



Suburb Performance Reports



Invest Better with Unique Suburb Data

... brings you powerful, easy-to-use software to help you find, analyse, research and track investment property more successfully.

REAL ESTATE INVESTAR'S ALL-IN-ONE PROPERTY INVESTMENT SOLUTION

Pro Membership



Investar Search

Instantly find investment property that matches your strategy and buying rules.



My Valuer

Accurately estimate the value of any residential property and view on the market and sales history for better negotiation.



Property Analyser

Analyse your property investments; create 10-year cash flow and capital growth forecasts to be 100% confident in each decision you make.



Xero

Integrate your property portfolio with Xero and get real-time pulse on your cash flow and investments.



Development Search

Access exclusive, off-the-plan opportunities ahead of the rest of the market.



My Research

Research the investment performance trends of every suburb with the latest data at your fingertips.



Property Analyser

Track your property portfolio data and get access market values, capital growth, income, expenses and cash flow in real time.

Biggest Median Gap Suburbs

ABOUT THIS REPORT

This report was produced using live on the market rental and sales listing data.





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 listing prices and yields that include all bedrooms as consolidated results.

This report is designed to identify the suburbs with the largest gap between listing prices at the top and bottom of the market, by calculating the size of the gap between the median of listing prices that fall in the bottom 25% in the suburb with the median of listing prices that fall in the top 25% in the suburb. Suburbs with large gaps may provide increased opportunities for renovation or other add value strategies.

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



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

National Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▲	1 TOOWONG	QLD	4066	Unit	3	105	\$1,825,000	23.31%	\$950,000	\$3,125,000	\$2,175,000	328.94%	\$700	16.66%	1.99%	
▲	2 KEW	VIC	3101	Unit	3	143	\$1,380,000	4.94%	\$855,000	\$2,722,500	\$1,867,500	318.42%	\$695	16.80%	2.61%	
▲	3 WEST PERTH	WA	6005	Unit	3	149	\$825,000	-15.17%	\$587,500	\$1,750,000	\$1,162,500	297.87%	\$750	15.38%	4.72%	
▲	4 KANGAROO POINT	QLD	4169	Unit	3	112	\$1,390,000	2.96%	\$860,000	\$2,500,000	\$1,640,000	290.69%	\$900	13.20%	3.36%	
▬	5 ARMADALE	VIC	3143	Unit	3	187	\$1,650,000	3.51%	\$1,110,000	\$3,225,000	\$2,115,000	290.54%	\$900	45.16%	2.83%	
▬	6 TOORAK	VIC	3142	Unit	3	229	\$2,500,000	-3.85%	\$1,400,000	\$3,999,750	\$2,599,750	285.69%	\$840	15.86%	1.74%	
▲	7 SYDNEY	NSW	2000	Unit	3	253	\$3,500,000	6.06%	\$1,880,000	\$5,350,000	\$3,470,000	284.57%	\$1,825	12.30%	2.71%	
▼	8 BYRON BAY	NSW	2481	House	4	113	\$3,125,000	5.93%	\$1,750,000	\$4,900,000	\$3,150,000	280.00%	\$1,600	0.00%	2.66%	
▼	9 BRISBANE	QLD	4000	Unit	3	226	\$1,700,000	6.91%	\$895,000	\$2,499,500	\$1,604,500	279.27%	\$1,000	12.99%	3.05%	
▲	10 SOUTH YARRA	VIC	3141	Unit	3	221	\$1,650,000	2.29%	\$1,250,000	\$3,375,000	\$2,125,000	270.00%	\$900	2.27%	2.83%	
▲	11 MOOLOOLABA	QLD	4557	Unit	3	127	\$960,000	-2.05%	\$750,000	\$2,000,000	\$1,250,000	266.66%	\$675	3.05%	3.65%	
▲	12 HAWTHORN	VIC	3122	Unit	3	128	\$1,375,000	-14.07%	\$980,000	\$2,600,000	\$1,620,000	265.30%	\$865	33.07%	3.27%	
▲	13 WOODY POINT	QLD	4019	Unit	3	141	\$1,300,000	51.16%	\$767,500	\$1,985,000	\$1,217,500	258.63%	\$690	-0.72%	2.76%	
▲	14 PORT DOUGLAS	QLD	4877	House	4	96	\$1,297,000	8.99%	\$882,500	\$2,225,000	\$1,342,500	252.12%	\$750	7.91%	3.00%	
▲	15 PORT DOUGLAS	QLD	4877	House	3	161	\$1,339,000	34.57%	\$892,500	\$2,250,000	\$1,357,500	252.10%	\$720	10.76%	2.79%	
▲	16 BRIGHTON	VIC	3186	House	5	149	\$4,982,500	-0.35%	\$3,625,000	\$9,117,500	\$5,492,500	251.51%	\$1,995	-1.49%	2.08%	
▼	17 PORT MACQUARIE	NSW	2444	Unit	3	134	\$950,000	-2.32%	\$660,000	\$1,650,000	\$990,000	250.00%	\$550	0.00%	3.01%	
▲	18 NEUTRAL BAY	NSW	2089	Unit	3	51	\$3,250,000	44.44%	\$1,675,000	\$4,162,500	\$2,487,500	248.50%	\$1,180	19.79%	1.88%	
▲	19 TOORAK	VIC	3142	Unit	2	87	\$787,500	-1.57%	\$675,000	\$1,650,000	\$975,000	244.44%	\$580	16.00%	3.82%	
▲	20 MANDURAH	WA	6210	Unit	3	109	\$467,500	18.35%	\$349,500	\$849,000	\$499,500	242.91%	\$470	8.04%	5.22%	
▼	21 MALVERN	VIC	3144	Unit	3	203	\$1,590,000	20.00%	\$1,000,000	\$2,400,000	\$1,400,000	240.00%	\$650	-2.99%	2.12%	
▬	22 MELBOURNE	VIC	3004	Unit	3	188	\$1,750,000	8.69%	\$1,125,000	\$2,680,000	\$1,555,000	238.22%	\$910	13.75%	2.70%	
▲	23 DOCKLANDS	VIC	3008	Unit	3	202	\$1,497,500	10.19%	\$1,050,000	\$2,490,000	\$1,440,000	237.14%	\$1,000	5.26%	3.47%	
▼	24 PARADISE POINT	QLD	4216	House	4	141	\$2,750,000	48.84%	\$1,587,500	\$3,741,500	\$2,154,000	235.68%	\$1,200	-4.00%	2.26%	



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent		
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield
25	WAHROONGA	NSW	2076	House	5	47	\$3,125,000	-7.75%	\$2,300,000	\$5,400,000	\$3,100,000	234.78%	\$1,500	-6.25%	2.49%
26	CLEVELAND	QLD	4163	House	5	78	\$1,450,000	16.00%	\$1,075,000	\$2,500,000	\$1,425,001	232.55%	\$850	0.00%	3.04%
27	BELLEVUE HILL	NSW	2023	Unit	3	215	\$4,995,000	11.06%	\$2,750,000	\$6,345,000	\$3,595,000	230.72%	\$1,550	14.81%	1.61%
28	MANLY	NSW	2095	Unit	3	95	\$3,100,000	19.23%	\$2,300,000	\$5,250,000	\$2,950,000	228.26%	\$1,450	11.53%	2.43%
29	MALVERN EAST	VIC	3145	Unit	Studio & 1	298	\$300,000	0.33%	\$164,000	\$365,000	\$201,000	222.56%	\$330	10.00%	5.72%
30	PERTH	WA	6000	Unit	3	175	\$899,000	4.59%	\$677,000	\$1,500,000	\$823,000	221.56%	\$950	15.15%	5.49%
31	NEWPORT	NSW	2106	House	4	67	\$1,948,500	-15.10%	\$1,248,765	\$2,750,000	\$1,501,236	220.21%	\$1,600	8.47%	4.26%
32	MERMAID BEACH	QLD	4218	Unit	3	201	\$1,590,000	2.25%	\$1,227,000	\$2,700,000	\$1,473,000	220.04%	\$1,000	0.00%	3.27%
33	GLENROY	VIC	3046	House	2	137	\$405,000	15.71%	\$269,000	\$590,000	\$321,000	219.33%	\$420	12.00%	5.39%
34	MAIN BEACH	QLD	4217	Unit	3	150	\$2,000,000	0.00%	\$1,600,000	\$3,495,000	\$1,895,000	218.43%	\$1,250	31.57%	3.25%
35	CARLTON	VIC	3053	Unit	Studio & 1	196	\$290,000	26.08%	\$181,000	\$395,000	\$214,000	218.23%	\$390	11.42%	6.99%
36	INVERELL	NSW	2360	House	4	114	\$565,000	25.83%	\$372,500	\$809,500	\$437,000	217.31%	\$450	18.42%	4.14%
37	GERALDTON	WA	6530	Unit	2	126	\$210,000	11.11%	\$184,000	\$399,000	\$215,000	216.84%	\$280	21.73%	6.93%
38	MOREE	NSW	2400	House	4	212	\$447,000	1.13%	\$332,000	\$717,500	\$385,500	216.11%	\$410	5.12%	4.76%
39	PALM BEACH	QLD	4221	Unit	3	141	\$1,800,000	12.50%	\$1,275,000	\$2,749,500	\$1,474,500	215.64%	\$1,200	20.60%	3.46%
40	MOSMAN	NSW	2088	Unit	3	84	\$3,250,000	12.06%	\$2,325,000	\$5,000,000	\$2,675,000	215.05%	\$1,295	17.72%	2.07%
41	SURFERS PARADISE	QLD	4217	Townhouse	3	80	\$1,150,000	-3.77%	\$814,500	\$1,750,000	\$935,500	214.85%	\$820	-8.89%	3.70%
42	NOOSA HEADS	QLD	4567	Unit	2	179	\$1,395,000	14.34%	\$950,000	\$2,037,500	\$1,087,500	214.47%	\$650	1.56%	2.42%
43	SOUTH PERTH	WA	6151	Unit	3	169	\$1,000,000	0.00%	\$769,500	\$1,638,000	\$868,500	212.86%	\$750	7.14%	3.90%
44	MOSMAN PARK	WA	6012	Unit	2	181	\$392,000	4.53%	\$350,000	\$745,000	\$395,000	212.85%	\$500	25.00%	6.63%
45	APPLECROSS	WA	6153	Unit	2	215	\$675,000	-2.88%	\$467,500	\$995,000	\$527,500	212.83%	\$470	9.30%	3.62%
46	DERBY	WA	6728	House	3	174	\$280,000	3.70%	\$179,500	\$382,000	\$202,500	212.81%	\$360	2.85%	6.68%
47	BRIGHTON	VIC	3186	House	4	101	\$3,300,000	0.76%	\$2,500,000	\$5,275,000	\$2,775,000	211.00%	\$1,590	9.65%	2.50%
48	MOSMAN	NSW	2088	House	5	83	\$9,000,000	20.00%	\$6,975,000	\$14,650,000	\$7,675,000	210.03%	\$2,925	4.46%	1.69%
49	CLAYTON	VIC	3168	Unit	Studio & 1	531	\$330,000	-4.35%	\$175,000	\$367,500	\$192,500	210.00%	\$320	10.34%	5.04%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent		
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield
50	CAULFIELD NORTH	VIC	3161	Unit	3	148	\$900,000	-10.00%	\$720,000	\$1,500,000	\$780,000	208.33%	\$695	15.83%	4.01%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

ACT Report															
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent		
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield
1	WRIGHT	ACT	2611	Unit	2	77	\$519,000	5.91%	\$498,000	\$559,000	\$61,000	112.24%	\$575	4.54%	5.76%
2	WRIGHT	ACT	2611	Unit	Studio & 1	71	\$407,000	1.75%	\$399,900	\$420,000	\$20,100	105.02%	\$450	0.00%	5.74%



FIND INVESTMENTS IN THESE SUBURBS NOW
 Save time, minimise risk & maximise profits

JOIN PRO PLUS
 from \$149/m

Biggest Median Gap Suburbs

NSW Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▲	1 SYDNEY	NSW	2000	Unit	3	253	\$3,500,000	6.06%	\$1,880,000	\$5,350,000	\$3,470,000	284.57%	\$1,825	12.30%	2.71%	
▼	2 BYRON BAY	NSW	2481	House	4	113	\$3,125,000	5.93%	\$1,750,000	\$4,900,000	\$3,150,000	280.00%	\$1,600	0.00%	2.66%	
▼	3 PORT MACQUARIE	NSW	2444	Unit	3	134	\$950,000	-2.32%	\$660,000	\$1,650,000	\$990,000	250.00%	\$550	0.00%	3.01%	
▲	4 NEUTRAL BAY	NSW	2089	Unit	3	51	\$3,250,000	44.44%	\$1,675,000	\$4,162,500	\$2,487,500	248.50%	\$1,180	19.79%	1.88%	
▲	5 WAHROONGA	NSW	2076	House	5	47	\$3,125,000	-7.75%	\$2,300,000	\$5,400,000	\$3,100,000	234.78%	\$1,500	-6.25%	2.49%	
▼	6 BELLEVUE HILL	NSW	2023	Unit	3	215	\$4,995,000	11.06%	\$2,750,000	\$6,345,000	\$3,595,000	230.72%	\$1,550	14.81%	1.61%	
▼	7 MANLY	NSW	2095	Unit	3	95	\$3,100,000	19.23%	\$2,300,000	\$5,250,000	\$2,950,000	228.26%	\$1,450	11.53%	2.43%	
▼	8 NEWPORT	NSW	2106	House	4	67	\$1,948,500	-15.10%	\$1,248,765	\$2,750,000	\$1,501,236	220.21%	\$1,600	8.47%	4.26%	
▲	9 INVERELL	NSW	2360	House	4	114	\$565,000	25.83%	\$372,500	\$809,500	\$437,000	217.31%	\$450	18.42%	4.14%	
▲	10 MOREE	NSW	2400	House	4	212	\$447,000	1.13%	\$332,000	\$717,500	\$385,500	216.11%	\$410	5.12%	4.76%	
▲	11 MOSMAN	NSW	2088	Unit	3	84	\$3,250,000	12.06%	\$2,325,000	\$5,000,000	\$2,675,000	215.05%	\$1,295	17.72%	2.07%	
▲	12 MOSMAN	NSW	2088	House	5	83	\$9,000,000	20.00%	\$6,975,000	\$14,650,000	\$7,675,000	210.03%	\$2,925	4.46%	1.69%	
▼	13 ROSE BAY	NSW	2029	Unit	3	260	\$3,950,000	15.32%	\$2,900,000	\$6,025,000	\$3,125,000	207.75%	\$1,495	19.60%	1.96%	
▲	14 BOWRAL	NSW	2576	House	5	115	\$2,150,000	-14.00%	\$1,605,000	\$3,325,000	\$1,720,000	207.16%	\$995	-0.50%	2.40%	
▼	15 WOLLONGONG	NSW	2500	Unit	3	135	\$1,285,000	11.73%	\$899,000	\$1,850,000	\$951,000	205.78%	\$750	10.29%	3.03%	
▼	16 BOWRAL	NSW	2576	House	3	122	\$1,500,000	5.44%	\$1,025,000	\$2,100,000	\$1,075,000	204.87%	\$650	-3.71%	2.25%	
▬	17 SYDNEY	NSW	2000	Unit	2	273	\$1,600,000	10.34%	\$1,150,000	\$2,340,000	\$1,190,000	203.47%	\$1,100	18.27%	3.57%	
	18 PARRAMATTA	NSW	2150	Unit	3	192	\$950,000	18.75%	\$722,500	\$1,450,500	\$728,000	200.76%	\$815	25.38%	4.46%	
▼	19 COFFS HARBOUR	NSW	2450	Unit	3	95	\$995,000	66.11%	\$597,000	\$1,187,500	\$590,500	198.91%	\$610	7.01%	3.18%	
▲	20 NEWCASTLE	NSW	2300	Unit	3	137	\$1,700,000	-5.51%	\$1,290,000	\$2,500,000	\$1,210,000	193.79%	\$890	11.94%	2.72%	
▲	21 BROKEN HILL	NSW	2880	House	3	124	\$210,000	16.66%	\$155,000	\$299,000	\$144,000	192.90%	\$315	1.61%	7.80%	
▼	22 CRONULLA	NSW	2230	Unit	2	97	\$900,000	0.55%	\$795,000	\$1,500,000	\$705,000	188.67%	\$650	8.33%	3.75%	
▼	23 CHATSWOOD	NSW	2067	Unit	3	173	\$2,340,000	37.08%	\$1,600,000	\$3,000,001	\$1,400,001	187.50%	\$1,115	11.50%	2.47%	
📍	24 NAMBUCCA HEADS	NSW	2448	House	2	85	\$269,000	-42.09%	\$217,500	\$399,500	\$182,000	183.67%	\$430	7.50%	8.31%	
▲	25 HAYMARKET	NSW	2000	Unit	2	293	\$1,290,000	0.78%	\$925,000	\$1,697,500	\$772,500	183.51%	\$1,200	20.00%	4.83%	



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

NSW Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▲	26	NELSON BAY	NSW	2315	House	4	76	\$1,200,000	9.09%	\$975,000	\$1,775,000	\$800,000	182.05%	\$700	11.11%	3.03%
▼	27	DARLINGHURST	NSW	2010	Unit	2	93	\$1,300,000	-13.34%	\$1,045,000	\$1,900,000	\$855,000	181.81%	\$900	5.88%	3.60%
▲	28	CRONULLA	NSW	2230	Unit	3	202	\$2,725,000	2.83%	\$2,000,000	\$3,625,000	\$1,625,000	181.25%	\$1,050	19.31%	2.00%
▼	29	WOOLLOOMOOLOO	NSW	2011	Unit	Studio & 1	83	\$740,000	-10.04%	\$650,000	\$1,175,000	\$525,000	180.76%	\$650	0.77%	4.56%
▼	30	ROSE BAY	NSW	2029	Unit	2	122	\$1,700,000	25.92%	\$1,150,000	\$2,075,000	\$925,000	180.43%	\$825	13.79%	2.52%
▲	31	BYRON BAY	NSW	2481	House	3	144	\$1,937,500	-11.94%	\$1,500,000	\$2,650,000	\$1,150,000	176.66%	\$1,000	5.26%	2.68%
▼	32	BATEAU BAY	NSW	2261	House	4	81	\$1,300,000	10.16%	\$950,000	\$1,672,500	\$722,500	176.05%	\$750	2.73%	3.00%
▲	33	BOWRAL	NSW	2576	House	4	124	\$1,695,000	2.72%	\$1,297,500	\$2,282,500	\$985,000	175.91%	\$800	-5.89%	2.45%
	34	TWEED HEADS	NSW	2485	Unit	3	87	\$860,000	-7.03%	\$760,000	\$1,332,500	\$572,500	175.32%	\$800	15.94%	4.83%
▲	35	FORBES	NSW	2871	House	3	77	\$415,000	1.21%	\$315,000	\$550,000	\$235,000	174.60%	\$380	5.55%	4.76%
▼	36	KIAMA	NSW	2533	House	4	74	\$1,645,000	-15.65%	\$1,365,000	\$2,375,000	\$1,010,000	173.99%	\$800	10.34%	2.52%
	37	BONDI	NSW	2026	Unit	2	56	\$1,600,000	45.45%	\$1,150,000	\$2,000,000	\$850,000	173.91%	\$920	15.00%	2.99%
🚩	38	ST MARYS	NSW	2760	Unit	2	85	\$440,000	10.00%	\$337,475	\$586,250	\$248,775	173.71%	\$415	25.75%	4.90%
🚩	39	FORSTER	NSW	2428	Unit	2	92	\$599,000	0.00%	\$459,000	\$792,000	\$333,000	172.54%	\$400	5.26%	3.47%
▼	40	ST IVES	NSW	2075	House	5	40	\$3,700,000	27.58%	\$2,875,000	\$4,950,000	\$2,075,000	172.17%	\$1,500	-6.25%	2.10%
▼	41	BUNDANOON	NSW	2578	House	4	143	\$1,287,500	-8.04%	\$1,072,500	\$1,837,000	\$764,500	171.28%	\$740	2.77%	2.98%
▼	42	LEETON	NSW	2705	House	4	78	\$613,500	4.15%	\$427,500	\$729,500	\$302,000	170.64%	\$435	2.35%	3.68%
▼	43	POTTS POINT	NSW	2011	Unit	2	97	\$1,600,000	0.00%	\$1,275,000	\$2,175,000	\$900,000	170.58%	\$950	18.75%	3.08%
▼	44	LENNOX HEAD	NSW	2478	House	3	166	\$1,272,500	-2.12%	\$997,500	\$1,697,500	\$700,000	170.17%	\$780	4.00%	3.18%
▼	45	TAMWORTH	NSW	2340	House	5	103	\$929,500	18.40%	\$750,000	\$1,275,000	\$525,000	170.00%	\$640	25.49%	3.58%
▼	46	BROKEN HILL	NSW	2880	House	2	109	\$140,000	-3.45%	\$115,000	\$195,000	\$80,000	169.56%	\$280	1.81%	10.40%
🚩	47	MITTAGONG	NSW	2575	House	4	110	\$1,174,000	-2.01%	\$1,024,814	\$1,737,500	\$712,686	169.54%	\$700	0.71%	3.10%
▼	48	MOREE	NSW	2400	House	3	189	\$320,000	14.28%	\$239,000	\$405,000	\$166,000	169.45%	\$350	0.00%	5.68%
🚩	49	AVALON BEACH	NSW	2107	House	5	56	\$3,287,500	10.59%	\$2,597,500	\$4,400,000	\$1,802,500	169.39%	\$1,900	5.55%	3.00%
▼	50	AUBURN	NSW	2144	Unit	Studio & 1	178	\$390,000	6.84%	\$279,500	\$469,500	\$190,000	167.97%	\$450	28.57%	6.00%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

NT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent		
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield
1	DARWIN CITY	NT	0800	Unit	3	234	\$580,000	-3.18%	\$485,000	\$799,000	\$314,000	164.74%	\$750	7.14%	6.72%
2	DARWIN CITY	NT	0800	Unit	Studio & 1	305	\$279,500	2.94%	\$243,500	\$350,000	\$106,500	143.73%	\$450	9.75%	8.37%
3	NIGHTCLIFF	NT	0810	Unit	2	159	\$402,500	4.54%	\$300,000	\$430,000	\$130,000	143.33%	\$480	2.12%	6.20%
4	LARRAKEYAH	NT	0820	Unit	2	618	\$399,000	2.57%	\$349,000	\$500,000	\$151,000	143.26%	\$510	2.00%	6.64%
5	PARAP	NT	0820	Unit	2	167	\$399,000	0.63%	\$322,500	\$442,000	\$119,500	137.05%	\$525	5.00%	6.84%
6	KATHERINE	NT	0850	House	3	318	\$365,000	0.00%	\$316,500	\$420,000	\$103,500	132.70%	\$480	0.00%	6.83%
7	STUART PARK	NT	0820	Unit	3	268	\$505,000	8.60%	\$452,500	\$600,000	\$147,500	132.59%	\$630	1.61%	6.48%
8	COCONUT GROVE	NT	0810	Unit	2	152	\$355,000	2.30%	\$299,500	\$384,000	\$84,500	128.21%	\$480	5.49%	7.03%
9	KATHERINE	NT	0850	House	4	367	\$499,000	1.83%	\$440,000	\$560,000	\$120,000	127.27%	\$600	-3.23%	6.25%
10	RAPID CREEK	NT	0810	Unit	2	135	\$420,000	-2.10%	\$377,500	\$480,000	\$102,500	127.15%	\$485	6.59%	6.00%
11	DARWIN CITY	NT	0800	Unit	2	227	\$449,000	5.15%	\$400,000	\$499,000	\$99,000	124.75%	\$580	3.57%	6.71%
12	KATHERINE	NT	0850	Unit	2	272	\$270,000	2.46%	\$247,500	\$305,000	\$57,500	123.23%	\$390	2.63%	7.51%
13	BAKEWELL	NT	0832	Unit	2	242	\$275,000	1.85%	\$250,000	\$299,000	\$49,000	119.60%	\$420	0.00%	7.94%
14	STUART PARK	NT	0820	Unit	2	196	\$399,000	3.63%	\$359,500	\$427,000	\$67,500	118.77%	\$550	10.00%	7.16%
15	GILLEN	NT	0870	House	3	103	\$454,500	-8.19%	\$422,000	\$497,500	\$75,500	117.89%	\$560	1.81%	6.40%
16	WOODROFFE	NT	0830	House	3	214	\$449,000	0.00%	\$409,000	\$475,000	\$66,000	116.13%	\$520	-3.71%	6.02%
17	DURACK	NT	0830	House	4	194	\$649,000	1.56%	\$599,500	\$692,500	\$93,000	115.51%	\$690	4.54%	5.52%
18	ZUCCOLI	NT	0832	House	4	117	\$610,000	1.66%	\$582,500	\$672,250	\$89,750	115.40%	\$700	2.94%	5.96%
19	DURACK	NT	0830	House	3	153	\$505,000	1.10%	\$482,500	\$549,500	\$67,000	113.88%	\$600	7.14%	6.17%
20	ZUCCOLI	NT	0832	House	3	91	\$560,000	3.79%	\$522,500	\$592,000	\$69,500	113.30%	\$650	0.00%	6.03%
21	BRAITLING	NT	0870	House	3	110	\$469,000	1.40%	\$449,000	\$504,500	\$55,500	112.36%	\$550	0.00%	6.09%
22	ROSEBERY	NT	0832	House	4	138	\$599,000	1.69%	\$579,000	\$650,000	\$71,000	112.26%	\$680	4.61%	5.90%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

QLD Report															
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent		
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield
1	TOOWONG	QLD	4066	Unit	3	105	\$1,825,000	23.31%	\$950,000	\$3,125,000	\$2,175,000	328.94%	\$700	16.66%	1.99%
2	KANGAROO POINT	QLD	4169	Unit	3	112	\$1,390,000	2.96%	\$860,000	\$2,500,000	\$1,640,000	290.69%	\$900	13.20%	3.36%
3	BRISBANE	QLD	4000	Unit	3	226	\$1,700,000	6.91%	\$895,000	\$2,499,500	\$1,604,500	279.27%	\$1,000	12.99%	3.05%
4	MOOLOOLABA	QLD	4557	Unit	3	127	\$960,000	-2.05%	\$750,000	\$2,000,000	\$1,250,000	266.66%	\$675	3.05%	3.65%
5	WOODY POINT	QLD	4019	Unit	3	141	\$1,300,000	51.16%	\$767,500	\$1,985,000	\$1,217,500	258.63%	\$690	-0.72%	2.76%
6	PORT DOUGLAS	QLD	4877	House	4	96	\$1,297,000	8.99%	\$882,500	\$2,225,000	\$1,342,500	252.12%	\$750	7.91%	3.00%
7	PORT DOUGLAS	QLD	4877	House	3	161	\$1,339,000	34.57%	\$892,500	\$2,250,000	\$1,357,500	252.10%	\$720	10.76%	2.79%
8	PARADISE POINT	QLD	4216	House	4	141	\$2,750,000	48.84%	\$1,587,500	\$3,741,500	\$2,154,000	235.68%	\$1,200	-4.00%	2.26%
9	CLEVELAND	QLD	4163	House	5	78	\$1,450,000	16.00%	\$1,075,000	\$2,500,000	\$1,425,001	232.55%	\$850	0.00%	3.04%
10	MERMAID BEACH	QLD	4218	Unit	3	201	\$1,590,000	2.25%	\$1,227,000	\$2,700,000	\$1,473,000	220.04%	\$1,000	0.00%	3.27%
11	MAIN BEACH	QLD	4217	Unit	3	150	\$2,000,000	0.00%	\$1,600,000	\$3,495,000	\$1,895,000	218.43%	\$1,250	31.57%	3.25%
12	PALM BEACH	QLD	4221	Unit	3	141	\$1,800,000	12.50%	\$1,275,000	\$2,749,500	\$1,474,500	215.64%	\$1,200	20.60%	3.46%
13	SURFERS PARADISE	QLD	4217	Townhouse	3	80	\$1,150,000	-3.77%	\$814,500	\$1,750,000	\$935,500	214.85%	\$820	-8.89%	3.70%
14	NOOSA HEADS	QLD	4567	Unit	2	179	\$1,395,000	14.34%	\$950,000	\$2,037,500	\$1,087,500	214.47%	\$650	1.56%	2.42%
15	HOPE ISLAND	QLD	4212	House	5	170	\$2,222,500	1.02%	\$1,850,000	\$3,825,000	\$1,975,000	206.75%	\$1,550	0.00%	3.62%
16	LABRADOR	QLD	4215	Unit	3	76	\$797,500	-4.78%	\$629,000	\$1,295,000	\$666,000	205.88%	\$750	11.94%	4.89%
17	TARINGA	QLD	4068	Unit	3	121	\$1,139,500	-3.36%	\$839,500	\$1,719,500	\$880,000	204.82%	\$700	16.66%	3.19%
18	SURFERS PARADISE	QLD	4217	Unit	3	187	\$1,600,000	14.57%	\$1,100,000	\$2,245,000	\$1,145,000	204.09%	\$995	17.05%	3.23%
19	HOPE ISLAND	QLD	4212	House	4	135	\$1,600,000	18.51%	\$1,050,000	\$2,100,000	\$1,050,000	200.00%	\$1,050	16.66%	3.41%
20	NOOSAVILLE	QLD	4566	House	4	125	\$1,792,500	3.91%	\$1,350,000	\$2,700,000	\$1,350,000	200.00%	\$1,000	-4.77%	2.90%
21	BROADBEACH	QLD	4218	Unit	3	145	\$1,844,000	8.53%	\$1,300,000	\$2,600,000	\$1,300,000	200.00%	\$1,100	13.40%	3.10%
22	RUNAWAY BAY	QLD	4216	Townhouse	3	119	\$950,000	21.79%	\$677,500	\$1,325,000	\$647,500	195.57%	\$695	2.20%	3.80%
23	SOUTH BRISBANE	QLD	4101	Unit	3	132	\$1,360,000	25.51%	\$900,000	\$1,756,000	\$856,000	195.11%	\$1,175	30.55%	4.49%
24	MAROOCHYDORE	QLD	4558	Unit	3	139	\$1,100,000	15.78%	\$808,000	\$1,562,500	\$754,500	193.37%	\$700	11.11%	3.30%
25	REDCLIFFE	QLD	4020	Unit	3	102	\$844,500	-0.65%	\$705,000	\$1,362,500	\$657,500	193.26%	\$650	10.16%	4.00%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

QLD Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▲	26	RUNAWAY BAY	QLD	4216	Unit	2	76	\$680,000	4.61%	\$547,000	\$1,049,500	\$502,500	191.86%	\$625	7.75%	4.77%
▲	27	SCARBOROUGH	QLD	4020	Unit	3	113	\$1,070,000	13.52%	\$722,475	\$1,375,000	\$652,525	190.31%	\$645	15.17%	3.13%
▲	28	NOOSA HEADS	QLD	4567	House	3	133	\$1,750,000	-8.86%	\$1,499,500	\$2,775,000	\$1,275,500	185.06%	\$850	0.00%	2.52%
▲	29	CAIRNS CITY	QLD	4870	Unit	2	242	\$560,000	12.22%	\$392,000	\$720,000	\$328,000	183.67%	\$625	4.16%	5.80%
▲	30	COOLANGATTA	QLD	4225	Unit	3	154	\$2,390,000	5.05%	\$1,622,500	\$2,975,000	\$1,352,500	183.35%	\$925	8.82%	2.01%
	31	YEPPOON	QLD	4703	Unit	2	224	\$510,000	29.44%	\$354,000	\$649,000	\$295,000	183.33%	\$380	0.00%	3.87%
▼	32	PALM BEACH	QLD	4221	House	4	92	\$1,900,000	12.42%	\$1,625,000	\$2,972,500	\$1,347,500	182.92%	\$1,350	12.50%	3.69%
▲	33	PEREGIAN BEACH	QLD	4573	House	4	95	\$1,425,000	-25.98%	\$1,272,500	\$2,325,000	\$1,052,500	182.71%	\$1,035	18.28%	3.77%
	34	EAST TOOWOOMBA	QLD	4350	House	4	116	\$880,000	2.74%	\$697,000	\$1,272,500	\$575,500	182.56%	\$610	5.17%	3.60%
▼	35	TINANA	QLD	4650	House	3	85	\$489,000	11.13%	\$339,000	\$618,200	\$279,200	182.35%	\$430	1.17%	4.57%
▼	36	NOOSA HEADS	QLD	4567	House	4	130	\$2,375,000	4.39%	\$1,650,000	\$3,000,000	\$1,350,000	181.81%	\$1,500	15.38%	3.28%
▲	37	RUNAWAY BAY	QLD	4216	House	4	95	\$1,680,000	20.00%	\$1,125,000	\$2,040,000	\$915,000	181.33%	\$1,105	16.31%	3.42%
▼	38	PALM COVE	QLD	4879	Unit	2	99	\$400,000	0.00%	\$375,000	\$675,000	\$300,000	180.00%	\$470	4.44%	6.11%
▲	39	CAIRNS NORTH	QLD	4870	Unit	Studio & 1	139	\$230,000	29.57%	\$162,500	\$292,500	\$130,000	180.00%	\$350	7.69%	7.91%
▲	40	CARRARA	QLD	4211	House	4	95	\$1,100,000	11.22%	\$845,000	\$1,500,000	\$655,000	177.51%	\$950	11.76%	4.49%
▲	41	MAIN BEACH	QLD	4217	Unit	2	120	\$1,200,000	14.23%	\$900,000	\$1,595,000	\$695,000	177.22%	\$800	14.28%	3.46%
▼	42	NORTH WARD	QLD	4810	Unit	3	278	\$514,500	0.98%	\$450,000	\$795,000	\$345,000	176.66%	\$640	16.36%	6.46%
▬	43	BURLEIGH HEADS	QLD	4220	House	4	76	\$1,250,000	-16.62%	\$1,077,314	\$1,900,000	\$822,686	176.36%	\$1,200	2.12%	4.99%
▼	44	PARADISE POINT	QLD	4216	House	5	244	\$4,500,000	20.16%	\$3,400,000	\$5,950,000	\$2,550,000	175.00%	\$2,000	-4.77%	2.31%
📍	45	EIMEO	QLD	4740	House	4	170	\$585,000	23.80%	\$469,000	\$814,000	\$345,000	173.56%	\$560	13.13%	4.97%
📍	46	RUNAWAY BAY	QLD	4216	Unit	3	66	\$1,000,000	5.26%	\$817,000	\$1,412,500	\$595,500	172.88%	\$700	-2.10%	3.64%
▲	47	BOWEN	QLD	4805	House	2	422	\$344,500	2.83%	\$304,500	\$525,000	\$220,500	172.41%	\$370	12.12%	5.58%
	48	BILINGA	QLD	4225	Unit	3	106	\$3,385,000	30.19%	\$2,225,000	\$3,825,000	\$1,600,000	171.91%	\$995	3.64%	1.52%
📍	49	BURLEIGH HEADS	QLD	4220	Unit	2	76	\$947,000	5.33%	\$780,000	\$1,325,000	\$545,000	169.87%	\$720	5.10%	3.95%
▼	50	AGNES WATER	QLD	4677	House	3	233	\$765,000	9.44%	\$634,500	\$1,075,000	\$440,500	169.42%	\$600	2.56%	4.07%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

SA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent		
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield
1	ADELAIDE	SA	5000	Unit	3	222	\$875,000	10.06%	\$620,000	\$1,200,000	\$580,000	193.54%	\$725	11.53%	4.30%
2	PORT PIRIE	SA	5540	House	3	138	\$250,000	21.95%	\$179,000	\$325,000	\$146,000	181.56%	\$295	5.35%	6.13%
3	WHYALLA NORRIE	SA	5608	House	3	154	\$249,000	31.05%	\$185,000	\$314,500	\$129,500	170.00%	\$280	7.69%	5.84%
4	GLENELG NORTH	SA	5045	Unit	2	70	\$450,000	21.62%	\$349,500	\$592,000	\$242,500	169.38%	\$415	9.21%	4.79%
5	ENCOUNTER BAY	SA	5211	House	4	51	\$649,000	0.30%	\$526,183	\$872,500	\$346,317	165.81%	\$490	8.88%	3.92%
6	WHYALLA STUART	SA	5608	House	3	357	\$220,000	10.00%	\$165,000	\$270,000	\$105,000	163.63%	\$260	8.33%	6.14%
7	MAGILL	SA	5072	House	4	63	\$1,049,000	-2.20%	\$810,000	\$1,275,000	\$465,000	157.40%	\$710	9.23%	3.51%
8	WHYALLA	SA	5600	House	3	198	\$369,000	9.33%	\$310,000	\$479,500	\$169,500	154.67%	\$350	7.69%	4.93%
9	NARACOORTE	SA	5271	House	3	121	\$325,000	0.00%	\$270,000	\$417,500	\$147,500	154.62%	\$345	13.11%	5.52%
10	ADELAIDE	SA	5000	Unit	2	187	\$489,000	0.82%	\$395,000	\$600,000	\$205,000	151.89%	\$550	10.00%	5.84%
11	PORT PIRIE	SA	5540	House	4	91	\$380,000	16.92%	\$289,000	\$432,000	\$143,000	149.48%	\$400	25.00%	5.47%
12	PORT AUGUSTA WEST	SA	5700	House	3	382	\$249,000	10.66%	\$201,250	\$300,193	\$98,943	149.16%	\$320	0.00%	6.68%
13	PORT LINCOLN	SA	5606	House	3	64	\$429,000	21.70%	\$352,500	\$525,000	\$172,500	148.93%	\$400	14.28%	4.84%
14	REMARK	SA	5341	House	3	53	\$349,000	9.06%	\$302,500	\$449,500	\$147,000	148.59%	\$380	8.57%	5.66%
15	ADELAIDE	SA	5000	Unit	Studio & 1	199	\$329,000	-3.24%	\$270,000	\$399,900	\$129,900	148.11%	\$450	7.14%	7.11%
16	PORT LINCOLN	SA	5606	House	4	48	\$590,000	19.91%	\$475,000	\$697,500	\$222,500	146.84%	\$550	27.90%	4.84%
17	MOUNT GAMBIER	SA	5290	Unit	2	44	\$245,000	3.37%	\$204,000	\$299,000	\$95,000	146.56%	\$260	0.00%	5.51%
18	ENCOUNTER BAY	SA	5211	House	3	44	\$565,000	4.62%	\$486,292	\$712,500	\$226,209	146.51%	\$450	4.65%	4.14%
19	ROSTREVOR	SA	5073	House	4	54	\$925,000	-6.57%	\$824,500	\$1,200,000	\$375,500	145.54%	\$695	17.79%	3.90%
20	HINDMARSH ISLAND	SA	5214	House	3	58	\$629,500	4.04%	\$539,188	\$775,000	\$235,813	143.73%	\$495	15.11%	4.08%
21	DAVOREN PARK	SA	5113	House	3	38	\$369,000	19.03%	\$307,000	\$436,800	\$129,800	142.27%	\$390	18.18%	5.49%
22	SALISBURY NORTH	SA	5108	House	3	36	\$429,000	15.94%	\$350,000	\$489,000	\$139,000	139.71%	\$435	16.00%	5.27%
23	GLENELG NORTH	SA	5045	House	3	69	\$899,500	0.22%	\$790,000	\$1,100,000	\$310,000	139.24%	\$640	12.28%	3.69%
24	VICTOR HARBOR	SA	5211	House	3	47	\$620,000	18.09%	\$547,500	\$755,000	\$207,500	137.89%	\$450	2.27%	3.77%
25	MOUNT GAMBIER	SA	5290	House	3	63	\$399,000	14.32%	\$345,000	\$469,000	\$124,000	135.94%	\$400	11.11%	5.21%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

SA Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▲	26	BERRI	SA	5343	House	3	110	\$320,000	8.47%	\$267,000	\$362,000	\$95,000	135.58%	\$350	12.90%	5.68%
▲	27	PORT AUGUSTA	SA	5700	House	3	175	\$229,000	10.36%	\$190,000	\$257,000	\$67,000	135.26%	\$300	1.69%	6.81%
▲	28	ROXBY DOWNS	SA	5725	House	3	740	\$250,000	-7.41%	\$220,000	\$296,500	\$76,500	134.77%	\$355	1.42%	7.38%
▼	29	SALISBURY HEIGHTS	SA	5109	House	3	26	\$570,000	14.22%	\$504,500	\$676,918	\$172,418	134.17%	\$500	11.11%	4.56%
▼	30	MOUNT GAMBIER	SA	5290	House	4	45	\$519,000	9.26%	\$449,000	\$599,000	\$150,000	133.40%	\$480	4.34%	4.80%
▬	31	MILLICENT	SA	5280	House	3	115	\$320,000	0.00%	\$284,000	\$377,000	\$93,000	132.74%	\$285	-1.73%	4.63%
▲	32	ROXBY DOWNS	SA	5725	House	4	616	\$332,500	-0.75%	\$282,500	\$375,000	\$92,500	132.74%	\$420	5.00%	6.56%
▬	33	PROSPECT	SA	5082	House	3	89	\$775,000	-8.72%	\$664,620	\$880,170	\$215,550	132.43%	\$580	9.43%	3.89%
▬	34	PARADISE	SA	5075	House	3	60	\$696,500	7.31%	\$600,000	\$780,000	\$180,000	130.00%	\$535	7.00%	3.99%
▲	35	EVANSTON GARDENS	SA	5116	House	3	41	\$459,000	17.99%	\$399,000	\$514,309	\$115,309	128.89%	\$450	7.14%	5.09%
▲	36	STRATHALBYN	SA	5255	House	3	63	\$499,000	12.13%	\$450,000	\$575,000	\$125,000	127.77%	\$460	17.94%	4.79%
▲	37	MURRAY BRIDGE	SA	5253	House	3	83	\$395,000	19.69%	\$350,000	\$447,140	\$97,140	127.75%	\$410	18.84%	5.39%
🚩	38	GOLDEN GROVE	SA	5125	House	3	30	\$582,500	7.87%	\$530,000	\$677,000	\$147,000	127.73%	\$520	15.55%	4.64%
🚩	39	WAIKERIE	SA	5330	House	3	93	\$297,500	13.33%	\$260,000	\$332,000	\$72,000	127.69%	\$320	6.66%	5.59%
▼	40	MURRAY BRIDGE	SA	5253	House	4	52	\$499,500	18.36%	\$442,500	\$564,046	\$121,546	127.46%	\$425	13.33%	4.42%
🚩	41	ELIZABETH PARK	SA	5113	House	3	44	\$400,000	21.21%	\$349,000	\$444,500	\$95,500	127.36%	\$420	13.51%	5.46%
🚩	42	SALISBURY EAST	SA	5109	House	3	41	\$509,000	15.94%	\$449,000	\$570,000	\$121,000	126.94%	\$480	14.28%	4.90%
🚩	43	NEWTON	SA	5074	House	3	41	\$732,000	18.25%	\$647,017	\$820,000	\$172,983	126.73%	\$580	18.36%	4.12%
▼	44	SALISBURY DOWNS	SA	5108	House	3	31	\$498,000	24.81%	\$429,500	\$543,335	\$113,835	126.50%	\$465	16.25%	4.85%
▼	45	NOARLUNGA DOWNS	SA	5168	House	3	19	\$529,000	15.00%	\$474,000	\$599,000	\$125,000	126.37%	\$480	6.66%	4.71%
🚩	46	GAWLER EAST	SA	5118	House	4	72	\$588,500	7.98%	\$539,400	\$680,000	\$140,600	126.06%	\$580	11.53%	5.12%
🚩	47	MAWSON LAKES	SA	5095	House	4	49	\$784,500	6.15%	\$740,000	\$930,000	\$190,000	125.67%	\$680	19.29%	4.50%
🚩	48	ASCOT PARK	SA	5043	House	3	49	\$685,000	6.69%	\$620,000	\$778,365	\$158,365	125.54%	\$575	9.52%	4.36%
▼	49	NURIOOTPA	SA	5355	House	3	38	\$454,500	12.36%	\$399,000	\$500,000	\$101,000	125.31%	\$440	12.82%	5.03%
▼	50	ATHELSTONE	SA	5076	House	4	81	\$797,500	6.33%	\$726,999	\$910,000	\$183,001	125.17%	\$650	5.69%	4.23%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

TAS Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▲	1	EAST DEVONPORT	TAS	7310	House	3	98	\$459,000	2.22%	\$379,500	\$592,000	\$212,500	155.99%	\$390	6.84%	4.41%
▼	2	LAUNCESTON	TAS	7250	House	3	117	\$700,000	7.69%	\$587,000	\$907,500	\$320,500	154.59%	\$500	0.00%	3.71%
▲	3	SANDY BAY	TAS	7005	House	4	79	\$1,290,000	-14.00%	\$1,075,000	\$1,650,000	\$575,000	153.48%	\$800	0.00%	3.22%
▲	4	SANDY BAY	TAS	7005	Unit	2	122	\$650,000	1.56%	\$495,000	\$745,000	\$250,000	150.50%	\$480	-3.04%	3.84%
▼	5	PENGUIN	TAS	7316	House	3	98	\$550,000	-8.19%	\$475,000	\$714,000	\$239,000	150.31%	\$430	6.17%	4.06%
▲	6	DEVONPORT	TAS	7310	House	4	96	\$600,000	-7.63%	\$527,000	\$787,500	\$260,500	149.43%	\$450	-2.18%	3.90%
▲	7	RIVERSIDE	TAS	7250	House	4	101	\$723,000	6.32%	\$599,000	\$895,000	\$296,000	149.41%	\$545	-0.91%	3.91%
▬	8	QUEENSTOWN	TAS	7467	House	3	220	\$265,000	6.00%	\$200,000	\$295,000	\$95,000	147.50%	\$270	3.84%	5.29%
▲	9	HUONVILLE	TAS	7109	House	3	87	\$600,000	-7.70%	\$507,500	\$747,500	\$240,000	147.29%	\$465	-2.11%	4.03%
▬	10	TREVALLYN	TAS	7250	House	3	170	\$594,500	-2.06%	\$509,500	\$745,000	\$235,500	146.22%	\$495	3.12%	4.32%
▼	11	GEORGE TOWN	TAS	7253	House	3	104	\$369,000	0.00%	\$325,000	\$475,000	\$150,000	146.15%	\$380	2.70%	5.35%
▼	12	DELORAINE	TAS	7304	House	3	74	\$549,000	10.02%	\$470,000	\$685,000	\$215,000	145.74%	\$430	0.00%	4.07%
▼	13	BELLERIVE	TAS	7018	House	3	94	\$795,000	-0.51%	\$650,000	\$945,000	\$295,000	145.38%	\$580	3.57%	3.79%
▼	14	SANDY BAY	TAS	7005	House	3	86	\$1,100,000	-7.95%	\$895,000	\$1,300,000	\$405,000	145.25%	\$650	0.00%	3.07%
▲	15	SHOREWELL PARK	TAS	7320	House	3	91	\$372,000	2.05%	\$310,000	\$449,000	\$139,000	144.83%	\$350	2.94%	4.89%
▲	16	GLENORCHY	TAS	7010	House	4	95	\$695,000	0.00%	\$575,000	\$820,000	\$245,000	142.60%	\$585	4.46%	4.37%
▼	17	WYNYARD	TAS	7325	House	3	91	\$520,000	15.04%	\$444,500	\$620,000	\$175,500	139.48%	\$395	-3.66%	3.95%
▼	18	LATROBE	TAS	7307	House	3	84	\$595,000	6.25%	\$499,000	\$689,000	\$190,000	138.07%	\$430	7.50%	3.75%
▲	19	WEST ULVERSTONE	TAS	7315	House	3	68	\$489,000	2.08%	\$417,000	\$575,000	\$158,000	137.88%	\$410	2.50%	4.35%
▲	20	DEVONPORT	TAS	7310	House	3	70	\$450,000	0.00%	\$399,000	\$549,000	\$150,000	137.59%	\$400	5.26%	4.62%
▲	21	ROKEBY	TAS	7019	House	3	78	\$575,000	0.87%	\$495,000	\$675,000	\$180,000	136.36%	\$480	0.00%	4.34%
▼	22	NEWSTEAD	TAS	7250	House	3	99	\$649,000	-0.08%	\$549,500	\$747,000	\$197,500	135.94%	\$500	0.00%	4.00%
▲	23	BLACKMANS BAY	TAS	7052	House	4	82	\$930,000	0.00%	\$800,000	\$1,080,000	\$280,000	135.00%	\$650	0.00%	3.63%
▼	24	NEW NORFOLK	TAS	7140	House	3	86	\$487,000	4.73%	\$432,500	\$582,000	\$149,500	134.56%	\$450	2.27%	4.80%
▲	25	BLACKMANS BAY	TAS	7052	House	3	78	\$790,000	2.59%	\$695,000	\$932,500	\$237,500	134.17%	\$565	0.89%	3.71%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

TAS Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▼	26	INVERMAY	TAS	7248	House	3	144	\$499,000	4.50%	\$442,500	\$592,000	\$149,500	133.78%	\$450	4.65%	4.68%
▲	27	YOUNGTOWN	TAS	7249	House	3	108	\$495,000	-0.81%	\$449,000	\$600,000	\$151,000	133.63%	\$495	6.45%	5.20%
▬	28	LINDISFARNE	TAS	7015	House	4	89	\$830,000	4.40%	\$745,000	\$992,500	\$247,500	133.22%	\$620	0.00%	3.88%
	29	NEWSTEAD	TAS	7250	House	4	97	\$799,000	4.85%	\$704,000	\$937,000	\$233,000	133.09%	\$575	-2.55%	3.74%
▼	30	ULVERSTONE	TAS	7315	House	3	71	\$499,000	5.05%	\$449,000	\$595,000	\$146,000	132.51%	\$420	7.69%	4.37%
▲	31	SMITHTON	TAS	7330	House	3	112	\$390,000	11.42%	\$339,000	\$449,000	\$110,000	132.44%	\$370	8.82%	4.93%
▼	32	SHEARWATER	TAS	7307	House	3	105	\$759,000	-1.31%	\$617,500	\$814,000	\$196,500	131.82%	\$445	-5.32%	3.04%
▼	33	DEVONPORT	TAS	7310	Unit	2	105	\$380,000	4.10%	\$322,500	\$422,500	\$100,000	131.00%	\$335	11.66%	4.58%
▼	34	WEST LAUNCESTON	TAS	7250	House	3	65	\$585,000	1.03%	\$519,000	\$679,000	\$160,000	130.82%	\$490	3.15%	4.35%
▲	35	KINGSTON	TAS	7050	House	3	87	\$695,000	-0.58%	\$610,000	\$795,000	\$185,000	130.32%	\$570	0.00%	4.26%
	36	WEST MOONAH	TAS	7009	House	3	75	\$590,000	-8.53%	\$509,000	\$647,500	\$138,500	127.21%	\$535	-2.73%	4.71%
▲	37	OLD BEACH	TAS	7017	House	3	74	\$655,000	1.15%	\$589,000	\$749,000	\$160,000	127.16%	\$525	-0.95%	4.16%
▲	38	LONGFORD	TAS	7301	House	3	78	\$509,000	3.98%	\$454,000	\$577,000	\$123,000	127.09%	\$490	8.88%	5.00%
▲	39	WEST HOBART	TAS	7000	House	3	77	\$849,000	-10.64%	\$780,000	\$990,000	\$210,000	126.92%	\$600	-3.23%	3.67%
▼	40	RAVENSWOOD	TAS	7250	House	3	116	\$362,500	6.93%	\$314,500	\$399,000	\$84,500	126.86%	\$375	4.16%	5.37%
▼	41	GLENORCHY	TAS	7010	Unit	2	82	\$425,000	-0.59%	\$382,500	\$477,500	\$95,000	124.83%	\$420	5.00%	5.13%
▼	42	MOWBRAY	TAS	7248	House	3	149	\$439,000	0.91%	\$395,000	\$490,000	\$95,000	124.05%	\$430	6.17%	5.09%
▲	43	AUSTINS FERRY	TAS	7011	House	3	103	\$597,500	0.42%	\$547,000	\$677,500	\$130,500	123.85%	\$530	1.92%	4.61%
▲	44	SOUTH HOBART	TAS	7004	House	3	80	\$835,000	5.69%	\$750,000	\$927,500	\$177,500	123.66%	\$585	0.00%	3.64%
▲	45	SORELL	TAS	7172	House	3	81	\$649,500	-0.08%	\$575,000	\$710,000	\$135,000	123.47%	\$530	0.95%	4.24%
▼	46	HOWRAH	TAS	7018	House	3	67	\$699,000	-3.86%	\$650,000	\$802,500	\$152,500	123.46%	\$550	0.00%	4.09%
▼	47	NEWNHAM	TAS	7248	House	3	120	\$479,000	0.00%	\$429,000	\$527,000	\$98,000	122.84%	\$450	7.14%	4.88%
🚩	48	RIVERSIDE	TAS	7250	House	3	89	\$547,000	-0.37%	\$492,500	\$604,500	\$112,000	122.74%	\$480	1.05%	4.56%
🚩	49	KINGS MEADOWS	TAS	7249	House	3	74	\$478,500	-4.21%	\$446,500	\$547,000	\$100,500	122.50%	\$450	0.00%	4.89%
🚩	50	LINDISFARNE	TAS	7015	House	3	97	\$692,500	-7.05%	\$627,500	\$767,500	\$140,000	122.31%	\$560	1.81%	4.20%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

VIC Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▲	1 KEW	VIC	3101	Unit	3	143	\$1,380,000	4.94%	\$855,000	\$2,722,500	\$1,867,500	318.42%	\$695	16.80%	2.61%	
▲	2 ARMADALE	VIC	3143	Unit	3	187	\$1,650,000	3.51%	\$1,110,000	\$3,225,000	\$2,115,000	290.54%	\$900	45.16%	2.83%	
▲	3 TOORAK	VIC	3142	Unit	3	229	\$2,500,000	-3.85%	\$1,400,000	\$3,999,750	\$2,599,750	285.69%	\$840	15.86%	1.74%	
▲	4 SOUTH YARRA	VIC	3141	Unit	3	221	\$1,650,000	2.29%	\$1,250,000	\$3,375,000	\$2,125,000	270.00%	\$900	2.27%	2.83%	
▬	5 HAWTHORN	VIC	3122	Unit	3	128	\$1,375,000	-14.07%	\$980,000	\$2,600,000	\$1,620,000	265.30%	\$865	33.07%	3.27%	
▲	6 BRIGHTON	VIC	3186	House	5	149	\$4,982,500	-0.35%	\$3,625,000	\$9,117,500	\$5,492,500	251.51%	\$1,995	-1.49%	2.08%	
▲	7 TOORAK	VIC	3142	Unit	2	87	\$787,500	-1.57%	\$675,000	\$1,650,000	\$975,000	244.44%	\$580	16.00%	3.82%	
▼	8 MALVERN	VIC	3144	Unit	3	203	\$1,590,000	20.00%	\$1,000,000	\$2,400,000	\$1,400,000	240.00%	\$650	-2.99%	2.12%	
▬	9 MELBOURNE	VIC	3004	Unit	3	188	\$1,750,000	8.69%	\$1,125,000	\$2,680,000	\$1,555,000	238.22%	\$910	13.75%	2.70%	
▲	10 DOCKLANDS	VIC	3008	Unit	3	202	\$1,497,500	10.19%	\$1,050,000	\$2,490,000	\$1,440,000	237.14%	\$1,000	5.26%	3.47%	
▲	11 MALVERN EAST	VIC	3145	Unit	Studio & 1	298	\$300,000	0.33%	\$164,000	\$365,000	\$201,000	222.56%	\$330	10.00%	5.72%	
▲	12 GLENROY	VIC	3046	House	2	137	\$405,000	15.71%	\$269,000	\$590,000	\$321,000	219.33%	\$420	12.00%	5.39%	
▲	13 CARLTON	VIC	3053	Unit	Studio & 1	196	\$290,000	26.08%	\$181,000	\$395,000	\$214,000	218.23%	\$390	11.42%	6.99%	
▲	14 BRIGHTON	VIC	3186	House	4	101	\$3,300,000	0.76%	\$2,500,000	\$5,275,000	\$2,775,000	211.00%	\$1,590	9.65%	2.50%	
▲	15 CLAYTON	VIC	3168	Unit	Studio & 1	531	\$330,000	-4.35%	\$175,000	\$367,500	\$192,500	210.00%	\$320	10.34%	5.04%	
▲	16 CAULFIELD NORTH	VIC	3161	Unit	3	148	\$900,000	-10.00%	\$720,000	\$1,500,000	\$780,000	208.33%	\$695	15.83%	4.01%	
▲	17 SOUTH MELBOURNE	VIC	3205	Unit	3	211	\$1,295,000	-1.56%	\$1,116,500	\$2,300,000	\$1,183,500	206.00%	\$850	13.33%	3.41%	
▲	18 GLEN WAVERLEY	VIC	3150	House	5	123	\$2,000,000	8.10%	\$1,335,000	\$2,744,000	\$1,409,000	205.54%	\$810	8.00%	2.10%	
▲	19 BALWYN NORTH	VIC	3104	House	5	67	\$2,698,000	-3.65%	\$2,100,000	\$4,250,000	\$2,150,000	202.38%	\$950	5.55%	1.83%	
▼	20 PORT MELBOURNE	VIC	3207	Unit	3	144	\$1,725,000	-4.17%	\$1,200,000	\$2,400,000	\$1,200,000	200.00%	\$1,000	2.56%	3.01%	
▲	21 BRIGHTON	VIC	3186	Unit	2	139	\$847,500	-10.79%	\$695,000	\$1,375,000	\$680,000	197.84%	\$600	9.09%	3.68%	
▲	22 EAST MELBOURNE	VIC	3002	Unit	2	80	\$700,000	-12.50%	\$590,000	\$1,162,500	\$572,500	197.03%	\$625	11.60%	4.64%	
▼	23 MANSFIELD	VIC	3722	House	4	142	\$1,050,000	8.63%	\$847,859	\$1,650,000	\$802,141	194.60%	\$630	5.88%	3.12%	
▬	24 SOUTHBANK	VIC	3006	Unit	3	188	\$1,344,000	-6.08%	\$920,000	\$1,785,000	\$865,000	194.02%	\$920	17.19%	3.55%	
▼	25 ST KILDA	VIC	3182	Unit	3	112	\$1,250,000	25.00%	\$900,000	\$1,739,500	\$839,500	193.27%	\$850	17.24%	3.53%	



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

VIC Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▼	26	BRIGHTON	VIC	3186	Unit	3	240	\$2,750,000	-1.62%	\$1,975,000	\$3,797,500	\$1,822,500	192.27%	\$1,050	0.00%	1.98%
▼	27	FITZROY	VIC	3065	Unit	3	211	\$2,700,000	54.28%	\$1,861,790	\$3,575,000	\$1,713,210	192.01%	\$1,000	17.64%	1.92%
▼	28	WINDSOR	VIC	3181	Unit	Studio & 1	118	\$360,000	2.85%	\$212,000	\$405,000	\$193,000	191.03%	\$420	13.51%	6.06%
▲	29	BALWYN	VIC	3103	House	5	43	\$3,925,000	22.65%	\$2,750,000	\$5,200,000	\$2,450,000	189.09%	\$1,300	1.96%	1.72%
▼	30	HAWTHORN	VIC	3122	Unit	Studio & 1	232	\$377,000	1.89%	\$225,000	\$425,000	\$200,000	188.88%	\$380	15.15%	5.24%
▲	31	MOUNT ELIZA	VIC	3930	House	5	88	\$2,275,000	8.33%	\$1,700,000	\$3,200,000	\$1,500,000	188.23%	\$1,150	-11.54%	2.62%
▲	32	BENDIGO	VIC	3550	House	4	169	\$845,000	-14.00%	\$651,823	\$1,225,000	\$573,177	187.93%	\$505	10.98%	3.10%
▼	33	BARWON HEADS	VIC	3227	House	3	91	\$1,500,000	2.04%	\$1,225,000	\$2,300,000	\$1,075,000	187.75%	\$650	0.00%	2.25%
▼	34	MORNINGTON	VIC	3931	House	4	65	\$1,420,000	13.60%	\$1,050,000	\$1,925,000	\$875,000	183.33%	\$725	3.57%	2.65%
▲	35	FRANKSTON	VIC	3199	Unit	Studio & 1	210	\$250,000	0.00%	\$175,000	\$320,000	\$145,000	182.85%	\$300	11.11%	6.24%
▼	36	HAMILTON	VIC	3300	House	4	110	\$570,000	-9.10%	\$414,715	\$756,016	\$341,301	182.29%	\$450	4.65%	4.10%
🚩	37	MOONEE PONDS	VIC	3039	Unit	3	136	\$1,250,000	-3.48%	\$835,000	\$1,512,500	\$677,500	181.13%	\$725	34.25%	3.01%
▼	38	HORSHAM	VIC	3400	House	3	72	\$349,000	-3.73%	\$249,250	\$449,475	\$200,225	180.33%	\$370	5.71%	5.51%
	39	GEELONG	VIC	3220	House	4	99	\$1,062,500	-3.41%	\$754,882	\$1,357,500	\$602,619	179.82%	\$555	-10.49%	2.71%
🚩	40	DROMANA	VIC	3936	House	4	90	\$1,397,500	0.35%	\$1,100,000	\$1,975,000	\$875,000	179.54%	\$700	7.69%	2.60%
▲	41	PORT FAIRY	VIC	3284	House	3	124	\$999,000	4.06%	\$795,000	\$1,425,000	\$630,000	179.24%	\$480	9.09%	2.49%
▼	42	MOUNT MARTHA	VIC	3934	House	4	91	\$1,787,500	-0.42%	\$1,400,000	\$2,500,000	\$1,100,000	178.57%	\$850	0.00%	2.47%
	43	HAWTHORN EAST	VIC	3123	Unit	3	279	\$1,230,000	-8.89%	\$855,000	\$1,522,500	\$667,500	178.07%	\$700	17.64%	2.95%
🚩	44	BALLARAT CENTRAL	VIC	3350	House	4	137	\$765,000	3.44%	\$690,000	\$1,225,000	\$535,000	177.53%	\$480	4.34%	3.26%
▼	45	MALVERN EAST	VIC	3145	House	4	86	\$2,147,500	-8.62%	\$1,580,000	\$2,800,000	\$1,220,000	177.21%	\$1,100	10.00%	2.66%
▼	46	BARWON HEADS	VIC	3227	House	4	128	\$2,000,000	0.50%	\$1,650,000	\$2,900,000	\$1,250,000	175.75%	\$750	-6.25%	1.95%
	47	TOORAK	VIC	3142	House	4	87	\$6,500,000	12.06%	\$4,725,000	\$8,300,000	\$3,575,000	175.66%	\$1,675	17.54%	1.34%
▼	48	BROADFORD	VIC	3658	House	4	129	\$690,000	8.91%	\$590,000	\$1,028,800	\$438,800	174.37%	\$450	1.12%	3.39%
▼	49	MOUNT WAVERLEY	VIC	3149	House	5	67	\$2,150,000	22.85%	\$1,725,000	\$3,000,000	\$1,275,000	173.91%	\$750	7.14%	1.81%
🚩	50	MENTONE	VIC	3194	House	4	68	\$1,300,000	-7.15%	\$1,100,000	\$1,900,000	\$800,000	172.72%	\$835	11.33%	3.34%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

WA Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
1	WEST PERTH	WA	6005	Unit	3	149	\$825,000	-15.17%	\$587,500	\$1,750,000	\$1,162,500	297.87%	\$750	15.38%	4.72%	
2	MANDURAH	WA	6210	Unit	3	109	\$467,500	18.35%	\$349,500	\$849,000	\$499,500	242.91%	\$470	8.04%	5.22%	
3	PERTH	WA	6000	Unit	3	175	\$899,000	4.59%	\$677,000	\$1,500,000	\$823,000	221.56%	\$950	15.15%	5.49%	
4	GERALDTON	WA	6530	Unit	2	126	\$210,000	11.11%	\$184,000	\$399,000	\$215,000	216.84%	\$280	21.73%	6.93%	
5	SOUTH PERTH	WA	6151	Unit	3	169	\$1,000,000	0.00%	\$769,500	\$1,638,000	\$868,500	212.86%	\$750	7.14%	3.90%	
6	MOSMAN PARK	WA	6012	Unit	2	181	\$392,000	4.53%	\$350,000	\$745,000	\$395,000	212.85%	\$500	25.00%	6.63%	
7	APPLECROSS	WA	6153	Unit	2	215	\$675,000	-2.88%	\$467,500	\$995,000	\$527,500	212.83%	\$470	9.30%	3.62%	
8	DERBY	WA	6728	House	3	174	\$280,000	3.70%	\$179,500	\$382,000	\$202,500	212.81%	\$360	2.85%	6.68%	
9	CLAREMONT	WA	6010	Unit	2	110	\$635,000	27.25%	\$420,000	\$824,500	\$404,500	196.30%	\$650	23.80%	5.32%	
10	ATTADALE	WA	6156	House	4	102	\$1,700,000	9.67%	\$1,274,500	\$2,500,000	\$1,225,500	196.15%	\$890	1.13%	2.72%	
11	NEDLANDS	WA	6009	Unit	2	196	\$969,000	0.00%	\$590,000	\$1,141,000	\$551,000	193.38%	\$510	13.33%	2.73%	
12	MOUNT PLEASANT	WA	6153	House	3	63	\$1,197,500	19.75%	\$812,500	\$1,547,500	\$735,000	190.46%	\$700	16.66%	3.03%	
13	KATANNING	WA	6317	House	3	386	\$252,500	31.51%	\$170,500	\$324,500	\$154,000	190.32%	\$300	7.14%	6.17%	
14	BUNBURY	WA	6230	Unit	2	185	\$329,000	-4.64%	\$255,000	\$485,000	\$230,000	190.19%	\$450	25.00%	7.11%	
15	DALKEITH	WA	6009	House	4	191	\$3,400,000	-1.31%	\$2,500,000	\$4,750,000	\$2,250,000	190.00%	\$1,235	-5.00%	1.88%	
16	APPLECROSS	WA	6153	House	4	130	\$2,000,000	5.26%	\$1,482,500	\$2,800,000	\$1,317,500	188.87%	\$985	6.48%	2.56%	
17	SOUTH PERTH	WA	6151	House	3	125	\$1,150,000	10.04%	\$912,500	\$1,705,000	\$792,500	186.84%	\$750	16.27%	3.39%	
18	COMO	WA	6152	Unit	2	99	\$600,000	50.37%	\$399,500	\$743,750	\$344,250	186.17%	\$480	20.00%	4.16%	
19	MOSMAN PARK	WA	6012	House	4	83	\$2,343,500	5.44%	\$1,800,000	\$3,325,000	\$1,525,000	184.72%	\$1,350	3.84%	2.99%	
20	SOUTH PERTH	WA	6151	Unit	2	155	\$550,000	22.22%	\$379,000	\$699,500	\$320,500	184.56%	\$550	29.41%	5.20%	
21	ROCKINGHAM	WA	6168	Unit	3	125	\$439,500	10.15%	\$365,000	\$670,000	\$305,000	183.56%	\$490	2.08%	5.79%	
22	MAIDA VALE	WA	6057	House	4	61	\$739,000	23.37%	\$600,000	\$1,092,500	\$492,500	182.08%	\$590	1.72%	4.15%	
23	NARROGIN	WA	6312	House	3	246	\$240,000	12.94%	\$165,000	\$300,000	\$135,000	181.81%	\$280	-6.67%	6.06%	
24	NARROGIN	WA	6312	House	4	186	\$350,000	-0.71%	\$291,500	\$527,500	\$236,000	180.96%	\$370	-3.90%	5.49%	
25	SUBIACO	WA	6008	Unit	3	113	\$975,000	-2.46%	\$844,000	\$1,500,000	\$656,000	177.72%	\$990	22.22%	5.28%	



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Biggest Median Gap Suburbs

WA Report																
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Days on Market	Median Price						Median Rent			
							Current	Growth 1 yr	Botton Qtr	Top Qtr	Gap	Diff	Current	Growth 1 yr	Yield	
▼	26	SCARBOROUGH	WA	6019	Unit	3	147	\$1,200,000	29.17%	\$829,000	\$1,445,000	\$616,000	174.30%	\$950	26.66%	4.11%
▼	27	CARNARVON	WA	6701	House	3	238	\$272,500	12.37%	\$210,000	\$365,000	\$155,000	173.80%	\$350	4.47%	6.67%
▼	28	HILLARYS	WA	6025	House	4	60	\$1,150,000	16.69%	\$939,500	\$1,599,500	\$660,000	170.25%	\$800	6.66%	3.61%
▲	29	FREMANTLE	WA	6160	Unit	2	102	\$557,500	-6.31%	\$399,000	\$675,000	\$276,000	169.17%	\$650	11.11%	6.06%
▼	30	SOUTH YUNDERUP	WA	6208	House	3	63	\$459,000	17.99%	\$408,449	\$690,000	\$281,552	168.93%	\$500	17.64%	5.66%
▼	31	WANNANUP	WA	6210	House	3	71	\$650,000	35.41%	\$479,000	\$809,000	\$330,000	168.89%	\$500	4.16%	4.00%
▲	32	EAST PERTH	WA	6004	Unit	3	146	\$800,000	0.00%	\$599,500	\$1,000,000	\$400,500	166.80%	\$850	14.86%	5.52%
▲	33	FREMANTLE	WA	6160	Unit	Studio & 1	104	\$313,000	-9.02%	\$269,000	\$447,000	\$178,000	166.17%	\$490	22.50%	8.14%
▼	34	YOKINE	WA	6060	House	4	131	\$950,000	14.87%	\$724,758	\$1,199,500	\$474,743	165.50%	\$750	15.38%	4.10%
▲	35	SOUTH PERTH	WA	6151	Unit	Studio & 1	180	\$400,000	3.89%	\$299,000	\$494,500	\$195,500	165.38%	\$450	25.00%	5.85%
▲	36	NORTHAM	WA	6401	House	4	103	\$417,500	8.44%	\$330,000	\$544,500	\$214,500	165.00%	\$380	-2.57%	4.73%
▲	37	DUNSBOROUGH	WA	6281	House	4	81	\$839,000	5.53%	\$699,500	\$1,150,000	\$450,500	164.40%	\$750	7.14%	4.64%
▲	38	SOUTH PERTH	WA	6151	House	4	161	\$2,000,000	14.28%	\$1,600,000	\$2,600,000	\$1,000,000	162.50%	\$1,000	11.11%	2.60%
▼	39	FALCON	WA	6210	House	4	63	\$620,000	16.98%	\$529,500	\$859,500	\$330,000	162.32%	\$550	0.00%	4.61%
▼	40	ROCKINGHAM	WA	6168	Townhouse	3	70	\$507,500	12.90%	\$400,000	\$649,000	\$249,000	162.25%	\$550	25.00%	5.63%
▲	41	QUINNS ROCKS	WA	6030	House	3	107	\$550,000	10.22%	\$489,000	\$774,500	\$285,500	158.38%	\$540	17.39%	5.10%
▲	42	MAYLANDS	WA	6051	House	2	64	\$462,500	20.12%	\$379,000	\$600,000	\$221,000	158.31%	\$495	17.85%	5.56%
🚩	43	WANNANUP	WA	6210	House	4	77	\$649,000	8.34%	\$550,000	\$869,000	\$319,000	158.00%	\$620	12.72%	4.96%
🚩	44	COTTESLOE	WA	6011	House	4	112	\$3,500,000	4.55%	\$2,772,500	\$4,375,000	\$1,602,500	157.79%	\$1,475	13.46%	2.19%
🚩	45	BUNBURY	WA	6230	House	3	91	\$560,000	16.18%	\$444,200	\$699,000	\$254,800	157.36%	\$550	15.78%	5.10%
🚩	46	BOULDER	WA	6432	House	4	128	\$379,500	8.73%	\$297,500	\$464,500	\$167,000	156.13%	\$580	11.53%	7.94%
▲	47	MAYLANDS	WA	6051	Unit	2	106	\$309,000	3.34%	\$275,000	\$429,000	\$154,000	156.00%	\$435	24.28%	7.32%
▲	48	SCARBOROUGH	WA	6019	Unit	2	120	\$539,500	8.11%	\$419,000	\$650,000	\$231,000	155.13%	\$550	22.22%	5.30%
🚩	49	ARMADALE	WA	6112	House	2	52	\$250,000	8.69%	\$212,000	\$327,000	\$115,000	154.24%	\$400	33.33%	8.32%
🚩	50	DOUBLEVIEW	WA	6018	House	4	71	\$1,000,000	0.25%	\$900,000	\$1,387,500	\$487,501	154.16%	\$925	8.82%	4.81%



FIND INVESTMENTS IN THESE SUBURBS NOW
Save time, minimise risk & maximise profits

JOIN PRO PLUS
from \$149/m

Additional Resources

- [Invest better with a Real Estate Investar Pro Membership](#)
- [Get a Free 30-Minute Personalised Demo with Your Chosen Suburbs and Investment Strategy](#)
- [Improve Your Investing Knowledge with Our Blog Articles](#)

We hope you find this information helpful!