

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	DOLPHIN HEADS	QLD	4740	Unit	Studio & 1	\$96,000	\$127,000	-24.41%	\$230	12.45%	\$300	-23.34%
2	WARRNAMBOOL	VIC	3280	Unit	Studio & 1	\$115,000	\$206,000	-44.18%	\$160	7.23%	\$185	-13.52%
3	CAIRNS	QLD	4870	Unit	Studio & 1	\$135,000	\$149,000	-9.40%	\$240	9.24%	\$240	0.00%
4	TRINITY BEACH	QLD	4879	Unit	Studio & 1	\$139,000	\$129,000	7.75%	\$230	8.60%	\$220	4.54%
5	PORT PIRIE	SA	5540	House	2	\$148,000	\$149,000	-0.68%	\$185	6.50%	\$175	5.71%
6	GAGEBROOK	TAS	7030	House	3	\$149,000	\$139,000	7.19%	\$220	7.67%	\$210	4.76%
7	THE ENTRANCE	NSW	2261	Unit	Studio & 1	\$149,000	\$159,500	-6.59%	\$240	8.37%	\$220	9.09%
8	RAVENSWOOD	TAS	7250	House	3	\$149,500	\$155,000	-3.55%	\$200	6.95%	\$200	0.00%
9	MANDURAH	WA	6210	Unit	Studio & 1	\$150,000	\$193,000	-22.28%	\$260	9.01%	\$235	10.63%
10	SAWTELL	NSW	2452	Unit	Studio & 1	\$150,000	\$160,000	-6.25%	\$240	8.32%	\$230	4.34%
11	PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$152,500	\$155,000	-1.62%	\$230	7.84%	\$210	9.52%
12	CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$153,500	\$139,000	10.43%	\$230	7.79%	\$200	15.00%
13	YORKEYS KNOB	QLD	4878	Unit	Studio & 1	\$154,000	\$139,000	10.79%	\$250	8.44%	\$220	13.63%
14	BURPENGARY	QLD	4505	House	2	\$155,000	\$150,000	3.33%	\$290	9.72%	\$280	3.57%
15	BURNIE	TAS	7320	Unit	2	\$159,000	\$175,000	-9.15%	\$185	6.05%	\$190	-2.64%
16	LAUNCESTON	TAS	7250	Unit	Studio & 1	\$159,000	\$157,000	1.27%	\$200	6.54%	\$180	11.11%
17	COFFS HARBOUR	NSW	2450	Unit	Studio & 1	\$160,000	\$165,000	-3.04%	\$230	7.47%	\$220	4.54%
18	EAST DEVONPORT	TAS	7310	Unit	2	\$160,000	\$156,000	2.56%	\$195	6.33%	\$180	8.33%
19	EDEN	NSW	2551	Unit	2	\$165,500	\$164,000	0.91%	\$200	6.28%	\$190	5.26%
20	NEWNHAM	TAS	7248	Unit	2	\$169,000	\$185,000	-8.65%	\$210	6.46%	\$205	2.43%
21	DIDDILLIBAH	QLD	4559	Unit	2	\$169,500	\$130,000	30.38%	\$330	10.12%	\$290	13.79%
22	INNISFAIL	QLD	4860	Unit	2	\$173,000	\$180,000	-3.89%	\$195	5.86%	\$200	-2.50%
23	BRIDGEWATER	TAS	7030	House	3	\$175,000	\$174,500	0.28%	\$245	7.28%	\$240	2.08%
24	HOLLOWAYS BEACH	QLD	4878	Unit	2	\$175,000	\$157,500	11.11%	\$240	7.13%	\$240	0.00%
25	PORT MACQUARIE	NSW	2444	Unit	Studio & 1	\$175,000	\$180,000	-2.78%	\$200	5.94%	\$210	-4.77%

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 it's relevance for investors, but it also means it will vary from commonly published house and unit median yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	GEORGE TOWN	TAS	7253	House	3	\$177,500	\$170,000	4.41%	\$200	5.85%	\$190	5.26%
27	PORTLAND	VIC	3305	Unit	2	\$178,000	\$191,500	-7.05%	\$175	5.11%	\$200	-12.50%
28	NEWNHAM	TAS	7248	House	2	\$179,000	\$199,000	-10.06%	\$210	6.10%	\$210	0.00%
29	LAGUNA QUAYS	QLD	4800	Unit	2	\$180,000	\$180,000	0.00%	\$230	6.64%	\$220	4.54%
30	AGNES WATER	QLD	4677	Unit	Studio & 1	\$185,000	\$195,000	-5.13%	\$220	6.18%	\$220	0.00%
31	GLENORCHY	TAS	7010	Unit	2	\$185,000	\$180,000	2.77%	\$225	6.32%	\$225	0.00%
32	MOWBRAY	TAS	7248	Unit	2	\$185,000	\$180,000	2.77%	\$220	6.18%	\$210	4.76%
33	NELSON BAY	NSW	2315	Unit	Studio & 1	\$185,000	\$207,000	-10.63%	\$200	5.62%	\$200	0.00%
34	PORT PIRIE	SA	5540	House	3	\$185,000	\$185,000	0.00%	\$220	6.18%	\$200	10.00%
35	URANGAN	QLD	4655	Unit	Studio & 1	\$185,000	\$199,000	-7.04%	\$220	6.18%	\$215	2.32%
36	CLAREMONT	TAS	7011	Unit	2	\$186,000	\$185,000	0.54%	\$210	5.87%	\$215	-2.33%
37	PALM COVE	QLD	4879	Unit	Studio & 1	\$187,000	\$195,000	-4.11%	\$295	8.20%	\$230	28.26%
38	CLEAR ISLAND WATERS	QLD	4226	Unit	Studio & 1	\$188,000	\$175,000	7.42%	\$280	7.74%	\$270	3.70%
39	WHYALLA	SA	5600	Townhouse	3	\$189,000	\$150,000	26.00%	\$200	5.50%	\$200	0.00%
40	WYNYARD	TAS	7325	House	2	\$189,000	\$249,000	-24.10%	\$210	5.77%	\$240	-12.50%
41	MOWBRAY	TAS	7248	House	2	\$190,000	\$194,000	-2.07%	\$245	6.70%	\$230	6.52%
42	CLAREMONT	TAS	7011	Townhouse	2	\$195,000	\$235,000	-17.03%	\$250	6.66%	\$240	4.16%
43	COBDEN	VIC	3266	House	3	\$195,000	\$197,000	-1.02%	\$225	6.00%	\$210	7.14%
44	EAST DEVONPORT	TAS	7310	House	2	\$195,000	\$185,000	5.40%	\$200	5.33%	\$200	0.00%
45	FRANKSTON	VIC	3199	Unit	Studio & 1	\$195,000	\$187,500	4.00%	\$215	5.73%	\$205	4.87%
46	INVERMAY	TAS	7248	House	2	\$195,000	\$217,500	-10.35%	\$250	6.66%	\$245	2.04%
47	KINGSCLIFF	NSW	2487	Unit	Studio & 1	\$195,000	\$195,000	0.00%	\$235	6.26%	\$225	4.44%
48	NORTH WARD	QLD	4810	Unit	Studio & 1	\$195,000	\$209,000	-6.70%	\$255	6.80%	\$270	-5.56%
49	PRIMROSE SANDS	TAS	7173	House	2	\$195,000	\$177,000	10.16%	\$190	5.06%	\$185	2.70%
50	ROKEBY	TAS	7019	House	3	\$195,000	\$195,000	0.00%	\$260	6.93%	\$250	4.00%

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	THE ENTRANCE	NSW	2261	Unit	Studio & 1	\$149,000	\$159,500	-6.59%	\$240	8.37%	\$220	9.09%
2	SAWTELL	NSW	2452	Unit	Studio & 1	\$150,000	\$160,000	-6.25%	\$240	8.32%	\$230	4.34%
3	COFFS HARBOUR	NSW	2450	Unit	Studio & 1	\$160,000	\$165,000	-3.04%	\$230	7.47%	\$220	4.54%
4	EDEN	NSW	2551	Unit	2	\$165,500	\$164,000	0.91%	\$200	6.28%	\$190	5.26%
5	PORT MACQUARIE	NSW	2444	Unit	Studio & 1	\$175,000	\$180,000	-2.78%	\$200	5.94%	\$210	-4.77%
6	NELSON BAY	NSW	2315	Unit	Studio & 1	\$185,000	\$207,000	-10.63%	\$200	5.62%	\$200	0.00%
7	KINGSCLIFF	NSW	2487	Unit	Studio & 1	\$195,000	\$195,000	0.00%	\$235	6.26%	\$225	4.44%
8	ETTALONG BEACH	NSW	2257	Unit	Studio & 1	\$199,000	\$195,000	2.05%	\$250	6.53%	\$310	-19.36%
9	MERIMBULA	NSW	2548	Unit	2	\$199,000	\$191,000	4.18%	\$230	6.01%	\$225	2.22%
10	TWEED HEADS WEST	NSW	2485	Unit	2	\$199,000	\$195,000	2.05%	\$270	7.05%	\$250	8.00%
11	TATHRA	NSW	2550	Unit	2	\$199,500	\$199,000	0.25%	\$250	6.51%	\$270	-7.41%
12	WARNERS BAY	NSW	2282	Unit	2	\$200,000	\$450,000	-55.56%	\$340	8.84%	\$355	-4.23%
13	BERMAGUI	NSW	2546	Unit	2	\$214,000	\$211,500	1.18%	\$220	5.34%	\$195	12.82%
14	OLD BAR	NSW	2430	Townhouse	2	\$217,000	\$202,000	7.42%	\$260	6.23%	\$250	4.00%
15	TWEED HEADS SOUTH	NSW	2486	House	2	\$217,000	\$210,000	3.33%	\$335	8.02%	\$330	1.51%
16	COFFS HARBOUR	NSW	2450	Unit	2	\$219,000	\$259,000	-15.45%	\$260	6.17%	\$240	8.33%
17	BALLINA	NSW	2478	House	2	\$227,500	\$259,000	-12.17%	\$325	7.42%	\$335	-2.99%
18	BATEHAVEN	NSW	2536	Unit	2	\$229,000	\$259,000	-11.59%	\$230	5.22%	\$220	4.54%
19	SURF BEACH	NSW	2536	Unit	2	\$235,000	\$244,500	-3.89%	\$220	4.86%	\$230	-4.35%
20	FORSTER	NSW	2428	Unit	Studio & 1	\$239,000	\$219,000	9.13%	\$160	3.48%	\$160	0.00%
21	LAKE ILLAWARRA	NSW	2528	Unit	2	\$239,000	\$212,500	12.47%	\$270	5.87%	\$250	8.00%
22	TUNCURRY	NSW	2428	Unit	2	\$239,000	\$220,000	8.63%	\$250	5.43%	\$230	8.69%
23	GOROKAN	NSW	2263	Townhouse	2	\$240,000	\$219,000	9.58%	\$290	6.28%	\$280	3.57%
24	ILUKA	NSW	2466	Unit	2	\$245,000	\$244,500	0.20%	\$295	6.26%	\$185	59.45%
25	NAROOMA	NSW	2546	Unit	2	\$245,000	\$200,000	22.50%	\$220	4.66%	\$195	12.82%

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	NAMBUCCA HEADS	NSW	2448	House	2	\$247,500	\$199,500	24.06%	\$250	5.25%	\$245	2.04%
27	BATEMANS BAY	NSW	2536	Unit	2	\$249,000	\$239,000	4.18%	\$240	5.01%	\$230	4.34%
28	COFFS HARBOUR	NSW	2450	House	2	\$249,000	\$295,000	-15.60%	\$300	6.26%	\$280	7.14%
29	SANCTUARY POINT	NSW	2540	House	2	\$249,000	\$229,000	8.73%	\$260	5.42%	\$240	8.33%
30	TUNCURRY	NSW	2428	Townhouse	2	\$249,000	\$249,000	0.00%	\$280	5.84%	\$270	3.70%
31	COFFS HARBOUR	NSW	2450	Townhouse	2	\$250,000	\$240,000	4.16%	\$290	6.03%	\$285	1.75%
32	TOUKLEY	NSW	2263	Unit	2	\$250,000	\$250,000	0.00%	\$240	4.99%	\$210	14.28%
33	SOUTH WEST ROCKS	NSW	2431	Unit	2	\$252,500	\$259,000	-2.51%	\$300	6.17%	\$240	25.00%
34	SAN REMO	NSW	2262	House	2	\$254,000	\$229,000	10.91%	\$290	5.93%	\$280	3.57%
35	LONG JETTY	NSW	2261	Unit	2	\$259,000	\$249,000	4.01%	\$290	5.82%	\$280	3.57%
36	GOROKAN	NSW	2263	House	2	\$260,000	\$249,000	4.41%	\$300	6.00%	\$280	7.14%
37	LAKE MUNMORAH	NSW	2259	House	2	\$260,000	\$249,000	4.41%	\$270	5.40%	\$270	0.00%
38	SUSSEX INLET	NSW	2540	House	2	\$260,000	\$270,000	-3.71%	\$250	5.00%	\$240	4.16%
39	EVANS HEAD	NSW	2473	Unit	2	\$262,500	\$235,000	11.70%	\$240	4.75%	\$260	-7.70%
40	LAURIETON	NSW	2443	House	2	\$265,000	\$285,000	-7.02%	\$280	5.49%	\$300	-6.67%
41	OLD BAR	NSW	2430	House	2	\$265,000	\$249,000	6.42%	\$250	4.90%	\$250	0.00%
42	PORT MACQUARIE	NSW	2444	House	2	\$265,000	\$289,000	-8.31%	\$310	6.08%	\$290	6.89%
43	PORT MACQUARIE	NSW	2444	Unit	2	\$268,500	\$260,000	3.26%	\$275	5.32%	\$260	5.76%
44	BATEAU BAY	NSW	2261	House	2	\$269,000	\$349,500	-23.04%	\$330	6.37%	\$300	10.00%
45	FORSTER	NSW	2428	Townhouse	2	\$269,000	\$249,000	8.03%	\$260	5.02%	\$250	4.00%
46	HAWKS NEST	NSW	2324	Unit	2	\$269,000	\$275,000	-2.19%	\$240	4.63%	\$240	0.00%
47	TOUKLEY	NSW	2263	Townhouse	2	\$269,000	\$239,000	12.55%	\$285	5.50%	\$270	5.55%
48	ALBION PARK RAIL	NSW	2527	Townhouse	2	\$269,500	\$294,500	-8.49%	\$320	6.17%	\$290	10.34%
49	BATEMANS BAY	NSW	2536	House	2	\$270,000	\$270,000	0.00%	\$270	5.20%	\$255	5.88%
50	TWEED HEADS	NSW	2485	Townhouse	2	\$270,000	\$292,500	-7.70%	\$325	6.25%	\$320	1.56%

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

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	DOLPHIN HEADS	QLD	4740	Unit	Studio & 1	\$96,000	\$127,000	-24.41%	\$230	12.45%	\$300	-23.34%
2	CAIRNS	QLD	4870	Unit	Studio & 1	\$135,000	\$149,000	-9.40%	\$240	9.24%	\$240	0.00%
3	TRINITY BEACH	QLD	4879	Unit	Studio & 1	\$139,000	\$129,000	7.75%	\$230	8.60%	\$220	4.54%
4	PORT DOUGLAS	QLD	4877	Unit	Studio & 1	\$152,500	\$155,000	-1.62%	\$230	7.84%	\$210	9.52%
5	CAIRNS NORTH	QLD	4870	Unit	Studio & 1	\$153,500	\$139,000	10.43%	\$230	7.79%	\$200	15.00%
6	YORKEYS KNOB	QLD	4878	Unit	Studio & 1	\$154,000	\$139,000	10.79%	\$250	8.44%	\$220	13.63%
7	BURPENGARY	QLD	4505	House	2	\$155,000	\$150,000	3.33%	\$290	9.72%	\$280	3.57%
8	DIDDILLIBAH	QLD	4559	Unit	2	\$169,500	\$130,000	30.38%	\$330	10.12%	\$290	13.79%
9	INNISFAIL	QLD	4860	Unit	2	\$173,000	\$180,000	-3.89%	\$195	5.86%	\$200	-2.50%
10	HOLLOWAYS BEACH	QLD	4878	Unit	2	\$175,000	\$157,500	11.11%	\$240	7.13%	\$240	0.00%
11	LAGUNA QUAYS	QLD	4800	Unit	2	\$180,000	\$180,000	0.00%	\$230	6.64%	\$220	4.54%
12	AGNES WATER	QLD	4677	Unit	Studio & 1	\$185,000	\$195,000	-5.13%	\$220	6.18%	\$220	0.00%
13	URANGAN	QLD	4655	Unit	Studio & 1	\$185,000	\$199,000	-7.04%	\$220	6.18%	\$215	2.32%
14	PALM COVE	QLD	4879	Unit	Studio & 1	\$187,000	\$195,000	-4.11%	\$295	8.20%	\$230	28.26%
15	CLEAR ISLAND WATERS	QLD	4226	Unit	Studio & 1	\$188,000	\$175,000	7.42%	\$280	7.74%	\$270	3.70%
16	NORTH WARD	QLD	4810	Unit	Studio & 1	\$195,000	\$209,000	-6.70%	\$255	6.80%	\$270	-5.56%
17	HOLLOWAYS BEACH	QLD	4878	Townhouse	2	\$199,000	\$185,000	7.56%	\$260	6.79%	\$250	4.00%
18	RUSSELL ISLAND	QLD	4184	House	2	\$199,000	\$215,000	-7.45%	\$215	5.61%	\$200	7.50%
19	NOOSAVILLE	QLD	4566	Unit	Studio & 1	\$199,500	\$210,000	-5.00%	\$290	7.55%	\$280	3.57%
20	YEPPON	QLD	4703	Unit	Studio & 1	\$200,000	\$225,000	-11.12%	\$250	6.50%	\$260	-3.85%
21	ALEXANDRA HEADLAND	QLD	4572	Unit	Studio & 1	\$209,500	\$199,000	5.27%	\$290	7.19%	\$290	0.00%
22	LAMB ISLAND	QLD	4184	House	2	\$211,000	\$249,000	-15.27%	\$195	4.80%	\$185	5.40%
23	URANGAN	QLD	4655	House	2	\$212,500	\$252,500	-15.85%	\$270	6.60%	\$250	8.00%
24	BURLEIGH HEADS	QLD	4220	House	2	\$215,000	\$199,000	8.04%	\$420	10.15%	\$380	10.52%
25	GOODNA	QLD	4300	Unit	3	\$215,000	\$205,500	4.62%	\$280	6.77%	\$280	0.00%

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 it's relevance for investors, but it also means it will vary from commonly published house and unit median yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	MERMAID BEACH	QLD	4218	Unit	Studio & 1	\$218,000	\$218,000	0.00%	\$310	7.39%	\$300	3.33%
27	BARGARA	QLD	4670	Unit	Studio & 1	\$219,000	\$213,000	2.81%	\$260	6.17%	\$250	4.00%
28	DECEPTION BAY	QLD	4508	Townhouse	2	\$219,000	\$220,000	-0.46%	\$295	7.00%	\$295	0.00%
29	EAST INNISFAIL	QLD	4860	House	3	\$220,000	\$240,000	-8.34%	\$270	6.38%	\$250	8.00%
30	JUBILEE POCKET	QLD	4802	Unit	2	\$220,000	\$249,000	-11.65%	\$260	6.14%	\$280	-7.15%
31	PIALBA	QLD	4655	Unit	2	\$220,000	\$219,000	0.45%	\$250	5.90%	\$240	4.16%
32	BELGIAN GARDENS	QLD	4810	Unit	2	\$225,000	\$275,000	-18.19%	\$280	6.47%	\$285	-1.76%
33	BELGIAN GARDENS	QLD	4810	House	2	\$225,000	\$225,000	0.00%	\$320	7.39%	\$320	0.00%
34	YORKEYS KNOB	QLD	4878	Townhouse	2	\$227,000	\$199,000	14.07%	\$270	6.18%	\$250	8.00%
35	GOODNA	QLD	4300	House	2	\$229,000	\$237,000	-3.38%	\$270	6.13%	\$260	3.84%
36	LAWNTON	QLD	4501	Townhouse	2	\$229,000	\$219,000	4.56%	\$285	6.47%	\$280	1.78%
37	PALM BEACH	QLD	4221	Unit	Studio & 1	\$229,000	\$225,000	1.77%	\$245	5.56%	\$235	4.25%
38	RIVERVIEW	QLD	4303	House	3	\$229,000	\$229,000	0.00%	\$270	6.13%	\$270	0.00%
39	INNISFAIL	QLD	4860	House	2	\$229,500	\$245,000	-6.33%	\$250	5.66%	\$235	6.38%
40	BURPENGARY	QLD	4505	Townhouse	2	\$230,000	\$159,000	44.65%	\$270	6.10%	\$280	-3.58%
41	COOLUM BEACH	QLD	4573	Unit	Studio & 1	\$230,000	\$244,000	-5.74%	\$275	6.21%	\$230	19.56%
42	GOODNA	QLD	4300	Unit	2	\$230,000	\$195,000	17.94%	\$280	6.33%	\$260	7.69%
43	YORKEYS KNOB	QLD	4878	Unit	2	\$230,000	\$250,000	-8.00%	\$270	6.10%	\$255	5.88%
44	CARDWELL	QLD	4849	Unit	2	\$232,500	\$255,000	-8.83%	\$210	4.69%	\$230	-8.70%
45	BLACKS BEACH	QLD	4740	Unit	2	\$235,000	\$265,000	-11.33%	\$270	5.97%	\$400	-32.50%
46	CALOUNDRA	QLD	4551	Unit	Studio & 1	\$235,000	\$237,500	-1.06%	\$300	6.63%	\$320	-6.25%
47	COOEE BAY	QLD	4703	Unit	2	\$235,000	\$239,000	-1.68%	\$270	5.97%	\$300	-10.00%
48	GOLDEN BEACH	QLD	4551	Unit	Studio & 1	\$235,000	\$235,000	0.00%	\$290	6.41%	\$295	-1.70%
49	MACLEAY ISLAND	QLD	4184	House	2	\$235,000	\$234,000	0.42%	\$230	5.08%	\$205	12.19%
50	PIALBA	QLD	4655	House	2	\$235,000	\$200,000	17.50%	\$260	5.75%	\$260	0.00%

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	PORT PIRIE	SA	5540	House	2	\$148,000	\$149,000	-0.68%	\$185	6.50%	\$175	5.71%
2	PORT PIRIE	SA	5540	House	3	\$185,000	\$185,000	0.00%	\$220	6.18%	\$200	10.00%
3	WHYALLA	SA	5600	Townhouse	3	\$189,000	\$150,000	26.00%	\$200	5.50%	\$200	0.00%
4	WALLAROO	SA	5556	House	2	\$198,000	\$194,500	1.79%	\$200	5.25%	\$220	-9.10%
5	PORT AUGUSTA	SA	5700	House	3	\$199,000	\$195,000	2.05%	\$240	6.27%	\$225	6.66%
6	PORT LINCOLN	SA	5606	Unit	2	\$215,000	\$190,000	13.15%	\$200	4.83%	\$200	0.00%
7	WHYALLA	SA	5600	Unit	2	\$220,000	\$199,500	10.27%	\$220	5.20%	\$295	-25.43%
8	WHYALLA	SA	5600	House	2	\$220,000	\$220,000	0.00%	\$240	5.67%	\$260	-7.70%
9	PORT LINCOLN	SA	5606	House	2	\$225,000	\$220,000	2.27%	\$250	5.77%	\$260	-3.85%
10	VICTOR HARBOR	SA	5211	House	2	\$225,000	\$203,500	10.56%	\$240	5.54%	\$225	6.66%
11	VICTOR HARBOR	SA	5211	Unit	2	\$229,000	\$212,000	8.01%	\$245	5.56%	\$265	-7.55%
12	CEDUNA	SA	5690	House	3	\$240,000	\$245,000	-2.05%	\$270	5.85%	\$270	0.00%
13	KINGSTON SE	SA	5275	House	3	\$245,000	\$250,000	-2.00%	\$250	5.30%	\$185	35.13%
14	WALLAROO	SA	5556	House	3	\$251,000	\$260,000	-3.47%	\$250	5.17%	\$250	0.00%
15	CHRISTIES BEACH	SA	5165	Unit	2	\$254,000	\$239,000	6.27%	\$245	5.01%	\$235	4.25%
16	HENLEY BEACH SOUTH	SA	5022	Unit	2	\$255,000	\$260,000	-1.93%	\$260	5.30%	\$255	1.96%
17	WEST BEACH	SA	5024	Unit	2	\$269,000	\$285,000	-5.62%	\$270	5.21%	\$260	3.84%
18	ALDINGA BEACH	SA	5173	House	2	\$270,000	\$249,000	8.43%	\$260	5.00%	\$240	8.33%
19	KINGSCOTE	SA	5223	House	3	\$270,000	\$270,000	0.00%	\$240	4.62%	\$240	0.00%
20	LARGS NORTH	SA	5016	Unit	2	\$274,000	\$265,000	3.39%	\$250	4.74%	\$260	-3.85%
21	CHRISTIES BEACH	SA	5165	House	2	\$275,000	\$295,000	-6.78%	\$270	5.10%	\$265	1.88%
22	SEMAPHORE	SA	5019	Unit	2	\$275,000	\$222,000	23.87%	\$275	5.20%	\$260	5.76%
23	WHYALLA	SA	5600	House	3	\$275,000	\$260,000	5.76%	\$280	5.29%	\$320	-12.50%
24	COWELL	SA	5602	House	3	\$277,500	\$265,000	4.71%	\$250	4.68%	\$265	-5.67%
25	SEACLIFF	SA	5049	Unit	2	\$281,500	\$292,500	-3.77%	\$280	5.17%	\$280	0.00%

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	MOONTA BAY	SA	5558	House	3	\$290,000	\$295,000	-1.70%	\$250	4.48%	\$245	2.04%
27	TUMBY BAY	SA	5605	House	3	\$290,000	\$299,000	-3.02%	\$270	4.84%	\$250	8.00%
28	GOOLWA BEACH	SA	5214	House	3	\$292,000	\$269,000	8.55%	\$260	4.63%	\$255	1.96%
29	ARDROSSAN	SA	5571	House	3	\$295,000	\$290,000	1.72%	\$240	4.23%	\$250	-4.00%
30	PORT AUGUSTA WEST	SA	5700	House	3	\$295,000	\$245,000	20.40%	\$270	4.75%	\$270	0.00%
31	HAYBOROUGH	SA	5211	House	3	\$297,000	\$295,000	0.67%	\$280	4.90%	\$275	1.81%
32	GOOLWA SOUTH	SA	5214	House	3	\$299,000	\$298,500	0.16%	\$265	4.60%	\$265	0.00%
33	SOUTH BRIGHTON	SA	5048	Unit	2	\$299,000	\$284,500	5.09%	\$290	5.04%	\$295	-1.70%
34	O'SULLIVAN BEACH	SA	5166	House	3	\$299,500	\$280,000	6.96%	\$300	5.20%	\$290	3.44%
35	TAPEROO	SA	5017	House	3	\$300,000	\$300,000	0.00%	\$335	5.80%	\$315	6.34%
36	PORT PIRIE	SA	5540	House	4	\$308,500	\$301,500	2.32%	\$290	4.88%	\$280	3.57%
37	ALDINGA BEACH	SA	5173	House	3	\$309,500	\$295,000	4.91%	\$295	4.95%	\$290	1.72%
38	MASLIN BEACH	SA	5170	House	3	\$310,000	\$306,500	1.14%	\$300	5.03%	\$300	0.00%
39	SELLICKS BEACH	SA	5174	House	3	\$310,000	\$299,000	3.67%	\$290	4.86%	\$270	7.40%
40	GLENELG NORTH	SA	5045	Unit	2	\$315,000	\$275,000	14.54%	\$275	4.53%	\$270	1.85%
41	SOMERTON PARK	SA	5044	Unit	2	\$315,000	\$340,000	-7.36%	\$305	5.03%	\$295	3.38%
42	PORT LINCOLN	SA	5606	House	3	\$319,000	\$311,500	2.40%	\$295	4.80%	\$290	1.72%
43	PORT AUGUSTA	SA	5700	House	4	\$321,000	\$325,500	-1.39%	\$290	4.69%	\$300	-3.34%
44	PORT BROUGHTON	SA	5522	House	3	\$322,500	\$297,500	8.40%	\$220	3.54%	\$200	10.00%
45	PORT WILLUNGA	SA	5173	House	3	\$322,500	\$292,000	10.44%	\$290	4.67%	\$275	5.45%
46	HENLEY BEACH	SA	5022	Unit	2	\$325,000	\$310,000	4.83%	\$310	4.96%	\$300	3.33%
47	CHRISTIES BEACH	SA	5165	House	3	\$335,000	\$315,000	6.34%	\$300	4.65%	\$300	0.00%
48	GRANGE	SA	5022	Unit	2	\$335,000	\$290,000	15.51%	\$280	4.34%	\$285	-1.76%
49	SEAFORD	SA	5169	House	3	\$335,000	\$320,000	4.68%	\$310	4.81%	\$315	-1.59%
50	VICTOR HARBOR	SA	5211	House	3	\$335,000	\$355,000	-5.64%	\$280	4.34%	\$260	7.69%

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 it's relevance for investors, but it also means it will vary from commonly published house and unit median yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	GAGEBROOK	TAS	7030	House	3	\$149,000	\$139,000	7.19%	\$220	7.67%	\$210	4.76%
2	RAVENSWOOD	TAS	7250	House	3	\$149,500	\$155,000	-3.55%	\$200	6.95%	\$200	0.00%
3	BURNIE	TAS	7320	Unit	2	\$159,000	\$175,000	-9.15%	\$185	6.05%	\$190	-2.64%
4	LAUNCESTON	TAS	7250	Unit	Studio & 1	\$159,000	\$157,000	1.27%	\$200	6.54%	\$180	11.11%
5	EAST DEVONPORT	TAS	7310	Unit	2	\$160,000	\$156,000	2.56%	\$195	6.33%	\$180	8.33%
6	NEWNHAM	TAS	7248	Unit	2	\$169,000	\$185,000	-8.65%	\$210	6.46%	\$205	2.43%
7	BRIDGEWATER	TAS	7030	House	3	\$175,000	\$174,500	0.28%	\$245	7.28%	\$240	2.08%
8	GEORGE TOWN	TAS	7253	House	3	\$177,500	\$170,000	4.41%	\$200	5.85%	\$190	5.26%
9	NEWNHAM	TAS	7248	House	2	\$179,000	\$199,000	-10.06%	\$210	6.10%	\$210	0.00%
10	GLENORCHY	TAS	7010	Unit	2	\$185,000	\$180,000	2.77%	\$225	6.32%	\$225	0.00%
11	MOWBRAY	TAS	7248	Unit	2	\$185,000	\$180,000	2.77%	\$220	6.18%	\$210	4.76%
12	CLAREMONT	TAS	7011	Unit	2	\$186,000	\$185,000	0.54%	\$210	5.87%	\$215	-2.33%
13	WYNYARD	TAS	7325	House	2	\$189,000	\$249,000	-24.10%	\$210	5.77%	\$240	-12.50%
14	MOWBRAY	TAS	7248	House	2	\$190,000	\$194,000	-2.07%	\$245	6.70%	\$230	6.52%
15	CLAREMONT	TAS	7011	Townhouse	2	\$195,000	\$235,000	-17.03%	\$250	6.66%	\$240	4.16%
16	EAST DEVONPORT	TAS	7310	House	2	\$195,000	\$185,000	5.40%	\$200	5.33%	\$200	0.00%
17	INVERMAY	TAS	7248	House	2	\$195,000	\$217,500	-10.35%	\$250	6.66%	\$245	2.04%
18	PRIMROSE SANDS	TAS	7173	House	2	\$195,000	\$177,000	10.16%	\$190	5.06%	\$185	2.70%
19	ROKEBY	TAS	7019	House	3	\$195,000	\$195,000	0.00%	\$260	6.93%	\$250	4.00%
20	GOODWOOD	TAS	7010	House	3	\$197,000	\$202,500	-2.72%	\$280	7.39%	\$260	7.69%
21	RIVERSIDE	TAS	7250	Unit	2	\$197,000	\$195,000	1.02%	\$240	6.33%	\$220	9.09%
22	BURNIE	TAS	7320	House	2	\$199,000	\$185,000	7.56%	\$205	5.35%	\$200	2.50%
23	HUONVILLE	TAS	7109	Unit	2	\$199,000	\$199,000	0.00%	\$230	6.01%	\$230	0.00%
24	ROSETTA	TAS	7010	Unit	2	\$200,000	\$195,000	2.56%	\$240	6.24%	\$240	0.00%
25	WYNYARD	TAS	7325	Unit	2	\$200,000	\$210,000	-4.77%	\$210	5.46%	\$200	5.00%

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	HUONVILLE	TAS	7109	House	2	\$202,500	\$220,000	-7.96%	\$230	5.90%	\$230	0.00%
27	ULVERSTONE	TAS	7315	Unit	2	\$205,000	\$220,000	-6.82%	\$200	5.07%	\$180	11.11%
28	GLENORCHY	TAS	7010	Townhouse	2	\$207,000	\$200,000	3.50%	\$250	6.28%	\$260	-3.85%
29	DEVONPORT	TAS	7310	House	2	\$209,500	\$215,000	-2.56%	\$220	5.46%	\$220	0.00%
30	DODGES FERRY	TAS	7173	House	2	\$212,500	\$207,000	2.65%	\$240	5.87%	\$245	-2.05%
31	CLAREMONT	TAS	7011	House	2	\$215,000	\$165,000	30.30%	\$240	5.80%	\$220	9.09%
32	DEVONPORT	TAS	7310	Unit	2	\$215,000	\$200,000	7.50%	\$220	5.32%	\$205	7.31%
33	MOWBRAY	TAS	7248	House	4	\$215,000	\$222,500	-3.38%	\$315	7.61%	\$300	5.00%
34	MOWBRAY	TAS	7248	House	3	\$215,000	\$228,500	-5.91%	\$270	6.53%	\$260	3.84%
35	SANDY BAY	TAS	7005	Unit	Studio & 1	\$215,000	\$225,000	-4.45%	\$225	5.44%	\$230	-2.18%
36	TREVALLYN	TAS	7250	House	2	\$215,000	\$239,000	-10.05%	\$260	6.28%	\$245	6.12%
37	ULVERSTONE	TAS	7315	House	2	\$215,000	\$219,000	-1.83%	\$230	5.56%	\$220	4.54%
38	WEST LAUNCESTON	TAS	7250	Unit	2	\$215,000	\$187,000	14.97%	\$205	4.95%	\$200	2.50%
39	EAST DEVONPORT	TAS	7310	House	3	\$218,500	\$209,000	4.54%	\$235	5.59%	\$230	2.17%
40	INVERMAY	TAS	7248	House	3	\$219,000	\$219,000	0.00%	\$270	6.41%	\$260	3.84%
41	BURNIE	TAS	7320	House	3	\$219,500	\$209,000	5.02%	\$240	5.68%	\$235	2.12%
42	ST HELENS	TAS	7216	House	2	\$220,000	\$230,000	-4.35%	\$200	4.72%	\$200	0.00%
43	GLENORCHY	TAS	7010	House	2	\$223,000	\$207,500	7.46%	\$250	5.82%	\$245	2.04%
44	GEORGE TOWN	TAS	7253	Unit	2	\$224,500	\$239,500	-6.27%	\$140	3.24%	\$160	-12.50%
45	CARLTON	TAS	7173	House	2	\$225,000	\$225,000	0.00%	\$230	5.31%	\$255	-9.81%
46	RIVERSIDE	TAS	7250	House	2	\$229,000	\$212,500	7.76%	\$250	5.67%	\$235	6.38%
47	HOBART	TAS	7000	Unit	Studio & 1	\$230,000	\$280,000	-17.86%	\$245	5.53%	\$250	-2.00%
48	LATROBE	TAS	7307	Unit	2	\$232,000	\$222,000	4.50%	\$240	5.37%	\$220	9.09%
49	PRIMROSE SANDS	TAS	7173	House	3	\$235,000	\$249,000	-5.63%	\$220	4.86%	\$240	-8.34%
50	SMITHTON	TAS	7330	House	3	\$235,000	\$239,500	-1.88%	\$220	4.86%	\$210	4.76%

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	WARRNAMBOOL	VIC	3280	Unit	Studio & 1	\$115,000	\$206,000	-44.18%	\$160	7.23%	\$185	-13.52%
2	PORTLAND	VIC	3305	Unit	2	\$178,000	\$191,500	-7.05%	\$175	5.11%	\$200	-12.50%
3	COBDEN	VIC	3266	House	3	\$195,000	\$197,000	-1.02%	\$225	6.00%	\$210	7.14%
4	FRANKSTON	VIC	3199	Unit	Studio & 1	\$195,000	\$187,500	4.00%	\$215	5.73%	\$205	4.87%
5	PORTLAND	VIC	3305	House	2	\$205,000	\$207,500	-1.21%	\$200	5.07%	\$200	0.00%
6	WONTHAGGI	VIC	3995	House	2	\$214,000	\$211,500	1.18%	\$220	5.34%	\$200	10.00%
7	PORTLAND	VIC	3305	House	3	\$230,000	\$230,000	0.00%	\$240	5.42%	\$235	2.12%
8	WONTHAGGI	VIC	3995	Unit	3	\$234,500	\$279,500	-16.11%	\$250	5.54%	\$260	-3.85%
9	CORIO	VIC	3214	House	3	\$239,000	\$229,000	4.36%	\$260	5.65%	\$260	0.00%
10	CORIO	VIC	3214	House	2	\$239,000	\$220,000	8.63%	\$225	4.89%	\$230	-2.18%
11	NEWCOMB	VIC	3219	Unit	2	\$240,000	\$287,500	-16.53%	\$250	5.41%	\$260	-3.85%
12	LAKES ENTRANCE	VIC	3909	House	2	\$243,500	\$280,000	-13.04%	\$225	4.80%	\$220	2.27%
13	SAN REMO	VIC	3925	Unit	2	\$248,500	\$250,000	-0.60%	\$250	5.23%	\$260	-3.85%
14	COWES	VIC	3922	Unit	Studio & 1	\$249,000	\$248,500	0.20%	\$215	4.48%	\$210	2.38%
15	HASTINGS	VIC	3915	Unit	2	\$249,000	\$234,000	6.41%	\$260	5.42%	\$260	0.00%
16	WONTHAGGI	VIC	3995	Unit	2	\$249,000	\$239,000	4.18%	\$240	5.01%	\$245	-2.05%
17	WARRNAMBOOL	VIC	3280	Unit	2	\$250,000	\$239,500	4.38%	\$230	4.78%	\$220	4.54%
18	LAKES ENTRANCE	VIC	3909	Unit	2	\$259,000	\$250,000	3.60%	\$200	4.01%	\$200	0.00%
19	CRIB POINT	VIC	3919	Unit	2	\$260,000	\$270,000	-3.71%	\$270	5.40%	\$260	3.84%
20	WARRNAMBOOL	VIC	3280	House	2	\$260,000	\$275,000	-5.46%	\$250	5.00%	\$260	-3.85%
21	WONTHAGGI	VIC	3995	Townhouse	2	\$260,000	\$280,000	-7.15%	\$230	4.60%	\$220	4.54%
22	COWES	VIC	3922	House	2	\$265,000	\$289,000	-8.31%	\$230	4.51%	\$240	-4.17%
23	FRANKSTON	VIC	3199	Unit	2	\$265,000	\$260,000	1.92%	\$265	5.20%	\$260	1.92%
24	COWES	VIC	3922	Unit	2	\$266,500	\$271,500	-1.85%	\$210	4.09%	\$230	-8.70%
25	WONTHAGGI	VIC	3995	Townhouse	3	\$269,000	\$289,000	-6.93%	\$270	5.21%	\$275	-1.82%

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	WARRNAMBOOL	VIC	3280	Townhouse	2	\$270,000	\$292,500	-7.70%	\$260	5.00%	\$270	-3.71%
27	NEWCOMB	VIC	3219	House	2	\$275,000	\$277,500	-0.91%	\$270	5.10%	\$275	-1.82%
28	SEAFORD	VIC	3198	Unit	2	\$279,000	\$295,000	-5.43%	\$275	5.12%	\$270	1.85%
29	FRANKSTON	VIC	3199	Townhouse	2	\$279,500	\$285,000	-1.93%	\$280	5.20%	\$280	0.00%
30	COWES	VIC	3922	Townhouse	2	\$280,000	\$239,000	17.15%	\$210	3.90%	\$220	-4.55%
31	WONTHAGGI	VIC	3995	House	3	\$281,500	\$278,500	1.07%	\$250	4.61%	\$240	4.16%
32	NEWCOMB	VIC	3219	House	3	\$282,500	\$275,000	2.72%	\$295	5.43%	\$300	-1.67%
33	LEOPOLD	VIC	3224	House	2	\$283,500	\$279,500	1.43%	\$285	5.22%	\$270	5.55%
34	INVERLOCH	VIC	3996	Unit	2	\$287,500	\$340,000	-15.45%	\$300	5.42%	\$270	11.11%
35	CORIO	VIC	3214	House	4	\$288,500	\$297,000	-2.87%	\$310	5.58%	\$305	1.63%
36	SOMERVILLE	VIC	3912	Unit	2	\$289,000	\$275,000	5.09%	\$290	5.21%	\$260	11.53%
37	WILLIAMSTOWN	VIC	3016	Unit	Studio & 1	\$290,000	\$270,000	7.40%	\$270	4.84%	\$275	-1.82%
38	SAFETY BEACH	VIC	3936	Townhouse	2	\$294,000	\$290,000	1.37%	\$310	5.48%	\$295	5.08%
39	EAST GEELONG	VIC	3219	House	2	\$295,000	\$300,000	-1.67%	\$290	5.11%	\$280	3.57%
40	HAMPTON	VIC	3188	Unit	Studio & 1	\$295,000	\$359,000	-17.83%	\$330	5.81%	\$340	-2.95%
41	CORONET BAY	VIC	3984	House	3	\$296,000	\$277,000	6.85%	\$260	4.56%	\$250	4.00%
42	POINT COOK	VIC	3030	Unit	2	\$299,000	\$302,500	-1.16%	\$300	5.21%	\$300	0.00%
43	MENTONE	VIC	3194	Unit	Studio & 1	\$299,500	\$275,000	8.90%	\$260	4.51%	\$250	4.00%
44	CRIB POINT	VIC	3919	Unit	3	\$300,000	\$300,000	0.00%	\$305	5.28%	\$295	3.38%
45	HASTINGS	VIC	3915	House	2	\$300,000	\$290,000	3.44%	\$260	4.50%	\$250	4.00%
46	SANDRINGHAM	VIC	3191	Unit	Studio & 1	\$300,000	\$315,000	-4.77%	\$340	5.89%	\$340	0.00%
47	INVERLOCH	VIC	3996	Townhouse	2	\$310,000	\$310,000	0.00%	\$260	4.36%	\$330	-21.22%
48	GRANTVILLE	VIC	3984	House	3	\$310,500	\$288,500	7.62%	\$255	4.27%	\$250	2.00%
49	FRANKSTON	VIC	3199	House	2	\$319,000	\$279,000	14.33%	\$275	4.48%	\$270	1.85%
50	ROSEBUD WEST	VIC	3940	House	2	\$319,500	\$320,000	-0.16%	\$265	4.31%	\$260	1.92%

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 it's relevance for investors, but it also means it will vary from commonly published house and unit median yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	MANDURAH	WA	6210	Unit	Studio & 1	\$150,000	\$193,000	-22.28%	\$260	9.01%	\$235	10.63%
2	NULSEN	WA	6450	House	3	\$199,000	\$220,000	-9.55%	\$240	6.27%	\$245	-2.05%
3	SHOALWATER	WA	6169	Unit	2	\$239,000	\$249,000	-4.02%	\$290	6.30%	\$275	5.45%
4	DUDLEY PARK	WA	6210	Unit	2	\$240,000	\$239,000	0.41%	\$270	5.85%	\$270	0.00%
5	BERESFORD	WA	6530	Unit	2	\$245,000	\$249,000	-1.61%	\$230	4.88%	\$240	-4.17%
6	MAYLANDS	WA	6051	Unit	Studio & 1	\$249,000	\$235,000	5.95%	\$300	6.26%	\$300	0.00%
7	CABLE BEACH	WA	6726	Unit	Studio & 1	\$257,500	\$315,000	-18.26%	\$450	9.08%	\$445	1.12%
8	BAYSWATER	WA	6053	Unit	2	\$258,000	\$245,000	5.30%	\$320	6.44%	\$310	3.22%
9	MANDURAH	WA	6210	Townhouse	2	\$265,000	\$260,000	1.92%	\$300	5.88%	\$300	0.00%
10	WITHERS	WA	6230	House	3	\$268,000	\$260,000	3.07%	\$300	5.82%	\$280	7.14%
11	MANDURAH	WA	6210	Unit	2	\$269,000	\$269,000	0.00%	\$310	5.99%	\$320	-3.13%
12	HOPETOUN	WA	6348	House	3	\$277,500	\$320,000	-13.29%	\$295	5.52%	\$300	-1.67%
13	VICTORIA PARK	WA	6100	Unit	Studio & 1	\$279,000	\$260,000	7.30%	\$300	5.59%	\$310	-3.23%
14	GERALDTON	WA	6530	House	2	\$289,000	\$380,000	-23.95%	\$285	5.12%	\$275	3.63%
15	SOUTH BUNBURY	WA	6230	Unit	2	\$292,500	\$259,000	12.93%	\$280	4.97%	\$280	0.00%
16	BEACHLANDS	WA	6530	House	3	\$295,000	\$330,000	-10.61%	\$320	5.64%	\$330	-3.04%
17	MOSMAN PARK	WA	6012	Unit	Studio & 1	\$295,000	\$275,000	7.27%	\$310	5.46%	\$320	-3.13%
18	DUDLEY PARK	WA	6210	House	2	\$299,000	\$279,000	7.16%	\$290	5.04%	\$270	7.40%
19	SHOALWATER	WA	6169	House	2	\$299,000	\$389,000	-23.14%	\$310	5.39%	\$330	-6.07%
20	USHER	WA	6230	House	3	\$299,000	\$289,000	3.46%	\$330	5.73%	\$295	11.86%
21	DALYELLUP	WA	6230	House	3	\$307,000	\$293,000	4.77%	\$370	6.26%	\$370	0.00%
22	MANDURAH	WA	6210	House	3	\$323,000	\$336,500	-4.02%	\$330	5.31%	\$330	0.00%
23	DUDLEY PARK	WA	6210	Unit	3	\$325,000	\$300,000	8.33%	\$330	5.28%	\$330	0.00%
24	SUNSET BEACH	WA	6530	House	3	\$325,000	\$339,000	-4.13%	\$335	5.36%	\$350	-4.29%
25	WITHERS	WA	6230	House	4	\$326,500	\$265,000	23.20%	\$340	5.41%	\$330	3.03%

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 yields that include all bedrooms as consolidated median yield results. This report is designed to identify the suburbs where median prices are cheapest to illustrate entry-level homebuyer and investor opportunities. 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	COODANUP	WA	6210	House	3	\$327,500	\$327,000	0.15%	\$320	5.08%	\$320	0.00%
27	BROOME	WA	6725	Unit	Studio & 1	\$328,000	\$399,000	-17.80%	\$300	4.75%	\$350	-14.29%
28	USHER	WA	6230	House	4	\$329,500	\$339,000	-2.81%	\$360	5.68%	\$340	5.88%
29	BAYSWATER	WA	6053	Townhouse	2	\$339,000	\$295,000	14.91%	\$350	5.36%	\$350	0.00%
30	HAMILTON HILL	WA	6163	Unit	2	\$339,000	\$299,000	13.37%	\$320	4.90%	\$330	-3.04%
31	MOUNT LAWLEY	WA	6050	Unit	Studio & 1	\$339,000	\$299,000	13.37%	\$320	4.90%	\$340	-5.89%
32	ROCKINGHAM	WA	6168	Unit	2	\$339,000	\$275,000	23.27%	\$300	4.60%	\$290	3.44%
33	SOUTH BUNBURY	WA	6230	House	2	\$339,000	\$335,000	1.19%	\$300	4.60%	\$290	3.44%
34	CARNARVON	WA	6701	House	3	\$339,500	\$330,000	2.87%	\$350	5.36%	\$350	0.00%
35	CASTLETOWN	WA	6450	House	3	\$345,000	\$365,000	-5.48%	\$325	4.89%	\$350	-7.15%
36	DENMARK	WA	6333	House	2	\$345,000	\$350,000	-1.43%	\$265	3.99%	\$280	-5.36%
37	GOLDEN BAY	WA	6174	House	3	\$345,000	\$313,000	10.22%	\$370	5.57%	\$375	-1.34%
38	FALCON	WA	6210	House	2	\$346,000	\$369,000	-6.24%	\$295	4.43%	\$275	7.27%
39	WARNBRO	WA	6169	House	3	\$347,000	\$340,000	2.05%	\$360	5.39%	\$350	2.85%
40	SINGLETON	WA	6175	House	3	\$348,500	\$345,500	0.86%	\$375	5.59%	\$320	17.18%
41	MANDURAH	WA	6210	House	2	\$349,000	\$295,500	18.10%	\$290	4.32%	\$265	9.43%
42	MANDURAH	WA	6210	Townhouse	3	\$349,000	\$365,000	-4.39%	\$360	5.36%	\$370	-2.71%
43	MAYLANDS	WA	6051	Unit	2	\$349,000	\$319,000	9.40%	\$350	5.21%	\$365	-4.11%
44	ROCKINGHAM	WA	6168	Townhouse	2	\$349,000	\$269,000	29.73%	\$320	4.76%	\$320	0.00%
45	SOUTH BUNBURY	WA	6230	Unit	3	\$349,000	\$340,000	2.64%	\$350	5.21%	\$340	2.94%
46	BUNBURY	WA	6230	Unit	2	\$350,000	\$370,000	-5.41%	\$340	5.05%	\$330	3.03%
47	PORT DENISON	WA	6525	House	3	\$350,000	\$395,000	-11.40%	\$300	4.45%	\$295	1.69%
48	MAHOMETTS FLATS	WA	6530	House	3	\$355,000	\$355,000	0.00%	\$320	4.68%	\$350	-8.58%
49	ROCKINGHAM	WA	6168	House	2	\$355,000	\$350,000	1.42%	\$305	4.46%	\$300	1.66%
50	BAYONET HEAD	WA	6330	House	3	\$360,000	\$349,500	3.00%	\$330	4.76%	\$325	1.53%