

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

National Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	ELLEN GROVE	QLD	4078	House	3	\$300,000	-11.51%	-69.24%	\$320	5.54%	6.66%
2	LAUNCESTON	TAS	7250	Unit	3	\$495,000	-20.49%	-64.39%	\$360	3.78%	-20.00%
3	DYSART	QLD	4745	House	3	\$185,000	-47.15%	-58.89%	\$200	5.62%	-31.04%
4	WILLOW VALE	QLD	4209	House	4	\$411,500	0.98%	-58.83%	\$420	5.30%	0.00%
5	BURLEIGH HEADS	QLD	4220	House	2	\$227,000	13.50%	-51.60%	\$440	10.07%	14.28%
6	GERALDTON	WA	6530	Unit	2	\$380,000	-52.21%	-51.29%	\$235	3.21%	-6.00%
7	NORTH FREMANTLE	WA	6159	Unit	2	\$900,000	0.11%	-49.87%	\$665	3.84%	-16.36%
8	SOUTH FREMANTLE	WA	6162	House	2	\$368,000	-46.28%	-47.21%	\$550	7.77%	-5.18%
9	SAN REMO	VIC	3925	Unit	2	\$237,000	-5.20%	-46.75%	\$240	5.26%	4.34%
10	WEMBLEY	WA	6014	House	2	\$429,000	-46.31%	-46.04%	\$450	5.45%	-1.10%
11	CASTLE HILL	QLD	4810	House	4	\$552,500	-23.22%	-44.70%	\$600	5.64%	-11.77%
12	MELBOURNE	VIC	3004	Unit	3	\$939,000	-21.75%	-44.61%	\$750	4.15%	-2.60%
13	MANDURAH	WA	6210	Unit	3	\$495,000	-0.91%	-43.79%	\$400	4.20%	-13.98%
14	IPSWICH	QLD	4305	Unit	2	\$238,500	-17.48%	-42.95%	\$245	5.34%	0.00%
15	COOLUM BEACH	QLD	4573	House	5	\$750,000	-16.21%	-42.31%	\$580	4.02%	-29.70%
16	INNISFAIL	QLD	4860	Unit	2	\$173,000	-3.89%	-40.35%	\$200	6.01%	5.26%
17	MORANBAH	QLD	4744	House	3	\$275,000	-38.21%	-40.09%	\$300	5.67%	-33.34%
18	LILLI PILLI	NSW	2229	House	3	\$425,000	-11.46%	-39.93%	\$480	5.87%	-4.00%
19	BULLSBROOK	WA	6084	House	4	\$395,000	4.22%	-39.24%	\$460	6.05%	0.00%
20	THE ENTRANCE	NSW	2261	Unit	Studio & 1	\$140,000	-11.95%	-39.14%	\$245	9.10%	11.36%
21	INVERLOCH	VIC	3996	Townhouse	2	\$290,000	-8.67%	-38.95%	\$250	4.48%	-24.25%
22	YAMBA	NSW	2464	Townhouse	3	\$325,000	-8.84%	-38.10%	\$320	5.12%	6.66%
23	LOGAN RESERVE	QLD	4133	House	3	\$337,500	4.48%	-38.08%	\$360	5.54%	1.40%
24	CURRUMBIN	QLD	4223	House	4	\$795,000	10.11%	-37.53%	\$680	4.44%	11.47%
25	MERMAID BEACH	QLD	4218	Unit	3	\$499,000	-16.70%	-36.44%	\$500	5.21%	1.01%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

National Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	SOUTH HEDLAND	WA	6722	Unit	3	\$499,000	-23.82%	-36.44%	\$700	7.29%	-46.16%
27	DYSART	QLD	4745	House	4	\$299,000	-14.58%	-36.39%	\$225	3.91%	-25.00%
28	HOLLYWELL	QLD	4216	Unit	2	\$499,000	-16.70%	-36.03%	\$450	4.68%	-19.65%
29	BURPENGARY	QLD	4505	House	2	\$159,500	6.33%	-35.95%	\$290	9.45%	3.57%
30	WARRNAMBOOL	VIC	3280	Unit	Studio & 1	\$125,000	-35.90%	-35.90%	\$170	7.07%	-10.53%
31	PORT DOUGLAS	QLD	4877	Unit	3	\$465,000	-5.49%	-35.87%	\$320	3.57%	-9.86%
32	MACKAY	QLD	4740	Unit	3	\$449,500	2.39%	-35.74%	\$340	3.93%	-10.53%
33	MULGOA	NSW	2745	House	4	\$670,000	11.75%	-35.58%	\$530	4.11%	6.00%
34	URANGAN	QLD	4655	Unit	2	\$265,000	1.92%	-34.57%	\$280	5.49%	7.69%
35	NORTH WARD	QLD	4810	House	2	\$327,500	-16.03%	-34.37%	\$305	4.84%	-8.96%
36	RUNAWAY BAY	QLD	4216	House	2	\$275,000	3.77%	-34.37%	\$350	6.61%	-12.50%
37	NORTH COOGEE	WA	6163	Unit	2	\$630,000	-10.00%	-34.31%	\$580	4.78%	-27.05%
38	GYMPIE	QLD	4570	Unit	2	\$207,500	-1.20%	-34.13%	\$205	5.13%	-2.39%
39	YARRAWONGA	VIC	3730	Townhouse	3	\$339,000	0.00%	-34.12%	\$320	4.90%	3.22%
40	YEPPOON	QLD	4703	Unit	3	\$379,000	-22.50%	-34.09%	\$350	4.80%	-7.90%
41	MOREE	NSW	2400	Unit	2	\$129,000	-32.11%	-33.85%	\$160	6.44%	3.22%
42	HOBART	TAS	7000	Unit	3	\$580,000	7.40%	-33.72%	\$460	4.12%	-2.13%
43	WARRNAMBOOL	VIC	3280	Unit	3	\$365,000	10.60%	-33.64%	\$310	4.41%	-3.13%
44	TOWNSVILLE CITY	QLD	4810	House	3	\$399,000	-8.28%	-33.50%	\$395	5.14%	-7.06%
45	PORT MACQUARIE	NSW	2444	Unit	Studio & 1	\$180,000	0.00%	-33.34%	\$210	6.06%	5.00%
46	SOUTH MISSION BEACH	QLD	4852	House	3	\$405,000	-5.60%	-33.06%	\$350	4.49%	0.00%
47	URANGAN	QLD	4655	Unit	Studio & 1	\$158,500	-18.72%	-32.56%	\$210	6.88%	-2.33%
48	BURNIE	TAS	7320	Unit	2	\$154,500	-9.12%	-32.54%	\$190	6.39%	0.00%
49	AYR	QLD	4807	Unit	Studio & 1	\$100,000	-4.31%	-32.44%	\$175	9.10%	9.37%
50	CAIRNS	QLD	4870	Unit	Studio & 1	\$125,000	-13.80%	-32.44%	\$250	10.40%	0.00%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

ACT Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	WATSON	ACT	2602	Unit	Studio & 1	\$250,000	-15.26%	-19.36%	\$270	5.61%	-8.48%
2	FRANKLIN	ACT	2913	Unit	Studio & 1	\$272,000	-4.90%	-15.00%	\$300	5.73%	-9.10%
3	BELCONNEN	ACT	2617	Unit	2	\$370,000	-5.13%	-13.96%	\$390	5.48%	-3.71%
4	WATSON	ACT	2602	Unit	2	\$338,000	-4.79%	-13.34%	\$350	5.38%	-6.67%
5	WATSON	ACT	2602	Townhouse	3	\$449,000	-0.23%	-12.82%	\$445	5.15%	-2.20%
6	PHILLIP	ACT	2606	Unit	Studio & 1	\$290,000	-14.21%	-12.79%	\$330	5.91%	-5.72%
7	GREENWAY	ACT	2900	Unit	2	\$380,000	-8.44%	-11.43%	\$415	5.67%	-3.49%
8	GUNGAHLIN	ACT	2912	Unit	Studio & 1	\$289,000	-3.67%	-11.08%	\$300	5.39%	-9.10%
9	NICHOLLS	ACT	2913	Townhouse	3	\$446,000	3.24%	-10.80%	\$430	5.01%	-4.45%
10	TURNER	ACT	2612	Unit	2	\$475,000	0.00%	-10.38%	\$460	5.03%	-8.00%
11	BELCONNEN	ACT	2617	Unit	3	\$445,000	-1.01%	-10.11%	\$460	5.37%	-4.17%
12	BONYTHON	ACT	2905	House	4	\$523,500	-7.19%	-9.75%	\$500	4.96%	-3.85%
13	CANBERRA	ACT	2601	Unit	2	\$599,000	-3.39%	-9.25%	\$550	4.77%	-3.51%
14	CANBERRA	ACT	2601	Unit	3	\$985,000	7.70%	-8.38%	\$800	4.22%	-1.24%
15	NARRABUNDAH	ACT	2604	Unit	2	\$399,000	-5.00%	-8.28%	\$390	5.08%	-2.50%
16	GORDON	ACT	2906	Townhouse	3	\$349,500	-5.55%	-8.03%	\$365	5.43%	-5.20%
17	PHILLIP	ACT	2606	Unit	2	\$360,000	-2.71%	-7.70%	\$370	5.34%	-5.13%
18	BRUCE	ACT	2617	Unit	2	\$375,000	-3.60%	-7.64%	\$390	5.40%	-2.50%
19	BARTON	ACT	2600	Unit	Studio & 1	\$425,000	-1.74%	-7.61%	\$440	5.38%	2.32%
20	PALMERSTON	ACT	2913	Townhouse	3	\$370,000	-3.90%	-7.27%	\$385	5.41%	-6.10%
21	CANBERRA	ACT	2601	Unit	Studio & 1	\$399,000	-6.12%	-7.21%	\$420	5.47%	-6.67%
22	TURNER	ACT	2612	Unit	Studio & 1	\$375,000	-2.60%	-6.84%	\$370	5.13%	-7.50%
23	BELCONNEN	ACT	2617	Unit	Studio & 1	\$320,000	-12.33%	-6.57%	\$340	5.52%	-5.56%
24	NICHOLLS	ACT	2913	House	4	\$640,000	-7.92%	-6.57%	\$580	4.71%	-2.53%
25	NARRABUNDAH	ACT	2604	House	3	\$649,000	4.00%	-6.22%	\$465	3.72%	-7.00%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

ACT Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	ISABELLA PLAINS	ACT	2905	House	3	\$400,000	-6.87%	-5.89%	\$400	5.20%	-2.44%
27	BRUCE	ACT	2617	Unit	Studio & 1	\$329,000	0.30%	-5.19%	\$315	4.97%	-10.00%
28	NGUNNAWAL	ACT	2913	Townhouse	3	\$360,000	-0.69%	-5.02%	\$370	5.34%	-6.33%
29	CHARNWOOD	ACT	2615	House	3	\$370,000	-3.90%	-5.01%	\$390	5.48%	-1.27%
30	CHISHOLM	ACT	2905	House	3	\$430,000	1.17%	-4.98%	\$410	4.95%	-4.66%
31	PALMERSTON	ACT	2913	House	3	\$419,000	0.00%	-4.78%	\$395	4.90%	-5.96%
32	BONYTHON	ACT	2905	Townhouse	3	\$410,000	-4.55%	-4.66%	\$400	5.07%	-3.62%
33	PALMERSTON	ACT	2913	Townhouse	2	\$344,000	-1.01%	-4.45%	\$350	5.29%	-5.41%
34	PAGE	ACT	2614	House	3	\$450,000	-1.00%	-4.06%	\$420	4.85%	1.20%
35	BANKS	ACT	2906	House	3	\$380,000	-2.44%	-3.80%	\$390	5.33%	-1.27%
36	FISHER	ACT	2611	House	3	\$510,000	3.03%	-3.78%	\$420	4.28%	-6.67%
37	EVATT	ACT	2617	House	3	\$425,000	-3.41%	-3.41%	\$415	5.07%	-5.69%
38	BONNER	ACT	2914	House	3	\$425,000	1.43%	-3.19%	\$430	5.26%	-6.53%
39	FADDEN	ACT	2904	House	4	\$640,000	-1.54%	-2.89%	\$540	4.38%	-3.58%
40	WANNIASSA	ACT	2903	House	3	\$447,000	-0.56%	-2.62%	\$420	4.88%	-2.33%
41	BRADDON	ACT	2612	Unit	Studio & 1	\$380,000	-3.80%	-2.57%	\$380	5.20%	-2.57%
42	CALWELL	ACT	2905	House	3	\$419,500	-0.12%	-2.45%	\$415	5.14%	3.75%
43	O'CONNOR	ACT	2602	House	3	\$697,500	-0.36%	-2.45%	\$490	3.65%	-2.00%
44	GOWRIE	ACT	2904	House	3	\$440,000	-8.72%	-2.23%	\$450	5.31%	0.00%
45	BRADDON	ACT	2612	Unit	2	\$445,000	-4.31%	-2.20%	\$455	5.31%	-5.21%
46	BONYTHON	ACT	2905	House	3	\$450,000	-1.10%	-2.18%	\$400	4.62%	-8.05%
47	FRANKLIN	ACT	2913	House	4	\$615,000	2.67%	-2.00%	\$560	4.73%	-3.45%
48	NGUNNAWAL	ACT	2913	House	4	\$539,500	3.75%	-1.91%	\$490	4.72%	-5.77%
49	DUNLOP	ACT	2615	House	4	\$520,000	1.96%	-1.89%	\$500	5.00%	0.00%
50	PALMERSTON	ACT	2913	House	4	\$569,000	0.70%	-1.73%	\$515	4.70%	-2.84%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

NSW Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	LILLI PILLI	NSW	2229	House	3	\$425,000	-11.46%	-39.93%	\$480	5.87%	-4.00%
2	THE ENTRANCE	NSW	2261	Unit	Studio & 1	\$140,000	-11.95%	-39.14%	\$245	9.10%	11.36%
3	YAMBA	NSW	2464	Townhouse	3	\$325,000	-8.84%	-38.10%	\$320	5.12%	6.66%
4	MULGOA	NSW	2745	House	4	\$670,000	11.75%	-35.58%	\$530	4.11%	6.00%
5	MOREE	NSW	2400	Unit	2	\$129,000	-32.11%	-33.85%	\$160	6.44%	3.22%
6	PORT MACQUARIE	NSW	2444	Unit	Studio & 1	\$180,000	0.00%	-33.34%	\$210	6.06%	5.00%
7	OAKDALE	NSW	2570	House	3	\$390,000	-1.27%	-32.41%	\$390	5.20%	2.63%
8	BULLI	NSW	2516	House	4	\$677,500	-11.73%	-32.25%	\$675	5.18%	3.84%
9	YAMBA	NSW	2464	Unit	2	\$282,500	-6.46%	-31.93%	\$295	5.43%	5.35%
10	COWRA	NSW	2794	Unit	2	\$125,000	-1.58%	-30.56%	\$165	6.86%	0.00%
11	SAPPHIRE BEACH	NSW	2450	House	3	\$487,000	0.41%	-29.43%	\$420	4.48%	2.43%
12	TWEED HEADS WEST	NSW	2485	Unit	3	\$255,000	-5.21%	-28.97%	\$300	6.11%	3.44%
13	BALGOWLAH	NSW	2093	Unit	3	\$850,000	7.93%	-28.88%	\$700	4.28%	7.69%
14	BALLINA	NSW	2478	House	4	\$466,000	5.19%	-28.31%	\$480	5.35%	6.66%
15	TERRIGAL	NSW	2260	House	2	\$315,000	-21.06%	-27.76%	\$380	6.27%	5.55%
16	KINGSCLIFF	NSW	2487	Unit	Studio & 1	\$195,000	3.17%	-27.51%	\$225	6.00%	2.27%
17	TWEED HEADS	NSW	2485	Unit	Studio & 1	\$275,000	-13.80%	-26.67%	\$235	4.44%	4.44%
18	SUSSEX INLET	NSW	2540	House	4	\$399,000	-8.70%	-26.05%	\$420	5.47%	10.52%
19	YAMBA	NSW	2464	House	2	\$282,500	-4.24%	-25.66%	\$310	5.70%	10.71%
20	CASUARINA	NSW	2487	Unit	Studio & 1	\$250,000	6.38%	-24.25%	\$310	6.44%	3.33%
21	MOSS VALE	NSW	2577	House	2	\$265,000	-5.36%	-24.07%	\$300	5.88%	0.00%
22	COFFS HARBOUR	NSW	2450	House	5	\$529,000	-3.82%	-23.89%	\$500	4.91%	3.09%
23	LAKE CONJOLA	NSW	2539	House	3	\$399,000	-16.71%	-23.57%	\$330	4.30%	17.85%
24	CUNDLETOWN	NSW	2430	House	4	\$350,000	25.44%	-23.08%	\$350	5.20%	9.37%
25	VINCENTIA	NSW	2540	House	4	\$489,500	0.10%	-22.92%	\$465	4.93%	3.33%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

NSW Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	BELMONT	NSW	2280	Unit	Studio & 1	\$320,500	6.47%	-22.78%	\$225	3.65%	12.50%
27	LILLI PILLI	NSW	2229	House	4	\$862,500	2.98%	-21.24%	\$965	5.81%	7.22%
28	KINGSCLIFF	NSW	2487	House	4	\$749,000	0.53%	-21.16%	\$700	4.85%	7.69%
29	MERIMBULA	NSW	2548	Unit	3	\$299,500	-10.60%	-20.88%	\$370	6.42%	2.77%
30	LENNOX HEAD	NSW	2478	Unit	3	\$550,000	7.31%	-20.87%	\$510	4.82%	-3.78%
31	MULLUMBIMBY	NSW	2482	House	3	\$495,000	-0.71%	-20.68%	\$480	5.04%	4.34%
32	CASUARINA	NSW	2487	House	4	\$695,000	0.00%	-20.58%	\$695	5.20%	12.09%
33	ARMIDALE	NSW	2350	Townhouse	2	\$275,000	0.00%	-20.29%	\$280	5.29%	-9.68%
34	BATEMANS BAY	NSW	2536	House	3	\$359,000	2.57%	-20.23%	\$310	4.49%	10.71%
35	AUSTINMER	NSW	2515	House	4	\$950,000	0.10%	-20.17%	\$700	3.83%	-11.95%
36	TWEED HEADS WEST	NSW	2485	Unit	2	\$199,000	4.73%	-20.09%	\$275	7.18%	5.76%
37	NELSON BAY	NSW	2315	House	2	\$369,000	-4.16%	-19.79%	\$315	4.43%	5.00%
38	LORN	NSW	2320	House	3	\$418,000	-12.37%	-19.62%	\$400	4.97%	0.00%
39	YAMBA	NSW	2464	Townhouse	2	\$279,000	6.48%	-19.14%	\$295	5.49%	5.35%
40	KORORA	NSW	2450	House	4	\$574,500	7.48%	-19.09%	\$485	4.38%	-1.03%
41	CORAKI	NSW	2471	House	3	\$225,000	-2.18%	-19.07%	\$270	6.24%	3.84%
42	MITTAGONG	NSW	2575	House	4	\$535,000	-13.71%	-18.94%	\$500	4.85%	-9.10%
43	TWEED HEADS	NSW	2485	Unit	2	\$348,000	-0.58%	-18.89%	\$320	4.78%	6.66%
44	ANNA BAY	NSW	2316	House	3	\$309,000	-16.27%	-18.47%	\$365	6.14%	-1.36%
45	NEWCASTLE	NSW	2300	Unit	3	\$760,000	-10.06%	-18.28%	\$625	4.27%	-3.85%
46	TERRIGAL	NSW	2260	Unit	3	\$859,000	-9.49%	-18.20%	\$510	3.08%	8.51%
47	BELMONT	NSW	2280	Unit	3	\$610,000	3.38%	-18.13%	\$405	3.45%	-16.50%
48	DORRIGO	NSW	2453	House	2	\$229,500	-9.47%	-17.75%	\$255	5.77%	4.08%
49	HARRINGTON	NSW	2427	Townhouse	3	\$329,000	-2.95%	-17.65%	\$350	5.53%	6.06%
50	ETTALONG BEACH	NSW	2257	Unit	Studio & 1	\$200,000	0.50%	-17.36%	\$280	7.28%	12.00%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

NT Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	DARWIN	NT	0800	House	3	\$570,000	-9.17%	-29.20%	\$635	5.79%	-25.30%
2	ALICE SPRINGS	NT	0870	Unit	2	\$322,500	0.31%	-7.86%	\$400	6.44%	0.00%
3	BAYVIEW	NT	0820	Townhouse	3	\$748,000	-1.58%	-7.66%	\$750	5.21%	-5.07%
4	ALICE SPRINGS	NT	0870	Unit	3	\$399,000	-2.57%	-7.00%	\$500	6.51%	0.00%
5	ALICE SPRINGS	NT	0870	House	3	\$442,500	-1.45%	-4.84%	\$500	5.87%	2.04%
6	LYONS	NT	0810	House	4	\$860,000	-6.27%	-2.17%	\$810	4.89%	-4.71%
7	LEANYER	NT	0812	Unit	2	\$411,000	-3.75%	-0.97%	\$445	5.63%	-3.27%
8	PARAP	NT	0820	Unit	3	\$729,000	1.25%	-0.82%	\$740	5.27%	-6.33%
9	BAKEWELL	NT	0832	Unit	3	\$429,000	-0.24%	0.00%	\$500	6.06%	0.00%
10	DARWIN	NT	0800	Unit	3	\$800,000	15.10%	0.75%	\$800	5.20%	-8.05%
11	STUART PARK	NT	0820	Townhouse	3	\$702,500	-6.34%	1.07%	\$750	5.55%	-7.98%
12	COCONUT GROVE	NT	0810	Unit	2	\$430,000	2.38%	1.41%	\$450	5.44%	0.00%
13	LARRAKEYAH	NT	0820	Unit	2	\$467,000	-6.23%	1.74%	\$520	5.79%	0.00%
14	WULAGI	NT	0812	House	3	\$569,000	-2.74%	1.78%	\$580	5.30%	1.75%
15	NIGHTCLIFF	NT	0810	Unit	Studio & 1	\$294,500	5.55%	1.90%	\$320	5.65%	0.00%
16	BAYVIEW	NT	0820	Unit	3	\$580,000	-0.86%	2.20%	\$650	5.82%	0.00%
17	MILLNER	NT	0810	Unit	2	\$410,000	12.32%	2.62%	\$450	5.70%	0.00%
18	DRIVER	NT	0830	Unit	2	\$348,000	-8.18%	2.65%	\$450	6.72%	3.44%
19	DARWIN	NT	0800	Unit	2	\$533,500	0.85%	2.79%	\$610	5.94%	-1.62%
20	STUART PARK	NT	0820	Unit	3	\$585,000	-2.50%	3.17%	\$650	5.77%	-2.99%
21	ALICE SPRINGS	NT	0870	House	4	\$600,000	11.62%	3.62%	\$650	5.63%	0.00%
22	GRAY	NT	0830	Unit	2	\$369,000	-2.64%	3.94%	\$410	5.77%	-4.66%
23	HUMPTY DOO	NT	0836	House	3	\$685,000	-0.59%	5.38%	\$590	4.47%	-3.28%
24	KARAMA	NT	0812	House	3	\$549,500	-3.60%	5.77%	\$580	5.48%	0.00%
25	LARRAKEYAH	NT	0820	Unit	3	\$640,000	-0.78%	5.78%	\$695	5.64%	-7.34%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

NT Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	STUART PARK	NT	0820	Unit	2	\$485,000	1.25%	5.89%	\$520	5.57%	0.00%
27	LEANYER	NT	0812	House	4	\$699,500	-0.08%	5.98%	\$730	5.42%	-2.67%
28	ROSEBERY	NT	0832	House	3	\$565,000	-2.93%	7.00%	\$590	5.43%	-6.35%
29	LEANYER	NT	0812	House	3	\$609,500	1.58%	7.11%	\$600	5.11%	1.69%
30	GUNN	NT	0832	House	4	\$630,000	-7.36%	7.50%	\$650	5.36%	-4.42%
31	DRIVER	NT	0830	House	3	\$499,500	-3.95%	7.53%	\$540	5.62%	0.00%
32	ALAWA	NT	0810	House	3	\$582,500	-4.36%	7.57%	\$590	5.26%	0.00%
33	ROSEBERY	NT	0832	House	4	\$670,000	-1.84%	7.63%	\$700	5.43%	0.00%
34	ANULA	NT	0812	House	3	\$578,500	-2.78%	8.13%	\$560	5.03%	-3.45%
35	JINGILI	NT	0810	House	3	\$580,000	3.75%	8.41%	\$595	5.33%	-4.80%
36	PARAP	NT	0820	Unit	2	\$450,000	8.43%	8.43%	\$520	6.00%	-5.46%
37	BAKEWELL	NT	0832	Unit	2	\$385,000	-1.03%	8.45%	\$430	5.80%	2.38%
38	DURACK	NT	0830	House	4	\$654,500	2.34%	9.26%	\$660	5.24%	-3.65%
39	WOOLNER	NT	0820	Unit	3	\$619,000	1.80%	9.55%	\$620	5.20%	-4.62%
40	BAKEWELL	NT	0832	House	3	\$528,000	-1.31%	9.77%	\$550	5.41%	0.00%
41	WOODROFFE	NT	0830	House	3	\$515,000	0.98%	9.80%	\$530	5.35%	0.00%
42	GUNN	NT	0832	House	3	\$550,000	0.18%	10.00%	\$550	5.20%	-5.99%
43	MALAK	NT	0812	House	3	\$582,500	-0.43%	10.11%	\$580	5.17%	5.45%
44	BRINKIN	NT	0810	Unit	2	\$429,000	2.63%	10.28%	\$450	5.45%	-6.25%
45	DARWIN	NT	0800	Unit	Studio & 1	\$385,000	6.64%	10.95%	\$425	5.74%	2.40%
46	GRAY	NT	0830	House	3	\$499,000	-2.54%	11.13%	\$520	5.41%	-5.46%
47	TIWI	NT	0810	House	3	\$577,500	5.00%	11.27%	\$600	5.40%	6.19%
48	ROSEBERY	NT	0832	Unit	3	\$520,000	-1.89%	11.82%	\$550	5.50%	-2.66%
49	KARAMA	NT	0812	Unit	2	\$396,500	0.37%	12.48%	\$440	5.77%	4.76%
50	WOOLNER	NT	0820	Unit	2	\$508,500	-0.30%	13.00%	\$550	5.62%	-1.79%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

QLD Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	ELLEN GROVE	QLD	4078	House	3	\$300,000	-11.51%	-69.24%	\$320	5.54%	6.66%
2	DYSART	QLD	4745	House	3	\$185,000	-47.15%	-58.89%	\$200	5.62%	-31.04%
3	WILLOW VALE	QLD	4209	House	4	\$411,500	0.98%	-58.83%	\$420	5.30%	0.00%
4	BURLEIGH HEADS	QLD	4220	House	2	\$227,000	13.50%	-51.60%	\$440	10.07%	14.28%
5	CASTLE HILL	QLD	4810	House	4	\$552,500	-23.22%	-44.70%	\$600	5.64%	-11.77%
6	IPSWICH	QLD	4305	Unit	2	\$238,500	-17.48%	-42.95%	\$245	5.34%	0.00%
7	COOLUM BEACH	QLD	4573	House	5	\$750,000	-16.21%	-42.31%	\$580	4.02%	-29.70%
8	INNISFAIL	QLD	4860	Unit	2	\$173,000	-3.89%	-40.35%	\$200	6.01%	5.26%
9	MORANBAH	QLD	4744	House	3	\$275,000	-38.21%	-40.09%	\$300	5.67%	-33.34%
10	LOGAN RESERVE	QLD	4133	House	3	\$337,500	4.48%	-38.08%	\$360	5.54%	1.40%
11	CURRUMBIN	QLD	4223	House	4	\$795,000	10.11%	-37.53%	\$680	4.44%	11.47%
12	MERMAID BEACH	QLD	4218	Unit	3	\$499,000	-16.70%	-36.44%	\$500	5.21%	1.01%
13	DYSART	QLD	4745	House	4	\$299,000	-14.58%	-36.39%	\$225	3.91%	-25.00%
14	HOLLYWELL	QLD	4216	Unit	2	\$499,000	-16.70%	-36.03%	\$450	4.68%	-19.65%
15	BURPENGARY	QLD	4505	House	2	\$159,500	6.33%	-35.95%	\$290	9.45%	3.57%
16	PORT DOUGLAS	QLD	4877	Unit	3	\$465,000	-5.49%	-35.87%	\$320	3.57%	-9.86%
17	MACKAY	QLD	4740	Unit	3	\$449,500	2.39%	-35.74%	\$340	3.93%	-10.53%
18	URANGAN	QLD	4655	Unit	2	\$265,000	1.92%	-34.57%	\$280	5.49%	7.69%
19	NORTH WARD	QLD	4810	House	2	\$327,500	-16.03%	-34.37%	\$305	4.84%	-8.96%
20	RUNAWAY BAY	QLD	4216	House	2	\$275,000	3.77%	-34.37%	\$350	6.61%	-12.50%
21	GYMPIE	QLD	4570	Unit	2	\$207,500	-1.20%	-34.13%	\$205	5.13%	-2.39%
22	YEPPOON	QLD	4703	Unit	3	\$379,000	-22.50%	-34.09%	\$350	4.80%	-7.90%
23	TOWNSVILLE CITY	QLD	4810	House	3	\$399,000	-8.28%	-33.50%	\$395	5.14%	-7.06%
24	SOUTH MISSION BEACH	QLD	4852	House	3	\$405,000	-5.60%	-33.06%	\$350	4.49%	0.00%
25	URANGAN	QLD	4655	Unit	Studio & 1	\$158,500	-18.72%	-32.56%	\$210	6.88%	-2.33%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

QLD Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	AYR	QLD	4807	Unit	Studio & 1	\$100,000	-4.31%	-32.44%	\$175	9.10%	9.37%
27	CAIRNS	QLD	4870	Unit	Studio & 1	\$125,000	-13.80%	-32.44%	\$250	10.40%	0.00%
28	PALM COVE	QLD	4879	Unit	2	\$287,500	-0.87%	-32.36%	\$300	5.42%	0.00%
29	NERANG	QLD	4211	House	5	\$541,500	2.75%	-32.32%	\$500	4.80%	-13.80%
30	CANUNGRA	QLD	4275	House	4	\$416,500	-26.29%	-31.73%	\$450	5.61%	-6.25%
31	AIRLIE BEACH	QLD	4802	Unit	Studio & 1	\$260,000	-12.46%	-31.04%	\$230	4.60%	-13.21%
32	LAGUNA QUAYS	QLD	4800	Unit	2	\$180,000	0.00%	-30.77%	\$230	6.64%	0.00%
33	DALBY	QLD	4405	House	2	\$174,000	-13.00%	-30.13%	\$250	7.47%	-7.41%
34	COOROY	QLD	4563	House	2	\$209,000	-12.56%	-30.11%	\$360	8.95%	24.13%
35	COOLANGATTA	QLD	4225	Unit	3	\$850,000	21.60%	-29.87%	\$430	2.63%	-3.38%
36	WONGALING BEACH	QLD	4852	House	3	\$524,500	-12.44%	-29.84%	\$345	3.42%	7.81%
37	AIRLIE BEACH	QLD	4802	House	4	\$827,000	-2.71%	-29.59%	\$550	3.45%	-20.87%
38	MAIN BEACH	QLD	4217	Unit	3	\$845,000	-6.01%	-29.59%	\$675	4.15%	3.05%
39	CHINCHILLA	QLD	4413	House	5	\$489,500	-6.77%	-29.57%	\$400	4.24%	-42.03%
40	NORTH MACLEAN	QLD	4280	House	3	\$399,000	-11.34%	-29.39%	\$320	4.17%	-8.58%
41	SCARNESS	QLD	4655	Unit	3	\$340,000	20.35%	-29.17%	\$295	4.51%	9.25%
42	TORQUAY	QLD	4655	Unit	3	\$319,000	-7.54%	-29.12%	\$330	5.37%	17.85%
43	TIN CAN BAY	QLD	4580	Unit	2	\$240,000	5.26%	-28.36%	\$245	5.30%	6.52%
44	PALM BEACH	QLD	4221	Unit	Studio & 1	\$229,000	-4.19%	-28.22%	\$250	5.67%	2.04%
45	MARYBOROUGH	QLD	4650	Unit	2	\$164,500	-5.46%	-28.17%	\$195	6.16%	0.00%
46	MORANBAH	QLD	4744	House	4	\$450,000	-18.92%	-28.00%	\$450	5.20%	-30.77%
47	DEEBING HEIGHTS	QLD	4306	House	4	\$374,500	0.94%	-27.85%	\$375	5.20%	0.00%
48	CLEAR ISLAND WATERS	QLD	4226	House	4	\$759,500	-11.64%	-27.46%	\$675	4.62%	-2.18%
49	PIALBA	QLD	4655	Unit	3	\$379,000	8.28%	-27.12%	\$325	4.45%	14.03%
50	COOLUM BEACH	QLD	4573	Unit	Studio & 1	\$245,000	6.52%	-26.87%	\$275	5.83%	1.85%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

SA Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	PORT ADELAIDE	SA	5015	House	3	\$457,000	-27.47%	-29.70%	\$370	4.21%	-3.90%
2	NORTH ADELAIDE	SA	5006	House	4	\$1,250,000	20.77%	-26.26%	\$665	2.76%	-4.32%
3	PORT ELLIOT	SA	5212	House	3	\$395,000	-4.82%	-25.48%	\$280	3.68%	7.69%
4	BERRI	SA	5343	House	4	\$279,000	-15.46%	-24.60%	\$295	5.49%	-1.67%
5	CAMPBELLTOWN	SA	5074	House	4	\$514,000	7.75%	-23.86%	\$370	3.74%	4.22%
6	NORTH ADELAIDE	SA	5006	House	3	\$890,000	-9.19%	-23.77%	\$540	3.15%	-6.09%
7	GLENELG NORTH	SA	5045	Townhouse	3	\$499,500	-1.58%	-23.45%	\$445	4.63%	-11.00%
8	ADELAIDE	SA	5000	Unit	3	\$585,000	0.60%	-22.00%	\$495	4.40%	-10.00%
9	PORT LINCOLN	SA	5606	Townhouse	3	\$465,000	2.19%	-21.19%	\$310	3.46%	-3.13%
10	ADELAIDE	SA	5000	Townhouse	3	\$517,000	3.40%	-21.07%	\$510	5.12%	2.00%
11	ADELAIDE	SA	5000	House	3	\$635,000	-2.31%	-20.63%	\$425	3.48%	-18.27%
12	NORTH ADELAIDE	SA	5006	Unit	2	\$375,000	1.48%	-18.48%	\$345	4.78%	1.47%
13	SOMERTON PARK	SA	5044	House	4	\$899,000	-2.82%	-18.28%	\$450	2.60%	-35.72%
14	HOVE	SA	5048	House	3	\$565,000	15.54%	-17.52%	\$410	3.77%	2.50%
15	TANUNDA	SA	5352	House	4	\$395,000	1.28%	-16.85%	\$375	4.93%	2.73%
16	NORTH BEACH	SA	5556	House	3	\$402,500	15.00%	-16.15%	\$275	3.55%	-1.79%
17	HAYBOROUGH	SA	5211	House	3	\$299,000	1.35%	-15.78%	\$275	4.78%	0.00%
18	ELIZABETH GROVE	SA	5112	House	3	\$187,000	-6.04%	-15.00%	\$240	6.67%	4.34%
19	GLENELG EAST	SA	5045	House	3	\$595,000	2.58%	-15.00%	\$445	3.88%	5.95%
20	MOUNT GAMBIER	SA	5290	Unit	2	\$169,500	2.72%	-14.83%	\$170	5.21%	6.25%
21	MILLICENT	SA	5280	House	3	\$179,000	-5.55%	-14.77%	\$190	5.51%	2.70%
22	WOODVILLE GARDENS	SA	5012	House	3	\$340,000	-5.56%	-13.93%	\$315	4.81%	1.61%
23	MORPHETT VALE	SA	5162	House	2	\$219,000	-1.58%	-13.27%	\$275	6.52%	1.85%
24	MOUNT GAMBIER	SA	5290	Townhouse	3	\$259,500	-7.98%	-13.22%	\$250	5.00%	47.05%
25	WALLAROO	SA	5556	House	2	\$199,000	3.64%	-13.11%	\$210	5.48%	5.00%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

SA Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	GLENELG NORTH	SA	5045	House	3	\$575,000	-7.26%	-12.88%	\$450	4.06%	7.14%
27	LARGS BAY	SA	5016	House	3	\$409,500	6.36%	-12.88%	\$370	4.69%	-1.34%
28	TUMBY BAY	SA	5605	House	3	\$285,000	-3.07%	-12.85%	\$265	4.83%	6.00%
29	TAPEROO	SA	5017	House	3	\$295,000	-1.67%	-12.60%	\$325	5.72%	10.16%
30	GOOLWA SOUTH	SA	5214	House	3	\$315,000	6.77%	-12.50%	\$290	4.78%	7.40%
31	SALISBURY EAST	SA	5109	Unit	2	\$192,500	4.05%	-12.50%	\$210	5.67%	-2.33%
32	STIRLING	SA	5152	House	4	\$660,000	-5.04%	-12.30%	\$550	4.33%	0.00%
33	PORT WILLUNGA	SA	5173	House	3	\$325,000	13.63%	-12.17%	\$295	4.72%	7.27%
34	MAWSON LAKES	SA	5095	Unit	3	\$299,000	-5.08%	-12.06%	\$330	5.73%	-2.95%
35	KILBURN	SA	5084	Unit	2	\$212,000	18.43%	-11.67%	\$250	6.13%	0.00%
36	BURTON	SA	5110	House	3	\$279,000	-3.80%	-11.43%	\$310	5.77%	3.33%
37	MARDEN	SA	5070	House	3	\$510,000	-7.11%	-11.39%	\$360	3.67%	-5.27%
38	EASTWOOD	SA	5063	Unit	2	\$527,500	-11.65%	-11.35%	\$545	5.37%	6.86%
39	JAMESTOWN	SA	5491	House	3	\$199,500	2.30%	-11.34%	\$230	5.99%	4.54%
40	ST PETERS	SA	5069	House	3	\$790,000	-0.26%	-11.24%	\$460	3.02%	-5.16%
41	SMITHFIELD	SA	5114	House	3	\$232,500	-2.32%	-10.92%	\$265	5.92%	0.00%
42	GAWLER SOUTH	SA	5118	House	3	\$296,500	-1.17%	-10.83%	\$295	5.17%	5.35%
43	BARMERA	SA	5345	House	3	\$192,000	-3.52%	-10.70%	\$220	5.95%	18.91%
44	SMITHFIELD PLAINS	SA	5114	House	3	\$206,000	-4.19%	-10.44%	\$255	6.43%	0.00%
45	DAVOREN PARK	SA	5113	House	3	\$185,000	0.00%	-9.76%	\$240	6.74%	2.12%
46	ELIZABETH DOWNS	SA	5113	House	3	\$199,000	-0.50%	-9.55%	\$245	6.40%	2.08%
47	WEST LAKES	SA	5021	House	3	\$589,000	5.17%	-9.39%	\$450	3.97%	-9.10%
48	GLENELG NORTH	SA	5045	Unit	3	\$830,000	-0.60%	-9.25%	\$580	3.63%	16.00%
49	BRIGHTON	SA	5048	House	3	\$590,000	7.27%	-9.24%	\$435	3.83%	1.16%
50	ENCOUNTER BAY	SA	5211	House	3	\$345,000	0.29%	-9.22%	\$285	4.29%	5.55%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

TAS Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	LAUNCESTON	TAS	7250	Unit	3	\$495,000	-20.49%	-64.39%	\$360	3.78%	-20.00%
2	HOBART	TAS	7000	Unit	3	\$580,000	7.40%	-33.72%	\$460	4.12%	-2.13%
3	BURNIE	TAS	7320	Unit	2	\$154,500	-9.12%	-32.54%	\$190	6.39%	0.00%
4	NEWNHAM	TAS	7248	Unit	2	\$165,000	-12.93%	-29.79%	\$210	6.61%	0.00%
5	SMITHTON	TAS	7330	Unit	2	\$190,000	2.70%	-28.98%	\$160	4.37%	6.66%
6	LINDISFARNE	TAS	7015	Unit	2	\$235,000	-12.97%	-28.79%	\$250	5.53%	0.00%
7	MOWBRAY	TAS	7248	Unit	2	\$175,000	-2.78%	-28.14%	\$220	6.53%	0.00%
8	ZEEHAN	TAS	7469	House	3	\$100,000	6.38%	-25.93%	\$150	7.80%	7.14%
9	KINGSTON	TAS	7050	Unit	3	\$299,000	0.00%	-24.31%	\$320	5.56%	0.00%
10	MIDWAY POINT	TAS	7171	Unit	2	\$250,000	-5.67%	-23.08%	\$250	5.20%	13.63%
11	SUMMERHILL	TAS	7250	Unit	2	\$190,000	-11.63%	-22.45%	\$240	6.56%	20.00%
12	HOWRAH	TAS	7018	Unit	2	\$232,500	-13.89%	-21.19%	\$260	5.81%	-3.71%
13	MARGATE	TAS	7054	House	4	\$415,000	-13.37%	-20.96%	\$425	5.32%	7.59%
14	NEW NORFOLK	TAS	7140	Unit	2	\$198,000	4.76%	-20.80%	\$175	4.59%	0.00%
15	KINGSTON	TAS	7050	Townhouse	3	\$320,000	6.66%	-18.99%	\$350	5.68%	4.47%
16	HOBART	TAS	7000	House	3	\$430,000	-4.45%	-18.87%	\$395	4.77%	0.00%
17	ULVERSTONE	TAS	7315	Unit	2	\$215,000	-2.28%	-18.87%	\$200	4.83%	11.11%
18	LATROBE	TAS	7307	House	2	\$199,500	-8.91%	-17.91%	\$240	6.25%	6.66%
19	LONGFORD	TAS	7301	House	2	\$197,500	-5.96%	-17.71%	\$240	6.31%	6.66%
20	BLACKMANS BAY	TAS	7052	House	2	\$260,000	-10.35%	-17.47%	\$310	6.20%	10.71%
21	MOUNT NELSON	TAS	7007	House	3	\$395,000	0.63%	-16.85%	\$380	5.00%	1.33%
22	TREVALLYN	TAS	7250	House	2	\$225,000	-1.97%	-16.36%	\$250	5.77%	2.04%
23	BLACKMANS BAY	TAS	7052	House	4	\$480,000	4.34%	-15.79%	\$450	4.87%	4.65%
24	YOUNGTOWN	TAS	7249	Unit	2	\$200,000	-6.55%	-15.79%	\$210	5.46%	0.00%
25	LAUNCESTON	TAS	7250	House	3	\$379,000	6.76%	-15.69%	\$330	4.52%	0.00%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

TAS Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	KINGSTON	TAS	7050	Unit	2	\$249,000	-0.40%	-15.60%	\$285	5.95%	0.00%
27	BELLERIVE	TAS	7018	Unit	2	\$252,500	-2.51%	-15.56%	\$280	5.76%	3.70%
28	ROKEBY	TAS	7019	House	3	\$190,000	-2.57%	-15.56%	\$260	7.11%	4.00%
29	WAVERLEY	TAS	7250	House	3	\$165,000	-4.35%	-15.39%	\$220	6.93%	-4.35%
30	RIVERSIDE	TAS	7250	Unit	2	\$195,000	0.00%	-14.85%	\$240	6.40%	9.09%
31	NEW TOWN	TAS	7008	Unit	2	\$222,500	-1.12%	-14.43%	\$255	5.95%	4.08%
32	LAUNCESTON	TAS	7250	Unit	2	\$300,000	2.04%	-14.05%	\$265	4.59%	0.00%
33	LUTANA	TAS	7009	Unit	2	\$215,000	1.17%	-14.00%	\$220	5.32%	-2.23%
34	BURNIE	TAS	7320	House	2	\$180,000	-6.98%	-13.88%	\$210	6.06%	5.00%
35	INVERMAY	TAS	7248	House	4	\$249,000	-11.71%	-13.85%	\$300	6.26%	3.44%
36	NEWNHAM	TAS	7248	House	4	\$315,000	9.56%	-13.70%	\$350	5.77%	18.64%
37	GLENORCHY	TAS	7010	Unit	2	\$190,000	5.55%	-13.64%	\$230	6.29%	0.00%
38	NEWSTEAD	TAS	7250	House	2	\$267,000	2.69%	-13.60%	\$250	4.86%	-7.41%
39	LONGFORD	TAS	7301	House	3	\$249,000	3.75%	-13.55%	\$270	5.63%	0.00%
40	GLENORCHY	TAS	7010	House	4	\$300,000	-1.48%	-13.42%	\$340	5.89%	1.49%
41	KINGSTON	TAS	7050	Townhouse	2	\$260,000	-3.71%	-13.34%	\$300	6.00%	1.69%
42	PROSPECT	TAS	7250	Unit	2	\$224,500	-8.37%	-13.33%	\$220	5.09%	-2.23%
43	MOWBRAY	TAS	7248	House	2	\$190,000	-8.22%	-13.25%	\$240	6.56%	4.34%
44	RISDON VALE	TAS	7016	House	3	\$175,000	-7.41%	-12.50%	\$260	7.72%	4.00%
45	BLACKMANS BAY	TAS	7052	Unit	3	\$352,000	17.33%	-12.00%	\$385	5.68%	28.33%
46	RAVENSWOOD	TAS	7250	House	3	\$149,500	0.00%	-11.80%	\$200	6.95%	0.00%
47	CLAREMONT	TAS	7011	Unit	2	\$185,500	0.27%	-11.67%	\$220	6.16%	0.00%
48	BURNIE	TAS	7320	House	4	\$279,000	-6.69%	-11.43%	\$300	5.59%	0.00%
49	CLARENDON VALE	TAS	7019	House	3	\$155,000	-4.33%	-11.43%	\$215	7.21%	4.87%
50	NORWOOD	TAS	7250	House	4	\$353,500	1.28%	-11.41%	\$365	5.36%	7.35%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

VIC Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	SAN REMO	VIC	3925	Unit	2	\$237,000	-5.20%	-46.75%	\$240	5.26%	4.34%
2	MELBOURNE	VIC	3004	Unit	3	\$939,000	-21.75%	-44.61%	\$750	4.15%	-2.60%
3	INVERLOCH	VIC	3996	Townhouse	2	\$290,000	-8.67%	-38.95%	\$250	4.48%	-24.25%
4	WARRNAMBOOL	VIC	3280	Unit	Studio & 1	\$125,000	-35.90%	-35.90%	\$170	7.07%	-10.53%
5	YARRAWONGA	VIC	3730	Townhouse	3	\$339,000	0.00%	-34.12%	\$320	4.90%	3.22%
6	WARRNAMBOOL	VIC	3280	Unit	3	\$365,000	10.60%	-33.64%	\$310	4.41%	-3.13%
7	HAWTHORN	VIC	3122	Unit	3	\$980,000	-2.00%	-29.63%	\$585	3.10%	-0.85%
8	PORTLAND	VIC	3305	Unit	2	\$173,000	-11.96%	-29.39%	\$175	5.26%	-5.41%
9	CAPE PATERSON	VIC	3995	House	4	\$429,000	-9.69%	-28.50%	\$310	3.75%	-11.43%
10	BRIGHTON	VIC	3186	Unit	3	\$929,000	-0.11%	-25.68%	\$750	4.19%	7.91%
11	ELSTERNWICK	VIC	3185	House	3	\$845,000	-26.53%	-24.56%	\$605	3.72%	-2.42%
12	MCCRAE	VIC	3938	House	4	\$665,000	5.63%	-24.00%	\$450	3.51%	7.14%
13	SOUTH YARRA	VIC	3141	House	3	\$1,200,000	-18.62%	-23.57%	\$800	3.46%	-10.12%
14	SALE	VIC	3850	Unit	3	\$252,500	-8.52%	-23.49%	\$320	6.59%	6.66%
15	MARONG	VIC	3515	House	4	\$325,500	6.37%	-22.50%	\$340	5.43%	1.49%
16	ST ALBANS	VIC	3021	House	2	\$282,500	-3.42%	-22.50%	\$280	5.15%	7.69%
17	CLAYTON	VIC	3168	Unit	Studio & 1	\$254,500	25.67%	-22.30%	\$240	4.90%	6.66%
18	SOUTH YARRA	VIC	3141	Unit	3	\$999,000	-9.19%	-21.65%	\$700	3.64%	2.94%
19	HALLAM	VIC	3803	Townhouse	3	\$365,000	0.00%	-20.66%	\$355	5.05%	1.42%
20	BRUNSWICK WEST	VIC	3055	Unit	Studio & 1	\$250,000	-3.85%	-20.64%	\$260	5.40%	1.96%
21	INVERLOCH	VIC	3996	Unit	2	\$295,000	-11.68%	-20.28%	\$300	5.28%	9.09%
22	BUNDOORA	VIC	3083	House	5	\$630,000	0.00%	-19.24%	\$450	3.71%	-8.17%
23	CAULFIELD NORTH	VIC	3161	House	4	\$1,200,000	0.00%	-18.92%	\$795	3.44%	8.16%
24	INDENTED HEAD	VIC	3223	House	4	\$450,000	16.88%	-18.56%	\$355	4.10%	-8.98%
25	FRANKSTON	VIC	3199	Townhouse	2	\$277,000	-0.72%	-18.53%	\$290	5.44%	3.57%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

VIC Report

Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	SOUTH MORANG	VIC	3752	Unit	2	\$290,000	-3.34%	-18.31%	\$300	5.37%	0.00%
27	STRATHMORE	VIC	3041	House	4	\$820,000	-8.89%	-18.00%	\$510	3.23%	22.89%
28	ECHUCA	VIC	3564	Townhouse	2	\$229,000	-2.56%	-17.93%	\$270	6.13%	-3.58%
29	GLEN IRIS	VIC	3146	Unit	Studio & 1	\$287,500	-15.45%	-17.74%	\$295	5.33%	0.00%
30	ST KILDA	VIC	3182	Unit	3	\$670,000	3.07%	-17.29%	\$600	4.65%	-3.23%
31	CARRUM	VIC	3197	Unit	2	\$347,500	-9.16%	-17.27%	\$320	4.78%	3.22%
32	GEELONG	VIC	3220	Unit	2	\$489,000	-5.42%	-17.12%	\$320	3.40%	-11.12%
33	PAYNESVILLE	VIC	3880	Unit	2	\$195,000	-7.15%	-17.03%	\$210	5.60%	0.00%
34	WONTHAGGI	VIC	3995	House	4	\$345,000	-1.15%	-16.87%	\$325	4.89%	8.33%
35	MELTON SOUTH	VIC	3338	Unit	3	\$239,000	-5.91%	-16.58%	\$250	5.43%	2.04%
36	RESERVOIR	VIC	3073	Townhouse	3	\$430,000	7.50%	-16.51%	\$400	4.83%	5.26%
37	WEST FOOTSCRAY	VIC	3012	Unit	Studio & 1	\$200,000	-23.08%	-16.32%	\$220	5.72%	7.31%
38	PORTARLINGTON	VIC	3223	House	4	\$405,500	2.65%	-16.31%	\$360	4.61%	-7.70%
39	TORQUAY	VIC	3228	House	5	\$779,500	8.33%	-16.19%	\$495	3.30%	-7.48%
40	CHELTENHAM	VIC	3192	House	2	\$465,000	-3.13%	-15.84%	\$395	4.41%	2.59%
41	PORT MELBOURNE	VIC	3207	Unit	3	\$1,200,000	11.11%	-15.79%	\$900	3.90%	0.55%
42	MURRUMBEENA	VIC	3163	Unit	Studio & 1	\$270,000	-9.40%	-15.63%	\$270	5.20%	1.88%
43	RESERVOIR	VIC	3073	Unit	Studio & 1	\$270,000	3.84%	-15.63%	\$280	5.39%	3.70%
44	CAPE PATERSON	VIC	3995	House	2	\$279,000	-12.82%	-15.46%	\$220	4.10%	-4.35%
45	FOOTSCRAY	VIC	3011	Unit	2	\$360,000	-2.71%	-15.30%	\$340	4.91%	6.25%
46	COBDEN	VIC	3266	House	3	\$195,000	1.56%	-15.22%	\$235	6.26%	11.90%
47	SURREY HILLS	VIC	3127	House	4	\$1,145,000	-0.44%	-15.19%	\$715	3.24%	2.14%
48	KEW	VIC	3101	Unit	3	\$590,000	-35.03%	-15.11%	\$520	4.58%	8.33%
49	GEELONG	VIC	3220	House	2	\$390,000	-0.64%	-15.04%	\$320	4.26%	0.00%
50	DANDENONG	VIC	3175	Unit	3	\$340,000	0.00%	-15.00%	\$340	5.20%	0.00%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

WA Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
1	GERALDTON	WA	6530	Unit	2	\$380,000	-52.21%	-51.29%	\$235	3.21%	-6.00%
2	NORTH FREMANTLE	WA	6159	Unit	2	\$900,000	0.11%	-49.87%	\$665	3.84%	-16.36%
3	SOUTH FREMANTLE	WA	6162	House	2	\$368,000	-46.28%	-47.21%	\$550	7.77%	-5.18%
4	WEMBLEY	WA	6014	House	2	\$429,000	-46.31%	-46.04%	\$450	5.45%	-1.10%
5	MANDURAH	WA	6210	Unit	3	\$495,000	-0.91%	-43.79%	\$400	4.20%	-13.98%
6	BULLSBROOK	WA	6084	House	4	\$395,000	4.22%	-39.24%	\$460	6.05%	0.00%
7	SOUTH HEDLAND	WA	6722	Unit	3	\$499,000	-23.82%	-36.44%	\$700	7.29%	-46.16%
8	NORTH COOGEE	WA	6163	Unit	2	\$630,000	-10.00%	-34.31%	\$580	4.78%	-27.05%
9	SOUTH YUNDERUP	WA	6208	House	3	\$399,000	-12.31%	-31.15%	\$380	4.95%	-1.30%
10	CRAWLEY	WA	6009	Unit	3	\$1,347,500	-15.52%	-30.90%	\$895	3.45%	-5.79%
11	WANNANUP	WA	6210	House	3	\$519,000	-1.90%	-30.80%	\$395	3.95%	-5.96%
12	GLENFIELD	WA	6532	House	4	\$455,000	-9.00%	-30.00%	\$395	4.51%	-12.23%
13	EAST FREMANTLE	WA	6158	House	2	\$622,500	-17.83%	-29.27%	\$490	4.09%	-2.00%
14	SHOALWATER	WA	6169	House	2	\$399,000	28.70%	-28.75%	\$300	3.90%	-9.10%
15	UTAKARRA	WA	6530	House	3	\$220,500	-5.17%	-28.18%	\$280	6.60%	-3.45%
16	CABLE BEACH	WA	6726	Unit	Studio & 1	\$280,000	-1.76%	-26.99%	\$390	7.24%	-11.37%
17	HOPETOUN	WA	6348	House	3	\$268,000	-9.16%	-26.58%	\$290	5.62%	-3.34%
18	PORT HEDLAND	WA	6721	House	3	\$845,000	-22.98%	-26.53%	\$1,100	6.76%	-31.25%
19	SOUTH YUNDERUP	WA	6208	House	4	\$419,000	-2.68%	-25.85%	\$400	4.96%	-11.12%
20	CLAREMONT	WA	6010	House	4	\$1,595,000	6.33%	-25.82%	\$1,000	3.26%	-16.67%
21	HALLS HEAD	WA	6210	Unit	2	\$289,000	-21.69%	-25.71%	\$290	5.21%	11.53%
22	KARRATHA	WA	6714	House	4	\$743,500	-12.02%	-25.28%	\$965	6.74%	-31.08%
23	CAREY PARK	WA	6230	House	4	\$355,000	5.34%	-24.63%	\$350	5.12%	1.44%
24	COOGEE	WA	6166	House	4	\$672,000	-3.87%	-24.50%	\$635	4.91%	-5.23%
25	BROOME	WA	6725	Unit	Studio & 1	\$290,000	-25.07%	-24.39%	\$300	5.37%	-9.10%

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data. 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 sale prices that include all bedrooms as consolidated median results. This report is designed to identify the suburbs where median prices have declined the greatest in the last 4 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage. You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

WA Report											
Rank	Suburb	State	Postcode	Dwelling Type	Bedrooms	Median Price	Median Price Growth 1 yr	Median Price 4 Yr Total % Decrease	Median Rent	Rental Yield	Median Rent Growth 1 yr
26	APPLECROSS	WA	6153	House	5	\$2,500,000	13.63%	-24.25%	\$975	2.02%	-24.42%
27	APPLECROSS	WA	6153	Unit	3	\$1,212,500	-13.21%	-23.99%	\$665	2.85%	-30.00%
28	ERSKINE	WA	6210	Townhouse	3	\$315,000	0.00%	-23.18%	\$350	5.77%	-2.78%
29	THE VINES	WA	6069	House	4	\$590,000	4.88%	-23.13%	\$600	5.28%	-4.77%
30	DAMPIER	WA	6713	House	3	\$669,000	-15.32%	-23.11%	\$850	6.60%	-22.73%
31	SINGLETON	WA	6175	House	4	\$384,000	-4.00%	-23.05%	\$420	5.68%	-2.33%
32	MERREDIN	WA	6415	House	3	\$180,000	-4.77%	-22.59%	\$280	8.08%	0.00%
33	BODDINGTON	WA	6390	House	3	\$295,000	-10.61%	-22.37%	\$350	6.16%	-7.90%
34	NORTHAM	WA	6401	House	2	\$199,500	-11.34%	-21.62%	\$280	7.29%	3.70%
35	BEDFORD	WA	6052	House	2	\$550,000	-6.78%	-20.87%	\$395	3.73%	-4.82%
36	BUNBURY	WA	6230	Townhouse	3	\$495,000	-12.00%	-20.80%	\$420	4.41%	-6.67%
37	NULSEN	WA	6450	House	3	\$194,500	-11.60%	-20.62%	\$240	6.41%	-2.05%
38	MANDURAH	WA	6210	Townhouse	3	\$349,000	-3.06%	-20.51%	\$360	5.36%	-5.27%
39	BERESFORD	WA	6530	Unit	2	\$219,000	-12.75%	-20.37%	\$230	5.46%	-2.13%
40	MAYLANDS	WA	6051	House	2	\$395,000	-17.54%	-20.21%	\$400	5.26%	0.00%
41	HOPETOUN	WA	6348	House	4	\$367,500	3.52%	-20.11%	\$350	4.95%	0.00%
42	CLAREMONT	WA	6010	Unit	Studio & 1	\$480,000	28.00%	-20.00%	\$345	3.73%	-17.86%
43	BUNBURY	WA	6230	Unit	2	\$320,000	-15.57%	-19.80%	\$330	5.36%	-5.72%
44	DOUBLEVIEW	WA	6018	Townhouse	3	\$603,500	-4.06%	-19.43%	\$510	4.39%	-8.93%
45	PORT DENISON	WA	6525	House	3	\$355,000	-7.80%	-19.32%	\$300	4.39%	0.00%
46	CITY BEACH	WA	6015	House	4	\$1,595,000	-6.15%	-19.25%	\$990	3.22%	-17.50%
47	CLAREMONT	WA	6010	Townhouse	3	\$970,000	21.25%	-19.10%	\$650	3.48%	-7.15%
48	SUBIACO	WA	6008	House	4	\$1,412,000	-13.64%	-19.09%	\$950	3.49%	-24.00%
49	NARROGIN	WA	6312	House	3	\$210,000	5.52%	-19.08%	\$250	6.19%	4.16%
50	MOUNT CLAREMONT	WA	6010	House	3	\$1,012,500	1.25%	-19.00%	\$730	3.74%	-2.67%