

Highest Yielding University Suburbs Australia

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 illustrate potential university suburb opportunities based on gross yield, but you should always conduct additional due diligence to verify the sustainable rental income on any specific property and take into account factors such as additional expenses impacting yield, plus vacancy rates and changes in rental income seasonally. 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	WODONGA	VIC	3690	Unit	Studio & 1	\$77,000	\$89,000	-13.49%	\$175	11.81%	\$165	6.06%
2	MOWBRAY	TAS	7248	House	4	\$217,000	\$225,000	-3.56%	\$310	7.42%	\$280	10.71%
3	CARLTON	VIC	3053	Unit	Studio & 1	\$229,500	\$230,000	-0.22%	\$325	7.36%	\$310	4.83%
4	ROSEHILL	NSW	2142	Unit	Studio & 1	\$270,000	\$275,000	-1.82%	\$380	7.31%	\$380	0.00%
5	WHYALLA	SA	5600	Townhouse	3	\$135,000	\$150,000	-10.00%	\$190	7.31%	\$200	-5.00%
6	MAYFIELD	TAS	7248	House	3	\$152,500	\$139,000	9.71%	\$210	7.16%	\$210	0.00%
7	ALBURY	NSW	2640	Townhouse	2	\$202,500	\$280,000	-27.68%	\$275	7.06%	\$250	10.00%
8	ADELAIDE	SA	5000	Unit	Studio & 1	\$260,000	\$255,000	1.96%	\$350	7.00%	\$360	-2.78%
9	EAST ALBURY	NSW	2640	Unit	2	\$149,000	\$152,500	-2.30%	\$200	6.97%	\$195	2.56%
10	SUNSHINE	VIC	3020	Unit	Studio & 1	\$165,000	\$167,500	-1.50%	\$220	6.93%	\$200	10.00%
11	DEPOT HILL	QLD	4700	House	3	\$190,000	\$190,000	0.00%	\$250	6.84%	\$270	-7.41%
12	SALISBURY	SA	5108	Unit	2	\$160,000	\$175,000	-8.58%	\$210	6.82%	\$210	0.00%
13	LOGANLEA	QLD	4131	Townhouse	2	\$215,000	\$215,000	0.00%	\$280	6.77%	\$270	3.70%
14	ACTON	TAS	7320	House	3	\$169,500	\$175,000	-3.15%	\$220	6.74%	\$220	0.00%
15	DEPOT HILL	QLD	4700	House	2	\$185,000	\$189,000	-2.12%	\$240	6.74%	\$240	0.00%
16	MOWBRAY	TAS	7248	House	2	\$189,500	\$190,000	-0.27%	\$245	6.72%	\$230	6.52%
17	SALISBURY EAST	SA	5109	House	2	\$190,000	\$200,000	-5.00%	\$245	6.70%	\$265	-7.55%
18	BRISBANE	QLD	4000	Unit	Studio & 1	\$350,000	\$345,000	1.44%	\$450	6.68%	\$470	-4.26%
19	MOWBRAY	TAS	7248	Unit	2	\$175,000	\$180,000	-2.78%	\$225	6.68%	\$210	7.14%
20	TAMWORTH	NSW	2340	House	2	\$210,000	\$199,000	5.52%	\$270	6.68%	\$270	0.00%
21	MEADOWBROOK	QLD	4131	Townhouse	3	\$265,000	\$258,000	2.71%	\$340	6.67%	\$340	0.00%
22	SHEPPARTON	VIC	3630	House	2	\$180,000	\$197,500	-8.87%	\$230	6.64%	\$230	0.00%
23	WODONGA	VIC	3690	Unit	3	\$219,000	\$209,000	4.78%	\$280	6.64%	\$265	5.66%
24	TAMWORTH	NSW	2340	Unit	2	\$189,000	\$189,000	0.00%	\$240	6.60%	\$235	2.12%
25	CRANBROOK	QLD	4814	Unit	2	\$209,000	\$214,500	-2.57%	\$265	6.59%	\$275	-3.64%

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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	NEWNHAM	TAS	7248	House	2	\$169,500	\$190,000	-10.79%	\$215	6.59%	\$200	7.50%
27	FINDON	SA	5023	Unit	2	\$198,500	\$205,000	-3.18%	\$250	6.54%	\$245	2.04%
28	INVERMAY	TAS	7248	House	2	\$199,000	\$207,500	-4.10%	\$250	6.53%	\$245	2.04%
29	NEWNHAM	TAS	7248	Unit	2	\$167,000	\$185,000	-9.73%	\$210	6.53%	\$210	0.00%
30	EAST LISMORE	NSW	2480	Unit	2	\$177,000	\$195,000	-9.24%	\$220	6.46%	\$220	0.00%
31	SPRING HILL	QLD	4000	Unit	Studio & 1	\$299,000	\$318,000	-5.98%	\$370	6.43%	\$380	-2.64%
32	VARSITY LAKES	QLD	4227	Townhouse	2	\$299,000	\$309,000	-3.24%	\$370	6.43%	\$360	2.77%
33	DRIVER	NT	0830	Unit	2	\$349,000	\$372,000	-6.19%	\$430	6.40%	\$430	0.00%
34	MOWBRAY	TAS	7248	House	3	\$215,000	\$220,000	-2.28%	\$265	6.40%	\$260	1.92%
35	VARSITY LAKES	QLD	4227	Townhouse	4	\$427,000	\$432,500	-1.28%	\$525	6.39%	\$485	8.24%
36	ALLENSTOWN	QLD	4700	House	2	\$220,000	\$232,500	-5.38%	\$270	6.38%	\$270	0.00%
37	ARMIDALE	NSW	2350	Townhouse	3	\$327,000	\$364,500	-10.29%	\$400	6.36%	\$400	0.00%
38	INVERMAY	TAS	7248	House	4	\$245,000	\$265,000	-7.55%	\$300	6.36%	\$295	1.69%
39	MOUNT AUSTIN	NSW	2650	House	3	\$229,000	\$229,000	0.00%	\$280	6.35%	\$280	0.00%
40	WEST PERTH	WA	6005	House	3	\$430,000	\$950,000	-54.74%	\$525	6.34%	\$635	-17.33%
41	PARKWOOD	QLD	4214	Townhouse	3	\$309,000	\$315,000	-1.91%	\$375	6.31%	\$340	10.29%
42	SOUTHPORT	QLD	4215	Unit	Studio & 1	\$239,000	\$249,000	-4.02%	\$290	6.30%	\$285	1.75%
43	ASHMONT	NSW	2650	House	3	\$182,000	\$199,000	-8.55%	\$220	6.28%	\$230	-4.35%
44	TOLLAND	NSW	2650	House	3	\$220,000	\$229,500	-4.14%	\$265	6.26%	\$250	6.00%
45	KOORINGAL	NSW	2650	House	3	\$260,000	\$249,000	4.41%	\$310	6.20%	\$300	3.33%
46	BERSERKER	QLD	4701	Unit	3	\$289,500	\$289,000	0.17%	\$345	6.19%	\$370	-6.76%
47	MILE END	SA	5031	Unit	2	\$240,000	\$237,500	1.05%	\$285	6.17%	\$290	-1.73%
48	SPRING GULLY	VIC	3550	Unit	2	\$202,500	\$199,000	1.75%	\$240	6.16%	\$250	-4.00%
49	TAMWORTH	NSW	2340	Unit	3	\$270,000	\$265,000	1.88%	\$320	6.16%	\$320	0.00%
50	WHYALLA STUART	SA	5608	House	3	\$215,000	\$208,000	3.36%	\$255	6.16%	\$290	-12.07%

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ACT 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	PHILLIP	ACT	2606	Unit	Studio & 1	\$279,000	\$335,000	-16.72%	\$330	6.15%	\$350	-5.72%
2	LYONS	ACT	2606	Unit	2	\$289,000	\$293,000	-1.37%	\$315	5.66%	\$330	-4.55%
3	CANBERRA	ACT	2601	Unit	Studio & 1	\$390,000	\$420,000	-7.15%	\$420	5.60%	\$440	-4.55%
4	BELCONNEN	ACT	2617	Unit	Studio & 1	\$320,000	\$352,500	-9.22%	\$340	5.52%	\$350	-2.86%
5	PHILLIP	ACT	2606	Unit	2	\$350,000	\$367,500	-4.77%	\$370	5.49%	\$380	-2.64%
6	BELCONNEN	ACT	2617	Unit	2	\$370,000	\$386,500	-4.27%	\$390	5.48%	\$400	-2.50%
7	BELCONNEN	ACT	2617	Townhouse	2	\$338,500	\$347,500	-2.59%	\$350	5.37%	\$360	-2.78%
8	BRADDON	ACT	2612	Unit	2	\$445,000	\$465,000	-4.31%	\$460	5.37%	\$475	-3.16%
9	BRUCE	ACT	2617	Unit	2	\$375,000	\$380,000	-1.32%	\$380	5.26%	\$400	-5.00%
10	BELCONNEN	ACT	2617	Unit	3	\$450,000	\$449,500	0.11%	\$455	5.25%	\$460	-1.09%
11	BRUCE	ACT	2617	Unit	3	\$445,000	\$449,000	-0.90%	\$450	5.25%	\$450	0.00%
12	BELCONNEN	ACT	2617	Townhouse	3	\$390,000	\$399,000	-2.26%	\$390	5.20%	\$415	-6.03%
13	BRADDON	ACT	2612	Unit	Studio & 1	\$380,000	\$395,000	-3.80%	\$380	5.20%	\$385	-1.30%
14	TURNER	ACT	2612	Unit	Studio & 1	\$370,000	\$380,000	-2.64%	\$370	5.20%	\$390	-5.13%
15	TURNER	ACT	2612	Unit	2	\$478,000	\$472,500	1.16%	\$460	5.00%	\$490	-6.13%
16	BRUCE	ACT	2617	Unit	Studio & 1	\$325,000	\$328,000	-0.92%	\$310	4.96%	\$340	-8.83%
17	ACTON	ACT	2601	Unit	Studio & 1	\$432,000	\$485,000	-10.93%	\$400	4.81%	\$400	0.00%
18	BRUCE	ACT	2617	Townhouse	3	\$529,000	\$525,000	0.76%	\$490	4.81%	\$495	-1.02%
19	CANBERRA	ACT	2601	Unit	2	\$599,000	\$620,000	-3.39%	\$550	4.77%	\$560	-1.79%
20	KALEEN	ACT	2617	House	4	\$610,000	\$590,000	3.38%	\$520	4.43%	\$520	0.00%
21	KALEEN	ACT	2617	House	3	\$510,000	\$498,000	2.40%	\$430	4.38%	\$450	-4.45%
22	CANBERRA	ACT	2601	Unit	3	\$1,049,000	\$914,500	14.70%	\$790	3.91%	\$820	-3.66%
23	O'CONNOR	ACT	2602	House	3	\$700,000	\$692,500	1.08%	\$490	3.64%	\$495	-1.02%
24	CURTIN	ACT	2605	House	4	\$789,500	\$798,000	-1.07%	\$550	3.62%	\$550	0.00%

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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	ROSEHILL	NSW	2142	Unit	Studio & 1	\$270,000	\$275,000	-1.82%	\$380	7.31%	\$380	0.00%
2	ALBURY	NSW	2640	Townhouse	2	\$202,500	\$280,000	-27.68%	\$275	7.06%	\$250	10.00%
3	EAST ALBURY	NSW	2640	Unit	2	\$149,000	\$152,500	-2.30%	\$200	6.97%	\$195	2.56%
4	TAMWORTH	NSW	2340	House	2	\$210,000	\$199,000	5.52%	\$270	6.68%	\$270	0.00%
5	TAMWORTH	NSW	2340	Unit	2	\$189,000	\$189,000	0.00%	\$240	6.60%	\$235	2.12%
6	EAST LISMORE	NSW	2480	Unit	2	\$177,000	\$195,000	-9.24%	\$220	6.46%	\$220	0.00%
7	ARMIDALE	NSW	2350	Townhouse	3	\$327,000	\$364,500	-10.29%	\$400	6.36%	\$400	0.00%
8	MOUNT AUSTIN	NSW	2650	House	3	\$229,000	\$229,000	0.00%	\$280	6.35%	\$280	0.00%
9	ASHMONT	NSW	2650	House	3	\$182,000	\$199,000	-8.55%	\$220	6.28%	\$230	-4.35%
10	TOLLAND	NSW	2650	House	3	\$220,000	\$229,500	-4.14%	\$265	6.26%	\$250	6.00%
11	KOORINGAL	NSW	2650	House	3	\$260,000	\$249,000	4.41%	\$310	6.20%	\$300	3.33%
12	TAMWORTH	NSW	2340	Unit	3	\$270,000	\$265,000	1.88%	\$320	6.16%	\$320	0.00%
13	GLENFIELD PARK	NSW	2650	House	3	\$280,000	\$279,000	0.35%	\$330	6.12%	\$320	3.12%
14	LISMORE	NSW	2480	House	3	\$279,000	\$299,000	-6.69%	\$320	5.96%	\$320	0.00%
15	NORTH ALBURY	NSW	2640	House	3	\$229,000	\$218,000	5.04%	\$260	5.90%	\$260	0.00%
16	WAGGA WAGGA	NSW	2650	Townhouse	2	\$265,000	\$310,000	-14.52%	\$300	5.88%	\$290	3.44%
17	NORTH ALBURY	NSW	2640	House	2	\$199,000	\$198,500	0.25%	\$225	5.87%	\$220	2.27%
18	TAMWORTH	NSW	2340	House	3	\$288,000	\$270,000	6.66%	\$320	5.77%	\$315	1.58%
19	MOUNT AUSTIN	NSW	2650	House	4	\$275,000	\$250,000	10.00%	\$305	5.76%	\$335	-8.96%
20	JESMOND	NSW	2299	Unit	2	\$280,000	\$269,000	4.08%	\$310	5.75%	\$310	0.00%
21	FAIRY MEADOW	NSW	2519	Unit	Studio & 1	\$277,000	\$269,000	2.97%	\$305	5.72%	\$290	5.17%
22	HARRIS PARK	NSW	2150	Unit	Studio & 1	\$300,000	\$339,000	-11.51%	\$330	5.72%	\$320	3.12%
23	THURGOONA	NSW	2640	House	4	\$360,000	\$361,500	-0.42%	\$395	5.70%	\$400	-1.25%
24	NORTH ALBURY	NSW	2640	Unit	2	\$169,000	\$142,000	19.01%	\$185	5.69%	\$180	2.77%
25	CAMPBELLTOWN	NSW	2560	Townhouse	2	\$320,000	\$309,000	3.55%	\$350	5.68%	\$315	11.11%

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26	ALBURY	NSW	2640	Unit	2	\$192,500	\$199,000	-3.27%	\$210	5.67%	\$200	5.00%
27	ALBURY	NSW	2640	House	2	\$229,500	\$220,000	4.31%	\$250	5.66%	\$255	-1.97%
28	WEST ALBURY	NSW	2640	House	3	\$253,500	\$256,500	-1.17%	\$275	5.64%	\$270	1.85%
29	TAMWORTH	NSW	2340	Townhouse	3	\$314,000	\$325,000	-3.39%	\$340	5.63%	\$345	-1.45%
30	ESTELLA	NSW	2650	House	4	\$409,000	\$378,000	8.20%	\$440	5.59%	\$385	14.28%
31	LISMORE HEIGHTS	NSW	2480	House	3	\$298,000	\$292,500	1.88%	\$320	5.58%	\$310	3.22%
32	WERRINGTON	NSW	2747	Unit	2	\$274,500	\$249,000	10.24%	\$295	5.58%	\$290	1.72%
33	CAMPBELLTOWN	NSW	2560	Unit	2	\$365,000	\$343,000	6.41%	\$390	5.55%	\$350	11.42%
34	GLENFIELD PARK	NSW	2650	House	4	\$365,000	\$369,000	-1.09%	\$390	5.55%	\$380	2.63%
35	ARMIDALE	NSW	2350	House	3	\$319,000	\$319,000	0.00%	\$340	5.54%	\$335	1.49%
36	POTTS POINT	NSW	2011	Unit	Studio & 1	\$470,000	\$439,500	6.93%	\$500	5.53%	\$490	2.04%
37	CAMPBELLTOWN	NSW	2560	Unit	3	\$410,000	\$409,000	0.24%	\$435	5.51%	\$440	-1.14%
38	ARMIDALE	NSW	2350	Townhouse	2	\$269,000	\$275,000	-2.19%	\$285	5.50%	\$310	-8.07%
39	WOOLLOOMOOLOO	NSW	2011	Unit	Studio & 1	\$567,500	\$572,500	-0.88%	\$600	5.49%	\$580	3.44%
40	OURIMBAH	NSW	2258	House	3	\$389,000	\$347,500	11.94%	\$410	5.48%	\$375	9.33%
41	KOORINGAL	NSW	2650	Unit	2	\$186,000	\$199,000	-6.54%	\$195	5.45%	\$205	-4.88%
42	LISMORE	NSW	2480	House	4	\$339,500	\$395,000	-14.06%	\$355	5.43%	\$350	1.42%
43	WAGGA WAGGA	NSW	2650	House	2	\$259,000	\$289,000	-10.39%	\$270	5.42%	\$275	-1.82%
44	WARATAH	NSW	2298	Townhouse	2	\$375,000	\$355,000	5.63%	\$390	5.40%	\$390	0.00%
45	EAST LISMORE	NSW	2480	House	3	\$309,000	\$321,000	-3.74%	\$320	5.38%	\$325	-1.54%
46	DARLINGHURST	NSW	2010	Unit	Studio & 1	\$484,000	\$475,000	1.89%	\$500	5.37%	\$500	0.00%
47	WOLLONGONG	NSW	2500	Townhouse	3	\$474,000	\$464,500	2.04%	\$490	5.37%	\$450	8.88%
48	ALBURY	NSW	2640	Townhouse	3	\$339,500	\$347,000	-2.17%	\$350	5.36%	\$350	0.00%
49	FAIRY MEADOW	NSW	2519	Unit	2	\$340,000	\$309,000	10.03%	\$350	5.35%	\$335	4.47%
50	WERRINGTON COUNTY	NSW	2747	House	4	\$490,000	\$410,000	19.51%	\$505	5.35%	\$470	7.44%

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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	DRIVER	NT	0830	Unit	2	\$349,000	\$372,000	-6.19%	\$430	6.40%	\$430	0.00%
2	BAKEWELL	NT	0832	Unit	3	\$424,500	\$430,000	-1.28%	\$500	6.12%	\$515	-2.92%
3	BAKEWELL	NT	0832	Unit	2	\$365,000	\$389,000	-6.17%	\$420	5.98%	\$430	-2.33%
4	GRAY	NT	0830	Unit	2	\$365,000	\$379,000	-3.70%	\$410	5.84%	\$430	-4.66%
5	NIGHTCLIFF	NT	0810	Unit	3	\$580,000	\$840,000	-30.96%	\$650	5.82%	\$620	4.83%
6	MILLNER	NT	0810	Unit	2	\$399,500	\$407,500	-1.97%	\$440	5.72%	\$450	-2.23%
7	DRIVER	NT	0830	House	3	\$495,000	\$520,000	-4.81%	\$540	5.67%	\$550	-1.82%
8	FARRAR	NT	0830	House	3	\$550,000	\$589,500	-6.71%	\$600	5.67%	\$605	-0.83%
9	DRIVER	NT	0830	House	4	\$590,000	\$590,000	0.00%	\$640	5.64%	\$650	-1.54%
10	NIGHTCLIFF	NT	0810	Unit	2	\$420,000	\$462,000	-9.10%	\$450	5.57%	\$450	0.00%
11	LEANYER	NT	0812	Unit	2	\$412,500	\$420,000	-1.79%	\$440	5.54%	\$460	-4.35%
12	WOODROFFE	NT	0830	House	4	\$589,000	\$640,000	-7.97%	\$620	5.47%	\$600	3.33%
13	BRINKIN	NT	0810	Unit	2	\$429,000	\$429,000	0.00%	\$450	5.45%	\$475	-5.27%
14	BAKEWELL	NT	0832	House	3	\$525,000	\$537,000	-2.24%	\$550	5.44%	\$550	0.00%
15	GRAY	NT	0830	House	3	\$489,000	\$515,000	-5.05%	\$510	5.42%	\$550	-7.28%
16	LEANYER	NT	0812	House	4	\$699,500	\$700,000	-0.08%	\$730	5.42%	\$725	0.68%
17	WULAGI	NT	0812	House	3	\$560,000	\$585,000	-4.28%	\$580	5.38%	\$570	1.75%
18	GUNN	NT	0832	House	4	\$629,000	\$680,000	-7.50%	\$650	5.37%	\$680	-4.42%
19	TIWI	NT	0810	House	3	\$577,500	\$552,500	4.52%	\$595	5.35%	\$580	2.58%
20	DURACK	NT	0830	House	3	\$559,000	\$552,500	1.17%	\$570	5.30%	\$600	-5.00%
21	WOODROFFE	NT	0830	House	3	\$510,000	\$506,000	0.79%	\$520	5.30%	\$530	-1.89%
22	DURACK	NT	0830	House	4	\$639,500	\$629,000	1.66%	\$650	5.28%	\$700	-7.15%
23	JINGILI	NT	0810	House	3	\$580,000	\$570,000	1.75%	\$590	5.28%	\$625	-5.60%
24	GUNN	NT	0832	House	3	\$542,500	\$557,000	-2.61%	\$550	5.27%	\$595	-7.57%
25	FARRAR	NT	0830	House	4	\$687,500	\$679,000	1.25%	\$690	5.21%	\$690	0.00%

ABOUT THIS REPORT

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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
26	LEANYER	NT	0812	House	3	\$600,000	\$599,500	0.08%	\$600	5.20%	\$600	0.00%
27	ALAWA	NT	0810	House	3	\$582,500	\$619,000	-5.90%	\$580	5.17%	\$580	0.00%
28	RAPID CREEK	NT	0810	Unit	2	\$449,000	\$470,000	-4.47%	\$440	5.09%	\$450	-2.23%
29	WAGAMAN	NT	0810	House	3	\$587,000	\$569,000	3.16%	\$560	4.96%	\$600	-6.67%
30	LYONS	NT	0810	House	4	\$849,000	\$935,000	-9.20%	\$800	4.89%	\$950	-15.79%

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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	DEPOT HILL	QLD	4700	House	3	\$190,000	\$190,000	0.00%	\$250	6.84%	\$270	-7.41%
2	LOGANLEA	QLD	4131	Townhouse	2	\$215,000	\$215,000	0.00%	\$280	6.77%	\$270	3.70%
3	DEPOT HILL	QLD	4700	House	2	\$185,000	\$189,000	-2.12%	\$240	6.74%	\$240	0.00%
4	BRISBANE	QLD	4000	Unit	Studio & 1	\$350,000	\$345,000	1.44%	\$450	6.68%	\$470	-4.26%
5	MEADOWBROOK	QLD	4131	Townhouse	3	\$265,000	\$258,000	2.71%	\$340	6.67%	\$340	0.00%
6	CRANBROOK	QLD	4814	Unit	2	\$209,000	\$214,500	-2.57%	\$265	6.59%	\$275	-3.64%
7	SPRING HILL	QLD	4000	Unit	Studio & 1	\$299,000	\$318,000	-5.98%	\$370	6.43%	\$380	-2.64%
8	VARSITY LAKES	QLD	4227	Townhouse	2	\$299,000	\$309,000	-3.24%	\$370	6.43%	\$360	2.77%
9	VARSITY LAKES	QLD	4227	Townhouse	4	\$427,000	\$432,500	-1.28%	\$525	6.39%	\$485	8.24%
10	ALLENSTOWN	QLD	4700	House	2	\$220,000	\$232,500	-5.38%	\$270	6.38%	\$270	0.00%
11	PARKWOOD	QLD	4214	Townhouse	3	\$309,000	\$315,000	-1.91%	\$375	6.31%	\$340	10.29%
12	SOUTHPORT	QLD	4215	Unit	Studio & 1	\$239,000	\$249,000	-4.02%	\$290	6.30%	\$285	1.75%
13	BERSERKER	QLD	4701	Unit	3	\$289,500	\$289,000	0.17%	\$345	6.19%	\$370	-6.76%
14	BERSERKER	QLD	4701	House	3	\$250,000	\$269,000	-7.07%	\$295	6.13%	\$320	-7.82%
15	DOUGLAS	QLD	4814	Unit	2	\$286,500	\$305,000	-6.07%	\$335	6.08%	\$345	-2.90%
16	ROBINA	QLD	4226	Townhouse	4	\$440,000	\$434,500	1.26%	\$515	6.08%	\$495	4.04%
17	VARSITY LAKES	QLD	4227	Townhouse	3	\$379,000	\$379,000	0.00%	\$440	6.03%	\$420	4.76%
18	BURLEIGH WATERS	QLD	4220	Unit	2	\$329,500	\$299,000	10.20%	\$380	5.99%	\$350	8.57%
19	LOGANLEA	QLD	4131	Townhouse	3	\$305,000	\$270,000	12.96%	\$350	5.96%	\$350	0.00%
20	PIALBA	QLD	4655	Unit	2	\$218,000	\$229,000	-4.81%	\$250	5.96%	\$240	4.16%
21	SHAILER PARK	QLD	4128	Townhouse	2	\$257,000	\$249,000	3.21%	\$295	5.96%	\$290	1.72%
22	ONE MILE	QLD	4305	House	4	\$275,000	\$269,000	2.23%	\$315	5.95%	\$310	1.61%
23	BRISBANE	QLD	4000	Unit	2	\$549,000	\$527,000	4.17%	\$625	5.91%	\$630	-0.80%
24	PARK AVENUE	QLD	4701	House	4	\$290,000	\$325,000	-10.77%	\$330	5.91%	\$350	-5.72%
25	TAIGUM	QLD	4018	Townhouse	2	\$299,000	\$299,000	0.00%	\$340	5.91%	\$335	1.49%

Highest Yielding University Suburbs Australia

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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	BETHANIA	QLD	4205	House	3	\$299,500	\$290,000	3.27%	\$340	5.90%	\$320	6.25%
27	RACEVIEW	QLD	4305	Unit	2	\$224,500	\$217,000	3.45%	\$255	5.90%	\$255	0.00%
28	BERSERKER	QLD	4701	House	2	\$225,000	\$235,000	-4.26%	\$255	5.89%	\$280	-8.93%
29	ONE MILE	QLD	4305	House	3	\$239,000	\$245,000	-2.45%	\$270	5.87%	\$260	3.84%
30	SHAILER PARK	QLD	4128	Townhouse	3	\$299,000	\$289,000	3.46%	\$335	5.82%	\$330	1.51%
31	SOUTHPORT	QLD	4215	Townhouse	2	\$299,000	\$289,000	3.46%	\$335	5.82%	\$330	1.51%
32	WEST ROCKHAMPTON	QLD	4700	House	3	\$259,000	\$268,000	-3.36%	\$290	5.82%	\$305	-4.92%
33	TAIGUM	QLD	4018	Townhouse	3	\$340,000	\$335,000	1.49%	\$380	5.81%	\$370	2.70%
34	VARSITY LAKES	QLD	4227	House	5	\$657,500	\$629,000	4.53%	\$735	5.81%	\$765	-3.93%
35	CHURCHILL	QLD	4305	House	3	\$260,000	\$259,000	0.38%	\$290	5.80%	\$280	3.57%
36	SCARNESS	QLD	4655	House	2	\$225,000	\$272,000	-17.28%	\$250	5.77%	\$250	0.00%
37	ROBINA	QLD	4226	Townhouse	3	\$429,000	\$420,000	2.14%	\$475	5.75%	\$450	5.55%
38	WEST MACKAY	QLD	4740	Unit	2	\$254,000	\$294,000	-13.61%	\$280	5.73%	\$315	-11.12%
39	LABRADOR	QLD	4215	Unit	Studio & 1	\$259,000	\$245,000	5.71%	\$285	5.72%	\$260	9.61%
40	VARSITY LAKES	QLD	4227	Unit	2	\$382,000	\$386,500	-1.17%	\$420	5.71%	\$420	0.00%
41	PIALBA	QLD	4655	House	2	\$237,000	\$229,000	3.49%	\$260	5.70%	\$260	0.00%
42	VARSITY LAKES	QLD	4227	Unit	Studio & 1	\$319,000	\$295,500	7.95%	\$350	5.70%	\$360	-2.78%
43	BOWEN HILLS	QLD	4006	Unit	3	\$549,000	\$485,000	13.19%	\$600	5.68%	\$590	1.69%
44	EVERTON PARK	QLD	4053	Unit	2	\$357,500	\$347,500	2.87%	\$390	5.67%	\$390	0.00%
45	LEICHHARDT	QLD	4305	House	3	\$243,000	\$243,500	-0.21%	\$265	5.67%	\$260	1.92%
46	LABRADOR	QLD	4215	Townhouse	3	\$349,000	\$349,000	0.00%	\$380	5.66%	\$380	0.00%
47	ROBINA	QLD	4226	Townhouse	2	\$399,000	\$290,000	37.58%	\$435	5.66%	\$355	22.53%
48	SOUTH BRISBANE	QLD	4101	Unit	Studio & 1	\$390,000	\$385,000	1.29%	\$425	5.66%	\$420	1.19%
49	UPPER MOUNT GRAVATT	QLD	4122	Unit	3	\$450,000	\$450,000	0.00%	\$490	5.66%	\$535	-8.42%
50	ANNERLEY	QLD	4103	Unit	Studio & 1	\$257,500	\$245,000	5.10%	\$280	5.65%	\$270	3.70%

Highest Yielding University Suburbs Australia

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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	\$135,000	\$150,000	-10.00%	\$190	7.31%	\$200	-5.00%
2	ADELAIDE	SA	5000	Unit	Studio & 1	\$260,000	\$255,000	1.96%	\$350	7.00%	\$360	-2.78%
3	SALISBURY	SA	5108	Unit	2	\$160,000	\$175,000	-8.58%	\$210	6.82%	\$210	0.00%
4	SALISBURY EAST	SA	5109	House	2	\$190,000	\$200,000	-5.00%	\$245	6.70%	\$265	-7.55%
5	FINDON	SA	5023	Unit	2	\$198,500	\$205,000	-3.18%	\$250	6.54%	\$245	2.04%
6	MILE END	SA	5031	Unit	2	\$240,000	\$237,500	1.05%	\$285	6.17%	\$290	-1.73%
7	WHYALLA STUART	SA	5608	House	3	\$215,000	\$208,000	3.36%	\$255	6.16%	\$290	-12.07%
8	WHYALLA NORRIE	SA	5608	House	3	\$215,000	\$232,000	-7.33%	\$250	6.04%	\$270	-7.41%
9	SALISBURY EAST	SA	5109	Unit	2	\$190,000	\$182,000	4.39%	\$220	6.02%	\$210	4.76%
10	SALISBURY	SA	5108	House	2	\$217,000	\$240,000	-9.59%	\$250	5.99%	\$250	0.00%
11	BROOKLYN PARK	SA	5032	Unit	2	\$226,000	\$225,000	0.44%	\$260	5.98%	\$260	0.00%
12	BRAHMA LODGE	SA	5109	House	3	\$255,000	\$255,000	0.00%	\$290	5.91%	\$285	1.75%
13	MAWSON LAKES	SA	5095	Unit	2	\$279,000	\$277,500	0.54%	\$310	5.77%	\$310	0.00%
14	ELIZABETH VALE	SA	5112	House	3	\$235,000	\$227,000	3.52%	\$260	5.75%	\$260	0.00%
15	MAWSON LAKES	SA	5095	Unit	3	\$299,000	\$315,000	-5.08%	\$330	5.73%	\$335	-1.50%
16	SALISBURY EAST	SA	5109	House	4	\$320,000	\$299,500	6.84%	\$350	5.68%	\$330	6.06%
17	SALISBURY PARK	SA	5109	House	3	\$279,000	\$270,000	3.33%	\$300	5.59%	\$280	7.14%
18	MAWSON LAKES	SA	5095	House	2	\$299,000	\$299,000	0.00%	\$320	5.56%	\$320	0.00%
19	SALISBURY	SA	5108	House	3	\$277,000	\$265,000	4.52%	\$295	5.53%	\$285	3.50%
20	MITCHELL PARK	SA	5043	Unit	2	\$255,000	\$249,000	2.40%	\$270	5.50%	\$260	3.84%
21	WEST RICHMOND	SA	5033	House	3	\$370,000	\$395,000	-6.33%	\$390	5.48%	\$380	2.63%
22	ADELAIDE	SA	5000	Unit	2	\$399,000	\$376,500	5.97%	\$420	5.47%	\$430	-2.33%
23	WHYALLA	SA	5600	Unit	2	\$190,000	\$205,000	-7.32%	\$200	5.47%	\$250	-20.00%
24	RICHMOND	SA	5033	Unit	2	\$257,000	\$250,000	2.80%	\$270	5.46%	\$275	-1.82%
25	MAWSON LAKES	SA	5095	Townhouse	2	\$314,500	\$339,000	-7.23%	\$330	5.45%	\$325	1.53%

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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 NORRIE	SA	5608	House	4	\$315,000	\$347,500	-9.36%	\$325	5.36%	\$385	-15.59%
27	SALISBURY EAST	SA	5109	House	3	\$289,000	\$275,000	5.09%	\$295	5.30%	\$290	1.72%
28	PARA HILLS WEST	SA	5096	House	3	\$299,000	\$285,000	4.91%	\$300	5.21%	\$300	0.00%
29	WHYALLA	SA	5600	House	4	\$359,000	\$345,500	3.90%	\$360	5.21%	\$380	-5.27%
30	ADELAIDE	SA	5000	Townhouse	3	\$519,500	\$500,000	3.90%	\$520	5.20%	\$500	4.00%
31	NORTH ADELAIDE	SA	5006	Unit	Studio & 1	\$285,000	\$292,500	-2.57%	\$285	5.20%	\$285	0.00%
32	HECTORVILLE	SA	5073	Unit	2	\$277,000	\$275,000	0.72%	\$275	5.16%	\$275	0.00%
33	MAGILL	SA	5072	Unit	2	\$287,500	\$270,000	6.48%	\$285	5.15%	\$270	5.55%
34	WHYALLA	SA	5600	House	2	\$232,000	\$229,500	1.08%	\$230	5.15%	\$250	-8.00%
35	POORAKA	SA	5095	House	4	\$380,000	\$369,000	2.98%	\$375	5.13%	\$340	10.29%
36	WHYALLA	SA	5600	House	3	\$285,000	\$261,000	9.19%	\$280	5.10%	\$290	-3.45%
37	SALISBURY HEIGHTS	SA	5109	House	3	\$317,500	\$321,500	-1.25%	\$310	5.07%	\$300	3.33%
38	MAWSON LAKES	SA	5095	Townhouse	3	\$380,000	\$369,500	2.84%	\$365	4.99%	\$360	1.38%
39	SEACOMBE GARDENS	SA	5047	House	3	\$419,000	\$400,000	4.75%	\$400	4.96%	\$395	1.26%
40	POORAKA	SA	5095	House	3	\$326,000	\$320,000	1.87%	\$310	4.94%	\$305	1.63%
41	PAYNEHAM SOUTH	SA	5070	Unit	2	\$307,500	\$279,000	10.21%	\$290	4.90%	\$285	1.75%
42	STURT	SA	5047	House	3	\$409,000	\$390,000	4.87%	\$385	4.89%	\$360	6.94%
43	MAWSON LAKES	SA	5095	House	3	\$395,000	\$395,000	0.00%	\$370	4.87%	\$370	0.00%
44	FULLARTON	SA	5063	Unit	2	\$345,000	\$374,500	-7.88%	\$320	4.82%	\$315	1.58%
45	FIRLE	SA	5070	Unit	2	\$315,000	\$285,000	10.52%	\$290	4.78%	\$280	3.57%
46	BROMPTON	SA	5007	Townhouse	2	\$420,000	\$412,000	1.94%	\$380	4.70%	\$380	0.00%
47	NORWOOD	SA	5067	Unit	2	\$342,500	\$299,000	14.54%	\$310	4.70%	\$305	1.63%
48	MILE END	SA	5031	House	3	\$455,000	\$470,000	-3.20%	\$410	4.68%	\$400	2.50%
49	NORTH ADELAIDE	SA	5006	Unit	2	\$379,000	\$357,500	6.01%	\$340	4.66%	\$350	-2.86%
50	BROMPTON	SA	5007	Townhouse	3	\$470,000	\$480,000	-2.09%	\$420	4.64%	\$405	3.70%

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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	MOWBRAY	TAS	7248	House	4	\$217,000	\$225,000	-3.56%	\$310	7.42%	\$280	10.71%
2	MAYFIELD	TAS	7248	House	3	\$152,500	\$139,000	9.71%	\$210	7.16%	\$210	0.00%
3	ACTON	TAS	7320	House	3	\$169,500	\$175,000	-3.15%	\$220	6.74%	\$220	0.00%
4	MOWBRAY	TAS	7248	House	2	\$189,500	\$190,000	-0.27%	\$245	6.72%	\$230	6.52%
5	MOWBRAY	TAS	7248	Unit	2	\$175,000	\$180,000	-2.78%	\$225	6.68%	\$210	7.14%
6	NEWNHAM	TAS	7248	House	2	\$169,500	\$190,000	-10.79%	\$215	6.59%	\$200	7.50%
7	INVERMAY	TAS	7248	House	2	\$199,000	\$207,500	-4.10%	\$250	6.53%	\$245	2.04%
8	NEWNHAM	TAS	7248	Unit	2	\$167,000	\$185,000	-9.73%	\$210	6.53%	\$210	0.00%
9	MOWBRAY	TAS	7248	House	3	\$215,000	\$220,000	-2.28%	\$265	6.40%	\$260	1.92%
10	INVERMAY	TAS	7248	House	4	\$245,000	\$265,000	-7.55%	\$300	6.36%	\$295	1.69%
11	BURNIE	TAS	7320	House	2	\$179,000	\$199,000	-10.06%	\$210	6.10%	\$200	5.00%
12	BURNIE	TAS	7320	Unit	2	\$159,000	\$169,000	-5.92%	\$185	6.05%	\$185	0.00%
13	INVERMAY	TAS	7248	House	3	\$233,000	\$225,000	3.55%	\$270	6.02%	\$260	3.84%
14	UPPER BURNIE	TAS	7320	House	3	\$200,000	\$198,500	0.75%	\$230	5.98%	\$220	4.54%
15	NEWNHAM	TAS	7248	House	3	\$239,000	\$245,000	-2.45%	\$270	5.87%	\$260	3.84%
16	NEWNHAM	TAS	7248	House	4	\$315,000	\$294,500	6.96%	\$350	5.77%	\$300	16.66%
17	SANDY BAY	TAS	7005	Unit	Studio & 1	\$215,000	\$220,000	-2.28%	\$225	5.44%	\$225	0.00%
18	BURNIE	TAS	7320	House	3	\$225,000	\$215,000	4.65%	\$235	5.43%	\$230	2.17%
19	BURNIE	TAS	7320	House	4	\$289,000	\$299,000	-3.35%	\$300	5.39%	\$300	0.00%
20	SOUTH HOBART	TAS	7004	House	2	\$347,500	\$322,500	7.75%	\$350	5.23%	\$340	2.94%
21	MOUNT NELSON	TAS	7007	Unit	2	\$240,000	\$210,000	14.28%	\$240	5.20%	\$230	4.34%
22	SOUTH HOBART	TAS	7004	House	3	\$385,000	\$397,000	-3.03%	\$370	4.99%	\$340	8.82%
23	MOUNT STUART	TAS	7000	House	3	\$420,000	\$385,000	9.09%	\$395	4.89%	\$380	3.94%
24	NORTH HOBART	TAS	7000	House	3	\$430,000	\$460,000	-6.53%	\$400	4.83%	\$375	6.66%
25	SANDY BAY	TAS	7005	Unit	2	\$329,000	\$350,000	-6.00%	\$305	4.82%	\$295	3.38%

ABOUT THIS REPORT

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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	MOUNT NELSON	TAS	7007	House	3	\$415,000	\$390,000	6.41%	\$380	4.76%	\$370	2.70%
27	WEST HOBART	TAS	7000	Unit	2	\$320,000	\$300,000	6.66%	\$290	4.71%	\$275	5.45%
28	SOUTH HOBART	TAS	7004	House	4	\$520,000	\$495,000	5.05%	\$470	4.70%	\$450	4.44%
29	WEST HOBART	TAS	7000	House	4	\$532,500	\$550,000	-3.19%	\$480	4.68%	\$480	0.00%
30	NORTH HOBART	TAS	7000	House	2	\$390,000	\$365,000	6.84%	\$350	4.66%	\$345	1.44%
31	HOBART	TAS	7000	House	3	\$450,000	\$440,000	2.27%	\$400	4.62%	\$395	1.26%
32	WEST HOBART	TAS	7000	House	3	\$475,000	\$450,000	5.55%	\$420	4.59%	\$390	7.69%
33	HOBART	TAS	7000	Unit	2	\$450,000	\$542,500	-17.06%	\$395	4.56%	\$380	3.94%
34	SANDY BAY	TAS	7005	House	2	\$400,000	\$450,000	-11.12%	\$350	4.55%	\$335	4.47%
35	WEST HOBART	TAS	7000	House	2	\$390,000	\$379,500	2.76%	\$330	4.40%	\$360	-8.34%
36	SANDY BAY	TAS	7005	House	3	\$572,500	\$570,000	0.43%	\$450	4.08%	\$435	3.44%
37	HOBART	TAS	7000	Unit	3	\$600,000	\$585,000	2.56%	\$440	3.81%	\$470	-6.39%
38	SANDY BAY	TAS	7005	House	4	\$767,500	\$775,000	-0.97%	\$520	3.52%	\$550	-5.46%
39	SANDY BAY	TAS	7005	House	5	\$980,000	\$850,000	15.29%	\$570	3.02%	\$615	-7.32%

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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	WODONGA	VIC	3690	Unit	Studio & 1	\$77,000	\$89,000	-13.49%	\$175	11.81%	\$165	6.06%
2	CARLTON	VIC	3053	Unit	Studio & 1	\$229,500	\$230,000	-0.22%	\$325	7.36%	\$310	4.83%
3	SUNSHINE	VIC	3020	Unit	Studio & 1	\$165,000	\$167,500	-1.50%	\$220	6.93%	\$200	10.00%
4	SHEPPARTON	VIC	3630	House	2	\$180,000	\$197,500	-8.87%	\$230	6.64%	\$230	0.00%
5	WODONGA	VIC	3690	Unit	3	\$219,000	\$209,000	4.78%	\$280	6.64%	\$265	5.66%
6	SPRING GULLY	VIC	3550	Unit	2	\$202,500	\$199,000	1.75%	\$240	6.16%	\$250	-4.00%
7	CHURCHILL	VIC	3842	House	3	\$179,000	\$185,000	-3.25%	\$210	6.10%	\$195	7.69%
8	WARRNAMBOOL	VIC	3280	Unit	Studio & 1	\$145,000	\$195,000	-25.65%	\$170	6.09%	\$190	-10.53%
9	FRANKSTON	VIC	3199	Unit	Studio & 1	\$190,000	\$200,000	-5.00%	\$220	6.02%	\$215	2.32%
10	NOTTING HILL	VIC	3168	Unit	2	\$320,000	\$330,000	-3.04%	\$370	6.01%	\$360	2.77%
11	MELBOURNE	VIC	3000	Unit	Studio & 1	\$339,000	\$330,000	2.72%	\$390	5.98%	\$385	1.29%
12	SHEPPARTON	VIC	3630	House	3	\$245,000	\$248,000	-1.21%	\$280	5.94%	\$270	3.70%
13	COLLINGWOOD	VIC	3066	Unit	Studio & 1	\$325,000	\$340,000	-4.42%	\$370	5.92%	\$380	-2.64%
14	WODONGA	VIC	3690	House	2	\$215,000	\$199,000	8.04%	\$240	5.80%	\$230	4.34%
15	WODONGA	VIC	3690	Townhouse	2	\$215,000	\$205,000	4.87%	\$240	5.80%	\$245	-2.05%
16	MELBOURNE	VIC	3004	Unit	Studio & 1	\$350,000	\$357,000	-1.97%	\$390	5.79%	\$385	1.29%
17	BALLARAT EAST	VIC	3350	House	2	\$225,000	\$250,000	-10.00%	\$250	5.77%	\$240	4.16%
18	WODONGA	VIC	3690	Unit	2	\$189,000	\$179,000	5.58%	\$210	5.77%	\$210	0.00%
19	MELTON SOUTH	VIC	3338	House	2	\$216,500	\$219,000	-1.15%	\$240	5.76%	\$240	0.00%
20	SHEPPARTON	VIC	3630	Unit	2	\$195,000	\$186,500	4.55%	\$215	5.73%	\$205	4.87%
21	SHEPPARTON	VIC	3630	Townhouse	3	\$290,000	\$295,000	-1.70%	\$320	5.73%	\$310	3.22%
22	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$199,500	\$260,000	-23.27%	\$220	5.73%	\$210	4.76%
23	BALLARAT	VIC	3350	Townhouse	3	\$269,000	\$280,000	-3.93%	\$295	5.70%	\$300	-1.67%
24	BALLARAT	VIC	3350	Townhouse	2	\$255,000	\$260,000	-1.93%	\$270	5.50%	\$260	3.84%
25	EAST MELBOURNE	VIC	3002	Unit	Studio & 1	\$360,000	\$370,000	-2.71%	\$380	5.48%	\$375	1.33%

Highest Yielding University Suburbs Australia

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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	WEST MELBOURNE	VIC	3003	Unit	3	\$659,000	\$699,000	-5.73%	\$695	5.48%	\$680	2.20%
27	SHEPPARTON	VIC	3630	Unit	3	\$285,000	\$249,000	14.45%	\$300	5.47%	\$270	11.11%
28	DOCKLANDS	VIC	3008	Unit	Studio & 1	\$400,000	\$395,000	1.26%	\$420	5.46%	\$420	0.00%
29	SOUTHBANK	VIC	3006	Unit	Studio & 1	\$410,000	\$399,000	2.75%	\$430	5.45%	\$420	2.38%
30	CHURCHILL	VIC	3842	House	4	\$277,000	\$268,000	3.35%	\$290	5.44%	\$280	3.57%
31	GLEN IRIS	VIC	3146	Unit	Studio & 1	\$287,000	\$335,000	-14.33%	\$300	5.43%	\$295	1.69%
32	MELTON SOUTH	VIC	3338	Unit	3	\$239,000	\$249,000	-4.02%	\$250	5.43%	\$255	-1.97%
33	MELTON SOUTH	VIC	3338	Unit	2	\$220,000	\$215,000	2.32%	\$230	5.43%	\$230	0.00%
34	CARLTON	VIC	3053	Unit	2	\$479,500	\$479,000	0.10%	\$500	5.42%	\$490	2.04%
35	BALLARAT	VIC	3350	House	2	\$240,000	\$240,000	0.00%	\$250	5.41%	\$250	0.00%
36	REDAN	VIC	3350	House	3	\$249,500	\$250,000	-0.20%	\$260	5.41%	\$260	0.00%
37	WODONGA	VIC	3690	House	4	\$361,000	\$359,500	0.41%	\$375	5.40%	\$380	-1.32%
38	WODONGA	VIC	3690	House	3	\$289,000	\$289,000	0.00%	\$300	5.39%	\$290	3.44%
39	FRANKSTON	VIC	3199	Townhouse	2	\$275,000	\$279,000	-1.44%	\$285	5.38%	\$280	1.78%
40	SHEPPARTON	VIC	3630	Townhouse	2	\$242,000	\$265,000	-8.68%	\$250	5.37%	\$240	4.16%
41	PRAHRAN	VIC	3181	Unit	Studio & 1	\$310,000	\$329,500	-5.92%	\$320	5.36%	\$320	0.00%
42	MELBOURNE	VIC	3000	Unit	2	\$515,000	\$520,000	-0.97%	\$530	5.35%	\$530	0.00%
43	GOLDEN POINT	VIC	3350	House	3	\$269,000	\$289,500	-7.09%	\$275	5.31%	\$235	17.02%
44	MOUNT PLEASANT	VIC	3350	House	3	\$265,000	\$275,000	-3.64%	\$270	5.29%	\$280	-3.58%
45	BAYSWATER NORTH	VIC	3153	Unit	2	\$300,000	\$280,000	7.14%	\$305	5.28%	\$300	1.66%
46	BRAYBROOK	VIC	3019	Unit	2	\$295,000	\$300,000	-1.67%	\$300	5.28%	\$290	3.44%
47	GLEN HUNTLY	VIC	3163	Unit	2	\$374,000	\$390,000	-4.11%	\$380	5.28%	\$370	2.70%
48	HAWTHORN	VIC	3122	Unit	Studio & 1	\$300,000	\$210,000	42.85%	\$305	5.28%	\$295	3.38%
49	MELBOURNE	VIC	3000	House	2	\$492,500	\$500,000	-1.50%	\$500	5.27%	\$550	-9.10%
50	RICHMOND	VIC	3121	Unit	Studio & 1	\$360,000	\$355,000	1.40%	\$365	5.27%	\$360	1.38%

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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	WEST PERTH	WA	6005	House	3	\$430,000	\$950,000	-54.74%	\$525	6.34%	\$635	-17.33%
2	EAST VICTORIA PARK	WA	6101	Unit	Studio & 1	\$259,000	\$270,000	-4.08%	\$300	6.02%	\$320	-6.25%
3	WEMBLEY	WA	6014	House	2	\$410,000	\$789,000	-48.04%	\$450	5.70%	\$450	0.00%
4	WEMBLEY	WA	6014	Unit	Studio & 1	\$275,000	\$259,000	6.17%	\$300	5.67%	\$305	-1.64%
5	BENTLEY	WA	6102	Unit	2	\$349,000	\$320,000	9.06%	\$380	5.66%	\$360	5.55%
6	WEMBLEY	WA	6014	Unit	2	\$328,000	\$320,000	2.50%	\$350	5.54%	\$360	-2.78%
7	EAST PERTH	WA	6004	Unit	Studio & 1	\$399,000	\$435,000	-8.28%	\$425	5.53%	\$495	-14.15%
8	HILLMAN	WA	6168	House	3	\$320,000	\$329,000	-2.74%	\$340	5.52%	\$340	0.00%
9	ROCKINGHAM	WA	6168	Townhouse	2	\$317,000	\$300,000	5.66%	\$330	5.41%	\$310	6.45%
10	GLENDALOUGH	WA	6016	Unit	2	\$327,500	\$315,000	3.96%	\$340	5.39%	\$370	-8.11%
11	PERTH	WA	6000	Unit	Studio & 1	\$415,000	\$429,000	-3.27%	\$430	5.38%	\$480	-10.42%
12	JOONDALUP	WA	6027	Unit	2	\$399,000	\$410,000	-2.69%	\$410	5.34%	\$420	-2.39%
13	WEST PERTH	WA	6005	Unit	Studio & 1	\$395,000	\$449,000	-12.03%	\$400	5.26%	\$450	-11.12%
14	PERTH	WA	6000	House	2	\$575,000	\$725,000	-20.69%	\$580	5.24%	\$650	-10.77%
15	WEST PERTH	WA	6005	Unit	2	\$549,000	\$595,000	-7.74%	\$550	5.20%	\$600	-8.34%
16	YOKINE	WA	6060	Unit	2	\$350,000	\$339,000	3.24%	\$350	5.20%	\$350	0.00%
17	LEEDERVILLE	WA	6007	Unit	Studio & 1	\$449,000	\$448,000	0.22%	\$440	5.09%	\$390	12.82%
18	ST JAMES	WA	6102	Townhouse	3	\$449,000	\$480,000	-6.46%	\$440	5.09%	\$450	-2.23%
19	EAST PERTH	WA	6004	House	2	\$584,000	\$557,500	4.75%	\$570	5.07%	\$630	-9.53%
20	HIGHGATE	WA	6003	Unit	Studio & 1	\$349,000	\$339,000	2.94%	\$340	5.06%	\$380	-10.53%
21	EAST PERTH	WA	6004	Unit	2	\$569,000	\$600,000	-5.17%	\$550	5.02%	\$620	-11.30%
22	PERTH	WA	6000	Unit	2	\$570,000	\$595,000	-4.21%	\$550	5.01%	\$625	-12.00%
23	MOUNT LAWLEY	WA	6050	Unit	2	\$410,000	\$419,000	-2.15%	\$395	5.00%	\$420	-5.96%
24	JOONDALUP	WA	6027	Unit	Studio & 1	\$344,000	\$334,500	2.84%	\$330	4.98%	\$350	-5.72%
25	INGLEWOOD	WA	6052	Unit	Studio & 1	\$310,000	\$325,000	-4.62%	\$295	4.94%	\$320	-7.82%

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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	INGLEWOOD	WA	6052	Unit	2	\$369,000	\$339,500	8.68%	\$350	4.93%	\$375	-6.67%
27	JOONDALUP	WA	6027	Unit	3	\$475,000	\$449,000	5.79%	\$450	4.92%	\$480	-6.25%
28	SOUTH FREMANTLE	WA	6162	Unit	Studio & 1	\$422,500	\$465,000	-9.14%	\$400	4.92%	\$465	-13.98%
29	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$329,000	\$329,000	0.00%	\$310	4.89%	\$320	-3.13%
30	BENTLEY	WA	6102	Townhouse	3	\$449,500	\$459,000	-2.07%	\$420	4.85%	\$450	-6.67%
31	ROCKINGHAM	WA	6168	Townhouse	3	\$459,000	\$530,000	-13.40%	\$425	4.81%	\$450	-5.56%
32	YOKINE	WA	6060	Townhouse	2	\$380,000	\$379,000	0.26%	\$350	4.78%	\$370	-5.41%
33	COMO	WA	6152	Unit	Studio & 1	\$349,000	\$379,000	-7.92%	\$320	4.76%	\$350	-8.58%
34	ROCKINGHAM	WA	6168	Unit	3	\$415,000	\$495,000	-16.17%	\$380	4.76%	\$410	-7.32%
35	FREMANTLE	WA	6160	Unit	Studio & 1	\$385,000	\$415,000	-7.23%	\$350	4.72%	\$370	-5.41%
36	NORTHBRIDGE	WA	6003	Unit	2	\$550,000	\$565,000	-2.66%	\$500	4.72%	\$525	-4.77%
37	ROCKINGHAM	WA	6168	Unit	2	\$330,000	\$300,000	10.00%	\$300	4.72%	\$295	1.69%
38	ROCKINGHAM	WA	6168	House	2	\$355,000	\$399,000	-11.03%	\$320	4.68%	\$290	10.34%
39	ROCKINGHAM	WA	6168	House	3	\$417,000	\$399,000	4.51%	\$375	4.67%	\$370	1.35%
40	HEATHRIDGE	WA	6027	House	4	\$514,500	\$539,000	-4.55%	\$460	4.64%	\$460	0.00%
41	BENTLEY	WA	6102	House	3	\$469,000	\$499,000	-6.02%	\$415	4.60%	\$440	-5.69%
42	JOONDALUP	WA	6027	Townhouse	3	\$520,000	\$477,500	8.90%	\$460	4.60%	\$495	-7.08%
43	FREMANTLE	WA	6160	Unit	3	\$855,000	\$970,000	-11.86%	\$750	4.56%	\$850	-11.77%
44	SOUTH PERTH	WA	6151	Unit	Studio & 1	\$399,000	\$378,500	5.41%	\$350	4.56%	\$380	-7.90%
45	BURSWOOD	WA	6100	Unit	2	\$685,000	\$675,000	1.48%	\$600	4.55%	\$695	-13.67%
46	HEATHRIDGE	WA	6027	House	3	\$479,000	\$469,000	2.13%	\$420	4.55%	\$420	0.00%
47	WEMBLEY	WA	6014	Unit	3	\$514,000	\$695,000	-26.05%	\$450	4.55%	\$485	-7.22%
48	LEEDERVILLE	WA	6007	Unit	2	\$575,000	\$569,000	1.05%	\$500	4.52%	\$500	0.00%
49	BENTLEY	WA	6102	House	4	\$570,000	\$585,000	-2.57%	\$495	4.51%	\$520	-4.81%
50	FREMANTLE	WA	6160	House	2	\$599,500	\$750,000	-20.07%	\$520	4.51%	\$560	-7.15%