



# 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	\$179,000	\$162,500	10.15%	\$270	\$230	17.39%	7.84%
▼	2 NORTH WARD	QLD	4810	Unit	Studio & 1	\$197,000	\$195,000	1.02%	\$400	\$350	14.28%	10.55%
▼	3 PORT AUGUSTA	SA	5700	House	2	\$230,000	\$210,000	9.52%	\$330	\$280	17.85%	7.46%
▬	4 GERALDTON	WA	6530	Unit	2	\$259,000	\$217,500	19.08%	\$330	\$280	17.85%	6.62%
▲	5 DERBY	WA	6728	House	3	\$260,000	\$249,000	4.41%	\$500	\$370	35.13%	10.00%
	6 MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	\$289,000	-8.48%	\$420	\$365	15.06%	8.25%
▬	7 PORT AUGUSTA	SA	5700	House	3	\$265,000	\$230,000	15.21%	\$340	\$300	13.33%	6.67%
▬	8 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$265,000	\$260,000	1.92%	\$430	\$400	7.50%	8.43%
▼	9 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$270,000	\$220,000	22.72%	\$400	\$350	14.28%	7.70%
▬	10 EAST MACKAY	QLD	4740	Unit	2	\$275,000	\$249,000	10.44%	\$455	\$380	19.73%	8.60%
▼	11 PORT AUGUSTA WEST	SA	5700	House	3	\$285,000	\$250,000	14.00%	\$350	\$320	9.37%	6.38%
▼	12 PORT PIRIE	SA	5540	House	3	\$285,000	\$249,000	14.45%	\$380	\$305	24.59%	6.93%
▼	13 NAMBUCCA HEADS	NSW	2448	House	2	\$290,000	\$269,500	7.60%	\$470	\$435	8.04%	8.42%
▲	14 SOUTH MACKAY	QLD	4740	Unit	2	\$299,000	\$259,000	15.44%	\$440	\$395	11.39%	7.65%
▲	15 FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	\$282,500	6.19%	\$350	\$300	16.66%	6.06%
▬	16 PORTLAND	VIC	3305	Unit	2	\$300,000	\$290,000	3.44%	\$335	\$320	4.68%	5.80%
▬	17 MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	\$229,000	33.18%	\$450	\$400	12.50%	7.67%
▼	18 PALM COVE	QLD	4879	Unit	Studio & 1	\$307,500	\$275,000	11.81%	\$470	\$410	14.63%	7.94%
▲	19 VICTORIA PARK	WA	6100	Unit	Studio & 1	\$309,000	\$239,000	29.28%	\$470	\$390	20.51%	7.90%
▲	20 GLADSTONE	QLD	4680	Unit	2	\$315,000	\$262,000	20.22%	\$400	\$350	14.28%	6.60%
▲	21 MACKAY	QLD	4740	Unit	2	\$324,500	\$285,000	13.85%	\$450	\$410	9.75%	7.21%
▲	22 BOWEN	QLD	4805	Unit	2	\$325,000	\$265,000	22.64%	\$400	\$350	14.28%	6.40%
▼	23 MANDURAH	WA	6210	Unit	Studio & 1	\$327,000	\$235,000	39.14%	\$400	\$280	42.85%	6.36%
▲	24 MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$332,500	\$277,000	20.03%	\$470	\$425	10.58%	7.35%
▲	25 WYNYARD	TAS	7325	Unit	2	\$337,500	\$307,500	9.75%	\$350	\$330	6.06%	5.39%



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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 FANNIE BAY	NT	0820	Unit	2	\$345,000	\$448,000	-23.00%	\$460	\$430	6.97%	6.93%
▲	27 MOSMAN PARK	WA	6012	Unit	Studio & 1	\$350,000	\$265,000	32.07%	\$480	\$400	20.00%	7.13%
▲	28 THE ENTRANCE	NSW	2261	Unit	Studio & 1	\$350,000	\$392,000	-10.72%	\$420	\$390	7.69%	6.24%
▲	29 PORTLAND	VIC	3305	House	2	\$350,000	\$325,000	7.69%	\$380	\$375	1.33%	5.64%
▬	30 HAMILTON HILL	WA	6163	Unit	2	\$350,000	\$299,000	17.05%	\$520	\$450	15.55%	7.72%
▬	31 BAYSWATER	WA	6053	Unit	2	\$350,000	\$275,000	27.27%	\$600	\$450	33.33%	8.91%
▲	32 COCONUT GROVE	NT	0810	Unit	2	\$355,000	\$360,000	-1.39%	\$525	\$500	5.00%	7.69%
▲	33 YORKEYS KNOB	QLD	4878	Townhouse	2	\$355,000	\$340,000	4.41%	\$470	\$450	4.44%	6.88%
▲	34 LARRAKEYAH	NT	0820	Unit	2	\$359,000	\$390,000	-7.95%	\$550	\$510	7.84%	7.96%
▲	35 MENTONE	VIC	3194	Unit	Studio & 1	\$360,000	\$362,500	-0.69%	\$400	\$350	14.28%	5.77%
▲	36 BURPENGARY	QLD	4505	House	2	\$362,500	\$330,000	9.84%	\$450	\$390	15.38%	6.45%
▬	37 BOWEN	QLD	4805	House	2	\$365,000	\$349,000	4.58%	\$455	\$350	30.00%	6.48%
▲	38 ALEXANDRA HEADLAND	QLD	4572	Unit	Studio & 1	\$367,500	\$374,500	-1.87%	\$475	\$425	11.76%	6.72%
▲	39 RAVENSWOOD	TAS	7250	House	3	\$369,000	\$362,500	1.79%	\$400	\$380	5.26%	5.63%
▼	40 CANNONVALE	QLD	4802	Unit	2	\$370,000	\$300,000	23.33%	\$510	\$450	13.33%	7.16%
▬	41 DEVONPORT	TAS	7310	Unit	2	\$375,000	\$379,500	-1.19%	\$360	\$340	5.88%	4.99%
▲	42 ROCKINGHAM	WA	6168	Unit	Studio & 1	\$375,000	\$317,500	18.11%	\$450	\$400	12.50%	6.24%
▲	43 ST KILDA	VIC	3182	Unit	Studio & 1	\$375,000	\$385,000	-2.60%	\$450	\$430	4.65%	6.24%
	44 SHOALWATER	WA	6169	Unit	2	\$379,000	\$299,000	26.75%	\$445	\$340	30.88%	6.10%
▼	45 MANDURAH	WA	6210	Unit	2	\$379,000	\$290,000	30.68%	\$460	\$390	17.94%	6.31%
▲	46 SANDRINGHAM	VIC	3191	Unit	Studio & 1	\$380,000	\$390,000	-2.57%	\$450	\$400	12.50%	6.15%
🚩	47 SOUTH TOWNSVILLE	QLD	4810	Unit	2	\$380,000	\$299,000	27.09%	\$450	\$420	7.14%	6.15%
▲	48 STUART PARK	NT	0820	Unit	2	\$385,000	\$395,000	-2.54%	\$550	\$550	0.00%	7.42%
🚩	49 NIGHTCLIFF	NT	0810	Unit	2	\$390,000	\$410,000	-4.88%	\$500	\$480	4.16%	6.66%
🚩	50 SMITHTON	TAS	7330	House	3	\$391,500	\$395,000	-0.89%	\$400	\$370	8.10%	5.31%



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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	\$290,000	\$269,500	7.60%	\$470	\$435	8.04%	8.42%
2	THE ENTRANCE	NSW	2261	Unit	Studio & 1	\$350,000	\$392,000	-10.72%	\$420	\$390	7.69%	6.24%
3	LAKE MUNMORAH	NSW	2259	House	2	\$415,000	\$490,000	-15.31%	\$450	\$430	4.65%	5.63%
4	PORT MACQUARIE	NSW	2444	Unit	Studio & 1	\$415,000	\$395,000	5.06%	\$390	\$350	11.42%	4.88%
5	TUNCURRY	NSW	2428	Unit	2	\$450,000	\$470,000	-4.26%	\$425	\$385	10.38%	4.91%
6	MORISSET	NSW	2264	House	2	\$460,000	\$420,000	9.52%	\$470	\$430	9.30%	5.31%
7	MERIMBULA	NSW	2548	Unit	2	\$475,000	\$499,000	-4.81%	\$480	\$450	6.66%	5.25%
8	PUNCHBOWL	NSW	2196	Unit	2	\$480,000	\$430,000	11.62%	\$520	\$480	8.33%	5.63%
9	GOSFORD	NSW	2250	Unit	Studio & 1	\$480,000	\$492,500	-2.54%	\$500	\$450	11.11%	5.41%
10	BATEHAVEN	NSW	2536	Unit	2	\$485,000	\$450,000	7.77%	\$415	\$370	12.16%	4.44%
11	HARRIS PARK	NSW	2150	Unit	2	\$490,000	\$470,000	4.25%	\$550	\$500	10.00%	5.83%
12	FORSTER	NSW	2428	TownHouse	2	\$490,000	\$509,000	-3.74%	\$450	\$450	0.00%	4.77%
13	PARRAMATTA	NSW	2150	Unit	Studio & 1	\$500,000	\$500,000	0.00%	\$600	\$560	7.14%	6.24%
14	ROSEHILL	NSW	2142	Unit	2	\$520,000	\$500,000	4.00%	\$600	\$560	7.14%	6.00%
15	TUNCURRY	NSW	2428	Townhouse	2	\$520,000	\$549,000	-5.29%	\$450	\$430	4.65%	4.50%
16	WOLLONGONG	NSW	2500	Unit	Studio & 1	\$525,000	\$520,000	0.96%	\$520	\$455	14.28%	5.15%
17	COFFS HARBOUR	NSW	2450	Unit	2	\$529,000	\$495,000	6.86%	\$460	\$440	4.54%	4.52%
18	BATEMANS BAY	NSW	2536	Unit	2	\$539,000	\$552,500	-2.45%	\$420	\$400	5.00%	4.05%
19	COFFS HARBOUR	NSW	2450	Townhouse	2	\$540,000	\$499,000	8.21%	\$520	\$480	8.33%	5.00%
20	PORT MACQUARIE	NSW	2444	Unit	2	\$540,000	\$520,000	3.84%	\$450	\$430	4.65%	4.33%
21	TWEED HEADS WEST	NSW	2485	Unit	2	\$549,000	\$469,000	17.05%	\$550	\$500	10.00%	5.20%
22	SYDNEY OLYMPIC PARK	NSW	2127	Unit	Studio & 1	\$550,000	\$560,000	-1.79%	\$665	\$640	3.90%	6.28%
23	FAIRY MEADOW	NSW	2519	Unit	2	\$550,000	\$550,000	0.00%	\$550	\$500	10.00%	5.20%
24	GLADESVILLE	NSW	2111	Unit	Studio & 1	\$550,000	\$580,000	-5.18%	\$590	\$505	16.83%	5.57%
25	BALLINA	NSW	2478	Unit	2	\$555,000	\$575,000	-3.48%	\$550	\$480	14.58%	5.15%



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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 GOSFORD	NSW	2250	Unit	2	\$560,000	\$550,000	1.81%	\$550	\$500	10.00%	5.10%
▲	27 PORT MACQUARIE	NSW	2444	Townhouse	2	\$560,000	\$540,000	3.70%	\$485	\$450	7.77%	4.50%
▲	28 WOOLGOOLGA	NSW	2456	House	2	\$569,500	\$575,000	-0.96%	\$530	\$540	-1.86%	4.83%
▲	29 RYDE	NSW	2112	Unit	Studio & 1	\$570,000	\$560,000	1.78%	\$630	\$600	5.00%	5.74%
▲	30 SILVERWATER	NSW	2128	Unit	2	\$575,000	\$549,000	4.73%	\$630	\$560	12.50%	5.69%
▼	31 PORT MACQUARIE	NSW	2444	House	2	\$575,000	\$520,000	10.57%	\$500	\$470	6.38%	4.52%
	32 COFFS HARBOUR	NSW	2450	House	2	\$577,500	\$499,000	15.73%	\$540	\$480	12.50%	4.86%
▲	33 MEADOWBANK	NSW	2114	Unit	Studio & 1	\$580,000	\$600,000	-3.34%	\$630	\$580	8.62%	5.64%
▲	34 WOY WOY	NSW	2256	Townhouse	2	\$585,000	\$590,000	-0.85%	\$495	\$460	7.60%	4.40%
▲	35 TWEED HEADS WEST	NSW	2485	Townhouse	2	\$595,000	\$549,500	8.28%	\$650	\$560	16.07%	5.68%
▲	36 WENTWORTH POINT	NSW	2127	Unit	Studio & 1	\$599,000	\$580,000	3.27%	\$650	\$625	4.00%	5.64%
▲	37 SANCTUARY POINT	NSW	2540	House	2	\$599,000	\$560,000	6.96%	\$440	\$400	10.00%	3.81%
▲	38 RIVERWOOD	NSW	2210	Unit	2	\$600,000	\$585,000	2.56%	\$650	\$610	6.55%	5.63%
▲	39 PARRAMATTA	NSW	2150	Unit	2	\$600,000	\$625,000	-4.00%	\$680	\$650	4.61%	5.89%
▲	40 NORTH RYDE	NSW	2113	Unit	Studio & 1	\$600,000	\$600,000	0.00%	\$660	\$620	6.45%	5.72%
▼	41 BALLINA	NSW	2478	Townhouse	2	\$600,000	\$600,000	0.00%	\$575	\$500	15.00%	4.98%
▼	42 YAMBA	NSW	2464	House	2	\$600,000	\$550,000	9.09%	\$540	\$500	8.00%	4.68%
▲	43 THE HILL	NSW	2300	Unit	2	\$615,000	\$640,000	-3.91%	\$585	\$520	12.50%	4.94%
🚩	44 CRONULLA	NSW	2230	Unit	Studio & 1	\$625,000	\$675,000	-7.41%	\$520	\$470	10.63%	4.32%
🚩	45 LONG JETTY	NSW	2261	Townhouse	2	\$625,000	\$627,500	-0.40%	\$520	\$470	10.63%	4.32%
▲	46 FORSTER	NSW	2428	Unit	2	\$630,000	\$599,000	5.17%	\$430	\$410	4.87%	3.54%
▲	47 GOROKAN	NSW	2263	House	2	\$630,000	\$570,000	10.52%	\$460	\$430	6.97%	3.79%
🚩	48 BOTANY	NSW	2019	Unit	Studio & 1	\$630,000	\$640,000	-1.57%	\$700	\$680	2.94%	5.77%
▼	49 MELROSE PARK	NSW	2114	Unit	Studio & 1	\$633,000	\$585,000	8.20%	\$615	\$560	9.82%	5.05%
🚩	50 NELSON BAY	NSW	2315	Unit	2	\$640,000	\$599,000	6.84%	\$500	\$475	5.26%	4.06%











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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 FANNIE BAY	NT	0820	Unit	2	\$345,000	\$448,000	-23.00%	\$460	\$430	6.97%	6.93%
	2 COCONUT GROVE	NT	0810	Unit	2	\$355,000	\$360,000	-1.39%	\$525	\$500	5.00%	7.69%
	3 LARRAKEYAH	NT	0820	Unit	2	\$359,000	\$390,000	-7.95%	\$550	\$510	7.84%	7.96%
	4 STUART PARK	NT	0820	Unit	2	\$385,000	\$395,000	-2.54%	\$550	\$550	0.00%	7.42%
	5 NIGHTCLIFF	NT	0810	Unit	2	\$390,000	\$410,000	-4.88%	\$500	\$480	4.16%	6.66%
	6 RAPID CREEK	NT	0810	Unit	2	\$398,000	\$420,000	-5.24%	\$500	\$500	0.00%	6.53%
	7 STUART PARK	NT	0820	Unit	3	\$467,000	\$500,000	-6.60%	\$650	\$645	0.77%	7.23%
	8 STUART PARK	NT	0820	Townhouse	3	\$599,000	\$699,000	-14.31%	\$700	\$700	0.00%	6.07%
	9 LARRAKEYAH	NT	0820	Unit	3	\$649,000	\$570,000	13.85%	\$680	\$680	0.00%	5.44%



























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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	\$197,000	\$195,000	1.02%	\$400	\$350	14.28%	10.55%
	2 MACKAY	QLD	4740	Unit	Studio & 1	\$264,500	\$289,000	-8.48%	\$420	\$365	15.06%	8.25%
	3 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$265,000	\$260,000	1.92%	\$430	\$400	7.50%	8.43%
	4 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$270,000	\$220,000	22.72%	\$400	\$350	14.28%	7.70%
	5 EAST MACKAY	QLD	4740	Unit	2	\$275,000	\$249,000	10.44%	\$455	\$380	19.73%	8.60%
	6 SOUTH MACKAY	QLD	4740	Unit	2	\$299,000	\$259,000	15.44%	\$440	\$395	11.39%	7.65%
	7 PALM COVE	QLD	4879	Unit	Studio & 1	\$307,500	\$275,000	11.81%	\$470	\$410	14.63%	7.94%
	8 GLADSTONE	QLD	4680	Unit	2	\$315,000	\$262,000	20.22%	\$400	\$350	14.28%	6.60%
	9 MACKAY	QLD	4740	Unit	2	\$324,500	\$285,000	13.85%	\$450	\$410	9.75%	7.21%
	10 BOWEN	QLD	4805	Unit	2	\$325,000	\$265,000	22.64%	\$400	\$350	14.28%	6.40%
	11 YORKEYS KNOB	QLD	4878	Townhouse	2	\$355,000	\$340,000	4.41%	\$470	\$450	4.44%	6.88%
	12 BURPENGARY	QLD	4505	House	2	\$362,500	\$330,000	9.84%	\$450	\$390	15.38%	6.45%
	13 BOWEN	QLD	4805	House	2	\$365,000	\$349,000	4.58%	\$455	\$350	30.00%	6.48%
	14 ALEXANDRA HEADLAND	QLD	4572	Unit	Studio & 1	\$367,500	\$374,500	-1.87%	\$475	\$425	11.76%	6.72%
	15 CANNONVALE	QLD	4802	Unit	2	\$370,000	\$300,000	23.33%	\$510	\$450	13.33%	7.16%
	16 SOUTH TOWNSVILLE	QLD	4810	Unit	2	\$380,000	\$299,000	27.09%	\$450	\$420	7.14%	6.15%
	17 YORKEYS KNOB	QLD	4878	Unit	2	\$392,500	\$342,500	14.59%	\$495	\$445	11.23%	6.55%
	18 BARNEY POINT	QLD	4680	House	3	\$399,000	\$299,000	33.44%	\$450	\$390	15.38%	5.86%
	19 RUSSELL ISLAND	QLD	4184	House	2	\$399,500	\$350,000	14.14%	\$380	\$350	8.57%	4.94%
	20 NORTH WARD	QLD	4810	Unit	2	\$400,000	\$325,000	23.07%	\$450	\$380	18.42%	5.85%
	21 CLIFTON BEACH	QLD	4879	Unit	2	\$400,000	\$365,000	9.58%	\$500	\$470	6.38%	6.50%
	22 PIALBA	QLD	4655	Unit	2	\$405,000	\$349,500	15.87%	\$470	\$410	14.63%	6.03%
	23 CAIRNS NORTH	QLD	4870	Unit	2	\$407,500	\$325,000	25.38%	\$500	\$440	13.63%	6.38%
	24 PORT DOUGLAS	QLD	4877	Unit	2	\$425,000	\$437,500	-2.86%	\$600	\$500	20.00%	7.34%
	25 MACKAY	QLD	4740	House	2	\$425,000	\$350,000	21.42%	\$470	\$420	11.90%	5.75%




























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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
	26 FORTITUDE VALLEY	QLD	4006	Unit	Studio & 1	\$431,000	\$379,000	13.72%	\$550	\$480	14.58%	6.63%
	27 TRINITY BEACH	QLD	4879	Unit	2	\$432,500	\$369,000	17.20%	\$500	\$430	16.27%	6.01%
	28 TORQUAY	QLD	4655	Unit	2	\$459,000	\$422,000	8.76%	\$450	\$380	18.42%	5.09%
	29 BRISBANE	QLD	4000	Unit	Studio & 1	\$459,500	\$400,000	14.87%	\$620	\$550	12.72%	7.01%
	30 BOWEN	QLD	4805	House	3	\$465,000	\$419,500	10.84%	\$505	\$450	12.22%	5.64%
	31 NORTH MACKAY	QLD	4740	House	3	\$472,000	\$398,000	18.59%	\$575	\$500	15.00%	6.33%
	32 LABRADOR	QLD	4215	Unit	Studio & 1	\$474,000	\$444,500	6.63%	\$550	\$450	22.22%	6.03%
	33 RUSSELL ISLAND	QLD	4184	House	3	\$475,000	\$420,000	13.09%	\$440	\$410	7.31%	4.81%
	34 URANGAN	QLD	4655	Unit	2	\$480,000	\$440,000	9.09%	\$450	\$400	12.50%	4.87%
	35 PALM COVE	QLD	4879	Unit	2	\$489,000	\$399,000	22.55%	\$550	\$475	15.78%	5.84%
	36 MACKAY	QLD	4740	House	3	\$495,000	\$429,000	15.38%	\$575	\$500	15.00%	6.04%
	37 SOUTH BRISBANE	QLD	4101	Unit	Studio & 1	\$499,000	\$450,000	10.88%	\$620	\$575	7.82%	6.46%
	38 MILTON	QLD	4064	Unit	Studio & 1	\$499,500	\$412,500	21.09%	\$580	\$500	16.00%	6.03%
	39 KIPPA-RING	QLD	4021	Townhouse	3	\$500,000	\$404,000	23.76%	\$510	\$460	10.86%	5.30%
	40 KANGAROO POINT	QLD	4169	Unit	Studio & 1	\$500,000	\$428,000	16.82%	\$590	\$460	28.26%	6.13%
	41 WEST MACKAY	QLD	4740	House	3	\$500,000	\$420,000	19.04%	\$600	\$510	17.64%	6.24%
	42 HAMILTON	QLD	4007	Unit	Studio & 1	\$502,500	\$465,000	8.06%	\$580	\$550	5.45%	6.00%
	43 MACLEAY ISLAND	QLD	4184	House	2	\$502,500	\$425,000	18.23%	\$440	\$400	10.00%	4.55%
	44 SOUTHPORT	QLD	4215	Unit	Studio & 1	\$507,500	\$449,000	13.02%	\$550	\$495	11.11%	5.63%
	45 BARGARA	QLD	4670	Unit	2	\$509,000	\$499,000	2.00%	\$500	\$450	11.11%	5.10%
	46 CANNONVALE	QLD	4802	Unit	3	\$515,000	\$375,000	37.33%	\$600	\$575	4.34%	6.05%
	47 SOUTH MACKAY	QLD	4740	House	3	\$519,000	\$399,000	30.07%	\$600	\$520	15.38%	6.01%
	48 BOYNE ISLAND	QLD	4680	house	3	\$520,000	\$439,000	18.45%	\$520	\$450	15.55%	5.20%
	49 MACKAY	QLD	4740	Unit	3	\$524,000	\$487,000	7.59%	\$625	\$670	-6.72%	6.20%
	50 BURPENARY	QLD	4505	Townhouse	3	\$529,000	\$402,500	31.42%	\$510	\$455	12.08%	5.01%



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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	\$179,000	\$162,500	10.15%	\$270	\$230	17.39%	7.84%
▼	2	PORT AUGUSTA	SA	5700	House	2	\$230,000	\$210,000	9.52%	\$330	\$280	17.85%	7.46%
▼	3	PORT AUGUSTA	SA	5700	House	3	\$265,000	\$230,000	15.21%	\$340	\$300	13.33%	6.67%
▼	4	PORT AUGUSTA WEST	SA	5700	House	3	\$285,000	\$250,000	14.00%	\$350	\$320	9.37%	6.38%
▼	5	PORT PIRIE	SA	5540	House	3	\$285,000	\$249,000	14.45%	\$380	\$305	24.59%	6.93%
▲	6	WHYALLA	SA	5600	House	3	\$419,000	\$390,000	7.43%	\$380	\$350	8.57%	4.71%
▲	7	PORT PIRIE	SA	5540	House	4	\$429,000	\$379,000	13.19%	\$450	\$420	7.14%	5.45%
▲	8	WALLAROO	SA	5556	House	3	\$467,000	\$398,000	17.33%	\$445	\$350	27.14%	4.95%
▬	9	GLENELG NORTH	SA	5045	Unit	2	\$472,000	\$435,000	8.50%	\$480	\$430	11.62%	5.28%
▲	10	PORT LINCOLN	SA	5606	House	3	\$475,000	\$444,000	6.98%	\$470	\$420	11.90%	5.14%
▲	11	SELICKS BEACH	SA	5174	House	3	\$599,000	\$575,000	4.17%	\$530	\$520	1.92%	4.60%
▲	12	ENCOUNTER BAY	SA	5211	House	3	\$607,000	\$550,000	10.36%	\$530	\$450	17.77%	4.54%
▲	13	O'SULLIVAN BEACH	SA	5166	House	3	\$629,500	\$550,000	14.45%	\$520	\$480	8.33%	4.29%
▲	14	SEAFORD	SA	5169	House	3	\$642,500	\$600,000	7.08%	\$580	\$530	9.43%	4.69%
▲	15	PORT LINCOLN	SA	5606	House	4	\$650,000	\$590,000	10.16%	\$555	\$550	0.90%	4.44%
▲	16	GLENELG	SA	5045	Unit	2	\$650,000	\$550,000	18.18%	\$560	\$500	12.00%	4.48%
▲	17	ALDINGA BEACH	SA	5173	House	3	\$675,000	\$585,000	15.38%	\$550	\$500	10.00%	4.23%
▲	18	CHRISTIES BEACH	SA	5165	House	3	\$689,500	\$582,500	18.36%	\$570	\$505	12.87%	4.29%
▲	19	VICTOR HARBOR	SA	5211	House	3	\$695,000	\$597,500	16.31%	\$530	\$470	12.76%	3.96%
▲	20	PORT NOARLUNGA	SA	5167	House	3	\$699,000	\$616,500	13.38%	\$590	\$550	7.27%	4.38%
▲	21	ENCOUNTER BAY	SA	5211	House	4	\$699,500	\$662,500	5.58%	\$570	\$500	14.00%	4.23%
▼	22	PORT NOARLUNGA SOUTH	SA	5167	House	3	\$745,000	\$591,500	25.95%	\$585	\$520	12.50%	4.08%
	23	PORT WILLUNGA	SA	5173	House	3	\$749,000	\$582,000	28.69%	\$560	\$520	7.69%	3.88%
▲	24	ALDINGA BEACH	SA	5173	House	4	\$759,000	\$649,000	16.94%	\$650	\$590	10.16%	4.45%
▲	25	NORTH HAVEN	SA	5018	House	3	\$760,000	\$734,000	3.54%	\$600	\$590	1.69%	4.10%














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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 HALLETT COVE	SA	5158	House	3	\$767,000	\$699,000	9.72%	\$600	\$550	9.09%	4.06%
	27 HINDMARSH ISLAND	SA	5214	House	4	\$787,500	\$750,000	5.00%	\$570	\$550	3.63%	3.76%
	28 LARGS NORTH	SA	5016	House	3	\$807,500	\$689,000	17.19%	\$600	\$550	9.09%	3.86%
	29 MIDDLETON	SA	5213	House	3	\$850,000	\$780,000	8.97%	\$500	\$490	2.04%	3.05%
	30 CHRISTIES BEACH	SA	5165	House	4	\$850,000	\$692,000	22.83%	\$630	\$550	14.54%	3.85%
	31 HALLETT COVE	SA	5158	House	4	\$895,000	\$799,000	12.01%	\$750	\$690	8.69%	4.35%
	32 SOUTH BRIGHTON	SA	5048	House	3	\$950,000	\$860,000	10.46%	\$650	\$600	8.33%	3.55%
	33 SOMERTON PARK	SA	5044	House	3	\$1,000,000	\$919,500	8.75%	\$700	\$620	12.90%	3.64%
	34 GRANGE	SA	5022	House	3	\$1,075,000	\$931,500	15.40%	\$720	\$650	10.76%	3.48%
	35 PORT NOARLUNGA SOUTH	SA	5167	House	4	\$1,145,000	\$675,000	69.62%	\$650	\$620	4.83%	2.95%
	36 GLENELG NORTH	SA	5045	House	3	\$1,167,500	\$900,000	29.72%	\$740	\$660	12.12%	3.29%
	37 WEST LAKES	SA	5021	House	4	\$1,300,000	\$1,266,000	2.68%	\$845	\$750	12.66%	3.38%
	38 HENLEY BEACH	SA	5022	House	3	\$1,325,000	\$1,024,500	29.33%	\$750	\$700	7.14%	2.94%
	39 GRANGE	SA	5022	House	4	\$1,422,500	\$1,099,000	29.43%	\$900	\$780	15.38%	3.28%
	40 HENLEY BEACH	SA	5022	House	4	\$1,800,000	\$1,425,000	26.31%	\$1,180	\$920	28.26%	3.40%



























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# Cheapest Waterfront 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 WYNYARD	TAS	7325	Unit	2	\$337,500	\$307,500	9.75%	\$350	\$330	6.06%	5.39%
	2 RAVENSWOOD	TAS	7250	House	3	\$369,000	\$362,500	1.79%	\$400	\$380	5.26%	5.63%
	3 DEVONPORT	TAS	7310	Unit	2	\$375,000	\$379,500	-1.19%	\$360	\$340	5.88%	4.99%
	4 SMITHTON	TAS	7330	House	3	\$391,500	\$395,000	-0.89%	\$400	\$370	8.10%	5.31%
	5 GEORGE TOWN	TAS	7253	House	3	\$399,000	\$369,500	7.98%	\$390	\$380	2.63%	5.08%
	6 CLAREMONT	TAS	7011	Unit	2	\$410,000	\$420,000	-2.39%	\$440	\$400	10.00%	5.58%
	7 ULVERSTONE	TAS	7315	Unit	2	\$410,000	\$389,000	5.39%	\$350	\$300	16.66%	4.43%
	8 DEVONPORT	TAS	7310	House	2	\$419,000	\$400,000	4.75%	\$400	\$370	8.10%	4.96%
	9 INVERMAY	TAS	7248	House	2	\$429,000	\$429,000	0.00%	\$440	\$420	4.76%	5.33%
	10 BRIDGEWATER	TAS	7030	House	3	\$429,000	\$422,500	1.53%	\$450	\$430	4.65%	5.45%
	11 MOWBRAY	TAS	7248	House	3	\$429,500	\$432,500	-0.70%	\$460	\$430	6.97%	5.56%
	12 EAST DEVONPORT	TAS	7310	House	3	\$431,500	\$449,000	-3.90%	\$435	\$395	10.12%	5.24%
	13 SANDY BAY	TAS	7005	Unit	Studio & 1	\$435,000	\$417,500	4.19%	\$400	\$395	1.26%	4.78%
	14 GLENORCHY	TAS	7010	House	2	\$445,000	\$440,000	1.13%	\$480	\$450	6.66%	5.60%
	15 GLENORCHY	TAS	7010	Unit	2	\$445,000	\$425,000	4.70%	\$440	\$420	4.76%	5.14%
	16 CLAREMONT	TAS	7011	House	2	\$455,000	\$485,000	-6.19%	\$460	\$430	6.97%	5.25%
	17 SOMERSET	TAS	7322	House	3	\$459,000	\$439,000	4.55%	\$400	\$385	3.89%	4.53%
	18 NEWNHAM	TAS	7248	House	3	\$472,500	\$479,000	-1.36%	\$465	\$450	3.33%	5.11%
	19 INVERMAY	TAS	7248	House	3	\$482,000	\$499,000	-3.41%	\$460	\$455	1.09%	4.96%
	20 BELLERIVE	TAS	7018	Unit	2	\$485,000	\$485,000	0.00%	\$475	\$425	11.76%	5.09%
	21 DEVONPORT	TAS	7310	House	3	\$490,000	\$469,000	4.47%	\$450	\$420	7.14%	4.77%
	22 WEST ULVERSTONE	TAS	7315	House	3	\$512,000	\$495,000	3.43%	\$430	\$425	1.17%	4.36%
	23 WYNYARD	TAS	7325	House	3	\$520,000	\$502,000	3.58%	\$420	\$420	0.00%	4.20%
	24 KINGSTON	TAS	7050	Unit	2	\$530,000	\$500,000	6.00%	\$470	\$450	4.44%	4.61%
	25 CLAREMONT	TAS	7011	House	3	\$539,500	\$539,500	0.00%	\$510	\$480	6.25%	4.91%



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# Cheapest Waterfront 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 BERRIEDALE	TAS	7011	House	3	\$542,000	\$564,500	-3.99%	\$545	\$480	13.54%	5.22%
▲	27 LAUNCESTON	TAS	7250	House	2	\$549,000	\$499,000	10.02%	\$480	\$450	6.66%	4.54%
▲	28 RIVERSIDE	TAS	7250	House	3	\$549,000	\$539,500	1.76%	\$490	\$480	2.08%	4.64%
▲	29 ULVERSTONE	TAS	7315	House	3	\$549,000	\$505,000	8.71%	\$450	\$410	9.75%	4.26%
▲	30 GLENORCHY	TAS	7010	House	3	\$550,000	\$549,000	0.18%	\$530	\$510	3.92%	5.01%
▲	31 TREVALLYN	TAS	7250	House	3	\$555,000	\$592,500	-6.33%	\$500	\$485	3.09%	4.68%
▲	32 PRIMROSE SANDS	TAS	7173	House	3	\$575,000	\$550,000	4.54%	\$455	\$465	-2.16%	4.11%
▲	33 AUSTINS FERRY	TAS	7011	House	3	\$585,000	\$597,500	-2.10%	\$580	\$540	7.40%	5.15%
▲	34 PENGUIN	TAS	7316	House	3	\$595,000	\$545,000	9.17%	\$435	\$420	3.57%	3.80%
▲	35 LUTANA	TAS	7009	House	3	\$595,000	\$575,000	3.47%	\$560	\$520	7.69%	4.89%
▲	36 WEST LAUNCESTON	TAS	7250	House	3	\$597,000	\$585,000	2.05%	\$500	\$485	3.09%	4.35%
▲	37 MIDWAY POINT	TAS	7171	House	3	\$598,000	\$627,500	-4.71%	\$560	\$550	1.81%	4.86%
▲	38 LATROBE	TAS	7307	House	3	\$599,000	\$599,000	0.00%	\$470	\$435	8.04%	4.08%
▲	39 HUONVILLE	TAS	7109	House	3	\$599,000	\$600,000	-0.17%	\$500	\$465	7.52%	4.34%
▲	40 DEVONPORT	TAS	7310	House	4	\$599,000	\$599,000	0.00%	\$550	\$440	25.00%	4.77%
▲	41 ST HELENS	TAS	7216	House	3	\$600,000	\$600,000	0.00%	\$435	\$450	-3.34%	3.77%
▼	42 SANDY BAY	TAS	7005	Unit	2	\$607,500	\$622,500	-2.41%	\$500	\$480	4.16%	4.27%
▲	43 ROSETTA	TAS	7010	House	3	\$615,000	\$647,500	-5.02%	\$550	\$520	5.76%	4.65%
▲	44 WEST LAUNCESTON	TAS	7250	House	4	\$622,000	\$650,000	-4.31%	\$595	\$595	0.00%	4.97%
▲	45 LEGANA	TAS	7277	House	3	\$626,000	\$595,000	5.21%	\$530	\$485	9.27%	4.40%
▲	46 ROKEBY	TAS	7019	House	3	\$630,000	\$589,000	6.96%	\$550	\$480	14.58%	4.53%
🚩	47 GLENORCHY	TAS	7010	House	4	\$649,000	\$660,000	-1.67%	\$620	\$580	6.89%	4.96%
🚩	48 OLD BEACH	TAS	7017	House	3	\$660,000	\$660,000	0.00%	\$595	\$530	12.26%	4.68%
🚩	49 SORELL	TAS	7172	House	3	\$662,500	\$650,000	1.92%	\$560	\$530	5.66%	4.39%
🚩	50 GEILSTON BAY	TAS	7015	House	3	\$665,000	\$677,500	-1.85%	\$600	\$560	7.14%	4.69%



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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
1	PORTLAND	VIC	3305	Unit	2	\$300,000	\$290,000	3.44%	\$335	\$320	4.68%	5.80%
2	FRANKSTON	VIC	3199	Unit	Studio & 1	\$300,000	\$282,500	6.19%	\$350	\$300	16.66%	6.06%
3	PORTLAND	VIC	3305	House	2	\$350,000	\$325,000	7.69%	\$380	\$375	1.33%	5.64%
4	MENTONE	VIC	3194	Unit	Studio & 1	\$360,000	\$362,500	-0.69%	\$400	\$350	14.28%	5.77%
5	ST KILDA	VIC	3182	Unit	Studio & 1	\$375,000	\$385,000	-2.60%	\$450	\$430	4.65%	6.24%
6	SANDRINGHAM	VIC	3191	Unit	Studio & 1	\$380,000	\$390,000	-2.57%	\$450	\$400	12.50%	6.15%
7	LAKES ENTRANCE	VIC	3909	Unit	2	\$395,000	\$382,500	3.26%	\$350	\$315	11.11%	4.60%
8	ELWOOD	VIC	3184	Unit	Studio & 1	\$400,000	\$410,000	-2.44%	\$450	\$400	12.50%	5.85%
9	ST KILDA WEST	VIC	3182	Unit	Studio & 1	\$400,000	\$410,000	-2.44%	\$450	\$425	5.88%	5.85%
10	WARRNAMBOOL	VIC	3280	Unit	2	\$400,000	\$420,000	-4.77%	\$420	\$370	13.51%	5.46%
11	DROMANA	VIC	3936	Unit	2	\$430,000	\$592,500	-27.43%	\$460	\$450	2.22%	5.56%
12	PORTLAND	VIC	3305	House	3	\$439,500	\$439,500	0.00%	\$430	\$410	4.87%	5.08%
13	WILLIAMSTOWN	VIC	3016	Unit	Studio & 1	\$440,000	\$464,500	-5.28%	\$465	\$400	16.25%	5.49%
14	NEWCOMB	VIC	3219	Unit	2	\$445,000	\$445,000	0.00%	\$390	\$380	2.63%	4.55%
15	BRIGHTON	VIC	3186	Unit	Studio & 1	\$447,500	\$470,000	-4.79%	\$505	\$450	12.22%	5.86%
16	HAMPTON	VIC	3188	Unit	Studio & 1	\$450,000	\$487,500	-7.70%	\$495	\$415	19.27%	5.72%
17	PORT MELBOURNE	VIC	3207	Unit	Studio & 1	\$450,000	\$460,000	-2.18%	\$530	\$490	8.16%	6.12%
18	WARRNAMBOOL	VIC	3280	House	2	\$450,000	\$449,000	0.22%	\$440	\$400	10.00%	5.08%
19	WERRIBEE SOUTH	VIC	3030	Unit	2	\$455,000	\$462,500	-1.63%	\$450	\$440	2.27%	5.14%
20	FRANKSTON	VIC	3199	Unit	2	\$460,000	\$460,000	0.00%	\$450	\$410	9.75%	5.08%
21	GEE LONG	VIC	3220	Unit	Studio & 1	\$462,500	\$485,000	-4.64%	\$400	\$400	0.00%	4.49%
22	HASTINGS	VIC	3915	Unit	2	\$467,500	\$465,000	0.53%	\$450	\$425	5.88%	5.00%
23	CORIO	VIC	3214	House	3	\$479,000	\$479,500	-0.11%	\$420	\$395	6.32%	4.55%
24	POINT COOK	VIC	3030	Townhouse	2	\$482,500	\$470,000	2.65%	\$485	\$430	12.79%	5.22%
25	POINT COOK	VIC	3030	House	2	\$490,000	\$440,000	11.36%	\$480	\$425	12.94%	5.09%



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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
▲	26 SEAFORD	VIC	3198	Unit	2	\$500,000	\$495,000	1.01%	\$460	\$425	8.23%	4.78%
🚩	27 MORNINGTON	VIC	3931	House	2	\$500,000	\$700,000	-28.58%	\$570	\$550	3.63%	5.92%
▲	28 ALTONA MEADOWS	VIC	3028	Unit	2	\$500,000	\$485,000	3.09%	\$440	\$380	15.78%	4.57%
▲	29 ROSEBUD	VIC	3939	Unit	2	\$515,000	\$555,000	-7.21%	\$470	\$430	9.30%	4.74%
▬	30 WONTHAGGI	VIC	3995	House	3	\$519,500	\$535,000	-2.90%	\$450	\$420	7.14%	4.50%
▲	31 ALTONA MEADOWS	VIC	3028	House	2	\$530,000	\$500,000	6.00%	\$450	\$400	12.50%	4.41%
▲	32 NEWCOMB	VIC	3219	House	3	\$539,000	\$549,000	-1.83%	\$450	\$440	2.27%	4.34%
▲	33 FRANKSTON	VIC	3199	Townhouse	2	\$549,500	\$550,000	-0.10%	\$560	\$470	19.14%	5.29%
▲	34 FRANKSTON	VIC	3199	House	2	\$550,000	\$550,000	0.00%	\$470	\$440	6.81%	4.44%
▲	35 OCEAN GROVE	VIC	3226	Unit	2	\$550,000	\$599,000	-8.19%	\$450	\$440	2.27%	4.25%
▬	36 WARRNAMBOOL	VIC	3280	House	3	\$560,000	\$550,000	1.81%	\$550	\$500	10.00%	5.10%
	37 FOSTER	VIC	3960	House	3	\$570,000	\$582,000	-2.07%	\$400	\$400	0.00%	3.64%
▬	38 CORIO	VIC	3214	House	4	\$570,000	\$535,000	6.54%	\$480	\$500	-4.00%	4.37%
▬	39 BONBEACH	VIC	3196	Unit	2	\$570,000	\$540,000	5.55%	\$520	\$440	18.18%	4.74%
▬	40 CHELSEA	VIC	3196	Unit	2	\$579,000	\$570,000	1.57%	\$520	\$450	15.55%	4.67%
▲	41 EDITHVALE	VIC	3196	Unit	2	\$580,000	\$587,500	-1.28%	\$540	\$480	12.50%	4.84%
▲	42 FRANKSTON SOUTH	VIC	3199	Unit	2	\$580,000	\$590,000	-1.70%	\$505	\$445	13.48%	4.52%
▲	43 NEWPORT	VIC	3015	Unit	2	\$580,000	\$560,000	3.57%	\$500	\$450	11.11%	4.48%
▬	44 MENTONE	VIC	3194	Unit	2	\$580,000	\$550,000	5.45%	\$550	\$480	14.58%	4.93%
▼	45 POINT COOK	VIC	3030	Townhouse	3	\$580,000	\$585,000	-0.86%	\$520	\$470	10.63%	4.66%
▼	46 VENUS BAY	VIC	3956	House	3	\$580,000	\$652,500	-11.12%	\$400	\$390	2.56%	3.58%
▬	47 FRANKSTON	VIC	3199	Unit	3	\$590,000	\$562,500	4.88%	\$540	\$480	12.50%	4.75%
▲	48 MORDIALLOC	VIC	3195	Unit	2	\$592,500	\$580,000	2.15%	\$530	\$500	6.00%	4.65%
🚩	49 ALTONA	VIC	3018	Unit	2	\$595,000	\$600,000	-0.84%	\$490	\$420	16.66%	4.28%
🚩	50 GEELONG	VIC	3220	Unit	2	\$599,000	\$620,000	-3.39%	\$520	\$510	1.96%	4.51%



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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	\$259,000	\$217,500	19.08%	\$330	\$280	17.85%	6.62%
2	DERBY	WA	6728	House	3	\$260,000	\$249,000	4.41%	\$500	\$370	35.13%	10.00%
3	MAYLANDS	WA	6051	Unit	Studio & 1	\$305,000	\$229,000	33.18%	\$450	\$400	12.50%	7.67%
4	VICTORIA PARK	WA	6100	Unit	Studio & 1	\$309,000	\$239,000	29.28%	\$470	\$390	20.51%	7.90%
5	MANDURAH	WA	6210	Unit	Studio & 1	\$327,000	\$235,000	39.14%	\$400	\$280	42.85%	6.36%
6	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$332,500	\$277,000	20.03%	\$470	\$425	10.58%	7.35%
7	MOSMAN PARK	WA	6012	Unit	Studio & 1	\$350,000	\$265,000	32.07%	\$480	\$400	20.00%	7.13%
8	HAMILTON HILL	WA	6163	Unit	2	\$350,000	\$299,000	17.05%	\$520	\$450	15.55%	7.72%
9	BAYSWATER	WA	6053	Unit	2	\$350,000	\$275,000	27.27%	\$600	\$450	33.33%	8.91%
10	ROCKINGHAM	WA	6168	Unit	Studio & 1	\$375,000	\$317,500	18.11%	\$450	\$400	12.50%	6.24%
11	SHOALWATER	WA	6169	Unit	2	\$379,000	\$299,000	26.75%	\$445	\$340	30.88%	6.10%
12	MANDURAH	WA	6210	Unit	2	\$379,000	\$290,000	30.68%	\$460	\$390	17.94%	6.31%
13	EAST PERTH	WA	6004	Unit	Studio & 1	\$399,000	\$329,000	21.27%	\$600	\$500	20.00%	7.81%
14	FREMANTLE	WA	6160	Unit	Studio & 1	\$400,000	\$316,500	26.38%	\$580	\$500	16.00%	7.54%
15	MAYLANDS	WA	6051	Unit	2	\$400,000	\$329,500	21.39%	\$500	\$450	11.11%	6.50%
16	PERTH	WA	6000	Unit	Studio & 1	\$403,500	\$365,000	10.54%	\$600	\$550	9.09%	7.73%
17	SOUTH PERTH	WA	6151	Unit	Studio & 1	\$410,000	\$375,000	9.33%	\$580	\$450	28.88%	7.35%
18	RIVERVALE	WA	6103	Unit	Studio & 1	\$411,000	\$359,000	14.48%	\$600	\$500	20.00%	7.59%
19	BUNBURY	WA	6230	Unit	2	\$412,000	\$344,500	19.59%	\$500	\$450	11.11%	6.31%
20	VICTORIA PARK	WA	6100	Unit	2	\$425,000	\$350,000	21.42%	\$600	\$500	20.00%	7.34%
21	GERALDTON	WA	6530	House	3	\$427,000	\$350,000	22.00%	\$480	\$430	11.62%	5.84%
22	ROCKINGHAM	WA	6168	Unit	2	\$444,500	\$344,500	29.02%	\$500	\$425	17.64%	5.84%
23	MANDURAH	WA	6210	House	2	\$449,000	\$318,000	41.19%	\$460	\$380	21.05%	5.32%
24	SPEARWOOD	WA	6163	Unit	2	\$449,000	\$355,000	26.47%	\$565	\$500	13.00%	6.54%
25	BURSWOOD	WA	6100	Unit	Studio & 1	\$456,000	\$469,000	-2.78%	\$605	\$500	21.00%	6.89%




























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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 ROCKINGHAM	WA	6168	House	2	\$472,000	\$379,000	24.53%	\$500	\$410	21.95%	5.50%
	27 MOUNT LAWLEY	WA	6050	Unit	2	\$479,000	\$390,000	22.82%	\$580	\$500	16.00%	6.29%
	28 WITHERS	WA	6230	House	3	\$482,000	\$350,000	37.71%	\$520	\$450	15.55%	5.60%
	29 EAST FREMANTLE	WA	6158	Unit	2	\$490,000	\$520,000	-5.77%	\$640	\$580	10.34%	6.79%
	30 MAYLANDS	WA	6051	Townhouse	2	\$499,000	\$399,000	25.06%	\$570	\$490	16.32%	5.93%
	31 MANDURAH	WA	6210	Townhouse	3	\$499,000	\$450,000	10.88%	\$545	\$475	14.73%	5.67%
	32 MOSMAN PARK	WA	6012	Unit	2	\$500,000	\$400,000	25.00%	\$585	\$520	12.50%	6.08%
	33 BERSFORD	WA	6530	House	3	\$504,500	\$454,500	11.00%	\$480	\$450	6.66%	4.94%
	34 ROCKINGHAM	WA	6168	Unit	3	\$519,500	\$495,000	4.94%	\$600	\$500	20.00%	6.00%
	35 SOUTH BUNBURY	WA	6230	Unit	3	\$535,000	\$419,000	27.68%	\$580	\$450	28.88%	5.63%
	36 RIVERVALE	WA	6103	Unit	2	\$535,000	\$450,000	18.88%	\$700	\$570	22.80%	6.80%
	37 BULGARRA	WA	6714	House	3	\$535,000	\$489,500	9.29%	\$900	\$900	0.00%	8.74%
	38 BASSENDEAN	WA	6054	Townhouse	3	\$544,000	\$417,000	30.45%	\$700	\$550	27.27%	6.69%
	39 COODANUP	WA	6210	House	3	\$545,500	\$439,000	24.25%	\$540	\$460	17.39%	5.14%
	40 MANDURAH	WA	6210	House	3	\$549,000	\$436,500	25.77%	\$530	\$470	12.76%	5.02%
	41 EAST PERTH	WA	6004	Unit	2	\$550,000	\$499,000	10.22%	\$750	\$650	15.38%	7.09%
	42 COMO	WA	6152	Unit	Studio & 1	\$566,000	\$499,000	13.42%	\$520	\$450	15.55%	4.77%
	43 GLENFIELD	WA	6532	House	4	\$569,000	\$499,000	14.02%	\$640	\$550	16.36%	5.84%
	44 MAYLANDS	WA	6051	House	2	\$572,000	\$487,000	17.45%	\$555	\$480	15.62%	5.04%
	45 DALYELLUP	WA	6230	House	3	\$575,000	\$449,500	27.91%	\$600	\$555	8.10%	5.42%
	46 USHER	WA	6230	House	4	\$575,000	\$399,000	44.11%	\$630	\$550	14.54%	5.69%
	47 MANDURAH	WA	6210	Unit	3	\$577,500	\$467,500	23.52%	\$520	\$460	13.04%	4.68%
	48 MOUNT LAWLEY	WA	6050	Townhouse	2	\$579,000	\$475,000	21.89%	\$600	\$510	17.64%	5.38%
	49 PERTH	WA	6000	Unit	2	\$579,000	\$515,000	12.42%	\$750	\$695	7.91%	6.73%
	50 SOUTH YUNDERUP	WA	6208	House	3	\$579,000	\$490,000	18.16%	\$540	\$510	5.88%	4.84%



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