

## 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 same period 12 months prior 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 rents and prices that include all bedrooms as consolidated median results. This report is designed to identify the university suburbs where median rents have grown the fastest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased 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	Median Rent Growth 1 yr	Rental Yield
1	ROBINA	QLD	4226	Unit	Studio & 1	\$299,000	51.39%	\$325	41.30%	5.65%
2	DUTTON PARK	QLD	4102	Unit	2	\$535,000	0.94%	\$480	37.14%	4.66%
3	ROBINA	QLD	4226	Townhouse	2	\$399,000	37.58%	\$435	22.53%	5.66%
4	CHATSWOOD	NSW	2067	House	5	\$1,780,000	-22.61%	\$1,325	20.45%	3.87%
5	BRAYBROOK	VIC	3019	House	4	\$565,000	-5.05%	\$360	20.00%	3.31%
6	SUNSHINE	VIC	3020	Unit	2	\$342,500	18.10%	\$300	20.00%	4.55%
7	FITZGIBBON	QLD	4018	Townhouse	2	\$340,000	4.61%	\$350	18.64%	5.35%
8	TOORAK	VIC	3142	House	3	\$1,900,000	-19.15%	\$990	18.56%	2.70%
9	BUNDOORA	VIC	3083	Townhouse	3	\$520,000	-2.63%	\$450	18.42%	4.50%
10	MOUNT GRAVATT EAST	QLD	4122	House	5	\$789,000	21.57%	\$650	18.18%	4.28%
11	GEORGES HALL	NSW	2198	House	4	\$800,000	23.26%	\$585	17.00%	3.80%
12	NEWNHAM	TAS	7248	House	4	\$315,000	6.96%	\$350	16.66%	5.77%
13	KEARNEYS SPRING	QLD	4350	Townhouse	3	\$319,000	8.13%	\$320	16.36%	5.21%
14	IPSWICH	QLD	4305	House	4	\$403,000	3.59%	\$360	16.12%	4.64%
15	BLACKBURN SOUTH	VIC	3130	House	4	\$750,000	13.63%	\$520	15.55%	3.60%
16	SEDDON	VIC	3011	House	3	\$700,000	4.55%	\$520	15.55%	3.86%
17	LILYFIELD	NSW	2040	House	4	\$1,600,000	18.51%	\$1,150	15.00%	3.73%
18	ROSTREVOR	SA	5073	House	4	\$620,000	15.88%	\$460	15.00%	3.85%
19	CARNEGIE	VIC	3163	House	4	\$920,000	12.19%	\$740	14.72%	4.18%
20	KELVIN GROVE	QLD	4059	Townhouse	3	\$575,000	-4.96%	\$595	14.42%	5.38%
21	ESTELLA	NSW	2650	House	4	\$409,000	8.20%	\$440	14.28%	5.59%
22	MANLY	NSW	2095	House	4	\$2,000,000	-33.34%	\$1,700	13.33%	4.42%
23	NEWPORT	VIC	3015	Unit	2	\$395,000	9.72%	\$340	13.33%	4.47%
24	MATRAVILLE	NSW	2036	Unit	2	\$690,000	8.66%	\$600	13.20%	4.52%
25	KENSINGTON GARDENS	SA	5068	House	3	\$679,500	-0.44%	\$475	13.09%	3.63%

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NSW Report										
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent	Median Rent Growth 1 yr	Rental Yield
1	CHATSWOOD	NSW	2067	House	5	\$1,780,000	-22.61%	\$1,325	20.45%	3.87%
2	GEORGES HALL	NSW	2198	House	4	\$800,000	23.26%	\$585	17.00%	3.80%
3	LILYFIELD	NSW	2040	House	4	\$1,600,000	18.51%	\$1,150	15.00%	3.73%
4	ESTELLA	NSW	2650	House	4	\$409,000	8.20%	\$440	14.28%	5.59%
5	MANLY	NSW	2095	House	4	\$2,000,000	-33.34%	\$1,700	13.33%	4.42%
6	MATRAVILLE	NSW	2036	Unit	2	\$690,000	8.66%	\$600	13.20%	4.52%
7	CAMBRIDGE PARK	NSW	2747	House	4	\$457,500	14.66%	\$440	12.82%	5.00%
8	CHATSWOOD	NSW	2067	Unit	3	\$1,450,000	22.10%	\$900	12.50%	3.22%
9	BALGOWNIE	NSW	2519	Townhouse	3	\$545,000	11.45%	\$460	12.19%	4.38%
10	CREMORNE	NSW	2090	House	4	\$2,100,000	5.26%	\$1,625	12.06%	4.02%
11	CAMPBELLTOWN	NSW	2560	Unit	2	\$365,000	6.41%	\$390	11.42%	5.55%
12	HAYMARKET	NSW	2000	Unit	2	\$948,000	13.53%	\$890	11.25%	4.88%
13	CAMPBELLTOWN	NSW	2560	Townhouse	2	\$320,000	3.55%	\$350	11.11%	5.68%
14	LINDFIELD	NSW	2070	Unit	2	\$730,000	22.68%	\$600	11.11%	4.27%
15	GLEBE	NSW	2037	Unit	2	\$1,035,000	30.18%	\$675	10.65%	3.39%
16	CONDELL PARK	NSW	2200	Townhouse	3	\$659,000	22.03%	\$530	10.41%	4.18%
17	SOUTH WENTWORTHVILLE	NSW	2145	House	3	\$560,000	10.89%	\$480	10.34%	4.45%
18	ALBURY	NSW	2640	Townhouse	2	\$202,500	-27.68%	\$275	10.00%	7.06%
19	BIRMINGHAM GARDENS	NSW	2287	House	2	\$330,000	-2.95%	\$330	10.00%	5.20%
20	CAMPERDOWN	NSW	2050	Unit	3	\$1,212,500	26.76%	\$880	10.00%	3.77%
21	MORTDALE	NSW	2223	House	3	\$827,500	7.53%	\$550	10.00%	3.45%
22	SOUTH PENRITH	NSW	2750	House	4	\$550,000	13.40%	\$495	10.00%	4.68%
23	PETERSHAM	NSW	2049	Unit	Studio & 1	\$510,500	11.22%	\$395	9.72%	4.02%
24	MOUNT ANNAN	NSW	2567	House	5	\$639,000	11.22%	\$580	9.43%	4.71%
25	WAGGA WAGGA	NSW	2650	Unit	3	\$515,000	1.07%	\$350	9.37%	3.53%

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### NT Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent	Median Rent Growth 1 yr	Rental Yield
1	NIGHTCLIFF	NT	0810	Unit	3	\$580,000	-30.96%	\$650	4.83%	5.82%
2	WOODROFFE	NT	0830	House	4	\$589,000	-7.97%	\$620	3.33%	5.47%
3	TIWI	NT	0810	House	3	\$577,500	4.52%	\$595	2.58%	5.35%
4	WULAGI	NT	0812	House	3	\$560,000	-4.28%	\$580	1.75%	5.38%
5	LEANYER	NT	0812	House	4	\$699,500	-0.08%	\$730	0.68%	5.42%

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QLD Report										
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent	Median Rent Growth 1 yr	Rental Yield
1	ROBINA	QLD	4226	Unit	Studio & 1	\$299,000	51.39%	\$325	41.30%	5.65%
2	DUTTON PARK	QLD	4102	Unit	2	\$535,000	0.94%	\$480	37.14%	4.66%
3	ROBINA	QLD	4226	Townhouse	2	\$399,000	37.58%	\$435	22.53%	5.66%
4	FITZGIBBON	QLD	4018	Townhouse	2	\$340,000	4.61%	\$350	18.64%	5.35%
5	MOUNT GRAVATT EAST	QLD	4122	House	5	\$789,000	21.57%	\$650	18.18%	4.28%
6	KEARNEYS SPRING	QLD	4350	Townhouse	3	\$319,000	8.13%	\$320	16.36%	5.21%
7	IPSWICH	QLD	4305	House	4	\$403,000	3.59%	\$360	16.12%	4.64%
8	KELVIN GROVE	QLD	4059	Townhouse	3	\$575,000	-4.96%	\$595	14.42%	5.38%
9	PIALBA	QLD	4655	Unit	3	\$370,000	5.71%	\$315	12.50%	4.42%
10	WESTLAKE	QLD	4074	House	5	\$749,000	-5.79%	\$725	12.40%	5.03%
11	INDOOROOPILLY	QLD	4068	House	5	\$924,500	-7.09%	\$850	11.84%	4.78%
12	SCARNESS	QLD	4655	Unit	3	\$339,000	10.42%	\$290	11.53%	4.44%
13	LABRADOR	QLD	4215	House	4	\$510,000	2.20%	\$500	11.11%	5.09%
14	ROBINA	QLD	4226	House	5	\$797,000	14.84%	\$800	11.11%	5.21%
15	PARKWOOD	QLD	4214	Townhouse	3	\$309,000	-1.91%	\$375	10.29%	6.31%
16	BONGAREE	QLD	4507	House	4	\$487,000	0.41%	\$440	10.00%	4.69%
17	GAYTHORNE	QLD	4051	House	4	\$691,000	6.80%	\$550	10.00%	4.13%
18	MIAMI	QLD	4220	Townhouse	3	\$535,000	0.00%	\$550	10.00%	5.34%
19	WESTLAKE	QLD	4074	House	3	\$498,500	0.70%	\$440	10.00%	4.58%
20	LABRADOR	QLD	4215	Unit	Studio & 1	\$259,000	5.71%	\$285	9.61%	5.72%
21	PARKWOOD	QLD	4214	House	5	\$595,000	6.44%	\$600	9.09%	5.24%
22	BURLEIGH WATERS	QLD	4220	Unit	2	\$329,500	10.20%	\$380	8.57%	5.99%
23	VARSITY LAKES	QLD	4227	Townhouse	4	\$427,000	-1.28%	\$525	8.24%	6.39%
24	BELLARA	QLD	4507	House	3	\$330,000	0.30%	\$340	7.93%	5.35%
25	WOORIM	QLD	4507	House	4	\$529,000	6.01%	\$410	7.89%	4.03%

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SA Report										
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent	Median Rent Growth 1 yr	Rental Yield
1	ROSTREVOR	SA	5073	House	4	\$620,000	15.88%	\$460	15.00%	3.85%
2	KENSINGTON GARDENS	SA	5068	House	3	\$679,500	-0.44%	\$475	13.09%	3.63%
3	UNDERDALE	SA	5032	House	3	\$470,000	-12.81%	\$395	12.85%	4.37%
4	TORRENS PARK	SA	5062	House	3	\$595,000	0.00%	\$450	12.50%	3.93%
5	DARLINGTON	SA	5047	House	3	\$413,000	5.89%	\$365	10.60%	4.59%
6	POORAKA	SA	5095	House	4	\$380,000	2.98%	\$375	10.29%	5.13%
7	BEVERLEY	SA	5009	House	3	\$420,000	8.24%	\$350	9.37%	4.33%
8	NORTH ADELAIDE	SA	5006	House	2	\$595,000	2.58%	\$420	9.09%	3.67%
9	WATTLE PARK	SA	5066	House	3	\$725,000	15.07%	\$440	8.64%	3.15%
10	RENOWN PARK	SA	5008	House	3	\$440,000	2.80%	\$360	7.46%	4.25%
11	FINDON	SA	5023	House	3	\$420,000	2.43%	\$375	7.14%	4.64%
12	NORWOOD	SA	5067	House	4	\$900,000	-25.00%	\$675	7.14%	3.90%
13	SALISBURY PARK	SA	5109	House	3	\$279,000	3.33%	\$300	7.14%	5.59%
14	STURT	SA	5047	House	3	\$409,000	4.87%	\$385	6.94%	4.89%
15	GLENSIDE	SA	5065	House	3	\$670,000	-5.31%	\$480	6.66%	3.72%
16	SALISBURY EAST	SA	5109	House	4	\$320,000	6.84%	\$350	6.06%	5.68%
17	GLYNDE	SA	5070	House	3	\$499,000	0.80%	\$370	5.71%	3.85%
18	MAGILL	SA	5072	Unit	2	\$287,500	6.48%	\$285	5.55%	5.15%
19	KENSINGTON GARDENS	SA	5068	Unit	2	\$360,000	5.88%	\$315	5.00%	4.55%
20	SALISBURY EAST	SA	5109	Unit	2	\$190,000	4.39%	\$220	4.76%	6.02%
21	ST PETERS	SA	5069	House	3	\$850,000	6.91%	\$470	4.44%	2.87%
22	FLINDERS PARK	SA	5025	House	4	\$620,000	4.20%	\$485	4.30%	4.06%
23	NORWOOD	SA	5067	Townhouse	3	\$680,000	-4.57%	\$490	4.25%	3.74%
24	PANORAMA	SA	5041	House	3	\$490,000	1.03%	\$375	4.16%	3.97%
25	BROOKLYN PARK	SA	5032	House	3	\$465,000	-2.11%	\$385	4.05%	4.30%

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TAS Report										
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent	Median Rent Growth 1 yr	Rental Yield
1	NEWNHAM	TAS	7248	House	4	\$315,000	6.96%	\$350	16.66%	5.77%
2	MOWBRAY	TAS	7248	House	4	\$217,000	-3.56%	\$310	10.71%	7.42%
3	SOUTH HOBART	TAS	7004	House	3	\$385,000	-3.03%	\$370	8.82%	4.99%
4	WEST HOBART	TAS	7000	House	3	\$475,000	5.55%	\$420	7.69%	4.59%
5	NEWNHAM	TAS	7248	House	2	\$169,500	-10.79%	\$215	7.50%	6.59%
6	MOWBRAY	TAS	7248	Unit	2	\$175,000	-2.78%	\$225	7.14%	6.68%
7	NORTH HOBART	TAS	7000	House	3	\$430,000	-6.53%	\$400	6.66%	4.83%
8	MOWBRAY	TAS	7248	House	2	\$189,500	-0.27%	\$245	6.52%	6.72%
9	WEST HOBART	TAS	7000	Unit	2	\$320,000	6.66%	\$290	5.45%	4.71%
10	BURNIE	TAS	7320	House	2	\$179,000	-10.06%	\$210	5.00%	6.10%
11	UPPER BURNIE	TAS	7320	House	3	\$200,000	0.75%	\$230	4.54%	5.98%
12	SANDY BAY	TAS	7005	House	2	\$400,000	-11.12%	\$350	4.47%	4.55%
13	SOUTH HOBART	TAS	7004	House	4	\$520,000	5.05%	\$470	4.44%	4.70%
14	MOUNT NELSON	TAS	7007	Unit	2	\$240,000	14.28%	\$240	4.34%	5.20%
15	HOBART	TAS	7000	Unit	2	\$450,000	-17.06%	\$395	3.94%	4.56%
16	MOUNT STUART	TAS	7000	House	3	\$420,000	9.09%	\$395	3.94%	4.89%
17	INVERMAY	TAS	7248	House	3	\$233,000	3.55%	\$270	3.84%	6.02%
18	NEWNHAM	TAS	7248	House	3	\$239,000	-2.45%	\$270	3.84%	5.87%
19	SANDY BAY	TAS	7005	House	3	\$572,500	0.43%	\$450	3.44%	4.08%
20	SANDY BAY	TAS	7005	Unit	2	\$329,000	-6.00%	\$305	3.38%	4.82%
21	SOUTH HOBART	TAS	7004	House	2	\$347,500	7.75%	\$350	2.94%	5.23%
22	MOUNT NELSON	TAS	7007	House	3	\$415,000	6.41%	\$380	2.70%	4.76%
23	BURNIE	TAS	7320	House	3	\$225,000	4.65%	\$235	2.17%	5.43%
24	INVERMAY	TAS	7248	House	2	\$199,000	-4.10%	\$250	2.04%	6.53%
25	MOWBRAY	TAS	7248	House	3	\$215,000	-2.28%	\$265	1.92%	6.40%

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VIC Report										
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2	SUNSHINE	VIC	3020	Unit	2	\$342,500	18.10%	\$300	20.00%	4.55%
3	TOORAK	VIC	3142	House	3	\$1,900,000	-19.15%	\$990	18.56%	2.70%
4	BUNDOORA	VIC	3083	Townhouse	3	\$520,000	-2.63%	\$450	18.42%	4.50%
5	BLACKBURN SOUTH	VIC	3130	House	4	\$750,000	13.63%	\$520	15.55%	3.60%
6	SEDDON	VIC	3011	House	3	\$700,000	4.55%	\$520	15.55%	3.86%
7	CARNEGIE	VIC	3163	House	4	\$920,000	12.19%	\$740	14.72%	4.18%
8	NEWPORT	VIC	3015	Unit	2	\$395,000	9.72%	\$340	13.33%	4.47%
9	MURRUMBEENA	VIC	3163	Townhouse	3	\$700,000	-6.67%	\$560	12.00%	4.16%
10	FITZROY	VIC	3065	Unit	Studio & 1	\$385,000	-1.29%	\$390	11.42%	5.26%
11	ROSANNA	VIC	3084	House	4	\$780,000	11.42%	\$500	11.11%	3.33%
12	SHEPPARTON	VIC	3630	Unit	3	\$285,000	14.45%	\$300	11.11%	5.47%
13	SUNSHINE NORTH	VIC	3020	House	4	\$550,000	-5.18%	\$360	10.76%	3.40%
14	FOOTSCRAY	VIC	3011	House	3	\$600,000	5.26%	\$420	10.52%	3.64%
15	NEWTOWN	VIC	3220	House	2	\$399,000	-7.11%	\$330	10.00%	4.30%
16	SUNSHINE	VIC	3020	Unit	Studio & 1	\$165,000	-1.50%	\$220	10.00%	6.93%
17	CAULFIELD SOUTH	VIC	3162	House	2	\$700,000	7.69%	\$445	9.87%	3.30%
18	ELSTERNWICK	VIC	3185	House	4	\$1,300,000	20.37%	\$900	9.75%	3.60%
19	MALVERN	VIC	3144	House	3	\$1,675,000	34.00%	\$800	9.58%	2.48%
20	ASCOT VALE	VIC	3032	House	2	\$640,000	8.47%	\$420	9.09%	3.41%
21	FOREST HILL	VIC	3131	House	4	\$690,000	9.52%	\$480	9.09%	3.61%
22	ST KILDA	VIC	3182	Townhouse	2	\$664,500	-14.26%	\$600	9.09%	4.69%
23	OAKLEIGH EAST	VIC	3166	Townhouse	3	\$645,000	17.27%	\$490	8.88%	3.95%
24	MOUNT HELEN	VIC	3350	House	4	\$404,500	2.40%	\$380	8.57%	4.88%
25	CAULFIELD SOUTH	VIC	3162	Townhouse	3	\$800,000	9.58%	\$650	8.33%	4.22%

## 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 same period 12 months prior 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 rents and prices that include all bedrooms as consolidated median results. This report is designed to identify the university suburbs where median rents have grown the fastest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased 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.

## WA Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Rent	Median Rent Growth 1 yr	Rental Yield
1	LEEDERVILLE	WA	6007	Unit	Studio & 1	\$449,000	0.22%	\$440	12.82%	5.09%
2	ROCKINGHAM	WA	6168	House	2	\$355,000	-11.03%	\$320	10.34%	4.68%
3	WOODLANDS	WA	6018	House	4	\$1,220,000	16.19%	\$650	8.33%	2.77%
4	FLOREAT	WA	6014	House	4	\$1,500,000	7.14%	\$895	7.18%	3.10%
5	ROCKINGHAM	WA	6168	Townhouse	2	\$317,000	5.66%	\$330	6.45%	5.41%
6	BENTLEY	WA	6102	Unit	2	\$349,000	9.06%	\$380	5.55%	5.66%
7	MOUNT LAWLEY	WA	6050	House	3	\$900,000	-5.17%	\$625	4.16%	3.61%
8	COMO	WA	6152	Townhouse	4	\$1,250,000	39.82%	\$925	2.77%	3.84%
9	ST JAMES	WA	6102	House	2	\$559,500	12.12%	\$370	2.77%	3.43%
10	COTTESLOE	WA	6011	House	4	\$1,890,000	-23.95%	\$1,225	2.08%	3.37%
11	INGLEWOOD	WA	6052	House	4	\$980,000	-0.51%	\$735	2.08%	3.90%
12	ST JAMES	WA	6102	House	4	\$694,000	7.76%	\$520	1.96%	3.89%
13	ROCKINGHAM	WA	6168	Unit	2	\$330,000	10.00%	\$300	1.69%	4.72%
14	KENSINGTON	WA	6151	House	4	\$1,095,000	-0.37%	\$695	1.45%	3.30%
15	ROCKINGHAM	WA	6168	House	3	\$417,000	4.51%	\$375	1.35%	4.67%