



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.

Cheapest 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 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 Waterfront 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	WHYALLA	SA	5600	Unit	2	\$159,500	\$170,000	-6.18%	\$245	\$245	0.00%	7.98%
▼	2 PORT PIRIE	SA	5540	House	2	\$187,000	\$189,000	-1.06%	\$280	\$250	12.00%	7.78%
▼	3 NORTH WARD	QLD	4810	Unit	Studio & 1	\$189,000	\$199,000	-5.03%	\$350	\$300	16.66%	9.62%
▲	4 PORT AUGUSTA	SA	5700	House	2	\$205,000	\$175,000	17.14%	\$280	\$280	0.00%	7.10%
▼	5 GERALDTON	WA	6530	Unit	2	\$210,000	\$189,000	11.11%	\$280	\$230	21.73%	6.93%
▲	6 GERALDTON	WA	6530	House	2	\$215,000	\$230,000	-6.53%	\$335	\$320	4.68%	8.10%
▼	7 MAYLANDS	WA	6051	Unit	Studio & 1	\$229,000	\$189,000	21.16%	\$380	\$320	18.75%	8.62%
▬	8 PORT AUGUSTA	SA	5700	House	3	\$229,000	\$207,500	10.36%	\$300	\$295	1.69%	6.81%
▲	9 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$230,000	\$177,500	29.57%	\$350	\$325	7.69%	7.91%
▼	10 VICTORIA PARK	WA	6100	Unit	Studio & 1	\$235,000	\$200,000	17.50%	\$380	\$305	24.59%	8.40%
▬	11 NORTH MACKAY	QLD	4740	Unit	2	\$239,000	\$249,000	-4.02%	\$370	\$320	15.62%	8.05%
▲	12 PORT AUGUSTA WEST	SA	5700	House	3	\$249,000	\$225,000	10.66%	\$320	\$320	0.00%	6.68%
▲	13 FRANKSTON	VIC	3199	Unit	Studio & 1	\$250,000	\$250,000	0.00%	\$300	\$270	11.11%	6.24%
▲	14 SOUTH MACKAY	QLD	4740	Unit	2	\$250,000	\$249,000	0.40%	\$390	\$345	13.04%	8.11%
▲	15 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$250,000	\$190,000	31.57%	\$395	\$300	31.66%	8.21%
▼	16 PORT PIRIE	SA	5540	House	3	\$250,000	\$205,000	21.95%	\$295	\$280	5.35%	6.13%
▼	17 GLADSTONE	QLD	4680	Unit	2	\$254,500	\$239,500	6.26%	\$350	\$330	6.06%	7.15%
▲	18 PORT AUGUSTA	SA	5700	House	4	\$257,000	\$245,000	4.89%	\$355	\$350	1.42%	7.18%
▲	19 WONGALING BEACH	QLD	4852	Unit	2	\$259,000	\$250,000	3.60%	\$330	\$290	13.79%	6.62%
▲	20 MOSMAN PARK	WA	6012	Unit	Studio & 1	\$259,000	\$250,000	3.60%	\$380	\$325	16.92%	7.62%
▲	21 BOWEN	QLD	4805	Unit	2	\$260,000	\$259,000	0.38%	\$360	\$325	10.76%	7.20%
▲	22 EAST MACKAY	QLD	4740	Unit	2	\$266,500	\$249,000	7.02%	\$380	\$355	7.04%	7.41%
▲	23 BELGIAN GARDENS	QLD	4810	Unit	2	\$269,000	\$269,000	0.00%	\$350	\$320	9.37%	6.76%
▼	24 NAMBUCCA HEADS	NSW	2448	House	2	\$269,000	\$464,500	-42.09%	\$430	\$400	7.50%	8.31%
▼	25 PORT LINCOLN	SA	5606	Unit	2	\$269,500	\$228,000	18.20%	\$290	\$240	20.83%	5.59%



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Cheapest Waterfront 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 CARNARVON	WA	6701	House	3	\$272,500	\$242,500	12.37%	\$350	\$335	4.47%	6.67%
▲	27 BAYSWATER	WA	6053	Unit	2	\$275,000	\$249,000	10.44%	\$450	\$360	25.00%	8.50%
▼	28 MANDURAH	WA	6210	Unit	2	\$275,000	\$249,000	10.44%	\$385	\$335	14.92%	7.28%
▬	29 MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$275,000	\$249,000	10.44%	\$415	\$350	18.57%	7.84%
▼	30 PALM COVE	QLD	4879	Unit	Studio & 1	\$275,000	\$250,000	10.00%	\$400	\$350	14.28%	7.56%
▼	31 HAMILTON HILL	WA	6163	Unit	2	\$277,500	\$254,500	9.03%	\$450	\$350	28.57%	8.43%
▲	32 DERBY	WA	6728	House	3	\$280,000	\$270,000	3.70%	\$360	\$350	2.85%	6.68%
▲	33 MACKAY	QLD	4740	Unit	2	\$285,000	\$265,000	7.54%	\$400	\$350	14.28%	7.29%
▲	34 MACKAY	QLD	4740	Unit	Studio & 1	\$289,000	\$205,000	40.97%	\$360	\$340	5.88%	6.47%
▲	35 PORTLAND	VIC	3305	Unit	2	\$290,000	\$309,000	-6.15%	\$320	\$300	6.66%	5.73%
▬	36 SOUTH TOWNSVILLE	QLD	4810	Unit	2	\$290,000	\$310,000	-6.46%	\$420	\$390	7.69%	7.53%
▼	37 SHOALWATER	WA	6169	Unit	2	\$292,500	\$220,000	32.95%	\$335	\$300	11.66%	5.95%
▲	38 MANDURAH	WA	6210	House	2	\$299,000	\$279,000	7.16%	\$370	\$330	12.12%	6.43%
▲	39 CANNONVALE	QLD	4802	Unit	2	\$299,000	\$269,000	11.15%	\$440	\$390	12.82%	7.65%
▲	40 EAST INNISFAIL	QLD	4860	House	3	\$300,000	\$257,500	16.50%	\$355	\$360	-1.39%	6.15%
▲	41 NORTH MACKAY	QLD	4740	House	2	\$305,000	\$290,000	5.17%	\$390	\$380	2.63%	6.64%
▼	42 MAYLANDS	WA	6051	Unit	2	\$309,000	\$299,000	3.34%	\$435	\$350	24.28%	7.32%
▲	43 ROCKINGHAM	WA	6168	Unit	Studio & 1	\$309,000	\$312,000	-0.97%	\$400	\$360	11.11%	6.73%
▲	44 FREMANTLE	WA	6160	Unit	Studio & 1	\$313,000	\$344,000	-9.02%	\$490	\$400	22.50%	8.14%
▲	45 CAIRNS NORTH	QLD	4870	Unit	2	\$317,500	\$299,000	6.18%	\$440	\$400	10.00%	7.20%
▼	46 ROCKINGHAM	WA	6168	Unit	2	\$319,500	\$299,500	6.67%	\$420	\$360	16.66%	6.83%
▼	47 NORTH WARD	QLD	4810	Unit	2	\$320,000	\$295,000	8.47%	\$370	\$350	5.71%	6.01%
▲	48 CABLE BEACH	WA	6726	Unit	2	\$327,000	\$310,000	5.48%	\$535	\$475	12.63%	8.50%
🚩	49 BUNBURY	WA	6230	Unit	2	\$329,000	\$345,000	-4.64%	\$450	\$360	25.00%	7.11%
🚩	50 EAST PERTH	WA	6004	Unit	Studio & 1	\$329,000	\$327,000	0.61%	\$490	\$415	18.07%	7.74%



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Cheapest Waterfront 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	NAMBUCCA HEADS	NSW	2448	House	2	\$269,000	\$464,500	-42.09%	\$430	\$400	7.50%	8.31%
2	MORISSET	NSW	2264	House	2	\$400,000	\$380,000	5.26%	\$425	\$410	3.65%	5.52%
3	ROSEHILL	NSW	2142	Unit	Studio & 1	\$400,000	\$395,000	1.26%	\$420	\$350	20.00%	5.46%
4	PUNCHBOWL	NSW	2196	Unit	2	\$425,000	\$420,000	1.19%	\$460	\$370	24.32%	5.62%
5	GOSFORD	NSW	2250	Unit	Studio & 1	\$458,000	\$460,500	-0.55%	\$450	\$430	4.65%	5.10%
6	HARRIS PARK	NSW	2150	Unit	2	\$460,000	\$429,000	7.22%	\$480	\$400	20.00%	5.42%
7	TWEED HEADS WEST	NSW	2485	Unit	2	\$460,000	\$410,000	12.19%	\$500	\$480	4.16%	5.65%
8	TUNCURRY	NSW	2428	Unit	2	\$465,000	\$468,000	-0.65%	\$380	\$375	1.33%	4.24%
9	LAKE MUNMORAH	NSW	2259	House	2	\$465,000	\$500,000	-7.00%	\$430	\$400	7.50%	4.80%
10	SOUTH WEST ROCKS	NSW	2431	Unit	2	\$485,000	\$485,000	0.00%	\$360	\$350	2.85%	3.85%
11	WOOLGOOLGA	NSW	2456	House	2	\$489,000	\$599,000	-18.37%	\$510	\$480	6.25%	5.42%
12	COFFS HARBOUR	NSW	2450	Unit	2	\$497,000	\$462,500	7.45%	\$440	\$430	2.32%	4.60%
13	COFFS HARBOUR	NSW	2450	Townhouse	2	\$499,000	\$499,000	0.00%	\$485	\$470	3.19%	5.05%
14	COFFS HARBOUR	NSW	2450	House	2	\$499,000	\$549,000	-9.11%	\$475	\$490	-3.07%	4.94%
15	MERIMBULA	NSW	2548	Unit	2	\$499,000	\$499,000	0.00%	\$450	\$420	7.14%	4.68%
16	PARRAMATTA	NSW	2150	Unit	Studio & 1	\$499,000	\$480,000	3.95%	\$550	\$460	19.56%	5.73%
17	ROSEHILL	NSW	2142	Unit	2	\$500,000	\$500,000	0.00%	\$550	\$450	22.22%	5.72%
18	PORT MACQUARIE	NSW	2444	House	2	\$520,000	\$574,500	-9.49%	\$470	\$455	3.29%	4.70%
19	PORT MACQUARIE	NSW	2444	Townhouse	2	\$525,000	\$540,000	-2.78%	\$450	\$450	0.00%	4.45%
20	FAIRY MEADOW	NSW	2519	Unit	2	\$525,000	\$545,000	-3.67%	\$495	\$440	12.50%	4.90%
21	PORT MACQUARIE	NSW	2444	Unit	2	\$527,000	\$520,000	1.34%	\$425	\$420	1.19%	4.19%
22	FORSTER	NSW	2428	Townhouse	2	\$530,000	\$495,000	7.07%	\$440	\$385	14.28%	4.31%
23	CARINGBAH	NSW	2229	Unit	Studio & 1	\$530,000	\$580,000	-8.63%	\$480	\$420	14.28%	4.70%
24	WOLLONGONG	NSW	2500	Unit	Studio & 1	\$530,000	\$495,000	7.07%	\$450	\$450	0.00%	4.41%
25	TWEED HEADS	NSW	2485	Unit	Studio & 1	\$537,500	\$500,000	7.50%	\$430	\$400	7.50%	4.16%



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Cheapest Waterfront 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	
▼	26	YAMBA	NSW	2464	House	2	\$540,000	\$519,500	3.94%	\$500	\$480	4.16%	4.81%
▬	27	WEST GOSFORD	NSW	2250	Unit	2	\$550,000	\$530,000	3.77%	\$500	\$495	1.01%	4.72%
▲	28	TWEED HEADS SOUTH	NSW	2486	Unit	2	\$550,000	\$525,000	4.76%	\$565	\$475	18.94%	5.34%
▼	29	TUNCURRY	NSW	2428	Townhouse	2	\$550,000	\$550,000	0.00%	\$430	\$420	2.38%	4.06%
▲	30	SYDNEY OLYMPIC PARK	NSW	2127	Unit	Studio & 1	\$550,000	\$600,000	-8.34%	\$640	\$530	20.75%	6.05%
▼	31	BATEMANS BAY	NSW	2536	Unit	2	\$550,000	\$479,000	14.82%	\$400	\$400	0.00%	3.78%
▼	32	GOROKAN	NSW	2263	House	2	\$560,000	\$585,000	-4.28%	\$430	\$420	2.38%	3.99%
▼	33	GOSFORD	NSW	2250	Unit	2	\$560,000	\$560,000	0.00%	\$495	\$475	4.21%	4.59%
▲	34	RYDE	NSW	2112	Unit	Studio & 1	\$560,000	\$560,000	0.00%	\$600	\$480	25.00%	5.57%
▲	35	SANCTUARY POINT	NSW	2540	House	2	\$560,000	\$577,000	-2.95%	\$415	\$410	1.21%	3.85%
▲	36	BALLINA	NSW	2478	Unit	2	\$567,500	\$574,000	-1.14%	\$480	\$470	2.12%	4.39%
▲	37	WENTWORTH POINT	NSW	2127	Unit	Studio & 1	\$570,000	\$560,000	1.78%	\$620	\$520	19.23%	5.65%
▲	38	RIVERWOOD	NSW	2210	Unit	2	\$574,500	\$570,000	0.78%	\$580	\$495	17.17%	5.24%
▬	39	GLADESVILLE	NSW	2111	Unit	Studio & 1	\$577,500	\$550,000	5.00%	\$500	\$450	11.11%	4.50%
▲	40	KINGSCLIFF	NSW	2487	Townhouse	2	\$579,000	\$759,500	-23.77%	\$695	\$675	2.96%	6.24%
▲	41	WOY WOY	NSW	2256	Townhouse	2	\$592,500	\$577,500	2.59%	\$460	\$450	2.22%	4.03%
▲	42	NELSON BAY	NSW	2315	Unit	2	\$599,000	\$580,000	3.27%	\$465	\$430	8.13%	4.03%
▲	43	FORSTER	NSW	2428	Unit	2	\$599,000	\$599,000	0.00%	\$400	\$380	5.26%	3.47%
	44	BALLINA	NSW	2478	Townhouse	2	\$600,000	\$640,000	-6.25%	\$500	\$500	0.00%	4.33%
▲	45	BYRON BAY	NSW	2481	Unit	Studio & 1	\$600,000	\$615,000	-2.44%	\$620	\$600	3.33%	5.37%
▲	46	LANE COVE NORTH	NSW	2066	Unit	Studio & 1	\$600,000	\$600,000	0.00%	\$600	\$525	14.28%	5.20%
▼	47	MEADOWBANK	NSW	2114	Unit	Studio & 1	\$600,000	\$575,000	4.34%	\$580	\$480	20.83%	5.02%
🏡	48	SAN REMO	NSW	2262	House	3	\$604,500	\$650,000	-7.00%	\$490	\$480	2.08%	4.21%
▲	49	NORTH RYDE	NSW	2113	Unit	Studio & 1	\$610,000	\$600,000	1.66%	\$620	\$520	19.23%	5.28%
▼	50	NEWCASTLE	NSW	2300	Unit	Studio & 1	\$620,000	\$565,000	9.73%	\$550	\$500	10.00%	4.61%



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Cheapest Waterfront 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 BRINKIN	NT	0810	Unit	2	\$350,000	\$390,000	-10.26%	\$450	\$420	7.14%	6.68%
	2 COCONUT GROVE	NT	0810	Unit	2	\$355,000	\$347,000	2.30%	\$480	\$455	5.49%	7.03%
	3 LARRAKEYAH	NT	0820	Unit	2	\$399,000	\$389,000	2.57%	\$510	\$500	2.00%	6.64%
	4 STUART PARK	NT	0820	Unit	2	\$399,000	\$385,000	3.63%	\$550	\$500	10.00%	7.16%
	5 NIGHTCLIFF	NT	0810	Unit	2	\$402,500	\$385,000	4.54%	\$480	\$470	2.12%	6.20%
	6 RAPID CREEK	NT	0810	Unit	2	\$420,000	\$429,000	-2.10%	\$485	\$455	6.59%	6.00%
	7 FANNIE BAY	NT	0820	Unit	2	\$448,000	\$437,000	2.51%	\$435	\$430	1.16%	5.04%
	8 BAYVIEW	NT	0820	Unit	3	\$475,000	\$487,000	-2.47%	\$630	\$630	0.00%	6.89%
	9 STUART PARK	NT	0820	Unit	3	\$505,000	\$465,000	8.60%	\$630	\$620	1.61%	6.48%
	10 LARRAKEYAH	NT	0820	Unit	3	\$570,000	\$530,000	7.54%	\$690	\$600	15.00%	6.29%
	11 BAYVIEW	NT	0820	Townhouse	3	\$700,000	\$700,000	0.00%	\$740	\$690	7.24%	5.49%



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Cheapest Waterfront 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	NORTH WARD	QLD	4810	Unit	Studio & 1	\$189,000	\$199,000	-5.03%	\$350	\$300	16.66%	9.62%
2	CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$230,000	\$177,500	29.57%	\$350	\$325	7.69%	7.91%
3	NORTH MACKAY	QLD	4740	Unit	2	\$239,000	\$249,000	-4.02%	\$370	\$320	15.62%	8.05%
4	PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$250,000	\$190,000	31.57%	\$395	\$300	31.66%	8.21%
5	SOUTH MACKAY	QLD	4740	Unit	2	\$250,000	\$249,000	0.40%	\$390	\$345	13.04%	8.11%
6	GLADSTONE	QLD	4680	Unit	2	\$254,500	\$239,500	6.26%	\$350	\$330	6.06%	7.15%
7	WONGALING BEACH	QLD	4852	Unit	2	\$259,000	\$250,000	3.60%	\$330	\$290	13.79%	6.62%
8	BOWEN	QLD	4805	Unit	2	\$260,000	\$259,000	0.38%	\$360	\$325	10.76%	7.20%
9	EAST MACKAY	QLD	4740	Unit	2	\$266,500	\$249,000	7.02%	\$380	\$355	7.04%	7.41%
10	BELGIAN GARDENS	QLD	4810	Unit	2	\$269,000	\$269,000	0.00%	\$350	\$320	9.37%	6.76%
11	PALM COVE	QLD	4879	Unit	Studio & 1	\$275,000	\$250,000	10.00%	\$400	\$350	14.28%	7.56%
12	MACKAY	QLD	4740	Unit	2	\$285,000	\$265,000	7.54%	\$400	\$350	14.28%	7.29%
13	MACKAY	QLD	4740	Unit	Studio & 1	\$289,000	\$205,000	40.97%	\$360	\$340	5.88%	6.47%
14	SOUTH TOWNSVILLE	QLD	4810	Unit	2	\$290,000	\$310,000	-6.46%	\$420	\$390	7.69%	7.53%
15	CANNONVALE	QLD	4802	Unit	2	\$299,000	\$269,000	11.15%	\$440	\$390	12.82%	7.65%
16	EAST INNISFAIL	QLD	4860	House	3	\$300,000	\$257,500	16.50%	\$355	\$360	-1.39%	6.15%
17	NORTH MACKAY	QLD	4740	House	2	\$305,000	\$290,000	5.17%	\$390	\$380	2.63%	6.64%
18	CAIRNS NORTH	QLD	4870	Unit	2	\$317,500	\$299,000	6.18%	\$440	\$400	10.00%	7.20%
19	NORTH WARD	QLD	4810	Unit	2	\$320,000	\$295,000	8.47%	\$370	\$350	5.71%	6.01%
20	YORKEYS KNOB	QLD	4878	Townhouse	2	\$339,500	\$295,000	15.08%	\$450	\$380	18.42%	6.89%
21	BOWEN	QLD	4805	House	2	\$344,500	\$335,000	2.83%	\$370	\$330	12.12%	5.58%
22	YORKEYS KNOB	QLD	4878	Unit	2	\$347,500	\$320,000	8.59%	\$450	\$370	21.62%	6.73%
23	SARINA	QLD	4737	House	3	\$350,000	\$350,000	0.00%	\$450	\$440	2.27%	6.68%
24	ALEXANDRA HEADLAND	QLD	4572	Unit	Studio & 1	\$350,000	\$329,500	6.22%	\$430	\$410	4.87%	6.38%
25	GOODNA	QLD	4300	Townhouse	3	\$350,000	\$319,000	9.71%	\$425	\$350	21.42%	6.31%



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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 PIALBA	QLD	4655	Unit	2	\$350,000	\$292,000	19.86%	\$410	\$350	17.14%	6.09%
▬	27 RUSSELL ISLAND	QLD	4184	House	2	\$350,000	\$340,000	2.94%	\$350	\$350	0.00%	5.20%
▲	28 CLIFTON BEACH	QLD	4879	Unit	2	\$355,000	\$325,000	9.23%	\$450	\$430	4.65%	6.59%
▲	29 FORTITUDE VALLEY	QLD	4006	Unit	Studio & 1	\$359,500	\$340,000	5.73%	\$480	\$420	14.28%	6.94%
▲	30 TRINITY BEACH	QLD	4879	Unit	2	\$360,000	\$349,000	3.15%	\$430	\$400	7.50%	6.21%
▲	31 CANNONVALE	QLD	4802	Unit	3	\$367,000	\$358,500	2.37%	\$575	\$480	19.79%	8.14%
▲	32 NORTH MACKAY	QLD	4740	House	3	\$369,000	\$349,000	5.73%	\$500	\$450	11.11%	7.04%
▲	33 BRISBANE	QLD	4000	Unit	Studio & 1	\$380,000	\$335,000	13.43%	\$545	\$445	22.47%	7.45%
▲	34 SLADE POINT	QLD	4740	House	3	\$382,000	\$352,500	8.36%	\$450	\$450	0.00%	6.12%
▲	35 BLACKS BEACH	QLD	4740	House	3	\$393,000	\$389,000	1.02%	\$500	\$450	11.11%	6.61%
▼	36 NORTH WARD	QLD	4810	House	2	\$395,000	\$279,000	41.57%	\$370	\$355	4.22%	4.87%
▲	37 KIPPA-RING	QLD	4021	Townhouse	3	\$398,000	\$349,000	14.04%	\$450	\$370	21.62%	5.87%
▲	38 DECEPTION BAY	QLD	4508	Townhouse	3	\$399,000	\$372,000	7.25%	\$460	\$380	21.05%	5.99%
▲	39 SOUTH MACKAY	QLD	4740	House	3	\$399,000	\$367,000	8.71%	\$495	\$450	10.00%	6.45%
▲	40 BOWEN	QLD	4805	Unit	3	\$399,500	\$395,000	1.13%	\$375	\$345	8.69%	4.88%
▲	41 MACKAY	QLD	4740	House	3	\$400,000	\$387,000	3.35%	\$500	\$450	11.11%	6.50%
▲	42 MILTON	QLD	4064	Unit	Studio & 1	\$400,000	\$400,000	0.00%	\$500	\$450	11.11%	6.50%
▲	43 NEW FARM	QLD	4005	Unit	Studio & 1	\$400,000	\$400,000	0.00%	\$475	\$390	21.79%	6.17%
▲	44 PALM COVE	QLD	4879	Unit	2	\$400,000	\$400,000	0.00%	\$470	\$450	4.44%	6.11%
▼	45 BURPENGARY	QLD	4505	Townhouse	3	\$402,500	\$347,500	15.82%	\$450	\$400	12.50%	5.81%
▲	46 BOWEN	QLD	4805	House	3	\$405,000	\$359,000	12.81%	\$450	\$400	12.50%	5.77%
▲	47 TORQUAY	QLD	4655	Unit	2	\$405,000	\$390,000	3.84%	\$380	\$350	8.57%	4.87%
🚩	48 PORT DOUGLAS	QLD	4877	Unit	2	\$409,000	\$380,000	7.63%	\$500	\$390	28.20%	6.35%
🚩	49 DECEPTION BAY	QLD	4508	House	2	\$414,500	\$470,000	-11.81%	\$430	\$380	13.15%	5.39%
🚩	50 RUSSELL ISLAND	QLD	4184	House	3	\$415,000	\$399,000	4.01%	\$410	\$385	6.49%	5.13%



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Cheapest Waterfront 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	WHYALLA	SA	5600	Unit	2	\$159,500	\$170,000	-6.18%	\$245	\$245	0.00%	7.98%
2	PORT PIRIE	SA	5540	House	2	\$187,000	\$189,000	-1.06%	\$280	\$250	12.00%	7.78%
3	PORT AUGUSTA	SA	5700	House	2	\$205,000	\$175,000	17.14%	\$280	\$280	0.00%	7.10%
4	PORT AUGUSTA	SA	5700	House	3	\$229,000	\$207,500	10.36%	\$300	\$295	1.69%	6.81%
5	PORT AUGUSTA WEST	SA	5700	House	3	\$249,000	\$225,000	10.66%	\$320	\$320	0.00%	6.68%
6	PORT PIRIE	SA	5540	House	3	\$250,000	\$205,000	21.95%	\$295	\$280	5.35%	6.13%
7	PORT AUGUSTA	SA	5700	House	4	\$257,000	\$245,000	4.89%	\$355	\$350	1.42%	7.18%
8	PORT LINCOLN	SA	5606	Unit	2	\$269,500	\$228,000	18.20%	\$290	\$240	20.83%	5.59%
9	WHYALLA	SA	5600	House	3	\$369,000	\$337,500	9.33%	\$350	\$325	7.69%	4.93%
10	PORT AUGUSTA WEST	SA	5700	House	4	\$370,000	\$355,000	4.22%	\$370	\$380	-2.64%	5.20%
11	PORT PIRIE	SA	5540	House	4	\$380,000	\$325,000	16.92%	\$400	\$320	25.00%	5.47%
12	WEST BEACH	SA	5024	Unit	2	\$415,000	\$375,000	10.66%	\$415	\$350	18.57%	5.20%
13	PORT LINCOLN	SA	5606	House	3	\$429,000	\$352,500	21.70%	\$400	\$350	14.28%	4.84%
14	GLENELG	SA	5045	Unit	Studio & 1	\$430,000	\$413,000	4.11%	\$470	\$430	9.30%	5.68%
15	GLENELG NORTH	SA	5045	Unit	2	\$450,000	\$370,000	21.62%	\$415	\$380	9.21%	4.79%
16	O'SULLIVAN BEACH	SA	5166	House	3	\$543,000	\$449,000	20.93%	\$470	\$440	6.81%	4.50%
17	GLENELG	SA	5045	Unit	2	\$550,000	\$577,500	-4.77%	\$485	\$430	12.79%	4.58%
18	ENCOUNTER BAY	SA	5211	House	3	\$565,000	\$540,000	4.62%	\$450	\$430	4.65%	4.14%
19	ALDINGA BEACH	SA	5173	House	3	\$574,500	\$499,000	15.13%	\$495	\$450	10.00%	4.48%
20	CHRISTIES BEACH	SA	5165	House	3	\$580,000	\$495,000	17.17%	\$520	\$450	15.55%	4.66%
21	PORT NOARLUNGA SOUTH	SA	5167	House	3	\$587,500	\$526,000	11.69%	\$520	\$470	10.63%	4.60%
22	PORT LINCOLN	SA	5606	House	4	\$590,000	\$492,000	19.91%	\$550	\$430	27.90%	4.84%
23	SEAFORD	SA	5169	House	3	\$599,000	\$529,000	13.23%	\$520	\$470	10.63%	4.51%
24	PORT NOARLUNGA	SA	5167	House	3	\$608,000	\$550,000	10.54%	\$530	\$480	10.41%	4.53%
25	VICTOR HARBOR	SA	5211	House	3	\$620,000	\$525,000	18.09%	\$450	\$440	2.27%	3.77%



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Cheapest Waterfront 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 LARGS NORTH	SA	5016	House	3	\$627,500	\$575,000	9.13%	\$550	\$480	14.58%	4.55%
	27 HINDMARSH ISLAND	SA	5214	House	3	\$629,500	\$605,000	4.04%	\$495	\$430	15.11%	4.08%
▬	28 MOANA	SA	5169	House	3	\$640,000	\$589,500	8.56%	\$540	\$520	3.84%	4.38%
▼	29 ALDINGA BEACH	SA	5173	House	4	\$649,000	\$625,000	3.84%	\$590	\$520	13.46%	4.72%
▼	30 ENCOUNTER BAY	SA	5211	House	4	\$649,000	\$647,000	0.30%	\$490	\$450	8.88%	3.92%
▼	31 HALLETT COVE	SA	5158	House	3	\$692,500	\$612,500	13.06%	\$545	\$485	12.37%	4.09%
▼	32 NORTH HAVEN	SA	5018	House	3	\$699,000	\$682,500	2.41%	\$570	\$485	17.52%	4.24%
▼	33 SEMAPHORE PARK	SA	5019	House	3	\$750,000	\$700,000	7.14%	\$595	\$500	19.00%	4.12%
▼	34 HALLETT COVE	SA	5158	House	4	\$785,000	\$740,000	6.08%	\$690	\$600	15.00%	4.57%
▼	35 SOUTH BRIGHTON	SA	5048	House	3	\$840,000	\$799,000	5.13%	\$600	\$540	11.11%	3.71%
▼	36 GLENELG NORTH	SA	5045	House	3	\$899,500	\$897,500	0.22%	\$640	\$570	12.28%	3.69%
▼	37 GRANGE	SA	5022	House	3	\$931,500	\$890,000	4.66%	\$635	\$600	5.83%	3.54%
	38 SOMERTON PARK	SA	5044	House	3	\$935,000	\$950,000	-1.58%	\$600	\$640	-6.25%	3.33%
▼	39 BRIGHTON	SA	5048	House	3	\$950,000	\$844,500	12.49%	\$620	\$560	10.71%	3.39%
▼	40 HENLEY BEACH	SA	5022	House	3	\$999,500	\$1,000,000	-0.05%	\$695	\$615	13.00%	3.61%
▼	41 HENLEY BEACH	SA	5022	House	4	\$1,440,000	\$1,550,000	-7.10%	\$925	\$850	8.82%	3.34%



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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	RAVENSWOOD	TAS	7250	House	3	\$362,500	\$339,000	6.93%	\$375	\$360	4.16%	5.37%
2	GEORGE TOWN	TAS	7253	House	3	\$369,000	\$369,000	0.00%	\$380	\$370	2.70%	5.35%
3	DEVONPORT	TAS	7310	Unit	2	\$380,000	\$365,000	4.10%	\$335	\$300	11.66%	4.58%
4	SMITHTON	TAS	7330	House	3	\$390,000	\$350,000	11.42%	\$370	\$340	8.82%	4.93%
5	ULVERSTONE	TAS	7315	Unit	2	\$395,000	\$402,500	-1.87%	\$305	\$320	-4.69%	4.01%
6	RIVERSIDE	TAS	7250	Unit	2	\$419,000	\$412,000	1.69%	\$380	\$400	-5.00%	4.71%
7	CLAREMONT	TAS	7011	Unit	2	\$420,000	\$395,000	6.32%	\$400	\$400	0.00%	4.95%
8	BRIDGEWATER	TAS	7030	House	3	\$422,500	\$449,000	-5.91%	\$430	\$435	-1.15%	5.29%
9	GLENORCHY	TAS	7010	Unit	2	\$425,000	\$427,500	-0.59%	\$420	\$400	5.00%	5.13%
10	SOMERSET	TAS	7322	House	3	\$429,000	\$425,000	0.94%	\$385	\$380	1.31%	4.66%
11	MOWBRAY	TAS	7248	House	3	\$439,000	\$435,000	0.91%	\$430	\$405	6.17%	5.09%
12	INVERMAY	TAS	7248	House	2	\$439,000	\$424,000	3.53%	\$420	\$400	5.00%	4.97%
13	GLENORCHY	TAS	7010	House	2	\$440,000	\$495,000	-11.12%	\$450	\$435	3.44%	5.31%
14	DEVONPORT	TAS	7310	House	3	\$450,000	\$450,000	0.00%	\$400	\$380	5.26%	4.62%
15	EAST DEVONPORT	TAS	7310	House	3	\$459,000	\$449,000	2.22%	\$390	\$365	6.84%	4.41%
16	NEWNHAM	TAS	7248	House	3	\$479,000	\$479,000	0.00%	\$450	\$420	7.14%	4.88%
17	PRIMROSE SANDS	TAS	7173	House	2	\$485,000	\$467,500	3.74%	\$395	\$380	3.94%	4.23%
18	CLAREMONT	TAS	7011	House	2	\$485,000	\$450,000	7.77%	\$420	\$440	-4.55%	4.50%
19	WEST ULVERSTONE	TAS	7315	House	3	\$489,000	\$479,000	2.08%	\$410	\$400	2.50%	4.35%
20	ULVERSTONE	TAS	7315	House	3	\$499,000	\$475,000	5.05%	\$420	\$390	7.69%	4.37%
21	INVERMAY	TAS	7248	House	3	\$499,000	\$477,500	4.50%	\$450	\$430	4.65%	4.68%
22	KINGSTON	TAS	7050	Unit	2	\$499,500	\$530,000	-5.76%	\$450	\$450	0.00%	4.68%
23	WYNYARD	TAS	7325	House	3	\$520,000	\$452,000	15.04%	\$395	\$410	-3.66%	3.95%
24	PRIMROSE SANDS	TAS	7173	House	3	\$535,000	\$577,000	-7.28%	\$445	\$450	-1.12%	4.32%
25	CLAREMONT	TAS	7011	House	3	\$539,000	\$545,000	-1.11%	\$480	\$500	-4.00%	4.63%



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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 RIVERSIDE	TAS	7250	House	3	\$547,000	\$549,000	-0.37%	\$480	\$475	1.05%	4.56%
▲	27 PENGUIN	TAS	7316	House	3	\$550,000	\$599,000	-8.19%	\$430	\$405	6.17%	4.06%
▬	28 BERRIEDALE	TAS	7011	House	3	\$550,000	\$545,000	0.91%	\$500	\$510	-1.97%	4.72%
▼	29 ST LEONARDS	TAS	7250	House	3	\$557,000	\$547,000	1.82%	\$460	\$460	0.00%	4.29%
▬	30 GLENORCHY	TAS	7010	House	3	\$567,000	\$565,000	0.35%	\$510	\$530	-3.78%	4.67%
▼	31 ROKEBY	TAS	7019	House	3	\$575,000	\$570,000	0.87%	\$480	\$480	0.00%	4.34%
▼	32 MONTROSE	TAS	7010	House	3	\$585,000	\$587,500	-0.43%	\$500	\$550	-9.10%	4.44%
▬	33 WEST LAUNCESTON	TAS	7250	House	3	\$585,000	\$579,000	1.03%	\$490	\$475	3.15%	4.35%
▲	34 NEWNHAM	TAS	7248	House	4	\$587,000	\$597,000	-1.68%	\$520	\$520	0.00%	4.60%
▲	35 TREVALLYN	TAS	7250	House	3	\$594,500	\$607,000	-2.06%	\$495	\$480	3.12%	4.32%
▲	36 LATROBE	TAS	7307	House	3	\$595,000	\$560,000	6.25%	\$430	\$400	7.50%	3.75%
▼	37 LUTANA	TAS	7009	House	3	\$595,000	\$615,000	-3.26%	\$520	\$550	-5.46%	4.54%
▼	38 LEGANA	TAS	7277	House	3	\$595,000	\$557,000	6.82%	\$490	\$495	-1.02%	4.28%
▲	39 AUSTINS FERRY	TAS	7011	House	3	\$597,500	\$595,000	0.42%	\$530	\$520	1.92%	4.61%
▼	40 DEVONPORT	TAS	7310	House	4	\$600,000	\$649,500	-7.63%	\$450	\$460	-2.18%	3.90%
▲	41 HUONVILLE	TAS	7109	House	3	\$600,000	\$650,000	-7.70%	\$465	\$475	-2.11%	4.03%
▲	42 MIDWAY POINT	TAS	7171	House	3	\$645,000	\$650,000	-0.77%	\$550	\$530	3.77%	4.43%
▲	43 SORELL	TAS	7172	House	3	\$649,500	\$650,000	-0.08%	\$530	\$525	0.95%	4.24%
▲	44 SANDY BAY	TAS	7005	Unit	2	\$650,000	\$640,000	1.56%	\$480	\$495	-3.04%	3.84%
▲	45 ROSETTA	TAS	7010	House	3	\$650,000	\$675,000	-3.71%	\$505	\$550	-8.19%	4.04%
▲	46 OLD BEACH	TAS	7017	House	3	\$655,000	\$647,500	1.15%	\$525	\$530	-0.95%	4.16%
▬	47 DODGES FERRY	TAS	7173	House	3	\$655,000	\$649,000	0.92%	\$520	\$500	4.00%	4.12%
🚩	48 WEST LAUNCESTON	TAS	7250	House	4	\$672,000	\$749,000	-10.29%	\$580	\$560	3.57%	4.48%
▲	49 GEILSTON BAY	TAS	7015	House	3	\$675,000	\$695,000	-2.88%	\$550	\$550	0.00%	4.23%
🚩	50 LINDISFARNE	TAS	7015	House	3	\$692,500	\$745,000	-7.05%	\$560	\$550	1.81%	4.20%



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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	FRANKSTON	VIC	3199	Unit	Studio & 1	\$250,000	\$250,000	0.00%	\$300	\$270	11.11%	6.24%
2	PORTLAND	VIC	3305	Unit	2	\$290,000	\$309,000	-6.15%	\$320	\$300	6.66%	5.73%
3	PORTLAND	VIC	3305	House	2	\$335,000	\$360,000	-6.95%	\$380	\$355	7.04%	5.89%
4	MENTONE	VIC	3194	Unit	Studio & 1	\$355,000	\$337,500	5.18%	\$350	\$320	9.37%	5.12%
5	LAKES ENTRANCE	VIC	3909	Unit	2	\$360,000	\$385,000	-6.50%	\$315	\$300	5.00%	4.55%
6	SANDRINGHAM	VIC	3191	Unit	Studio & 1	\$360,000	\$357,500	0.69%	\$385	\$355	8.45%	5.56%
7	MORDIALLOC	VIC	3195	Unit	Studio & 1	\$377,500	\$375,000	0.66%	\$395	\$340	16.17%	5.44%
8	ST KILDA	VIC	3182	Unit	Studio & 1	\$390,000	\$390,000	0.00%	\$425	\$360	18.05%	5.66%
9	ST KILDA WEST	VIC	3182	Unit	Studio & 1	\$410,000	\$450,000	-8.89%	\$420	\$350	20.00%	5.32%
10	POINT COOK	VIC	3030	Unit	2	\$410,000	\$450,000	-8.89%	\$400	\$365	9.58%	5.07%
11	ELWOOD	VIC	3184	Unit	Studio & 1	\$410,000	\$415,000	-1.21%	\$395	\$340	16.17%	5.00%
12	WONTHAGGI	VIC	3995	Unit	2	\$414,500	\$442,500	-6.33%	\$375	\$370	1.35%	4.70%
13	WARRNAMBOOL	VIC	3280	Unit	2	\$420,000	\$409,500	2.56%	\$365	\$350	4.28%	4.51%
14	PORTLAND	VIC	3305	House	3	\$435,000	\$432,500	0.57%	\$410	\$390	5.12%	4.90%
15	WONTHAGGI	VIC	3995	House	2	\$449,000	\$477,000	-5.88%	\$355	\$355	0.00%	4.11%
16	NECOMB	VIC	3219	Unit	2	\$450,000	\$475,000	-5.27%	\$380	\$350	8.57%	4.39%
17	WARRNAMBOOL	VIC	3280	House	2	\$454,500	\$470,000	-3.30%	\$400	\$370	8.10%	4.57%
18	POINT COOK	VIC	3030	House	2	\$460,000	\$465,000	-1.08%	\$420	\$380	10.52%	4.74%
19	PORT MELBOURNE	VIC	3207	Unit	Studio & 1	\$460,000	\$460,000	0.00%	\$480	\$430	11.62%	5.42%
20	FRANKSTON	VIC	3199	Unit	2	\$460,000	\$450,000	2.22%	\$400	\$365	9.58%	4.52%
21	WERRIBEE SOUTH	VIC	3030	Unit	2	\$465,000	\$474,000	-1.90%	\$440	\$400	10.00%	4.92%
22	HASTINGS	VIC	3915	Unit	2	\$467,500	\$460,000	1.63%	\$420	\$390	7.69%	4.67%
23	WILLIAMSTOWN	VIC	3016	Unit	Studio & 1	\$470,000	\$480,000	-2.09%	\$390	\$340	14.70%	4.31%
24	GEELONG	VIC	3220	Unit	Studio & 1	\$475,000	\$495,000	-4.05%	\$400	\$360	11.11%	4.37%
25	CORIO	VIC	3214	House	3	\$480,000	\$495,000	-3.04%	\$390	\$360	8.33%	4.22%



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Cheapest Waterfront 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 ALTONA MEADOWS	VIC	3028	Unit	2	\$480,000	\$470,000	2.12%	\$370	\$340	8.82%	4.00%
▼	27 POINT COOK	VIC	3030	Townhouse	2	\$480,000	\$482,500	-0.52%	\$430	\$375	14.66%	4.65%
	28 HASTINGS	VIC	3915	House	2	\$485,000	\$530,000	-8.50%	\$450	\$365	23.28%	4.82%
▬	29 SEAFORD	VIC	3198	Unit	2	\$490,000	\$505,000	-2.98%	\$420	\$370	13.51%	4.45%
▼	30 SOMERVILLE	VIC	3912	Unit	2	\$490,000	\$450,000	8.88%	\$430	\$410	4.87%	4.56%
▼	31 ALTONA MEADOWS	VIC	3028	House	2	\$500,000	\$500,000	0.00%	\$400	\$350	14.28%	4.16%
▲	32 WONTHAGGI	VIC	3995	House	3	\$535,000	\$575,000	-6.96%	\$400	\$420	-4.77%	3.88%
▼	33 BONBEACH	VIC	3196	Unit	2	\$540,000	\$575,000	-6.09%	\$440	\$420	4.76%	4.23%
▼	34 NEWCOMB	VIC	3219	House	3	\$545,000	\$567,000	-3.89%	\$430	\$420	2.38%	4.10%
▼	35 CORIO	VIC	3214	House	4	\$549,000	\$559,000	-1.79%	\$505	\$420	20.23%	4.78%
▲	36 FRANKSTON	VIC	3199	House	2	\$550,000	\$592,500	-7.18%	\$440	\$400	10.00%	4.16%
▼	37 NEWPORT	VIC	3015	Unit	2	\$550,000	\$590,000	-6.78%	\$450	\$400	12.50%	4.25%
▲	38 MENTONE	VIC	3194	Unit	2	\$550,000	\$580,000	-5.18%	\$475	\$420	13.09%	4.49%
▼	39 WARRNAMBOOL	VIC	3280	House	3	\$550,000	\$550,000	0.00%	\$500	\$450	11.11%	4.72%
▼	40 FRANKSTON	VIC	3199	Townhouse	2	\$559,000	\$500,000	11.80%	\$470	\$410	14.63%	4.37%
▬	41 FRANKSTON	VIC	3199	Unit	3	\$565,000	\$590,000	-4.24%	\$470	\$435	8.04%	4.32%
▬	42 CHELSEA	VIC	3196	Unit	2	\$570,000	\$580,000	-1.73%	\$450	\$410	9.75%	4.10%
▬	43 LAKES ENTRANCE	VIC	3909	House	3	\$575,000	\$549,000	4.73%	\$400	\$410	-2.44%	3.61%
▼	44 COWES	VIC	3922	House	2	\$577,000	\$634,000	-9.00%	\$360	\$365	-1.37%	3.24%
▬	45 ST KILDA	VIC	3182	Unit	2	\$582,500	\$580,000	0.43%	\$575	\$480	19.79%	5.13%
▼	46 MORDIALLOC	VIC	3195	Unit	2	\$585,000	\$582,500	0.42%	\$495	\$450	10.00%	4.40%
▲	47 POINT COOK	VIC	3030	Townhouse	3	\$590,000	\$574,500	2.69%	\$460	\$400	15.00%	4.05%
▼	48 ROSEBUD	VIC	3939	Unit	2	\$590,000	\$620,000	-4.84%	\$400	\$420	-4.77%	3.52%
📍	49 EDITHVALE	VIC	3196	Unit	2	\$590,000	\$615,000	-4.07%	\$480	\$435	10.34%	4.23%
▼	50 CARRUM	VIC	3197	Unit	2	\$590,000	\$590,000	0.00%	\$450	\$420	7.14%	3.96%



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Cheapest Waterfront 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	GERALDTON	WA	6530	Unit	2	\$210,000	\$189,000	11.11%	\$280	\$230	21.73%	6.93%
2	GERALDTON	WA	6530	House	2	\$215,000	\$230,000	-6.53%	\$335	\$320	4.68%	8.10%
3	MAYLANDS	WA	6051	Unit	Studio & 1	\$229,000	\$189,000	21.16%	\$380	\$320	18.75%	8.62%
4	VICTORIA PARK	WA	6100	Unit	Studio & 1	\$235,000	\$200,000	17.50%	\$380	\$305	24.59%	8.40%
5	MOSMAN PARK	WA	6012	Unit	Studio & 1	\$259,000	\$250,000	3.60%	\$380	\$325	16.92%	7.62%
6	CARNARVON	WA	6701	House	3	\$272,500	\$242,500	12.37%	\$350	\$335	4.47%	6.67%
7	BAYSWATER	WA	6053	Unit	2	\$275,000	\$249,000	10.44%	\$450	\$360	25.00%	8.50%
8	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$275,000	\$249,000	10.44%	\$415	\$350	18.57%	7.84%
9	MANDURAH	WA	6210	Unit	2	\$275,000	\$249,000	10.44%	\$385	\$335	14.92%	7.28%
10	HAMILTON HILL	WA	6163	Unit	2	\$277,500	\$254,500	9.03%	\$450	\$350	28.57%	8.43%
11	DERBY	WA	6728	House	3	\$280,000	\$270,000	3.70%	\$360	\$350	2.85%	6.68%
12	SHOALWATER	WA	6169	Unit	2	\$292,500	\$220,000	32.95%	\$335	\$300	11.66%	5.95%
13	MANDURAH	WA	6210	House	2	\$299,000	\$279,000	7.16%	\$370	\$330	12.12%	6.43%
14	MAYLANDS	WA	6051	Unit	2	\$309,000	\$299,000	3.34%	\$435	\$350	24.28%	7.32%
15	ROCKINGHAM	WA	6168	Unit	Studio & 1	\$309,000	\$312,000	-0.97%	\$400	\$360	11.11%	6.73%
16	FREMANTLE	WA	6160	Unit	Studio & 1	\$313,000	\$344,000	-9.02%	\$490	\$400	22.50%	8.14%
17	ROCKINGHAM	WA	6168	Unit	2	\$319,500	\$299,500	6.67%	\$420	\$360	16.66%	6.83%
18	CABLE BEACH	WA	6726	Unit	2	\$327,000	\$310,000	5.48%	\$535	\$475	12.63%	8.50%
19	BUNBURY	WA	6230	Unit	2	\$329,000	\$345,000	-4.64%	\$450	\$360	25.00%	7.11%
20	EAST PERTH	WA	6004	Unit	Studio & 1	\$329,000	\$327,000	0.61%	\$490	\$415	18.07%	7.74%
21	WITHERS	WA	6230	House	3	\$330,000	\$270,000	22.22%	\$435	\$360	20.83%	6.85%
22	GERALDTON	WA	6530	House	3	\$345,000	\$335,000	2.98%	\$420	\$370	13.51%	6.33%
23	SPEARWOOD	WA	6163	Unit	2	\$349,000	\$325,000	7.38%	\$480	\$400	20.00%	7.15%
24	VICTORIA PARK	WA	6100	Unit	2	\$350,000	\$319,500	9.54%	\$500	\$400	25.00%	7.42%
25	BUNBURY	WA	6230	House	2	\$350,000	\$330,000	6.06%	\$380	\$370	2.70%	5.64%



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Cheapest Waterfront 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	RIVERVALE	WA	6103	Unit	Studio & 1	\$350,000	\$342,500	2.18%	\$490	\$415	18.07%	7.28%
27	ROCKINGHAM	WA	6168	House	2	\$350,000	\$327,500	6.87%	\$400	\$380	5.26%	5.94%
28	SOUTH BUNBURY	WA	6230	House	2	\$355,000	\$336,000	5.65%	\$400	\$330	21.21%	5.85%
29	BELMONT	WA	6104	Unit	2	\$360,000	\$352,500	2.12%	\$480	\$420	14.28%	6.93%
30	PERTH	WA	6000	Unit	Studio & 1	\$361,500	\$349,000	3.58%	\$520	\$440	18.18%	7.47%
31	USHER	WA	6230	House	3	\$369,000	\$341,000	8.21%	\$460	\$415	10.84%	6.48%
32	SOUTH BUNBURY	WA	6230	Unit	3	\$382,000	\$359,000	6.40%	\$450	\$390	15.38%	6.12%
33	MOUNT LAWLEY	WA	6050	Unit	2	\$385,000	\$382,000	0.78%	\$495	\$420	17.85%	6.68%
34	MAYLANDS	WA	6051	townhouse	2	\$390,000	\$365,000	6.84%	\$475	\$400	18.75%	6.33%
35	BROOME	WA	6725	Unit	2	\$390,000	\$350,000	11.42%	\$550	\$440	25.00%	7.33%
36	MOSMAN PARK	WA	6012	Unit	2	\$392,000	\$375,000	4.53%	\$500	\$400	25.00%	6.63%
37	BASSENDAN	WA	6054	Townhouse	3	\$397,500	\$439,000	-9.46%	\$550	\$480	14.58%	7.19%
38	SCARBOROUGH	WA	6019	Unit	Studio & 1	\$399,000	\$379,000	5.27%	\$485	\$400	21.25%	6.32%
39	SOUTH PERTH	WA	6151	Unit	Studio & 1	\$400,000	\$385,000	3.89%	\$450	\$360	25.00%	5.85%
40	SPEARWOOD	WA	6163	House	2	\$400,000	\$390,000	2.56%	\$500	\$420	19.04%	6.50%
41	COODANUP	WA	6210	House	3	\$409,000	\$347,000	17.86%	\$450	\$400	12.50%	5.72%
42	HAMILTON HILL	WA	6163	House	2	\$410,000	\$434,000	-5.53%	\$500	\$420	19.04%	6.34%
43	CRAWLEY	WA	6009	Unit	Studio & 1	\$422,500	\$440,000	-3.98%	\$420	\$350	20.00%	5.16%
44	MANDURAH	WA	6210	House	3	\$429,000	\$349,000	22.92%	\$450	\$400	12.50%	5.45%
45	DALYELLUP	WA	6230	House	3	\$433,000	\$395,000	9.62%	\$550	\$440	25.00%	6.60%
46	RIVERVALE	WA	6103	Unit	2	\$437,000	\$399,000	9.52%	\$550	\$460	19.56%	6.54%
47	ROCKINGHAM	WA	6168	Unit	3	\$439,500	\$399,000	10.15%	\$490	\$480	2.08%	5.79%
48	SUNSET BEACH	WA	6530	House	4	\$440,000	\$415,000	6.02%	\$500	\$420	19.04%	5.90%
49	MANDURAH	WA	6210	Townhouse	3	\$441,000	\$349,000	26.36%	\$450	\$400	12.50%	5.30%
50	JURIEN BAY	WA	6516	House	3	\$449,000	\$399,000	12.53%	\$395	\$420	-5.96%	4.57%



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