	2	\$399,000	-17.89%	10.80%	28.69%	\$550	41.02%	7.16%
5	MAYLANDS	WA	6051	House	2	\$549,500	-3.59%	17.94%	21.53%	\$550	37.50%	5.20%
6	BAYSWATER	WA	6053	House	2	\$712,500	-1.42%	19.37%	20.79%	\$550	37.50%	4.01%
7	GERALDTON	WA	6530	Unit	2	\$250,000	-2.55%	18.01%	20.56%	\$300	30.43%	6.24%
8	BUNBURY	WA	6230	House	4	\$735,500	-5.26%	12.27%	17.53%	\$735	33.63%	5.19%
9	SOUTH YUNDERUP	WA	6208	House	4	\$612,500	-0.17%	15.70%	15.87%	\$600	22.44%	5.09%
10	BUNBURY	WA	6230	Unit	3	\$609,500	-6.12%	8.26%	14.38%	\$650	30.00%	5.54%
11	COMO	WA	6152	Unit	3	\$950,000	-1.85%	11.44%	13.29%	\$700	55.55%	3.83%
12	RIVERVALE	WA	6103	Unit	2	\$500,000	-0.07%	11.94%	12.01%	\$650	44.44%	6.76%
13	PERTH	WA	6000	Unit	3	\$975,000	-2.93%	8.74%	11.67%	\$1,075	49.30%	5.73%
14	EAST PERTH	WA	6004	Unit	Studio & 1	\$375,000	-3.50%	7.42%	10.92%	\$520	30.00%	7.21%
15	CLAREMONT	WA	6010	Unit	Studio & 1	\$499,000	-4.26%	6.49%	10.75%	\$475	25.00%	4.94%
16	VICTORIA PARK	WA	6100	Unit	3	\$587,000	-0.84%	8.46%	9.30%	\$700	29.62%	6.20%
17	EAST PERTH	WA	6004	Unit	3	\$899,500	-1.83%	6.03%	7.86%	\$950	30.13%	5.49%
18	EAST PERTH	WA	6004	Unit	2	\$550,000	-0.62%	7.15%	7.77%	\$700	27.27%	6.61%



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