

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. 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 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
1	MINYAMA	QLD	4575	House	3	\$1,000,000	\$530,000	88.67%	\$520	2.70%	\$550	-5.46%
2	COWES	VIC	3922	Unit	3	\$639,000	\$360,000	77.50%	\$290	2.35%	\$280	3.57%
3	PARKDALE	VIC	3195	House	2	\$697,500	\$410,000	70.12%	\$400	2.98%	\$365	9.58%
4	NARRABEEN	NSW	2101	Unit	3	\$1,475,000	\$900,000	63.88%	\$825	2.90%	\$850	-2.95%
5	AUCHENFLOWER	QLD	4066	House	4	\$1,289,000	\$794,500	62.24%	\$720	2.90%	\$700	2.85%
6	CORINDA	QLD	4075	House	5	\$1,100,000	\$714,500	53.95%	\$720	3.40%	\$640	12.50%
7	BREAKFAST POINT	NSW	2137	Unit	3	\$1,790,000	\$1,180,000	51.69%	\$880	2.55%	\$850	3.52%
8	SCARBOROUGH	WA	6019	Unit	Studio & 1	\$450,000	\$299,000	50.50%	\$320	3.69%	\$330	-3.04%
9	WYNNUM	QLD	4178	Unit	3	\$630,000	\$419,000	50.35%	\$420	3.46%	\$415	1.20%
10	ALBANY	WA	6330	House	4	\$700,000	\$475,000	47.36%	\$400	2.97%	\$380	5.26%
11	SANS SOUCI	NSW	2219	House	4	\$1,450,000	\$1,000,000	45.00%	\$810	2.90%	\$750	8.00%
12	BURPENGARY	QLD	4505	Townhouse	2	\$230,000	\$159,000	44.65%	\$270	6.10%	\$280	-3.58%
13	MERMAID BEACH	QLD	4218	House	4	\$1,212,500	\$839,000	44.51%	\$790	3.38%	\$750	5.33%
14	ELWOOD	VIC	3184	House	4	\$1,950,000	\$1,350,000	44.44%	\$950	2.53%	\$1,250	-24.00%
15	GOODNA	QLD	4300	Townhouse	3	\$310,000	\$216,000	43.51%	\$290	4.86%	\$290	0.00%
16	NORTH RYDE	NSW	2113	House	4	\$1,260,000	\$880,000	43.18%	\$695	2.86%	\$720	-3.48%
17	WOOLLOOMOOLOO	NSW	2011	Unit	2	\$1,250,000	\$875,000	42.85%	\$850	3.53%	\$820	3.65%
18	TORONTO	NSW	2283	Unit	2	\$425,000	\$299,000	42.14%	\$320	3.91%	\$285	12.28%
19	CREMORNE	NSW	2090	House	3	\$1,800,000	\$1,275,000	41.17%	\$1,100	3.17%	\$1,025	7.31%
20	SAWTELL	NSW	2452	Unit	2	\$364,500	\$260,000	40.19%	\$300	4.27%	\$325	-7.70%
21	MACHANS BEACH	QLD	4878	House	3	\$462,500	\$330,000	40.15%	\$360	4.04%	\$345	4.34%
22	ERSKINE	WA	6210	Unit	3	\$419,000	\$299,000	40.13%	\$340	4.21%	\$350	-2.86%
23	BALCOLYN	NSW	2264	House	3	\$469,000	\$337,000	39.16%	\$345	3.82%	\$380	-9.22%
24	SPEARWOOD	WA	6163	Unit	2	\$465,000	\$335,000	38.80%	\$340	3.80%	\$350	-2.86%
25	WERRIBEE SOUTH	VIC	3030	House	3	\$684,000	\$495,000	38.18%	\$330	2.50%	\$290	13.79%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. 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 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
26	SURFERS PARADISE	QLD	4217	Townhouse	2	\$410,000	\$297,500	37.81%	\$350	4.43%	\$300	16.66%
27	CRONULLA	NSW	2230	House	4	\$1,750,000	\$1,277,500	36.98%	\$1,000	2.97%	\$950	5.26%
28	WAVERTON	NSW	2060	Unit	3	\$1,200,000	\$882,500	35.97%	\$820	3.55%	\$800	2.50%
29	MARCOOLA	QLD	4564	House	4	\$595,000	\$442,500	34.46%	\$485	4.23%	\$475	2.10%
30	RIVERVALE	WA	6103	Unit	2	\$535,000	\$399,000	34.08%	\$370	3.59%	\$360	2.77%
31	FERN BAY	NSW	2295	House	3	\$397,500	\$298,000	33.38%	\$480	6.27%	\$500	-4.00%
32	GLEBE	NSW	2037	Unit	2	\$1,000,000	\$750,000	33.33%	\$660	3.43%	\$600	10.00%
33	BYRON BAY	NSW	2481	House	3	\$1,195,000	\$897,000	33.22%	\$600	2.61%	\$600	0.00%
34	RYDE	NSW	2112	House	4	\$1,150,000	\$865,000	32.94%	\$725	3.27%	\$720	0.69%
35	SOLDIERS POINT	NSW	2317	Unit	3	\$629,000	\$475,000	32.42%	\$380	3.14%	\$470	-19.15%
36	HARRIS PARK	NSW	2150	Unit	Studio & 1	\$350,000	\$264,500	32.32%	\$330	4.90%	\$310	6.45%
37	MANLY	QLD	4179	Unit	2	\$429,000	\$324,500	32.20%	\$420	5.09%	\$340	23.52%
38	HOLLYWELL	QLD	4216	Unit	3	\$1,162,500	\$885,000	31.35%	\$780	3.48%	\$800	-2.50%
39	AVOCA BEACH	NSW	2251	House	3	\$707,500	\$539,500	31.13%	\$475	3.49%	\$450	5.55%
40	ABBAY	WA	6280	House	4	\$595,000	\$454,000	31.05%	\$440	3.84%	\$400	10.00%
41	TRINITY BEACH	QLD	4879	House	5	\$680,000	\$520,000	30.76%	\$550	4.20%	\$550	0.00%
42	NAMBUCCA HEADS	NSW	2448	Unit	2	\$312,500	\$239,000	30.75%	\$235	3.91%	\$220	6.81%
43	PUTNEY	NSW	2112	House	3	\$1,200,000	\$920,000	30.43%	\$695	3.01%	\$625	11.20%
44	DIDDILLIBAH	QLD	4559	Unit	2	\$169,500	\$130,000	30.38%	\$330	10.12%	\$290	13.79%
45	CLAREMONT	TAS	7011	House	2	\$215,000	\$165,000	30.30%	\$240	5.80%	\$220	9.09%
46	PARADISE POINT	QLD	4216	House	2	\$519,000	\$399,000	30.07%	\$350	3.50%	\$330	6.06%
47	PORT DOUGLAS	QLD	4877	House	4	\$780,000	\$600,000	30.00%	\$480	3.20%	\$455	5.49%
48	MERMAID BEACH	QLD	4218	Townhouse	3	\$795,000	\$612,000	29.90%	\$600	3.92%	\$535	12.14%
49	ROCKINGHAM	WA	6168	Townhouse	2	\$349,000	\$269,000	29.73%	\$320	4.76%	\$320	0.00%
50	DICKY BEACH	QLD	4551	House	4	\$899,000	\$695,000	29.35%	\$550	3.18%	\$525	4.76%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## NSW Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
1	NARRABEEN	NSW	2101	Unit	3	\$1,475,000	\$900,000	63.88%	\$825	2.90%	\$850	-2.95%
2	BREAKFAST POINT	NSW	2137	Unit	3	\$1,790,000	\$1,180,000	51.69%	\$880	2.55%	\$850	3.52%
3	SANS SOUCI	NSW	2219	House	4	\$1,450,000	\$1,000,000	45.00%	\$810	2.90%	\$750	8.00%
4	NORTH RYDE	NSW	2113	House	4	\$1,260,000	\$880,000	43.18%	\$695	2.86%	\$720	-3.48%
5	WOOLLOOMOOLOO	NSW	2011	Unit	2	\$1,250,000	\$875,000	42.85%	\$850	3.53%	\$820	3.65%
6	TORONTO	NSW	2283	Unit	2	\$425,000	\$299,000	42.14%	\$320	3.91%	\$285	12.28%
7	CREMORNE	NSW	2090	House	3	\$1,800,000	\$1,275,000	41.17%	\$1,100	3.17%	\$1,025	7.31%
8	SAWTELL	NSW	2452	Unit	2	\$364,500	\$260,000	40.19%	\$300	4.27%	\$325	-7.70%
9	BALCOLYN	NSW	2264	House	3	\$469,000	\$337,000	39.16%	\$345	3.82%	\$380	-9.22%
10	CRONULLA	NSW	2230	House	4	\$1,750,000	\$1,277,500	36.98%	\$1,000	2.97%	\$950	5.26%
11	WAVERTON	NSW	2060	Unit	3	\$1,200,000	\$882,500	35.97%	\$820	3.55%	\$800	2.50%
12	FERN BAY	NSW	2295	House	3	\$397,500	\$298,000	33.38%	\$480	6.27%	\$500	-4.00%
13	GLEBE	NSW	2037	Unit	2	\$1,000,000	\$750,000	33.33%	\$660	3.43%	\$600	10.00%
14	BYRON BAY	NSW	2481	House	3	\$1,195,000	\$897,000	33.22%	\$600	2.61%	\$600	0.00%
15	RYDE	NSW	2112	House	4	\$1,150,000	\$865,000	32.94%	\$725	3.27%	\$720	0.69%
16	SOLDIERS POINT	NSW	2317	Unit	3	\$629,000	\$475,000	32.42%	\$380	3.14%	\$470	-19.15%
17	HARRIS PARK	NSW	2150	Unit	Studio & 1	\$350,000	\$264,500	32.32%	\$330	4.90%	\$310	6.45%
18	AVOCA BEACH	NSW	2251	House	3	\$707,500	\$539,500	31.13%	\$475	3.49%	\$450	5.55%
19	NAMBUCCA HEADS	NSW	2448	Unit	2	\$312,500	\$239,000	30.75%	\$235	3.91%	\$220	6.81%
20	PUTNEY	NSW	2112	House	3	\$1,200,000	\$920,000	30.43%	\$695	3.01%	\$625	11.20%
21	LANSVALE	NSW	2166	House	3	\$610,000	\$475,000	28.42%	\$400	3.40%	\$410	-2.44%
22	EAST GOSFORD	NSW	2250	Townhouse	3	\$500,000	\$390,000	28.20%	\$400	4.16%	\$385	3.89%
23	BOTANY	NSW	2019	Unit	Studio & 1	\$620,000	\$485,500	27.70%	\$450	3.77%	\$340	32.35%
24	TERRANORA	NSW	2486	House	4	\$599,000	\$470,000	27.44%	\$515	4.47%	\$550	-6.37%
25	FIVE DOCK	NSW	2046	Unit	2	\$750,000	\$589,000	27.33%	\$535	3.70%	\$500	7.00%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## NSW Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
26	SANS SOUCI	NSW	2219	House	3	\$1,120,000	\$880,000	27.27%	\$600	2.78%	\$625	-4.00%
27	ROZELLE	NSW	2039	Unit	2	\$1,022,500	\$805,000	27.01%	\$710	3.61%	\$690	2.89%
28	HUNTERS HILL	NSW	2110	House	4	\$2,250,000	\$1,775,000	26.76%	\$1,170	2.70%	\$1,075	8.83%
29	BLAKEHURST	NSW	2221	House	4	\$1,348,000	\$1,065,000	26.57%	\$670	2.58%	\$735	-8.85%
30	DOUBLE BAY	NSW	2028	Unit	2	\$822,500	\$650,000	26.53%	\$660	4.17%	\$650	1.53%
31	CREMORNE	NSW	2090	Unit	3	\$1,100,000	\$870,000	26.43%	\$825	3.90%	\$790	4.43%
32	BLACKWALL	NSW	2256	House	3	\$567,500	\$450,000	26.11%	\$440	4.03%	\$475	-7.37%
33	THIRROUL	NSW	2515	House	4	\$880,000	\$698,000	26.07%	\$695	4.10%	\$650	6.92%
34	COOGEE	NSW	2034	Unit	3	\$1,570,000	\$1,247,500	25.85%	\$850	2.81%	\$885	-3.96%
35	WAMBERAL	NSW	2260	House	4	\$814,500	\$649,000	25.50%	\$550	3.51%	\$600	-8.34%
36	RIVERWOOD	NSW	2210	House	3	\$750,000	\$599,000	25.20%	\$510	3.53%	\$485	5.15%
37	MOSMAN	NSW	2088	Unit	3	\$1,500,000	\$1,200,000	25.00%	\$1,000	3.46%	\$1,075	-6.98%
38	MORTLAKE	NSW	2137	Unit	2	\$765,000	\$615,000	24.39%	\$635	4.31%	\$600	5.83%
39	GLADESVILLE	NSW	2111	House	3	\$1,150,000	\$925,000	24.32%	\$650	2.93%	\$655	-0.77%
40	RYDE	NSW	2112	House	2	\$870,000	\$700,000	24.28%	\$495	2.95%	\$450	10.00%
41	NAMBUCCA HEADS	NSW	2448	House	2	\$247,500	\$199,500	24.06%	\$250	5.25%	\$245	2.04%
42	BEROWRA HEIGHTS	NSW	2082	House	3	\$730,000	\$589,000	23.93%	\$530	3.77%	\$540	-1.86%
43	RYDALMERE	NSW	2116	House	4	\$950,000	\$769,500	23.45%	\$590	3.22%	\$600	-1.67%
44	HORNSBY HEIGHTS	NSW	2077	House	3	\$700,000	\$567,500	23.34%	\$550	4.08%	\$555	-0.91%
45	TWEED HEADS WEST	NSW	2485	Townhouse	3	\$339,000	\$275,000	23.27%	\$360	5.52%	\$320	12.50%
46	RYDALMERE	NSW	2116	House	3	\$775,000	\$629,000	23.21%	\$490	3.28%	\$460	6.52%
47	CARRINGTON	NSW	2294	House	2	\$430,000	\$349,000	23.20%	\$350	4.23%	\$345	1.44%
48	PEAKHURST	NSW	2210	Townhouse	4	\$944,000	\$768,000	22.91%	\$660	3.63%	\$700	-5.72%
49	SPEERS POINT	NSW	2284	House	2	\$430,000	\$350,000	22.85%	\$350	4.23%	\$355	-1.41%
50	KINGSCLIFF	NSW	2487	Townhouse	2	\$392,500	\$320,000	22.65%	\$345	4.57%	\$300	15.00%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## NT Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
1	STUART PARK	NT	0820	House	4	\$998,000	\$772,000	29.27%	\$900	4.68%	\$900	0.00%
2	DARWIN	NT	0800	Unit	3	\$797,000	\$730,000	9.17%	\$800	5.21%	\$850	-5.89%
3	NIGHTCLIFF	NT	0810	Unit	Studio & 1	\$299,000	\$275,000	8.72%	\$320	5.56%	\$310	3.22%
4	TIWI	NT	0810	House	3	\$582,500	\$547,000	6.48%	\$600	5.35%	\$550	9.09%
5	COCONUT GROVE	NT	0810	Unit	2	\$427,500	\$402,500	6.21%	\$455	5.53%	\$450	1.11%
6	DARWIN	NT	0800	Unit	Studio & 1	\$379,000	\$357,500	6.01%	\$425	5.83%	\$415	2.40%
7	STUART PARK	NT	0820	Unit	2	\$492,000	\$474,000	3.79%	\$520	5.49%	\$500	4.00%
8	LARRAKEYAH	NT	0820	Unit	2	\$475,000	\$459,000	3.48%	\$530	5.80%	\$500	6.00%
9	RAPID CREEK	NT	0810	Unit	3	\$585,000	\$568,000	2.99%	\$595	5.28%	\$640	-7.04%
10	BRINKIN	NT	0810	Unit	2	\$429,000	\$418,000	2.63%	\$450	5.45%	\$455	-1.10%
11	LARRAKEYAH	NT	0820	Unit	3	\$655,000	\$644,000	1.70%	\$695	5.51%	\$700	-0.72%
12	STUART PARK	NT	0820	Unit	3	\$599,000	\$600,000	-0.17%	\$680	5.90%	\$660	3.03%
13	DARWIN	NT	0800	Unit	2	\$529,000	\$530,000	-0.19%	\$620	6.09%	\$600	3.33%
14	BAYVIEW	NT	0820	Townhouse	3	\$746,500	\$748,000	-0.21%	\$750	5.22%	\$800	-6.25%
15	FANNIE BAY	NT	0820	Townhouse	3	\$770,000	\$790,000	-2.54%	\$680	4.59%	\$720	-5.56%
16	BAYVIEW	NT	0820	Unit	3	\$580,000	\$599,000	-3.18%	\$650	5.82%	\$650	0.00%
17	RAPID CREEK	NT	0810	Unit	2	\$456,500	\$479,000	-4.70%	\$450	5.12%	\$445	1.12%
18	NIGHTCLIFF	NT	0810	Unit	2	\$440,000	\$464,500	-5.28%	\$460	5.43%	\$430	6.97%
19	ALAWA	NT	0810	House	3	\$565,000	\$599,000	-5.68%	\$580	5.33%	\$560	3.57%
20	FANNIE BAY	NT	0820	Unit	2	\$375,000	\$398,000	-5.78%	\$450	6.24%	\$450	0.00%
21	DARWIN	NT	0800	House	3	\$570,000	\$610,000	-6.56%	\$660	6.02%	\$850	-22.36%
22	BAYVIEW	NT	0820	House	4	\$1,150,000	\$1,315,500	-12.59%	\$1,000	4.52%	\$1,150	-13.05%
23	STUART PARK	NT	0820	Townhouse	3	\$695,000	\$798,000	-12.91%	\$760	5.68%	\$790	-3.80%
24	NIGHTCLIFF	NT	0810	Unit	3	\$597,500	\$840,000	-28.87%	\$650	5.65%	\$660	-1.52%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## QLD Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
1	MINYAMA	QLD	4575	House	3	\$1,000,000	\$530,000	88.67%	\$520	2.70%	\$550	-5.46%
2	AUCHENFLOWER	QLD	4066	House	4	\$1,289,000	\$794,500	62.24%	\$720	2.90%	\$700	2.85%
3	CORINDA	QLD	4075	House	5	\$1,100,000	\$714,500	53.95%	\$720	3.40%	\$640	12.50%
4	WYNNUM	QLD	4178	Unit	3	\$630,000	\$419,000	50.35%	\$420	3.46%	\$415	1.20%
5	BURPENGARY	QLD	4505	Townhouse	2	\$230,000	\$159,000	44.65%	\$270	6.10%	\$280	-3.58%
6	MERMAID BEACH	QLD	4218	House	4	\$1,212,500	\$839,000	44.51%	\$790	3.38%	\$750	5.33%
7	GOODNA	QLD	4300	Townhouse	3	\$310,000	\$216,000	43.51%	\$290	4.86%	\$290	0.00%
8	MACHANS BEACH	QLD	4878	House	3	\$462,500	\$330,000	40.15%	\$360	4.04%	\$345	4.34%
9	SURFERS PARADISE	QLD	4217	Townhouse	2	\$410,000	\$297,500	37.81%	\$350	4.43%	\$300	16.66%
10	MARCOOLA	QLD	4564	House	4	\$595,000	\$442,500	34.46%	\$485	4.23%	\$475	2.10%
11	MANLY	QLD	4179	Unit	2	\$429,000	\$324,500	32.20%	\$420	5.09%	\$340	23.52%
12	HOLLYWELL	QLD	4216	Unit	3	\$1,162,500	\$885,000	31.35%	\$780	3.48%	\$800	-2.50%
13	TRINITY BEACH	QLD	4879	House	5	\$680,000	\$520,000	30.76%	\$550	4.20%	\$550	0.00%
14	DIDDILLIBAH	QLD	4559	Unit	2	\$169,500	\$130,000	30.38%	\$330	10.12%	\$290	13.79%
15	PARADISE POINT	QLD	4216	House	2	\$519,000	\$399,000	30.07%	\$350	3.50%	\$330	6.06%
16	PORT DOUGLAS	QLD	4877	House	4	\$780,000	\$600,000	30.00%	\$480	3.20%	\$455	5.49%
17	MERMAID BEACH	QLD	4218	Townhouse	3	\$795,000	\$612,000	29.90%	\$600	3.92%	\$535	12.14%
18	DICKY BEACH	QLD	4551	House	4	\$899,000	\$695,000	29.35%	\$550	3.18%	\$525	4.76%
19	COOLUM BEACH	QLD	4573	House	2	\$500,000	\$389,000	28.53%	\$340	3.53%	\$335	1.49%
20	KANGAROO POINT	QLD	4169	Unit	Studio & 1	\$320,000	\$249,000	28.51%	\$350	5.68%	\$340	2.94%
21	CLEAR ISLAND WATERS	QLD	4226	House	5	\$1,597,500	\$1,250,000	27.80%	\$865	2.81%	\$975	-11.29%
22	MURARRIE	QLD	4172	House	4	\$699,000	\$549,000	27.32%	\$560	4.16%	\$610	-8.20%
23	CURRUMBIN WATERS	QLD	4223	Townhouse	3	\$425,000	\$335,000	26.86%	\$380	4.64%	\$380	0.00%
24	CURRIMUNDI	QLD	4551	Unit	3	\$454,500	\$360,000	26.25%	\$375	4.29%	\$350	7.14%
25	MANLY	QLD	4179	House	5	\$1,100,000	\$872,000	26.14%	\$600	2.83%	\$840	-28.58%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## QLD Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
26	MIAMI	QLD	4220	Townhouse	2	\$349,000	\$277,500	25.76%	\$350	5.21%	\$350	0.00%
27	HAWTHORNE	QLD	4171	Townhouse	3	\$670,000	\$539,500	24.18%	\$530	4.11%	\$540	-1.86%
28	PALM BEACH	QLD	4221	House	5	\$985,000	\$796,500	23.66%	\$1,950	10.29%	\$585	233.33%
29	COOMERA	QLD	4209	Townhouse	4	\$369,000	\$300,000	23.00%	\$385	5.42%	\$360	6.94%
30	MERMAID WATERS	QLD	4218	Townhouse	3	\$369,000	\$300,000	23.00%	\$400	5.63%	\$390	2.56%
31	NOOSAVILLE	QLD	4566	House	2	\$450,000	\$366,500	22.78%	\$420	4.85%	\$350	20.00%
32	COOMERA	QLD	4209	Townhouse	3	\$313,000	\$255,000	22.74%	\$350	5.81%	\$330	6.06%
33	TRINITY BEACH	QLD	4879	House	4	\$540,000	\$440,000	22.72%	\$465	4.47%	\$450	3.33%
34	RUNAWAY BAY	QLD	4216	House	3	\$599,000	\$490,000	22.24%	\$450	3.90%	\$435	3.44%
35	COOMBABAH	QLD	4216	Unit	2	\$265,000	\$217,500	21.83%	\$310	6.08%	\$310	0.00%
36	BIRTINYA	QLD	4575	Unit	3	\$590,000	\$484,500	21.77%	\$520	4.58%	\$480	8.33%
37	NOOSAVILLE	QLD	4566	House	4	\$669,500	\$550,000	21.72%	\$545	4.23%	\$595	-8.41%
38	BROADBEACH WATERS	QLD	4218	Unit	3	\$649,000	\$535,000	21.30%	\$500	4.00%	\$405	23.45%
39	BUNDALL	QLD	4217	House	3	\$639,000	\$529,000	20.79%	\$550	4.47%	\$550	0.00%
40	BURLEIGH WATERS	QLD	4220	Townhouse	3	\$385,000	\$320,000	20.31%	\$380	5.13%	\$350	8.57%
41	BULIMBA	QLD	4171	Unit	3	\$799,000	\$665,000	20.15%	\$695	4.52%	\$710	-2.12%
42	EAST BRISBANE	QLD	4169	Unit	2	\$449,000	\$375,000	19.73%	\$380	4.40%	\$380	0.00%
43	PEREGIAN BEACH	QLD	4573	House	5	\$1,100,000	\$920,000	19.56%	\$650	3.07%	\$650	0.00%
44	CLIFTON BEACH	QLD	4879	House	4	\$597,000	\$500,000	19.40%	\$490	4.26%	\$460	6.52%
45	MOOLOOLABA	QLD	4557	House	3	\$560,000	\$469,000	19.40%	\$430	3.99%	\$395	8.86%
46	HAMILTON	QLD	4007	House	3	\$875,000	\$735,000	19.04%	\$540	3.20%	\$590	-8.48%
47	SUNRISE BEACH	QLD	4567	Unit	3	\$659,500	\$554,500	18.93%	\$400	3.15%	\$350	14.28%
48	NORMAN PARK	QLD	4170	House	4	\$950,000	\$799,000	18.89%	\$790	4.32%	\$850	-7.06%
49	HOLLOWAYS BEACH	QLD	4878	House	4	\$450,000	\$379,000	18.73%	\$470	5.43%	\$360	30.55%
50	BOYNE ISLAND	QLD	4680	Unit	3	\$580,000	\$489,000	18.60%	\$450	4.03%	\$500	-10.00%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## SA Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
1	WHYALLA	SA	5600	Townhouse	3	\$189,000	\$150,000	26.00%	\$200	5.50%	\$200	0.00%
2	NORTH BEACH	SA	5556	House	3	\$390,000	\$312,500	24.80%	\$280	3.73%	\$280	0.00%
3	SEMAPHORE	SA	5019	Unit	2	\$275,000	\$222,000	23.87%	\$275	5.20%	\$260	5.76%
4	SEACLIFF	SA	5049	House	3	\$599,500	\$490,000	22.34%	\$445	3.85%	\$415	7.22%
5	GLENELG NORTH	SA	5045	House	4	\$850,000	\$697,000	21.95%	\$650	3.97%	\$550	18.18%
6	PORT AUGUSTA WEST	SA	5700	House	3	\$295,000	\$245,000	20.40%	\$270	4.75%	\$270	0.00%
7	PORT NOARLUNGA SOUTH	SA	5167	House	4	\$469,000	\$395,000	18.73%	\$400	4.43%	\$380	5.26%
8	BRIGHTON	SA	5048	House	3	\$590,000	\$500,000	18.00%	\$420	3.70%	\$430	-2.33%
9	GRANGE	SA	5022	Unit	2	\$335,000	\$290,000	15.51%	\$280	4.34%	\$285	-1.76%
10	WEST LAKES	SA	5021	House	4	\$849,000	\$737,500	15.11%	\$590	3.61%	\$650	-9.24%
11	PORT LINCOLN	SA	5606	Townhouse	3	\$490,000	\$426,500	14.88%	\$310	3.28%	\$325	-4.62%
12	GLENELG NORTH	SA	5045	Unit	2	\$315,000	\$275,000	14.54%	\$275	4.53%	\$270	1.85%
13	GLENELG	SA	5045	House	3	\$700,000	\$615,000	13.82%	\$520	3.86%	\$520	0.00%
14	WEST LAKES	SA	5021	Unit	3	\$625,000	\$550,000	13.63%	\$595	4.95%	\$550	8.18%
15	HENLEY BEACH SOUTH	SA	5022	House	3	\$635,000	\$559,000	13.59%	\$480	3.93%	\$410	17.07%
16	ETHELTON	SA	5015	House	3	\$414,000	\$365,000	13.42%	\$365	4.58%	\$375	-2.67%
17	PORT LINCOLN	SA	5606	Unit	2	\$215,000	\$190,000	13.15%	\$200	4.83%	\$200	0.00%
18	SOMERTON PARK	SA	5044	House	3	\$620,000	\$550,000	12.72%	\$420	3.52%	\$440	-4.55%
19	SOUTH BRIGHTON	SA	5048	House	3	\$495,000	\$439,500	12.62%	\$360	3.78%	\$390	-7.70%
20	SEMAPHORE	SA	5019	House	3	\$540,000	\$485,000	11.34%	\$450	4.33%	\$400	12.50%
21	CARRICKALINGA	SA	5204	House	3	\$398,500	\$359,000	11.00%	\$270	3.52%	\$565	-52.22%
22	GLENELG SOUTH	SA	5045	Unit	2	\$359,500	\$325,000	10.61%	\$300	4.33%	\$295	1.69%
23	VICTOR HARBOR	SA	5211	House	2	\$225,000	\$203,500	10.56%	\$240	5.54%	\$225	6.66%
24	PORT WILLUNGA	SA	5173	House	3	\$322,500	\$292,000	10.44%	\$290	4.67%	\$275	5.45%
25	SEAFORD	SA	5169	House	4	\$425,000	\$385,000	10.38%	\$365	4.46%	\$365	0.00%



# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## SA Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
26	WHYALLA	SA	5600	Unit	2	\$220,000	\$199,500	10.27%	\$220	5.20%	\$295	-25.43%
27	HENLEY BEACH	SA	5022	House	4	\$880,000	\$800,000	10.00%	\$580	3.42%	\$610	-4.92%
28	HAYBOROUGH	SA	5211	House	4	\$358,500	\$326,500	9.80%	\$325	4.71%	\$325	0.00%
29	CHRISTIES BEACH	SA	5165	House	4	\$395,000	\$360,000	9.72%	\$340	4.47%	\$340	0.00%
30	NORMANVILLE	SA	5204	House	3	\$340,000	\$310,000	9.67%	\$270	4.12%	\$280	-3.58%
31	GRANGE	SA	5022	House	4	\$760,000	\$699,000	8.72%	\$485	3.31%	\$550	-11.82%
32	GOOLWA BEACH	SA	5214	House	3	\$292,000	\$269,000	8.55%	\$260	4.63%	\$255	1.96%
33	ALDINGA BEACH	SA	5173	House	2	\$270,000	\$249,000	8.43%	\$260	5.00%	\$240	8.33%
34	PORT BROUGHTON	SA	5522	House	3	\$322,500	\$297,500	8.40%	\$220	3.54%	\$200	10.00%
35	PORT NOARLUNGA	SA	5167	House	3	\$379,000	\$350,000	8.28%	\$320	4.39%	\$315	1.58%
36	WEST BEACH	SA	5024	House	4	\$795,000	\$735,000	8.16%	\$490	3.20%	\$550	-10.91%
37	VICTOR HARBOR	SA	5211	Unit	2	\$229,000	\$212,000	8.01%	\$245	5.56%	\$265	-7.55%
38	NORTH HAVEN	SA	5018	House	4	\$690,000	\$640,000	7.81%	\$440	3.31%	\$430	2.32%
39	WEST LAKES	SA	5021	Unit	2	\$430,000	\$399,500	7.63%	\$360	4.35%	\$370	-2.71%
40	ENCOUNTER BAY	SA	5211	House	4	\$425,000	\$395,000	7.59%	\$330	4.03%	\$330	0.00%
41	HINDMARSH ISLAND	SA	5214	House	3	\$395,000	\$369,000	7.04%	\$300	3.94%	\$295	1.69%
42	O'SULLIVAN BEACH	SA	5166	House	3	\$299,500	\$280,000	6.96%	\$300	5.20%	\$290	3.44%
43	MIDDLETON	SA	5213	House	3	\$495,000	\$465,000	6.45%	\$270	2.83%	\$265	1.88%
44	CHRISTIES BEACH	SA	5165	House	3	\$335,000	\$315,000	6.34%	\$300	4.65%	\$300	0.00%
45	CHRISTIES BEACH	SA	5165	Unit	2	\$254,000	\$239,000	6.27%	\$245	5.01%	\$235	4.25%
46	PORT VINCENT	SA	5581	House	3	\$342,500	\$322,500	6.20%	\$250	3.79%	\$350	-28.58%
47	LARGS BAY	SA	5016	House	3	\$402,000	\$380,000	5.78%	\$370	4.78%	\$370	0.00%
48	WHYALLA	SA	5600	House	3	\$275,000	\$260,000	5.76%	\$280	5.29%	\$320	-12.50%
49	CEDUNA	SA	5690	House	4	\$369,000	\$349,000	5.73%	\$300	4.22%	\$320	-6.25%
50	ALDINGA BEACH	SA	5173	House	4	\$395,000	\$375,000	5.33%	\$350	4.60%	\$350	0.00%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## TAS Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
1	CLAREMONT	TAS	7011	House	2	\$215,000	\$165,000	30.30%	\$240	5.80%	\$220	9.09%
2	LAUNCESTON	TAS	7250	House	2	\$304,500	\$239,000	27.40%	\$285	4.86%	\$300	-5.00%
3	LOW HEAD	TAS	7253	House	3	\$324,500	\$264,000	22.91%	\$300	4.80%	\$320	-6.25%
4	SANDY BAY	TAS	7005	House	5	\$945,000	\$780,000	21.15%	\$560	3.08%	\$595	-5.89%
5	PENGUIN	TAS	7316	Unit	2	\$269,000	\$225,000	19.55%	\$200	3.86%	\$220	-9.10%
6	WEST LAUNCESTON	TAS	7250	Unit	2	\$215,000	\$187,000	14.97%	\$205	4.95%	\$200	2.50%
7	BLACKMANS BAY	TAS	7052	Unit	3	\$338,000	\$300,000	12.66%	\$365	5.61%	\$315	15.87%
8	MONTROSE	TAS	7010	House	3	\$292,500	\$265,000	10.37%	\$320	5.68%	\$320	0.00%
9	KINGSTON	TAS	7050	House	4	\$469,000	\$425,000	10.35%	\$395	4.37%	\$395	0.00%
10	PRIMROSE SANDS	TAS	7173	House	2	\$195,000	\$177,000	10.16%	\$190	5.06%	\$185	2.70%
11	CARLTON	TAS	7173	House	3	\$275,000	\$250,000	10.00%	\$300	5.67%	\$310	-3.23%
12	HUONVILLE	TAS	7109	House	3	\$295,000	\$269,000	9.66%	\$280	4.93%	\$275	1.81%
13	SANDY BAY	TAS	7005	House	4	\$750,000	\$690,000	8.69%	\$480	3.32%	\$550	-12.73%
14	BERRIEDALE	TAS	7011	House	3	\$260,000	\$240,000	8.33%	\$295	5.90%	\$300	-1.67%
15	PORT SORELL	TAS	7307	House	3	\$325,000	\$300,000	8.33%	\$290	4.64%	\$260	11.53%
16	RIVERSIDE	TAS	7250	House	2	\$229,000	\$212,500	7.76%	\$250	5.67%	\$235	6.38%
17	BURNIE	TAS	7320	House	2	\$199,000	\$185,000	7.56%	\$205	5.35%	\$200	2.50%
18	DEVONPORT	TAS	7310	Unit	2	\$215,000	\$200,000	7.50%	\$220	5.32%	\$205	7.31%
19	GLENORCHY	TAS	7010	House	2	\$223,000	\$207,500	7.46%	\$250	5.82%	\$245	2.04%
20	LAUNCESTON	TAS	7250	House	3	\$369,000	\$343,500	7.42%	\$330	4.65%	\$320	3.12%
21	TREVALLYN	TAS	7250	House	4	\$365,000	\$340,000	7.35%	\$350	4.98%	\$325	7.69%
22	GAGEBROOK	TAS	7030	House	3	\$149,000	\$139,000	7.19%	\$220	7.67%	\$210	4.76%
23	LEGANA	TAS	7277	Unit	2	\$277,000	\$259,500	6.74%	\$270	5.06%	\$270	0.00%
24	BURNIE	TAS	7320	House	4	\$319,000	\$300,000	6.33%	\$300	4.89%	\$320	-6.25%
25	NEWNHAM	TAS	7248	House	4	\$317,000	\$299,000	6.02%	\$335	5.49%	\$295	13.55%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## TAS Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
26	LAUNCESTON	TAS	7250	House	4	\$549,000	\$519,500	5.67%	\$355	3.36%	\$370	-4.06%
27	EAST DEVONPORT	TAS	7310	House	2	\$195,000	\$185,000	5.40%	\$200	5.33%	\$200	0.00%
28	HOBART	TAS	7000	House	3	\$440,000	\$417,500	5.38%	\$390	4.60%	\$405	-3.71%
29	CLAREMONT	TAS	7011	House	4	\$315,000	\$299,000	5.35%	\$325	5.36%	\$325	0.00%
30	ROSETTA	TAS	7010	House	3	\$310,000	\$295,000	5.08%	\$340	5.70%	\$320	6.25%
31	BURNIE	TAS	7320	House	3	\$219,500	\$209,000	5.02%	\$240	5.68%	\$235	2.12%
32	SOUTH ARM	TAS	7022	House	3	\$367,000	\$350,000	4.85%	\$290	4.10%	\$300	-3.34%
33	LEGANA	TAS	7277	House	4	\$397,000	\$379,000	4.74%	\$360	4.71%	\$380	-5.27%
34	LAUNCESTON	TAS	7250	Unit	2	\$302,500	\$289,000	4.67%	\$275	4.72%	\$265	3.77%
35	TURNERS BEACH	TAS	7315	House	3	\$363,000	\$347,000	4.61%	\$345	4.94%	\$320	7.81%
36	LEGANA	TAS	7277	House	3	\$329,500	\$315,000	4.60%	\$300	4.73%	\$320	-6.25%
37	SMITHTON	TAS	7330	House	4	\$319,000	\$305,000	4.59%	\$255	4.15%	\$250	2.00%
38	LAUDERDALE	TAS	7021	House	3	\$365,000	\$349,000	4.58%	\$345	4.91%	\$330	4.54%
39	EAST DEVONPORT	TAS	7310	House	3	\$218,500	\$209,000	4.54%	\$235	5.59%	\$230	2.17%
40	SANDY BAY	TAS	7005	House	3	\$575,000	\$550,000	4.54%	\$450	4.06%	\$440	2.27%
41	LATROBE	TAS	7307	Unit	2	\$232,000	\$222,000	4.50%	\$240	5.37%	\$220	9.09%
42	MIDWAY POINT	TAS	7171	House	4	\$350,000	\$335,000	4.47%	\$330	4.90%	\$350	-5.72%
43	GEORGE TOWN	TAS	7253	House	3	\$177,500	\$170,000	4.41%	\$200	5.85%	\$190	5.26%
44	BLACKMANS BAY	TAS	7052	House	4	\$480,000	\$460,000	4.34%	\$440	4.76%	\$430	2.32%
45	CLAREMONT	TAS	7011	House	3	\$250,000	\$240,000	4.16%	\$290	6.03%	\$285	1.75%
46	BLACKMANS BAY	TAS	7052	Unit	2	\$265,000	\$255,000	3.92%	\$280	5.49%	\$275	1.81%
47	PENGUIN	TAS	7316	House	4	\$379,000	\$365,000	3.83%	\$310	4.25%	\$320	-3.13%
48	NEWNHAM	TAS	7248	House	3	\$249,000	\$240,000	3.75%	\$270	5.63%	\$270	0.00%
49	BELLERIVE	TAS	7018	Unit	2	\$259,000	\$250,000	3.60%	\$270	5.42%	\$265	1.88%
50	GLENORCHY	TAS	7010	Townhouse	2	\$207,000	\$200,000	3.50%	\$250	6.28%	\$260	-3.85%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## VIC Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
1	COWES	VIC	3922	Unit	3	\$639,000	\$360,000	77.50%	\$290	2.35%	\$280	3.57%
2	PARKDALE	VIC	3195	House	2	\$697,500	\$410,000	70.12%	\$400	2.98%	\$365	9.58%
3	ELWOOD	VIC	3184	House	4	\$1,950,000	\$1,350,000	44.44%	\$950	2.53%	\$1,250	-24.00%
4	WERRIBEE SOUTH	VIC	3030	House	3	\$684,000	\$495,000	38.18%	\$330	2.50%	\$290	13.79%
5	CHELSEA	VIC	3196	Townhouse	2	\$450,000	\$350,000	28.57%	\$325	3.75%	\$370	-12.17%
6	GEELONG	VIC	3220	House	3	\$542,500	\$434,000	25.00%	\$385	3.69%	\$395	-2.54%
7	BLACK ROCK	VIC	3193	Townhouse	3	\$940,000	\$775,000	21.29%	\$695	3.84%	\$695	0.00%
8	HAMPTON	VIC	3188	Townhouse	3	\$955,000	\$790,000	20.88%	\$680	3.70%	\$725	-6.21%
9	GEELONG	VIC	3220	House	4	\$615,000	\$519,000	18.49%	\$520	4.39%	\$445	16.85%
10	BEAUMARIS	VIC	3193	Townhouse	3	\$940,000	\$797,000	17.94%	\$750	4.14%	\$650	15.38%
11	MORDIALLOC	VIC	3195	Townhouse	2	\$495,000	\$420,000	17.85%	\$395	4.14%	\$400	-1.25%
12	TORQUAY	VIC	3228	House	2	\$495,000	\$420,000	17.85%	\$330	3.46%	\$310	6.45%
13	ST KILDA	VIC	3182	House	3	\$1,000,000	\$850,000	17.64%	\$650	3.38%	\$695	-6.48%
14	PARKDALE	VIC	3195	Townhouse	2	\$470,000	\$400,000	17.50%	\$395	4.37%	\$385	2.59%
15	ASPENDALE	VIC	3195	House	4	\$750,000	\$640,000	17.18%	\$480	3.32%	\$510	-5.89%
16	COWES	VIC	3922	Townhouse	2	\$280,000	\$239,000	17.15%	\$210	3.90%	\$220	-4.55%
17	WILLIAMSTOWN	VIC	3016	Townhouse	3	\$759,000	\$650,000	16.76%	\$530	3.63%	\$525	0.95%
18	CHELSEA	VIC	3196	Unit	3	\$470,000	\$405,000	16.04%	\$365	4.03%	\$380	-3.95%
19	ST KILDA WEST	VIC	3182	Unit	2	\$555,000	\$485,000	14.43%	\$420	3.93%	\$430	-2.33%
20	FRANKSTON	VIC	3199	House	2	\$319,000	\$279,000	14.33%	\$275	4.48%	\$270	1.85%
21	MORDIALLOC	VIC	3195	Unit	Studio & 1	\$330,000	\$290,000	13.79%	\$285	4.49%	\$295	-3.39%
22	BLACK ROCK	VIC	3193	Unit	2	\$567,000	\$500,000	13.40%	\$425	3.89%	\$410	3.65%
23	MOUNT ELIZA	VIC	3930	Unit	3	\$575,000	\$507,500	13.30%	\$380	3.43%	\$430	-11.63%
24	EAST GEELONG	VIC	3219	House	3	\$379,500	\$335,000	13.28%	\$320	4.38%	\$320	0.00%
25	ALTONA	VIC	3018	House	4	\$700,000	\$620,000	12.90%	\$480	3.56%	\$455	5.49%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have grown the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

## VIC Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
26	HAMPTON	VIC	3188	House	3	\$1,000,000	\$890,000	12.35%	\$700	3.64%	\$690	1.44%
27	TORQUAY	VIC	3228	Unit	3	\$550,000	\$490,000	12.24%	\$390	3.68%	\$380	2.63%
28	INDENTED HEAD	VIC	3223	House	3	\$429,000	\$382,500	12.15%	\$290	3.51%	\$300	-3.34%
29	EDITHVALE	VIC	3196	House	3	\$560,000	\$499,500	12.11%	\$400	3.71%	\$395	1.26%
30	MORNINGTON	VIC	3931	Unit	3	\$498,000	\$447,500	11.28%	\$375	3.91%	\$370	1.35%
31	ASPENDALE	VIC	3195	Unit	2	\$445,000	\$400,000	11.25%	\$350	4.08%	\$325	7.69%
32	MOUNT ELIZA	VIC	3930	House	5	\$990,000	\$890,000	11.23%	\$730	3.83%	\$800	-8.75%
33	BLACK ROCK	VIC	3193	House	3	\$1,000,000	\$900,000	11.11%	\$620	3.22%	\$700	-11.43%
34	SANDRINGHAM	VIC	3191	Townhouse	3	\$810,000	\$730,000	10.95%	\$695	4.46%	\$720	-3.48%
35	FRANKSTON SOUTH	VIC	3199	Unit	3	\$477,000	\$430,000	10.93%	\$380	4.14%	\$350	8.57%
36	OCEAN GROVE	VIC	3226	Unit	2	\$360,000	\$325,000	10.76%	\$285	4.11%	\$270	5.55%
37	PORT MELBOURNE	VIC	3207	House	3	\$1,097,500	\$995,000	10.30%	\$750	3.55%	\$820	-8.54%
38	FRANKSTON SOUTH	VIC	3199	House	3	\$495,000	\$449,000	10.24%	\$365	3.83%	\$350	4.28%
39	MOUNT MARTHA	VIC	3934	House	3	\$650,000	\$590,000	10.16%	\$420	3.36%	\$400	5.00%
40	MENTONE	VIC	3194	Unit	3	\$560,000	\$510,000	9.80%	\$445	4.13%	\$400	11.25%
41	POINT COOK	VIC	3030	Townhouse	3	\$395,000	\$360,000	9.72%	\$335	4.41%	\$330	1.51%
42	PORT CAMPBELL	VIC	3269	House	3	\$399,000	\$364,000	9.61%	\$280	3.64%	\$335	-16.42%
43	JAN JUC	VIC	3228	House	4	\$729,500	\$667,500	9.28%	\$470	3.35%	\$450	4.44%
44	BRIGHTON	VIC	3186	House	5	\$2,399,000	\$2,196,500	9.21%	\$1,575	3.41%	\$1,545	1.94%
45	ROSEBUD	VIC	3939	House	4	\$545,000	\$499,000	9.21%	\$395	3.76%	\$355	11.26%
46	WILLIAMSTOWN	VIC	3016	House	2	\$655,000	\$600,000	9.16%	\$410	3.25%	\$420	-2.39%
47	OCEAN GROVE	VIC	3226	Unit	3	\$435,000	\$399,000	9.02%	\$310	3.70%	\$335	-7.47%
48	MENTONE	VIC	3194	Unit	Studio & 1	\$299,500	\$275,000	8.90%	\$260	4.51%	\$250	4.00%
49	MORNINGTON	VIC	3931	House	2	\$430,000	\$395,000	8.86%	\$325	3.93%	\$320	1.56%
50	CLIFTON SPRINGS	VIC	3222	House	4	\$449,000	\$412,500	8.84%	\$360	4.16%	\$340	5.88%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. 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 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
1	SCARBOROUGH	WA	6019	Unit	Studio & 1	\$450,000	\$299,000	50.50%	\$320	3.69%	\$330	-3.04%
2	ALBANY	WA	6330	House	4	\$700,000	\$475,000	47.36%	\$400	2.97%	\$380	5.26%
3	ERSKINE	WA	6210	Unit	3	\$419,000	\$299,000	40.13%	\$340	4.21%	\$350	-2.86%
4	SPEARWOOD	WA	6163	Unit	2	\$465,000	\$335,000	38.80%	\$340	3.80%	\$350	-2.86%
5	RIVERVALE	WA	6103	Unit	2	\$535,000	\$399,000	34.08%	\$370	3.59%	\$360	2.77%
6	ABBEY	WA	6280	House	4	\$595,000	\$454,000	31.05%	\$440	3.84%	\$400	10.00%
7	ROCKINGHAM	WA	6168	Townhouse	2	\$349,000	\$269,000	29.73%	\$320	4.76%	\$320	0.00%
8	DALKEITH	WA	6009	House	5	\$4,100,000	\$3,200,000	28.12%	\$1,400	1.77%	\$1,750	-20.00%
9	CLAREMONT	WA	6010	Unit	Studio & 1	\$480,000	\$375,000	28.00%	\$350	3.79%	\$435	-19.55%
10	OCEAN REEF	WA	6027	House	3	\$750,000	\$589,000	27.33%	\$510	3.53%	\$550	-7.28%
11	TRIGG	WA	6029	House	4	\$1,259,500	\$999,000	26.07%	\$875	3.61%	\$980	-10.72%
12	PEPPERMINT GROVE BEACH	WA	6271	House	4	\$755,000	\$600,000	25.83%	\$435	2.99%	\$380	14.47%
13	MARMION	WA	6020	House	4	\$1,149,000	\$917,000	25.29%	\$680	3.07%	\$800	-15.00%
14	APPLECROSS	WA	6153	Unit	3	\$1,472,000	\$1,175,000	25.27%	\$615	2.17%	\$990	-37.88%
15	SCARBOROUGH	WA	6019	Unit	2	\$499,000	\$399,000	25.06%	\$390	4.06%	\$400	-2.50%
16	RIVERVALE	WA	6103	Unit	Studio & 1	\$425,000	\$340,000	25.00%	\$320	3.91%	\$300	6.66%
17	BURSWOOD	WA	6100	House	3	\$1,050,000	\$849,000	23.67%	\$590	2.92%	\$850	-30.59%
18	ROCKINGHAM	WA	6168	Unit	2	\$339,000	\$275,000	23.27%	\$300	4.60%	\$290	3.44%
19	WITHERS	WA	6230	House	4	\$326,500	\$265,000	23.20%	\$340	5.41%	\$330	3.03%
20	SOUTH PERTH	WA	6151	House	2	\$849,000	\$700,000	21.28%	\$500	3.06%	\$480	4.16%
21	MUNSTER	WA	6166	House	4	\$609,000	\$505,500	20.47%	\$580	4.95%	\$600	-3.34%
22	VICTORIA PARK	WA	6100	House	2	\$599,000	\$499,000	20.04%	\$420	3.64%	\$400	5.00%
23	OCEAN REEF	WA	6027	House	5	\$1,049,000	\$885,000	18.53%	\$750	3.71%	\$800	-6.25%
24	MANDURAH	WA	6210	House	2	\$349,000	\$295,500	18.10%	\$290	4.32%	\$265	9.43%
25	SPEARWOOD	WA	6163	Unit	3	\$499,000	\$422,500	18.10%	\$455	4.74%	\$450	1.11%

# iapproved Fastest Median Growth Waterfront Suburbs Australia

## ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data for properties in suburbs that border a major body of water such as oceans, lakes or inland waterways. We have maximised accuracy by only publishing those suburb results with high enough data sample sizes. This data is also calculated at both a dwelling type and bedroom number level. This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly. 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 1 yr Ago	Median Price Growth 1 yr	Median Rent	Rental Yield	Median Rent 1 yr Ago	Median Rent Growth 1 yr
26	MOSMAN PARK	WA	6012	House	5	\$2,950,000	\$2,500,000	18.00%	\$1,500	2.64%	\$1,600	-6.25%
27	MINDARIE	WA	6030	House	3	\$684,000	\$580,000	17.93%	\$510	3.87%	\$600	-15.00%
28	MOSMAN PARK	WA	6012	House	3	\$1,295,000	\$1,100,000	17.72%	\$680	2.73%	\$750	-9.34%
29	GUILDFORD	WA	6055	House	3	\$690,000	\$587,500	17.44%	\$450	3.39%	\$450	0.00%
30	COODANUP	WA	6210	House	4	\$399,000	\$340,000	17.35%	\$370	4.82%	\$380	-2.64%
31	HILLARYS	WA	6025	House	5	\$1,197,500	\$1,022,500	17.11%	\$900	3.90%	\$1,000	-10.00%
32	ALBANY	WA	6330	House	3	\$459,000	\$395,000	16.20%	\$350	3.96%	\$300	16.66%
33	RIVERTON	WA	6148	House	3	\$659,000	\$569,000	15.81%	\$450	3.55%	\$480	-6.25%
34	SECRET HARBOUR	WA	6173	House	3	\$429,000	\$373,000	15.01%	\$410	4.96%	\$420	-2.39%
35	BAYSWATER	WA	6053	Townhouse	2	\$339,000	\$295,000	14.91%	\$350	5.36%	\$350	0.00%
36	NEDLANDS	WA	6009	House	5	\$2,247,500	\$1,975,000	13.79%	\$1,100	2.54%	\$1,650	-33.34%
37	BASSENDAN	WA	6054	Townhouse	3	\$455,000	\$400,000	13.75%	\$405	4.62%	\$480	-15.63%
38	FREMANTLE	WA	6160	Townhouse	3	\$739,000	\$650,000	13.69%	\$560	3.94%	\$585	-4.28%
39	EAST PERTH	WA	6004	House	2	\$589,000	\$519,000	13.48%	\$600	5.29%	\$650	-7.70%
40	HAMILTON HILL	WA	6163	Unit	2	\$339,000	\$299,000	13.37%	\$320	4.90%	\$330	-3.04%
41	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$339,000	\$299,000	13.37%	\$320	4.90%	\$340	-5.89%
42	BELMONT	WA	6104	House	3	\$589,000	\$520,000	13.26%	\$440	3.88%	\$430	2.32%
43	EXMOUTH	WA	6707	House	4	\$767,500	\$678,000	13.20%	\$580	3.92%	\$650	-10.77%
44	FREMANTLE	WA	6160	House	4	\$1,125,000	\$995,000	13.06%	\$700	3.23%	\$895	-21.79%
45	NORTH FREMANTLE	WA	6159	Unit	2	\$898,500	\$795,000	13.01%	\$675	3.90%	\$795	-15.10%
46	SOUTH BUNBURY	WA	6230	Unit	2	\$292,500	\$259,000	12.93%	\$280	4.97%	\$280	0.00%
47	CAVERSHAM	WA	6055	House	3	\$441,500	\$391,000	12.91%	\$445	5.24%	\$435	2.29%
48	ROSSMOYNE	WA	6148	House	3	\$1,047,000	\$929,000	12.70%	\$525	2.60%	\$500	5.00%
49	BROADWATER	WA	6280	House	3	\$449,000	\$399,000	12.53%	\$380	4.40%	\$380	0.00%
50	MOUNT PLEASANT	WA	6153	House	3	\$969,000	\$862,000	12.41%	\$520	2.79%	\$600	-13.34%