



Best of the best 2019

Released December 2019



CoreLogic®



Table of Contents

About CoreLogic.....	3
National top performing regions 2019.....	4
National top 10.....	6
Sydney.....	9
Melbourne.....	13
Brisbane.....	17
Adelaide.....	21
Perth.....	25
Hobart.....	29
Darwin.....	33
Canberra.....	14
Disclaimers.....	14

About CoreLogic



CoreLogic is a leading property information, analytics and services provider in the United States, Australia and New Zealand. CoreLogic helps clients identify and manage growth opportunities, improve performance and mitigate risk, by providing clients with innovative, technology-based services and access to rich data and analytics.

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The Best of the Best

2019 will go down as the year when new records were set. For 2020, we're likely to see markets in recovery mode as housing prices catch up and then overtake their previous record highs, however we expect the rapid rate of capital gains seen over the second half of 2019 to lose steam as stock levels rise and affordability deteriorates.

2019 – The housing market moved through the largest and longest correction on record, followed by a fast-paced rebound in values through the second half of the year. Housing turnover fell to record lows in 2019, as did new advertised stock levels. Interest rates reduced to levels previously unseen, while the concentration of investors in the market also plumbed new depths.

National top performing regions 2019

HOUSES		UNITS	
HIGHEST MEDIAN VALUE	LOWEST MEDIAN VALUE	HIGHEST MEDIAN VALUE	LOWEST MEDIAN VALUE
\$6,510,379	\$36,867	\$2,201,086	\$97,919
Darling Point, Sydney, NSW	Cunnamulla, Rest of QLD, QLD	Point Piper, Sydney, NSW	Newman, Rest of WA, WA
LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY	GREATEST 12-MONTH CHANGE IN VALUES	LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY	GREATEST 12-MONTH CHANGE IN VALUES
\$287,616	19.6%	\$239,754	22.3%
Risdon Vale, Hobart, TAS	St Kilda, Melbourne, VIC	Osborne Park, Greater Perth, WA	South Hedland, Rest of WA, WA
GREATEST 5-YEAR CHANGE IN VALUES		GREATEST 5-YEAR CHANGE IN VALUES	
10.6%		10%	
Risdon Vale, Hobart, TAS		Clifton Springs, Rest of Vic, Vic	
HIGHEST GROSS RENTAL YIELDS	HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY	HIGHEST GROSS RENTAL YIELDS	HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY
15.0%	8.1%	14%	7.6%
Blackall, Rest of QLD, QLD	Risdon Vale, Hobart, TAS	South Hedland, Rest of WA, WA	Curtin, ACT
HIGHEST MEDIAN WEEKLY ADVERTISED RENTS	LOWEST MEDIAN WEEKLY ADVERTISED RENTS	HIGHEST MEDIAN WEEKLY ADVERTISED RENTS	LOWEST MEDIAN WEEKLY ADVERTISED RENTS
\$2,200	\$160	\$1,100	\$145
Bellevue Hill, Sydney, NSW	Blackall, Rest of QLC, QLC	Millers Point, Sydney, NSW	Newborough, Rest of VIC, VIC
HIGHEST TOTAL VALUE OF SALES		HIGHEST TOTAL VALUE OF SALES	
\$851,791,900		\$498,220,700	
Mosman, Sydney, NSW		Surfers Paradise, Rest of QLD, QLD	

Disclaimers:

- Highest Growth Regions Based on SA2 Region Hedonic Home Value Index
- Highest & Lowest Median Value data based on Suburb data as at November 2019
- Rental data based on Suburb data 12 months to November 2019
- Total Value of Annual Sales based on suburb data over the 12 months to September (lagged due to delay in receiving sales data)

Exclusions:

- Regions <20 Sales over the 12 months to November 2019
- Regions <10 Sales & 100 Valid AVM observations over the 12 months to November 2019
- Regions <20 Rental Observations & Sales over the 12 Months to November 2019
- Regions with <20 Sales over the 12 months to September

The Best of the Best 2019 highlights the top 10 regions (house & unit) nationally & across each of the capital cities based on the below criteria:

- All data highlighted is current to November 2019. (Total value of sales to September 2019).
- Median value data based on the middle value of all automated valuations across the suburb as at November 2019.
- 12-month change The percentage difference between the hedonic home value index in the same period compared to 12 months ago – SA2- (Statistical Area Level 2) Regions.
- Five year change The percentage difference between the hedonic home value index in the same period compared to 5 years ago annualised. SA2- (Statistical Area Level 2) Regions.
- Rental rates quoted are based on the median across all rental advertisements over the 12-months to November 2019.
- Gross rental yields are calculated across those properties advertised for rent. The annualised rental listing is divided by the valuation estimate to derive a gross yield for individual properties. The displayed gross yield is the median across the region over the period.
- Total Value of Sales data: The total value of all property transactions recorded over the 12 months to September 2019.

National Top 10

Highest median value

HOUSES				
#	Suburb	Region	# Sold	Median value
1.	Darling Point	Greater Sydney	10	\$6,510,379
2.	Bellevue Hill	Greater Sydney	67	\$5,468,405
3.	Vaucluse	Greater Sydney	72	\$4,909,487
4.	Toorak	Greater Melbourne	117	\$4,694,283
5.	Rose Bay	Greater Sydney	45	\$4,184,208
6.	Double Bay	Greater Sydney	18	\$4,133,728
7.	Cremorne Point	Greater Sydney	11	\$3,986,947
8.	Mosman	Greater Sydney	219	\$3,895,407
9.	Woolwich	Greater Sydney	11	\$3,870,781
10.	Dover Heights	Greater Sydney	38	\$3,652,700

Lowest median value

#	Suburb	Region	# Sold	Median value
1.	Cunnamulla	Rest of Qld	12	\$36,867
2.	Morawa	Rest of WA	11	\$45,461
3.	Mullewa	Rest of WA	13	\$45,549
4.	Norseman	Rest of WA	16	\$53,498
5.	Baradine	Rest of NSW	10	\$56,414
6.	Tara	Rest of Qld	32	\$56,756
7.	Leonora	Rest of WA	10	\$58,809
8.	Charleville	Rest of Qld	24	\$61,229
9.	Kambalda East	Rest of WA	15	\$64,613
10.	Coober Pedy	Rest of SA	29	\$67,701

Lowest median value within 10km of a capital city

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Risdon Vale	Greater Hobart	8.0	50	\$287,616
2.	Clarendon Vale	Greater Hobart	9.4	23	\$302,089
3.	Rokeby	Greater Hobart	8.7	76	\$323,172
4.	Nollamara	Greater Perth	8.2	153	\$347,176
5.	Westminster	Greater Perth	9.6	69	\$353,886
6.	Warrane	Greater Hobart	5.0	36	\$373,776
7.	Goodwood	Greater Hobart	6.9	14	\$376,940
8.	Glenorchy	Greater Hobart	7.0	132	\$381,731
9.	Athol Park	Greater Adelaide	9.3	22	\$385,749
10.	Rocklea	Greater Brisbane	9.2	29	\$397,273

Greatest 12-month change

#	Suburb	Region	%	Median value
1.	St Kilda	Greater Melbourne	19.6%	\$1,584,805
2.	Moranbah	Rest of Qld	19.0%	\$216,100
3.	Melba	Australian Capital Territory	17.1%	\$620,471
4.	Carlingford	Greater Sydney	15.4%	\$1,485,663
5.	Loftus - Yarrowarra	Greater Sydney	15.2%	\$1,008,205
6.	Surrey Hills (West) - Canterbury	Greater Melbourne	14.6%	\$2,514,345
7.	Broadsound - Nebo	Rest of Qld	14.6%	\$96,919
8.	Sydenham - Tempe - St Peters	Greater Sydney	14.5%	\$1,301,431
9.	St Kilda East	Greater Melbourne	13.6%	\$1,356,886
10.	Woronora Heights	Greater Sydney	13.1%	\$1,137,938

Greatest 5-year change

#	Suburb	Region	%	Median value
1.	Risdon Vale	Greater Hobart	10.6%	\$287,669
2.	Rokeby	Greater Hobart	9.9%	\$325,127
3.	Hobart	Greater Hobart	9.4%	\$837,632
4.	Bridgewater - Gagebrook	Greater Hobart	9.2%	\$264,347
5.	South Hobart - Fern Tree	Greater Hobart	9.0%	\$662,476
6.	Ardeer - Albion	Greater Melbourne	9.0%	\$642,184
7.	Lenah Valley - Mount Stuart	Greater Hobart	8.9%	\$599,685
8.	Derwent Park - Lutana	Greater Hobart	8.7%	\$393,445
9.	New Town	Greater Hobart	8.7%	\$651,584
10.	Mermaid Beach - Broadbeach	Rest of Qld	8.6%	\$1,407,849

UNITS				
#	Suburb	Region	# Sold	Median value
1.	Point Piper	Greater Sydney	13	\$2,201,086
2.	Millers Point	Greater Sydney	23	\$1,931,579
3.	Darling Point	Greater Sydney	66	\$1,858,164
4.	Milsons Point	Greater Sydney	46	\$1,747,935
5.	Cabarita	Greater Sydney	11	\$1,499,263
6.	The Rocks	Greater Sydney	13	\$1,498,169
7.	Cremorne Point	Greater Sydney	25	\$1,456,378
8.	Seaforth	Greater Sydney	15	\$1,419,607
9.	Kirribilli	Greater Sydney	46	\$1,384,832
10.	Manly	Greater Sydney	257	\$1,335,083

#	Suburb	Region	# Sold	Median value
1.	Newman	Rest of WA	13	\$97,186
2.	Kooralbyn	Greater Brisbane	12	\$97,919
3.	South Gladstone	Rest of Qld	16	\$108,453
4.	Pegs Creek	Rest of WA	20	\$114,101
5.	West Gladstone	Rest of Qld	19	\$117,304
6.	South Hedland	Rest of WA	51	\$130,004
7.	Bulgarra	Rest of WA	11	\$133,293
8.	Woree	Rest of Qld	50	\$133,790
9.	Kalbarri	Rest of WA	24	\$141,139
10.	Bucasia	Rest of Qld	10	\$145,558

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Osborne Park	Greater Perth	6.6	36	\$239,754
2.	Millner	Greater Darwin	8.0	15	\$240,751
3.	Glendalough	Greater Perth	5.2	24	\$241,567
4.	Noranda	Greater Perth	9.5	14	\$243,049
5.	Wembley	Greater Perth	4.8	84	\$245,683
6.	Klemzig	Greater Adelaide	6.5	35	\$248,940
7.	Parap	Greater Darwin	3.1	32	\$250,079
8.	Westminster	Greater Perth	9.7	27	\$250,516
9.	Brooklyn Park	Greater Adelaide	5.2	24	\$256,573
10.	Bayswater	Greater Perth	6.6	32	\$256,597

#	Suburb	Region	%	Median value
1.	South Hedland	Rest of WA	22.3%	\$130,004
2.	Sandringham - Black Rock	Greater Melbourne	18.6%	\$846,381
3.	Kempsey Region	Rest of NSW	17.6%	\$342,693
4.	Beumaris	Greater Melbourne	17.1%	\$1,024,929
5.	Bendigo	Rest of Vic.	16.5%	\$264,906
6.	Bright - Mount Beauty	Rest of Vic.	16.4%	\$385,068
7.	Mentone	Greater Melbourne	16.0%	\$624,396
8.	Mildura - North	Rest of Vic.	15.8%	\$178,364
9.	California Gully - Eaglehawk	Rest of Vic.	15.3%	\$240,054
10.	Collingwood	Greater Melbourne	15.2%	\$671,988

#	Suburb	Region	%	Median value
1.	Clifton Springs	Rest of Vic.	10.0%	\$409,953
2.	Montrose - Rosetta	Greater Hobart	9.9%	\$306,902
3.	Carrum - Patterson Lakes	Greater Melbourne	9.9%	\$673,768
4.	Seymour	Rest of Vic.	9.8%	\$190,932
5.	Meadow Heights	Greater Melbourne	9.6%	\$374,405
6.	Campbellfield - Coolaroo	Greater Melbourne	9.6%	\$351,171
7.	Moorabbin - Heatherton	Greater Melbourne	9.4%	\$656,985
8.	Broadmeadows	Greater Melbourne	9.4%	\$379,086
9.	Wattle Glen - Diamond Creek	Greater Melbourne	9.4%	\$590,553
10.	Fawkner	Greater Melbourne	9.4%	\$479,928

National Top 10

Highest gross rental yields

HOUSES					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Blackall	Rest of Qld	\$69,759	\$160	15.0%
2.	Cooper Pedy	Rest of SA	\$67,701	\$170	14.5%
3.	Mount Morgan	Rest of Qld	\$82,665	\$210	14.1%
4.	Ouyen	Rest of Vic.	\$92,822	\$200	13.4%
5.	Newman	Rest of WA	\$178,729	\$450	13.0%
6.	Pioneer	Rest of Qld	\$144,679	\$340	12.8%
7.	Queenstown	Rest of Tas.	\$77,454	\$160	12.6%
8.	Barcaldine	Rest of Qld	\$87,571	\$240	12.5%
9.	Peterborough	Rest of SA	\$73,349	\$170	12.1%
10.	Moura	Rest of Qld	\$112,664	\$260	11.7%

UNITS					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	South Hedland	Rest of WA	\$129,685	\$315	14.0%
2.	Bulgarrá	Rest of WA	\$133,293	\$305	12.7%
3.	Woree	Rest of Qld	\$133,790	\$260	10.9%
4.	Port Hedland	Rest of WA	\$185,842	\$400	9.8%
5.	Manoora	Rest of Qld	\$152,703	\$280	9.5%
6.	Manunda	Rest of Qld	\$151,658	\$250	9.5%
7.	Edmonton	Rest of Qld	\$146,080	\$265	8.8%
8.	Bungalow	Rest of Qld	\$191,425	\$270	8.8%
9.	West Mackay	Rest of Qld	\$225,580	\$320	8.6%
10.	Holloways Beach	Rest of Qld	\$199,986	\$300	8.2%

Highest gross rental yields within 10km of a capital city

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Risdon Vale	Greater Hobart	\$287,616	\$375	8.1%
2.	Clarendon Vale	Greater Hobart	\$302,089	\$355	7.7%
3.	Rokeby	Greater Hobart	\$323,200	\$360	7.3%
4.	Warrane	Greater Hobart	\$373,776	\$395	6.8%
5.	Mornington	Greater Hobart	\$400,006	\$440	6.4%
6.	Glenorchy	Greater Hobart	\$382,121	\$430	6.3%
7.	Lutana	Greater Hobart	\$407,768	\$450	6.1%
8.	Moonah	Greater Hobart	\$433,222	\$450	5.8%
9.	Rosetta	Greater Hobart	\$442,342	\$450	5.7%
10.	Geilston Bay	Greater Hobart	\$468,240	\$490	5.6%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Curtin	Australian Capital Territory	\$263,797	\$380	7.6%
2.	Parap	Greater Darwin	\$256,566	\$450	7.2%
3.	Carlton	Greater Melbourne	\$365,053	\$435	7.1%
4.	Darwin	Greater Darwin	\$324,814	\$450	7.1%
5.	Millner	Greater Darwin	\$240,661	\$330	7.0%
6.	Spring Hill	Greater Brisbane	\$335,571	\$440	6.9%
7.	Stuart Park	Greater Darwin	\$333,043	\$400	6.8%
8.	Bayview	Greater Darwin	\$343,844	\$490	6.8%
9.	Glenorchy	Greater Hobart	\$301,571	\$350	6.7%
10.	Wright	Australian Capital Territory	\$400,154	\$460	6.6%

Highest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Bellevue Hill	Greater Sydney	\$5,482,460	\$2,200	1.9%
2.	Vaucluse	Greater Sydney	\$4,915,763	\$2,125	2.2%
3.	Clontarf	Greater Sydney	\$3,361,405	\$1,800	2.8%
4.	Double Bay	Greater Sydney	\$4,126,463	\$1,750	2.3%
5.	Rose Bay	Greater Sydney	\$4,096,136	\$1,675	2.1%
6.	Mosman	Greater Sydney	\$3,895,407	\$1,655	2.5%
7.	North Bondi	Greater Sydney	\$2,733,858	\$1,650	3.1%
8.	Dover Heights	Greater Sydney	\$3,669,566	\$1,600	2.3%
9.	Riverview	Greater Sydney	\$2,388,146	\$1,525	2.6%
10.	Clovelly	Greater Sydney	\$2,869,303	\$1,500	2.6%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Millers Point	Greater Sydney	\$1,934,568	\$1,100	3.1%
2.	Point Piper	Greater Sydney	\$2,201,086	\$1,000	2.5%
3.	Cabarita	Greater Sydney	\$1,499,263	\$950	2.9%
4.	The Rocks	Greater Sydney	\$1,498,169	\$940	3.1%
5.	Tamarama	Greater Sydney	\$1,267,390	\$878	3.5%
6.	Haymarket	Greater Sydney	\$1,167,851	\$860	4.5%
7.	Darling Point	Greater Sydney	\$1,875,507	\$850	2.6%
8.	Milsons Point	Greater Sydney	\$1,730,877	\$845	2.9%
9.	Curl Curl	Greater Sydney	\$1,079,995	\$820	3.8%
10.	Huntleys Cove	Greater Sydney	\$1,220,759	\$780	2.9%

Lowest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Blackall	Rest of Qld	\$69,759	\$160	15.0%
2.	Queenstown	Rest of Tas.	\$77,454	\$160	12.6%
3.	Zeehan	Rest of Tas.	\$80,678	\$170	11.5%
4.	Cooper Pedy	Rest of SA	\$67,701	\$170	14.5%
5.	Peterborough	Rest of SA	\$73,349	\$170	12.1%
6.	Whyalla Stuart	Rest of SA	\$145,636	\$170	7.4%
7.	Risdon Park	Rest of SA	\$144,788	\$183	7.0%
8.	Warracknabeal	Rest of Vic.	\$108,156	\$185	11.0%
9.	Ouyen	Rest of Vic.	\$92,822	\$200	13.4%
10.	Rangeway	Rest of WA	\$113,025	\$200	10.7%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Newborough	Rest of Vic.	\$181,807	\$145	5.5%
2.	South Gladstone	Rest of Qld	\$108,453	\$150	6.4%
3.	Moe	Rest of Vic.	\$184,892	\$165	5.7%
4.	West Gladstone	Rest of Qld	\$117,304	\$180	7.2%
5.	George Town	Rest of Tas.	\$219,678	\$180	6.2%
6.	Numurkah	Rest of Vic.	\$213,054	\$180	5.0%
7.	Corowa	Rest of NSW	\$165,055	\$183	5.7%
8.	Morwell	Rest of Vic.	\$186,844	\$185	5.8%
9.	North Albury	Rest of NSW	\$202,681	\$190	5.6%
10.	Geraldton	Rest of WA	\$149,796	\$200	6.4%

Highest total value of sales

#	Suburb	Region	# Sold	Total value 12m	Median value
1.	Mosman	Greater Sydney	208	\$851,791,900	\$3,895,407
2.	Brighton	Greater Melbourne	232	\$650,499,269	\$2,779,998
3.	Vaucluse	Greater Sydney	85	\$612,893,597	\$4,909,487
4.	Glen Waverley	Greater Melbourne	424	\$554,366,766	\$1,345,762
5.	Point Cook	Greater Melbourne	839	\$546,911,150	\$653,913
6.	Castle Hill	Greater Sydney	351	\$515,310,264	\$1,488,689
7.	Toorak	Greater Melbourne	133	\$512,800,966	\$4,694,283
8.	Kew	Greater Melbourne	233	\$505,468,138	\$2,457,799
9.	Balwyn North	Greater Melbourne	275	\$480,407,062	\$1,921,929
10.	Bellevue Hill	Greater Sydney	72	\$475,781,500	\$5,468,405

#	Suburb	Region	# Sold	Total value 12m	Median value
1.	Surfers Paradise	Rest of Qld	1110	\$498,220,700	\$373,561
2.	Dee Why	Greater Sydney	504	\$403,696,186	\$790,701
3.	Sydney	Greater Sydney	267	\$353,289,425	\$1,155,879
4.	Mosman	Greater Sydney	249	\$346,152,200	\$1,100,941
5.	Manly	Greater Sydney	250	\$342,477,752	\$1,335,083
6.	Melbourne	Greater Melbourne	645	\$341,920,244	\$486,450
7.	Cronulla	Greater Sydney	316	\$336,215,493	\$829,337
8.	Mascot	Greater Sydney	302	\$271,755,915	\$835,239
9.	Coogee	Greater Sydney	227	\$264,705,346	\$1,124,723
10.	Southport	Rest of Qld	567	\$250,830,892	\$306,790



Sydney

Sydney's top performing regions 2019

HOUSES



HIGHEST MEDIAN VALUE

\$6,510,379

Darling Point, Sydney

LOWEST MEDIAN VALUE

\$427,510

San Remo, Central Coast

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY

\$1,090,504

Arncliffe, Inner South West

GREATEST 12-MONTH CHANGE IN VALUES

15.4%

Carlingford, Parramatta

GREATEST 5-YEAR CHANGE IN VALUES

8.5%

Dover Heights, Eastern Suburbs

UNITS

HIGHEST MEDIAN VALUE

\$2,201,086

Point Piper, Sydney

LOWEST MEDIAN VALUE

\$230,766

Vineyard, Baulkham Hills and Hawkesbury

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY

\$587,793

Eastlakes, City and Inner South

GREATEST 12-MONTH CHANGE IN VALUES

11.5%

Sydenham - Tempe - St Peters, City and Inner South

GREATEST 5-YEAR CHANGE IN VALUES

7.3%

Warriewood - Mona Vale, Northern Beaches



HIGHEST GROSS RENTAL YIELDS

5.1%

Warragamba, Outer West and Blue Mountains

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY

3.8%

Sydenham, Inner West

HIGHEST GROSS RENTAL YIELDS

5.5%

Wyong, Central Coast

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY

5.0%

Ultimo, City and Inner South

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS

\$2,200

Bellevue Hill, Eastern Suburbs

LOWEST MEDIAN WEEKLY ADVERTISED RENTS

\$320

Willmot, Blacktown

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS

\$1,100

Millers Point, City and Inner South

LOWEST MEDIAN WEEKLY ADVERTISED RENTS

\$310

Carramar, Parramatta



HIGHEST TOTAL VALUE OF SALES

\$851,791,900

Mosman, North Sydney and Hornsby

HIGHEST TOTAL VALUE OF SALES

\$403,696,186

Dee Why, Northern Beaches

Sydney Top 10

Highest median value

HOUSES				
#	Suburb	Region	# Sold	Median value
1.	Darling Point	Eastern Suburbs	10	\$6,510,379
2.	Bellevue Hill	Eastern Suburbs	67	\$5,468,405
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4.	Rose Bay	Eastern Suburbs	45	\$4,184,208
5.	Double Bay	Eastern Suburbs	18	\$4,133,728
6.	Cremorne Point	North Sydney and Hornsby	11	\$3,986,947
7.	Mosman	North Sydney and Hornsby	219	\$3,895,407
8.	Woolwich	Ryde	11	\$3,870,781
9.	Dover Heights	Eastern Suburbs	38	\$3,652,700
10.	Clontarf	Northern Beaches	24	\$3,391,119

Lowest median value

#	Suburb	Region	# Sold	Median value
1.	San Remo	Central Coast	67	\$427,510
2.	Budgewoi	Central Coast	79	\$438,372
3.	Halekulani	Central Coast	43	\$438,437
4.	Gorokan	Central Coast	151	\$439,627
5.	Tregear	Blacktown	35	\$442,820
6.	Charmhaven	Central Coast	44	\$444,814
7.	Chain Valley Bay	Central Coast	25	\$447,815
8.	Mannering Park	Central Coast	43	\$448,162
9.	Bidwill	Blacktown	21	\$451,057
10.	Lethbridge Park	Blacktown	40	\$451,994

Lowest median value within 10km of a capital city

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Arncliffe	Inner South West	9.9	45	\$1,090,504
2.	Turrella	Inner South West	9.3	11	\$1,109,628
3.	Waterloo	City and Inner South	3.4	10	\$1,168,372
4.	Earlwood	Inner South West	10.0	116	\$1,227,061
5.	Sydenham	City and Inner South	6.5	11	\$1,251,023
6.	Tempe	City and Inner South	7.4	38	\$1,278,168
7.	Mascot	City and Inner South	6.9	69	\$1,307,175
8.	Botany	City and Inner South	9.0	64	\$1,339,982
9.	Newtown	City and Inner South	4.4	140	\$1,386,469
10.	Rosebery	City and Inner South	6.0	34	\$1,389,239

Greatest 12-month change

#	Suburb	Region	%	Median value
1.	Carlingford	Parramatta	15.4%	\$1,485,663
2.	Loftus - Yarrawarra	Sutherland	15.2%	\$1,008,205
3.	Sydenham - Tempe - St Peters	City and Inner South	14.5%	\$1,301,431
4.	Woronora Heights	Sutherland	13.1%	\$1,137,938
5.	Oyster Bay - Como - Jannali	Sutherland	12.7%	\$1,195,416
6.	Engadine	Sutherland	12.3%	\$936,618
7.	Rose Bay - Vaucluse - Watsons Bay	Eastern Suburbs	11.2%	\$5,276,201
8.	Dover Heights	Eastern Suburbs	11.1%	\$3,364,976
9.	Petersham - Stanmore	City and Inner South	11.1%	\$1,616,458
10.	Neutral Bay - Kirribilli	North Sydney and Hornsby	10.8%	\$2,720,971

Greatest 5-year change

#	Suburb	Region	%	Median value
1.	Dover Heights	Eastern Suburbs	8.5%	\$3,364,976
2.	Kensington	Eastern Suburbs	7.9%	\$2,464,477
3.	Rose Bay - Vaucluse - Watsons Bay	Eastern Suburbs	7.8%	\$5,276,201
4.	Double Bay - Bellevue Hill	Eastern Suburbs	7.6%	\$5,129,562
5.	Freshwater - Brookvale	Northern Beaches	7.2%	\$2,203,133
6.	Katoomba - Leura	Outer West and Blue Mountains	7.1%	\$605,811
7.	Beacon Hill - Narrabeena	Northern Beaches	7.0%	\$1,466,096
8.	Sydenham - Tempe - St Peters	City and Inner South	7.0%	\$1,301,431
9.	Manly Vale - Allambie Heights	Northern Beaches	6.8%	\$1,792,467
10.	Bondi - Tamarama - Bronte	Eastern Suburbs	6.8%	\$3,027,617

UNITS				
#	Suburb	Region	# Sold	Median value
1.	Point Piper	Eastern Suburbs	13	\$2,201,086
2.	Millers Point	City and Inner South	23	\$1,931,579
3.	Darling Point	Eastern Suburbs	66	\$1,858,164
4.	Milsons Point	North Sydney and Hornsby	46	\$1,747,935
5.	Cabarita	Inner West	11	\$1,499,263
6.	The Rocks	City and Inner South	13	\$1,498,169
7.	Cremorne Point	North Sydney and Hornsby	25	\$1,456,378
8.	Seaforth	Northern Beaches	15	\$1,419,607
9.	Kirribilli	North Sydney and Hornsby	46	\$1,384,832
10.	Manly	Northern Beaches	257	\$1,335,083

#	Suburb	Region	# Sold	Median value
1.	Vineyard	Baulkham Hills and Hawkesbury	12	\$230,766
2.	Berkeley Vale	Central Coast	30	\$330,164
3.	Gorokan	Central Coast	45	\$347,055
4.	Wyong	Central Coast	12	\$355,344
5.	Ambarvale	Outer South West	11	\$356,698
6.	Warwick Farm	South West	58	\$359,087
7.	Carramar	Parramatta	13	\$366,877
8.	Jamisontown	Outer West and Blue Mountains	37	\$371,659
9.	Toukley	Central Coast	30	\$374,765
10.	Bradbury	Outer South West	13	\$380,326

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Eastlakes	City and Inner South	6.4	42	\$587,793
2.	Hillsdale	City and Inner South	9.6	77	\$613,579
3.	Croydon Park	Inner West	9.8	48	\$621,668
4.	Canterbury	Inner West	9.8	85	\$654,248
5.	Earlwood	Inner South West	9.3	34	\$681,374
6.	Ashfield	Inner West	7.8	200	\$682,858
7.	Hurlstone Park	Inner West	8.4	36	\$705,721
8.	Arncliffe	Inner South West	9.4	49	\$708,161
9.	Gladesville	Ryde	8.5	125	\$721,432
10.	Wolli Creek	Inner South West	8.6	256	\$730,338

#	Suburb	Region	%	Median value
1.	Sydenham - Tempe - St Peters	City and Inner South	11.5%	\$780,352
2.	Kensington (NSW)	Eastern Suburbs	11.4%	\$881,090
3.	Avalon - Palm Beach	Northern Beaches	11.1%	\$829,951
4.	Coogee - Clovelly	Eastern Suburbs	10.2%	\$1,149,259
5.	Warriewood - Mona Vale	Northern Beaches	9.8%	\$1,039,322
6.	Randwick - South	Eastern Suburbs	9.6%	\$952,234
7.	Maroubra - South	Eastern Suburbs	9.2%	\$906,009
8.	Frenchs Forest - Belrose	Northern Beaches	8.8%	\$779,803
9.	Kingsford	Eastern Suburbs	8.7%	\$850,330
10.	Petersham - Stanmore	City and Inner South	8.4%	\$763,936

#	Suburb	Region	%	Median value
1.	Warriewood - Mona Vale	Northern Beaches	7.3%	\$1,039,322
2.	Avalon - Palm Beach	Northern Beaches	7.3%	\$829,951
3.	Newport - Bilgola	Northern Beaches	6.8%	\$918,310
4.	Maroubra - South	Eastern Suburbs	6.7%	\$906,009
5.	Coogee - Clovelly	Eastern Suburbs	6.5%	\$1,149,259
6.	Sydney - Haymarket - The Rocks	City and Inner South	6.5%	\$1,184,610
7.	Potts Point - Woollahroo	City and Inner South	6.3%	\$903,100
8.	Kensington	Eastern Suburbs	6.0%	\$881,090
9.	Dover Heights	Eastern Suburbs	5.8%	\$1,024,111
10.	North Sydney - Lavender Bay	North Sydney and Hornsby	5.7%	\$1,204,427

Sydney Top 10

Highest gross rental yields

HOUSES					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Warragamba	Outer West and Blue Mountains	\$480,351	\$400	5.1%
2.	Blue Haven	Central Coast	\$466,461	\$430	4.9%
3.	San Remo	Central Coast	\$427,510	\$380	4.9%
4.	Watanobbi	Central Coast	\$455,808	\$400	4.8%
5.	Gorokan	Central Coast	\$439,310	\$380	4.7%
6.	Charmhaven	Central Coast	\$444,814	\$380	4.7%
7.	Kanwal	Central Coast	\$453,239	\$400	4.6%
8.	Wyoming	Central Coast	\$520,659	\$470	4.6%
9.	Lake Haven	Central Coast	\$453,467	\$380	4.6%
10.	Halekulani	Central Coast	\$438,437	\$425	4.6%

UNITS					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Wyong	Central Coast	\$355,344	\$340	5.5%
2.	Berkeley Vale	Central Coast	\$330,164	\$320	5.4%
3.	West Gosford	Central Coast	\$431,161	\$393	5.3%
4.	Auburn	Parramatta	\$498,197	\$450	5.2%
5.	North Gosford	Central Coast	\$446,875	\$400	5.1%
6.	Carramar	Parramatta	\$366,877	\$310	5.1%
7.	Lakemba	Inner South West	\$414,689	\$370	5.1%
8.	Hamlyn Terrace	Central Coast	\$456,141	\$420	5.1%
9.	Gorokan	Central Coast	\$347,055	\$332	5.1%
10.	Rosehill	Parramatta	\$498,060	\$430	5.0%

Highest gross rental yields within 10km of a capital city

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Sydenham	Inner West	\$1,254,590	\$770	3.8%
2.	Chippendale	City and Inner South	\$1,444,489	\$950	3.8%
3.	St Peters	Inner West	\$1,399,393	\$800	3.8%
4.	Waterloo	City and Inner South	\$1,168,372	\$795	3.7%
5.	Tempe	City and Inner South	\$1,278,113	\$740	3.7%
6.	Darlington	City and Inner South	\$1,496,532	\$850	3.6%
7.	Erskineville	City and Inner South	\$1,394,752	\$780	3.6%
8.	Redfern	City and Inner South	\$1,539,113	\$880	3.6%
9.	Newtown	Inner West	\$1,390,010	\$793	3.6%
10.	Alexandria	City and Inner South	\$1,536,535	\$845	3.5%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Ultimo	City and Inner South	\$812,457	\$620	5.0%
2.	Wolli Creek	Inner South West	\$730,338	\$630	4.7%
3.	Turrella	Inner South West	\$746,339	\$620	4.6%
4.	Arncliffe	Inner South West	\$699,782	\$550	4.6%
5.	Mascot	City and Inner South	\$835,279	\$697	4.6%
6.	Zetland	City and Inner South	\$913,645	\$750	4.6%
7.	Rosebery	City and Inner South	\$818,479	\$680	4.6%
8.	St Peters	Inner West	\$826,678	\$650	4.5%
9.	Eastlakes	City and Inner South	\$587,793	\$480	4.5%
10.	Waterloo	City and Inner South	\$892,569	\$720	4.5%

Highest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Bellevue Hill	Eastern Suburbs	\$5,482,460	\$2,200	1.9%
2.	Vaucluse	Eastern Suburbs	\$4,915,763	\$2,125	2.2%
3.	Clontarf	Northern Beaches	\$3,361,405	\$1,800	2.8%
4.	Double Bay	Eastern Suburbs	\$4,126,463	\$1,750	2.3%
5.	Rose Bay	Eastern Suburbs	\$4,096,136	\$1,675	2.1%
6.	Mosman	North Sydney and Hornsby	\$3,895,407	\$1,655	2.5%
7.	North Bondi	Eastern Suburbs	\$2,733,858	\$1,650	3.1%
8.	Dover Heights	Eastern Suburbs	\$3,669,566	\$1,600	2.3%
9.	Riverview	North Sydney and Hornsby	\$2,388,146	\$1,525	2.6%
10.	Clovelly	Eastern Suburbs	\$2,869,303	\$1,500	2.6%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Millers Point	City and Inner South	\$1,934,568	\$1,100	3.1%
2.	Point Piper	Eastern Suburbs	\$2,201,086	\$1,000	2.5%
3.	Cabarita	Inner West	\$1,499,263	\$950	2.9%
4.	the Rocks	City and Inner South	\$1,498,169	\$940	3.1%
5.	Tamarama	Eastern Suburbs	\$1,267,390	\$878	3.5%
6.	Haymarket	City and Inner South	\$1,167,851	\$860	4.5%
7.	Darling Point	Eastern Suburbs	\$1,875,507	\$850	2.6%
8.	Milsons Point	North Sydney and Hornsby	\$1,730,877	\$845	2.9%
9.	Cur Curl	Northern Beaches	\$1,079,995	\$820	3.8%
10.	Huntleys Cove	Ryde	\$1,220,759	\$780	2.9%

Lowest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Willmot	Blacktown	\$479,803	\$320	3.8%
2.	Blackett	Blacktown	\$467,496	\$340	4.1%
3.	Lethbridge Park	Blacktown	\$451,990	\$340	4.1%
4.	Tregear	Blacktown	\$442,820	\$340	4.2%
5.	Emerton	Blacktown	\$455,542	\$350	4.2%
6.	Shalvey	Blacktown	\$452,456	\$350	4.2%
7.	Whalan	Blacktown	\$461,874	\$350	4.1%
8.	Bidwill	Blacktown	\$451,057	\$360	4.1%
9.	Hebersham	Blacktown	\$471,718	\$360	4.1%
10.	Budgewoi	Central Coast	\$438,372	\$360	4.5%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Carramar	Parramatta	\$366,877	\$310	5.1%
2.	Berkeley Vale	Central Coast	\$330,164	\$320	5.4%
3.	Bradbury	Outer South West	\$380,518	\$325	4.6%
4.	Toukley	Central Coast	\$374,765	\$330	4.6%
5.	Ambarvale	Outer South West	\$356,698	\$330	5.0%
6.	Windsor	Outer West and Blue Mountains	\$443,300	\$330	4.0%
7.	Gorokan	Central Coast	\$347,055	\$332	5.1%
8.	Cabramatta	South West	\$426,829	\$340	4.4%
9.	Canley Vale	South West	\$408,168	\$340	4.4%
10.	Leumeah	Outer South West	\$382,987	\$340	4.9%

Highest total value of sales

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Mosman	North Sydney and Hornsby	208	\$851,791,900	\$3,895,407
2.	Vaucluse	Eastern Suburbs	85	\$612,893,597	\$4,909,487
3.	Castle Hill	Baulkham Hills and Hawkesbury	351	\$515,310,264	\$1,488,689
4.	Bellevue Hill	Eastern Suburbs	72	\$475,781,500	\$5,468,405
5.	Paddington	Eastern Suburbs	186	\$440,235,333	\$2,288,264
6.	Wahroonga	North Sydney and Hornsby	189	\$378,095,888	\$1,964,616
7.	St Ives	North Sydney and Hornsby	173	\$335,666,250	\$2,108,591
8.	Kellyville	Baulkham Hills and Hawkesbury	292	\$334,274,723	\$1,162,086
9.	Baulkham Hills	Baulkham Hills and Hawkesbury	303	\$328,661,274	\$1,167,672
10.	Strathfield	Inner West	133	\$316,873,388	\$2,426,012

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Dee Why	Northern Beaches	504	\$403,696,186	\$790,701
2.	Sydney	City and Inner South	267	\$353,289,425	\$1,155,879
3.	Mosman	North Sydney and Hornsby	249	\$346,152,200	\$1,100,941
4.	Manly	Northern Beaches	250	\$342,477,752	\$1,335,083
5.	Cronulla	Sutherland	316	\$336,215,493	\$829,337
6.	Mascot	City and Inner South	302	\$271,755,915	\$835,239
7.	Coogee	Eastern Suburbs	227	\$264,705,346	\$1,124,723
8.	Haymarket	City and Inner South	186	\$246,463,808	\$1,167,981
9.	Epping	Ryde	294	\$227,631,900	\$791,791
10.	Ryde	Ryde	321	\$221,509,241	\$674,394



Melbourne

Melbourne's top performing regions 2019

HOUSES



HIGHEST MEDIAN VALUE \$4,694,283
Toorak, Inner Melbourne

LOWEST MEDIAN VALUE \$383,748
Melton, Melbourne West

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY \$833,514
Maidstone, West

GREATEST 12-MONTH CHANGE IN VALUES 19.6%
St Kilda, Inner Melbourne

GREATEST 5-YEAR CHANGE IN VALUES 9.0%
Ardeer - Albion, West

UNITS

HIGHEST MEDIAN VALUE \$1,053,339
Brighton, Inner South

LOWEST MEDIAN VALUE \$314,685
Bacchus Marsh, West

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY \$364,918
Carlton, Inner Melbourne

GREATEST 12-MONTH CHANGE IN VALUES 18.6%
Sandringham - Black Rock

GREATEST 5-YEAR CHANGE IN VALUES 9.9%
Carrum - Patterson Lakes, Inner South



HIGHEST GROSS RENTAL YIELDS 4.7%
Lancefield, North West

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY 3.9%
Collingwood, Inner Melbourne

HIGHEST GROSS RENTAL YIELDS 7.1%
Carlton, Inner Melbourne

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY 7.1%
Carlton, Inner Melbourne

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS \$1,200
Toorak, Inner Melbourne

LOWEST MEDIAN WEEKLY ADVERTISED RENTS \$320
Melton, Melbourne West

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS \$628
Brighton East, Inner South

LOWEST MEDIAN WEEKLY ADVERTISED RENTS \$280
Albion, West



HIGHEST TOTAL VALUE OF SALES \$650,499,269
Brighton, Inner South

HIGHEST TOTAL VALUE OF SALES \$341,920,244
Melbourne, Inner Melbourne

Melbourne Top 10

Highest median value

HOUSES				
#	Suburb	Region	# Sold	Median value
1.	Toorak	Inner	117	\$4,694,283
2.	Deepdene	Inner East	21	\$3,138,484
3.	Canterbury	Inner East	69	\$2,890,059
4.	Brighton	Inner South	223	\$2,779,998
5.	Middle Park	Inner	45	\$2,519,422
6.	Malvern	Inner South	85	\$2,461,624
7.	Kew	Inner East	231	\$2,457,799
8.	Balwyn	Inner East	121	\$2,441,791
9.	Hawthorn	Inner East	142	\$2,394,324
10.	Camberwell	Inner East	187	\$2,255,867

Lowest median value

#	Suburb	Region	# Sold	Median value
1.	Melton	West	134	\$383,748
2.	Kurunjang	West	152	\$428,460
3.	Melton South	West	250	\$430,283
4.	Millgrove	Outer East	39	\$441,261
5.	Frankston North	Mornington Peninsula	85	\$451,777
6.	Coolaroo	North West	22	\$457,868
7.	Hastings	Mornington Peninsula	152	\$458,488
8.	Melton West	West	344	\$463,785
9.	Brookfield	West	138	\$464,924
10.	Dallas	North West	60	\$468,905

Lowest median value within 10km of a capital city

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Maidstone	West	8.4	61	\$833,514
2.	Bellfield	North East	9.5	20	\$846,027
3.	Coburg North	North West	9.7	63	\$863,310
4.	West Footscray	West	8.3	86	\$895,921
5.	Footscray	West	6.4	112	\$900,332
6.	Spotswood	West	7.6	31	\$958,125
7.	Preston	North East	8.9	228	\$962,509
8.	South Kingsville	West	8.4	20	\$967,602
9.	Collingwood	Inner	2.7	46	\$981,400
10.	Pascoe Vale South	Inner	8.0	96	\$982,263

Greatest 12-month change

#	Suburb	Region	%	Median value
1.	St Kilda	Inner	19.6%	\$1,584,805
2.	Surrey Hills (West) - Canterbury	Inner East	14.6%	\$2,514,345
3.	St Kilda East	Inner	13.6%	\$1,356,886
4.	Prahran - Windsor	Inner	12.9%	\$1,563,957
5.	Kew East	Inner East	12.5%	\$1,876,665
6.	Kew	Inner East	11.8%	\$2,450,617
7.	Hawthorn East	Inner East	11.8%	\$2,250,477
8.	Elwood	Inner	11.6%	\$2,004,460
9.	Balwyn	Inner East	11.1%	\$2,516,875
10.	Port Melbourne	Inner	10.7%	\$1,513,669

Greatest 5-year change

#	Suburb	Region	%	Median value
1.	Ardeer - Albion	West	9.0%	\$642,184
2.	Whittlesea	North East	8.6%	\$628,935
3.	Hoppers Crossing - South	West	8.5%	\$513,480
4.	Laverton	West	8.4%	\$606,493
5.	Melton	West	8.4%	\$404,497
6.	Kings Park	West	8.3%	\$509,223
7.	St Albans - South	West	8.3%	\$588,774
8.	Essendon - Aberfeldie	Inner	8.1%	\$1,457,312
9.	Hoppers Crossing - North	West	8.1%	\$550,480
10.	Seabrook	West	8.1%	\$631,713

UNITS				
#	Suburb	Region	# Sold	Median value
1.	Brighton	Inner South	133	\$1,053,339
2.	Beaumaris	Inner South	57	\$1,024,174
3.	Toorak	Inner	129	\$1,009,574
4.	Brighton East	Inner South	54	\$1,004,292
5.	Balwyn North	Inner East	48	\$1,002,434
6.	Black Rock	Inner South	33	\$991,671
7.	Ashburton	Inner East	12	\$986,406
8.	Mount Waverley	South East	172	\$920,128
9.	Mont Albert North	Inner East	29	\$917,245
10.	Port Melbourne	Inner	203	\$867,226

#	Suburb	Region	# Sold	Median value
1.	Bacchus Marsh	West	16	\$314,685
2.	Melton	West	38	\$325,573
3.	Melton South	West	45	\$329,587
4.	Darley	West	14	\$330,975
5.	Albion	West	37	\$340,319
6.	Melton West	West	30	\$356,238
7.	Wallan	North East	20	\$360,387
8.	Cranbourne	South East	65	\$361,295
9.	Carlton	Inner	160	\$364,918
10.	Werribee	West	86	\$365,038

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Carlton	Inner	1.4	160	\$364,918
2.	Travancore	Inner	4.0	38	\$367,349
3.	Flemington	Inner	4.4	26	\$437,754
4.	Footscray	West	6.2	176	\$439,632
5.	Kingsville	West	7.6	34	\$468,551
6.	North Melbourne	Inner	2.0	138	\$469,885
7.	Essendon North	Inner	9.7	33	\$472,130
8.	West Footscray	West	8.3	75	\$476,960
9.	Melbourne	Inner	1.2	884	\$486,450
10.	Brunswick West	Inner	6.0	110	\$497,454

#	Suburb	Region	%	Median value
1.	Sandringham - Black Rock	Inner South	18.6%	\$846,381
2.	Beaumaris	Inner South	17.1%	\$1,024,929
3.	Mentone	Inner South	16.0%	\$624,396
4.	Collingwood	Inner	15.2%	\$671,988
5.	Carrum - Patterson Lakes	Inner South	14.3%	\$673,768
6.	Blackburn	Inner East	14.2%	\$696,854
7.	Moorabbin - Heatherton	Inner South	14.2%	\$656,985
8.	Blackburn South	Inner East	13.8%	\$787,207
9.	Box Hill North	Inner East	13.8%	\$832,648
10.	Box Hill	Inner East	13.5%	\$539,504

#	Suburb	Region	%	Median value
1.	Carrum - Patterson Lakes	Inner South	9.9%	\$673,768
2.	Meadow Heights	North West	9.6%	\$374,405
3.	Moorabbin - Heatherton	Inner South	9.4%	\$656,985
4.	Broadmeadows	North West	9.4%	\$379,086
5.	Wattle Glen - Diamond Creek	North East	9.4%	\$590,553
6.	Fawkner	North West	9.4%	\$479,928
7.	Braybrook	West	9.2%	\$560,244
8.	Preston - West	North East	9.1%	\$619,113
9.	Chelsea - Bonbeach	Inner South	9.0%	\$617,267
10.	Tullamarine	North West	8.7%	\$447,595

Melbourne Top 10

Highest gross rental yields

HOUSES					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Lancefield	North West	\$499,922	\$440	4.7%
2.	Melton	West	\$383,748	\$320	4.6%
3.	Cobblebank	West	\$454,524	\$380	4.5%
4.	Melton South	West	\$401,673	\$330	4.5%
5.	Warburton	Outer East	\$476,324	\$390	4.4%
6.	Coolaroo	North West	\$457,868	\$370	4.4%
7.	Hastings	Mornington Peninsula	\$458,488	\$383	4.4%
8.	Romsey	North West	\$622,015	\$425	4.4%
9.	Maddingley	West	\$512,864	\$380	4.4%
10.	Weir Views	West	\$471,405	\$370	4.4%

UNITS					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Carlton	Inner	\$365,053	\$435	7.1%
2.	Melbourne	Inner	\$462,307	\$550	6.6%
3.	Travancore	Inner	\$367,349	\$420	6.4%
4.	Southbank	Inner	\$576,473	\$570	5.8%
5.	Notting Hill	South East	\$376,898	\$390	5.6%
6.	North Melbourne	Inner	\$469,970	\$463	5.5%
7.	Docklands	Inner	\$628,712	\$600	5.3%
8.	Flemington	Inner	\$437,929	\$395	5.3%
9.	West Melbourne	Inner	\$555,832	\$500	5.2%
10.	Meadow Heights	North West	\$374,405	\$375	5.2%

Highest gross rental yields within 10km of a capital city

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Collingwood	Inner	\$981,400	\$630	3.9%
2.	Balaclava	Inner	\$1,328,958	\$725	3.8%
3.	Kensington	Inner	\$1,113,407	\$595	3.7%
4.	Coburg North	North West	\$865,495	\$490	3.5%
5.	West Melbourne	Inner	\$1,274,618	\$650	3.5%
6.	Windsor	Inner	\$1,461,214	\$700	3.5%
7.	Brunswick East	Inner	\$1,125,796	\$650	3.5%
8.	Brunswick	North West	\$1,109,354	\$600	3.5%
9.	Abbotsford	Inner	\$1,146,316	\$650	3.5%
10.	Coburg	Inner	\$1,000,432	\$540	3.4%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Carlton	Inner	Carlton	Inner	5.0%
2.	Melbourne	Inner	Melbourne	Inner	4.7%
3.	Travancore	Inner	Travancore	Inner	4.6%
4.	Southbank	Inner	Southbank	Inner	4.6%
5.	North Melbourne	Inner	North Melbourne	Inner	4.6%
6.	Docklands	Inner	Docklands	Inner	4.6%
7.	Flemington	Inner	Flemington	Inner	4.6%
8.	West Melbourne	Inner	West Melbourne	Inner	4.5%
9.	Abbotsford	Inner	Abbotsford	Inner	4.5%
10.	Footscray	West	Footscray	West	4.5%

Highest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Toorak	Inner	Toorak	Inner	1.9%
2.	Brighton	Inner South	Brighton	Inner South	2.2%
3.	Park Orchards	Outer East	Park Orchards	Outer East	2.8%
4.	East Melbourne	Inner	East Melbourne	Inner	2.3%
5.	Canterbury	Inner East	Canterbury	Inner East	2.1%
6.	Black Rock	Inner South	Black Rock	Inner South	2.5%
7.	Parkville	Inner	Parkville	Inner	3.1%
8.	Sandringham	Inner South	Sandringham	Inner South	2.3%
9.	Malvern	Inner	Malvern	Inner	2.6%
10.	Albert Park	Inner	Albert Park	Inner	2.6%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Brighton East	Inner South	\$1,005,738	\$628	3.7%
2.	Port Melbourne	Inner	\$867,092	\$620	4.0%
3.	Brighton	Inner South	\$1,053,339	\$600	3.2%
4.	Docklands	Inner	\$628,712	\$600	5.3%
5.	Beaumaris	Inner South	\$1,028,314	\$595	3.7%
6.	Ashburton	Inner East	\$986,406	\$588	3.4%
7.	Cremona	Inner	\$739,215	\$583	4.4%
8.	Southbank	Inner	\$576,473	\$570	5.8%
9.	Fitzroy	Inner	\$787,196	\$555	4.2%
10.	Bentleigh East	Inner South	\$817,602	\$550	4.0%

Lowest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Melton	West	\$383,748	\$320	4.6%
2.	Doveton	South East	\$471,593	\$330	3.9%
3.	Melton South	West	\$401,673	\$330	4.5%
4.	Frankston North	Mornington Peninsula	\$451,777	\$333	4.1%
5.	Laverton	West	\$588,977	\$340	3.6%
6.	Kurunjang	West	\$428,460	\$340	4.4%
7.	Melton West	West	\$448,233	\$340	4.3%
8.	Albanvale	West	\$510,334	\$350	4.0%
9.	Jacana	North West	\$532,448	\$350	3.6%
10.	Broadmeadows	North West	\$532,482	\$350	3.7%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Albion	West	\$340,319	\$280	4.9%
2.	Melton	West	\$325,573	\$290	4.8%
3.	Melton South	West	\$326,325	\$290	4.8%
4.	Bacchus Marsh	West	\$314,685	\$305	5.0%
5.	Darley	West	\$330,975	\$310	4.8%
6.	Gardenvale	Inner South	\$517,406	\$315	3.6%
7.	Caulfield East	Inner South	\$458,741	\$315	4.7%
8.	Harkness	West	\$354,016	\$320	5.0%
9.	Dandenong	South East	\$366,067	\$320	5.0%
10.	Hoppers Crossing	West	\$375,247	\$320	4.5%

Highest total value of sales

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Brighton	Inner South	232	\$650,499,269	\$2,779,998
2.	Glen Waverley	South East	424	\$554,366,766	\$1,345,762
3.	Point Cook	West	839	\$546,911,150	\$653,913
4.	Toorak	Inner	133	\$512,800,966	\$4,694,283
5.	Kew	Inner East	233	\$505,468,138	\$2,457,799
6.	Balwyn North	Inner East	275	\$480,407,062	\$1,921,929
7.	Mount Waverley	South East	369	\$457,176,369	\$1,347,523
8.	Pakenham	South East	859	\$433,151,622	\$507,369
9.	Berwick	South East	624	\$432,540,356	\$698,835
10.	Craigieburn	North West	800	\$426,479,604	\$541,289

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Melbourne	Inner	645	\$341,920,244	\$486,450
2.	Docklands	Inner	327	\$223,720,863	\$628,712
3.	Toorak	Inner	125	\$203,568,831	\$1,009,574
4.	Southbank	Inner	364	\$203,543,116	\$576,473
5.	St Kilda	Inner	375	\$194,388,786	\$552,325
6.	Melbourne	Inner	246	\$190,902,207	\$486,450
7.	South Yarra	Inner	277	\$168,830,045	\$592,782
8.	Port Melbourne	Inner	192	\$167,394,600	\$867,226
9.	Richmond	Inner	240	\$161,665,632	\$452,208
10.	Elwood	Inner	224	\$160,390,248	\$683,381



Brisbane

Brisbane's top performing regions 2019

HOUSES



HIGHEST MEDIAN VALUE

\$1,712,100

Teneriffe, Inner Brisbane

LOWEST MEDIAN VALUE

\$207,411

Russell Island,
East Brisbane

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY

\$397,273

Rocklea, South Brisbane

GREATEST 12-MONTH CHANGE IN VALUES

6.0%

Hawthorne, Inner City

GREATEST 5-YEAR CHANGE IN VALUES

5.1%

Hawthorne, Inner City

UNITS

HIGHEST MEDIAN VALUE

\$607,379

Teneriffe, Inner Brisbane

LOWEST MEDIAN VALUE

\$97,919

Kooralbyn,
Logan - Beaudesert

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY

\$336,043

Spring Hill, Inner City

GREATEST 12-MONTH CHANGE IN VALUES

\$408,745

Mitchelton, West Brisbane

GREATEST 5-YEAR CHANGE IN VALUES

3.4%

Wynnum West - Hemmant, East Brisbane



HIGHEST GROSS RENTAL YIELDS

6.8%

Kilcoy, Moreton Bay, North

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY

5.1%

Rocklea, South Brisbane

HIGHEST GROSS RENTAL YIELDS

8.1%

Edens Landing,
Logan - Beaudesert

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY

6.9%

Spring Hill, Inner City

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS

\$900

Ascot, Inner City

LOWEST MEDIAN WEEKLY ADVERTISED RENTS

\$245

Lamb Island, Brisbane

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS

\$519

Teneriffe, Inner Brisbane

LOWEST MEDIAN WEEKLY ADVERTISED RENTS

\$260

Sandgate, North Brisbane



HIGHEST TOTAL VALUE OF SALES

\$224,764,349

Camp Hill, South Brisbane

HIGHEST TOTAL VALUE OF SALES

\$218,413,680

Brisbane City, Inner City

Brisbane Top 10

Highest median value

HOUSES				
#	Suburb	Region	# Sold	Median value
1.	Teneriffe	Brisbane Inner City	16	\$1,712,100
2.	Chandler	East	14	\$1,533,958
3.	Hamilton	Brisbane Inner City	38	\$1,479,947
4.	Ascot	Brisbane Inner City	73	\$1,372,936
5.	Hawthorne	Brisbane Inner City	77	\$1,354,538
6.	Bulimba	Brisbane Inner City	91	\$1,304,357
7.	Burbank	South	10	\$1,295,260
8.	New Farm	Brisbane Inner City	58	\$1,251,979
9.	Brookfield	West	46	\$1,171,142
10.	St Lucia	West	53	\$1,157,224

Lowest median value

#	Suburb	Region	# Sold	Median value
1.	Russell Island	East	116	\$207,411
2.	Toogoolawah	Ipswich	22	\$229,258
3.	Riverview	Ipswich	32	\$246,297
4.	One Mile	Ipswich	40	\$246,834
5.	Laidley	Ipswich	67	\$249,201
6.	Lamb Island	East	13	\$250,213
7.	Dinmore	Ipswich	11	\$254,594
8.	Leichhardt	Ipswich	56	\$256,693
9.	Kilcoy	Moreton Bay - North	35	\$260,894
10.	Forest Hill	Ipswich	15	\$262,830

Lowest median value within 10km of a capital city

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Rocklea	South	9.2	29	\$397,273
2.	Keperra	West	9.8	74	\$541,505
3.	Chermside West	North	9.5	81	\$578,690
4.	Salisbury	South	9.5	89	\$585,245
5.	Chermside	North	9.2	52	\$588,725
6.	Stafford Heights	North	8.1	107	\$589,550
7.	Everton Park	North	8.5	109	\$608,148
8.	Murarie	East	7.0	64	\$619,331
9.	Moorooka	South	7.4	108	\$626,594
10.	Stafford	North	7.0	89	\$629,856

Greatest 12-month change

#	Suburb	Region	%	Median value
1.	Hawthorne	Brisbane Inner City	6.0%	\$1,337,796
2.	Thorneside	East	5.7%	\$554,299
3.	Camira - Gailes	Ipswich	5.5%	\$391,535
4.	Belmont - Gumdale	East	5.1%	\$1,132,052
5.	Karana Downs	Ipswich	5.0%	\$543,431
6.	Chambers Flat - Logan Reserve	Logan - Beaudesert	5.0%	\$551,812
7.	Churchill - Yamanto	Ipswich	5.0%	\$372,276
8.	Karalee - Barellan Point	Ipswich	4.8%	\$547,805
9.	Carina Heights	South	4.7%	\$694,066
10.	Carina	South	4.2%	\$682,201

Greatest 5-year change

#	Suburb	Region	%	Median value
1.	Hawthorne	Brisbane Inner City	5.1%	\$1,337,796
2.	Geebung	North	4.9%	\$569,145
3.	Chermside West	North	4.5%	\$578,690
4.	Robertson	South	4.4%	\$1,002,196
5.	Stafford Heights	North	4.4%	\$588,512
6.	Salisbury - Nathan	South	4.3%	\$580,315
7.	Wavell Heights	North	4.2%	\$710,647
8.	Tarragindi	South	3.9%	\$763,333
9.	Stafford	North	3.9%	\$629,272
10.	Aspley	North	3.9%	\$605,956

UNITS				
#	Suburb	Region	# Sold	Median value
1.	Teneriffe	Brisbane Inner City	147	\$607,379
2.	Bardon	Brisbane Inner City	20	\$597,188
3.	Bulimba	Brisbane Inner City	66	\$587,706
4.	New Farm	Brisbane Inner City	178	\$586,492
5.	Newstead	Brisbane Inner City	101	\$550,464
6.	Red Hill	Brisbane Inner City	18	\$540,675
7.	The Gap	West	17	\$539,783
8.	Paddington	Brisbane Inner City	53	\$511,428
9.	Milton	Brisbane Inner City	31	\$508,673
10.	West End	Brisbane Inner City	141	\$507,528

#	Suburb	Region	# Sold	Median value
1.	Kooralbyn	Logan - Beaudesert	12	\$97,919
2.	Beachmere	Moreton Bay - North	10	\$149,199
3.	Edens Landing	Logan - Beaudesert	11	\$187,812
4.	Waterford West	Logan - Beaudesert	18	\$196,192
5.	Woodridge	Logan - Beaudesert	51	\$196,624
6.	Beenleigh	Logan - Beaudesert	34	\$202,183
7.	Eagleby	Logan - Beaudesert	49	\$213,042
8.	Slacks Creek	Logan - Beaudesert	25	\$216,834
9.	Hillcrest	Logan - Beaudesert	15	\$221,327
10.	Mount Warren Park	Logan - Beaudesert	17	\$224,696

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Spring Hill	Brisbane Inner City	0.8	98	\$336,043
2.	Moorooka	South	7.4	60	\$340,317
3.	Kedron	North	7.0	57	\$352,741
4.	Gordon Park	North	5.9	31	\$358,756
5.	Wavell Heights	North	8.5	11	\$363,134
6.	Nundah	North	8.0	149	\$367,851
7.	Clayfield	Brisbane Inner City	6.0	100	\$368,709
8.	Wooloowin	Brisbane Inner City	5.5	23	\$372,951
9.	Enoggera	West	6.4	19	\$376,501
10.	Fortitude Valley	Brisbane Inner City	1.5	109	\$378,166

#	Suburb	Region	%	Median value
1.	Mitchelton	West	11.8%	\$408,745
2.	Stafford	North	11.2%	\$379,017
3.	Enoggera	West	10.2%	\$377,841
4.	Balmoral	Brisbane Inner City	9.7%	\$495,064
5.	Sherwood	West	9.0%	\$397,405
6.	Bulimba	Brisbane Inner City	8.7%	\$589,912
7.	Corinda	West	7.7%	\$395,075
8.	Taringa	West	7.6%	\$425,705
9.	Indooroopilly	West	7.3%	\$437,075
10.	Bardon	Brisbane Inner City	6.9%	\$595,786

#	Suburb	Region	%	Median value
1.	Wynnum West - Hemmant	East	3.4%	\$360,716
2.	Bribie Island	Moreton Bay - North	3.2%	\$345,631
3.	Wakerley	East	2.9%	\$420,320
4.	Tingalpa	East	2.0%	\$357,560
5.	Mitchelton	West	1.8%	\$408,745
6.	Carseldine	North	1.8%	\$373,448
7.	Seventeen Mile Rocks - Sinnamon Park	West	1.4%	\$475,561
8.	Enoggera	West	1.4%	\$377,841
9.	Newmarket	Brisbane Inner City	1.2%	\$444,431
10.	Balmoral	Brisbane Inner City	1.0%	\$495,064

Brisbane Top 10

Highest gross rental yields

HOUSES					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Kilcoy	Moreton Bay - North	\$260,894	\$350	6.8%
2.	Russell Island	East	\$207,411	\$250	6.7%
3.	Dinmore	Ipswich	\$255,005	\$300	6.6%
4.	Riverview	Ipswich	\$246,307	\$280	6.5%
5.	One Mile	Ipswich	\$246,916	\$298	6.5%
6.	Logan Central	Logan - Beaudesert	\$262,926	\$320	6.5%
7.	Lamb Island	East	\$250,213	\$245	6.5%
8.	Laidley	Ipswich	\$249,474	\$300	6.4%
9.	Leichhardt	Ipswich	\$256,567	\$300	6.3%
10.	Macleay Island	East	\$263,309	\$275	6.3%

UNITS					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Edens Landing	Logan - Beaudesert	\$187,812	\$295	8.1%
2.	Hillcrest	Logan - Beaudesert	\$221,327	\$340	7.7%
3.	Waterford West	Logan - Beaudesert	\$196,192	\$285	7.7%
4.	Beenleigh	Logan - Beaudesert	\$202,183	\$285	7.7%
5.	Springwood	Logan - Beaudesert	\$235,309	\$350	7.6%
6.	Woodridge	Logan - Beaudesert	\$196,588	\$265	7.5%
7.	Slacks Creek	Logan - Beaudesert	\$216,863	\$295	7.3%
8.	Eagleby	Logan - Beaudesert	\$213,042	\$310	7.2%
9.	Browns Plains	Logan - Beaudesert	\$249,377	\$340	7.0%
10.	Kingston	Logan - Beaudesert	\$241,831	\$310	6.9%

Highest gross rental yields within 10km of a capital city

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Rocklea	South	\$397,257	\$360	5.1%
2.	Everton Park	North	\$608,025	\$480	4.4%
3.	Keperra	West	\$541,716	\$440	4.4%
4.	Murarrie	East	\$619,331	\$500	4.4%
5.	Chermside West	North	\$580,630	\$450	4.3%
6.	Carina	South	\$680,971	\$480	4.2%
7.	Chapel Hill	West	\$823,527	\$618	4.2%
8.	Stafford Heights	North	\$590,070	\$475	4.1%
9.	Cannon Hill	South	\$743,182	\$540	4.1%
10.	Morningside	Brisbane Inner City	\$791,440	\$550	4.1%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Spring Hill	Brisbane Inner City	\$335,571	\$440	6.9%
2.	Fortitude Valley	Brisbane Inner City	\$377,665	\$420	6.3%
3.	Murarrie	East	\$430,167	\$500	6.0%
4.	Kelvin Grove	Brisbane Inner City	\$388,007	\$410	5.9%
5.	Woolloongabba	South	\$416,284	\$440	5.9%
6.	Graceville	West	\$437,182	\$460	5.9%
7.	Moorooka	South	\$340,638	\$360	5.8%
8.	Stafford	North	\$379,392	\$365	5.8%
9.	Brisbane City	Brisbane Inner City	\$479,222	\$510	5.8%
10.	Cannon Hill	South	\$417,896	\$430	5.7%

Highest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Ascot	Brisbane Inner City	\$1,389,319	\$900	2.7%
2.	Pullenvale	West	\$1,102,396	\$890	3.7%
3.	Bulimba	Brisbane Inner City	\$1,294,105	\$825	3.2%
4.	New Farm	Brisbane Inner City	\$1,241,067	\$760	3.5%
5.	Chelmer	West	\$1,150,687	\$720	3.1%
6.	Teneriffe	Brisbane Inner City	\$1,677,900	\$720	2.4%
7.	Mount Ommaney	West	\$751,213	\$710	4.5%
8.	Kenmore Hills	West	\$959,843	\$710	3.9%
9.	Hawthorne	Brisbane Inner City	\$1,340,083	\$700	3.2%
10.	Hamilton	Brisbane Inner City	\$1,458,794	\$700	2.6%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Teneriffe	Brisbane Inner City	\$607,096	\$519	4.5%
2.	Brisbane City	Brisbane Inner City	\$479,222	\$510	5.8%
3.	Bulimba	Brisbane Inner City	\$587,706	\$500	4.7%
4.	Newstead	Brisbane Inner City	\$568,220	\$500	4.8%
5.	South Brisbane	Brisbane Inner City	\$461,282	\$500	5.5%
6.	The Gap	West	\$539,783	\$478	4.9%
7.	Robertson	South	\$348,056	\$475	6.3%
8.	Graceville	West	\$437,182	\$460	5.9%
9.	Milton	Brisbane Inner City	\$509,645	\$457	5.1%
10.	Kangaroo Point	Brisbane Inner City	\$465,653	\$455	5.0%

Lowest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Lamb Island	East	\$250,213	\$245	6.5%
2.	Russell Island	East	\$207,411	\$250	6.7%
3.	Toogoolawah	Ipswich	\$229,422	\$265	6.2%
4.	Macleay Island	East	\$263,309	\$275	6.3%
5.	Esk	Ipswich	\$271,530	\$280	6.1%
6.	Riverview	Ipswich	\$246,307	\$280	6.5%
7.	Gailes	Ipswich	\$291,955	\$290	5.9%
8.	East Ipswich	Ipswich	\$292,185	\$290	5.6%
9.	Churchill	Ipswich	\$291,512	\$295	5.8%
10.	One Mile	Ipswich	\$246,916	\$298	6.5%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Sandgate	North	\$385,785	\$260	4.8%
2.	Mount Warren Park	Logan - Beaudesert	\$224,696	\$260	6.4%
3.	Woodridge	Logan - Beaudesert	\$196,588	\$265	7.5%
4.	Caboolture	Moreton Bay - North	\$229,592	\$275	6.7%
5.	Beaudesert	Logan - Beaudesert	\$230,850	\$278	5.6%
6.	Beenleigh	Logan - Beaudesert	\$202,183	\$285	7.7%
7.	Brassall	Ipswich	\$255,634	\$285	6.0%
8.	Waterford West	Logan - Beaudesert	\$196,192	\$285	7.7%
9.	Clontarf	Moreton Bay - North	\$362,295	\$290	4.9%
10.	Goodna	Ipswich	\$233,094	\$290	6.7%

Highest total value of sales

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Camp Hill	South	222	\$224,764,349	\$892,049
2.	North Lakes	Moreton Bay - South	406	\$208,669,692	\$499,965
3.	Paddington	Brisbane Inner City	145	\$203,046,093	\$2,288,264
4.	Cleveland	East	246	\$193,436,400	\$634,533
5.	The Gap	West	241	\$191,680,567	\$398,487
6.	Bardon	Brisbane Inner City	163	\$182,223,750	\$1,026,854
7.	Thornlands	East	263	\$179,192,952	\$577,859
8.	Carindale	South	193	\$173,058,666	\$868,135
9.	Forest Lake	Ipswich	369	\$172,202,989	\$455,987
10.	Narangba	Moreton Bay - North	326	\$166,524,748	\$504,754

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Brisbane City	Brisbane Inner City	365	\$218,413,680	\$479,222
2.	New Farm	Brisbane Inner City	206	\$166,504,249	\$586,492
3.	Kangaroo Point	Brisbane Inner City	171	\$122,533,591	\$1,286,422
4.	Teneriffe	Brisbane Inner City	169	\$117,309,819	\$607,379
5.	West End	Brisbane Inner City	163	\$103,501,200	\$507,528
6.	Newstead	Brisbane Inner City	117	\$103,400,650	\$411,508
7.	South Brisbane	Brisbane Inner City	181	\$97,765,350	\$469,323
8.	Toowong	Brisbane Inner City	168	\$77,335,830	\$433,012
9.	St Lucia	West	131	\$70,791,000	\$481,424
10.	Coorparoo	South	165	\$68,488,012	\$388,632



Adelaide

Adelaide's top performing regions 2019

HOUSES



HIGHEST MEDIAN VALUE

\$1,395,975

Unley Park, Central and Hills

LOWEST MEDIAN VALUE

\$176,542

Elizabeth North,
North Adelaide

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY

\$385,749

Athol Park, West Adelaide

GREATEST 12-MONTH CHANGE IN VALUES

8.0%

Adelaide Hills,
Central and Hills

GREATEST 5-YEAR CHANGE IN VALUES

4.4%

Prospect, Central and Hills

UNITS

HIGHEST MEDIAN VALUE

\$475,059

North Adelaide,
Central and Hills

LOWEST MEDIAN VALUE

\$172,401

Salisbury,
North Adelaide

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY

\$248,940

Klemzig, North Adelaide

GREATEST 12-MONTH CHANGE IN VALUES

10.0%

Brighton, South Adelaide

GREATEST 5-YEAR CHANGE IN VALUES

3.7%

North Haven, West Adelaide



HIGHEST GROSS RENTAL YIELDS

8.0%

Elizabeth North,
North Adelaide

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY

5.1%

Athol Park, West Adelaide

HIGHEST GROSS RENTAL YIELDS

7.3%

Salisbury,
North Adelaide

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY

6.0%

Brooklyn Park,
West Adelaide

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS

\$663

Glen Osmond,
Central and Hills

LOWEST MEDIAN WEEKLY ADVERTISED RENTS

\$240

Elizabeth South,
North Adelaide

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS

\$450

Kent Town,
Central and Hills

LOWEST MEDIAN WEEKLY ADVERTISED RENTS

\$240

Salisbury,
North Adelaide



HIGHEST TOTAL VALUE OF SALES

\$139,923,738

Mount Barker, Central and Hills

HIGHEST TOTAL VALUE OF SALES

\$204,713,423

Adelaide, Central and Hills

Adelaide Top 10

Highest median value

HOUSES				
#	Suburb	Region	# Sold	Median value
1.	Unley Park	Central and Hills	17	\$1,395,975
2.	Rose Park	Central and Hills	11	\$1,288,877
3.	Toorak Gardens	Central and Hills	31	\$1,286,567
4.	Medindie	Central and Hills	10	\$1,279,145
5.	Hyde Park	Central and Hills	23	\$1,244,593
6.	Leabrook	Central and Hills	16	\$1,197,545
7.	Malvern	Central and Hills	35	\$1,180,354
8.	St Peters	Central and Hills	36	\$1,173,171
9.	Tusmore	Central and Hills	12	\$1,145,488
10.	Dulwich	Central and Hills	18	\$1,090,584

Lowest median value

#	Suburb	Region	# Sold	Median value
1.	Elizabeth North	North	67	\$176,542
2.	Elizabeth Downs	North	82	\$186,829
3.	Elizabeth South	North	30	\$189,497
4.	Davoren Park	North	83	\$198,264
5.	Smithfield	North	36	\$198,551
6.	Elizabeth Grove	North	38	\$200,861
7.	Elizabeth Park	North	74	\$215,977
8.	Smithfield Plains	North	42	\$219,295
9.	Elizabeth Vale	North	48	\$230,825
10.	Elizabeth East	North	72	\$236,572

Lowest median value within 10km of a capital city

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Athol Park	West	9.3	22	\$385,749
2.	Pennington	West	9.9	40	\$400,542
3.	Woodville Gardens	West	7.8	15	\$406,111
4.	Hendon	West	9.8	17	\$409,895
5.	Angle Park	West	8.3	18	\$412,832
6.	Mansfield Park	West	8.9	33	\$414,141
7.	Ferryden Park	West	7.4	43	\$422,648
8.	Albert Park	West	9.1	29	\$425,529
9.	Kilburn	North	7.3	52	\$431,509
10.	Woodville North	West	8.3	38	\$442,167

Greatest 12-month change

#	Suburb	Region	%	Median value
1.	Adelaide Hills	Central and Hills	8.0%	\$586,179
2.	Mount Barker	Central and Hills	6.2%	\$427,815
3.	Lobethal - Woodside	Central and Hills	6.0%	\$502,876
4.	Mount Barker Region	Central and Hills	6.0%	\$467,154
5.	Redwood Park	North	5.8%	\$395,787
6.	Hahndorf - Echunga	Central and Hills	5.6%	\$687,955
7.	Gawler - North	North	5.3%	\$417,696
8.	Craigmore - Blakeview	North	5.0%	\$310,148
9.	Willunga	South	5.0%	\$585,014
10.	Uraidla - Summertown	Central and Hills	4.5%	\$748,258

Greatest 5-year change

#	Suburb	Region	%	Median value
1.	Prospect	Central and Hills	4.4%	\$729,067
2.	Uraidla - Summertown	Central and Hills	4.2%	\$748,258
3.	Colonel Light Gardens	South	4.0%	\$699,893
4.	Nailsworth - Broadview	Central and Hills	3.8%	\$712,384
5.	Unley - Parkside	Central and Hills	3.6%	\$979,602
6.	Payneham - Felixstow	Central and Hills	3.5%	\$694,895
7.	Goodwood - Millswood	Central and Hills	3.5%	\$908,103
8.	Fulham	West	3.5%	\$700,234
9.	Lobethal - Woodside	Central and Hills	3.5%	\$502,876
10.	Adelaide	Central and Hills	3.4%	\$768,933

UNITS				
#	Suburb	Region	# Sold	Median value
1.	North Adelaide	Central and Hills	74	\$475,059
2.	Glenelg	South	82	\$441,968
3.	Burnside	Central and Hills	13	\$423,283
4.	Kent Town	Central and Hills	16	\$423,053
5.	Norwood	Central and Hills	53	\$419,833
6.	West Lakes Shore	West	14	\$418,599
7.	Glenelg South	South	30	\$416,173
8.	Unley	Central and Hills	33	\$407,257
9.	Wayville	Central and Hills	17	\$405,337
10.	Brompton	West	25	\$403,407

#	Suburb	Region	# Sold	Median value
1.	Salisbury	North	31	\$172,401
2.	Para Hills West	North	14	\$221,020
3.	Pooraka	North	16	\$222,432
4.	Morphett Vale	South	45	\$233,177
5.	Klemzig	North	35	\$248,940
6.	St Agnes	North	14	\$249,400
7.	Ridgehaven	North	12	\$252,463
8.	Modbury	North	14	\$254,056
9.	Brooklyn Park	West	24	\$256,573
10.	Hope Valley	North	21	\$260,233

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Klemzig	North	6.5	35	\$248,940
2.	Brooklyn Park	West	5.2	24	\$256,573
3.	Woodville	West	7.5	21	\$265,047
4.	Woodville North	West	8.0	11	\$265,599
5.	Kurrulta Park	West	4.0	27	\$269,976
6.	Plympton	West	5.5	50	\$276,074
7.	Broadview	North	5.7	25	\$279,548
8.	Findon	West	6.8	34	\$280,682
9.	Ashford	West	3.3	10	\$284,050
10.	Ferryden Park	West	7.2	10	\$289,058

#	Suburb	Region	%	Median value
1.	Brighton	South	10.0%	\$372,658
2.	Enfield - Blair Athol	North	8.7%	\$253,662
3.	Goodwood - Millswood	Central and Hills	8.5%	\$380,895
4.	North Adelaide	Central and Hills	7.8%	\$475,059
5.	Glenelg	South	7.3%	\$393,147
6.	Modbury Heights	North	6.9%	\$289,533
7.	Mount Barker	Central and Hills	5.6%	\$280,432
8.	Burnside - Wattle Park	Central and Hills	5.4%	\$386,035
9.	Mawson Lakes - Globe Derby Park	North	5.1%	\$264,681
10.	Adelaide	Central and Hills	4.9%	\$389,614

#	Suburb	Region	%	Median value
1.	North Haven	West	3.7%	\$319,000
2.	Beverly	West	3.3%	\$297,443
3.	Seaton - Grange	West	3.3%	\$317,012
4.	Goodwood - Millswood	Central and Hills	2.7%	\$380,895
5.	Modbury Heights	North	2.6%	\$289,533
6.	Northgate - Oakden - Gilles Plains	North	2.6%	\$307,567
7.	Flinders Park	West	2.5%	\$283,819
8.	Largs Bay - Semaphore	West	2.5%	\$297,527
9.	Adelaide	Central and Hills	2.5%	\$389,614
10.	Mount Barker	Central and Hills	2.4%	\$280,432

Adelaide Top 10

Highest gross rental yields

HOUSES					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Elizabeth North	North	\$176,542	\$255	8.0%
2.	Elizabeth Downs	North	\$186,829	\$255	7.9%
3.	Smithfield	North	\$198,642	\$288	7.5%
4.	Davoren Park	North	\$198,401	\$251	7.3%
5.	Elizabeth Park	North	\$215,977	\$270	7.3%
6.	Elizabeth South	North	\$189,497	\$240	7.1%
7.	Elizabeth Grove	North	\$200,861	\$258	7.1%
8.	Munno Para	North	\$243,289	\$315	6.7%
9.	Smithfield Plains	North	\$218,983	\$270	6.7%
10.	Hackham West	South	\$262,904	\$301	6.6%

UNITS					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Salisbury	North	\$172,610	\$240	7.3%
2.	Pooraka	North	\$222,350	\$290	6.6%
3.	Morphett Vale	South	\$232,872	\$280	6.6%
4.	Mawson Lakes	North	\$265,077	\$335	6.4%
5.	Port Adelaide	West	\$307,879	\$355	6.3%
6.	New Port	West	\$268,702	\$313	6.3%
7.	Brooklyn Park	West	\$256,575	\$278	6.0%
8.	Adelaide	Central and Hills	\$389,614	\$450	6.0%
9.	Ferryden Park	West	\$289,058	\$300	6.0%
10.	Mount Barker	Central and Hills	\$277,814	\$300	5.9%

Highest gross rental yields within 10km of a capital city

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Athol Park	West	\$385,441	\$370	5.1%
2.	Lightsview	West	\$449,525	\$425	4.9%
3.	Hendon	West	\$410,817	\$370	4.9%
4.	Mansfield Park	West	\$414,141	\$375	4.8%
5.	Ferryden Park	West	\$422,648	\$390	4.8%
6.	St Clair	West	\$506,753	\$438	4.8%
7.	Mitchell Park	South	\$456,987	\$405	4.7%
8.	Clovelly Park	South	\$450,533	\$415	4.7%
9.	Pennington	West	\$400,511	\$355	4.7%
10.	Ascot Park	South	\$474,954	\$390	4.6%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Brooklyn Park	West	\$256,575	\$278	6.0%
2.	Adelaide	Central and Hills	\$389,614	\$450	6.0%
3.	Ferryden Park	West	\$289,058	\$300	6.0%
4.	Kurralt Park	West	\$269,976	\$265	5.9%
5.	Woodville North	West	\$265,716	\$325	5.8%
6.	Plympton	West	\$276,274	\$290	5.8%
7.	Walkerville	Central and Hills	\$337,197	\$430	5.8%
8.	Woodville	West	\$266,228	\$310	5.8%
9.	Klemzig	North	\$248,940	\$285	5.8%
10.	Ashford	West	\$284,050	\$298	5.6%

Highest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Glen Osmond	Central and Hills	\$943,599	\$663	3.3%
2.	Craigburn Farm	South	\$691,614	\$640	4.7%
3.	Toorak Gardens	Central and Hills	\$1,286,567	\$620	2.5%
4.	Linden Park	Central and Hills	\$885,275	\$600	3.2%
5.	Highgate	Central and Hills	\$973,365	\$583	3.1%
6.	Netherby	South	\$1,020,879	\$580	3.0%
7.	Malvern	Central and Hills	\$1,180,354	\$575	2.7%
8.	Colonel Light Gardens	South	\$705,908	\$565	3.7%
9.	Dulwich	Central and Hills	\$1,076,689	\$563	2.9%
10.	Henley Beach South	West	\$899,790	\$560	3.1%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Kent Town	Central and Hills	\$423,095	\$450	4.5%
2.	Adelaide	Central and Hills	\$389,614	\$450	6.0%
3.	Walkerville	Central and Hills	\$337,197	\$430	5.8%
4.	Brompton	West	\$402,315	\$423	5.0%
5.	Bowden	West	\$369,890	\$410	5.4%
6.	Glenelg	South	\$441,968	\$400	5.0%
7.	North Adelaide	Central and Hills	\$475,059	\$400	4.5%
8.	West Lakes	West	\$386,908	\$400	4.9%
9.	Norwood	Central and Hills	\$418,902	\$395	4.3%
10.	Lightsview	West	\$334,922	\$390	5.6%

Lowest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Elizabeth South	North	\$189,497	\$240	7.1%
2.	Davoren Park	North	\$198,401	\$251	7.3%
3.	Elizabeth Downs	North	\$186,829	\$255	7.9%
4.	Elizabeth North	North	\$176,542	\$255	8.0%
5.	Elizabeth Grove	North	\$200,861	\$258	7.1%
6.	Elizabeth Park	North	\$215,977	\$270	7.3%
7.	Smithfield Plains	North	\$218,983	\$270	6.7%
8.	Elizabeth East	North	\$236,572	\$271	6.3%
9.	Elizabeth Vale	North	\$230,825	\$280	6.6%
10.	Smithfield	North	\$198,642	\$288	7.5%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Salisbury	North	\$172,610	\$240	7.3%
2.	Kurralt Park	West	\$269,976	\$265	5.9%
3.	Queenstown	West	\$292,832	\$275	5.9%
4.	Brooklyn Park	West	\$256,575	\$278	6.0%
5.	Edwardstown	South	\$313,407	\$280	5.2%
6.	Pasadena	South	\$293,523	\$280	5.2%
7.	Morphett Vale	South	\$232,872	\$280	6.6%
8.	Klemzig	North	\$248,940	\$285	5.8%
9.	West Beach	West	\$317,347	\$285	5.0%
10.	Hope Valley	North	\$260,359	\$290	5.6%

Highest total value of sales

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Mount Barker	Central and Hills	375	\$139,923,738	\$407,579
2.	Prospect	Central and Hills	163	\$119,985,627	\$721,662
3.	Morphett Vale	South	342	\$105,903,250	\$303,885
4.	Mawson Lakes	North	199	\$98,237,538	\$470,097
5.	Hallett Cove	South	194	\$95,306,168	\$476,707
6.	Somerton Park	South	85	\$85,703,726	\$885,978
7.	Magill	Central and Hills	126	\$80,680,638	\$638,330
8.	Rostrevor	Central and Hills	117	\$77,826,450	\$596,881
9.	Aldinga Beach	South	203	\$77,670,655	\$379,877
10.	Henley Beach	West	86	\$77,396,756	\$782,095

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Adelaide	Central and Hills	428	\$204,713,423	\$389,614
2.	Glenelg	South	79	\$46,139,167	\$441,968
3.	North Adelaide	Central and Hills	77	\$40,020,000	\$475,059
4.	Norwood	Central and Hills	53	\$29,311,000	\$419,833
5.	Glenelg North	South	56	\$25,458,500	\$352,784
6.	Mawson Lakes	North	74	\$22,161,450	\$265,077
7.	Prospect	Central and Hills	56	\$21,644,500	\$491,431
8.	Bowden	West	42	\$19,542,600	\$369,970
9.	Plympton	West	56	\$19,222,038	\$276,074
10.	Glenelg East	South	41	\$15,725,043	\$354,930



Perth

Perth's top performing regions 2019

HOUSES



HIGHEST MEDIAN VALUE
\$2,484,135
Dalkeith, Inner Perth

LOWEST MEDIAN VALUE
\$212,236
Medina, South West

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY
\$347,176
Nollamara, North West

GREATEST 12-MONTH CHANGE IN VALUES
1.5%
Hazelmere - Guildford, North West

GREATEST 5-YEAR CHANGE IN VALUES
-0.4%
Nedlands - Dalkeith - Crawley

UNITS

HIGHEST MEDIAN VALUE
\$747,405
Cottesloe, Inner Perth

LOWEST MEDIAN VALUE
\$174,947
Armadale, South East

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY
\$239,754
Osborne Park, North West

GREATEST 12-MONTH CHANGE IN VALUES
1.0%
Morley, North East

GREATEST 5-YEAR CHANGE IN VALUES
-3.7%
Sorrento - Marmion, North West



HIGHEST GROSS RENTAL YIELDS
6.7%
Medina, South West

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY
5.0%
Westminster, North West

HIGHEST GROSS RENTAL YIELDS
6.9%
Armadale, South East

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY
6.5%
Glendalough, Inner Perth

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS
\$963
Cottesloe, Inner Perth

LOWEST MEDIAN WEEKLY ADVERTISED RENTS
\$260
Armadale, South East

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS
\$525
North Fremantle, South West

LOWEST MEDIAN WEEKLY ADVERTISED RENTS
\$220
Shoalwater, South West



HIGHEST TOTAL VALUE OF SALES
\$205,420,500
Cottesloe, Inner Perth

HIGHEST TOTAL VALUE OF SALES
\$164,255,063
East Perth, Inner Perth

Perth Top 10

Highest median value

HOUSES				
#	Suburb	Region	# Sold	Median value
1.	Dalkeith	Inner	45	\$2,484,135
2.	Peppermint Grove	Inner	10	\$2,236,747
3.	Cottesloe	Inner	81	\$1,824,837
4.	City Beach	Inner	93	\$1,692,146
5.	Nedlands	Inner	109	\$1,485,184
6.	Swanbourne	Inner	52	\$1,465,185
7.	Claremont	Inner	89	\$1,455,247
8.	Mosman Park	Inner	85	\$1,385,756
9.	Applecross	South West	79	\$1,258,353
10.	Mount Claremont	Inner	73	\$1,254,475

Lowest median value

#	Suburb	Region	# Sold	Median value
1.	Medina	South West	40	\$212,236
2.	Armadale	South East	154	\$215,452
3.	Calista	South West	16	\$216,958
4.	Parmelia	South West	57	\$220,058
5.	Orelia	South West	46	\$227,754
6.	Camillo	South East	48	\$228,230
7.	Mandurah	Mandurah	91	\$241,756
8.	Greenfields	Mandurah	112	\$242,802
9.	Cooloongup	South West	77	\$254,474
10.	Hillman	South West	21	\$260,752

Lowest median value within 10km of a capital city

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Nollamara	North West	8.2	153	\$347,176
2.	Westminster	North West	9.6	69	\$353,886
3.	Redcliffe	South East	8.4	45	\$401,408
4.	Queens Park	South East	10.0	54	\$409,714
5.	Cloverdale	South East	8.3	101	\$418,158
6.	Kewdale	South East	7.5	76	\$435,899
7.	Belmont	South East	7.3	64	\$439,729
8.	Morley	North East	8.9	271	\$442,597
9.	Bentley	South East	8.1	55	\$447,814
10.	Ashfield	North East	8.4	17	\$461,927

Greatest 12-month change

#	Suburb	Region	%	Median value
1.	Hazelmere - Guildford	North East	1.5%	\$503,196
2.	Stirling - Osborne Park	North West	-1.6%	\$675,693
3.	Tapping - Ashby - Sinagra	North West	-1.8%	\$475,393
4.	Riverton - Shelley - Rossmoyne	South East	-2.2%	\$749,039
5.	Mindarie - Quinns Rocks - Jindalee	North West	-2.4%	\$529,306
6.	Nedlands - Dalkeith - Crawley	Inner	-3.1%	\$1,607,239
7.	Carramar	North West	-3.2%	\$395,636
8.	Hillarys	North West	-3.3%	\$796,076
9.	Middle Swan - Herne Hill	North East	-3.5%	\$355,938
10.	Serpentine - Jarrahdale	South East	-3.9%	\$618,858

Greatest 5-year change

#	Suburb	Region	%	Median value
1.	Nedlands - Dalkeith - Crawley	Inner	-0.4%	\$1,607,239
2.	Mosman Park - Peppermint Grove	Inner	-0.5%	\$1,477,560
3.	Swanbourne - Mount Claremont	Inner	-0.7%	\$1,364,224
4.	Claremont	Inner	-1.0%	\$1,455,247
5.	Cottesloe	Inner	-1.3%	\$1,824,837
6.	Subiaco - Shenton Park	Inner	-1.7%	\$1,186,273
7.	Floreat	Inner	-2.0%	\$1,254,074
8.	North Perth	Inner	-2.1%	\$877,372
9.	Wembley - West Leederville - Glendalough	Inner	-2.2%	\$1,032,618
10.	City Beach	Inner	-2.2%	\$1,692,146

UNITS				
#	Suburb	Region	# Sold	Median value
1.	Cottesloe	Inner	39	\$747,405
2.	North Fremantle	South West	57	\$701,103
3.	Crawley	Inner	43	\$650,017
4.	Applecross	South West	35	\$635,119
5.	Nedlands	Inner	21	\$605,325
6.	Mount Pleasant	South West	34	\$565,463
7.	Claremont	Inner	98	\$546,685
8.	Hillarys	North West	11	\$511,481
9.	South Perth	South East	203	\$502,209
10.	South Fremantle	South West	14	\$502,042

#	Suburb	Region	# Sold	Median value
1.	Armadale	South East	42	\$174,947
2.	Girrawheen	North West	10	\$208,048
3.	Kelmscott	South East	13	\$209,741
4.	Dudley Park	Mandurah	14	\$211,076
5.	Greenfields	Mandurah	10	\$216,387
6.	Midland	North East	36	\$218,730
7.	Ellenbrook	North East	14	\$219,402
8.	Gosnells	South East	15	\$219,484
9.	Clarkson	North West	13	\$224,782
10.	Shoalwater	South West	19	\$232,011

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Osborne Park	North West	6.6	36	\$239,754
2.	Glendalough	Inner	5.2	24	\$241,567
3.	Noranda	North East	9.5	14	\$243,049
4.	Wembley	Inner	4.8	84	\$245,683
5.	Westminster	North West	9.7	27	\$250,516
6.	Bayswater	North East	6.6	32	\$256,597
7.	Maylands	North East	4.4	164	\$269,299
8.	Cloverdale	South East	8.1	33	\$269,457
9.	Tuart Hill	North West	6.6	68	\$271,581
10.	Nollamara	North West	8.3	26	\$272,579

#	Suburb	Region	%	Median value
1.	Morley	North East	1.0%	\$302,478
2.	Safety Bay - Shoalwater	South West	0.8%	\$225,162
3.	Bassendean - Eden Hill - Ashfield	North East	0.7%	\$300,822
4.	North Perth	Inner	-0.4%	\$427,162
5.	Como	South East	-1.2%	\$448,639
6.	Beckenham - Kenwick - Langford	South East	-1.7%	\$274,303
7.	Maylands	North East	-3.0%	\$269,299
8.	Midland - Guildford	North East	-3.1%	\$222,925
9.	Rivervale - Kewdale - Cloverdale	South East	-4.3%	\$288,253.9
10.	Mount Lawley - Inglewood	Inner	-4.6%	\$341,047.3

#	Suburb	Region	%	Median value
1.	Sorrento - Marmion	North West	-3.7%	\$380,059
2.	Scarborough	North West	-3.8%	\$432,553
3.	Fremantle	South West	-3.9%	\$469,499
4.	Trigg - North Beach - Watermans Bay	North West	-3.9%	\$514,391
5.	Como	South East	-4.1%	\$448,639
6.	Morley	North East	-4.1%	\$302,478
7.	Bassendean - Eden Hill - Ashfield	North East	-4.3%	\$300,822
8.	South Kensington	South East	-4.7%	\$497,229
9.	Booragoon	South West	-4.8%	\$480,879
10.	Mount Lawley - Inglewood	Inner	-4.8%	\$341,047

Perth Top 10

Highest gross rental yields

HOUSES					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Medina	South West	\$212,236	\$270	6.7%
2.	Calista	South West	\$216,963	\$283	6.7%
3.	Orelia	South West	\$227,754	\$278	6.7%
4.	Cooloongup	South West	\$253,736	\$300	6.7%
5.	Parmelia	South West	\$220,058	\$280	6.6%
6.	Camillo	South East	\$228,230	\$270	6.6%
7.	Brookdale	South East	\$261,563	\$290	6.4%
8.	Armadale	South East	\$215,406	\$260	6.4%
9.	Leda	South West	\$260,757	\$320	6.4%
10.	Mandurah	Mandurah	\$241,765	\$270	6.2%

UNITS					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Armadale	South East	\$174,947	\$250	6.9%
2.	Ellenbrook	North East	\$219,402	\$275	6.7%
3.	Midland	North East	\$218,454	\$280	6.7%
4.	Greenfields	Mandurah	\$216,387	\$260	6.6%
5.	Glendalough	Inner	\$241,652	\$288	6.5%
6.	Girrawheen	North West	\$208,048	\$265	6.4%
7.	Maddington	South East	\$238,945	\$260	6.4%
8.	Cockburn Central	South West	\$278,261	\$350	6.3%
9.	Kelmscott	South East	\$209,741	\$260	6.3%
10.	Osborne Park	North West	\$239,640	\$280	6.1%

Highest gross rental yields within 10km of a capital city

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Medina	South West	40	\$212,236	5.0%
2.	Armadale	South East	154	\$215,452	5.0%
3.	Calista	South West	16	\$216,958	4.8%
4.	Parmelia	South West	57	\$220,058	4.7%
5.	Orelia	South West	46	\$227,754	4.5%
6.	Camillo	South East	48	\$228,230	4.5%
7.	Mandurah	Mandurah	91	\$241,756	4.4%
8.	Greenfields	Mandurah	112	\$242,802	4.4%
9.	Cooloongup	South West	77	\$254,474	4.3%
10.	Hillman	South West	21	\$260,752	4.2%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Glendalough	Inner	\$241,652	\$288	6.5%
2.	Osborne Park	North West	\$239,640	\$280	6.1%
3.	Noranda	North East	\$243,049	\$290	6.1%
4.	Belmont	South East	\$275,466	\$330	6.1%
5.	Westminster	North West	\$250,516	\$320	6.1%
6.	Bayswater	North East	\$256,597	\$300	6.0%
7.	Ascot	South East	\$275,730	\$375	6.0%
8.	Morley	North East	\$294,665	\$325	5.9%
9.	Wembley	Inner	\$245,914	\$270	5.9%
10.	Nollamara	North West	\$272,499	\$320	5.9%

Highest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Cottesloe	Inner	\$1,824,687	\$963	2.4%
2.	Dalkeith	Inner	\$2,484,135	\$900	2.2%
3.	City Beach	Inner	\$1,692,146	\$883	2.6%
4.	Swanbourne	Inner	\$1,465,185	\$878	3.1%
5.	Churchlands	North West	\$1,182,607	\$870	3.1%
6.	Mount Claremont	Inner	\$1,254,475	\$860	3.5%
7.	Claremont	Inner	\$1,455,247	\$850	3.0%
8.	Mosman Park	Inner	\$1,385,115	\$840	3.0%
9.	North Coogee	South West	\$1,015,237	\$796	3.7%
10.	Floreat	Inner	\$1,254,074	\$720	3.1%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	North Fremantle	South West	\$700,590	\$525	4.0%
2.	Cottesloe	Inner	\$747,405	\$500	3.3%
3.	South Fremantle	South West	\$502,042	\$480	4.3%
4.	Mount Pleasant	South West	\$603,648	\$473	3.6%
5.	Claremont	Inner	\$546,685	\$450	4.1%
6.	Burswood	South East	\$454,069	\$450	4.7%
7.	Nedlands	Inner	\$605,325	\$450	3.8%
8.	North Coogee	South West	\$417,860	\$450	5.5%
9.	Subiaco	Inner	\$442,827	\$430	5.1%
10.	East Perth	Inner	\$448,986	\$430	5.4%

Lowest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Armadale	South East	\$215,406	\$260	6.4%
2.	Camillo	South East	\$228,230	\$270	6.6%
3.	Mandurah	Mandurah	\$241,765	\$270	6.2%
4.	Medina	South West	\$212,236	\$270	6.7%
5.	Kelmscott	South East	\$276,499	\$275	5.1%
6.	Orelia	South West	\$227,754	\$278	6.7%
7.	Koondoola	North West	\$300,069	\$280	5.4%
8.	Lockridge	North East	\$301,743	\$280	5.2%
9.	Parmelia	South West	\$220,058	\$280	6.6%
10.	Calista	South West	\$216,963	\$283	6.7%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Shoalwater	South West	\$232,094	\$220	5.3%
2.	Armadale	South East	\$174,947	\$250	6.9%
3.	Kelmscott	South East	\$209,741	\$260	6.3%
4.	Maddington	South East	\$238,945	\$260	6.4%
5.	Gosnells	South East	\$219,484	\$260	6.1%
6.	Greenfields	Mandurah	\$216,387	\$260	6.6%
7.	Girrawheen	North West	\$208,048	\$265	6.4%
8.	Dudley Park	Mandurah	\$211,076	\$265	5.7%
9.	Mandurah	Mandurah	\$303,379	\$270	5.1%
10.	Wembley	Inner	\$245,914	\$270	5.9%

Highest total value of sales

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Cottesloe	Inner	94	\$205,420,500	\$1,824,837
2.	City Beach	Inner	107	\$196,135,000	\$1,692,146
3.	Nedlands	Inner	117	\$191,167,388	\$1,485,184
4.	Canning Vale	South East	326	\$178,831,688	\$528,826
5.	Claremont	Inner	97	\$173,366,136	\$367,447
6.	Baldivis	South West	436	\$169,007,436	\$370,747
7.	Dianella	North West	285	\$168,339,742	\$556,096
8.	Mosman Park	Inner	95	\$165,377,120	\$1,385,756
9.	Applecross	South West	91	\$162,160,000	\$1,258,353
10.	Duncraig	North West	217	\$151,578,050	\$665,608

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	East Perth	Inner	303	\$164,255,063	\$448,986
2.	South Perth	South East	221	\$148,418,425	\$502,209
3.	Perth	Inner	245	\$143,377,088	\$267,925
4.	Scarborough	North West	221	\$111,679,280	\$490,065
5.	Como	South East	167	\$80,797,600	\$854,871
6.	West Perth	Inner	149	\$72,859,520	\$404,394
7.	Claremont	Inner	103	\$70,175,979	\$297,095
8.	North Fremantle	South West	71	\$64,386,141	\$701,103
9.	Cottesloe	Inner	44	\$57,948,445	\$747,405
10.	Crawley	Inner	47	\$52,304,000	\$650,017



Hobart

Hobart's top performing regions 2019

HOUSES



HIGHEST MEDIAN VALUE

\$1,090,564

Battery Point, Hobart

LOWEST MEDIAN VALUE

\$241,660

Gagebrook, Hobart

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY

\$287,616

Risdon Vale, Hobart

GREATEST 12-MONTH CHANGE IN VALUES

10.9%

Risdon Vale, Hobart

GREATEST 5-YEAR CHANGE IN VALUES

10.6%

Risdon Vale, Hobart

UNITS

HIGHEST MEDIAN VALUE

\$637,735

Battery Point, Hobart

LOWEST MEDIAN VALUE

\$250,526

Brighton, Hobart

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY

\$301,581

Glenorchy, Hobart

GREATEST 12-MONTH CHANGE IN VALUES

10.1%

Moonah, Hobart

GREATEST 5-YEAR CHANGE IN VALUES

9.9%

Montrose - Rosetta, Hobart



HIGHEST GROSS RENTAL YIELDS

8.7%

Gagebrook, Hobart

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY

8.1%

Risdon Vale, Hobart

HIGHEST GROSS RENTAL YIELDS

6.9%

Brighton, Hobart

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY

6.7%

Glenorchy, Hobart

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS

\$650

Battery Point, Hobart

LOWEST MEDIAN WEEKLY ADVERTISED RENTS

\$330

Gagebrook, Hobart

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS

\$510

Battery Point, Hobart

LOWEST MEDIAN WEEKLY ADVERTISED RENTS

\$320

Claremont, Hobart



HIGHEST TOTAL VALUE OF SALES

\$119,454,064

Sandy Bay, Hobart

HIGHEST TOTAL VALUE OF SALES

\$61,979,385

Sandy Bay, Hobart

Hobart Top 10

Highest median value

HOUSES				
#	Suburb	Region	# Sold	Median value
1.	Battery Point	Hobart	18	\$1,090,564
2.	Sandy Bay	Hobart	124	\$965,429
3.	Tolmans Hill	Hobart	11	\$797,884
4.	Acton Park	Hobart	37	\$792,056
5.	Sandford	Hobart	19	\$744,428
6.	West Hobart	Hobart	80	\$730,412
7.	North Hobart	Hobart	34	\$725,335
8.	Dynnyrne	Hobart	10	\$720,622
9.	Taroona	Hobart	43	\$708,717
10.	Mount Nelson	Hobart	25	\$695,781

UNITS				
#	Suburb	Region	# Sold	Median value
1.	Battery Point	Hobart	51	\$637,735
2.	Hobart	Hobart	35	\$599,418
3.	North Hobart	Hobart	17	\$580,142
4.	West Hobart	Hobart	21	\$535,161
5.	Sandy Bay	Hobart	83	\$524,402
6.	South Hobart	Hobart	27	\$421,389
7.	Mount Stuart	Hobart	10	\$418,045
8.	Warrane	Hobart	11	\$412,407
9.	Howrah	Hobart	40	\$409,640
10.	Bellerive	Hobart	32	\$400,874

Lowest median value

#	Suburb	Region	# Sold	Median value
1.	Gagebrook	Hobart	17	\$241,660
2.	Herdsmans Cove	Hobart	21	\$243,940
3.	Bridgewater	Hobart	71	\$272,454
4.	New Norfolk	Hobart	114	\$283,684
5.	Risdon Vale	Hobart	50	\$287,616
6.	Primrose Sands	Hobart	52	\$300,201
7.	Clarendon Vale	Hobart	23	\$302,089
8.	Rokeyby	Hobart	76	\$323,172
9.	Chigwell	Hobart	45	\$342,845
10.	Berriedale	Hobart	58	\$351,602

#	Suburb	Region	# Sold	Median value
1.	Brighton	Hobart	26	\$250,526
2.	Claremont	Hobart	32	\$297,095
3.	Glenorchy	Hobart	86	\$301,581
4.	Montrose	Hobart	15	\$303,071
5.	Rosetta	Hobart	11	\$310,740
6.	Old Beach	Hobart	16	\$311,624
7.	Sorell	Hobart	20	\$313,131
8.	Austins Ferry	Hobart	19	\$317,986
9.	West Moonah	Hobart	15	\$326,548
10.	Moonah	Hobart	23	\$331,791

Lowest median value within 10km of a capital city

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Risdon Vale	Hobart	8.0	50	\$287,616
2.	Clarendon Vale	Hobart	9.4	23	\$302,089
3.	Rokeyby	Hobart	8.7	76	\$323,172
4.	Warrane	Hobart	5.0	36	\$373,776
5.	Goodwood	Hobart	6.9	14	\$376,940
6.	Glenorchy	Hobart	7.0	132	\$381,731
7.	Mornington	Hobart	5.7	36	\$400,006
8.	Lutana	Hobart	4.9	36	\$407,768
9.	Montrose	Hobart	8.2	24	\$423,826
10.	Moonah	Hobart	5.1	77	\$432,956

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Glenorchy	Hobart	6.9	86	\$301,581
2.	Montrose	Hobart	8.3	15	\$303,071
3.	Rosetta	Hobart	9.3	11	\$310,740
4.	West Moonah	Hobart	5.4	15	\$326,548
5.	Moonah	Hobart	5.1	23	\$331,791
6.	Lutana	Hobart	4.8	19	\$348,055
7.	Rokeyby	Hobart	9.1	14	\$353,459
8.	New Town	Hobart	3.2	37	\$377,701
9.	Mount Nelson	Hobart	4.3	16	\$379,088
10.	Lindisfarne	Hobart	4.4	25	\$384,957

Greatest 12-month change

#	Suburb	Region	%	Median value
1.	Risdon Vale	Hobart	10.9%	\$287,669
2.	Bridgewater - Gagebrook	Hobart	9.5%	\$264,347
3.	Dodges Ferry - Lewisham	Hobart	9.4%	\$355,360
4.	New Norfolk	Hobart	8.8%	\$288,652
5.	Kingston Beach - Blackmans Bay	Hobart	8.5%	\$624,101
6.	Taroona - Bonnet Hill	Hobart	8.4%	\$716,348
7.	Austins Ferry - Granton	Hobart	8.3%	\$487,651
8.	Rokeyby	Hobart	7.9%	\$325,127
9.	South Arm	Hobart	7.2%	\$617,268
10.	Cambridge	Hobart	7.1%	\$668,175.3

#	Suburb	Region	%	Median value
1.	Moonah	Hobart	10.1%	\$331,791
2.	Glenorchy	Hobart	9.9%	\$301,576
3.	Claremont	Hobart	7.6%	\$297,095
4.	Austins Ferry - Granton	Hobart	7.5%	\$319,053
5.	Derwent Park - Lutana	Hobart	7.5%	\$344,006
6.	Mount Nelson - Dynnyrne	Hobart	6.8%	\$392,207
7.	Rokeyby	Hobart	6.7%	\$364,937
8.	Mornington - Warrane	Hobart	5.7%	\$411,523
9.	Lindisfarne - Rose Bay	Hobart	5.4%	\$385,818
10.	Howrah - Tranmere	Hobart	4.2%	\$420,658

Greatest 5-year change

#	Suburb	Region	%	Median value
1.	Risdon Vale	Hobart	10.6%	\$287,669
2.	Rokeyby	Hobart	9.9%	\$325,127
3.	Hobart	Hobart	9.4%	\$837,632
4.	Bridgewater - Gagebrook	Hobart	9.2%	\$264,347
5.	South Hobart - Fern Tree	Hobart	9.0%	\$662,476
6.	Lenah Valley - Mount Stuart	Hobart	8.9%	\$599,685
7.	Derwent Park - Lutana	Hobart	8.7%	\$393,445
8.	New Town	Hobart	8.7%	\$651,584
9.	Howrah - Tranmere	Hobart	8.5%	\$559,953
10.	West Moonah	Hobart	8.4%	\$451,330

#	Suburb	Region	%	Median value
1.	Montrose - Rosetta	Hobart	9.9%	\$306,902
2.	Derwent Park - Lutana	Hobart	9.3%	\$344,006
3.	Glenorchy	Hobart	9.2%	\$301,576
4.	Moonah	Hobart	8.9%	\$331,791
5.	Kingston - Huntingfield	Hobart	8.3%	\$390,201
6.	Lenah Valley - Mount Stuart	Hobart	7.7%	\$402,874
7.	Austins Ferry - Granton	Hobart	7.6%	\$319,053
8.	Margate - Snug	Hobart	7.2%	\$373,649
9.	Mount Nelson - Dynnyrne	Hobart	7.0%	\$392,207
10.	Lindisfarne - Rose Bay	Hobart	7.0%	\$385,818

Hobart Top 10

Highest gross rental yields

HOUSES					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Gagebrook	Hobart	\$241,919	\$330	8.7%
2.	Risdon Vale	Hobart	\$287,616	\$375	8.1%
3.	Bridgewater	Hobart	\$272,518	\$348	7.9%
4.	Clarendon Vale	Hobart	\$302,089	\$355	7.7%
5.	Rokeby	Hobart	\$323,200	\$360	7.3%
6.	New Norfolk	Hobart	\$283,732	\$350	7.3%
7.	Chigwell	Hobart	\$342,869	\$410	7.0%
8.	Warrane	Hobart	\$373,776	\$395	6.8%
9.	Berriedale	Hobart	\$350,990	\$400	6.8%
10.	Primrose Sands	Hobart	\$300,201	\$340	6.5%

UNITS					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Brighton	Hobart	\$250,560	\$350	6.9%
2.	Claremont	Hobart	\$297,095	\$320	6.9%
3.	Glenorchy	Hobart	\$301,571	\$350	6.7%
4.	Mount Nelson	Hobart	\$379,115	\$325	5.9%
5.	Moonah	Hobart	\$331,761	\$320	5.8%
6.	Lutana	Hobart	\$348,055	\$365	5.8%
7.	Oakdowns	Hobart	\$370,346	\$425	5.7%
8.	New Town	Hobart	\$378,889	\$365	5.6%
9.	Lenah Valley	Hobart	\$398,008	\$380	5.5%
10.	West Moonah	Hobart	\$327,734	\$350	5.4%

Highest gross rental yields within 10km of a capital city

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Risdon Vale	Hobart	\$287,616	\$375	8.1%
2.	Clarendon Vale	Hobart	\$302,089	\$355	7.7%
3.	Rokeby	Hobart	\$323,200	\$360	7.3%
4.	Warrane	Hobart	\$373,776	\$395	6.8%
5.	Mornington	Hobart	\$400,006	\$440	6.4%
6.	Glenorchy	Hobart	\$382,121	\$430	6.3%
7.	Lutana	Hobart	\$407,768	\$450	6.1%
8.	Moonah	Hobart	\$433,222	\$450	5.8%
9.	Rosetta	Hobart	\$442,342	\$450	5.7%
10.	Geilston Bay	Hobart	\$468,240	\$490	5.6%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Glenorchy	Hobart	\$301,571	\$350	6.7%
2.	Mount Nelson	Hobart	\$379,115	\$325	5.9%
3.	Moonah	Hobart	\$331,761	\$320	5.8%
4.	Lutana	Hobart	\$348,055	\$365	5.8%
5.	New Town	Hobart	\$378,889	\$365	5.6%
6.	Lenah Valley	Hobart	\$398,008	\$380	5.5%
7.	West Moonah	Hobart	\$327,734	\$350	5.4%
8.	Howrah	Hobart	\$409,640	\$400	5.4%
9.	Lindisfarne	Hobart	\$384,957	\$368	5.4%
10.	Bellerive	Hobart	\$400,731	\$380	5.3%

Highest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Battery Point	Hobart	\$1,099,003	\$650	3.3%
2.	Sandy Bay	Hobart	\$966,832	\$648	3.8%
3.	Mount Stuart	Hobart	\$690,206	\$620	4.6%
4.	Taroona	Hobart	\$708,618	\$583	4.1%
5.	New Town	Hobart	\$652,192	\$550	4.6%
6.	North Hobart	Hobart	\$718,051	\$550	4.3%
7.	Hobart	Hobart	\$845,685	\$550	4.0%
8.	West Hobart	Hobart	\$731,388	\$550	4.3%
9.	South Hobart	Hobart	\$672,431	\$548	4.5%
10.	Lenah Valley	Hobart	\$565,526	\$525	5.2%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Battery Point	Hobart	\$639,448	\$510	4.7%
2.	Hobart	Hobart	\$598,368	\$500	4.6%
3.	North Hobart	Hobart	\$580,779	\$463	4.4%
4.	Sandy Bay	Hobart	\$525,126	\$450	4.7%
5.	Oakdowns	Hobart	\$370,346	\$425	5.7%
6.	South Hobart	Hobart	\$420,755	\$420	4.8%
7.	Blackmans Bay	Hobart	\$398,236	\$410	5.1%
8.	West Hobart	Hobart	\$536,689	\$400	4.5%
9.	Howrah	Hobart	\$409,640	\$400	5.4%
10.	Bellerive	Hobart	\$400,731	\$380	5.3%

Lowest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Gagebrook	Hobart	\$241,919	\$330	8.7%
2.	Primrose Sands	Hobart	\$300,201	\$340	6.5%
3.	Bridgewater	Hobart	\$272,518	\$348	7.9%
4.	New Norfolk	Hobart	\$283,732	\$350	7.3%
5.	Clarendon Vale	Hobart	\$302,089	\$355	7.7%
6.	Rokeby	Hobart	\$323,200	\$360	7.3%
7.	Dodges Ferry	Hobart	\$353,466	\$365	5.9%
8.	Risdon Vale	Hobart	\$287,616	\$375	8.1%
9.	Carlton	Hobart	\$368,575	\$390	5.7%
10.	Warrane	Hobart	\$373,776	\$395	6.8%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Claremont	Hobart	\$297,095	\$320	6.9%
2.	Moonah	Hobart	\$331,761	\$320	5.8%
3.	Mount Nelson	Hobart	\$379,115	\$325	5.9%
4.	Mount Stuart	Hobart	\$421,464	\$335	5.2%
5.	Brighton	Hobart	\$250,560	\$350	6.9%
6.	West Moonah	Hobart	\$327,734	\$350	5.4%
7.	Glenorchy	Hobart	\$301,571	\$350	6.7%
8.	New Town	Hobart	\$378,889	\$365	5.6%
9.	Lutana	Hobart	\$348,055	\$365	5.8%
10.	Lindisfarne	Hobart	\$384,957	\$368	5.4%

Highest total value of sales

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Sandy Bay	Hobart	120	\$119,454,064	\$965,429
2.	Howrah	Hobart	145	\$79,272,850	\$532,020
3.	Kingston	Hobart	152	\$77,321,817	\$403,667
4.	Blackmans Bay	Hobart	111	\$67,101,727	\$617,246
5.	Glenorchy	Hobart	149	\$57,663,400	\$123,902
6.	West Hobart	Hobart	80	\$57,444,800	\$730,412
7.	Lindisfarne	Hobart	89	\$53,231,125	\$558,857
8.	South Hobart	Hobart	74	\$51,992,905	\$671,643
9.	Lenah Valley	Hobart	92	\$51,332,562	\$565,676
10.	New Town	Hobart	65	\$42,877,213	\$650,865

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Sandy Bay	Hobart	99	\$61,979,385	\$524,402
2.	Battery Point	Hobart	47	\$32,187,911	\$637,735
3.	Rokeby	Hobart	33	\$29,169,000	\$353,459
4.	Kingston	Hobart	73	\$27,773,150	\$391,378
5.	Hobart	Hobart	39	\$26,728,579	\$599,418
6.	Glenorchy	Hobart	93	\$25,222,739	\$301,581
7.	Howrah	Hobart	49	\$21,375,425	\$409,640
8.	South Hobart	Hobart	39	\$19,101,558	\$421,389
9.	New Town	Hobart	44	\$17,835,807	\$377,701
10.	Bellerive	Hobart	37	\$16,291,100	\$400,874



Darwin

Darwin's top performing regions 2019

HOUSES



HIGHEST MEDIAN VALUE
\$717,334
Fannie Bay, Darwin

LOWEST MEDIAN VALUE
\$325,038
Zuccoli, Darwin

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY
\$408,892
Anula, Darwin

GREATEST 12-MONTH CHANGE IN VALUES
5.7%
Palmerston - South

GREATEST 5-YEAR CHANGE IN VALUES
2.1%
Palmerston - South, Darwin

UNITS

HIGHEST MEDIAN VALUE
\$388,701
Woolner, Darwin

LOWEST MEDIAN VALUE
\$213,013
Karama, Darwin

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY
\$240,751
Millner, Darwin

GREATEST 12-MONTH CHANGE IN VALUES
1.0%
Rapid Creek, Darwin

GREATEST 5-YEAR CHANGE IN VALUES
-6.6%
Rapid Creek, Darwin



HIGHEST GROSS RENTAL YIELDS
8.6%
Zuccoli, Darwin

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY
5.5%
Jingili, Darwin

HIGHEST GROSS RENTAL YIELDS
8.1%
Karama, Darwin

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY
7.2%
Parap, Darwin

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS
\$750
Bayview, Darwin

LOWEST MEDIAN WEEKLY ADVERTISED RENTS
\$365
Moulden, Darwin

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS
\$490
Bayview, Darwin

LOWEST MEDIAN WEEKLY ADVERTISED RENTS
\$310
Karama, Darwin



HIGHEST TOTAL VALUE OF SALES
\$24,019,000
Durack, Darwin

HIGHEST TOTAL VALUE OF SALES
\$35,411,234
Darwin, Darwin

Darwin Top 10

Highest median value

HOUSES				
#	Suburb	Region	# Sold	Median value
1.	Fannie Bay	Darwin	14	\$717,334
2.	Bayview	Darwin	14	\$700,383
3.	Stuart Park	Darwin	17	\$682,315
4.	Parap	Darwin	11	\$624,896
5.	Lyons	Darwin	16	\$584,670
6.	Bellamack	Darwin	26	\$567,705
7.	Virginia	Darwin	16	\$563,163
8.	Ludmilla	Darwin	18	\$560,678
9.	Nightcliff	Darwin	26	\$552,666
10.	Johnston	Darwin	16	\$530,963

Lowest median value

#	Suburb	Region	# Sold	Median value
1.	Zuccoli	Darwin	42	\$325,038
2.	Moulden	Darwin	18	\$329,095
3.	Gray	Darwin	19	\$339,637
4.	Woodroffe	Darwin	19	\$343,942
5.	Driver	Darwin	22	\$368,955
6.	Karama	Darwin	37	\$400,385
7.	Malak	Darwin	30	\$408,260
8.	Anula	Darwin	23	\$408,892
9.	Bakewell	Darwin	22	\$409,046
10.	Wulagi	Darwin	30	\$409,757

Lowest median value within 10km of a capital city

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Anula	Darwin	9.4	23	\$408,892
2.	Millner	Darwin	8.0	14	\$418,466
3.	Alawa	Darwin	9.7	31	\$434,744
4.	Moil	Darwin	9.0	20	\$437,450
5.	Jingili	Darwin	8.8	25	\$440,362
6.	Coconut Grove	Darwin	7.5	16	\$465,411
7.	Rapid Creek	Darwin	9.0	27	\$468,555
8.	Nightcliff	Darwin	8.6	26	\$552,666
9.	Ludmilla	Darwin	4.7	18	\$560,678
10.	Parap	Darwin	3.3	11	\$624,896

Greatest 12-month change

#	Suburb	Region	%	Median value
1.	Palmerston - South	Darwin	5.7%	\$460,095
2.	Bakewell	Darwin	2.7%	\$409,046
3.	Rapid Creek	Darwin	1.5%	\$468,555
4.	Rosebery - Bellamack	Darwin	-1.0%	\$518,868
5.	Durack - Marlow Lagoon	Darwin	-4.9%	\$462,034
6.	Driver	Darwin	-8.9%	\$368,955
7.	Palmerston - North	Darwin	-9.0%	\$445,648
8.	Weddell	Darwin	-9.3%	\$465,920
9.	Humpty Doo	Darwin	-14.5%	\$493,258
10.	Virginia	Darwin	-14.8%	\$536,574

Greatest 5-year change

#	Suburb	Region	%	Median value
1.	Palmerston - South	Darwin	2.1%	\$460,095
2.	Rapid Creek	Darwin	-0.9%	\$468,555
3.	Rosebery - Bellamack	Darwin	-3.5%	\$518,868
4.	Jingili	Darwin	-4.4%	\$440,362
5.	Malak - Marrara	Darwin	-4.8%	\$428,941
6.	Tiwi	Darwin	-4.8%	\$449,201
7.	Wulagi	Darwin	-5.2%	\$409,757
8.	Weddell	Darwin	-5.4%	\$465,920
9.	Moil	Darwin	-5.4%	\$437,450
10.	Anula	Darwin	-5.5%	\$408,892

UNITS				
#	Suburb	Region	# Sold	Median value
1.	Woolner	Darwin	10	\$388,701
2.	Larrakeyah	Darwin	43	\$368,709
3.	Fannie Bay	Darwin	19	\$360,093
4.	Bayview	Darwin	13	\$343,844
5.	Stuart Park	Darwin	48	\$333,043
6.	Darwin City	Darwin	105	\$324,804
7.	Rapid Creek	Darwin	23	\$295,682
8.	Coconut Grove	Darwin	22	\$268,360
9.	Nightcliff	Darwin	29	\$262,920
10.	Leanyer	Darwin	16	\$260,831

#	Suburb	Region	# Sold	Median value
1.	Karama	Darwin	10	\$213,013
2.	Bakewell	Darwin	18	\$213,479
3.	Millner	Darwin	15	\$240,751
4.	Parap	Darwin	32	\$250,079
5.	Leanyer	Darwin	16	\$260,831
6.	Nightcliff	Darwin	29	\$262,920
7.	Coconut Grove	Darwin	22	\$268,360
8.	Rapid Creek	Darwin	23	\$295,682
9.	Darwin City	Darwin	105	\$324,804
10.	Wulagi	Darwin	30	\$409,757

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Millner	Darwin	8.0	15	\$240,751
2.	Parap	Darwin	3.1	32	\$250,079
3.	Nightcliff	Darwin	8.5	29	\$262,920
4.	Coconut Grove	Darwin	7.6	22	\$268,360
5.	Rapid Creek	Darwin	9.4	23	\$295,682
6.	Darwin City	Darwin	0.5	105	\$324,804
7.	Stuart Park	Darwin	1.5	48	\$333,043
8.	Bayview	Darwin	2.9	13	\$343,844
9.	Fannie Bay	Darwin	4.2	19	\$360,093
10.	Larrakeyah	Darwin	1.5	43	\$368,709

#	Suburb	Region	%	Median value
1.	Rapid Creek	Darwin	1.0%	\$295,682
2.	Fannie Bay - The Gardens	Darwin	-3.7%	\$355,580
3.	Woolner - Bayview - Winnellie	Darwin	-4.2%	\$355,953
4.	Larrakeyah	Darwin	-5.4%	\$368,709
5.	Stuart Park	Darwin	-5.6%	\$333,043
6.	Darwin City	Darwin	-7.4%	\$324,804
7.	Coconut Grove	Darwin	-7.4%	\$268,360
8.	Nightcliff	Darwin	-8.1%	\$262,920
9.	Parap	Darwin	-14.5%	\$250,079

#	Suburb	Region	%	Median value
1.	Rapid Creek	Darwin	-6.6%	\$295,682
2.	Coconut Grove	Darwin	-7.5%	\$268,360
3.	Darwin City	Darwin	-8.1%	\$324,804
4.	Parap	Darwin	-8.8%	\$250,079
5.	Stuart Park	Darwin	-8.9%	\$333,043
6.	Fannie Bay - The Gardens	Darwin	-9.3%	\$355,580
7.	Larrakeyah	Darwin	-9.4%	\$368,709
8.	Nightcliff	Darwin	-9.4%	\$262,920
9.	Woolner - Bayview - Winnellie	Darwin	-10.2%	\$355,953

Darwin Top 10

Highest gross rental yields

HOUSES					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Zuccoli	Darwin	\$325,038	\$540	8.6%
2.	Moulden	Darwin	\$329,095	\$365	7.1%
3.	Gray	Darwin	\$339,637	\$395	6.5%
4.	Woodroffe	Darwin	\$343,942	\$410	6.3%
5.	Muirhead	Darwin	\$519,563	\$640	6.3%
6.	Driver	Darwin	\$368,955	\$400	6.2%
7.	Karama	Darwin	\$400,385	\$430	6.2%
8.	Durack	Darwin	\$450,554	\$480	6.0%
9.	Johnston	Darwin	\$533,732	\$550	5.8%
10.	Gunn	Darwin	\$423,679	\$450	5.7%

UNITS					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Karama	Darwin	\$212,686	\$310	8.1%
2.	Parap	Darwin	\$256,566	\$450	7.2%
3.	Bakewell	Darwin	\$213,479	\$330	7.2%
4.	Darwin	Darwin	\$324,814	\$450	7.1%
5.	Millner	Darwin	\$240,661	\$330	7.0%
6.	Leanyer	Darwin	\$260,831	\$340	6.9%
7.	Stuart Park	Darwin	\$333,043	\$400	6.8%
8.	Bayview	Darwin	\$343,844	\$490	6.8%
9.	Nightcliff	Darwin	\$264,987	\$320	6.6%
10.	Larrakeyah	Darwin	\$351,469	\$430	6.5%

Highest gross rental yields within 10km of a capital city

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Jingili	Darwin	\$440,362	\$500	5.5%
2.	Parap	Darwin	\$624,896	\$650	5.5%
3.	Coconut Grove	Darwin	\$465,411	\$500	5.4%
4.	Alawa	Darwin	\$434,744	\$450	5.4%
5.	Anula	Darwin	\$408,892	\$420	5.4%
6.	Moil	Darwin	\$437,450	\$490	5.3%
7.	Bayview	Darwin	\$700,383	\$750	5.3%
8.	Millner	Darwin	\$418,593	\$450	5.3%
9.	Fannie Bay	Darwin	\$717,334	\$700	5.1%
10.	Wagaman	Darwin	\$428,040	\$450	5.1%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Parap	Darwin	\$256,566	\$450	7.2%
2.	Darwin	Darwin	\$324,814	\$450	7.1%
3.	Millner	Darwin	\$240,661	\$330	7.0%
4.	Stuart Park	Darwin	\$333,043	\$400	6.8%
5.	Bayview	Darwin	\$343,844	\$490	6.8%
6.	Nightcliff	Darwin	\$264,987	\$320	6.6%
7.	Larrakeyah	Darwin	\$351,469	\$430	6.5%
8.	Woolner	Darwin	\$388,701	\$405	6.4%
9.	Coconut Grove	Darwin	\$265,516	\$335	6.4%
10.	Rapid Creek	Darwin	\$294,615	\$335	5.8%

Highest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Bayview	Darwin	\$700,383	\$750	5.3%
2.	Fannie Bay	Darwin	\$717,334	\$700	5.1%
3.	Lyons	Darwin	\$584,670	\$680	5.7%
4.	Parap	Darwin	\$624,896	\$650	5.5%
5.	Muirhead	Darwin	\$519,563	\$640	6.3%
6.	Stuart Park	Darwin	\$681,823	\$595	5.0%
7.	Ludmilla	Darwin	\$560,678	\$560	5.1%
8.	Howard Springs	Darwin	\$527,709	\$550	4.3%
9.	Johnston	Darwin	\$533,732	\$550	5.8%
10.	Nightcliff	Darwin	\$552,646	\$545	4.9%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Bayview	Darwin	\$343,844	\$490	6.8%
2.	Parap	Darwin	\$256,566	\$450	7.2%
3.	Darwin	Darwin	\$324,814	\$450	7.1%
4.	Larrakeyah	Darwin	\$351,469	\$430	6.5%
5.	Woolner	Darwin	\$388,701	\$405	6.4%
6.	Fannie Bay	Darwin	\$360,779	\$400	5.3%
7.	Stuart Park	Darwin	\$333,043	\$400	6.8%
8.	Leanyer	Darwin	\$260,831	\$340	6.9%
9.	Coconut Grove	Darwin	\$265,516	\$335	6.4%
10.	Rapid Creek	Darwin	\$294,615	\$335	5.8%

Lowest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Moulden	Darwin	\$329,095	\$365	7.1%
2.	Gray	Darwin	\$339,637	\$395	6.5%
3.	Driver	Darwin	\$368,955	\$400	6.2%
4.	Bakewell	Darwin	\$409,046	\$400	5.6%
5.	Woodroffe	Darwin	\$343,942	\$410	6.3%
6.	Anula	Darwin	\$408,892	\$420	5.4%
7.	Karama	Darwin	\$400,385	\$430	6.2%
8.	Gunn	Darwin	\$423,679	\$450	5.7%
9.	Alawa	Darwin	\$434,744	\$450	5.4%
10.	Wagaman	Darwin	\$428,040	\$450	5.1%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Karama	Darwin	\$212,686	\$310	8.1%
2.	Nightcliff	Darwin	\$264,987	\$320	6.6%
3.	Bakewell	Darwin	\$213,479	\$330	7.2%
4.	Millner	Darwin	\$240,661	\$330	7.0%
5.	Coconut Grove	Darwin	\$265,516	\$335	6.4%
6.	Rapid Creek	Darwin	\$294,615	\$335	5.8%
7.	Leanyer	Darwin	\$260,831	\$340	6.9%
8.	Fannie Bay	Darwin	\$360,779	\$400	5.3%
9.	Stuart Park	Darwin	\$333,043	\$400	6.8%
10.	Woolner	Darwin	\$388,701	\$405	6.4%

Highest total value of sales

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Durack	Darwin	55	\$24,019,000	\$450,554
2.	Gunn	Darwin	57	\$23,987,000	\$423,679
3.	Rosebery	Darwin	49	\$23,336,123	\$1,389,239
4.	Humpty Doo	Darwin	42	\$23,236,345	\$485,927
5.	Leanyer	Darwin	46	\$22,576,666	\$467,658
6.	Nightcliff	Darwin	25	\$16,936,500	\$552,666
7.	Zuccoli	Darwin	54	\$15,671,000	\$325,038
8.	Howard Springs	Darwin	27	\$15,505,500	\$528,267
9.	Wulagi	Darwin	30	\$14,466,000	\$409,757
10.	Rapid Creek	Darwin	24	\$14,459,450	\$468,555

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Darwin	Darwin	102	\$35,411,234	\$324,804
2.	Stuart Park	Darwin	44	\$16,383,325	\$333,043
3.	Larrakeyah	Darwin	43	\$15,988,800	\$368,709
4.	Nightcliff	Darwin	36	\$11,135,006	\$262,920
5.	Fannie Bay	Darwin	26	\$10,662,500	\$360,093
6.	Rapid Creek	Darwin	22	\$8,032,000	\$295,682
7.	Parap	Darwin	24	\$5,892,000	\$250,079



Canberra

Canberra's top performing regions 2019

HOUSES



HIGHEST MEDIAN VALUE
\$2,409,992
Forrest, ACT

LOWEST MEDIAN VALUE
\$468,487
Charnwood, ACT

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY
\$529,686
Scullin, ACT

GREATEST 12-MONTH CHANGE IN VALUES
17.1%
Melba, ACT

GREATEST 5-YEAR CHANGE IN VALUES
8.6%
Moncrieff, ACT

UNITS

HIGHEST MEDIAN VALUE
\$726,423
Forrest, ACT

LOWEST MEDIAN VALUE
\$263,797
Curtin, ACT

LOWEST MEDIAN VALUE WITHIN 10KM OF A CAPITAL CITY
\$263,797
Curtin, ACT

GREATEST 12-MONTH CHANGE IN VALUES
5.0%
Kambah, ACT

GREATEST 5-YEAR CHANGE IN VALUES
5.8%
Wright, ACT



HIGHEST GROSS RENTAL YIELDS
6.9%
Taylor, ACT

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY
4.9%
Scullin, ACT

HIGHEST GROSS RENTAL YIELDS
7.6%
Curtin, ACT

HIGHEST GROSS RENTAL YIELDS WITHIN 10KM OF A CAPITAL CITY
7.6%
Curtin, ACT

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS
\$900
Yarralumla, ACT

LOWEST MEDIAN WEEKLY ADVERTISED RENTS
\$480
Banks, ACT

HIGHEST MEDIAN WEEKLY ADVERTISED RENTS
\$625
Yarralumla, ACT

LOWEST MEDIAN WEEKLY ADVERTISED RENTS
\$340
Hackett, ACT



HIGHEST TOTAL VALUE OF SALES
\$116,331,245
Kambah, ACT

HIGHEST TOTAL VALUE OF SALES
\$92,153,695
Kingston, ACT

Canberra Top 10

Highest median value

HOUSES				
#	Suburb	Region	# Sold	Median value
1.	Forrest	Australian Capital Territory	14	\$2,409,992
2.	Kingston	Australian Capital Territory	11	\$1,779,082
3.	Red Hill	Australian Capital Territory	41	\$1,448,866
4.	Turner	Australian Capital Territory	11	\$1,419,753
5.	Griffith	Australian Capital Territory	49	\$1,408,451
6.	Braddon	Australian Capital Territory	11	\$1,345,442
7.	Yarralumla	Australian Capital Territory	45	\$1,316,774
8.	Deakin	Australian Capital Territory	44	\$1,316,188
9.	Campbell	Australian Capital Territory	36	\$1,193,454
10.	Lyons	Australian Capital Territory	22	\$1,151,967

Lowest median value

#	Suburb	Region	# Sold	Median value
1.	Charnwood	Australian Capital Territory	49	\$468,487
2.	Holt	Australian Capital Territory	93	\$489,842
3.	Macgregor	Australian Capital Territory	117	\$525,585
4.	Richardson	Australian Capital Territory	24	\$528,590
5.	Scullin	Australian Capital Territory	36	\$529,686
6.	Ngunnawal	Australian Capital Territory	145	\$534,856
7.	Latham	Australian Capital Territory	46	\$548,840
8.	Theodore	Australian Capital Territory	59	\$550,037
9.	Isabella Plains	Australian Capital Territory	59	\$551,336
10.	Gilmore	Australian Capital Territory	37	\$552,510

Lowest median value within 10km of a capital city

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Scullin	Australian Capital Territory	9.4	36	\$529,686
2.	Evatt	Australian Capital Territory	9.2	57	\$566,430
3.	Page	Australian Capital Territory	8.3	37	\$577,809
4.	Giralang	Australian Capital Territory	8.0	32	\$638,113
5.	Florey	Australian Capital Territory	9.1	41	\$638,942
6.	Macquarie	Australian Capital Territory	6.7	25	\$668,849
7.	Holder	Australian Capital Territory	10.0	35	\$687,342
8.	Weston	Australian Capital Territory	9.1	58	\$702,644
9.	McKellar	Australian Capital Territory	8.2	22	\$708,629
10.	Kaleen	Australian Capital Territory	6.2	90	\$711,549

Greatest 12-month change

#	Suburb	Region	%	Median value
1.	Melba	Australian Capital Territory	17.1%	\$620,471
2.	Isaacs	Australian Capital Territory	12.2%	\$998,838
3.	Weetangera	Australian Capital Territory	12.1%	\$912,529
4.	Latham	Australian Capital Territory	12.1%	\$548,840
5.	Higgins	Australian Capital Territory	11.5%	\$553,932
6.	Spence	Australian Capital Territory	9.7%	\$564,819
7.	Hackett	Australian Capital Territory	9.2%	\$863,794
8.	Ainslie	Australian Capital Territory	9.0%	\$1,018,544
9.	Garran	Australian Capital Territory	8.3%	\$1,093,376
10.	Holder	Australian Capital Territory	8.3%	\$687,342

Greatest 5-year change

#	Suburb	Region	%	Median value
1.	Moncrieff	Australian Capital Territory	8.6%	\$703,685
2.	Pearce	Australian Capital Territory	7.6%	\$880,425
3.	Ainslie	Australian Capital Territory	7.4%	\$1,018,544
4.	Casey	Australian Capital Territory	7.4%	\$694,141
5.	Chifley	Australian Capital Territory	7.0%	\$785,225
6.	Lyons	Australian Capital Territory	6.9%	\$1,151,967
7.	Garran	Australian Capital Territory	6.9%	\$1,093,376
8.	Giralang	Australian Capital Territory	6.8%	\$638,113
9.	Isaacs	Australian Capital Territory	6.8%	\$998,838
10.	Melba	Australian Capital Territory	6.8%	\$620,471

UNITS				
#	Suburb	Region	# Sold	Median value
1.	Forrest	Australian Capital Territory	24	\$726,423
2.	Yarralumla	Australian Capital Territory	15	\$639,611
3.	Garran	Australian Capital Territory	17	\$636,372
4.	Kingston	Australian Capital Territory	151	\$539,389
5.	Barton	Australian Capital Territory	43	\$530,370
6.	City	Australian Capital Territory	69	\$520,242
7.	Lawson	Australian Capital Territory	36	\$517,195
8.	Amaroo	Australian Capital Territory	11	\$510,057
9.	Coombs	Australian Capital Territory	32	\$501,462
10.	Bonython	Australian Capital Territory	37	\$495,148

#	Suburb	Region	# Sold	Median value
1.	Curtin	Australian Capital Territory	15	\$263,797
2.	Lyons	Australian Capital Territory	19	\$284,518
3.	Phillip	Australian Capital Territory	118	\$311,975
4.	Chifley	Australian Capital Territory	17	\$316,373
5.	Hawker	Australian Capital Territory	22	\$344,092
6.	Gungahlin	Australian Capital Territory	60	\$359,488
7.	Franklin	Australian Capital Territory	63	\$378,949
8.	Belconnen	Australian Capital Territory	144	\$379,150
9.	Holt	Australian Capital Territory	34	\$383,731
10.	Lyneham	Australian Capital Territory	52	\$392,413

#	Suburb	Region	Avg. Distance to CBD (km)	# Sold	Median value
1.	Curtin	Australian Capital Territory	6.8	15	\$263,797
2.	Lyons	Australian Capital Territory	8.4	19	\$284,518
3.	Phillip	Australian Capital Territory	8.4	118	\$311,975
4.	Chifley	Australian Capital Territory	9.3	17	\$316,373
5.	Hawker	Australian Capital Territory	8.7	22	\$344,092
6.	Franklin	Australian Capital Territory	9.5	63	\$378,949
7.	Belconnen	Australian Capital Territory	6.9	144	\$379,150
8.	Lyneham	Australian Capital Territory	3.3	52	\$392,413
9.	Harrison	Australian Capital Territory	9.0	51	\$395,178
10.	Wright	Australian Capital Territory	9.6	56	\$400,154

#	Suburb	Region	%	Median value
1.	Kambah	Australian Capital Territory	5.0%	\$417,268
2.	Bonython	Australian Capital Territory	4.7%	\$495,148
3.	Campbell	Australian Capital Territory	3.8%	\$494,737
4.	Lawson	Australian Capital Territory	3.8%	\$517,195
5.	Civic	Australian Capital Territory	3.6%	\$520,242
6.	Wright	Australian Capital Territory	2.4%	\$400,154
7.	Gordon	Australian Capital Territory	1.9%	\$411,170
8.	Isabella Plains	Australian Capital Territory	1.9%	\$408,363
9.	Hawker	Australian Capital Territory	1.7%	\$344,092
10.	Griffith	Australian Capital Territory	1.6%	\$473,013

#	Suburb	Region	%	Median value
1.	Wright	Australian Capital Territory	5.8%	\$400,154
2.	Civic	Australian Capital Territory	4.6%	\$520,242
3.	Palmerston	Australian Capital Territory	4.3%	\$443,914
4.	Lawson	Australian Capital Territory	4.2%	\$517,195
5.	Ngunnawal	Australian Capital Territory	3.2%	\$413,763
6.	Kambah	Australian Capital Territory	2.9%	\$417,268
7.	Gordon	Australian Capital Territory	2.7%	\$411,170
8.	Nicholls	Australian Capital Territory	2.6%	\$579,812
9.	Isabella Plains	Australian Capital Territory	2.6%	\$408,363
10.	Franklin	Australian Capital Territory	2.3%	\$378,949

Canberra Top 10

Highest gross rental yields

HOUSES					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Taylor	Australian Capital Territory	\$704,430	\$690	6.9%
2.	Charnwood	Australian Capital Territory	\$468,487	\$490	5.7%
3.	Holt	Australian Capital Territory	\$489,842	\$510	5.6%
4.	Moncrieff	Australian Capital Territory	\$703,685	\$670	5.4%
5.	Throsby	Australian Capital Territory	\$693,403	\$650	5.3%
6.	Richardson	Australian Capital Territory	\$528,590	\$480	5.2%
7.	Macgregor	Australian Capital Territory	\$525,585	\$500	5.2%
8.	Ngunnawal	Australian Capital Territory	\$534,856	\$490	5.2%
9.	Banks	Australian Capital Territory	\$558,793	\$480	5.2%
10.	Gilmore	Australian Capital Territory	\$552,510	\$550	5.1%

UNITS					
#	Suburb	Region	Median value	Median rent	Rental yield
1.	Curtin	Australian Capital Territory	\$263,797	\$380	7.6%
2.	Wright	Australian Capital Territory	\$400,154	\$460	6.6%
3.	Phillip	Australian Capital Territory	\$311,975	\$450	6.5%
4.	Belconnen	Australian Capital Territory	\$379,150	\$440	6.5%
5.	Franklin	Australian Capital Territory	\$378,949	\$450	6.4%
6.	Gungahlin	Australian Capital Territory	\$360,399	\$450	6.4%
7.	City	Australian Capital Territory	\$520,242	\$600	6.3%
8.	Braddon	Australian Capital Territory	\$419,571	\$500	6.3%
9.	Chifley	Australian Capital Territory	\$316,373	\$420	6.3%
10.	Lyons	Australian Capital Territory	\$284,518	\$380	6.3%

Highest gross rental yields within 10km of a capital city

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Scullin	Australian Capital Territory	\$529,686	\$505	4.9%
2.	Evatt	Australian Capital Territory	\$566,430	\$550	4.8%
3.	Franklin	Australian Capital Territory	\$770,130	\$610	4.7%
4.	Holder	Australian Capital Territory	\$687,342	\$588	4.7%
5.	Harrison	Australian Capital Territory	\$745,679	\$620	4.7%
6.	Palmerston	Australian Capital Territory	\$720,228	\$518	4.6%
7.	Florey	Australian Capital Territory	\$638,942	\$500	4.6%
8.	Page	Australian Capital Territory	\$577,809	\$505	4.6%
9.	Crace	Australian Capital Territory	\$820,226	\$680	4.6%
10.	Lyneham	Australian Capital Territory	\$781,096	\$600	4.5%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Curtin	Australian Capital Territory	\$263,797	\$380	7.6%
2.	Wright	Australian Capital Territory	\$400,154	\$460	6.6%
3.	Phillip	Australian Capital Territory	\$311,975	\$450	6.5%
4.	Belconnen	Australian Capital Territory	\$379,150	\$440	6.5%
5.	Franklin	Australian Capital Territory	\$378,949	\$450	6.4%
6.	City	Australian Capital Territory	\$520,242	\$600	6.3%
7.	Braddon	Australian Capital Territory	\$419,571	\$500	6.3%
8.	Chifley	Australian Capital Territory	\$316,373	\$420	6.3%
9.	Lyons	Australian Capital Territory	\$284,518	\$380	6.3%
10.	Lyneham	Australian Capital Territory	\$392,413	\$438	6.3%

Highest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Yarralumla	Australian Capital Territory	\$1,316,774	\$900	3.1%
2.	Deakin	Australian Capital Territory	\$1,316,188	\$848	3.5%
3.	Campbell	Australian Capital Territory	\$1,193,454	\$780	3.4%
4.	Red Hill	Australian Capital Territory	\$1,448,866	\$775	3.3%
5.	Chapman	Australian Capital Territory	\$997,082	\$755	4.1%
6.	Griffith	Australian Capital Territory	\$1,408,451	\$720	3.3%
7.	Taylor	Australian Capital Territory	\$704,430	\$690	6.9%
8.	Aranda	Australian Capital Territory	\$958,039	\$685	3.8%
9.	Braddon	Australian Capital Territory	\$1,345,442	\$680	3.1%
10.	Crace	Australian Capital Territory	\$820,226	\$680	4.6%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Yarralumla	Australian Capital Territory	\$639,611	\$625	4.4%
2.	City	Australian Capital Territory	\$520,242	\$600	6.3%
3.	Barton	Australian Capital Territory	\$530,370	\$565	5.5%
4.	Campbell	Australian Capital Territory	\$494,737	\$560	5.7%
5.	Forrest	Australian Capital Territory	\$725,360	\$560	4.5%
6.	Kingston	Australian Capital Territory	\$539,389	\$550	5.4%
7.	Garran	Australian Capital Territory	\$636,372	\$540	5.0%
8.	Lawson	Australian Capital Territory	\$517,195	\$540	5.9%
9.	Amaroo	Australian Capital Territory	\$510,057	\$520	5.5%
10.	Coombs	Australian Capital Territory	\$501,462	\$500	6.2%

Lowest median advertised rents (weekly)

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Banks	Australian Capital Territory	\$558,793	\$480	5.2%
2.	Richardson	Australian Capital Territory	\$528,590	\$480	5.2%
3.	Ngunnawal	Australian Capital Territory	\$534,856	\$490	5.2%
4.	Charnwood	Australian Capital Territory	\$468,487	\$490	5.7%
5.	Isabella Plains	Australian Capital Territory	\$551,336	\$498	5.1%
6.	Calwell	Australian Capital Territory	\$603,361	\$500	4.9%
7.	Gordon	Australian Capital Territory	\$637,041	\$500	4.9%
8.	Macgregor	Australian Capital Territory	\$525,585	\$500	5.2%
9.	Conder	Australian Capital Territory	\$646,384	\$500	4.8%
10.	Florey	Australian Capital Territory	\$638,942	\$500	4.6%

#	Suburb	Region	Median value	Median rent	Rental yield
1.	Hackett	Australian Capital Territory	\$403,192	\$340	5.5%
2.	Hawker	Australian Capital Territory	\$344,092	\$380	6.1%
3.	Lyons	Australian Capital Territory	\$284,518	\$380	6.3%
4.	Curtin	Australian Capital Territory	\$263,797	\$380	7.6%
5.	Holt	Australian Capital Territory	\$383,731	\$418	6.1%
6.	Chifley	Australian Capital Territory	\$316,373	\$420	6.3%
7.	Mawson	Australian Capital Territory	\$424,721	\$420	5.5%
8.	Watson	Australian Capital Territory	\$404,546	\$428	6.2%
9.	Lyneham	Australian Capital Territory	\$392,413	\$438	6.3%
10.	Bruce	Australian Capital Territory	\$411,033	\$440	6.1%

Highest total value of sales

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Kambah	Australian Capital Territory	194	\$116,331,245	\$568,958
2.	Yarralumla	Australian Capital Territory	57	\$91,673,500	\$1,316,774
3.	Ngunnawal	Australian Capital Territory	150	\$80,640,051	\$534,856
4.	Griffith	Australian Capital Territory	49	\$69,458,900	\$307,525
5.	Wanniassa	Australian Capital Territory	115	\$68,000,960	\$588,102
6.	Macgregor	Australian Capital Territory	122	\$66,451,050	\$525,585
7.	Nicholls	Australian Capital Territory	76	\$66,022,500	\$855,443
8.	Curtin	Australian Capital Territory	69	\$64,418,500	\$892,830
9.	Casey	Australian Capital Territory	94	\$61,316,300	\$694,141
10.	Kaleen	Australian Capital Territory	85	\$61,177,166	\$711,549

#	Suburb	Region	# Sold	Total value 12m September 2019	Median value November 2019
1.	Kingston	Australian Capital Territory	157	\$92,153,695	\$391,378
2.	Braddon	Australian Capital Territory	151	\$69,605,831	\$419,571
3.	Belconnen	Australian Capital Territory	152	\$59,411,804	\$379,150
4.	Phillip	Australian Capital Territory	119	\$45,002,750	\$311,975
5.	Turner	Australian Capital Territory	87	\$40,973,900	\$483,682
6.	Bruce	Australian Capital Territory	103	\$40,616,788	\$411,033
7.	City	Australian Capital Territory	82	\$39,901,088	\$520,242
8.	Griffith	Australian Capital Territory	79	\$39,213,760	\$221,621
9.	Greenway	Australian Capital Territory	90	\$37,058,500	\$407,090
10.	Narrabundah	Australian Capital Territory	24	\$29,760,000	\$419,657

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