

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

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 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 MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	-2.29%	26.70%	28.99%	\$450	40.62%	7.67%
▼	5 BAYSWATER	WA	6053	Unit	2	\$350,000	-8.90%	18.56%	27.46%	\$600	50.00%	8.91%
▲	6 COFFS HARBOUR	NSW	2450	Unit	3	\$849,000	-7.32%	19.25%	26.57%	\$665	11.76%	4.07%
	7 MANDURAH	WA	6210	Unit	3	\$577,500	-2.44%	20.91%	23.35%	\$520	14.28%	4.68%
	8 SOUTH PERTH	WA	6151	Unit	3	\$1,449,000	-3.82%	19.33%	23.15%	\$940	34.28%	3.37%
▲	9 SCARBOROUGH	WA	6019	Unit	3	\$1,400,000	-1.14%	19.70%	20.84%	\$950	11.76%	3.52%
▲	10 CLAREMONT	WA	6010	Unit	Studio & 1	\$580,000	-5.72%	14.81%	20.53%	\$550	41.02%	4.93%
▬	11 MOUNT LAWLEY	WA	6050	Townhouse	2	\$579,000	-3.33%	16.17%	19.50%	\$600	36.36%	5.38%
▲	12 BUNBURY	WA	6230	Unit	3	\$649,500	-6.85%	12.63%	19.48%	\$650	25.00%	5.20%
	13 MAYLANDS	WA	6051	Townhouse	3	\$680,000	-1.01%	17.92%	18.93%	\$690	38.00%	5.27%
▲	14 NEWPORT	NSW	2106	House	4	\$2,675,000	-9.14%	9.03%	18.17%	\$1,500	2.38%	2.91%
	15 MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	-5.47%	12.23%	17.70%	\$420	20.00%	8.25%
	16 MAYLANDS	WA	6051	Unit	2	\$400,000	-0.67%	16.44%	17.11%	\$500	33.33%	6.50%
▼	17 RIVERVALE	WA	6103	Unit	2	\$535,000	-0.93%	15.79%	16.72%	\$700	48.93%	6.80%
▲	18 PORT AUGUSTA WEST	SA	5700	House	3	\$285,000	-1.99%	13.82%	15.81%	\$350	9.37%	6.38%
▲	19 SANDRINGHAM	VIC	3191	Unit	Studio & 1	\$380,000	-7.22%	8.13%	15.35%	\$450	25.00%	6.15%
▼	20 SANDRINGHAM	VIC	3191	Unit	3	\$1,597,500	-2.82%	11.93%	14.75%	\$850	17.24%	2.76%
▼	21 FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	-4.26%	10.10%	14.36%	\$350	25.00%	6.06%
▬	22 EAST PERTH	WA	6004	Unit	Studio & 1	\$399,000	-3.36%	10.63%	13.99%	\$600	42.85%	7.81%
▲	23 SYDNEY	NSW	2000	Unit	3	\$3,447,500	-5.53%	8.10%	13.63%	\$1,800	6.19%	2.71%



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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 QUEENSLIFF	NSW	2096	Unit	2	\$1,287,500	-0.12%	10.86%	10.98%	\$900	20.00%	3.63%
	25 CLAREMONT	WA	6010	Unit	3	\$1,925,000	-1.23%	9.69%	10.92%	\$1,400	40.00%	3.78%
	26 PERTH	WA	6000	Unit	2	\$579,000	-0.32%	9.94%	10.26%	\$750	29.31%	6.73%
	27 NEWPORT	VIC	3015	House	2	\$890,000	-3.75%	6.31%	10.06%	\$580	26.08%	3.38%
	28 EAST PERTH	WA	6004	Unit	3	\$877,500	-1.89%	6.75%	8.64%	\$1,000	25.78%	5.92%
	29 WOOLLOOMOOLOO	NSW	2011	Unit	2	\$1,550,000	-2.58%	5.22%	7.80%	\$1,100	22.22%	3.69%
	30 HAMPTON	VIC	3188	House	4	\$2,453,000	-1.12%	5.59%	6.71%	\$1,295	12.60%	2.74%
	31 NORTH SYDNEY	NSW	2060	Unit	Studio & 1	\$735,000	-3.28%	3.21%	6.49%	\$720	25.21%	5.09%
	32 NEUTRAL BAY	NSW	2089	Unit	Studio & 1	\$700,000	-2.25%	4.17%	6.42%	\$600	21.21%	4.45%
	33 MENTONE	VIC	3194	Unit	Studio & 1	\$360,000	-2.17%	3.66%	5.83%	\$400	23.07%	5.77%
	34 PARRAMATTA	NSW	2150	Unit	Studio & 1	\$500,000	-2.07%	3.14%	5.21%	\$600	25.00%	6.24%
	35 WENTWORTH POINT	NSW	2127	Unit	3	\$1,150,000	-0.24%	4.65%	4.89%	\$1,100	22.22%	4.97%
	36 BRIGHTON	VIC	3186	House	3	\$2,200,000	-2.93%	1.87%	4.80%	\$1,045	10.00%	2.47%
	37 BRIGHTON	VIC	3186	House	4	\$3,450,000	-1.15%	3.43%	4.58%	\$1,600	10.34%	2.41%
	38 MONTEREY	NSW	2217	Unit	2	\$700,000	-0.76%	3.77%	4.53%	\$650	32.65%	4.82%
	39 ROSEHILL	NSW	2142	Unit	2	\$520,000	-2.46%	2.03%	4.49%	\$600	25.00%	6.00%
	40 ST KILDA WEST	VIC	3182	Unit	2	\$695,000	-2.17%	1.85%	4.02%	\$625	25.00%	4.67%
	41 LINDFIELD	NSW	2070	Unit	2	\$975,000	-2.53%	1.31%	3.84%	\$800	8.10%	4.26%
	42 PORT MELBOURNE	VIC	3207	Unit	2	\$750,000	-2.01%	1.71%	3.72%	\$700	16.66%	4.85%
	43 NORTH RYDE	NSW	2113	Unit	2	\$840,000	-0.47%	2.95%	3.42%	\$850	26.86%	5.26%
	44 BOTANY	NSW	2019	Unit	Studio & 1	\$630,000	-2.26%	0.80%	3.06%	\$700	20.68%	5.77%
	45 NIGHTCLIFF	NT	0810	Unit	2	\$390,000	-1.43%	1.44%	2.87%	\$500	6.38%	6.66%
	46 RYDE	NSW	2112	Unit	Studio & 1	\$570,000	-1.74%	0.89%	2.63%	\$630	26.00%	5.74%
	47 PYRMONT	NSW	2009	Unit	Studio & 1	\$647,500	-1.54%	0.78%	2.32%	\$700	14.75%	5.62%
	48 ELWOOD	VIC	3184	Unit	2	\$670,000	-0.38%	1.14%	1.52%	\$595	23.95%	4.61%



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Biggest Turnaround Waterfront Suburbs

NSW Report													
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						Current	3-4 yr Ago	Last 2 yrs	Turn Around	Current	Growth 1 yr	Yield	
	1 COFFS HARBOUR	NSW	2450	Unit	3	\$849,000	-7.32%	19.25%	26.57%	\$665	11.76%	4.07%	
	2 NEWPORT	NSW	2106	House	4	\$2,675,000	-9.14%	9.03%	18.17%	\$1,500	2.38%	2.91%	
	3 SYDNEY	NSW	2000	Unit	3	\$3,447,500	-5.53%	8.10%	13.63%	\$1,800	6.19%	2.71%	
	4 QUEENSClIFF	NSW	2096	Unit	2	\$1,287,500	-0.12%	10.86%	10.98%	\$900	20.00%	3.63%	
	5 WOOLLOOMOOLOO	NSW	2011	Unit	2	\$1,550,000	-2.58%	5.22%	7.80%	\$1,100	22.22%	3.69%	
	6 NORTH SYDNEY	NSW	2060	Unit	Studio & 1	\$735,000	-3.28%	3.21%	6.49%	\$720	25.21%	5.09%	
	7 NEUTRAL BAY	NSW	2089	Unit	Studio & 1	\$700,000	-2.25%	4.17%	6.42%	\$600	21.21%	4.45%	
	8 PARRAMATTA	NSW	2150	Unit	Studio & 1	\$500,000	-2.07%	3.14%	5.21%	\$600	25.00%	6.24%	
	9 WENTWORTH POINT	NSW	2127	Unit	3	\$1,150,000	-0.24%	4.65%	4.89%	\$1,100	22.22%	4.97%	
	10 MONTEREY	NSW	2217	Unit	2	\$700,000	-0.76%	3.77%	4.53%	\$650	32.65%	4.82%	
	11 ROSEHILL	NSW	2142	Unit	2	\$520,000	-2.46%	2.03%	4.49%	\$600	25.00%	6.00%	
	12 LINDFIELD	NSW	2070	Unit	2	\$975,000	-2.53%	1.31%	3.84%	\$800	8.10%	4.26%	
	13 NORTH RYDE	NSW	2113	Unit	2	\$840,000	-0.47%	2.95%	3.42%	\$850	26.86%	5.26%	
	14 BOTANY	NSW	2019	Unit	Studio & 1	\$630,000	-2.26%	0.80%	3.06%	\$700	20.68%	5.77%	
	15 RYDE	NSW	2112	Unit	Studio & 1	\$570,000	-1.74%	0.89%	2.63%	\$630	26.00%	5.74%	
	16 PYRMONT	NSW	2009	Unit	Studio & 1	\$647,500	-1.54%	0.78%	2.32%	\$700	14.75%	5.62%	



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Biggest Turnaround Waterfront 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 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	MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	-5.47%	12.23%	17.70%	\$420	20.00%	8.25%



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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	\$285,000	-1.99%	13.82%	15.81%	\$350	9.37%	6.38%











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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 SANDRINGHAM	VIC	3191	Unit	Studio & 1	\$380,000	-7.22%	8.13%	15.35%	\$450	25.00%	6.15%
	2 SANDRINGHAM	VIC	3191	Unit	3	\$1,597,500	-2.82%	11.93%	14.75%	\$850	17.24%	2.76%
	3 FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	-4.26%	10.10%	14.36%	\$350	25.00%	6.06%
	4 NEWPORT	VIC	3015	House	2	\$890,000	-3.75%	6.31%	10.06%	\$580	26.08%	3.38%
	5 HAMPTON	VIC	3188	House	4	\$2,453,000	-1.12%	5.59%	6.71%	\$1,295	12.60%	2.74%
	6 MENTONE	VIC	3194	Unit	Studio & 1	\$360,000	-2.17%	3.66%	5.83%	\$400	23.07%	5.77%
	7 BRIGHTON	VIC	3186	House	3	\$2,200,000	-2.93%	1.87%	4.80%	\$1,045	10.00%	2.47%
	8 BRIGHTON	VIC	3186	House	4	\$3,450,000	-1.15%	3.43%	4.58%	\$1,600	10.34%	2.41%
	9 ST KILDA WEST	VIC	3182	Unit	2	\$695,000	-2.17%	1.85%	4.02%	\$625	25.00%	4.67%
	10 PORT MELBOURNE	VIC	3207	Unit	2	\$750,000	-2.01%	1.71%	3.72%	\$700	16.66%	4.85%
	11 ELWOOD	VIC	3184	Unit	2	\$670,000	-0.38%	1.14%	1.52%	\$595	23.95%	4.61%



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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	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	MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	-2.29%	26.70%	28.99%	\$450	40.62%	7.67%
5	BAYSWATER	WA	6053	Unit	2	\$350,000	-8.90%	18.56%	27.46%	\$600	50.00%	8.91%
6	MANDURAH	WA	6210	Unit	3	\$577,500	-2.44%	20.91%	23.35%	\$520	14.28%	4.68%
7	SOUTH PERTH	WA	6151	Unit	3	\$1,449,000	-3.82%	19.33%	23.15%	\$940	34.28%	3.37%
8	SCARBOROUGH	WA	6019	Unit	3	\$1,400,000	-1.14%	19.70%	20.84%	\$950	11.76%	3.52%
9	CLAREMONT	WA	6010	Unit	Studio & 1	\$580,000	-5.72%	14.81%	20.53%	\$550	41.02%	4.93%
10	MOUNT LAWLEY	WA	6050	Townhouse	2	\$579,000	-3.33%	16.17%	19.50%	\$600	36.36%	5.38%
11	BUNBURY	WA	6230	Unit	3	\$649,500	-6.85%	12.63%	19.48%	\$650	25.00%	5.20%
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14	RIVERVALE	WA	6103	Unit	2	\$535,000	-0.93%	15.79%	16.72%	\$700	48.93%	6.80%
15	EAST PERTH	WA	6004	Unit	Studio & 1	\$399,000	-3.36%	10.63%	13.99%	\$600	42.85%	7.81%
16	CLAREMONT	WA	6010	Unit	3	\$1,925,000	-1.23%	9.69%	10.92%	\$1,400	40.00%	3.78%
17	PERTH	WA	6000	Unit	2	\$579,000	-0.32%	9.94%	10.26%	\$750	29.31%	6.73%
18	EAST PERTH	WA	6004	Unit	3	\$877,500	-1.89%	6.75%	8.64%	\$1,000	25.78%	5.92%



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Additional Resources

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Chosen Suburbs and Investment Strategy](#)
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We hope you find this information helpful!