

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. It compares median sales and rental listing data for the last 12 month period with the previous 4 years for suburbs within 3km of a university. We have maximised accuracy by only publishing those university 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the university suburbs where the average annual median rent has increased the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has increased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

National Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	CAMPBELLTOWN	NSW	2560	Unit	2	\$365,000	6.41%	11.21%	\$390	5.55%	11.43%
2	MACQUARIE PARK	NSW	2113	Unit	Studio & 1	\$609,500	7.30%	10.67%	\$495	4.22%	7.61%
3	MATRAVILLE	NSW	2036	Unit	2	\$690,000	8.66%	9.99%	\$600	4.52%	13.21%
4	FAIRY MEADOW	NSW	2519	Unit	Studio & 1	\$277,000	2.97%	8.51%	\$305	5.72%	5.17%
5	ROBINA	QLD	4226	Unit	Studio & 1	\$299,000	51.39%	7.87%	\$325	5.65%	41.30%
6	CHATSWOOD	NSW	2067	House	5	\$1,780,000	-22.61%	7.83%	\$1,325	3.87%	20.45%
7	MAIDSTONE	VIC	3012	House	4	\$549,000	-12.86%	7.74%	\$485	4.59%	3.19%
8	WODONGA	VIC	3690	Unit	Studio & 1	\$77,000	-13.49%	7.71%	\$175	11.81%	6.06%
9	BOWEN HILLS	QLD	4006	Unit	Studio & 1	\$399,000	6.40%	7.46%	\$360	4.69%	2.86%
10	LEEDERVILLE	WA	6007	Unit	Studio & 1	\$449,000	0.22%	7.46%	\$440	5.09%	12.82%
11	FOOTSCRAY	VIC	3011	Unit	3	\$550,000	5.76%	7.26%	\$450	4.25%	5.88%
12	CHIPPENDALE	NSW	2008	Unit	Studio & 1	\$599,500	1.61%	6.96%	\$530	4.59%	0.95%
13	LILYFIELD	NSW	2040	House	4	\$1,600,000	18.51%	6.92%	\$1,150	3.73%	15.00%
14	ROCKINGHAM	WA	6168	Unit	2	\$330,000	10.00%	6.87%	\$300	4.72%	1.69%
15	GLEBE	NSW	2037	Unit	3	\$1,560,000	6.12%	6.84%	\$925	3.08%	7.56%
16	MILTON	QLD	4064	Unit	Studio & 1	\$409,000	4.20%	6.70%	\$350	4.44%	6.06%
17	MALVERN	VIC	3144	House	3	\$1,675,000	34.00%	6.58%	\$800	2.48%	9.59%
18	ROSEVILLE	NSW	2069	House	3	\$1,625,000	35.41%	6.57%	\$890	2.84%	4.71%
19	KILLARA	NSW	2071	Unit	Studio & 1	\$630,000	12.50%	6.41%	\$500	4.12%	2.04%
20	GLEBE	NSW	2037	Unit	2	\$1,035,000	30.18%	6.23%	\$675	3.39%	10.66%
21	DUNDAS	NSW	2117	Unit	2	\$542,000	11.40%	6.21%	\$420	4.02%	7.69%
22	SEDDON	VIC	3011	House	3	\$700,000	4.55%	6.12%	\$520	3.86%	15.56%
23	SOUTH WENTWORTHVILLE	NSW	2145	Townhouse	3	\$575,000	2.67%	6.12%	\$520	4.70%	4.00%
24	BENTLEY	WA	6102	Unit	2	\$349,000	9.06%	6.09%	\$380	5.66%	5.56%
25	REDFERN	NSW	2016	House	2	\$920,000	8.81%	6.02%	\$695	3.92%	6.92%

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National Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	MOUNT LAWLEY	WA	6050	House	3	\$900,000	-5.17%	6.00%	\$625	3.61%	4.17%
27	OURIMBAH	NSW	2258	House	3	\$389,000	11.94%	5.98%	\$410	5.48%	9.33%
28	TOORAK	VIC	3142	House	3	\$1,900,000	-19.15%	5.97%	\$990	2.70%	18.56%
29	BONGAREE	QLD	4507	House	4	\$487,000	0.41%	5.89%	\$440	4.69%	10.00%
30	FAIRY MEADOW	NSW	2519	House	3	\$500,000	2.04%	5.81%	\$470	4.88%	9.30%
31	LINDFIELD	NSW	2070	Unit	2	\$730,000	22.68%	5.74%	\$600	4.27%	11.11%
32	MARRICKVILLE	NSW	2204	House	3	\$967,000	11.79%	5.74%	\$750	4.03%	7.14%
33	MARRICKVILLE	NSW	2204	Unit	Studio & 1	\$475,000	6.74%	5.74%	\$375	4.10%	4.17%
34	NORTH SYDNEY	NSW	2060	Unit	Studio & 1	\$590,000	6.78%	5.74%	\$500	4.40%	4.17%
35	CHATSWOOD	NSW	2067	Unit	2	\$830,000	7.79%	5.64%	\$660	4.13%	6.45%
36	NEWPORT	VIC	3015	House	3	\$650,000	1.56%	5.54%	\$490	3.92%	5.38%
37	TIWI	NT	0810	House	3	\$577,500	4.52%	5.52%	\$595	5.35%	2.59%
38	BLAKEHURST	NSW	2221	House	3	\$1,100,000	22.22%	5.33%	\$640	3.02%	6.67%
39	BURWOOD	NSW	2134	Unit	Studio & 1	\$530,000	6.00%	5.33%	\$400	3.92%	2.56%
40	ROCKINGHAM	WA	6168	House	2	\$355,000	-11.03%	5.33%	\$320	4.68%	10.34%
41	WOOLLOONGABBA	QLD	4102	House	4	\$850,000	16.91%	5.25%	\$675	4.12%	3.85%
42	CAULFIELD SOUTH	VIC	3162	Townhouse	3	\$800,000	9.58%	5.23%	\$650	4.22%	8.33%
43	URRAWREEN	QLD	4655	House	3	\$336,000	1.51%	5.23%	\$325	5.02%	4.84%
44	KELVIN GROVE	QLD	4059	Unit	3	\$610,000	-3.94%	5.21%	\$625	5.32%	5.93%
45	WOLLONGONG	NSW	2500	Townhouse	3	\$474,000	2.04%	5.20%	\$490	5.37%	8.89%
46	RICHMOND	NSW	2753	House	4	\$595,000	6.44%	5.18%	\$465	4.06%	3.33%
47	BLACKBURN SOUTH	VIC	3130	House	4	\$750,000	13.63%	5.17%	\$520	3.60%	15.56%
48	CAMPERDOWN	NSW	2050	Unit	3	\$1,212,500	26.76%	5.14%	\$880	3.77%	10.00%
49	NEWTOWN	VIC	3220	House	2	\$399,000	-7.11%	5.14%	\$330	4.30%	10.00%
50	YARRAVILLE	VIC	3013	House	2	\$580,000	5.45%	5.14%	\$440	3.94%	7.32%

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NSW Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	CAMPBELLTOWN	NSW	2560	Unit	2	\$365,000	6.41%	11.21%	\$390	5.55%	11.43%
2	MACQUARIE PARK	NSW	2113	Unit	Studio & 1	\$609,500	7.30%	10.67%	\$495	4.22%	7.61%
3	MATRAVILLE	NSW	2036	Unit	2	\$690,000	8.66%	9.99%	\$600	4.52%	13.21%
4	FAIRY MEADOW	NSW	2519	Unit	Studio & 1	\$277,000	2.97%	8.51%	\$305	5.72%	5.17%
5	CHATSWOOD	NSW	2067	House	5	\$1,780,000	-22.61%	7.83%	\$1,325	3.87%	20.45%
6	CHIPPENDALE	NSW	2008	Unit	Studio & 1	\$599,500	1.61%	6.96%	\$530	4.59%	0.95%
7	LILYFIELD	NSW	2040	House	4	\$1,600,000	18.51%	6.92%	\$1,150	3.73%	15.00%
8	GLEBE	NSW	2037	Unit	3	\$1,560,000	6.12%	6.84%	\$925	3.08%	7.56%
9	ROSEVILLE	NSW	2069	House	3	\$1,625,000	35.41%	6.57%	\$890	2.84%	4.71%
10	KILLARA	NSW	2071	Unit	Studio & 1	\$630,000	12.50%	6.41%	\$500	4.12%	2.04%
11	GLEBE	NSW	2037	Unit	2	\$1,035,000	30.18%	6.23%	\$675	3.39%	10.66%
12	DUNDAS	NSW	2117	Unit	2	\$542,000	11.40%	6.21%	\$420	4.02%	7.69%
13	SOUTH WENTWORTHVILLE	NSW	2145	Townhouse	3	\$575,000	2.67%	6.12%	\$520	4.70%	4.00%
14	REDFERN	NSW	2016	House	2	\$920,000	8.81%	6.02%	\$695	3.92%	6.92%
15	OURIMBAH	NSW	2258	House	3	\$389,000	11.94%	5.98%	\$410	5.48%	9.33%
16	FAIRY MEADOW	NSW	2519	House	3	\$500,000	2.04%	5.81%	\$470	4.88%	9.30%
17	LINDFIELD	NSW	2070	Unit	2	\$730,000	22.68%	5.74%	\$600	4.27%	11.11%
18	MARRICKVILLE	NSW	2204	House	3	\$967,000	11.79%	5.74%	\$750	4.03%	7.14%
19	MARRICKVILLE	NSW	2204	Unit	Studio & 1	\$475,000	6.74%	5.74%	\$375	4.10%	4.17%
20	NORTH SYDNEY	NSW	2060	Unit	Studio & 1	\$590,000	6.78%	5.74%	\$500	4.40%	4.17%
21	CHATSWOOD	NSW	2067	Unit	2	\$830,000	7.79%	5.64%	\$660	4.13%	6.45%
22	BLAKEHURST	NSW	2221	House	3	\$1,100,000	22.22%	5.33%	\$640	3.02%	6.67%
23	BURWOOD	NSW	2134	Unit	Studio & 1	\$530,000	6.00%	5.33%	\$400	3.92%	2.56%
24	WOLLONGONG	NSW	2500	Townhouse	3	\$474,000	2.04%	5.20%	\$490	5.37%	8.89%
25	RICHMOND	NSW	2753	House	4	\$595,000	6.44%	5.18%	\$465	4.06%	3.33%

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26	CAMPERDOWN	NSW	2050	Unit	3	\$1,212,500	26.76%	5.14%	\$880	3.77%	10.00%
27	SURRY HILLS	NSW	2010	House	3	\$1,350,000	1.88%	5.09%	\$1,000	3.85%	0.50%
28	FRESHWATER	NSW	2096	Unit	2	\$620,000	13.34%	5.04%	\$560	4.69%	3.70%
29	WESTMEAD	NSW	2145	Townhouse	3	\$515,000	10.75%	4.94%	\$485	4.89%	3.19%
30	NAREMBURN	NSW	2065	House	3	\$1,450,000	16.00%	4.93%	\$1,000	3.58%	2.56%
31	ST PETERS	NSW	2044	Unit	2	\$765,500	5.00%	4.93%	\$600	4.07%	5.26%
32	ALLAMBIE HEIGHTS	NSW	2100	House	3	\$1,000,000	14.28%	4.89%	\$805	4.18%	1.26%
33	MANLY	NSW	2095	Unit	2	\$820,000	7.89%	4.87%	\$750	4.75%	3.45%
34	PENSHURST	NSW	2222	House	3	\$919,500	19.57%	4.84%	\$580	3.28%	5.45%
35	FAIRY MEADOW	NSW	2519	Unit	2	\$340,000	10.03%	4.81%	\$350	5.35%	4.48%
36	RICHMOND	NSW	2753	House	2	\$425,000	18.38%	4.81%	\$350	4.28%	6.06%
37	CHATSWOOD	NSW	2067	Unit	Studio & 1	\$630,000	12.50%	4.66%	\$540	4.45%	5.88%
38	CHATSWOOD	NSW	2067	Unit	3	\$1,450,000	22.10%	4.66%	\$900	3.22%	12.50%
39	MANLY VALE	NSW	2093	Unit	2	\$592,500	7.72%	4.66%	\$540	4.73%	3.85%
40	RICHMOND	NSW	2753	House	3	\$490,000	12.64%	4.66%	\$420	4.45%	5.00%
41	WOOLLOOMOOLOO	NSW	2011	Unit	Studio & 1	\$567,500	-0.88%	4.66%	\$600	5.49%	3.45%
42	CAMPERDOWN	NSW	2050	Unit	Studio & 1	\$622,500	13.18%	4.57%	\$550	4.59%	1.85%
43	GLEBE	NSW	2037	Unit	Studio & 1	\$615,000	10.11%	4.54%	\$430	3.63%	7.50%
44	ALEXANDRIA	NSW	2015	House	3	\$1,300,000	23.80%	4.52%	\$895	3.58%	5.29%
45	ZETLAND	NSW	2017	Unit	3	\$1,150,000	12.74%	4.52%	\$895	4.04%	4.07%
46	MARSHFIELD	NSW	2122	Townhouse	3	\$800,000	2.56%	4.50%	\$620	4.03%	4.20%
47	BATHURST	NSW	2795	Unit	2	\$259,000	-2.27%	4.46%	\$250	5.01%	2.04%
48	NORTHMEAD	NSW	2152	House	3	\$740,000	12.12%	4.46%	\$500	3.51%	4.17%
49	PETERSHAM	NSW	2049	Unit	2	\$642,000	7.00%	4.46%	\$500	4.04%	4.17%
50	CAMBRIDGE PARK	NSW	2747	House	4	\$457,500	14.66%	4.43%	\$440	5.00%	12.82%

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QLD Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	ROBINA	QLD	4226	Unit	Studio & 1	\$299,000	51.39%	7.87%	\$325	5.65%	41.30%
2	BOWEN HILLS	QLD	4006	Unit	Studio & 1	\$399,000	6.40%	7.46%	\$360	4.69%	2.86%
3	MILTON	QLD	4064	Unit	Studio & 1	\$409,000	4.20%	6.70%	\$350	4.44%	6.06%
4	BONGAREE	QLD	4507	House	4	\$487,000	0.41%	5.89%	\$440	4.69%	10.00%
5	WOOLLOONGABBA	QLD	4102	House	4	\$850,000	16.91%	5.25%	\$675	4.12%	3.85%
6	URRAWEEEN	QLD	4655	House	3	\$336,000	1.51%	5.23%	\$325	5.02%	4.84%
7	KELVIN GROVE	QLD	4059	Unit	3	\$610,000	-3.94%	5.21%	\$625	5.32%	5.93%
8	VARSITY LAKES	QLD	4227	Townhouse	4	\$427,000	-1.28%	5.12%	\$525	6.39%	8.25%
9	SCARNESS	QLD	4655	House	4	\$337,000	2.12%	4.97%	\$340	5.24%	3.03%
10	NEWMARKET	QLD	4051	House	3	\$650,000	0.15%	4.87%	\$520	4.16%	5.05%
11	ROBINA	QLD	4226	House	4	\$629,000	6.61%	4.84%	\$580	4.79%	5.45%
12	BOWEN HILLS	QLD	4006	Unit	3	\$549,000	13.19%	4.66%	\$600	5.68%	1.69%
13	IPSWICH	QLD	4305	House	4	\$403,000	3.59%	4.66%	\$360	4.64%	16.13%
14	ROBINA	QLD	4226	House	5	\$797,000	14.84%	4.53%	\$800	5.21%	11.11%
15	URRAWEEEN	QLD	4655	House	4	\$369,000	0.00%	4.52%	\$370	5.21%	2.78%
16	PIALBA	QLD	4655	House	4	\$359,000	1.84%	4.51%	\$340	4.92%	6.25%
17	PIALBA	QLD	4655	Unit	3	\$370,000	5.71%	4.42%	\$315	4.42%	12.50%
18	KELVIN GROVE	QLD	4059	House	3	\$629,000	1.61%	4.37%	\$540	4.46%	1.89%
19	CHAPEL HILL	QLD	4069	House	5	\$799,500	-5.28%	4.37%	\$700	4.55%	3.70%
20	PIALBA	QLD	4655	Townhouse	3	\$354,000	10.62%	4.34%	\$320	4.70%	3.23%
21	BELLARA	QLD	4507	House	2	\$289,000	3.21%	3.78%	\$290	5.21%	5.45%
22	PIALBA	QLD	4655	House	3	\$285,000	-4.05%	3.78%	\$290	5.29%	1.75%
23	ROBINA	QLD	4226	Townhouse	3	\$429,000	2.14%	3.75%	\$475	5.75%	5.56%
24	SCARNESS	QLD	4655	House	3	\$285,000	0.00%	3.71%	\$295	5.38%	5.36%
25	ALDERLEY	QLD	4051	House	4	\$765,000	-4.38%	3.64%	\$600	4.07%	4.35%

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QLD Report

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26	MIAMI	QLD	4220	Townhouse	3	\$535,000	0.00%	3.46%	\$550	5.34%	10.00%
27	INDOOROOPILLY	QLD	4068	House	4	\$800,000	-1.30%	3.45%	\$630	4.09%	1.61%
28	ASHGROVE	QLD	4060	Unit	2	\$395,000	1.02%	3.39%	\$400	5.26%	5.26%
29	KEARNEYS SPRING	QLD	4350	Unit	3	\$322,000	3.87%	3.39%	\$320	5.16%	6.67%
30	VARSITY LAKES	QLD	4227	House	4	\$559,500	2.66%	3.39%	\$560	5.20%	2.75%
31	WESTLAKE	QLD	4074	House	3	\$498,500	0.70%	3.39%	\$440	4.58%	10.00%
32	MIAMI	QLD	4220	House	3	\$605,000	12.45%	3.32%	\$490	4.21%	5.38%
33	KEARNEYS SPRING	QLD	4350	House	3	\$347,000	8.77%	3.28%	\$330	4.94%	4.76%
34	BURLEIGH WATERS	QLD	4220	House	3	\$549,000	9.47%	3.25%	\$500	4.73%	5.26%
35	GAYTHORNE	QLD	4051	Unit	2	\$381,500	3.10%	3.25%	\$375	5.11%	7.14%
36	BELLARA	QLD	4507	House	3	\$330,000	0.30%	3.18%	\$340	5.35%	7.94%
37	INDOOROOPILLY	QLD	4068	House	5	\$924,500	-7.09%	3.18%	\$850	4.78%	11.84%
38	ZILLMERE	QLD	4034	House	2	\$350,000	-5.28%	3.18%	\$340	5.05%	4.62%
39	KAWUNGAN	QLD	4655	House	3	\$319,000	2.08%	3.09%	\$305	4.97%	1.67%
40	KAWUNGAN	QLD	4655	House	4	\$395,000	2.59%	3.08%	\$350	4.60%	6.06%
41	HOLLAND PARK WEST	QLD	4121	House	3	\$559,000	1.63%	3.06%	\$440	4.09%	2.33%
42	TARINGA	QLD	4068	House	3	\$748,000	-0.27%	3.02%	\$490	3.40%	1.03%
43	BOWEN HILLS	QLD	4006	Unit	2	\$470,000	-5.91%	2.99%	\$450	4.97%	2.27%
44	KEARNEYS SPRING	QLD	4350	Unit	2	\$299,000	25.36%	2.99%	\$270	4.69%	3.85%
45	DARLING HEIGHTS	QLD	4350	House	3	\$339,000	5.93%	2.94%	\$320	4.90%	3.23%
46	EVERTON HILLS	QLD	4053	House	4	\$614,500	18.17%	2.92%	\$505	4.27%	7.45%
47	VARSITY LAKES	QLD	4227	Townhouse	2	\$299,000	-3.24%	2.90%	\$370	6.43%	2.78%
48	ANERLEY	QLD	4103	Unit	Studio & 1	\$257,500	5.10%	2.87%	\$280	5.65%	3.70%
49	EVERTON PARK	QLD	4053	House	3	\$489,000	-0.11%	2.87%	\$420	4.46%	2.44%
50	BURLEIGH WATERS	QLD	4220	Townhouse	2	\$369,000	2.78%	2.82%	\$380	5.35%	5.56%

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SA Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	KENSINGTON GARDENS	SA	5068	House	3	\$679,500	-0.44%	5.05%	\$475	3.63%	13.10%
2	ROSTREVOR	SA	5073	House	4	\$620,000	15.88%	4.55%	\$460	3.85%	15.00%
3	BROMPTON	SA	5007	House	3	\$485,000	0.00%	3.53%	\$425	4.55%	1.19%
4	NORWOOD	SA	5067	Townhouse	3	\$680,000	-4.57%	3.32%	\$490	3.74%	4.26%
5	FINDON	SA	5023	House	3	\$420,000	2.43%	3.25%	\$375	4.64%	7.14%
6	STURT	SA	5047	House	3	\$409,000	4.87%	3.16%	\$385	4.89%	6.94%
7	MARION	SA	5043	House	3	\$430,000	6.17%	2.90%	\$370	4.47%	2.78%
8	MITCHELL PARK	SA	5043	House	3	\$415,000	3.87%	2.90%	\$370	4.63%	2.78%
9	FINDON	SA	5023	Unit	2	\$198,500	-3.18%	2.67%	\$250	6.54%	2.04%
10	CLOVELLY PARK	SA	5042	House	3	\$415,000	0.48%	2.52%	\$370	4.63%	2.78%
11	FLINDERS PARK	SA	5025	House	3	\$470,000	4.67%	2.45%	\$380	4.20%	1.33%
12	BROOKLYN PARK	SA	5032	House	3	\$465,000	-2.11%	2.41%	\$385	4.30%	4.05%
13	TORRENS PARK	SA	5062	House	3	\$595,000	0.00%	2.35%	\$450	3.93%	12.50%
14	UNDERDALE	SA	5032	House	3	\$470,000	-12.81%	2.35%	\$395	4.37%	12.86%
15	GLYNDE	SA	5070	House	3	\$499,000	0.80%	2.14%	\$370	3.85%	5.71%
16	ROSTREVOR	SA	5073	House	3	\$489,000	4.04%	2.08%	\$380	4.04%	1.33%
17	MITCHELL PARK	SA	5043	Unit	2	\$255,000	2.40%	1.94%	\$270	5.50%	3.85%
18	WEST CROYDON	SA	5008	House	3	\$425,000	-0.94%	1.82%	\$360	4.40%	2.86%
19	BRAHMA LODGE	SA	5109	House	3	\$255,000	0.00%	1.80%	\$290	5.91%	1.75%
20	SALISBURY	SA	5108	House	3	\$277,000	4.52%	1.77%	\$295	5.53%	3.51%
21	SALISBURY HEIGHTS	SA	5109	House	3	\$317,500	-1.25%	1.68%	\$310	5.07%	3.33%
22	TRANMERE	SA	5073	House	3	\$550,000	3.77%	1.65%	\$395	3.73%	3.95%
23	FULLARTON	SA	5063	Unit	2	\$345,000	-7.88%	1.63%	\$320	4.82%	1.59%
24	NORTH ADELAIDE	SA	5006	House	2	\$595,000	2.58%	1.55%	\$420	3.67%	9.09%
25	ADELAIDE	SA	5000	Townhouse	3	\$519,500	3.90%	1.50%	\$520	5.20%	4.00%

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SA Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	PAYNEHAM SOUTH	SA	5070	Unit	2	\$307,500	10.21%	1.34%	\$290	4.90%	1.75%
27	SALISBURY EAST	SA	5109	House	3	\$289,000	5.09%	1.31%	\$295	5.30%	1.72%
28	SEACOMBE GARDENS	SA	5047	House	3	\$419,000	4.75%	1.29%	\$400	4.96%	1.27%
29	TORRENSVILLE	SA	5031	House	3	\$477,000	6.00%	1.29%	\$400	4.36%	1.27%
30	MILE END	SA	5031	House	3	\$455,000	-3.20%	1.26%	\$410	4.68%	2.50%
31	GLENSIDE	SA	5065	Unit	2	\$349,000	7.38%	1.25%	\$310	4.61%	3.33%
32	NORWOOD	SA	5067	Unit	2	\$342,500	14.54%	1.25%	\$310	4.70%	1.64%
33	POORAKA	SA	5095	House	3	\$326,000	1.87%	1.25%	\$310	4.94%	1.64%
34	BROMPTON	SA	5007	Townhouse	3	\$470,000	-2.09%	1.23%	\$420	4.64%	3.70%
35	KENSINGTON GARDENS	SA	5068	Unit	2	\$360,000	5.88%	1.23%	\$315	4.55%	5.00%
36	ADELAIDE	SA	5000	Townhouse	2	\$495,000	3.12%	0.88%	\$435	4.56%	3.57%
37	DARLINGTON	SA	5047	House	3	\$413,000	5.89%	0.70%	\$365	4.59%	10.61%
38	SALISBURY EAST	SA	5109	Unit	2	\$190,000	4.39%	0.58%	\$220	6.02%	4.76%
39	RIDLEYTON	SA	5008	House	3	\$435,000	-8.33%	0.33%	\$385	4.60%	4.05%
40	MYRTLE BANK	SA	5064	House	3	\$660,000	-2.23%	0.28%	\$445	3.50%	2.30%
41	MAGILL	SA	5072	House	2	\$390,000	2.76%	0.00%	\$310	4.13%	3.33%
42	RICHMOND	SA	5033	House	3	\$445,000	4.82%	0.00%	\$390	4.55%	2.63%
43	MAWSON LAKES	SA	5095	Townhouse	3	\$380,000	2.84%	-0.34%	\$365	4.99%	1.39%
44	MAGILL	SA	5072	Unit	2	\$287,500	6.48%	-0.43%	\$285	5.15%	5.56%
45	ST MARYS	SA	5042	House	3	\$427,500	4.26%	-1.04%	\$350	4.25%	2.94%
46	MAWSON LAKES	SA	5095	Townhouse	2	\$314,500	-7.23%	-1.11%	\$330	5.45%	1.54%
47	ST GEORGES	SA	5064	House	3	\$880,000	6.66%	-2.55%	\$460	2.71%	3.37%

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TAS Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	SANDY BAY	TAS	7005	House	3	\$572,500	0.43%	4.32%	\$450	4.08%	3.45%
2	INVERMAY	TAS	7248	House	2	\$199,000	-4.10%	3.25%	\$250	6.53%	2.04%
3	WEST HOBART	TAS	7000	House	3	\$475,000	5.55%	2.87%	\$420	4.59%	7.69%
4	MOWBRAY	TAS	7248	House	2	\$189,500	-0.27%	2.15%	\$245	6.72%	6.52%
5	NORTH HOBART	TAS	7000	House	3	\$430,000	-6.53%	1.97%	\$400	4.83%	6.67%
6	NEWNHAM	TAS	7248	House	4	\$315,000	6.96%	1.87%	\$350	5.77%	16.67%
7	SOUTH HOBART	TAS	7004	House	2	\$347,500	7.75%	1.87%	\$350	5.23%	2.94%
8	NEWNHAM	TAS	7248	House	2	\$169,500	-10.79%	1.82%	\$215	6.59%	7.50%
9	MOWBRAY	TAS	7248	Unit	2	\$175,000	-2.78%	1.74%	\$225	6.68%	7.14%
10	MOWBRAY	TAS	7248	House	3	\$215,000	-2.28%	1.47%	\$265	6.40%	1.92%
11	MOWBRAY	TAS	7248	House	4	\$217,000	-3.56%	1.25%	\$310	7.42%	10.71%
12	BURNIE	TAS	7320	House	2	\$179,000	-10.06%	1.23%	\$210	6.10%	5.00%
13	HOBART	TAS	7000	Unit	2	\$450,000	-17.06%	0.97%	\$395	4.56%	3.95%
14	INVERMAY	TAS	7248	House	3	\$233,000	3.55%	0.95%	\$270	6.02%	3.85%
15	SANDY BAY	TAS	7005	House	2	\$400,000	-11.12%	0.73%	\$350	4.55%	4.48%
16	NEWNHAM	TAS	7248	House	3	\$239,000	-2.45%	0.47%	\$270	5.87%	3.85%
17	NORTH HOBART	TAS	7000	House	2	\$390,000	6.84%	0.00%	\$350	4.66%	1.45%
18	SANDY BAY	TAS	7005	Unit	2	\$329,000	-6.00%	-0.41%	\$305	4.82%	3.39%
19	BURNIE	TAS	7320	House	3	\$225,000	4.65%	-0.52%	\$235	5.43%	2.17%
20	SOUTH HOBART	TAS	7004	House	3	\$385,000	-3.03%	-0.66%	\$370	4.99%	8.82%

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VIC Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	MAIDSTONE	VIC	3012	House	4	\$549,000	-12.86%	7.74%	\$485	4.59%	3.19%
2	WODONGA	VIC	3690	Unit	Studio & 1	\$77,000	-13.49%	7.71%	\$175	11.81%	6.06%
3	FOOTSCRAY	VIC	3011	Unit	3	\$550,000	5.76%	7.26%	\$450	4.25%	5.88%
4	MALVERN	VIC	3144	House	3	\$1,675,000	34.00%	6.58%	\$800	2.48%	9.59%
5	SEDDON	VIC	3011	House	3	\$700,000	4.55%	6.12%	\$520	3.86%	15.56%
6	TOORAK	VIC	3142	House	3	\$1,900,000	-19.15%	5.97%	\$990	2.70%	18.56%
7	NEWPORT	VIC	3015	House	3	\$650,000	1.56%	5.54%	\$490	3.92%	5.38%
8	CAULFIELD SOUTH	VIC	3162	Townhouse	3	\$800,000	9.58%	5.23%	\$650	4.22%	8.33%
9	BLACKBURN SOUTH	VIC	3130	House	4	\$750,000	13.63%	5.17%	\$520	3.60%	15.56%
10	NEWTOWN	VIC	3220	House	2	\$399,000	-7.11%	5.14%	\$330	4.30%	10.00%
11	YARRAVILLE	VIC	3013	House	2	\$580,000	5.45%	5.14%	\$440	3.94%	7.32%
12	RICHMOND	VIC	3121	Unit	Studio & 1	\$360,000	1.40%	5.03%	\$365	5.27%	1.39%
13	ST KILDA	VIC	3182	House	3	\$950,000	-5.00%	4.81%	\$700	3.83%	4.48%
14	CLAYTON	VIC	3168	Unit	Studio & 1	\$250,000	21.95%	4.66%	\$240	4.99%	6.67%
15	FOOTSCRAY	VIC	3011	House	3	\$600,000	5.26%	4.66%	\$420	3.64%	10.53%
16	SUNSHINE	VIC	3020	Unit	2	\$342,500	18.10%	4.66%	\$300	4.55%	20.00%
17	WODONGA	VIC	3690	House	2	\$215,000	8.04%	4.66%	\$240	5.80%	4.35%
18	BALLARAT EAST	VIC	3350	House	2	\$225,000	-10.00%	4.46%	\$250	5.77%	4.17%
19	FOOTSCRAY	VIC	3011	Unit	2	\$367,000	-0.82%	4.44%	\$345	4.88%	6.15%
20	BEECHWORTH	VIC	3747	House	3	\$365,000	2.09%	4.42%	\$315	4.48%	3.28%
21	FOREST HILL	VIC	3131	House	4	\$690,000	9.52%	4.34%	\$480	3.61%	9.09%
22	ABBOTSFORD	VIC	3067	House	3	\$715,000	-4.67%	4.26%	\$650	4.72%	3.17%
23	MURRUMBEENA	VIC	3163	Unit	2	\$455,000	4.59%	4.26%	\$390	4.45%	8.33%
24	CARLTON NORTH	VIC	3054	House	2	\$780,000	4.00%	4.18%	\$530	3.53%	1.92%
25	CAULFIELD SOUTH	VIC	3162	House	4	\$1,150,000	17.94%	4.18%	\$795	3.59%	1.92%

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VIC Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	FITZROY	VIC	3065	House	2	\$750,000	10.29%	4.16%	\$565	3.91%	3.67%
27	ASCOT VALE	VIC	3032	Townhouse	3	\$660,000	3.12%	4.08%	\$575	4.53%	4.55%
28	HAWTHORN EAST	VIC	3123	Unit	3	\$997,000	-0.21%	3.97%	\$520	2.71%	4.00%
29	BERWICK	VIC	3806	Unit	3	\$430,000	8.86%	3.93%	\$350	4.23%	1.45%
30	CARLTON	VIC	3053	House	2	\$670,000	12.60%	3.93%	\$525	4.07%	2.94%
31	WEST FOOTSCRAY	VIC	3012	House	2	\$449,500	-0.12%	3.93%	\$350	4.04%	2.94%
32	YARRAVILLE	VIC	3013	Unit	Studio & 1	\$332,500	14.65%	3.93%	\$280	4.37%	3.70%
33	ASCOT VALE	VIC	3032	House	4	\$990,000	16.47%	3.90%	\$670	3.51%	3.88%
34	YARRAVILLE	VIC	3013	House	3	\$670,000	6.34%	3.88%	\$460	3.57%	2.22%
35	FITZROY NORTH	VIC	3068	Unit	Studio & 1	\$360,000	0.00%	3.80%	\$325	4.69%	1.56%
36	CHADSTONE	VIC	3148	Townhouse	3	\$670,000	31.37%	3.77%	\$545	4.22%	4.81%
37	FRANKSTON	VIC	3199	Unit	Studio & 1	\$190,000	-5.00%	3.73%	\$220	6.02%	2.33%
38	ST KILDA WEST	VIC	3182	Unit	2	\$540,000	12.50%	3.73%	\$440	4.23%	4.76%
39	CARNEGIE	VIC	3163	House	4	\$920,000	12.19%	3.70%	\$740	4.18%	14.73%
40	BERWICK	VIC	3806	House	5	\$634,000	7.45%	3.68%	\$520	4.26%	4.00%
41	COLLINGWOOD	VIC	3066	House	2	\$640,000	1.58%	3.68%	\$520	4.22%	4.00%
42	BUNDOORA	VIC	3083	Townhouse	3	\$520,000	-2.63%	3.64%	\$450	4.50%	18.42%
43	SHEPPARTON	VIC	3630	Unit	3	\$285,000	14.45%	3.64%	\$300	5.47%	11.11%
44	CAULFIELD NORTH	VIC	3161	House	4	\$1,197,500	1.91%	3.58%	\$800	3.47%	6.67%
45	BALLARAT	VIC	3350	Unit	2	\$230,000	4.54%	3.56%	\$230	5.20%	4.55%
46	YARRAVILLE	VIC	3013	Unit	2	\$450,000	12.50%	3.56%	\$345	3.98%	6.15%
47	CLIFTON HILL	VIC	3068	House	2	\$750,000	7.14%	3.53%	\$540	3.74%	1.89%
48	MELTON SOUTH	VIC	3338	House	4	\$338,500	-3.98%	3.51%	\$310	4.76%	3.33%
49	ASCOT VALE	VIC	3032	Unit	Studio & 1	\$320,000	23.07%	3.46%	\$275	4.46%	5.77%
50	KEW	VIC	3101	House	3	\$1,287,500	8.19%	3.45%	\$630	2.54%	1.61%

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WA Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent 4 Yr Average % Increase	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	LEEDERVILLE	WA	6007	Unit	Studio & 1	\$449,000	0.22%	7.46%	\$440	5.09%	12.82%
2	ROCKINGHAM	WA	6168	Unit	2	\$330,000	10.00%	6.87%	\$300	4.72%	1.69%
3	BENTLEY	WA	6102	Unit	2	\$349,000	9.06%	6.09%	\$380	5.66%	5.56%
4	MOUNT LAWLEY	WA	6050	House	3	\$900,000	-5.17%	6.00%	\$625	3.61%	4.17%
5	ROCKINGHAM	WA	6168	House	2	\$355,000	-11.03%	5.33%	\$320	4.68%	10.34%
6	ROCKINGHAM	WA	6168	House	3	\$417,000	4.51%	4.87%	\$375	4.67%	1.35%
7	FLOREAT	WA	6014	House	4	\$1,500,000	7.14%	4.52%	\$895	3.10%	7.19%
8	ST JAMES	WA	6102	House	4	\$694,000	7.76%	4.26%	\$520	3.89%	1.96%
9	KENSINGTON	WA	6151	House	4	\$1,095,000	-0.37%	3.96%	\$695	3.30%	1.46%
10	ST JAMES	WA	6102	House	2	\$559,500	12.12%	2.14%	\$370	3.43%	2.78%
11	COTTESLOE	WA	6011	House	4	\$1,890,000	-23.95%	1.81%	\$1,225	3.37%	2.08%