

# 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

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##### **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.

# Highest Yielding 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 illustrate potential opportunities, but

You should always conduct additional due diligence to verify the sustainable rental income on any specific property and take into account factors such as vacancy rates and changes in rental income seasonally.

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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# Highest Yielding 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 DERBY	WA	6728	House	3	\$254,500	\$249,500	2.00%	\$510	\$390	30.76%	10.42%
	2 PORT HEDLAND	WA	6721	House	4	\$910,000	\$900,000	1.11%	\$1,750	\$1,600	9.37%	10.00%
	3 BULGARRA	WA	6714	House	4	\$695,000	\$560,000	24.10%	\$1,325	\$1,100	20.45%	9.91%
	4 BULGARRA	WA	6714	House	3	\$549,000	\$529,000	3.78%	\$1,000	\$850	17.64%	9.47%
	5 NORTH WARD	QLD	4810	Unit	Studio & 1	\$229,000	\$199,000	15.07%	\$415	\$375	10.66%	9.42%
	6 DJUGUN	WA	6725	House	4	\$799,000	\$775,000	3.09%	\$1,400	\$1,200	16.66%	9.11%
	7 PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$257,000	\$265,000	-3.02%	\$440	\$400	10.00%	8.90%
	8 DJUGUN	WA	6725	House	3	\$750,000	\$700,000	7.14%	\$1,250	\$850	47.05%	8.66%
	9 CABLE BEACH	WA	6726	House	4	\$849,000	\$800,000	6.12%	\$1,300	\$1,300	0.00%	7.96%
	10 MACKAY	QLD	4740	Unit	Studio & 1	\$277,500	\$280,000	-0.90%	\$420	\$390	7.69%	7.87%
	11 PERTH	WA	6000	Unit	Studio & 1	\$429,000	\$399,000	7.51%	\$650	\$560	16.07%	7.87%
	12 VICTORIA PARK	WA	6100	Unit	Studio & 1	\$330,000	\$269,000	22.67%	\$500	\$430	16.27%	7.87%
	13 CABLE BEACH	WA	6726	House	3	\$665,000	\$595,000	11.76%	\$1,000	\$900	11.11%	7.81%
	14 CARNARVON	WA	6701	House	3	\$280,000	\$265,000	5.66%	\$420	\$375	12.00%	7.80%
	15 FREMANTLE	WA	6160	Unit	Studio & 1	\$400,000	\$357,500	11.88%	\$600	\$550	9.09%	7.80%
	16 PORT HEDLAND	WA	6721	House	3	\$737,500	\$665,000	10.90%	\$1,100	\$1,100	0.00%	7.75%
	17 MANDURAH	WA	6210	Unit	Studio & 1	\$265,000	\$289,000	-8.31%	\$390	\$315	23.80%	7.65%
	18 BROOME	WA	6725	House	3	\$615,000	\$579,000	6.21%	\$900	\$800	12.50%	7.60%
	19 CANNONVALE	QLD	4802	Unit	2	\$380,000	\$349,000	8.88%	\$550	\$490	12.24%	7.52%
	20 LARRAKEYAH	NT	0820	Unit	2	\$405,000	\$399,000	1.50%	\$580	\$525	10.47%	7.44%
	21 PORT DOUGLAS	QLD	4877	Unit	2	\$420,000	\$437,000	-3.90%	\$600	\$550	9.09%	7.42%
	22 CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$299,000	\$250,000	19.60%	\$425	\$380	11.84%	7.39%



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# Highest Yielding 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
23	EAST PERTH	WA	6004	Unit	Studio & 1	\$425,000	\$357,000	19.04%	\$600	\$520	15.38%	7.34%
24	EAST MACKAY	QLD	4740	Unit	2	\$319,000	\$275,000	16.00%	\$450	\$400	12.50%	7.33%
25	NAMBUCCA HEADS	NSW	2448	House	2	\$355,000	\$270,000	31.48%	\$500	\$430	16.27%	7.32%
26	NIGHTCLIFF	NT	0810	Unit	2	\$392,500	\$410,000	-4.27%	\$550	\$480	14.58%	7.28%
27	COCONUT GROVE	NT	0810	Unit	2	\$375,000	\$359,500	4.31%	\$525	\$500	5.00%	7.28%
28	SPEARWOOD	WA	6163	Unit	2	\$450,000	\$375,000	20.00%	\$625	\$550	13.63%	7.22%
29	SCARBOROUGH	WA	6019	Unit	Studio & 1	\$444,500	\$414,500	7.23%	\$615	\$525	17.14%	7.19%
30	STUART PARK	NT	0820	Unit	2	\$405,000	\$389,500	3.97%	\$560	\$550	1.81%	7.19%
31	HAMILTON HILL	WA	6163	Unit	2	\$405,000	\$325,000	24.61%	\$560	\$470	19.14%	7.19%
32	MACKAY	QLD	4740	Unit	2	\$350,000	\$319,000	9.71%	\$480	\$420	14.28%	7.13%
33	RIVERVALE	WA	6103	Unit	Studio & 1	\$449,000	\$399,000	12.53%	\$610	\$550	10.90%	7.06%
34	MAYLANDS	WA	6051	Unit	Studio & 1	\$350,000	\$287,000	21.95%	\$475	\$430	10.46%	7.05%
35	MOSMAN PARK	WA	6012	Unit	Studio & 1	\$370,000	\$300,000	23.33%	\$500	\$450	11.11%	7.02%
36	PALM COVE	QLD	4879	Unit	Studio & 1	\$350,000	\$277,000	26.35%	\$470	\$425	10.58%	6.98%
37	ALEXANDRA HEADLAND	QLD	4572	Unit	Studio & 1	\$367,500	\$370,000	-0.68%	\$490	\$450	8.88%	6.93%
38	EAST PERTH	WA	6004	Unit	2	\$590,000	\$535,000	10.28%	\$780	\$690	13.04%	6.87%
39	BAYSWATER	WA	6053	Unit	2	\$457,000	\$334,500	36.62%	\$600	\$550	9.09%	6.82%
40	GERALDTON	WA	6530	Unit	2	\$299,000	\$250,000	19.60%	\$390	\$300	30.00%	6.78%
41	RAPID CREEK	NT	0810	Unit	2	\$430,000	\$399,000	7.76%	\$560	\$475	17.89%	6.77%
42	PERTH	WA	6000	Unit	2	\$600,000	\$559,000	7.33%	\$780	\$710	9.85%	6.76%
43	BRISBANE	QLD	4000	Unit	Studio & 1	\$500,000	\$440,000	13.63%	\$645	\$555	16.21%	6.70%
44	BURPENGARY	QLD	4505	House	2	\$359,500	\$335,000	7.31%	\$460	\$420	9.52%	6.65%
45	STUART PARK	NT	0820	Unit	3	\$515,000	\$499,000	3.20%	\$650	\$650	0.00%	6.56%
46	FRANKSTON	VIC	3199	Unit	Studio & 1	\$287,000	\$295,000	-2.72%	\$360	\$330	9.09%	6.52%
47	BUNBURY	WA	6230	Unit	2	\$399,000	\$417,000	-4.32%	\$500	\$490	2.04%	6.51%






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# Highest Yielding 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
 48	RIVERVALE	WA	6103	Unit	2	\$559,000	\$499,000	12.02%	\$700	\$640	9.37%	6.51%
 49	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$399,500	\$310,000	28.87%	\$500	\$450	11.11%	6.50%
 50	MOSMAN PARK	WA	6012	Unit	2	\$500,000	\$499,000	0.20%	\$620	\$550	12.72%	6.44%




























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# Highest Yielding 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	\$355,000	\$270,000	31.48%	\$500	\$430	16.27%	7.32%
	2 SYDNEY OLYMPIC PARK	NSW	2127	Unit	Studio & 1	\$560,000	\$550,000	1.81%	\$690	\$650	6.15%	6.40%
	3 PARRAMATTA	NSW	2150	Unit	Studio & 1	\$500,000	\$520,000	-3.85%	\$600	\$580	3.44%	6.24%
	4 NORTH RYDE	NSW	2113	Unit	Studio & 1	\$600,000	\$600,000	0.00%	\$700	\$640	9.37%	6.06%
	5 ROSEHILL	NSW	2142	Unit	2	\$515,000	\$500,000	3.00%	\$600	\$580	3.44%	6.05%
	6 MASCOT	NSW	2020	Unit	Studio & 1	\$690,000	\$680,000	1.47%	\$800	\$750	6.66%	6.02%
	7 PARRAMATTA	NSW	2150	Unit	2	\$600,000	\$620,000	-3.23%	\$690	\$650	6.15%	5.98%
	8 BOTANY	NSW	2019	Unit	Studio & 1	\$630,000	\$650,000	-3.08%	\$720	\$700	2.85%	5.94%
	9 HARRIS PARK	NSW	2150	Unit	2	\$500,000	\$490,000	2.04%	\$570	\$525	8.57%	5.92%
	10 PYRMONT	NSW	2009	Unit	Studio & 1	\$645,000	\$645,000	0.00%	\$735	\$680	8.08%	5.92%
	11 WENTWORTH POINT	NSW	2127	Unit	Studio & 1	\$590,000	\$585,000	0.85%	\$670	\$640	4.68%	5.90%
	12 MASCOT	NSW	2020	Unit	3	\$1,200,000	\$1,150,000	4.34%	\$1,350	\$1,300	3.84%	5.85%
	13 MASCOT	NSW	2020	Unit	2	\$890,000	\$865,000	2.89%	\$1,000	\$950	5.26%	5.84%
	14 RYDE	NSW	2112	Unit	Studio & 1	\$575,000	\$570,000	0.87%	\$640	\$620	3.22%	5.78%
	15 MEADOWBANK	NSW	2114	Unit	Studio & 1	\$580,000	\$580,000	0.00%	\$640	\$590	8.47%	5.73%
	16 PUNCHBOWL	NSW	2196	Unit	2	\$489,500	\$470,000	4.14%	\$530	\$500	6.00%	5.63%
	17 RIVERWOOD	NSW	2210	Unit	2	\$600,000	\$600,000	0.00%	\$650	\$620	4.83%	5.63%
	18 GOSFORD	NSW	2250	Unit	Studio & 1	\$493,500	\$460,000	7.28%	\$535	\$465	15.05%	5.63%
	19 COFFS HARBOUR	NSW	2450	House	2	\$520,000	\$549,000	-5.29%	\$550	\$520	5.76%	5.50%
	20 NORTH RYDE	NSW	2113	Unit	2	\$840,000	\$840,000	0.00%	\$890	\$800	11.25%	5.50%
	21 GLADESVILLE	NSW	2111	Unit	Studio & 1	\$570,000	\$550,000	3.63%	\$600	\$525	14.28%	5.47%
	22 MERIMBULA	NSW	2548	Unit	2	\$485,000	\$495,000	-2.03%	\$510	\$480	6.25%	5.46%
	23 WENTWORTH POINT	NSW	2127	Unit	2	\$782,500	\$770,000	1.62%	\$820	\$770	6.49%	5.44%
	24 RHODES	NSW	2138	Unit	Studio & 1	\$700,000	\$680,000	2.94%	\$730	\$690	5.79%	5.42%
	25 GLEBE	NSW	2037	Unit	Studio & 1	\$675,000	\$650,000	3.84%	\$700	\$620	12.90%	5.39%



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# Highest Yielding 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 SYDNEY OLYMPIC PARK	NSW	2127	Unit	2	\$790,000	\$800,000	-1.25%	\$820	\$780	5.12%	5.39%
▲	27 MAROUBRA	NSW	2035	Unit	Studio & 1	\$700,000	\$700,000	0.00%	\$725	\$680	6.61%	5.38%
▼	28 GOSFORD	NSW	2250	Unit	2	\$580,000	\$550,000	5.45%	\$600	\$520	15.38%	5.37%
▼	29 MORTLAKE	NSW	2137	Unit	2	\$800,000	\$831,500	-3.79%	\$820	\$780	5.12%	5.33%
▼	30 TWEED HEADS WEST	NSW	2485	Unit	2	\$580,000	\$495,000	17.17%	\$595	\$530	12.26%	5.33%
▼	31 KINGSCLIFF	NSW	2487	Unit	2	\$732,000	\$727,500	0.61%	\$750	\$675	11.11%	5.32%
▲	32 MELROSE PARK	NSW	2114	Unit	Studio & 1	\$639,000	\$600,000	6.50%	\$650	\$600	8.33%	5.28%
▲	33 LANE COVE NORTH	NSW	2066	Unit	Studio & 1	\$660,000	\$600,000	10.00%	\$670	\$630	6.34%	5.27%
▼	34 PARRAMATTA	NSW	2150	Unit	3	\$849,000	\$925,000	-8.22%	\$860	\$830	3.61%	5.26%
▼	35 BOTANY	NSW	2019	Unit	2	\$900,000	\$845,000	6.50%	\$900	\$850	5.88%	5.20%
▲	36 BANORA POINT	NSW	2486	Townhouse	3	\$800,000	\$788,000	1.52%	\$800	\$745	7.38%	5.20%
▲	37 SYDNEY	NSW	2000	Unit	Studio & 1	\$800,000	\$840,000	-4.77%	\$800	\$750	6.66%	5.20%
▲	38 PEAKHURST	NSW	2210	Unit	2	\$705,000	\$700,000	0.71%	\$700	\$670	4.47%	5.16%
▲	39 NORTH SYDNEY	NSW	2060	Unit	Studio & 1	\$750,000	\$690,000	8.69%	\$740	\$660	12.12%	5.13%
▲	40 RYDE	NSW	2112	Unit	2	\$759,000	\$760,000	-0.14%	\$750	\$710	5.63%	5.13%
▼	41 WOLLONGONG	NSW	2500	Unit	Studio & 1	\$527,000	\$520,000	1.34%	\$520	\$480	8.33%	5.13%
▲	42 COFFS HARBOUR	NSW	2450	Townhouse	2	\$559,000	\$535,000	4.48%	\$550	\$500	10.00%	5.11%
■	43 FAIRY MEADOW	NSW	2519	Unit	2	\$569,000	\$554,500	2.61%	\$560	\$500	12.00%	5.11%
▲	44 ERMINGTON	NSW	2115	Unit	2	\$760,000	\$705,000	7.80%	\$740	\$700	5.71%	5.06%
🚩	45 RHODES	NSW	2138	Unit	2	\$970,000	\$950,000	2.10%	\$945	\$870	8.62%	5.06%
▲	46 LANE COVE	NSW	2066	Unit	Studio & 1	\$680,000	\$650,000	4.61%	\$660	\$620	6.45%	5.04%
	47 WICKHAM	NSW	2293	Unit	Studio & 1	\$640,000	\$580,000	10.34%	\$620	\$550	12.72%	5.03%
🚩	48 WOOLGOOLGA	NSW	2456	House	2	\$550,000	\$569,500	-3.43%	\$530	\$545	-2.76%	5.01%
🚩	49 THE HILL	NSW	2300	Unit	2	\$627,500	\$615,000	2.03%	\$605	\$545	11.00%	5.01%
🚩	50 RUSHCUTTERS BAY	NSW	2011	Unit	Studio & 1	\$740,000	\$735,000	0.68%	\$710	\$630	12.69%	4.98%










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# Highest Yielding 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 LARRAKEYAH	NT	0820	Unit	2	\$405,000	\$399,000	1.50%	\$580	\$525	10.47%	7.44%
	2 NIGHTCLIFF	NT	0810	Unit	2	\$392,500	\$410,000	-4.27%	\$550	\$480	14.58%	7.28%
	3 COCONUT GROVE	NT	0810	Unit	2	\$375,000	\$359,500	4.31%	\$525	\$500	5.00%	7.28%
	4 STUART PARK	NT	0820	Unit	2	\$405,000	\$389,500	3.97%	\$560	\$550	1.81%	7.19%
	5 RAPID CREEK	NT	0810	Unit	2	\$430,000	\$399,000	7.76%	\$560	\$475	17.89%	6.77%
	6 STUART PARK	NT	0820	Unit	3	\$515,000	\$499,000	3.20%	\$650	\$650	0.00%	6.56%
	7 LARRAKEYAH	NT	0820	Unit	3	\$644,500	\$630,000	2.30%	\$740	\$680	8.82%	5.97%



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# Highest Yielding 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	\$229,000	\$199,000	15.07%	\$415	\$375	10.66%	9.42%
2	PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$257,000	\$265,000	-3.02%	\$440	\$400	10.00%	8.90%
3	MACKAY	QLD	4740	Unit	Studio & 1	\$277,500	\$280,000	-0.90%	\$420	\$390	7.69%	7.87%
4	CANNONVALE	QLD	4802	Unit	2	\$380,000	\$349,000	8.88%	\$550	\$490	12.24%	7.52%
5	PORT DOUGLAS	QLD	4877	Unit	2	\$420,000	\$437,000	-3.90%	\$600	\$550	9.09%	7.42%
6	CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$299,000	\$250,000	19.60%	\$425	\$380	11.84%	7.39%
7	EAST MACKAY	QLD	4740	Unit	2	\$319,000	\$275,000	16.00%	\$450	\$400	12.50%	7.33%
8	MACKAY	QLD	4740	Unit	2	\$350,000	\$319,000	9.71%	\$480	\$420	14.28%	7.13%
9	PALM COVE	QLD	4879	Unit	Studio & 1	\$350,000	\$277,000	26.35%	\$470	\$425	10.58%	6.98%
10	ALEXANDRA HEADLAND	QLD	4572	Unit	Studio & 1	\$367,500	\$370,000	-0.68%	\$490	\$450	8.88%	6.93%
11	BRISBANE	QLD	4000	Unit	Studio & 1	\$500,000	\$440,000	13.63%	\$645	\$555	16.21%	6.70%
12	BURPENGARY	QLD	4505	House	2	\$359,500	\$335,000	7.31%	\$460	\$420	9.52%	6.65%
13	AIRLIE BEACH	QLD	4802	Unit	2	\$585,000	\$520,000	12.50%	\$725	\$580	25.00%	6.44%
14	FORTITUDE VALLEY	QLD	4006	Unit	Studio & 1	\$468,000	\$410,000	14.14%	\$575	\$520	10.57%	6.38%
15	GLADSTONE	QLD	4680	Unit	2	\$335,000	\$299,500	11.85%	\$410	\$380	7.89%	6.36%
16	BOWEN	QLD	4805	Unit	2	\$327,000	\$307,000	6.51%	\$400	\$360	11.11%	6.36%
17	CAIRNS NORTH	QLD	4870	Unit	2	\$430,000	\$375,000	14.66%	\$520	\$460	13.04%	6.28%
18	CLIFTON BEACH	QLD	4879	Unit	2	\$439,000	\$385,000	14.02%	\$530	\$480	10.41%	6.27%
19	SOUTH TOWNSVILLE	QLD	4810	Unit	2	\$392,500	\$350,000	12.14%	\$470	\$445	5.61%	6.22%
20	YORKEYS KNOB	QLD	4878	Unit	2	\$439,500	\$350,000	25.57%	\$520	\$460	13.04%	6.15%
21	KANGAROO POINT	QLD	4169	Unit	Studio & 1	\$500,000	\$495,000	1.01%	\$590	\$495	19.19%	6.13%
22	SLADE POINT	QLD	4740	House	3	\$563,500	\$489,500	15.11%	\$650	\$590	10.16%	5.99%
23	CAIRNS NORTH	QLD	4870	Unit	3	\$575,000	\$495,000	16.16%	\$660	\$575	14.78%	5.96%
24	SOUTH BRISBANE	QLD	4101	Unit	Studio & 1	\$570,000	\$470,000	21.27%	\$650	\$590	10.16%	5.92%
25	NORTH MACKAY	QLD	4740	House	3	\$547,000	\$437,500	25.02%	\$620	\$550	12.72%	5.89%



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# Highest Yielding 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	PIALBA	QLD	4655	Unit	2	\$419,000	\$380,000	10.26%	\$475	\$410	15.85%	5.89%
27	SOUTH MACKAY	QLD	4740	House	3	\$549,000	\$450,000	22.00%	\$620	\$555	11.71%	5.87%
28	BOWEN	QLD	4805	House	2	\$435,000	\$344,000	26.45%	\$490	\$365	34.24%	5.85%
29	FORTITUDE VALLEY	QLD	4006	Unit	2	\$650,000	\$600,000	8.33%	\$730	\$655	11.45%	5.84%
30	SARINA	QLD	4737	House	3	\$489,000	\$395,000	23.79%	\$550	\$465	18.27%	5.84%
31	MILTON	QLD	4064	Unit	Studio & 1	\$535,000	\$460,000	16.30%	\$600	\$545	10.09%	5.83%
32	BUCASIA	QLD	4750	House	3	\$600,000	\$472,500	26.98%	\$670	\$550	21.81%	5.80%
33	TRINITY BEACH	QLD	4879	Unit	2	\$475,000	\$399,000	19.04%	\$530	\$475	11.57%	5.80%
34	BURLEIGH HEADS	QLD	4220	Townhouse	3	\$995,000	\$1,250,000	-20.40%	\$1,100	\$960	14.58%	5.74%
35	EAST MACKAY	QLD	4740	House	3	\$589,000	\$484,000	21.69%	\$650	\$570	14.03%	5.73%
36	KIPPA-RING	QLD	4021	Townhouse	3	\$500,000	\$425,000	17.64%	\$550	\$480	14.58%	5.72%
37	BUCASIA	QLD	4750	House	4	\$659,000	\$554,000	18.95%	\$720	\$620	16.12%	5.68%
38	HAMILTON	QLD	4007	Unit	Studio & 1	\$550,000	\$477,000	15.30%	\$600	\$575	4.34%	5.67%
39	BOWEN	QLD	4805	House	3	\$529,000	\$445,000	18.87%	\$575	\$480	19.79%	5.65%
40	BURLEIGH WATERS	QLD	4220	Townhouse	2	\$782,000	\$799,000	-2.13%	\$850	\$765	11.11%	5.65%
41	EIMEO	QLD	4740	House	3	\$599,000	\$549,000	9.10%	\$650	\$615	5.69%	5.64%
42	TRINITY BEACH	QLD	4879	Unit	3	\$599,000	\$689,000	-13.07%	\$650	\$570	14.03%	5.64%
43	SURFERS PARADISE	QLD	4217	Unit	Studio & 1	\$550,000	\$499,000	10.22%	\$595	\$530	12.26%	5.62%
44	NORTH WARD	QLD	4810	Unit	2	\$430,000	\$350,000	22.85%	\$465	\$400	16.25%	5.62%
45	CANNONVALE	QLD	4802	Unit	3	\$605,000	\$400,000	51.25%	\$650	\$590	10.16%	5.58%
46	CANNONVALE	QLD	4802	House	3	\$700,000	\$648,000	8.02%	\$750	\$650	15.38%	5.57%
47	TOOWONG	QLD	4066	Unit	Studio & 1	\$550,000	\$480,000	14.58%	\$590	\$525	12.38%	5.57%
48	BURLEIGH WATERS	QLD	4220	Unit	2	\$730,000	\$684,500	6.64%	\$780	\$750	4.00%	5.55%
49	MACKAY	QLD	4740	House	2	\$449,000	\$380,000	18.15%	\$480	\$425	12.94%	5.55%
50	HOPE ISLAND	QLD	4212	Unit	2	\$750,000	\$700,000	7.14%	\$800	\$725	10.34%	5.54%



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# Highest Yielding 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	PORT AUGUSTA	SA	5700	House	3	\$289,500	\$245,000	18.16%	\$355	\$300	18.33%	6.37%
2	PORT AUGUSTA WEST	SA	5700	House	3	\$310,000	\$255,000	21.56%	\$365	\$320	14.06%	6.12%
3	PORT PIRIE	SA	5540	House	3	\$322,500	\$259,000	24.51%	\$380	\$355	7.04%	6.12%
4	PORT AUGUSTA	SA	5700	House	4	\$357,500	\$299,000	19.56%	\$420	\$350	20.00%	6.10%
5	GLENELG NORTH	SA	5045	Unit	2	\$499,500	\$450,000	11.00%	\$530	\$425	24.70%	5.51%
6	PORT PIRIE	SA	5540	House	4	\$459,000	\$385,000	19.22%	\$470	\$390	20.51%	5.32%
7	PORT LINCOLN	SA	5606	House	3	\$525,000	\$465,000	12.90%	\$480	\$450	6.66%	4.75%
8	WHYALLA	SA	5600	House	3	\$429,000	\$415,000	3.37%	\$385	\$350	10.00%	4.66%
9	WALLAROO	SA	5556	House	3	\$522,000	\$455,000	14.72%	\$450	\$370	21.62%	4.48%
10	PORT LINCOLN	SA	5606	House	4	\$695,000	\$648,500	7.17%	\$600	\$550	9.09%	4.48%
11	CHRISTIES BEACH	SA	5165	House	3	\$699,000	\$599,000	16.69%	\$590	\$540	9.25%	4.38%
12	ENCOUNTER BAY	SA	5211	House	3	\$645,000	\$582,000	10.82%	\$540	\$480	12.50%	4.35%
13	SEAFORD	SA	5169	House	3	\$699,000	\$600,000	16.50%	\$585	\$560	4.46%	4.35%
14	ENCOUNTER BAY	SA	5211	House	4	\$720,000	\$689,000	4.49%	\$600	\$550	9.09%	4.33%
15	HALLETT COVE	SA	5158	House	3	\$780,000	\$750,000	4.00%	\$650	\$550	18.18%	4.33%
16	ALDINGA BEACH	SA	5173	House	3	\$699,000	\$645,000	8.37%	\$580	\$520	11.53%	4.31%
17	O'SULLIVAN BEACH	SA	5166	House	3	\$689,000	\$574,500	19.93%	\$565	\$485	16.49%	4.26%
18	ALDINGA BEACH	SA	5173	House	4	\$797,000	\$692,000	15.17%	\$650	\$610	6.55%	4.24%
19	TAPEROO	SA	5017	House	3	\$736,000	\$582,000	26.46%	\$595	\$550	8.18%	4.20%
20	HALLETT COVE	SA	5158	House	4	\$949,000	\$855,000	10.99%	\$750	\$720	4.16%	4.10%
21	SEMAPHORE PARK	SA	5019	House	3	\$829,000	\$792,500	4.60%	\$650	\$610	6.55%	4.07%
22	VICTOR HARBOR	SA	5211	House	3	\$695,000	\$695,000	0.00%	\$540	\$490	10.20%	4.04%
23	PORT WILLUNGA	SA	5173	House	3	\$750,000	\$629,000	19.23%	\$580	\$520	11.53%	4.02%
24	PORT NOARLUNGA	SA	5167	House	3	\$790,000	\$629,500	25.49%	\$600	\$560	7.14%	3.94%
25	SELICKS BEACH	SA	5174	House	3	\$699,000	\$587,000	19.08%	\$530	\$500	6.00%	3.94%













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# Highest Yielding 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	PORT NOARLUNGA SOUTH	SA	5167	House	3	\$797,000	\$641,500	24.24%	\$595	\$560	6.25%	3.88%
	27	CHRISTIES BEACH	SA	5165	House	4	\$880,500	\$749,000	17.55%	\$650	\$580	12.06%	3.83%
	28	GRANGE	SA	5022	House	3	\$1,050,000	\$939,000	11.82%	\$750	\$710	5.63%	3.71%
	29	WEST LAKES	SA	5021	House	3	\$955,000	\$839,000	13.82%	\$680	\$675	0.74%	3.70%
	30	SOUTH BRIGHTON	SA	5048	House	3	\$999,000	\$837,500	19.28%	\$705	\$650	8.46%	3.66%
	31	WEST LAKES	SA	5021	House	4	\$1,317,000	\$1,280,000	2.89%	\$900	\$750	20.00%	3.55%
	32	HENLEY BEACH	SA	5022	House	4	\$1,800,000	\$1,812,500	-0.69%	\$1,200	\$1,000	20.00%	3.46%
	33	GLENELG NORTH	SA	5045	House	3	\$1,150,000	\$1,050,000	9.52%	\$725	\$670	8.20%	3.27%
	34	MIDDLETON	SA	5213	House	3	\$890,000	\$785,000	13.37%	\$550	\$485	13.40%	3.21%
	35	SOMERTON PARK	SA	5044	House	3	\$1,320,000	\$919,500	43.55%	\$730	\$650	12.30%	2.87%
	36	GRANGE	SA	5022	House	4	\$1,700,000	\$1,350,000	25.92%	\$910	\$810	12.34%	2.78%
	37	HENLEY BEACH	SA	5022	House	3	\$1,500,000	\$1,112,500	34.83%	\$790	\$745	6.04%	2.73%



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# Highest Yielding 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	GAGEBROOK	TAS	7030	House	3	\$385,000	\$385,000	0.00%	\$450	\$440	2.27%	6.07%
2	AUSTINS FERRY	TAS	7011	House	3	\$595,000	\$585,000	1.70%	\$650	\$550	18.18%	5.68%
3	RIVERSIDE	TAS	7250	Unit	2	\$395,000	\$395,000	0.00%	\$430	\$385	11.68%	5.66%
4	RAVENSWOOD	TAS	7250	House	3	\$389,000	\$350,000	11.14%	\$420	\$380	10.52%	5.61%
5	GLENORCHY	TAS	7010	House	2	\$445,000	\$432,000	3.00%	\$480	\$450	6.66%	5.60%
6	GLENORCHY	TAS	7010	Unit	2	\$425,000	\$437,000	-2.75%	\$450	\$410	9.75%	5.50%
7	BRIDGEWATER	TAS	7030	House	3	\$440,000	\$415,000	6.02%	\$465	\$440	5.68%	5.49%
8	MOWBRAY	TAS	7248	House	3	\$445,000	\$435,000	2.29%	\$470	\$450	4.44%	5.49%
9	NEWNHAM	TAS	7248	House	3	\$489,000	\$479,000	2.08%	\$500	\$460	8.69%	5.31%
10	BERRIEDALE	TAS	7011	House	3	\$545,000	\$545,000	0.00%	\$555	\$500	11.00%	5.29%
11	LUTANA	TAS	7009	House	3	\$595,000	\$595,000	0.00%	\$600	\$530	13.20%	5.24%
12	SMITHTON	TAS	7330	House	3	\$398,000	\$385,000	3.37%	\$400	\$375	6.66%	5.22%
13	CLAREMONT	TAS	7011	House	2	\$469,000	\$460,000	1.95%	\$470	\$455	3.29%	5.21%
14	EAST DEVONPORT	TAS	7310	House	3	\$449,000	\$429,000	4.66%	\$450	\$400	12.50%	5.21%
15	GEORGE TOWN	TAS	7253	House	3	\$410,000	\$419,000	-2.15%	\$410	\$390	5.12%	5.20%
16	CLAREMONT	TAS	7011	House	3	\$549,000	\$519,000	5.78%	\$540	\$500	8.00%	5.11%
17	DEVONPORT	TAS	7310	Unit	2	\$377,000	\$379,000	-0.53%	\$370	\$350	5.71%	5.10%
18	CLAREMONT	TAS	7011	Unit	2	\$434,500	\$410,000	5.97%	\$425	\$400	6.25%	5.08%
19	INVERMAY	TAS	7248	House	3	\$492,000	\$499,000	-1.41%	\$480	\$450	6.66%	5.07%
20	SANDY BAY	TAS	7005	Unit	Studio & 1	\$430,000	\$425,000	1.17%	\$420	\$395	6.32%	5.07%
21	MIDWAY POINT	TAS	7171	House	3	\$612,000	\$595,000	2.85%	\$595	\$545	9.17%	5.05%
22	GLENORCHY	TAS	7010	House	3	\$567,500	\$549,500	3.27%	\$550	\$520	5.76%	5.03%
23	BELLERIVE	TAS	7018	Unit	2	\$495,000	\$485,000	2.06%	\$475	\$450	5.55%	4.98%
24	ULVERSTONE	TAS	7315	Unit	2	\$397,000	\$410,000	-3.18%	\$380	\$355	7.04%	4.97%
25	DEVONPORT	TAS	7310	House	3	\$500,000	\$479,000	4.38%	\$470	\$420	11.90%	4.88%



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# Highest Yielding 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 DEVONPORT	TAS	7310	House	2	\$450,000	\$429,000	4.89%	\$420	\$380	10.52%	4.85%
▬	27 BATTERY POINT	TAS	7004	Unit	2	\$699,000	\$755,000	-7.42%	\$650	\$550	18.18%	4.83%
▼	28 GLENORCHY	TAS	7010	House	4	\$675,000	\$650,000	3.84%	\$625	\$580	7.75%	4.81%
▼	29 RIVERSIDE	TAS	7250	House	3	\$575,000	\$547,000	5.11%	\$530	\$485	9.27%	4.79%
▲	30 HOWRAH	TAS	7018	House	4	\$875,000	\$825,000	6.06%	\$805	\$665	21.05%	4.78%
▲	31 GEILSTON BAY	TAS	7015	House	3	\$675,000	\$675,000	0.00%	\$615	\$580	6.03%	4.73%
▼	32 WYNYARD	TAS	7325	Unit	2	\$389,500	\$330,000	18.03%	\$355	\$330	7.57%	4.73%
▼	33 KINGSTON	TAS	7050	Unit	2	\$530,000	\$499,500	6.10%	\$475	\$450	5.55%	4.66%
▼	34 LAUNCESTON	TAS	7250	House	2	\$549,000	\$537,000	2.23%	\$490	\$450	8.88%	4.64%
▲	35 KINGSTON	TAS	7050	House	3	\$675,000	\$699,000	-3.44%	\$600	\$570	5.26%	4.62%
▬	36 WEST LAUNCESTON	TAS	7250	House	3	\$600,000	\$617,500	-2.84%	\$530	\$485	9.27%	4.59%
▼	37 SOMERSET	TAS	7322	House	3	\$484,000	\$447,000	8.27%	\$425	\$390	8.97%	4.56%
▼	38 ROKEBY	TAS	7019	House	3	\$629,000	\$615,000	2.27%	\$550	\$515	6.79%	4.54%
▼	39 ROSETTA	TAS	7010	House	3	\$625,000	\$612,000	2.12%	\$545	\$550	-0.91%	4.53%
▼	40 RIVERSIDE	TAS	7250	House	4	\$699,000	\$725,000	-3.59%	\$610	\$550	10.90%	4.53%
▼	41 OLD BEACH	TAS	7017	House	3	\$687,500	\$660,000	4.16%	\$600	\$560	7.14%	4.53%
▲	42 LEGANA	TAS	7277	House	3	\$615,000	\$619,000	-0.65%	\$530	\$495	7.07%	4.48%
▲	43 DEVONPORT	TAS	7310	House	4	\$667,000	\$575,000	16.00%	\$570	\$525	8.57%	4.44%
▲	44 WYNYARD	TAS	7325	House	3	\$530,000	\$487,000	8.82%	\$450	\$400	12.50%	4.41%
▼	45 TREVALLYN	TAS	7250	House	3	\$595,000	\$575,000	3.47%	\$505	\$500	1.00%	4.41%
▼	46 SORELL	TAS	7172	House	3	\$675,000	\$649,000	4.00%	\$570	\$530	7.54%	4.39%
📍	47 LINDISFARNE	TAS	7015	House	4	\$825,000	\$875,000	-5.72%	\$695	\$650	6.92%	4.38%
📍	48 HOWRAH	TAS	7018	House	3	\$737,500	\$695,000	6.11%	\$620	\$555	11.71%	4.37%
▼	49 SANDY BAY	TAS	7005	Unit	2	\$620,000	\$595,000	4.20%	\$520	\$490	6.12%	4.36%
	50 LEGANA	TAS	7277	House	4	\$765,000	\$740,000	3.37%	\$640	\$620	3.22%	4.35%




























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# Highest Yielding 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 FRANKSTON	VIC	3199	Unit	Studio & 1	\$287,000	\$295,000	-2.72%	\$360	\$330	9.09%	6.52%
	2 ST KILDA	VIC	3182	Unit	Studio & 1	\$380,000	\$385,000	-1.30%	\$470	\$440	6.81%	6.43%
	3 PORTLAND	VIC	3305	Unit	2	\$295,000	\$300,000	-1.67%	\$360	\$330	9.09%	6.34%
	4 SANDRINGHAM	VIC	3191	Unit	Studio & 1	\$380,000	\$360,000	5.55%	\$460	\$430	6.97%	6.29%
	5 PORT MELBOURNE	VIC	3207	Unit	Studio & 1	\$460,000	\$460,000	0.00%	\$550	\$500	10.00%	6.21%
	6 ST KILDA WEST	VIC	3182	Unit	Studio & 1	\$400,000	\$400,000	0.00%	\$470	\$450	4.44%	6.11%
	7 HAMPTON	VIC	3188	Unit	Studio & 1	\$429,500	\$460,000	-6.64%	\$500	\$450	11.11%	6.05%
	8 BRIGHTON	VIC	3186	Unit	Studio & 1	\$450,000	\$450,000	0.00%	\$520	\$450	15.55%	6.00%
	9 MENTONE	VIC	3194	Unit	Studio & 1	\$354,500	\$365,000	-2.88%	\$400	\$375	6.66%	5.86%
	10 ELWOOD	VIC	3184	Unit	Studio & 1	\$400,000	\$400,000	0.00%	\$450	\$420	7.14%	5.85%
	11 PORTLAND	VIC	3305	House	2	\$379,000	\$345,000	9.85%	\$400	\$370	8.10%	5.48%
	12 ST KILDA	VIC	3182	Unit	2	\$600,000	\$590,000	1.69%	\$630	\$600	5.00%	5.46%
	13 WARRNAMBOOL	VIC	3280	Unit	2	\$420,000	\$420,000	0.00%	\$440	\$400	10.00%	5.44%
	14 PORTLAND	VIC	3305	House	3	\$440,000	\$437,000	0.68%	\$450	\$420	7.14%	5.31%
	15 ST KILDA WEST	VIC	3182	Unit	2	\$650,000	\$660,000	-1.52%	\$650	\$600	8.33%	5.20%
	16 POINT COOK	VIC	3030	Townhouse	2	\$495,000	\$470,000	5.31%	\$485	\$450	7.77%	5.09%
	17 WILLIAMSTOWN	VIC	3016	Unit	Studio & 1	\$430,000	\$407,500	5.52%	\$420	\$425	-1.18%	5.07%
	18 PORT MELBOURNE	VIC	3207	Unit	2	\$750,000	\$750,000	0.00%	\$725	\$650	11.53%	5.02%
	19 WARRNAMBOOL	VIC	3280	House	4	\$720,000	\$695,000	3.59%	\$690	\$650	6.15%	4.98%
	20 WARRNAMBOOL	VIC	3280	House	2	\$470,000	\$440,000	6.81%	\$450	\$420	7.14%	4.97%
	21 WARRNAMBOOL	VIC	3280	House	3	\$575,000	\$550,000	4.54%	\$550	\$510	7.84%	4.97%
	22 FRANKSTON	VIC	3199	Townhouse	2	\$597,500	\$550,000	8.63%	\$570	\$500	14.00%	4.96%
	23 HASTINGS	VIC	3915	Unit	2	\$472,500	\$475,000	-0.53%	\$450	\$430	4.65%	4.95%
	24 POINT COOK	VIC	3030	House	2	\$495,000	\$490,000	1.02%	\$470	\$460	2.17%	4.93%
	25 WERRIBEE SOUTH	VIC	3030	Unit	2	\$490,000	\$450,000	8.88%	\$460	\$445	3.37%	4.88%



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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 NEWCOMB	VIC	3219	Unit	2	\$429,000	\$442,500	-3.06%	\$400	\$380	5.26%	4.84%
▼	27 FRANKSTON	VIC	3199	Unit	2	\$495,000	\$460,000	7.60%	\$460	\$425	8.23%	4.83%
▲	28 FRANKSTON	VIC	3199	Unit	3	\$595,000	\$575,000	3.47%	\$550	\$510	7.84%	4.80%
▼	29 MENTONE	VIC	3194	Unit	2	\$595,000	\$550,000	8.18%	\$550	\$510	7.84%	4.80%
▼	30 LAKES ENTRANCE	VIC	3909	House	2	\$435,000	\$430,000	1.16%	\$400	\$380	5.26%	4.78%
▲	31 MORDIALLOC	VIC	3195	Unit	2	\$600,000	\$570,000	5.26%	\$550	\$520	5.76%	4.76%
■	32 ROSEBUD	VIC	3939	Unit	2	\$510,000	\$542,000	-5.91%	\$465	\$455	2.19%	4.74%
■	33 ELWOOD	VIC	3184	Unit	2	\$657,000	\$680,000	-3.39%	\$600	\$560	7.14%	4.74%
▲	34 SEAFORD	VIC	3198	Townhouse	3	\$750,000	\$790,000	-5.07%	\$675	\$670	0.74%	4.68%
▲	35 POINT COOK	VIC	3030	Townhouse	3	\$580,000	\$581,500	-0.26%	\$520	\$510	1.96%	4.66%
▲	36 SEAFORD	VIC	3198	Unit	2	\$525,000	\$495,000	6.06%	\$470	\$440	6.81%	4.65%
▲	37 MORNINGTON	VIC	3931	House	2	\$625,000	\$665,000	-6.02%	\$560	\$550	1.81%	4.65%
▲	38 FRANKSTON	VIC	3199	Townhouse	3	\$700,000	\$670,000	4.47%	\$625	\$600	4.16%	4.64%
📍	39 PARKDALE	VIC	3195	Unit	2	\$600,000	\$649,000	-7.56%	\$535	\$495	8.08%	4.63%
▲	40 CHELSEA	VIC	3196	Unit	2	\$590,000	\$580,000	1.72%	\$525	\$480	9.37%	4.62%
▼	41 GEELONG	VIC	3220	Unit	Studio & 1	\$485,000	\$480,000	1.04%	\$430	\$380	13.15%	4.61%
▲	42 SEAFORD	VIC	3198	Unit	3	\$650,000	\$650,000	0.00%	\$575	\$550	4.54%	4.60%
▲	43 NEWPORT	VIC	3015	Townhouse	2	\$700,000	\$690,000	1.44%	\$620	\$585	5.98%	4.60%
▲	44 BONBEACH	VIC	3196	Unit	2	\$590,000	\$550,000	7.27%	\$520	\$450	15.55%	4.58%
▲	45 CARRUM	VIC	3197	Unit	2	\$615,000	\$660,000	-6.82%	\$535	\$500	7.00%	4.52%
📍	46 OCEAN GROVE	VIC	3226	Unit	2	\$575,000	\$580,000	-0.87%	\$500	\$440	13.63%	4.52%
▼	47 PORTLAND	VIC	3305	House	4	\$620,000	\$620,000	0.00%	\$540	\$550	-1.82%	4.52%
▲	48 CORIO	VIC	3214	House	3	\$495,000	\$479,000	3.34%	\$430	\$400	7.50%	4.51%
▼	49 ASPENDALE	VIC	3195	Unit	2	\$687,000	\$625,000	9.92%	\$595	\$550	8.18%	4.50%
📍	50 CORIO	VIC	3214	House	4	\$589,500	\$549,000	7.37%	\$510	\$505	0.99%	4.49%
























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# Highest Yielding 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 DERBY	WA	6728	House	3	\$254,500	\$249,500	2.00%	\$510	\$390	30.76%	10.42%
	2 PORT HEDLAND	WA	6721	House	4	\$910,000	\$900,000	1.11%	\$1,750	\$1,600	9.37%	10.00%
	3 BULGARRA	WA	6714	House	4	\$695,000	\$560,000	24.10%	\$1,325	\$1,100	20.45%	9.91%
	4 BULGARRA	WA	6714	House	3	\$549,000	\$529,000	3.78%	\$1,000	\$850	17.64%	9.47%
	5 DJUGUN	WA	6725	House	4	\$799,000	\$775,000	3.09%	\$1,400	\$1,200	16.66%	9.11%
	6 DJUGUN	WA	6725	House	3	\$750,000	\$700,000	7.14%	\$1,250	\$850	47.05%	8.66%
	7 CABLE BEACH	WA	6726	House	4	\$849,000	\$800,000	6.12%	\$1,300	\$1,300	0.00%	7.96%
	8 PERTH	WA	6000	Unit	Studio & 1	\$429,000	\$399,000	7.51%	\$650	\$560	16.07%	7.87%
	9 VICTORIA PARK	WA	6100	Unit	Studio & 1	\$330,000	\$269,000	22.67%	\$500	\$430	16.27%	7.87%
	10 CABLE BEACH	WA	6726	House	3	\$665,000	\$595,000	11.76%	\$1,000	\$900	11.11%	7.81%
	11 CARNARVON	WA	6701	House	3	\$280,000	\$265,000	5.66%	\$420	\$375	12.00%	7.80%
	12 FREMANTLE	WA	6160	Unit	Studio & 1	\$400,000	\$357,500	11.88%	\$600	\$550	9.09%	7.80%
	13 PORT HEDLAND	WA	6721	House	3	\$737,500	\$665,000	10.90%	\$1,100	\$1,100	0.00%	7.75%
	14 MANDURAH	WA	6210	Unit	Studio & 1	\$265,000	\$289,000	-8.31%	\$390	\$315	23.80%	7.65%
	15 BROOME	WA	6725	House	3	\$615,000	\$579,000	6.21%	\$900	\$800	12.50%	7.60%
	16 EAST PERTH	WA	6004	Unit	Studio & 1	\$425,000	\$357,000	19.04%	\$600	\$520	15.38%	7.34%
	17 SPEARWOOD	WA	6163	Unit	2	\$450,000	\$375,000	20.00%	\$625	\$550	13.63%	7.22%
	18 HAMILTON HILL	WA	6163	Unit	2	\$405,000	\$325,000	24.61%	\$560	\$470	19.14%	7.19%
	19 SCARBOROUGH	WA	6019	Unit	Studio & 1	\$444,500	\$414,500	7.23%	\$615	\$525	17.14%	7.19%
	20 RIVERVALE	WA	6103	Unit	Studio & 1	\$449,000	\$399,000	12.53%	\$610	\$550	10.90%	7.06%
	21 MAYLANDS	WA	6051	Unit	Studio & 1	\$350,000	\$287,000	21.95%	\$475	\$430	10.46%	7.05%
	22 MOSMAN PARK	WA	6012	Unit	Studio & 1	\$370,000	\$300,000	23.33%	\$500	\$450	11.11%	7.02%
	23 EAST PERTH	WA	6004	Unit	2	\$590,000	\$535,000	10.28%	\$780	\$690	13.04%	6.87%
	24 BAYSWATER	WA	6053	Unit	2	\$457,000	\$334,500	36.62%	\$600	\$550	9.09%	6.82%
	25 GERALDTON	WA	6530	Unit	2	\$299,000	\$250,000	19.60%	\$390	\$300	30.00%	6.78%



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# Highest Yielding 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	PERTH	WA	6000	Unit	2	\$600,000	\$559,000	7.33%	\$780	\$710	9.85%	6.76%
▼	27	RIVERVALE	WA	6103	Unit	2	\$559,000	\$499,000	12.02%	\$700	\$640	9.37%	6.51%
	28	BUNBURY	WA	6230	Unit	2	\$399,000	\$417,000	-4.32%	\$500	\$490	2.04%	6.51%
▼	29	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$399,500	\$310,000	28.87%	\$500	\$450	11.11%	6.50%
▼	30	MOSMAN PARK	WA	6012	Unit	2	\$500,000	\$499,000	0.20%	\$620	\$550	12.72%	6.44%
▼	31	ROCKINGHAM	WA	6168	Unit	Studio & 1	\$399,000	\$359,000	11.14%	\$480	\$420	14.28%	6.25%
▼	32	BURSWOOD	WA	6100	Unit	Studio & 1	\$545,000	\$456,000	19.51%	\$650	\$550	18.18%	6.20%
▼	33	SOUTH PERTH	WA	6151	Unit	Studio & 1	\$499,000	\$410,000	21.70%	\$580	\$500	16.00%	6.04%
▼	34	PORT HEDLAND	WA	6721	Unit	2	\$720,000	\$664,500	8.35%	\$835	\$845	-1.19%	6.03%
▼	35	MAYLANDS	WA	6051	Unit	2	\$449,000	\$382,500	17.38%	\$520	\$465	11.82%	6.02%
▼	36	BURSWOOD	WA	6100	Unit	2	\$695,000	\$657,500	5.70%	\$800	\$680	17.64%	5.98%
▼	37	FREMANTLE	WA	6160	Unit	2	\$700,000	\$529,000	32.32%	\$800	\$720	11.11%	5.94%
▼	38	MANDURAH	WA	6210	Unit	2	\$419,000	\$329,000	27.35%	\$470	\$450	4.44%	5.83%
▼	39	PERTH	WA	6000	Unit	3	\$994,000	\$975,000	1.94%	\$1,100	\$1,000	10.00%	5.75%
▲	40	MAYLANDS	WA	6051	Unit	3	\$649,000	\$535,000	21.30%	\$710	\$615	15.44%	5.68%
▲	41	MAYLANDS	WA	6051	Townhouse	2	\$549,000	\$450,000	22.00%	\$600	\$530	13.20%	5.68%
▼	42	EAST FREMANTLE	WA	6158	Unit	2	\$550,000	\$500,000	10.00%	\$600	\$575	4.34%	5.67%
▼	43	ROCKINGHAM	WA	6168	Unit	2	\$459,000	\$385,000	19.22%	\$500	\$450	11.11%	5.66%
▼	44	GLENFIELD	WA	6532	House	4	\$599,000	\$543,500	10.21%	\$650	\$580	12.06%	5.64%
▼	45	SOUTH BUNBURY	WA	6230	Unit	3	\$550,000	\$479,000	14.82%	\$595	\$525	13.33%	5.62%
▼	46	BELMONT	WA	6104	townhouse	3	\$650,000	\$550,000	18.18%	\$700	\$610	14.75%	5.60%
▼	47	EAST PERTH	WA	6004	Unit	3	\$899,000	\$897,000	0.22%	\$950	\$950	0.00%	5.49%
▼	48	USHER	WA	6230	House	4	\$599,000	\$550,000	8.90%	\$630	\$600	5.00%	5.46%
🚩	49	ROCKINGHAM	WA	6168	House	2	\$479,000	\$417,000	14.86%	\$500	\$450	11.11%	5.42%
🚩	50	SCARBOROUGH	WA	6019	Unit	2	\$672,000	\$585,000	14.87%	\$700	\$600	16.66%	5.41%



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