



# Suburb Performance Reports



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



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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.

# Most Distressed Suburbs

## ABOUT THIS REPORT

This report was produced using live on the market rental and sales listing data including distressed sale condition keyword analysis.





We have identified listings with one or more keywords that would indicate an increased level of seller motivation and calculated this as a percentage of total listings on the market.

This data is 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 suburbs with the highest percentage of potentially distressed price stock based on the descriptions used by Agents and Vendors, but as such is reliant on the accuracy of these descriptions and

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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# Most Distressed Suburbs

## National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
▲	1 PACIFIC PINES	QLD	4211	Townhouse	3	7	43.75%	104	\$599,500	14.19%	\$640	8.47%	5.55%
▲	2 MOORE PARK BEACH	QLD	4670	House	4	7	41.18%	148	\$725,000	21.03%	\$490	6.52%	3.51%
▲	3 ROCHEDALE SOUTH	QLD	4123	House	3	8	38.10%	76	\$749,000	7.00%	\$590	7.27%	4.09%
▼	4 MOORE PARK BEACH	QLD	4670	House	3	6	37.50%	121	\$714,500	30.14%	\$480	6.66%	3.49%
▲	5 SUNNYBANK	QLD	4109	House	3	6	35.29%	167	\$949,500	10.15%	\$550	10.00%	3.01%
▲	6 HILBERT	WA	6112	House	3	9	33.33%	75	\$461,500	16.68%	\$560	24.44%	6.30%
▲	7 HAWTHORN	VIC	3122	Unit	3	5	33.33%	128	\$1,375,000	-14.07%	\$865	33.07%	3.27%
▲	8 FOREST LAKE	QLD	4078	House	3	6	33.33%	98	\$615,000	11.81%	\$500	13.63%	4.22%
🚩	9 GAWLER EAST	SA	5118	House	4	6	33.33%	72	\$588,500	7.98%	\$580	11.53%	5.12%
	10 WATERFORD WEST	QLD	4133	House	4	5	31.25%	125	\$651,000	13.21%	\$550	13.40%	4.39%
▲	11 WANDI	WA	6167	House	4	6	30.00%	90	\$569,500	3.73%	\$600	9.09%	5.47%
▲	12 BIGGERA WATERS	QLD	4216	Unit	2	14	28.57%	96	\$589,000	12.19%	\$600	9.09%	5.29%
🚩	13 BRABHAM	WA	6055	House	4	14	28.00%	57	\$585,000	11.42%	\$650	13.04%	5.77%
▲	14 BROKEN HILL	NSW	2880	House	3	15	26.79%	124	\$210,000	16.66%	\$315	1.61%	7.80%
▲	15 THORNLANDS	QLD	4164	House	3	4	26.67%	59	\$737,000	5.43%	\$595	8.18%	4.19%
	16 BOWEN	QLD	4805	House	2	4	26.67%	422	\$344,500	2.83%	\$370	12.12%	5.58%
▼	17 MANDURAH	WA	6210	House	4	4	26.67%	78	\$509,500	12.22%	\$500	6.38%	5.10%
🚩	18 JURIE BAY	WA	6516	House	3	4	26.67%	365	\$449,000	12.53%	\$395	-5.96%	4.57%
🚩	19 PORT KENNEDY	WA	6172	House	4	15	25.42%	52	\$606,000	24.81%	\$560	13.13%	4.80%
🚩	20 HAMILTON HILL	WA	6163	House	3	5	25.00%	70	\$599,000	9.10%	\$550	12.24%	4.77%
▼	21 EGLINTON	WA	6034	House	3	8	25.00%	64	\$472,000	14.70%	\$540	20.00%	5.94%
🚩	22 DUDLEY PARK	WA	6210	House	4	5	25.00%	54	\$534,000	12.06%	\$550	14.58%	5.35%
▲	23 BURNS BEACH	WA	6028	House	4	5	25.00%	68	\$975,000	4.27%	\$1,000	15.60%	5.33%
▲	24 FORBES	NSW	2871	House	3	8	23.53%	77	\$415,000	1.21%	\$380	5.55%	4.76%



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# Most Distressed Suburbs

## National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
📌	25 CARNARVON	WA	6701	House	3	4	23.53%	238	\$272,500	12.37%	\$350	4.47%	6.67%
📉	26 BALDIVIS	WA	6171	House	3	13	23.21%	65	\$465,000	18.02%	\$520	18.18%	5.81%
📉	27 QUAKERS HILL	NSW	2763	House	3	5	22.73%	38	\$870,000	6.09%	\$600	15.38%	3.58%
📌	28 DOONSIDE	NSW	2767	House	4	4	22.22%	110	\$980,000	-5.77%	\$650	20.37%	3.44%
📌	29 MACLEAY ISLAND	QLD	4184	House	2	6	22.22%	130	\$425,000	0.00%	\$400	8.10%	4.89%
	30 MUNNO PARA	SA	5115	House	4	4	22.22%	35	\$528,000	10.46%	\$520	6.12%	5.12%
📌	31 SUCCESS	WA	6164	House	4	4	22.22%	59	\$649,000	9.07%	\$650	12.06%	5.20%
📉	32 BRABHAM	WA	6055	House	3	9	21.95%	70	\$510,500	15.36%	\$600	20.00%	6.11%
	33 SINAGRA	WA	6065	House	4	15	21.74%	61	\$627,000	15.57%	\$620	6.89%	5.14%
📌	34 WOODRIDGE	QLD	4114	House	3	5	21.74%	111	\$497,000	10.69%	\$450	12.50%	4.70%
📉	35 PARADISE POINT	QLD	4216	Unit	3	6	21.43%	100	\$1,599,000	10.27%	\$980	26.45%	3.18%
📌	36 EVANSTON GARDENS	SA	5116	House	3	4	21.05%	41	\$459,000	17.99%	\$450	7.14%	5.09%
📌	37 KARNUP	WA	6176	House	4	4	21.05%	65	\$500,000	11.35%	\$580	16.00%	6.03%
📌	38 MADDINGTON	WA	6109	House	4	4	21.05%	77	\$529,000	17.81%	\$570	16.32%	5.60%
📌	39 BROKEN HILL	NSW	2880	House	2	4	21.05%	109	\$140,000	-3.45%	\$280	1.81%	10.40%
	40 TEWANTIN	QLD	4565	House	4	4	20.00%	134	\$1,145,000	14.38%	\$800	2.56%	3.63%
	41 MOUNTAIN CREEK	QLD	4557	House	4	3	20.00%	80	\$995,000	-0.41%	\$750	4.16%	3.91%
📉	42 HAYNES	WA	6112	House	4	6	19.35%	65	\$504,000	12.24%	\$650	25.00%	6.70%
📌	43 ALDINGA BEACH	SA	5173	House	4	5	19.23%	30	\$649,000	3.84%	\$590	13.46%	4.72%
📌	44 BOWEN HILLS	QLD	4006	Unit	2	5	19.23%	146	\$525,000	11.70%	\$620	18.09%	6.14%
📌	45 ROBINA	QLD	4226	Unit	2	9	19.15%	120	\$622,500	4.27%	\$690	10.40%	5.76%
📌	46 NORTH WARD	QLD	4810	Unit	Studio & 1	4	19.05%	271	\$189,000	-5.03%	\$350	16.66%	9.62%
📌	47 ALKIMOS	WA	6038	House	4	15	18.99%	61	\$577,000	12.58%	\$625	16.82%	5.63%
📉	48 HAMMOND PARK	WA	6164	House	4	11	18.97%	74	\$611,500	9.88%	\$650	8.33%	5.52%
📌	49 AYR	QLD	4807	Unit	2	3	18.75%	419	\$230,000	-3.77%	\$250	0.00%	5.65%




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# Most Distressed Suburbs

## National Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
 50	DARWIN CITY	NT	0800	Unit	Studio & 1	6	18.75%	305	\$279,500	2.94%	\$450	9.75%	8.37%



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# Most Distressed Suburbs

NSW Report														
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent			
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield	
▲	1	BROKEN HILL	NSW	2880	House	3	15	26.79%	124	\$210,000	16.66%	\$315	1.61%	7.80%
▲	2	FORBES	NSW	2871	House	3	8	23.53%	77	\$415,000	1.21%	\$380	5.55%	4.76%
▼	3	QUAKERS HILL	NSW	2763	House	3	5	22.73%	38	\$870,000	6.09%	\$600	15.38%	3.58%
▲	4	DOONSIDE	NSW	2767	House	4	4	22.22%	110	\$980,000	-5.77%	\$650	20.37%	3.44%
▲	5	BROKEN HILL	NSW	2880	House	2	4	21.05%	109	\$140,000	-3.45%	\$280	1.81%	10.40%
▲	6	BANKSTOWN	NSW	2200	Unit	2	11	18.64%	145	\$500,000	0.00%	\$530	23.25%	5.51%
▼	7	GRAFTON	NSW	2460	House	3	5	18.52%	70	\$460,000	0.00%	\$450	0.00%	5.08%
▲	8	OBERON	NSW	2787	House	3	4	18.18%	134	\$489,500	-1.91%	\$385	1.31%	4.08%
▼	9	Homebush	NSW	2140	Unit	Studio & 1	5	17.86%	241	\$519,000	3.80%	\$570	21.27%	5.71%
	10	BANKSTOWN	NSW	2200	Unit	Studio & 1	3	17.65%	308	\$417,000	-4.80%	\$475	21.79%	5.92%
▼	11	RYDE	NSW	2112	Unit	3	3	17.65%	93	\$990,000	-1.00%	\$880	17.33%	4.62%
▼	12	SILVERDALE	NSW	2752	House	4	4	16.67%	97	\$1,129,000	7.52%	\$700	0.00%	3.22%
📍	13	PORT MACQUARIE	NSW	2444	House	2	5	16.67%	90	\$520,000	-9.49%	\$470	3.29%	4.70%
▲	14	BLACKTOWN	NSW	2148	House	3	4	16.67%	66	\$850,000	6.31%	\$550	17.02%	3.36%
▲	15	MACLEAN	NSW	2463	House	3	3	16.67%	146	\$680,000	-2.86%	\$490	2.08%	3.74%
▲	16	TENTERFIELD	NSW	2372	House	3	3	15.00%	136	\$445,000	3.48%	\$400	2.56%	4.67%
	17	CASTLE HILL	NSW	2154	House	5	3	14.29%	68	\$2,450,000	11.36%	\$1,050	10.52%	2.22%
📍	18	COFFS HARBOUR	NSW	2450	Unit	3	2	13.33%	95	\$995,000	66.11%	\$610	7.01%	3.18%
	19	AUBURN	NSW	2144	House	3	2	13.33%	134	\$989,000	9.88%	\$650	18.18%	3.41%
▲	20	GOONELLABAH	NSW	2480	House	3	4	13.33%	97	\$634,500	-2.31%	\$500	0.00%	4.09%
▼	21	TOONGABBIE	NSW	2146	Unit	2	5	12.50%	201	\$515,000	-0.97%	\$550	22.22%	5.55%
▲	22	OLD BAR	NSW	2430	House	4	3	12.00%	138	\$849,000	-0.12%	\$575	-0.87%	3.52%
▼	23	QUAKERS HILL	NSW	2763	House	4	3	12.00%	54	\$1,100,000	4.76%	\$700	8.52%	3.30%
📍	24	CASINO	NSW	2470	House	3	5	11.90%	111	\$449,000	2.04%	\$460	2.22%	5.32%
▼	25	NORWEST	NSW	2153	Unit	3	2	11.76%	272	\$1,355,000	0.00%	\$780	8.33%	2.99%



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# Most Distressed Suburbs

NSW Report														
Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent			
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield	
26	SANCTUARY POINT	NSW	2540	House	3	4	11.76%	92	\$669,000	-1.62%	\$480	0.00%	3.73%	
27	SCHOFIELDS	NSW	2762	House	5	2	11.76%	87	\$1,250,000	0.00%	\$800	6.66%	3.32%	
28	WESTMEAD	NSW	2145	Unit	2	6	11.32%	104	\$540,000	0.00%	\$550	22.22%	5.29%	
29	COFFS HARBOUR	NSW	2450	House	4	4	11.11%	119	\$849,000	-0.12%	\$700	2.94%	4.28%	
30	BLACKTOWN	NSW	2148	House	4	2	11.11%	36	\$950,000	8.57%	\$650	18.18%	3.55%	
31	MERRYLANDS	NSW	2160	Unit	Studio & 1	2	11.11%	211	\$450,000	0.00%	\$480	28.00%	5.54%	
32	GLEDSDOOD HILLS	NSW	2557	House	4	5	10.87%	147	\$1,200,000	-2.32%	\$750	10.29%	3.25%	
33	NORTH NOWRA	NSW	2541	House	4	2	10.53%	64	\$800,000	5.96%	\$590	1.72%	3.83%	
34	POTTS POINT	NSW	2011	Unit	2	2	10.53%	97	\$1,600,000	0.00%	\$950	18.75%	3.08%	
35	TAREE	NSW	2430	House	3	5	10.42%	98	\$499,500	4.06%	\$440	7.31%	4.58%	
36	NELSON BAY	NSW	2315	House	3	2	9.52%	82	\$944,000	-0.58%	\$580	9.43%	3.19%	
37	GUILDFORD	NSW	2161	Unit	2	4	9.52%	210	\$449,000	9.51%	\$460	17.94%	5.32%	
38	CARLINGFORD	NSW	2118	Unit	2	5	9.26%	164	\$690,000	2.60%	\$620	16.98%	4.67%	
39	ASQUITH	NSW	2077	Unit	Studio & 1	2	9.09%	306	\$532,500	0.66%	\$520	15.55%	5.07%	
40	YOUNG	NSW	2594	House	4	2	9.09%	103	\$665,000	-6.21%	\$480	6.66%	3.75%	
41	RUTHERFORD	NSW	2320	House	3	2	8.70%	103	\$589,000	1.55%	\$500	4.16%	4.41%	
42	PARKES	NSW	2870	House	4	5	8.33%	115	\$620,000	6.43%	\$460	2.22%	3.85%	
43	ROUSE HILL	NSW	2155	House	5	3	8.33%	181	\$1,408,000	1.29%	\$870	7.40%	3.21%	
44	BERRY	NSW	2535	House	4	3	8.11%	193	\$1,825,000	-9.88%	\$840	5.00%	2.39%	
45	GOULBURN	NSW	2580	House	5	2	7.69%	129	\$945,000	5.46%	\$585	-0.85%	3.21%	
46	ROSEHILL	NSW	2142	Unit	2	2	7.69%	256	\$500,000	0.00%	\$550	22.22%	5.72%	
47	STRATHFIELD	NSW	2135	Unit	2	3	7.69%	152	\$700,000	3.47%	\$720	24.13%	5.34%	
48	RIVERSTONE	NSW	2765	House	4	7	7.45%	166	\$1,064,000	1.33%	\$700	7.69%	3.42%	
49	GLADESVILLE	NSW	2111	Unit	Studio & 1	2	7.41%	107	\$577,500	5.00%	\$500	11.11%	4.50%	
50	COFFS HARBOUR	NSW	2450	Townhouse	3	2	7.41%	101	\$649,500	-4.49%	\$590	1.72%	4.72%	



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# Most Distressed Suburbs

## NT Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
▲	1 DARWIN CITY	NT	0800	Unit	Studio & 1	6	18.75%	305	\$279,500	2.94%	\$450	9.75%	8.37%
▼	2 NIGHTCLIFF	NT	0810	Unit	2	3	15.79%	159	\$402,500	4.54%	\$480	2.12%	6.20%
▼	3 KATHERINE	NT	0850	House	3	15	14.29%	318	\$365,000	0.00%	\$480	0.00%	6.83%
▲	4 DARWIN CITY	NT	0800	Unit	3	6	13.95%	234	\$580,000	-3.18%	\$750	7.14%	6.72%
	5 STUART PARK	NT	0820	Unit	3	2	13.33%	268	\$505,000	8.60%	\$630	1.61%	6.48%
▼	6 DARWIN CITY	NT	0800	Unit	2	8	13.33%	227	\$449,000	5.15%	\$580	3.57%	6.71%
	7 GILLEN	NT	0870	House	3	2	11.11%	103	\$454,500	-8.19%	\$560	1.81%	6.40%
▼	8 KATHERINE	NT	0850	House	4	3	9.68%	367	\$499,000	1.83%	\$600	-3.23%	6.25%
▼	9 WOODROFFE	NT	0830	House	3	1	6.67%	214	\$449,000	0.00%	\$520	-3.71%	6.02%



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# Most Distressed Suburbs

## QLD Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
▲	1 PACIFIC PINES	QLD	4211	Townhouse	3	7	43.75%	104	\$599,500	14.19%	\$640	8.47%	5.55%
▲	2 MOORE PARK BEACH	QLD	4670	House	4	7	41.18%	148	\$725,000	21.03%	\$490	6.52%	3.51%
▲	3 ROCHEDALE SOUTH	QLD	4123	House	3	8	38.10%	76	\$749,000	7.00%	\$590	7.27%	4.09%
▼	4 MOORE PARK BEACH	QLD	4670	House	3	6	37.50%	121	\$714,500	30.14%	\$480	6.66%	3.49%
▬	5 SUNNYBANK	QLD	4109	House	3	6	35.29%	167	\$949,500	10.15%	\$550	10.00%	3.01%
▲	6 FOREST LAKE	QLD	4078	House	3	6	33.33%	98	\$615,000	11.81%	\$500	13.63%	4.22%
	7 WATERFORD WEST	QLD	4133	House	4	5	31.25%	125	\$651,000	13.21%	\$550	13.40%	4.39%
▬	8 BIGGERA WATERS	QLD	4216	Unit	2	14	28.57%	96	\$589,000	12.19%	\$600	9.09%	5.29%
	9 BOWEN	QLD	4805	House	2	4	26.67%	422	\$344,500	2.83%	\$370	12.12%	5.58%
▲	10 THORNLANDS	QLD	4164	House	3	4	26.67%	59	\$737,000	5.43%	\$595	8.18%	4.19%
🚩	11 MACLEAY ISLAND	QLD	4184	House	2	6	22.22%	130	\$425,000	0.00%	\$400	8.10%	4.89%
▲	12 WOODRIDGE	QLD	4114	House	3	5	21.74%	111	\$497,000	10.69%	\$450	12.50%	4.70%
▼	13 PARADISE POINT	QLD	4216	Unit	3	6	21.43%	100	\$1,599,000	10.27%	\$980	26.45%	3.18%
	14 MOUNTAIN CREEK	QLD	4557	House	4	3	20.00%	80	\$995,000	-0.41%	\$750	4.16%	3.91%
	15 TEWANTIN	QLD	4565	House	4	4	20.00%	134	\$1,145,000	14.38%	\$800	2.56%	3.63%
▼	16 BOWEN HILLS	QLD	4006	Unit	2	5	19.23%	146	\$525,000	11.70%	\$620	18.09%	6.14%
▲	17 ROBINA	QLD	4226	Unit	2	9	19.15%	120	\$622,500	4.27%	\$690	10.40%	5.76%
▲	18 NORTH WARD	QLD	4810	Unit	Studio & 1	4	19.05%	271	\$189,000	-5.03%	\$350	16.66%	9.62%
	19 LABRADOR	QLD	4215	House	3	3	18.75%	104	\$799,000	9.45%	\$680	5.42%	4.42%
▼	20 WATERFORD	QLD	4133	House	4	3	18.75%	65	\$649,000	12.86%	\$570	9.61%	4.56%
▬	21 AYR	QLD	4807	Unit	2	3	18.75%	419	\$230,000	-3.77%	\$250	0.00%	5.65%
▲	22 INALA	QLD	4077	House	3	4	18.18%	112	\$625,000	13.63%	\$475	21.79%	3.95%
▲	23 DOOLANDELLA	QLD	4077	Townhouse	3	3	17.65%	165	\$429,500	15.30%	\$500	19.04%	6.05%
▲	24 RUNAWAY BAY	QLD	4216	Unit	2	4	17.39%	76	\$680,000	4.61%	\$625	7.75%	4.77%
🚩	25 SOUTHPORT	QLD	4215	House	3	4	16.00%	80	\$869,000	5.33%	\$700	4.47%	4.18%



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# Most Distressed Suburbs

## QLD Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
▲	26 UPPER MOUNT GRAVATT	QLD	4122	Unit	2	4	16.00%	142	\$525,000	10.99%	\$560	16.66%	5.54%
🚩	27 POINT VERNON	QLD	4655	House	3	3	15.79%	113	\$575,000	-0.70%	\$490	8.88%	4.43%
▼	28 MOOLOOLABA	QLD	4557	Unit	3	3	15.79%	127	\$960,000	-2.05%	\$675	3.05%	3.65%
🚩	29 MARYBOROUGH	QLD	4650	House	4	4	14.81%	100	\$520,000	9.47%	\$485	7.77%	4.85%
▼	30 HOPE ISLAND	QLD	4212	Unit	2	5	14.71%	221	\$650,000	2.36%	\$700	7.69%	5.60%
🚩	31 NEWTOWN	QLD	4350	House	3	3	14.29%	49	\$479,000	11.39%	\$450	12.50%	4.88%
🚩	32 PARADISE POINT	QLD	4216	House	5	4	14.29%	244	\$4,500,000	20.16%	\$2,000	-4.77%	2.31%
▲	33 BARGARA	QLD	4670	Unit	3	3	14.29%	100	\$695,000	2.96%	\$625	22.54%	4.67%
▼	34 PARK RIDGE	QLD	4125	House	4	20	13.99%	120	\$690,500	6.39%	\$590	11.32%	4.44%
🚩	35 URANGAN	QLD	4655	House	3	6	13.95%	144	\$615,000	8.27%	\$500	8.69%	4.22%
🚩	36 SOUTH BRISBANE	QLD	4101	Unit	2	6	13.64%	162	\$685,000	7.11%	\$770	24.19%	5.84%
▼	37 SOUTHPORT	QLD	4215	Unit	Studio & 1	6	13.33%	122	\$449,000	26.65%	\$480	17.07%	5.55%
	38 MARYBOROUGH	QLD	4650	House	2	2	13.33%	68	\$327,000	9.36%	\$340	13.33%	5.40%
	39 KLEINTON	QLD	4352	House	4	2	13.33%	45	\$789,000	9.58%	\$600	15.38%	3.95%
🚩	40 BRACKEN RIDGE	QLD	4017	House	4	2	13.33%	86	\$799,000	0.50%	\$640	7.56%	4.16%
▼	41 BUSHLAND BEACH	QLD	4818	House	4	2	13.33%	72	\$537,000	9.81%	\$525	5.00%	5.08%
▼	42 AIRLIE BEACH	QLD	4802	Unit	2	3	13.04%	68	\$494,000	21.22%	\$525	10.52%	5.52%
▼	43 LONGREACH	QLD	4730	House	3	3	13.04%	488	\$227,500	-1.09%	\$310	3.33%	7.08%
🚩	44 KINGS BEACH	QLD	4551	Unit	2	3	13.04%	67	\$645,000	7.50%	\$550	5.76%	4.43%
	45 HOPE ISLAND	QLD	4212	House	5	3	13.04%	170	\$2,222,500	1.02%	\$1,550	0.00%	3.62%
▼	46 MAROOCHYDORE	QLD	4558	House	4	3	13.04%	90	\$1,100,000	0.00%	\$815	3.16%	3.85%
	47 COOMBABAH	QLD	4216	House	3	2	12.50%	74	\$699,500	4.01%	\$680	11.47%	5.05%
▼	48 TAMBORINE MOUNTAIN	QLD	4272	House	4	3	12.50%	122	\$1,100,000	0.22%	\$790	7.48%	3.73%
▼	49 SLACKS CREEK	QLD	4127	House	3	3	12.50%	105	\$580,000	12.73%	\$485	10.22%	4.34%
🚩	50 BURLEIGH WATERS	QLD	4220	House	4	2	12.50%	76	\$1,610,000	0.62%	\$1,200	4.34%	3.87%



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# Most Distressed Suburbs

## SA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
▲	1 GAWLER EAST	SA	5118	House	4	6	33.33%	72	\$588,500	7.98%	\$580	11.53%	5.12%
	2 MUNNO PARA	SA	5115	House	4	4	22.22%	35	\$528,000	10.46%	\$520	6.12%	5.12%
▲	3 EVANSTON GARDENS	SA	5116	House	3	4	21.05%	41	\$459,000	17.99%	\$450	7.14%	5.09%
▲	4 ALDINGA BEACH	SA	5173	House	4	5	19.23%	30	\$649,000	3.84%	\$590	13.46%	4.72%
▼	5 PORT NOARLUNGA SOUTH	SA	5167	House	3	3	16.67%	41	\$587,500	11.69%	\$520	10.63%	4.60%
▼	6 MODBURY	SA	5092	House	3	3	15.00%	80	\$589,500	9.16%	\$550	19.56%	4.85%
	7 ANGLE VALE	SA	5117	House	4	6	12.50%	56	\$610,000	6.08%	\$650	18.18%	5.54%
▲	8 MUNNO PARA	SA	5115	House	3	2	11.11%	46	\$471,000	22.33%	\$480	14.28%	5.29%
▲	9 MURRAY BRIDGE	SA	5253	House	4	3	11.11%	52	\$499,500	18.36%	\$425	13.33%	4.42%
▼	10 MOUNT GAMBIER	SA	5290	House	4	2	10.00%	45	\$519,000	9.26%	\$480	4.34%	4.80%
▼	11 ADELAIDE	SA	5000	Unit	3	2	7.69%	222	\$875,000	10.06%	\$725	11.53%	4.30%
▼	12 ADELAIDE	SA	5000	Unit	Studio & 1	4	7.69%	199	\$329,000	-3.24%	\$450	7.14%	7.11%
▼	13 ANDREWS FARM	SA	5114	House	3	3	7.14%	44	\$452,500	15.43%	\$450	12.50%	5.17%
▼	14 PORT PIRIE	SA	5540	House	3	3	6.25%	138	\$250,000	21.95%	\$295	5.35%	6.13%
▼	15 MOUNT BARKER	SA	5251	House	4	4	6.06%	55	\$640,000	5.34%	\$600	9.09%	4.87%
▲	16 MOUNT GAMBIER	SA	5290	House	3	2	5.88%	63	\$399,000	14.32%	\$400	11.11%	5.21%
	17 MURRAY BRIDGE	SA	5253	House	3	1	5.56%	83	\$395,000	19.69%	\$410	18.84%	5.39%
▼	18 PARAFIELD GARDENS	SA	5107	House	3	1	5.26%	67	\$562,000	12.62%	\$500	16.27%	4.62%
▲	19 PORT LINCOLN	SA	5606	House	4	1	5.26%	48	\$590,000	19.91%	\$550	27.90%	4.84%
▼	20 SEATON	SA	5023	House	3	1	5.00%	60	\$687,500	5.76%	\$580	11.53%	4.38%
▼	21 WHYALLA NORRIE	SA	5608	House	3	1	4.35%	154	\$249,000	31.05%	\$280	7.69%	5.84%
▲	22 ADELAIDE	SA	5000	Unit	2	3	3.06%	187	\$489,000	0.82%	\$550	10.00%	5.84%
▼	23 PORT AUGUSTA	SA	5700	House	3	1	2.78%	175	\$229,000	10.36%	\$300	1.69%	6.81%
▲	24 ROXBY DOWNS	SA	5725	House	4	1	2.33%	616	\$332,500	-0.75%	\$420	5.00%	6.56%
	25 ROXBY DOWNS	SA	5725	House	3	1	2.13%	740	\$250,000	-7.41%	\$355	1.42%	7.38%



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# Most Distressed Suburbs

## SA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
26	MOUNT BARKER	SA	5251	House	3	1	1.61%	36	\$541,500	10.51%	\$500	8.69%	4.80%



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# Most Distressed Suburbs

## TAS Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
1	QUEENSTOWN	TAS	7467	House	3	3	9.09%	220	\$265,000	6.00%	\$270	3.84%	5.29%
2	NEWNHAM	TAS	7248	House	3	1	6.25%	120	\$479,000	0.00%	\$450	7.14%	4.88%
3	DEVONPORT	TAS	7310	Unit	2	1	5.88%	105	\$380,000	4.10%	\$335	11.66%	4.58%
4	OLD BEACH	TAS	7017	House	3	1	5.56%	74	\$655,000	1.15%	\$525	-0.95%	4.16%
5	CLAREMONT	TAS	7011	House	3	1	5.26%	82	\$539,000	-1.11%	\$480	-4.00%	4.63%
6	MIDWAY POINT	TAS	7171	House	3	1	4.76%	80	\$645,000	-0.77%	\$550	3.77%	4.43%
7	GLENORCHY	TAS	7010	House	3	1	3.57%	88	\$567,000	0.35%	\$510	-3.78%	4.67%
8	ULVERSTONE	TAS	7315	House	3	1	3.45%	71	\$499,000	5.05%	\$420	7.69%	4.37%
9	DEVONPORT	TAS	7310	House	3	1	2.08%	70	\$450,000	0.00%	\$400	5.26%	4.62%



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# Most Distressed Suburbs

## VIC Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
1	HAWTHORN	VIC	3122	Unit	3	5	33.33%	128	\$1,375,000	-14.07%	\$865	33.07%	3.27%
2	WONTHAGGI	VIC	3995	House	3	5	16.13%	90	\$535,000	-6.96%	\$400	-4.77%	3.88%
3	GLEN WAVERLEY	VIC	3150	House	5	5	15.63%	123	\$2,000,000	8.10%	\$810	8.00%	2.10%
4	MORWELL	VIC	3840	House	2	4	15.38%	116	\$289,500	3.39%	\$310	6.89%	5.56%
5	MORWELL	VIC	3840	House	3	14	12.50%	134	\$350,000	-2.78%	\$360	2.85%	5.34%
6	NEWTOWN	VIC	3220	House	4	2	12.50%	87	\$1,410,000	-5.37%	\$650	1.56%	2.39%
7	SEAFORD	VIC	3198	Unit	2	2	12.50%	59	\$490,000	-2.98%	\$420	13.51%	4.45%
8	NARRE WARREN	VIC	3805	House	4	2	11.76%	79	\$760,000	0.99%	\$550	13.40%	3.76%
9	MERNDA	VIC	3754	House	3	2	11.76%	88	\$585,000	0.86%	\$450	9.75%	4.00%
10	LILYDALE	VIC	3140	Townhouse	2	2	11.76%	155	\$550,000	0.00%	\$460	10.84%	4.34%
11	MALVERN EAST	VIC	3145	Unit	2	4	11.76%	269	\$600,000	-0.42%	\$500	12.35%	4.33%
12	DANDENONG NORTH	VIC	3175	House	4	2	11.11%	77	\$780,000	4.00%	\$520	9.47%	3.46%
13	DIAMOND CREEK	VIC	3089	House	4	2	11.11%	70	\$1,100,000	4.76%	\$660	1.53%	3.12%
14	COBBLEBANK	VIC	3338	House	4	2	10.53%	97	\$650,000	5.00%	\$450	9.75%	3.60%
15	HEIDELBERG HEIGHTS	VIC	3081	Townhouse	3	2	10.00%	174	\$800,000	0.00%	\$600	14.28%	3.90%
16	KORUMBURRA	VIC	3950	House	3	2	10.00%	100	\$569,000	3.45%	\$430	3.61%	3.92%
17	PARKVILLE	VIC	3052	Unit	2	2	9.52%	101	\$500,000	1.01%	\$520	18.18%	5.40%
18	CURLEWIS	VIC	3222	House	4	2	8.70%	108	\$702,000	0.28%	\$480	4.34%	3.55%
19	HAMILTON	VIC	3300	House	3	3	8.33%	69	\$359,000	-2.72%	\$360	0.00%	5.21%
20	MORWELL	VIC	3840	House	4	4	8.33%	152	\$555,000	1.36%	\$460	9.52%	4.30%
21	LAKES ENTRANCE	VIC	3909	House	3	4	8.00%	146	\$575,000	4.73%	\$400	-2.44%	3.61%
22	CLIFTON SPRINGS	VIC	3222	House	4	2	8.00%	127	\$800,000	0.62%	\$505	3.06%	3.28%
23	SWAN HILL	VIC	3585	House	3	2	8.00%	56	\$449,000	16.62%	\$400	14.28%	4.63%
24	FRANKSTON	VIC	3199	House	4	3	7.89%	60	\$750,000	0.00%	\$560	3.70%	3.88%
25	DANDENONG	VIC	3175	Unit	Studio & 1	2	7.41%	274	\$270,000	8.00%	\$300	7.14%	5.77%



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# Most Distressed Suburbs

## VIC Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
▲	26 SOUTH YARRA	VIC	3141	Unit	Studio & 1	7	7.14%	187	\$375,000	1.35%	\$430	14.66%	5.96%
▲	27 DONCASTER EAST	VIC	3109	Townhouse	3	2	6.90%	93	\$1,065,000	6.50%	\$630	8.62%	3.07%
▲	28 ALTONA NORTH	VIC	3025	House	3	2	6.90%	93	\$850,000	-1.17%	\$550	14.58%	3.36%
🚩	29 BAIRNSDALE	VIC	3875	House	4	2	6.90%	98	\$609,000	3.22%	\$500	0.00%	4.26%
▲	30 ST LEONARDS	VIC	3223	House	3	3	6.82%	137	\$749,000	-0.40%	\$430	2.38%	2.98%
▼	31 WANTIRNA	VIC	3152	Townhouse	3	1	6.67%	273	\$735,000	-2.00%	\$555	16.84%	3.92%
	32 DOREEN	VIC	3754	House	3	1	6.67%	67	\$600,000	-1.48%	\$470	11.90%	4.07%
🚩	33 GISBORNE	VIC	3437	House	3	1	6.67%	111	\$758,500	-1.50%	\$500	2.04%	3.42%
	34 GLEN IRIS	VIC	3146	Unit	Studio & 1	1	6.67%	184	\$350,000	4.47%	\$400	14.28%	5.94%
	35 KYABRAM	VIC	3620	House	3	1	6.67%	40	\$459,000	21.10%	\$400	14.28%	4.53%
	36 HIGHETT	VIC	3190	Unit	Studio & 1	1	6.67%	166	\$435,000	8.75%	\$410	7.89%	4.90%
🚩	37 MILDURA	VIC	3500	House	2	1	6.67%	125	\$280,000	2.18%	\$320	6.66%	5.94%
	38 BONSHAW	VIC	3352	House	4	1	6.67%	137	\$590,000	-2.56%	\$450	2.27%	3.96%
🚩	39 DANDENONG	VIC	3175	Unit	2	7	6.60%	165	\$350,000	-1.41%	\$355	10.93%	5.27%
🚩	40 PAYNESVILLE	VIC	3880	House	3	2	6.45%	89	\$590,000	0.85%	\$450	4.65%	3.96%
🚩	41 TARNEIT	VIC	3029	House	5	2	6.45%	101	\$835,000	-1.77%	\$600	15.38%	3.73%
	42 BENDIGO	VIC	3550	House	4	2	6.45%	169	\$845,000	-14.00%	\$505	10.98%	3.10%
🚩	43 BENTLEIGH EAST	VIC	3165	Townhouse	4	2	6.45%	117	\$1,400,000	-3.45%	\$1,000	11.11%	3.71%
	44 BALLARAT CENTRAL	VIC	3350	House	4	1	6.25%	137	\$765,000	3.44%	\$480	4.34%	3.26%
🚩	45 ST ALBANS	VIC	3021	Unit	3	1	6.25%	173	\$520,000	-0.96%	\$400	11.11%	4.00%
🚩	46 SPRINGVALE	VIC	3171	Unit	2	1	6.25%	186	\$400,000	0.00%	\$400	11.11%	5.20%
	47 TRARALGON	VIC	3844	House	2	1	6.25%	99	\$360,000	-1.10%	\$360	2.85%	5.20%
▼	48 MOUNT HELEN	VIC	3350	House	4	1	6.25%	103	\$665,000	-3.63%	\$465	3.33%	3.63%
🚩	49 KEYSBOROUGH	VIC	3173	Townhouse	3	1	6.25%	149	\$700,000	0.43%	\$620	19.23%	4.60%
🚩	50 CLYDE	VIC	3978	House	3	3	6.00%	125	\$599,000	1.52%	\$490	11.36%	4.25%



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# Most Distressed Suburbs

## WA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
▲	1 HILBERT	WA	6112	House	3	9	33.33%	75	\$461,500	16.68%	\$560	24.44%	6.30%
▲	2 WANDI	WA	6167	House	4	6	30.00%	90	\$569,500	3.73%	\$600	9.09%	5.47%
🚩	3 BRABHAM	WA	6055	House	4	14	28.00%	57	\$585,000	11.42%	\$650	13.04%	5.77%
▲	4 JURIE BAY	WA	6516	House	3	4	26.67%	365	\$449,000	12.53%	\$395	-5.96%	4.57%
▼	5 MANDURAH	WA	6210	House	4	4	26.67%	78	\$509,500	12.22%	\$500	6.38%	5.10%
▲	6 PORT KENNEDY	WA	6172	House	4	15	25.42%	52	\$606,000	24.81%	\$560	13.13%	4.80%
▲	7 HAMILTON HILL	WA	6163	House	3	5	25.00%	70	\$599,000	9.10%	\$550	12.24%	4.77%
▲	8 BURNS BEACH	WA	6028	House	4	5	25.00%	68	\$975,000	4.27%	\$1,000	15.60%	5.33%
🚩	9 DUDLEY PARK	WA	6210	House	4	5	25.00%	54	\$534,000	12.06%	\$550	14.58%	5.35%
▼	10 EGLINTON	WA	6034	House	3	8	25.00%	64	\$472,000	14.70%	\$540	20.00%	5.94%
🚩	11 CARNARVON	WA	6701	House	3	4	23.53%	238	\$272,500	12.37%	\$350	4.47%	6.67%
▼	12 BALDIVIS	WA	6171	House	3	13	23.21%	65	\$465,000	18.02%	\$520	18.18%	5.81%
▲	13 SUCCESS	WA	6164	House	4	4	22.22%	59	\$649,000	9.07%	\$650	12.06%	5.20%
▼	14 BRABHAM	WA	6055	House	3	9	21.95%	70	\$510,500	15.36%	\$600	20.00%	6.11%
	15 SINAGRA	WA	6065	House	4	15	21.74%	61	\$627,000	15.57%	\$620	6.89%	5.14%
▲	16 MADDINGTON	WA	6109	House	4	4	21.05%	77	\$529,000	17.81%	\$570	16.32%	5.60%
▲	17 KARNUP	WA	6176	House	4	4	21.05%	65	\$500,000	11.35%	\$580	16.00%	6.03%
▬	18 HAYNES	WA	6112	House	4	6	19.35%	65	\$504,000	12.24%	\$650	25.00%	6.70%
▲	19 ALKIMOS	WA	6038	House	4	15	18.99%	61	\$577,000	12.58%	\$625	16.82%	5.63%
▲	20 HAMMOND PARK	WA	6164	House	4	11	18.97%	74	\$611,500	9.88%	\$650	8.33%	5.52%
▼	21 HARRISDALE	WA	6112	House	3	3	18.75%	54	\$529,000	11.36%	\$600	20.00%	5.89%
▲	22 SOUTH HEDLAND	WA	6722	House	4	7	18.42%	101	\$622,000	7.24%	\$1,100	13.98%	9.19%
🚩	23 GERALDTON	WA	6530	House	3	4	18.18%	261	\$345,000	2.98%	\$420	13.51%	6.33%
▼	24 SOUTHERN RIVER	WA	6110	House	4	14	17.95%	72	\$633,500	5.75%	\$690	11.29%	5.66%
▼	25 ALKIMOS	WA	6038	House	3	7	17.50%	59	\$489,000	15.05%	\$525	16.66%	5.58%



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# Most Distressed Suburbs

## WA Report

Rank	Suburb	State	Post Code	Dwelling Type	Bed-rooms	Discount		Days on Market	Median Price		Median Rent		
						Listings	% of Total		Current	Growth 1 yr	Current	Growth 1 yr	Yield
▲	26 EAST CANNINGTON	WA	6107	House	4	3	16.67%	77	\$590,500	8.05%	\$645	17.27%	5.67%
▼	27 CLARKSON	WA	6030	House	3	3	15.79%	59	\$499,000	16.04%	\$520	15.55%	5.41%
▲	28 GERALDTON	WA	6530	Unit	2	3	15.79%	126	\$210,000	11.11%	\$280	21.73%	6.93%
▲	29 HARRISDALE	WA	6112	House	4	3	15.79%	55	\$699,000	9.38%	\$680	17.24%	5.05%
▲	30 JINDALEE	WA	6036	House	4	6	15.38%	64	\$700,000	7.60%	\$710	20.33%	5.27%
🚩	31 THORNIE	WA	6108	House	4	5	15.15%	57	\$595,000	14.42%	\$610	17.30%	5.33%
🚩	32 ELLENBROOK	WA	6069	House	4	7	14.29%	57	\$549,000	12.26%	\$625	20.19%	5.91%
🚩	33 BALGA	WA	6061	House	3	3	14.29%	85	\$430,000	14.66%	\$520	23.80%	6.28%
🚩	34 BULLSBROOK	WA	6084	House	4	9	13.85%	69	\$569,000	9.95%	\$625	13.63%	5.71%
🚩	35 TREEBY	WA	6164	House	4	4	13.79%	55	\$635,000	9.38%	\$700	16.66%	5.73%
▲	36 THORNIE	WA	6108	House	3	4	13.79%	48	\$477,500	13.69%	\$520	15.55%	5.66%
	37 SEVILLE GROVE	WA	6112	House	4	2	13.33%	33	\$529,000	23.02%	\$600	25.00%	5.89%
🚩	38 BASSENDEAN	WA	6054	House	4	2	13.33%	75	\$699,000	5.90%	\$700	18.64%	5.20%
▼	39 SOUTHERN RIVER	WA	6110	House	3	3	13.04%	74	\$519,500	14.42%	\$600	25.00%	6.00%
▼	40 WELLARD	WA	6170	House	3	4	12.90%	71	\$460,000	16.16%	\$530	20.45%	5.99%
🚩	41 GOSNELLS	WA	6110	House	3	5	12.82%	59	\$430,000	19.77%	\$490	22.50%	5.92%
🚩	42 EGLINTON	WA	6034	House	4	12	12.77%	72	\$551,000	14.55%	\$625	13.63%	5.89%
▼	43 HILBERT	WA	6112	House	4	8	12.70%	59	\$501,000	11.58%	\$650	25.00%	6.74%
🚩	44 EATON	WA	6232	House	3	2	12.50%	117	\$417,000	13.00%	\$480	20.00%	5.98%
▼	45 MADORA BAY	WA	6210	House	4	7	12.50%	57	\$602,000	18.03%	\$640	13.27%	5.52%
	46 BUNBURY	WA	6230	Unit	3	2	12.50%	342	\$575,000	12.85%	\$580	13.72%	5.24%
🚩	47 YOKINE	WA	6060	House	4	2	12.50%	131	\$950,000	14.87%	\$750	15.38%	4.10%
▼	48 BYFORD	WA	6122	House	4	12	12.37%	70	\$527,500	16.57%	\$630	26.00%	6.21%
▼	49 ELLENBROOK	WA	6069	House	3	5	12.20%	59	\$467,000	17.04%	\$550	22.22%	6.12%
🚩	50 NOLLAMARA	WA	6061	House	3	2	11.76%	65	\$489,000	13.98%	\$550	22.22%	5.84%



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