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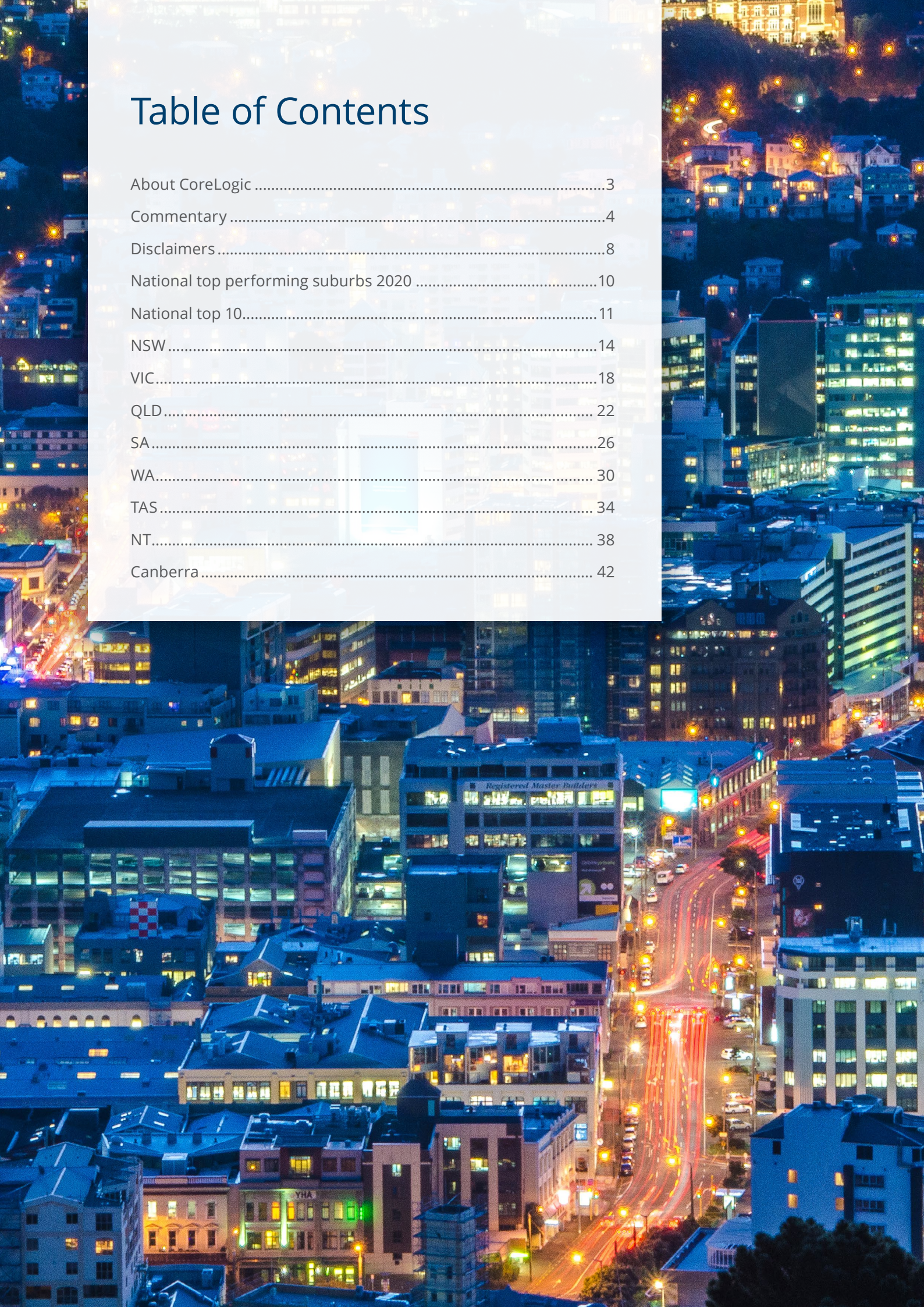
Best of the Best 2020

2020 in review and what 2021 might have in store



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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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2020 in review

2020 has been a momentous year, in which Australians endured the largest economic downturn since the 1930's, and saw 28 years without technical recession interrupted. Several property market trends have emerged through COVID-19 as a result of social distancing restrictions that have been vital in suppressing a greater health crisis. Some of these trends are evident in the Best of the Best 2020 report.

Property values have been resilient. As of November, Australian housing values were 1.1% higher over the year, with the estimated total value of residential real estate recorded at \$7.2 trillion. While the initial shock of COVID-19 led to a -2.1% decline in national property values between April and September, the trajectory of dwelling values began to recover through to November. Early data for December is showing a continuation of this trend.

Housing values have been supported by a strong mix of regulatory, monetary and fiscal measures, which have induced record-low mortgage rates, the deferment of mortgage repayment for households impacted by COVID-19, support for low income households, as well as grants and concessions for owner-occupier purchases.

Moreover, CoreLogic research from the beginning of this year outlined the relatively stable nature of property as an asset, which historically has not shown the same volatility as shares and equities, due to the illiquidity of the asset associated with long transaction times, high transactional costs and lengthy hold periods.

The Best of the Best report for 2020 highlights the resilience of luxury markets in Australia, where the highest median house value was once again in Darling Point, and the highest median unit value was found in Point Piper, as with 2019.

This is not to say these suburbs have been unaffected by the pandemic; indeed the high end of the Sydney market

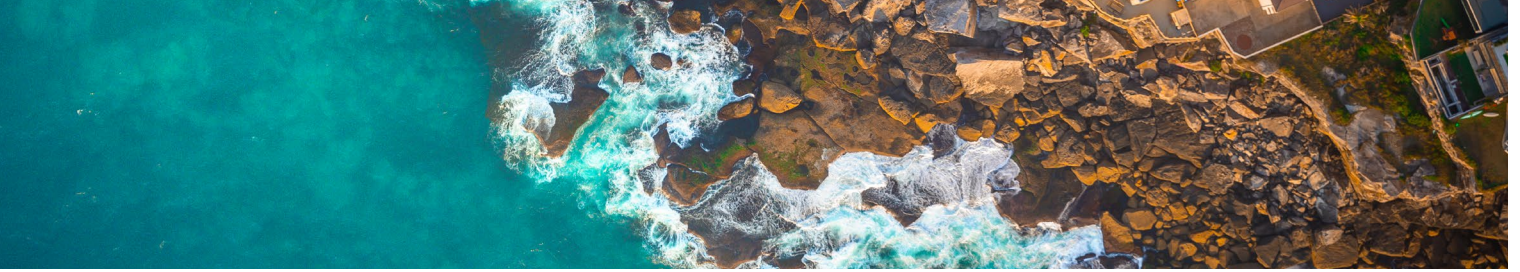
is generally more volatile to changes in economic conditions. However, this volatility also tends to see a rapid recovery in the wake of lower mortgage rates and an improvement in consumer sentiment.

Perhaps even more surprising is that some of the suburbs more impacted by the pandemic are represented in this edition of the Best of the Best report as having the highest sales turnover value in the year to September.

In the suburb of Melbourne, for example, unit values declined -3.4% between the onset of the pandemic in March, and the end of September. The total value of sales is down -3.9% in the year to September 2020 compared with the year to 2019. Yet the suburb of Melbourne has gone from the suburb with the 6th highest total sales value in 2019, to claim the number one spot in 2020.

Demand for lifestyle areas may have been exacerbated, but was not necessarily triggered by, COVID-19. The narrative of Australians fleeing capital cities in search of a sea-change or tree change "because of COVID" has dominated reporting on the housing market through 2020. It is true that regional Australia has out-performed the combined capital cities market and recent internal migration data reveals more people are leaving the cities for regional areas, especially in Victoria.

Annual growth across combined regional Australian dwellings at November 2020 was 5.7%, compared with 2.4% across the combined capital cities dwelling market. But this divergence in performance can be attributed to a combination of factors, including the new found popularity of remote working, but also less of a demand shock across regional Australia caused by border closures, and the relative affordability of regional Australian dwellings.



The relative popularity of lifestyle markets is also evident in the Best of the Best report, where Sunshine Beach on the Sunshine Coast has seen the highest annual capital growth in houses nationally, compared with 2019 when St Kilda in Melbourne saw the highest housing growth.

Importantly, the Sunshine Coast has been a popular destination of internal migration for years. In the year to June 2019, the Sunshine Coast SA4 region had the highest volume of net internal migration of the 88 SA4 sub-markets in Australia. Incidentally, the Gold Coast was the third highest destination. COVID-19 may have exacerbated demand across the Sunshine Coast and Gold Coast, as the normalisation of remote work may have empowered more Australians to make a tree-change or sea-change.

Rental market performance has been highly disparate. COVID-19 has had a severe impact on select rental markets in Australia, with Greater Melbourne unit rents falling -7.0% in the year to November 2020. Inner city rental markets of Sydney, Melbourne and to a lesser extent, Brisbane have been particularly impacted by the closure of international borders, where historically high demand from overseas migrants has been disrupted. Notably the vast majority of overseas arrivals to Australia are initially renters.

However, there is a completely different dynamic in rental markets across Perth, Darwin, and other mining-related markets that has emerged. Following the long withdrawal of investor demand and several years of low new supply additions, rental markets are tightening. Across the suburb of South Headland, which holds the position of highest rental yields for units across the country, rents have increased significantly over the year following a long correction post mining-boom. This is also reflected in the WA capital, where Perth rent values have increased a remarkable 8.2% across dwellings over the year.

Overall, the Best of the Best report highlights the remarkable resilience of property market performance through 2020, as well as the shift from demand in inner-city markets to lifestyle regions. Towards the end of 2020, Australian housing markets are more broadly experiencing a recovery trend in housing market conditions off the back of the November cash rate reduction. It is expected that this momentum will continue into 2021.



2021 Property Market Outlook

As of November, the trajectory of the Australian housing market reflected a recovery trend. In fact, smaller capital city dwelling markets including Adelaide, Brisbane, Canberra and Hobart, were sitting at record high values, having increased since the onset of COVID-19. But what can we expect across housing markets in 2021? Some of the trends expected are unpacked below.

Accommodative monetary policy will be a significant tailwind for values. As noted in our early analysis of COVID-19 and its likely impact on the Australian housing market, an increase in dwelling values during a negative economic shock has precedence. Australian housing values rose during historic negative economic shocks such as the 'dotcom bubble burst' and the Asian financial crisis. Even during the early 90's recession, the national peak-to-trough decline in housing values was only -4.4%.

The resilience of housing markets through economic downturns may largely be attributable to lower cash rate settings. The RBA estimates a 1 percentage point reduction in the cash rate can lead to an 8% increase in property values, where the reduction is expected to be sustained for three years.

With the RBA reducing the cash rate 65 basis points over 2020, and RBA Governor Phillip Lowe signalling that the cash rate may be held at this record low for years to come, this will be a significant tailwind for property values, and may place upward pressure on prices through 2021.

Headwinds and uncertainty remain for the housing market, but with economic conditions recovering, some earlier factors considered a major risk to housing markets have been reduced, including the end of mortgage repayment deferrals, where the latest data from APRA showed 3.9% (\$68 billion) of home loans remained under deferral in October down from 11% (\$195 billion) in June.

Inner-city Melbourne markets are at greater risk through 2021. Strict restrictions on international borders have particularly affected rental demand in the SA4 'Melbourne – Inner' region, which had the highest net overseas migration of any region in Australia in the year to June 2019, at 17,975.

The vast majority of overseas migrants to Australia are initially renters, with border closures creating a disproportionate demand shock in the rental market. Between March and November 2020, rental incomes have declined 10.7% across this sub market, and property values fell 6.1%.

The deterioration in this market has been compounded by several factors, including a second surge in COVID-19 cases, a relatively high portion of employed persons (11.8%) working in arts and recreation and food and accommodation sectors prior to the pandemic (these sectors have seen among the biggest declines in payroll jobs across Australia and the HILDA survey data suggests workers in these industries are also more likely to be renters), and the decline in rental demand at a time when the number of dwellings under construction across Victoria, particularly units, remain high.

Listings patterns across Melbourne show there has been a high level of volatility in response to social distancing measures. However, as private property inspections and onsite auctions resumed in late September, stock on market has soared. CoreLogic modelled sales volumes estimate that across Melbourne, sales have not kept up with the unusually high increase in new listings volumes. Modelled sales volumes for November estimate 4,301 transactions took place across Melbourne, compared with 8,054 new listings added to the market in the same period. This means there was around 0.5 sales for each new listing added. This is very different from conditions across other capital cities, where the November sales to



new listings ratio averaged 1.2 sales for each new listing added to the market in November.

Despite Melbourne dwelling values joining a broad-based recovery trend in November, and values rising 0.7% in the month, the disproportionate volume of stock to sales volumes may slow the rate of recovery across Melbourne in 2021. In the Melbourne – Inner region, where total stock on market was highest in November at 4,652 dwellings, values in this region are likely to under-perform until the relaxation of international border travel.

The return of investors to small capital cities following record low investor participation, as first home buyer activity and owner-occupier activity has risen substantially.

The decline in investor activity has been brought about by many factors over the past few years, including macro-prudential policies, high levels of economic uncertainty and compressed gross rental yields. However, a cyclical rebound in rents could see investors return to smaller capital city markets in 2021.

Across Perth for example, rent values rose a remarkable 8.2% in the year to November. In Hobart, where gross rent yields are 4.6% across dwellings, the investor share of mortgage finance increased from a recent low of 16.4% in August 2020, to 21.8% in October across Tasmania. This may be compounded by the relaxation of interstate borders in Australia, which would allow Tasmania to reclaim its status as a popular domestic tourism destination, thus seeing improved economic and housing market conditions.

Institutions are shaping finance and construction, and several datasets suggests there has been strong utilisation of incentives for first home buyers, such as the first home loan deposit scheme and the HomeBuilder scheme. Fiscal stimulus for housing since the onset of the pandemic has been almost entirely directed at the establishment of new property.

Since the announcement of the HomeBuilder Scheme in early June, ABS housing finance data has recorded over 24,000 loans for the construction of owner-occupied property through to October. This is a 39.0% increase on the number of loans for the same period in 2019.

Similarly, national house approvals rose 14.0% from June to October compared to the same period in 2019. Interestingly, unit approvals declined -11.9%. This may reflect housing stock preference among owner-occupiers, where first home buyer schemes are targeted.

Between owner-occupier preferences, and value caps on the HomeBuilder and FHLDS schemes, these policies have created a shift in demand and construction from high density, inner city unit projects, to house and land developments on the periphery of greater capital cities, or in regional Australia. With the extension of the HomeBuilder scheme to March next year, we expect a continuation of this trend in 2021.

However, in research produced earlier this year, we noted the current high levels of demand from first home buyers may be subject to decline in the second half of 2021, as schemes such as HomeBuilder may be gradually tapered. First home buyer activity is very responsive to the presence of temporary grants, and demand may be pulled forward and concentrated in these periods, as seen with the temporary boost to the first home loan deposit scheme in 2008-09.



Data Dictionary & Disclaimers

The Best of the Best 2020 highlight the top performing houses and units across Australia based on the following criteria:

- Highest Sale
- Highest Total Value of Sales
- Highest Median Value
- Lowest Median Value
- Greatest 12m Change in Values
- Greatest 12m Change in Rents
- Highest Rental Yields

All data highlighted is current as at the 30 November 2020, with the exception of Total Value of Sales data which reflect sales that occurred over the 12 months to 30 September 2020.

Top sales are based on properties that have transacted over the 2020 year to date - please note there may be sales we are not yet aware of due to the lag in reporting times, long settlements and non-disclosures.

Exclusions

Regions with less than 10 Sales;
100 AVM observations;
20 Rental observations.

Data Dictionary

Median Sales AVM value - A measure of the median (50th percentile) estimated sales value of all properties based on the hedonic imputation method, irrespective of whether it transacted or not.

AVM observations - The total number of Automated Valuations that have been run.

12 month sales volumes - A count of all transactions over the 12 months.

Total Value of Sales: the total value of all property transactions recorded over the 12 months to September 2020.

12 month change in value - the percentage difference between the hedonic home value index as at 30 November 2020 compared to 12 months ago.

12 month change in rents - the percentage difference between the hedonic rental value index as at 30 November 2020 compared to 12 months ago.

Gross Rental Yields - A measure of the implied yield of properties based on the underlying sales values and 'for rent' listings values of properties using the hedonic imputation methodology.

Hedonic Home Value Index - CoreLogic's headline measure for property market performance. It measures the organic change in underlying sale values of properties using the hedonic imputation methodology. The full detailed methodology description available at: <https://www.corelogic.com.au/research/rp-data-corelogic-home-value-index-methodology>.

Hedonic Rental Value Index - A measure of the organic change in underlying 'for rent' listing values of properties using the hedonic imputation methodology. The full detailed methodology description available at: <https://www.corelogic.com.au/research/rp-data-corelogic-home-value-index-methodology>.



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National Best Performers

Top 10 National Sales

#	SALE PRICE	SALE DATE	ADDRESS
1	\$51,000,000	Apr-20	64 Wunulla Road, Point Piper NSW
2	\$33,000,000	Mar-20	36 Billyard Avenue, Elizabeth Bay NSW
3	\$32,500,000	Jan-20	48 the Crescent, Vaucluse NSW
4	\$32,000,000	Mar-20	4 Lindsay Avenue, Darling Point NSW
5	\$30,000,000	Sep-20	20A Vaucluse Road, Vaucluse NSW
6	\$27,500,000	Sep-20	89 Watkins Road, Dalkeith WA
7	\$24,600,000	Sep-20	42 Vaucluse Road, Vaucluse NSW
8	\$24,500,000	Jun-20	174 Prince Alfred Parade, Newport NSW
9	\$24,000,000	Feb-20	36 Ocean Road, Palm Beach NSW
10	\$22,600,000	Aug-20	187-191 Hedges Avenue, Mermaid Beach QLD

National Best Performers

National Best Performers 2020



HOUSES

HIGHEST MEDIAN VALUE

Darling Point, Sydney - Eastern Suburbs **\$7,063,773**

LOWEST MEDIAN VALUE

Norseman, Western Australia - Outback (South) **\$58,582**

GREATEST 12M CHANGE IN VALUE

Sunshine Beach, QLD - Sunshine Coast **27.6%**

GREATEST 12M CHANGE IN RENTS

Port Elliot, South Australia - South East **23.7%**

HIGHEST RENTAL YIELDS

Collinsville, QLD - Mackay - Isaac - Whitsunday **14.6%**



UNITS

HIGHEST MEDIAN VALUE

Point Piper, Sydney - Eastern Suburbs **\$2,281,435**

LOWEST MEDIAN VALUE

Laguna Quays, QLD - Mackay - Isaac - Whitsunday **\$76,123**

GREATEST 12M CHANGE IN VALUE

Horsham, VIC - North West **25.7%**

GREATEST 12M CHANGE IN RENTS

Mittagong, NSW - Southern Highlands & Shoalhaven **20.6%**

HIGHEST RENTAL YIELDS

South Hedland, Western Australia - Outback (North) **14.1%**

Highest Total Value of Sales



HOUSES - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Mosman	Sydney - North Sydney and Hornsby	238	\$1,125,159,388	\$4,162,405
2	Kellyville	Sydney - Baulkham Hills and Hawkesbury	796	\$981,593,504	\$1,244,282
3	Castle Hill	Sydney - Baulkham Hills and Hawkesbury	415	\$696,814,275	\$1,534,043
4	Brighton	Melbourne - Inner South	198	\$651,552,199	\$2,888,326
5	Vaucluse	Sydney - Eastern Suburbs	102	\$647,102,000	\$5,388,372



HOUSES - REGIONAL SUBURBS

1	Port Macquarie	NSW - Mid North Coast	782	\$496,055,449	\$624,030
2	Orange	NSW - Central West	891	\$444,481,816	\$439,985
3	Buderim	QLD - Sunshine Coast	572	\$435,355,553	\$751,805
4	Hope Island	QLD - Gold Coast	260	\$338,365,270	\$826,012
5	Dubbo	NSW - Far West and Orana	780	\$318,861,180	\$355,841



UNITS - CAPITAL CITY SUBURBS

1	Melbourne	Melbourne - Inner	823	\$517,056,246	\$462,730
2	Manly	Sydney - Northern Beaches	279	\$504,481,327	\$1,329,768
3	Dee Why	Sydney - Northern Beaches	520	\$456,104,373	\$826,097
4	Cronulla	Sydney - Sutherland	343	\$430,704,112	\$900,822
5	Randwick	Sydney - Eastern Suburbs	365	\$413,467,084	\$940,426



UNITS - REGIONAL SUBURBS

1	Surfers Paradise	QLD - Gold Coast	1265	\$591,286,956	\$410,998
2	Wollongong	NSW - Illawarra	477	\$302,068,203	\$583,017
3	Broadbeach	QLD - Gold Coast	431	\$300,283,355	\$571,168
4	Noosa Heads	QLD - Sunshine Coast	205	\$257,922,435	\$892,838
5	Maroochydore	QLD - Sunshine Coast	417	\$230,077,802	\$490,275

Top Performing Capital City Suburbs

HOUSES

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Darling Point	Sydney - Eastern Suburbs	10	\$7,063,773
2.	Bellevue Hill	Sydney - Eastern Suburbs	75	\$5,722,032
3.	Vaucluse	Sydney - Eastern Suburbs	96	\$5,388,372
4.	Double Bay	Sydney - Eastern Suburbs	19	\$4,759,221
5.	Woolwich	Sydney - Ryde	11	\$4,242,030
6.	Mosman	Sydney - North Sydney and Hornsby	220	\$4,162,405
7.	Toorak	Melbourne - Inner	79	\$4,008,852
8.	Tamarama	Sydney - Eastern Suburbs	11	\$4,002,227
9.	Rose Bay	Sydney - Eastern Suburbs	55	\$3,862,952
10.	Dover Heights	Sydney - Eastern Suburbs	51	\$3,666,840

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Elizabeth North	Adelaide - North	65	\$176,386
2.	Elizabeth South	Adelaide - North	35	\$188,116
3.	Davoren Park	Adelaide - North	115	\$194,903
4.	Elizabeth Downs	Adelaide - North	100	\$195,511
5.	Elizabeth	Adelaide - North	20	\$195,597
6.	Elizabeth Grove	Adelaide - North	34	\$203,088
7.	Elizabeth Park	Adelaide - North	64	\$215,193
8.	Smithfield	Adelaide - North	33	\$217,537
9.	Smithfield Plains	Adelaide - North	47	\$220,407
10.	Russell Island	Brisbane - East	167	\$233,816

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Alawa	Darwin	24.0%	\$486,416
2.	Howard Springs	Darwin	23.1%	\$633,992
3.	East Ryde	Sydney - Ryde	19.2%	\$1,641,990
4.	Davistown	Central Coast	19.1%	\$813,438
5.	North Ryde	Sydney - Ryde	18.6%	\$1,547,430
6.	West Ryde	Sydney - Ryde	18.2%	\$1,497,769
7.	Alberton	Adelaide - West	18.1%	\$475,074
8.	New Norfolk	Hobart	17.6%	\$338,861
9.	Wannanup	Mandurah	17.2%	\$458,673
10.	Leanyer	Darwin	16.8%	\$517,672

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Bellevue	Perth - North East	13.8%	\$392
2.	Wembley Downs	Perth - North West	13.7%	\$682
3.	Floreat	Perth - Inner	13.6%	\$838
4.	Meadow Springs	Mandurah	13.5%	\$400
5.	Halls Head	Mandurah	13.3%	\$408
6.	Mandurah	Mandurah	13.2%	\$334
7.	Wannanup	Mandurah	13.1%	\$404
8.	Caringbah South	Sydney - Sutherland	13.0%	\$934
9.	Beldon	Perth - North West	13.0%	\$444
10.	Ersine	Mandurah	12.5%	\$396

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Elizabeth North	Adelaide - North	8.3%	\$282
2.	Elizabeth Downs	Adelaide - North	7.7%	\$296
3.	Elizabeth South	Adelaide - North	7.6%	\$287
4.	Davoren Park	Adelaide - North	7.5%	\$287
5.	Elizabeth Grove	Adelaide - North	7.3%	\$294
6.	Smithfield	Adelaide - North	7.3%	\$312
7.	Moulden	Darwin	7.2%	\$425
8.	Elizabeth Park	Adelaide - North	7.2%	\$301
9.	Cooloongup	Perth - South West	7.1%	\$356
10.	Zuccoli	Darwin	7.0%	\$569

UNITS

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Point Piper	Sydney - Eastern Suburbs	21	\$2,281,435
2.	Darling Point	Sydney - Eastern Suburbs	78	\$1,784,963
3.	Millers Point	Sydney - City and Inner South	35	\$1,693,374
4.	Milsons Point	Sydney - North Sydney and Hornsby	39	\$1,657,168
5.	Kirribilli	Sydney - North Sydney and Hornsby	58	\$1,512,683
6.	Cabarita	Sydney - Inner West	10	\$1,491,408
7.	Putney	Sydney - Ryde	10	\$1,452,453
8.	The Rocks	Sydney - City and Inner South	10	\$1,395,146
9.	Cremorne Point	Sydney - North Sydney and Hornsby	38	\$1,391,837
10.	Balmain East	Sydney - Inner West	12	\$1,333,070

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Kooralbyn	Logan - Beaudesert	12	\$164,543
2.	Armadale	Perth - South East	38	\$166,588
3.	Kelmscott	Perth - South East	16	\$167,839
4.	Dudley Park	Mandurah	20	\$174,154
5.	Booval	Ipswich	15	\$179,570
6.	Logan Central	Logan - Beaudesert	31	\$182,832
7.	Cooloongup	Perth - South West	11	\$188,683
8.	Goodna	Ipswich	15	\$188,698
9.	Gawler South	Adelaide - North	11	\$192,324
10.	Salisbury	Adelaide - North	34	\$194,699

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Findon	Adelaide - West	22.2%	\$329,158
2.	Mount Pleasant	Perth - South West	20.2%	\$681,211
3.	Kurralt Park	Adelaide - West	16.8%	\$299,764
4.	Kingsville	Melbourne - West	16.6%	\$520,063
5.	Henley Beach	Adelaide - West	16.4%	\$415,213
6.	Ascot	Perth - South East	16.3%	\$351,962
7.	Burswood	Perth - South East	14.2%	\$492,453
8.	Springwood	Logan - Beaudesert	13.7%	\$249,840
9.	Cloverdale	Perth - South East	13.1%	\$273,153
10.	Brooklyn Park	Adelaide - West	12.9%	\$266,103

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Mandurah	Mandurah	12.6%	\$334
2.	East Fremantle	Perth - South West	11.0%	\$449
3.	Fannie Bay	Darwin	10.7%	\$431
4.	Midland	Perth - North East	10.6%	\$305
5.	Fremantle	Perth - South West	10.5%	\$447
6.	Capel Sound	Mornington Peninsula	9.9%	\$381
7.	Hastings	Mornington Peninsula	9.1%	\$372
8.	Bongaree	Moreton Bay - North	8.9%	\$361
9.	Mount Martha	Mornington Peninsula	8.8%	\$510
10.	Bentley	Perth - South East	8.6%	\$345

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Browns Plains	Logan - Beaudesert	7.8%	\$350
2.	Logan Central	Logan - Beaudesert	7.8%	\$261
3.	Springwood	Logan - Beaudesert	7.7%	\$351
4.	Parap	Darwin	7.7%	\$432
5.	Slacks Creek	Logan - Beaudesert	7.7%	\$296
6.	Armadale	Perth - South East	7.6%	\$262
7.	Woodridge	Logan - Beaudesert	7.5%	\$270
8.	Darwin	Darwin	7.4%	\$478
9.	Nightcliff	Darwin	7.3%	\$371
10.	Eagleby	Logan - Beaudesert	7.2%	\$308

Top Performing Regional Suburbs

HOUSES - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Swainsdale	NSW - Richmond - Tweed	13	\$2,340,462
2.	Byron Bay	NSW - Richmond - Tweed	87	\$1,805,452
3.	Bar Beach	NSW - Newcastle and Lake Macquarie	14	\$1,736,292
4.	Burradoo	NSW - Southern Highlands and Shoalhaven	93	\$1,714,573
5.	Surfers Paradise	QLD - Gold Coast	111	\$1,707,260
6.	Myocum	NSW - Richmond - Tweed	13	\$1,655,109
7.	Sunshine Beach	QLD - Sunshine Coast	71	\$1,643,454
8.	Wombarra	NSW - Illawarra	19	\$1,534,601
9.	The Hill	NSW- Newcastle and Lake Macquarie	11	\$1,524,596
10.	Federal	NSW - Richmond - Tweed	12	\$1,473,759

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Norseman	Western Australia - Outback (South)	15	\$58,582
2.	Southern Cross	Western Australia - Wheat Belt	14	\$61,186
3.	Three Springs	Western Australia - Outback (South)	11	\$65,514
4.	Ungarie	NSW- Central West	11	\$65,847
5.	Carnamah	Western Australia - Outback (South)	18	\$70,126
6.	Kambalda East	Western Australia - Outback (South)	19	\$74,436
7.	Peterborough	SA- Barossa - Yorke - Mid North	49	\$79,740
8.	Rainbow	Vic- North West	12	\$81,186
9.	Coolgardie	Western Australia - Outback (South)	12	\$84,278
10.	Wyalkatchem	Western Australia - Wheat Belt	11	\$85,098

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Sunshine Beach	Qld- Sunshine Coast	27.6%	\$1,643,454
2.	Rosebery	Tas- West and North West	27.3%	\$111,136
3.	Cygnnet	Tas- South East	27.0%	\$503,061
4.	Miles	Qld- Darling Downs - Maranoa	25.6%	\$140,641
5.	Queenstown	Tas- West and North West	25.2%	\$106,829
6.	Sunrise Beach	Qld- Sunshine Coast	24.4%	\$1,230,062
7.	Port Macdonnell	SA- South Australia - South East	23.4%	\$267,038
8.	Waverley	Tas- Launceston and North East	23.1%	\$267,469
9.	Dover	Tas- South East	22.8%	\$372,404
10.	Coffin Bay	SA- South Australia - Outback	22.8%	\$312,960

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Port Elliot	South Australia - South East	23.7%	\$425
2.	Kingston SE	South Australia - South East	23.5%	\$470
3.	Manyana	NSW- Southern Highlands and Shoalhaven	22.8%	\$514
4.	Encounter Bay	South Australia - South East	22.3%	\$487
5.	Middleton	South Australia - South East	20.1%	\$418
6.	Bulgarr	Western Australia - Outback (North)	19.4%	\$644
7.	Zeehan	Tas- West and North West	18.4%	\$283
8.	Pegs Creek	Western Australia - Outback (North)	17.9%	\$667
9.	Eden	NSW- Capital Region	17.9%	\$547
10.	Nickol	Western Australia - Outback (North)	17.6%	\$790

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Collinsville	Qld- Mackay - Isaac - Whitsunday	14.6%	\$283
2.	Newman	Western Australia - Outback (North)	14.0%	\$528
3.	Charleville	Queensland - Outback	13.9%	\$228
4.	Merredin	Western Australia - Wheat Belt	13.5%	\$329
5.	Kambalda West	Western Australia - Outback (South)	13.5%	\$272
6.	Bourke	NSW- Far West and Orana	13.4%	\$269
7.	Longreach	Queensland - Outback	12.7%	\$274
8.	Rangeway	Western Australia - Outback (South)	12.7%	\$274
9.	Broken Hill	NSW- Far West and Orana	12.7%	\$303
10.	Cloncurry	Queensland - Outback	12.2%	\$363

UNITS - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Noosa Heads	Qld- Sunshine Coast	180	\$892,838
2.	Byron Bay	NSW - Richmond - Tweed	149	\$882,753
3.	Sunshine Beach	Qld- Sunshine Coast	65	\$850,702
4.	Suffolk Park	NSW - Richmond - Tweed	26	\$835,638
5.	Lennox Head	NSW - Richmond - Tweed	62	\$812,692
6.	Thirroul	NSW- Illawarra	30	\$779,355
7.	Hollywell	Qld- Gold Coast	20	\$767,839
8.	Carrington	NSW- Newcastle and Lake Macquarie	10	\$763,312
9.	Barwon Heads	Vic- Geelong	21	\$762,600
10.	Main Beach	Qld- Gold Coast	175	\$751,060

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Laguna Quays	Qld- Mackay - Isaac - Whitsunday	10	\$76,123
2.	Dolphin Heads	Qld- Mackay - Isaac - Whitsunday	10	\$93,996
3.	Kalgoorlie	Western Australia - Outback (South)	19	\$124,429
4.	Miles	Qld- Darling Downs - Maranoa	10	\$125,303
5.	Chinchilla	Qld- Darling Downs - Maranoa	22	\$130,583
6.	Moree	NSW- New England and North West	10	\$132,695
7.	South Gladstone	Qld- Central Queensland	20	\$136,051
8.	West Gladstone	Qld- Central Queensland	15	\$136,175
9.	Port Hedland	Western Australia - Outback (North)	16	\$137,569
10.	Woree	Qld- Cairns	45	\$139,698

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Horsham	Vic- North West	25.7%	\$225,718
2.	Curumbin	Qld- Gold Coast	24.9%	\$632,749
3.	Mildura	Vic- North West	24.1%	\$222,155
4.	Cable Beach	Western Australia - Outback (North)	22.3%	\$219,544
5.	Bilinga	Qld- Gold Coast	21.8%	\$664,355
6.	Palm Beach	Qld- Gold Coast	20.8%	\$560,203
7.	Wynyard	Tas- West and North West	20.7%	\$253,608
8.	South Gladstone	Qld- Central Queensland	19.9%	\$136,051
9.	Tugun	Qld- Gold Coast	18.7%	\$566,091
10.	Griffith	NSW- Riverina	18.6%	\$214,430

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Mittagong	NSW- Southern Highlands and Shoalhaven	20.6%	\$413
2.	Moe	Vic- Latrobe - Gippsland	15.9%	\$222
3.	South Gladstone	Qld- Central Queensland	15.3%	\$188
4.	Prospect Vale	Tas- Launceston and North East	14.8%	\$339
5.	South Hedland	Western Australia - Outback (North)	13.0%	\$404
6.	South Launceston	Tas- Launceston and North East	12.7%	\$317
7.	Riverside	Tas- Launceston and North East	12.0%	\$330
8.	Newstead	Tas- Launceston and North East	11.9%	\$329
9.	Soldiers Point	NSW- Hunter Valley exc Newcastle	11.7%	\$453
10.	Toormina	NSW- Coffs Harbour - Grafton	11.7%	\$378

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	South Hedland	Western Australia - Outback (North)	14.1%	\$404
2.	Woree	Qld- Cairns	11.4%	\$313
3.	Manunda	Qld- Cairns	10.1%	\$306
4.	Manoora	Qld- Cairns	10.1%	\$303
5.	Bungalow	Qld- Cairns	9.7%	\$334
6.	White Rock	Qld- Cairns	9.3%	\$379
7.	Earlville	Qld- Cairns	9.1%	\$315
8.	Hermit Park	Qld- Townsville	8.7%	\$266
9.	Westcourt	Qld- Cairns	8.7%	\$327
10.	Chinchilla	Qld- Darling Downs - Maranoa	8.6%	\$229

NSW Best Performers

Top 5 New South Wales Sales

#	SALE PRICE	SALE DATE	ADDRESS
1	\$51,000,000	Apr-20	64 Wunulla Road, Point Piper
2	\$33,000,000	Mar-20	36 Billyard Avenue, Elizabeth Bay
3	\$32,500,000	Jan-20	48 The Crescent, Vaucluse
4	\$32,000,000	Mar-20	4 Lindsay Avenue, Darling Point
5	\$30,000,000	Sep-20	20A Vaucluse Road, Vaucluse



NSW Best Performers 2020

NSW Best Performers



HOUSES

HIGHEST MEDIAN VALUE

Darling Point, Sydney - Eastern Suburbs **\$7,063,773**

LOWEST MEDIAN VALUE

Ungarie, Central West **\$65,847**

GREATEST 12M CHANGE IN VALUE

Bombala, Capital Region **22.6%**

GREATEST 12M CHANGE IN RENTS

Manyana, Southern Highlands and Shoalhaven **22.8%**

HIGHEST RENTAL YIELDS

Bourke, Far West and Orana **13.4%**



UNITS

HIGHEST MEDIAN VALUE

Point Piper, Sydney - Eastern Suburbs **\$2,281,435**

LOWEST MEDIAN VALUE

Moree, New England and North West **\$132,695**

GREATEST 12M CHANGE IN VALUE

Griffith, Riverina **18.6%**

GREATEST 12M CHANGE IN RENTS

Mittagong, Southern Highlands and Shoalhaven **20.6%**

HIGHEST RENTAL YIELDS

Muswellbrook, Hunter Valley exc Newcastle **8.0%**

Highest Total Value of Sales



HOUSES - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Mosman	Sydney - North Sydney and Hornsby	238	\$1,125,159,388	\$4,162,405
2	Kellyville	Sydney - Baulkham Hills and Hawkesbury	796	\$981,593,504	\$1,244,282
3	Castle Hill	Sydney - Baulkham Hills and Hawkesbury	415	\$696,814,275	\$1,534,043
4	Vaucluse	Sydney - Eastern Suburbs	102	\$647,102,000	\$5,388,372
5	Paddington	Sydney - Eastern Suburbs	227	\$580,533,200	\$2,516,368



HOUSES - REGIONAL SUBURBS

1	Port Macquarie	Mid North Coast	782	\$496,055,449	\$624,030
2	Orange	Central West	891	\$444,481,816	\$439,985
3	Dubbo	Far West and Orana	780	\$318,861,180	\$355,841
4	Bowral	Southern Highlands and Shoalhaven	234	\$282,867,278	\$1,130,890
5	Merewether	Newcastle and Lake Macquarie	146	\$232,858,125	\$1,274,421



UNITS - CAPITAL CITY SUBURBS

1	Manly	Sydney - Northern Beaches	279	\$504,481,327	\$1,329,768
2	Dee Why	Sydney - Northern Beaches	520	\$456,104,373	\$826,097
3	Cronulla	Sydney - Sutherland	343	\$430,704,112	\$900,822
4	Randwick	Sydney - Eastern Suburbs	365	\$413,467,084	\$940,426
5	Mosman	Sydney - North Sydney and Hornsby	291	\$406,891,611	\$1,081,056



UNITS - REGIONAL SUBURBS

1	Wollongong	Illawarra	477	\$302,068,203	\$583,017
2	Port Macquarie	Mid North Coast	350	\$166,602,681	\$404,852
3	Byron Bay	Richmond - Tweed	165	\$154,900,171	\$882,753
4	Tweed Heads	Richmond - Tweed	265	\$148,981,535	\$470,001
5	Newcastle	Newcastle and Lake Macquarie	136	\$119,630,000	\$718,859



Greater Sydney

HOUSES

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Darling Point	Sydney - Eastern Suburbs	10	\$7,063,773
2.	Bellevue Hill	Sydney - Eastern Suburbs	75	\$5,722,032
3.	Vaucluse	Sydney - Eastern Suburbs	96	\$5,388,372
4.	Double Bay	Sydney - Eastern Suburbs	19	\$4,759,221
5.	Woolwich	Sydney - Ryde	11	\$4,242,030
6.	Mosman	Sydney - North Sydney and Hornsby	220	\$4,162,405
7.	Tamarama	Sydney - Eastern Suburbs	11	\$4,002,227
8.	Rose Bay	Sydney - Eastern Suburbs	55	\$3,862,952
9.	Dover Heights	Sydney - Eastern Suburbs	51	\$3,666,840
10.	Longueville	Sydney - North Sydney and Hornsby	18	\$3,584,558

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Spencer	Central Coast	10	\$469,574
2.	Warragamba	Sydney - Outer West and Blue Mountains	19	\$469,735
3.	San Remo	Central Coast	89	\$471,799
4.	Charmhaven	Central Coast	43	\$472,623
5.	Gorokan	Central Coast	143	\$482,096
6.	Lake Haven	Central Coast	76	\$486,929
7.	Watanobbi	Central Coast	62	\$491,698
8.	Kanwal	Central Coast	66	\$494,598
9.	Tregear	Sydney - Blacktown	26	\$498,337
10.	Emerton	Sydney - Blacktown	18	\$500,431

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	East Ryde	Sydney - Ryde	19.2%	\$1,641,990
2.	Davistown	Central Coast	19.1%	\$813,438
3.	North Ryde	Sydney - Ryde	18.6%	\$1,547,430
4.	West Ryde	Sydney - Ryde	18.2%	\$1,497,769
5.	Ryde	Sydney - Ryde	16.5%	\$1,553,991
6.	North Narrabeen	Sydney - Northern Beaches	16.5%	\$1,628,043
7.	Newport	Sydney - Northern Beaches	16.0%	\$2,115,546
8.	Elanora Heights	Sydney - Northern Beaches	15.5%	\$1,784,615
9.	Gledswood Hills	Sydney - South West	15.5%	\$846,557
10.	Copacabana	Central Coast	15.5%	\$1,283,278

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Caringbah South	Sydney - Sutherland	13.0%	\$934
2.	Dover Heights	Sydney - Eastern Suburbs	11.3%	\$1,447
3.	Gymea	Sydney - Sutherland	11.3%	\$789
4.	Cronulla	Sydney - Sutherland	10.4%	\$1,065
5.	Sylvania	Sydney - Sutherland	10.1%	\$880
6.	Miranda	Sydney - Sutherland	9.3%	\$781
7.	Sylvania Waters	Sydney - Sutherland	9.0%	\$972
8.	Mount Victoria	Sydney - Outer West and Blue Mountains	8.6%	\$447
9.	Empire Bay	Central Coast	8.6%	\$623
10.	Gymea Bay	Sydney - Sutherland	8.6%	\$890

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Blue Haven	Central Coast	4.7%	\$465
2.	San Remo	Central Coast	4.6%	\$438
3.	Charmhaven	Central Coast	4.5%	\$438
4.	Watanobbi	Central Coast	4.4%	\$446
5.	Lake Haven	Central Coast	4.4%	\$456
6.	Mount Victoria	Sydney - Outer West and Blue Mountains	4.4%	\$447
7.	Gorokan	Central Coast	4.3%	\$423
8.	Kanwal	Central Coast	4.3%	\$445
9.	Summerland Point	Central Coast	4.3%	\$459
10.	Gwandalan	Central Coast	4.2%	\$460

UNITS

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Point Piper	Sydney - Eastern Suburbs	21	\$2,281,435
2.	Darling Point	Sydney - Eastern Suburbs	78	\$1,784,963
3.	Millers Point	Sydney - City and Inner South	35	\$1,693,374
4.	Milsons Point	Sydney - North Sydney and Hornsby	39	\$1,657,168
5.	Kirribilli	Sydney - North Sydney and Hornsby	58	\$1,512,683
6.	Cabarita	Sydney - Inner West	10	\$1,491,408
7.	Putney	Sydney - Ryde	10	\$1,452,453
8.	The Rocks	Sydney - City and Inner South	10	\$1,395,146
9.	Cremorne Point	Sydney - North Sydney and Hornsby	38	\$1,391,837
10.	Balmain East	Sydney - Inner West	12	\$1,333,070

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Chain Valley Bay	Central Coast	13	\$276,141
2.	Berkeley Vale	Central Coast	18	\$318,177
3.	Carramar	Sydney - Parramatta	25	\$329,465
4.	Bradbury	Sydney - Outer South West	12	\$374,405
5.	Warwick Farm	Sydney - South West	68	\$376,018
6.	Jamisontown	Sydney - Outer West and Blue Mountains	57	\$378,522
7.	Mount Druitt	Sydney - Blacktown	107	\$381,040
8.	Gorokan	Central Coast	29	\$386,786
9.	Wyong	Central Coast	11	\$389,658
10.	Liverpool	Sydney - South West	367	\$390,084

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Avalon Beach	Sydney - Northern Beaches	12.2%	\$978,824
2.	Wamberal	Central Coast	12.1%	\$777,262
3.	Warriewood	Sydney - Northern Beaches	11.3%	\$1,065,078
4.	Blue Bay	Central Coast	10.1%	\$590,472
5.	Bellevue Hill	Sydney - Eastern Suburbs	9.5%	\$1,270,755
6.	Chipping Norton	Sydney - South West	8.9%	\$565,864
7.	Liberty Grove	Sydney - Inner West	8.9%	\$730,053
8.	Lurnea	Sydney - South West	8.6%	\$504,443
9.	Centennial Park	Sydney - Eastern Suburbs	8.3%	\$778,021
10.	Oran Park	Sydney - South West	7.7%	\$503,250

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Avoca Beach	Central Coast	7.0%	\$557
2.	Caringbah	Sydney - Sutherland	6.3%	\$529
3.	Gorokan	Central Coast	6.2%	\$363
4.	Toukley	Central Coast	6.2%	\$343
5.	Umina Beach	Central Coast	5.7%	\$451
6.	Katoomba	Sydney - Outer West and Blue Mountains	5.7%	\$376
7.	Gymea	Sydney - Sutherland	5.6%	\$525
8.	Sylvania	Sydney - Sutherland	5.6%	\$680
9.	Cronulla	Sydney - Sutherland	5.5%	\$540
10.	Miranda	Sydney - Sutherland	5.4%	\$515

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Carramar	Sydney - Parramatta	5.1%	\$320
2.	North Gosford	Central Coast	5.0%	\$435
3.	Gorokan	Central Coast	5.0%	\$363
4.	West Gosford	Central Coast	5.0%	\$436
5.	Jamisontown	Sydney - Outer West and Blue Mountains	4.9%	\$356
6.	Mount Druitt	Sydney - Blacktown	4.9%	\$352
7.	Warwick Farm	Sydney - South West	4.8%	\$349
8.	Gosford	Central Coast	4.8%	\$423
9.	Kellyville Ridge	Sydney - Blacktown	4.8%	\$459
10.	Point Frederick	Central Coast	4.8%	\$439



Regional NSW

HOUSES - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Ewingsdale	Richmond - Tweed	13	\$2,340,462
2.	Byron Bay	Richmond - Tweed	87	\$1,805,452
3.	Bar Beach	Newcastle and Lake Macquarie	14	\$1,736,292
4.	Burradoo	Southern Highlands and Shoalhaven	93	\$1,714,573
5.	Myocum	Richmond - Tweed	13	\$1,655,109
6.	Wombarra	Illawarra	19	\$1,534,601
7.	The Hill	Newcastle and Lake Macquarie	11	\$1,524,596
8.	Federal	Richmond - Tweed	12	\$1,473,759
9.	Suffolk Park	Richmond - Tweed	77	\$1,451,478
10.	Casuarina	Richmond - Tweed	63	\$1,434,752

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Ungarie	Central West	11	\$65,847
2.	Coonamble	Far West and Orana	33	\$88,708
3.	Bourke	Far West and Orana	20	\$89,582
4.	Ashford	New England and North West	13	\$89,640
5.	Ardlethan	Riverina	13	\$95,116
6.	Walgett	Far West and Orana	12	\$104,358
7.	Broken Hill	Far West and Orana	328	\$104,677
8.	Baradine	Far West and Orana	12	\$110,291
9.	Warren	Far West and Orana	15	\$112,083
10.	Tingha	New England and North West	13	\$114,652

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Bombala	Capital Region	22.6%	\$242,369
2.	Scotts Head	Mid North Coast	20.8%	\$511,038
3.	Malua Bay	Capital Region	19.2%	\$646,576
4.	Tarro	Newcastle and Lake Macquarie	19.1%	\$421,660
5.	Moree	New England and North West	18.5%	\$175,305
6.	Tumbarumba	Riverina	18.3%	\$225,984
7.	Berkeley	Illawarra	18.3%	\$498,750
8.	Brunswick Heads	Richmond - Tweed	18.2%	\$1,014,909
9.	Windang	Illawarra	18.2%	\$735,848
10.	Quirindi	New England and North West	18.1%	\$198,549

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Manyana	Southern Highlands and Shoalhaven	22.8%	\$514
2.	Eden	Capital Region	17.9%	\$547
3.	Narrawallee	Southern Highlands and Shoalhaven	17.6%	\$577
4.	Berry	Southern Highlands and Shoalhaven	17.4%	\$635
5.	Mollymook Beach	Southern Highlands and Shoalhaven	17.2%	\$580
6.	Mollymook	Southern Highlands and Shoalhaven	15.3%	\$580
7.	Ulladulla	Southern Highlands and Shoalhaven	14.6%	\$564
8.	Sussex Inlet	Southern Highlands and Shoalhaven	14.1%	\$513
9.	Dalmeny	Capital Region	14.1%	\$520
10.	Shoalhaven Heads	Southern Highlands and Shoalhaven	13.7%	\$547

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Bourke	Far West and Orana	13.4%	\$269
2.	Broken Hill	Far West and Orana	12.7%	\$303
3.	Coonamble	Far West and Orana	12.0%	\$233
4.	Cobar	Far West and Orana	10.1%	\$270
5.	Wellington	Far West and Orana	9.7%	\$317
6.	Condobolin	Central West	9.0%	\$280
7.	Moree	New England and North West	8.8%	\$293
8.	Werris Creek	New England and North West	8.7%	\$287
9.	Hay	Murray	8.4%	\$197
10.	Coonabarabran	Far West and Orana	8.2%	\$279

UNITS - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Byron Bay	Richmond - Tweed	149	\$882,753
2.	Suffolk Park	Richmond - Tweed	26	\$835,638
3.	Lennox Head	Richmond - Tweed	62	\$812,692
4.	Thirroul	Illawarra	30	\$779,355
5.	Carrington	Newcastle and Lake Macquarie	10	\$763,312
6.	Newcastle	Newcastle and Lake Macquarie	141	\$718,859
7.	Helensburgh	Illawarra	20	\$715,147
8.	Bowral	Southern Highlands and Shoalhaven	72	\$681,523
9.	Balgownie	Illawarra	30	\$673,791
10.	Gerrigong	Illawarra	28	\$673,712

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Moree	New England and North West	10	\$132,695
2.	Deniliquin	Murray	14	\$144,905
3.	Corowa	Murray	14	\$177,342
4.	Muswellbrook	Hunter Valley exc Newcastle	20	\$193,805
5.	Leeton	Riverina	18	\$202,059
6.	Ashmont	Riverina	12	\$202,297
7.	Lavington	Murray	89	\$206,118
8.	Koorlingal	Riverina	24	\$208,239
9.	Wagga Wagga	Riverina	49	\$213,876
10.	Griffith	Riverina	22	\$214,430

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Griffith	Riverina	18.6%	\$214,430
2.	Batemans Bay	Capital Region	17.9%	\$367,139
3.	Koorlingal	Riverina	17.5%	\$208,239
4.	Bowral	Southern Highlands and Shoalhaven	15.2%	\$681,523
5.	Bomaderry	Southern Highlands and Shoalhaven	14.7%	\$361,907
6.	Lennox Head	Richmond - Tweed	14.4%	\$812,692
7.	Albion Park Rail	Illawarra	13.5%	\$485,091
8.	Mudgee	Central West	12.6%	\$302,794
9.	Taree	Mid North Coast	12.3%	\$257,539
10.	Warners Bay	Newcastle and Lake Macquarie	12.2%	\$592,204

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Mittagong	Southern Highlands and Shoalhaven	20.6%	\$413
2.	Soldiers Point	Hunter Valley exc Newcastle	11.7%	\$453
3.	Toormina	Coffs Harbour - Grafton	11.7%	\$378
4.	West Ballina	Richmond - Tweed	10.6%	\$478
5.	Orange	Central West	10.4%	\$306
6.	Salamander Bay	Hunter Valley exc Newcastle	10.1%	\$412
7.	Bowral	Southern Highlands and Shoalhaven	9.7%	\$516
8.	Jesmond	Newcastle and Lake Macquarie	9.5%	\$358
9.	Old Bar	Mid North Coast	9.2%	\$335
10.	Singleton	Hunter Valley exc Newcastle	9.1%	\$313

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Muswellbrook	Hunter Valley exc Newcastle	8.0%	\$291
2.	Griffith	Riverina	7.3%	\$305
3.	Crestwood	Capital Region	7.0%	\$348
4.	Wagga Wagga	Riverina	7.0%	\$284
5.	Sapphire Beach	Coffs Harbour - Grafton	6.7%	\$429
6.	Armidale	New England and North West	6.7%	\$267
7.	Grafton	Coffs Harbour - Grafton	6.7%	\$334
8.	Singleton	Hunter Valley exc Newcastle	6.5%	\$313
9.	Lavington	Murray	6.4%	\$253
10.	Queanbeyan	Capital Region	6.3%	\$359

VIC Best Performers

Top 5 Victoria Sales

#	SALE PRICE	SALE DATE	ADDRESS
1	\$19,800,000	Mar-20	2-4 Martin Street, Brighton
2	\$19,000,000	Aug-20	34 Hopetoun Road, Toorak
3	\$14,750,000	Oct-20	2 Lascelles Avenue, Toorak
4	\$13,480,000	Mar-20	3808 Point Nepean Road, Portsea
5	\$12,500,000	May-20	2 Power Avenue, Toorak



VIC Best Performers 2020

VIC Best Performers



HOUSES

HIGHEST MEDIAN VALUE

Toorak, Melbourne - Inner

\$4,008,852

LOWEST MEDIAN VALUE

Rainbow, North West

\$81,186

GREATEST 12M CHANGE IN VALUE

Murtoa, North West

22.4%

GREATEST 12M CHANGE IN RENTS

Mortlake, Warrnambool and South West

15.7%

HIGHEST RENTAL YIELDS

Mortlake, Warrnambool and South West

9.2%



UNITS

HIGHEST MEDIAN VALUE

Brighton, Melbourne - Inner South

\$1,114,661

LOWEST MEDIAN VALUE

Numurkah, Shepparton

\$164,334

GREATEST 12M CHANGE IN VALUE

Horsham, North West

25.7%

GREATEST 12M CHANGE IN RENTS

Moe, Latrobe - Gippsland

15.9%

HIGHEST RENTAL YIELDS

Portland, Warrnambool and South West

7.1%

Highest Total Value of Sales



HOUSES - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Brighton	Melbourne - Inner South	198	\$651,552,199	\$2,888,326
2	Glen Waverley	Melbourne - South East	353	\$530,108,349	\$1,313,290
3	Kew	Melbourne - Inner East	179	\$489,891,883	\$2,393,888
4	Point Cook	Melbourne - West	713	\$484,928,154	\$675,129
5	Balwyn North	Melbourne - Inner East	230	\$469,112,609	\$1,882,480



HOUSES - REGIONAL SUBURBS

1	Ocean Grove	Geelong	356	\$304,647,527	\$814,035
2	Torquay	Geelong	265	\$252,268,274	\$921,206
3	Highton	Geelong	284	\$217,143,756	\$760,443
4	Warrnambool	Warrnambool and South West	486	\$210,573,131	\$432,718
5	Mildura	North West	592	\$203,915,965	\$341,865



UNITS - CAPITAL CITY SUBURBS

1	Melbourne	Melbourne - Inner	823	\$517,056,246	\$462,730
2	South Yarra	Melbourne - Inner	337	\$293,471,422	\$616,338
3	Docklands	Melbourne - Inner	321	\$236,077,467	\$568,479
4	St Kilda	Melbourne - Inner	358	\$209,871,386	\$530,854
5	Port Melbourne	Melbourne - Inner	214	\$201,017,447	\$801,795



UNITS - REGIONAL SUBURBS

1	Ocean Grove	Geelong	77	\$53,956,100	\$656,460
2	Geelong	Geelong	57	\$45,861,379	\$598,384
3	Warrnambool	Warrnambool and South West	126	\$42,332,486	\$296,982
4	Belmont	Geelong	78	\$36,391,875	\$444,642
5	Lorne	Geelong	41	\$30,640,650	\$728,175

Greater Melbourne

HOUSES

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Toorak	Melbourne - Inner	79	\$4,008,852
2.	Brighton	Melbourne - Inner South	167	\$2,888,326
3.	Deepdene	Melbourne - Inner East	13	\$2,853,056
4.	Canterbury	Melbourne - Inner East	74	\$2,597,009
5.	Malvern	Melbourne - Inner South	73	\$2,571,779
6.	Kew	Melbourne - Inner East	154	\$2,393,888
7.	Hawthorn	Melbourne - Inner East	102	\$2,352,171
8.	Balwyn	Melbourne - Inner East	103	\$2,315,249
9.	Middle Park	Melbourne - Inner	35	\$2,309,531
10.	Hawthorn East	Melbourne - Inner East	79	\$2,272,772

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Melton	Melbourne - West	97	\$389,497
2.	Kurunjang	Melbourne - West	130	\$450,632
3.	Melton South	Melbourne - West	258	\$455,806
4.	Coolaroo	Melbourne - North West	17	\$455,920
5.	Millgrove	Melbourne - Outer East	38	\$457,891
6.	Frankston North	Mornington Peninsula	86	\$459,109
7.	Harkness	Melbourne - West	284	\$480,633
8.	Dallas	Melbourne - North West	47	\$481,842
9.	Campbellfield	Melbourne - North West	23	\$484,657
10.	Brookfield	Melbourne - West	135	\$489,472

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Collingwood	Melbourne - Inner	11.9%	\$1,200,347
2.	Bittern	Mornington Peninsula	9.7%	\$746,653
3.	Crib Point	Mornington Peninsula	9.0%	\$653,251
4.	Dingley Village	Melbourne - South East	8.3%	\$904,157
5.	Dromana	Mornington Peninsula	7.4%	\$758,402
6.	Research	Melbourne - North East	6.9%	\$1,179,746
7.	Fingal	Mornington Peninsula	6.7%	\$1,138,201
8.	Lalor	Melbourne - North East	6.6%	\$623,240
9.	Balnarring	Mornington Peninsula	6.3%	\$925,627
10.	North Warrandyte	Melbourne - North East	6.2%	\$1,120,882

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Blairgowrie	Mornington Peninsula	10.8%	\$526
2.	Bonbeach	Melbourne - Inner South	10.8%	\$578
3.	Portsea	Mornington Peninsula	10.6%	\$736
4.	Chelsea	Melbourne - Inner South	10.2%	\$550
5.	Sorrento	Mornington Peninsula	10.1%	\$609
6.	Rye	Mornington Peninsula	10.0%	\$486
7.	Mentone	Melbourne - Inner South	9.8%	\$683
8.	Capel Sound	Mornington Peninsula	9.0%	\$429
9.	Mccrae	Mornington Peninsula	9.0%	\$495
10.	Aspendale	Melbourne - Inner South	8.9%	\$612

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Melton	Melbourne - West	4.5%	\$340
2.	Hastings	Mornington Peninsula	4.2%	\$455
3.	Harkness	Melbourne - West	4.2%	\$377
4.	Melton South	Melbourne - West	4.1%	\$360
5.	Kurunjang	Melbourne - West	4.1%	\$358
6.	Campbellfield	Melbourne - North West	4.1%	\$383
7.	Frankston North	Mornington Peninsula	4.1%	\$346
8.	Maddingley	Melbourne - West	4.1%	\$402
9.	Dallas	Melbourne - North West	4.0%	\$378
10.	Meadow Heights	Melbourne - North West	4.0%	\$384

UNITS

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Brighton	Melbourne - Inner South	132	\$1,114,661
2.	Beaumaris	Melbourne - Inner South	45	\$1,068,721
3.	Balwyn North	Melbourne - Inner East	45	\$997,816
4.	Brighton East	Melbourne - Inner South	41	\$991,673
5.	Toorak	Melbourne - Inner	114	\$970,084
6.	Ashburton	Melbourne - Inner East	22	\$944,323
7.	Black Rock	Melbourne - Inner South	31	\$897,975
8.	Mont Albert North	Melbourne - Inner East	23	\$896,493
9.	Mount Waverley	Melbourne - South East	129	\$875,978
10.	Canterbury	Melbourne - Inner East	24	\$871,084

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Carlton	Melbourne - Inner	143	\$316,026
2.	Melton	Melbourne - West	31	\$321,946
3.	Junction Village	Melbourne - South East	12	\$326,754
4.	Melton South	Melbourne - West	32	\$333,787
5.	Bacchus Marsh	Melbourne - West	22	\$338,429
6.	Whittlesea	Melbourne - North East	13	\$350,705
7.	Harkness	Melbourne - West	16	\$352,606
8.	Cranbourne	Melbourne - South East	42	\$358,500
9.	Travancore	Melbourne - Inner	30	\$361,743
10.	Darley	Melbourne - West	13	\$362,767

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Kingsville	Melbourne - West	16.6%	\$520,063
2.	Tarneit	Melbourne - West	12.0%	\$441,614
3.	West Footscray	Melbourne - West	11.5%	\$507,373
4.	Point Cook	Melbourne - West	10.0%	\$505,456
5.	Hadfield	Melbourne - North West	9.9%	\$568,056
6.	Williamstown	Melbourne - West	9.7%	\$692,483
7.	Footscray	Melbourne - West	9.3%	\$460,279
8.	Westmeadows	Melbourne - North West	9.1%	\$459,613
9.	Somerville	Mornington Peninsula	9.1%	\$481,584
10.	Maidstone	Melbourne - West	9.0%	\$568,686

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Capel Sound	Mornington Peninsula	9.9%	\$381
2.	Hastings	Mornington Peninsula	9.1%	\$372
3.	Mount Martha	Mornington Peninsula	8.8%	\$510
4.	Rosebud	Mornington Peninsula	7.6%	\$413
5.	Safety Beach	Mornington Peninsula	5.7%	\$472
6.	Mornington	Mornington Peninsula	5.7%	\$467
7.	Somerville	Mornington Peninsula	5.6%	\$381
8.	Dromana	Mornington Peninsula	4.2%	\$425
9.	Langwarrin	Mornington Peninsula	3.9%	\$375
10.	Carrum Downs	Mornington Peninsula	3.6%	\$387

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Carlton	Melbourne - Inner	5.8%	\$377
2.	Travancore	Melbourne - Inner	5.2%	\$380
3.	Notting Hill	Melbourne - South East	5.2%	\$375
4.	Melton	Melbourne - West	5.1%	\$308
5.	Wallan	Melbourne - North East	5.0%	\$338
6.	Bacchus Marsh	Melbourne - West	4.9%	\$316
7.	Craigieburn	Melbourne - North West	4.9%	\$355
8.	Cranbourne	Melbourne - South East	4.9%	\$343
9.	Wollert	Melbourne - North East	4.9%	\$371
10.	Meadow Heights	Melbourne - North West	4.9%	\$369

Regional Victoria

HOUSES - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Lorne	Geelong	45	\$1,308,784
2.	Fairhaven	Geelong	11	\$1,255,565
3.	Aireys Inlet	Geelong	24	\$1,191,638
4.	Point Lonsdale	Geelong	70	\$1,103,447
5.	Barwon Heads	Geelong	73	\$1,096,627
6.	Anglesea	Geelong	77	\$1,014,053
7.	Newtown	Geelong	152	\$977,066
8.	Queenscliff	Geelong	44	\$965,864
9.	Jan Juc	Geelong	50	\$963,679
10.	Torquay	Geelong	259	\$921,206

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Rainbow	North West	12	\$81,186
2.	Jeparit	North West	13	\$94,365
3.	Kaniva	North West	16	\$103,527
4.	Sea Lake	North West	17	\$104,658
5.	Birchip	North West	16	\$105,454
6.	Wycheproof	North West	13	\$108,619
7.	Ouyen	North West	29	\$111,060
8.	Rupanyup	North West	11	\$113,683
9.	Murtoa	North West	25	\$125,313
10.	Warracknabeal	North West	45	\$125,416

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Murtoa	North West	22.4%	\$125,313
2.	Ararat	North West	21.7%	\$225,997
3.	Mortlake	Warrnambool and South West	17.9%	\$215,109
4.	Horsham	North West	16.6%	\$243,494
5.	St Arnaud	North West	15.8%	\$172,521
6.	Golden Beach	Latrobe - Gippsland	15.7%	\$263,048
7.	Lucas	Ballarat	13.8%	\$492,553
8.	Eildon	Hume	13.4%	\$289,195
9.	Nhill	North West	13.3%	\$137,944
10.	Portland	Warrnambool and South West	13.0%	\$283,741

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Mortlake	Warrnambool and South West	15.7%	\$395
2.	Portland	Warrnambool and South West	15.3%	\$364
3.	Camperdown	Warrnambool and South West	11.6%	\$343
4.	Ironbark	Bendigo	9.3%	\$382
5.	California Gully	Bendigo	8.6%	\$348
6.	Newborough	Latrobe - Gippsland	8.6%	\$323
7.	Long Gully	Bendigo	8.0%	\$364
8.	Leongatha	Latrobe - Gippsland	7.8%	\$355
9.	Stratford	Latrobe - Gippsland	7.7%	\$360
10.	Churchill	Latrobe - Gippsland	7.3%	\$296

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Mortlake	Warrnambool and South West	9.2%	\$395
2.	Kerang	North West	8.2%	\$260
3.	Terang	Warrnambool and South West	7.3%	\$307
4.	Morwell	Latrobe - Gippsland	7.1%	\$290
5.	Orbost	Latrobe - Gippsland	7.1%	\$293
6.	Ararat	North West	6.9%	\$308
7.	Stawell	North West	6.8%	\$305
8.	Camperdown	Warrnambool and South West	6.6%	\$343
9.	Red Cliffs	North West	6.5%	\$324
10.	Numurkah	Shepparton	6.4%	\$275

UNITS - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Barwon Heads	Geelong	21	\$762,600
2.	Lorne	Geelong	34	\$728,175
3.	Torquay	Geelong	51	\$667,230
4.	Ocean Grove	Geelong	79	\$656,460
5.	Geelong	Geelong	62	\$598,384
6.	Portarlington	Geelong	17	\$519,868
7.	Newtown	Geelong	36	\$478,106
8.	Belmont	Geelong	67	\$444,642
9.	St Leonards	Geelong	13	\$438,555
10.	Inverloch	Latrobe - Gippsland	23	\$431,086

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Numurkah	Shepparton	22	\$164,334
2.	Moe	Latrobe - Gippsland	39	\$169,873
3.	Newborough	Latrobe - Gippsland	19	\$171,838
4.	Morwell	Latrobe - Gippsland	45	\$180,580
5.	Cobram	Shepparton	16	\$182,643
6.	Mooroopna	Shepparton	23	\$186,228
7.	Hamilton	Warrnambool and South West	14	\$195,918
8.	Portland	Warrnambool and South West	25	\$197,836
9.	Kyabram	Shepparton	16	\$207,169
10.	Traralgon	Latrobe - Gippsland	91	\$213,262

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Horsham	North West	25.7%	\$225,718
2.	Mildura	North West	24.1%	\$222,155
3.	Lorne	Geelong	17.1%	\$728,175
4.	Bendigo	Bendigo	16.5%	\$292,487
5.	Golden Square	Bendigo	16.4%	\$306,226
6.	Sale	Latrobe - Gippsland	15.2%	\$230,051
7.	Kangaroo Flat	Bendigo	13.1%	\$284,662
8.	Barwon Heads	Geelong	12.7%	\$762,600
9.	Flora Hill	Bendigo	11.4%	\$301,886
10.	Echuca	Shepparton	10.8%	\$260,226

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Moe	Latrobe - Gippsland	15.9%	\$222
2.	Morwell	Latrobe - Gippsland	9.7%	\$225
3.	Traralgon	Latrobe - Gippsland	8.8%	\$289
4.	Bairnsdale	Latrobe - Gippsland	7.7%	\$273
5.	West Wodonga	Hume	6.5%	\$278
6.	Flora Hill	Bendigo	6.4%	\$285
7.	Lakes Entrance	Latrobe - Gippsland	5.7%	\$289
8.	Echuca	Shepparton	5.6%	\$289
9.	Portland	Warrnambool and South West	5.3%	\$281
10.	Golden Square	Bendigo	5.1%	\$290

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Portland	Warrnambool and South West	7.1%	\$281
2.	Numurkah	Shepparton	6.9%	\$220
3.	Mooroopna	Shepparton	6.9%	\$246
4.	Traralgon	Latrobe - Gippsland	6.9%	\$289
5.	Moe	Latrobe - Gippsland	6.8%	\$222
6.	Morwell	Latrobe - Gippsland	6.7%	\$225
7.	Shepparton	Shepparton	6.6%	\$265
8.	Mildura	North West	6.4%	\$283
9.	Sale	Latrobe - Gippsland	6.2%	\$268
10.	West Wodonga	Hume	6.2%	\$278

QLD Best Performers

Top 5 Queensland Sales

#	SALE PRICE	SALE DATE	ADDRESS
1	\$22,600,000	Aug-20	187-191 Hedges Avenue, Mermaid Beach
2	\$17,000,000	May-20	46 Seaview Terrace, Sunshine Beach
3	\$14,000,000	Feb-20	8/55 Hastings Street, Noosa Heads
4	\$13,140,000	Jun-20	14 Sutherland Avenue, Ascot
5	\$12,500,000	Aug-20	249 Monaco Street, Broadbeach Waters



QLD Best Performers 2020

QLD Best Performers



HOUSES

HIGHEST MEDIAN VALUE

Teneriffe, Brisbane Inner City

\$1,859,323

LOWEST MEDIAN VALUE

Blackall, Queensland - Outback

\$87,790

GREATEST 12M CHANGE IN VALUE

Sunshine Beach, Sunshine Coast

27.6%

GREATEST 12M CHANGE IN RENTS

West Gladstone, Central Queensland

17.4%

HIGHEST RENTAL YIELDS

Collinsville, Mackay - Isaac - Whitsunday

14.6%



UNITS

HIGHEST MEDIAN VALUE

Noosa Heads, Sunshine Coast

\$892,838

LOWEST MEDIAN VALUE

Laguna Quays, Mackay - Isaac - Whitsunday

\$76,123

GREATEST 12M CHANGE IN VALUE

Currumbin, Gold Coast

24.9%

GREATEST 12M CHANGE IN RENTS

South Gladstone, Central Queensland

15.3%

HIGHEST RENTAL YIELDS

Woree, Cairns

11.4%

Highest Total Value of Sales



HOUSES - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Camp Hill	Brisbane - South	242	\$246,154,924	\$912,793
2	North Lakes	Moreton Bay - South	430	\$224,418,894	\$522,789
3	Bardon	Brisbane Inner City	180	\$213,088,130	\$1,070,741
4	Cleveland	Brisbane - East	243	\$212,939,643	\$677,260
5	Redland Bay	Brisbane - East	355	\$207,980,720	\$583,281



HOUSES - REGIONAL SUBURBS

1	Buderim	Sunshine Coast	572	\$435,355,553	\$751,805
2	Hope Island	Gold Coast	260	\$338,365,270	\$826,012
3	Noosaville	Sunshine Coast	183	\$289,497,432	\$1,171,952
4	Broadbeach Waters	Gold Coast	191	\$280,021,500	\$1,204,369
5	Upper Coomera	Gold Coast	504	\$270,763,473	\$534,280



UNITS - CAPITAL CITY SUBURBS

1	Brisbane City	Brisbane Inner City	373	\$214,843,380	\$478,326
2	New Farm	Brisbane Inner City	225	\$199,020,083	\$591,156
3	Kangaroo Point	Brisbane Inner City	198	\$131,276,550	\$484,778
4	Teneriffe	Brisbane Inner City	180	\$121,356,499	\$615,800
5	Newstead	Brisbane Inner City	126	\$108,819,049	\$541,748



UNITS - REGIONAL SUBURBS

1	Surfers Paradise	Gold Coast	1265	\$591,286,956	\$410,998
2	Broadbeach	Gold Coast	431	\$300,283,355	\$571,168
3	Noosa Heads	Sunshine Coast	205	\$257,922,435	\$892,838
4	Maroochydore	Sunshine Coast	417	\$230,077,802	\$490,275
5	Southport	Gold Coast	562	\$224,235,028	\$376,146

Greater Brisbane

HOUSES

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Teneriffe	Brisbane Inner City	18	\$1,859,323
2.	Chandler	Brisbane - East	16	\$1,577,355
3.	Ascot	Brisbane Inner City	77	\$1,561,939
4.	Hamilton	Brisbane Inner City	55	\$1,474,920
5.	New Farm	Brisbane Inner City	62	\$1,373,431
6.	St Lucia	Brisbane - West	54	\$1,367,721
7.	Hawthorne	Brisbane Inner City	79	\$1,326,975
8.	Bulimba	Brisbane Inner City	75	\$1,325,394
9.	Upper Brookfield	Brisbane - West	13	\$1,203,643
10.	Fig Tree Pocket	Brisbane - West	62	\$1,202,289

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Russell Island	Brisbane - East	167	\$233,816
2.	Riverview	Ipswich	41	\$237,006
3.	Dinmore	Ipswich	11	\$238,379
4.	Toogoolawah	Ipswich	31	\$246,865
5.	Leichhardt	Ipswich	66	\$251,596
6.	One Mile	Ipswich	36	\$252,012
7.	Laidley	Ipswich	78	\$255,823
8.	Lamb Island	Brisbane - East	15	\$257,194
9.	Macleay Island	Brisbane - East	110	\$263,284
10.	Basin Pocket	Ipswich	16	\$267,884

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	St Lucia	Brisbane - West	13.6%	\$1,367,721
2.	Jindalee	Brisbane - West	13.1%	\$632,150
3.	Ormiston	Brisbane - East	12.6%	\$733,209
4.	Russell Island	Brisbane - East	12.5%	\$233,816
5.	Walloon	Ipswich	11.5%	\$416,821
6.	Grange	Brisbane Inner City	11.4%	\$1,007,977
7.	Kilcoy	Moreton Bay - North	10.7%	\$287,028
8.	Mount Ommaney	Brisbane - West	10.7%	\$850,740
9.	Deagon	Brisbane - North	10.5%	\$513,140
10.	The Gap	Brisbane - West	10.2%	\$753,783

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Macleay Island	Brisbane - East	8.5%	\$338
2.	Yeronga	Brisbane - South	7.6%	\$616
3.	Scarborough	Moreton Bay - North	7.4%	\$488
4.	Kilcoy	Moreton Bay - North	7.4%	\$378
5.	Clayfield	Brisbane Inner City	6.4%	\$675
6.	Chuwar	Ipswich	6.4%	\$424
7.	Tarragindi	Brisbane - South	6.3%	\$545
8.	Jamboree Heights	Brisbane - West	5.8%	\$462
9.	Rocklea	Brisbane - South	5.8%	\$404
10.	Wilston	Brisbane Inner City	5.7%	\$625

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Riverview	Ipswich	6.9%	\$317
2.	Kilcoy	Moreton Bay - North	6.8%	\$378
3.	One Mile	Ipswich	6.5%	\$320
4.	Kingston	Logan - Beaudesert	6.5%	\$369
5.	Goodna	Ipswich	6.5%	\$357
6.	Leichhardt	Ipswich	6.4%	\$322
7.	Logan Central	Logan - Beaudesert	6.4%	\$356
8.	Woodridge	Logan - Beaudesert	6.4%	\$357
9.	Laidley	Ipswich	6.3%	\$321
10.	Russell Island	Brisbane - East	6.3%	\$293

UNITS

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Bardon	Brisbane Inner City	27	\$665,866
2.	Hendra	Brisbane Inner City	11	\$623,644
3.	Teneriffe	Brisbane Inner City	165	\$615,800
4.	New Farm	Brisbane Inner City	205	\$591,156
5.	Bulimba	Brisbane Inner City	94	\$583,564
6.	Newstead	Brisbane Inner City	107	\$541,748
7.	The Gap	Brisbane - West	15	\$518,637
8.	Paddington	Brisbane Inner City	54	\$517,413
9.	Scarborough	Moreton Bay - North	91	\$513,282
10.	West End	Brisbane Inner City	143	\$506,933

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Kooralbyn	Logan - Beaudesert	12	\$164,543
2.	Booval	Ipswich	15	\$179,570
3.	Logan Central	Logan - Beaudesert	31	\$182,832
4.	Goodna	Ipswich	15	\$188,698
5.	Waterford West	Logan - Beaudesert	19	\$197,243
6.	Woodridge	Logan - Beaudesert	64	\$197,678
7.	Edens Landing	Logan - Beaudesert	15	\$200,968
8.	Beenleigh	Logan - Beaudesert	34	\$205,169
9.	Slacks Creek	Logan - Beaudesert	21	\$214,628
10.	Raceview	Ipswich	15	\$219,272

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Springwood	Logan - Beaudesert	13.7%	\$249,840
2.	Woorim	Moreton Bay - North	12.6%	\$413,011
3.	Capalaba	Brisbane - East	11.6%	\$346,788
4.	Thorneside	Brisbane - East	10.2%	\$335,533
5.	Wynnum	Brisbane - East	10.2%	\$436,834
6.	Woody Point	Moreton Bay - North	9.8%	\$433,471
7.	Wynnum West	Brisbane - East	9.7%	\$348,659
8.	Tingalpa	Brisbane - East	9.4%	\$399,090
9.	Corinda	Brisbane - West	9.0%	\$408,617
10.	Scarborough	Moreton Bay - North	8.8%	\$513,282

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Bongaree	Moreton Bay - North	8.9%	\$361
2.	Bellara	Moreton Bay - North	8.5%	\$364
3.	Clontarf	Moreton Bay - North	7.8%	\$360
4.	Margate	Moreton Bay - North	7.5%	\$344
5.	Woorim	Moreton Bay - North	6.4%	\$380
6.	Springwood	Logan - Beaudesert	5.6%	\$351
7.	Woody Point	Moreton Bay - North	5.2%	\$381
8.	Mount Warren Park	Logan - Beaudesert	5.0%	\$291
9.	Kippa-Ring	Moreton Bay - North	4.1%	\$333
10.	Scarborough	Moreton Bay - North	3.9%	\$453

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Browns Plains	Logan - Beaudesert	7.8%	\$350
2.	Logan Central	Logan - Beaudesert	7.8%	\$261
3.	Springwood	Logan - Beaudesert	7.7%	\$351
4.	Slacks Creek	Logan - Beaudesert	7.7%	\$296
5.	Woodridge	Logan - Beaudesert	7.5%	\$270
6.	Eagleby	Logan - Beaudesert	7.2%	\$308
7.	Beenleigh	Logan - Beaudesert	7.1%	\$288
8.	Oxley	Ipswich	7.0%	\$391
9.	Caboolture	Moreton Bay - North	6.9%	\$285
10.	Loganlea	Logan - Beaudesert	6.9%	\$323



Regional Queensland

HOUSES - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Surfers Paradise	Gold Coast	111	\$1,707,260
2.	Sunshine Beach	Sunshine Coast	71	\$1,643,454
3.	Mermaid Beach	Gold Coast	61	\$1,443,056
4.	Noosa Heads	Sunshine Coast	108	\$1,354,773
5.	Sunrise Beach	Sunshine Coast	81	\$1,230,062
6.	Broadbeach Waters	Gold Coast	180	\$1,204,369
7.	Noosaville	Sunshine Coast	168	\$1,171,952
8.	Tallebudgera Valley	Gold Coast	19	\$1,168,010
9.	Bundall	Gold Coast	108	\$1,148,401
10.	Minyama	Sunshine Coast	37	\$1,144,422

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Blackall	Queensland - Outback	19	\$87,790
2.	Charleville	Queensland - Outback	38	\$87,907
3.	Quilpie	Queensland - Outback	10	\$88,351
4.	Tara	Darling Downs - Maranoa	36	\$90,143
5.	Barcaldine	Queensland - Outback	19	\$94,918
6.	Collinsville	Mackay - Isaac - Whitsunday	26	\$96,984
7.	Hughenden	Queensland - Outback	16	\$106,319
8.	Mount Morgan	Central Queensland	53	\$111,555
9.	Winton	Queensland - Outback	13	\$113,156
10.	Proston	Wide Bay	12	\$117,314

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Sunshine Beach	Sunshine Coast	27.6%	\$1,643,454
2.	Miles	Darling Downs - Maranoa	25.6%	\$140,641
3.	Sunrise Beach	Sunshine Coast	24.4%	\$1,230,062
4.	Mount Morgan	Central Queensland	21.4%	\$111,555
5.	Cloncurry	Queensland - Outback	19.7%	\$147,046
6.	Cooktown	Queensland - Outback	19.3%	\$251,627
7.	Townview	Queensland - Outback	18.9%	\$246,689
8.	Charleville	Queensland - Outback	18.1%	\$87,907
9.	Moranbah	Mackay - Isaac - Whitsunday	17.6%	\$267,603
10.	Noosa Heads	Sunshine Coast	17.5%	\$1,354,773

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	West Gladstone	Central Queensland	17.4%	\$314
2.	Dysart	Mackay - Isaac - Whitsunday	14.9%	\$281
3.	Telina	Central Queensland	14.1%	\$350
4.	Gracemere	Central Queensland	13.6%	\$381
5.	Dundowran Beach	Wide Bay	13.1%	\$497
6.	Woodgate	Wide Bay	13.1%	\$399
7.	Tannum Sands	Central Queensland	12.9%	\$399
8.	South Gladstone	Central Queensland	12.8%	\$324
9.	Boyne Island	Central Queensland	12.8%	\$370
10.	Clinton	Central Queensland	12.4%	\$344

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Collinsville	Mackay - Isaac - Whitsunday	14.6%	\$283
2.	Charleville	Queensland - Outback	13.9%	\$228
3.	Longreach	Queensland - Outback	12.7%	\$274
4.	Cloncurry	Queensland - Outback	12.2%	\$363
5.	Dysart	Mackay - Isaac - Whitsunday	12.1%	\$281
6.	Mount Morgan	Central Queensland	11.8%	\$253
7.	Blackwater	Central Queensland	11.7%	\$321
8.	Depot Hill	Central Queensland	11.6%	\$296
9.	Rockhampton City	Central Queensland	10.4%	\$297
10.	Charters Towers City	Townsville	10.4%	\$292

UNITS - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Noosa Heads	Sunshine Coast	180	\$892,838
2.	Sunshine Beach	Sunshine Coast	65	\$850,702
3.	Hollywell	Gold Coast	20	\$767,839
4.	Main Beach	Gold Coast	175	\$751,060
5.	Coolangatta	Gold Coast	186	\$694,962
6.	Sunrise Beach	Sunshine Coast	36	\$685,206
7.	Twin Waters	Sunshine Coast	20	\$677,101
8.	Paradise Point	Gold Coast	76	\$672,639
9.	Bilinga	Gold Coast	41	\$664,355
10.	Currumbin	Gold Coast	47	\$632,749

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Laguna Quays	Mackay - Isaac - Whitsunday	10	\$76,123
2.	Dolphin Heads	Mackay - Isaac - Whitsunday	10	\$93,996
3.	Miles	Darling Downs - Maranoa	10	\$125,303
4.	Chinchilla	Darling Downs - Maranoa	22	\$130,583
5.	South Gladstone	Central Queensland	20	\$136,051
6.	West Gladstone	Central Queensland	15	\$136,175
7.	Woree	Cairns	45	\$139,698
8.	Manunda	Cairns	53	\$151,067
9.	Kingaroy	Wide Bay	15	\$153,205
10.	Manoora	Cairns	80	\$157,518

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Currumbin	Gold Coast	24.9%	\$632,749
2.	Bilinga	Gold Coast	21.8%	\$664,355
3.	Palm Beach	Gold Coast	20.8%	\$560,203
4.	South Gladstone	Central Queensland	19.9%	\$136,051
5.	Tugun	Gold Coast	18.7%	\$566,091
6.	Coolangatta	Gold Coast	18.1%	\$694,962
7.	Bundall	Gold Coast	17.2%	\$467,844
8.	East Toowoomba	Toowoomba	17.2%	\$378,518
9.	Currumbin Waters	Gold Coast	17.0%	\$495,553
10.	Elanora	Gold Coast	15.1%	\$455,854

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	South Gladstone	Central Queensland	15.3%	\$188
2.	Torquay	Wide Bay	9.6%	\$318
3.	Mount Coolum	Sunshine Coast	9.3%	\$458
4.	Yeppoon	Central Queensland	9.0%	\$339
5.	Bargara	Wide Bay	8.9%	\$355
6.	Mudjimba	Sunshine Coast	8.4%	\$501
7.	Cannonvale	Mackay - Isaac - Whitsunday	7.8%	\$342
8.	Emerald	Central Queensland	7.7%	\$265
9.	Coolum Beach	Sunshine Coast	7.6%	\$496
10.	Pelican Waters	Sunshine Coast	7.4%	\$510

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Woree	Cairns	11.4%	\$313
2.	Manunda	Cairns	10.1%	\$306
3.	Manoora	Cairns	10.1%	\$303
4.	Bungalow	Cairns	9.7%	\$334
5.	White Rock	Cairns	9.3%	\$379
6.	Earlville	Cairns	9.1%	\$315
7.	Hermit Park	Townsville	8.7%	\$266
8.	Westcourt	Cairns	8.7%	\$327
9.	Chinchilla	Darling Downs - Maranoa	8.6%	\$229
10.	Redlynch	Cairns	8.5%	\$373

SA Best Performers

Top 5 South Australia Sales

#	SALE PRICE	SALE DATE	ADDRESS
1	\$5,680,000	Jan-20	411 Esplanade, Henley Beach
2	\$4,710,888	Apr-20	12 Robe Terrace, Medindie
3	\$4,350,000	Oct-20	10 Springfield Avenue, Springfield
4	\$4,250,000	Sep-20	501/217 East Terrace, Adelaide
5	\$4,230,000	Mar-20	12 Whistler Avenue, Unley Park



SA Best Performers 2020

SA Best Performers



HOUSES

HIGHEST MEDIAN VALUE

Unley Park, Adelaide - Central and Hills **\$1,397,758**

LOWEST MEDIAN VALUE

Peterborough, Barossa - Yorke - Mid North **\$79,740**

GREATEST 12M CHANGE IN VALUE

Port Macdonnell, South Australia - South East **23.4%**

GREATEST 12M CHANGE IN RENTS

Port Elliot, South Australia - South East **23.7%**

HIGHEST RENTAL YIELDS

Kingston SE, South Australia - South East **11.5%**



UNITS

HIGHEST MEDIAN VALUE

Eastwood, Adelaide - Central and Hills **\$514,252**

LOWEST MEDIAN VALUE

Mount Gambier, South Australia - South East **\$166,544**

GREATEST 12M CHANGE IN VALUE

Findon, Adelaide - West **22.2%**

GREATEST 12M CHANGE IN RENTS

Grange, Adelaide - West **8.4%**

HIGHEST RENTAL YIELDS

Salisbury, Adelaide - North **7.1%**

Highest Total Value of Sales



HOUSES - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Mount Barker	Adelaide - Central and Hills	336	\$145,681,805	\$443,690
2	Prospect	Adelaide - Central and Hills	154	\$122,811,243	\$752,610
3	Morphett Vale	Adelaide - South	312	\$98,920,200	\$330,217
4	Somerton Park	Adelaide - South	91	\$98,180,850	\$913,282
5	Magill	Adelaide - Central and Hills	137	\$98,127,144	\$672,849



HOUSES - REGIONAL SUBURBS

1	Mount Gambier	South Australia - South East	439	\$122,072,518	\$250,240
2	Port Lincoln	South Australia - Outback	212	\$68,865,499	\$259,811
3	Encounter Bay	South Australia - South East	152	\$65,617,949	\$442,168
4	Strathalbyn	South Australia - South East	153	\$62,957,708	\$405,633
5	Victor Harbor	South Australia - South East	103	\$43,617,200	\$387,683



UNITS - CAPITAL CITY SUBURBS

1	Adelaide	Adelaide - Central and Hills	392	\$200,509,382	\$367,772
2	Glenelg	Adelaide - South	78	\$45,193,481	\$430,923
3	North Adelaide	Adelaide - Central and Hills	73	\$39,527,000	\$436,268
4	Glenelg North	Adelaide - South	69	\$28,909,000	\$387,297
5	Mawson Lakes	Adelaide - North	85	\$25,257,950	\$264,737



UNITS - REGIONAL SUBURBS

1	Mount Gambier	South Australia - South East	67	\$15,062,100	\$166,544
2	Victor Harbor	South Australia - South East	25	\$7,272,500	\$245,270

Greater Adelaide

HOUSES

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Unley Park	Adelaide - Central and Hills	25	\$1,397,758
2.	Toorak Gardens	Adelaide - Central and Hills	39	\$1,384,453
3.	Leabrook	Adelaide - Central and Hills	14	\$1,379,664
4.	St Peters	Adelaide - Central and Hills	28	\$1,364,147
5.	Tusmore	Adelaide - Central and Hills	20	\$1,347,759
6.	Medindie	Adelaide - Central and Hills	15	\$1,322,821
7.	Joslin	Adelaide - Central and Hills	19	\$1,250,772
8.	Hyde Park	Adelaide - Central and Hills	24	\$1,248,406
9.	Malvern	Adelaide - Central and Hills	39	\$1,219,373
10.	Dulwich	Adelaide - Central and Hills	21	\$1,216,256

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Elizabeth North	Adelaide - North	65	\$176,386
2.	Elizabeth South	Adelaide - North	35	\$188,116
3.	Davoren Park	Adelaide - North	115	\$194,903
4.	Elizabeth Downs	Adelaide - North	100	\$195,511
5.	Elizabeth	Adelaide - North	20	\$195,597
6.	Elizabeth Grove	Adelaide - North	34	\$203,088
7.	Elizabeth Park	Adelaide - North	64	\$215,193
8.	Smithfield	Adelaide - North	33	\$217,537
9.	Smithfield Plains	Adelaide - North	47	\$220,407
10.	Elizabeth East	Adelaide - North	71	\$234,818

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Alberton	Adelaide - West	18.1%	\$475,074
2.	Walkley Heights	Adelaide - North	16.1%	\$530,001
3.	Maslin Beach	Adelaide - South	15.7%	\$449,278
4.	Fulham Gardens	Adelaide - West	15.6%	\$809,801
5.	North Haven	Adelaide - West	14.4%	\$526,144
6.	Woodville North	Adelaide - West	14.0%	\$474,886
7.	Eyre	Adelaide - North	13.8%	\$323,300
8.	Henley Beach	Adelaide - West	13.4%	\$893,264
9.	Kidman Park	Adelaide - West	13.3%	\$674,970
10.	Mclaren Vale	Adelaide - South	13.1%	\$531,918

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Sellicks Beach	Adelaide - South	10.4%	\$393
2.	Aldinga Beach	Adelaide - South	9.2%	\$391
3.	North Haven	Adelaide - West	8.9%	\$468
4.	Henley Beach South	Adelaide - West	8.6%	\$609
5.	Burnside	Adelaide - Central and Hills	7.6%	\$612
6.	Moana	Adelaide - South	7.4%	\$417
7.	Brooklyn Park	Adelaide - West	6.8%	\$459
8.	Port Noarlunga	Adelaide - South	6.7%	\$393
9.	Port Noarlunga South	Adelaide - South	6.5%	\$383
10.	Osborne	Adelaide - West	6.5%	\$405

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Elizabeth North	Adelaide - North	8.3%	\$282
2.	Elizabeth Downs	Adelaide - North	7.7%	\$296
3.	Elizabeth South	Adelaide - North	7.6%	\$287
4.	Davoren Park	Adelaide - North	7.5%	\$287
5.	Elizabeth Grove	Adelaide - North	7.3%	\$294
6.	Smithfield	Adelaide - North	7.3%	\$312
7.	Elizabeth Park	Adelaide - North	7.2%	\$301
8.	Smithfield Plains	Adelaide - North	6.7%	\$297
9.	Elizabeth Vale	Adelaide - North	6.6%	\$307
10.	Andrews Farm	Adelaide - North	6.5%	\$318

UNITS

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Eastwood	Adelaide - Central and Hills	19	\$514,252
2.	West Lakes Shore	Adelaide - West	11	\$461,033
3.	Kent Town	Adelaide - Central and Hills	21	\$452,306
4.	Rose Park	Adelaide - Central and Hills	13	\$439,429
5.	North Adelaide	Adelaide - Central and Hills	66	\$436,268
6.	Norwood	Adelaide - Central and Hills	55	\$435,791
7.	Glenelg	Adelaide - South	86	\$430,923
8.	West Lakes	Adelaide - West	38	\$425,807
9.	Glenelg South	Adelaide - South	21	\$422,383
10.	Brompton	Adelaide - West	24	\$417,431

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Gawler South	Adelaide - North	11	\$192,324
2.	Salisbury	Adelaide - North	34	\$194,699
3.	Salisbury East	Adelaide - North	18	\$202,625
4.	Salisbury Downs	Adelaide - North	13	\$206,556
5.	Ingle Farm	Adelaide - North	11	\$215,573
6.	Willaston	Adelaide - North	11	\$216,687
7.	Pooraka	Adelaide - North	15	\$223,062
8.	Reynella	Adelaide - South	11	\$233,276
9.	Windsor Gardens	Adelaide - North	11	\$241,950
10.	Klemzig	Adelaide - North	18	\$242,290

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Findon	Adelaide - West	22.2%	\$329,158
2.	Kurralta Park	Adelaide - West	16.8%	\$299,764
3.	Henley Beach	Adelaide - West	16.4%	\$415,213
4.	Brooklyn Park	Adelaide - West	12.9%	\$266,103
5.	Grange	Adelaide - West	11.4%	\$354,813
6.	Warradale	Adelaide - South	10.8%	\$322,348
7.	Camden Park	Adelaide - West	10.8%	\$307,567
8.	Salisbury	Adelaide - North	9.9%	\$194,699
9.	West Lakes	Adelaide - West	9.6%	\$425,807
10.	Brighton	Adelaide - South	9.5%	\$411,926

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Grange	Adelaide - West	8.4%	\$356
2.	Henley Beach	Adelaide - West	5.3%	\$384
3.	Camden Park	Adelaide - West	4.9%	\$335
4.	West Beach	Adelaide - West	4.8%	\$329
5.	Findon	Adelaide - West	4.7%	\$348
6.	Fullarton	Adelaide - Central and Hills	4.5%	\$375
7.	Prospect	Adelaide - Central and Hills	4.4%	\$354
8.	Brooklyn Park	Adelaide - West	4.1%	\$315
9.	Kurralta Park	Adelaide - West	3.8%	\$313
10.	Bowden	Adelaide - West	3.8%	\$402

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Salisbury	Adelaide - North	7.1%	\$271
2.	Mawson Lakes	Adelaide - North	6.7%	\$352
3.	Morphett Vale	Adelaide - South	6.3%	\$288
4.	Brooklyn Park	Adelaide - West	6.1%	\$315
5.	Mount Barker	Adelaide - Central and Hills	6.1%	\$329
6.	Lightsview	Adelaide - North	5.9%	\$385
7.	Plympton	Adelaide - West	5.8%	\$314
8.	Adelaide	Adelaide - Central and Hills	5.8%	\$433
9.	Camden Park	Adelaide - West	5.7%	\$335
10.	Bowden	Adelaide - West	5.7%	\$402



Regional South Australia

HOUSES - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Cockatoo Valley	Barossa - Yorke - Mid North	13	\$608,499
2.	Port Elliot	South Australia - South East	63	\$475,261
3.	Myponga	South Australia - South East	12	\$465,099
4.	Hindmarsh Island	South Australia - South East	77	\$458,377
5.	Mount Compass	South Australia - South East	20	\$457,586
6.	Suttontown	South Australia - South East	11	\$451,611
7.	Encounter Bay	South Australia - South East	150	\$442,168
8.	Carrickalinga	South Australia - South East	32	\$437,637
9.	Worrolong	South Australia - South East	27	\$432,599
10.	Boston	South Australia - Outback	13	\$431,747

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Peterborough	Barossa - Yorke - Mid North	49	\$79,740
2.	Kimba	South Australia - Outback	12	\$85,107
3.	Coober Pedy	South Australia - Outback	29	\$96,769
4.	Nangwarry	South Australia - South East	11	\$102,066
5.	Port Pirie West	Barossa - Yorke - Mid North	34	\$111,316
6.	Solomontown	Barossa - Yorke - Mid North	18	\$120,893
7.	Eudunda	Barossa - Yorke - Mid North	18	\$122,666
8.	Quorn	South Australia - Outback	17	\$124,419
9.	Cleve	South Australia - Outback	14	\$135,901
10.	Jamestown	Barossa - Yorke - Mid North	31	\$139,590

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Port Macdonnell	South Australia - South East	23.4%	\$267,038
2.	Coffin Bay	South Australia - Outback	22.8%	\$312,960
3.	Port Hughes	Barossa - Yorke - Mid North	22.4%	\$339,764
4.	Keith	South Australia - South East	21.8%	\$141,276
5.	Roxby Downs	South Australia - Outback	20.6%	\$209,611
6.	Port Vincent	Barossa - Yorke - Mid North	19.5%	\$248,600
7.	North Beach	Barossa - Yorke - Mid North	19.2%	\$345,823
8.	Millicent	South Australia - South East	18.4%	\$185,899
9.	Port Augusta	South Australia - Outback	17.5%	\$146,362
10.	Carrickalinga	South Australia - South East	16.7%	\$437,637

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Port Elliot	South Australia - South East	23.7%	\$425
2.	Kingston SE	South Australia - South East	23.5%	\$470
3.	Encounter Bay	South Australia - South East	22.3%	\$487
4.	Middleton	South Australia - South East	20.1%	\$418
5.	Whyalla	South Australia - Outback	17.5%	\$310
6.	Victor Harbor	South Australia - South East	17.3%	\$429
7.	Goolwa South	South Australia - South East	17.2%	\$419
8.	Goolwa Beach	South Australia - South East	16.8%	\$412
9.	Whyalla Playford	South Australia - Outback	14.7%	\$290
10.	Carrickalinga	South Australia - South East	14.4%	\$412

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Kingston SE	South Australia - South East	11.5%	\$470
2.	Port Pirie West	Barossa - Yorke - Mid North	9.3%	\$226
3.	Port Augusta West	South Australia - Outback	8.7%	\$281
4.	Port Augusta	South Australia - Outback	8.6%	\$268
5.	Bordertown	South Australia - South East	8.5%	\$279
6.	Roxby Downs	South Australia - Outback	8.2%	\$354
7.	Whyalla Playford	South Australia - Outback	7.9%	\$290
8.	Whyalla Norrie	South Australia - Outback	7.8%	\$266
9.	Whyalla	South Australia - Outback	7.8%	\$310
10.	Tailem Bend	South Australia - South East	7.4%	\$254

UNITS - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Victor Harbor	South Australia - South East	24	\$245,270
2.	Tanunda	Barossa - Yorke - Mid North	10	\$234,556
3.	Goolwa	South Australia - South East	16	\$210,739
4.	Port Lincoln	South Australia - Outback	22	\$180,686
5.	Murray Bridge	South Australia - South East	16	\$180,046
6.	Whyalla	South Australia - Outback	10	\$179,379
7.	Mount Gambier	South Australia - South East	74	\$166,544

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Mount Gambier	South Australia - South East	74	\$166,544
2.	Whyalla	South Australia - Outback	10	\$179,379
3.	Murray Bridge	South Australia - South East	16	\$180,046
4.	Port Lincoln	South Australia - Outback	22	\$180,686
5.	Goolwa	South Australia - South East	16	\$210,739
6.	Tanunda	Barossa - Yorke - Mid North	10	\$234,556
7.	Victor Harbor	South Australia - South East	24	\$245,270

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Mount Gambier	South Australia - South East	3.6%	\$166,544
2.	Victor Harbor	South Australia - South East	0.1%	\$245,270

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Victor Harbor	South Australia - South East	7.8%	\$301
2.	Mount Gambier	South Australia - South East	5.8%	\$232

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Victor Harbor	South Australia - South East	7.0%	\$301
2.	Mount Gambier	South Australia - South East	6.9%	\$232
3.	Port Lincoln	South Australia - Outback	6.9%	\$219

WA Best Performers

Top 5 Western Australia Sales

#	SALE PRICE	SALE DATE	ADDRESS
1	\$27,500,000	Sep-20	89 Watkins Road, Dalkeith
2	\$14,000,000	Mar-20	140 Victoria Avenue, Dalkeith
3	\$8,500,000	Mar-20	7 Saunders Street, Mosman Park
4	\$8,000,000	Aug-20	6 Riverview Place, Mosman Park
5	\$7,500,000	Oct-20	2/63 South Perth Esplanade, South Perth



WA Best Performers 2020

WA Best Performers



HOUSES

HIGHEST MEDIAN VALUE

Peppermint Grove, Perth - Inner **\$2,417,712**

LOWEST MEDIAN VALUE

Norseman, Western Australia - Outback (South) **\$58,582**

GREATEST 12M CHANGE IN VALUE

Wannanup, Mandurah **17.2%**

GREATEST 12M CHANGE IN RENTS

Bulgarra, Western Australia - Outback (North) **19.4%**

HIGHEST RENTAL YIELDS

Newman, Western Australia - Outback (North) **14.0%**



UNITS

HIGHEST MEDIAN VALUE

Cottesloe, Perth - Inner **\$795,166**

LOWEST MEDIAN VALUE

Kalgoorlie, Western Australia - Outback (South) **\$124,429**

GREATEST 12M CHANGE IN VALUE

Cable Beach, Western Australia - Outback (North) **22.3%**

GREATEST 12M CHANGE IN RENTS

South Hedland, Western Australia - Outback (North) **13.0%**

HIGHEST RENTAL YIELDS

South Hedland, Western Australia - Outback (North) **14.1%**

Highest Total Value of Sales



HOUSES - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Nedlands	Perth - Inner	128	\$228,108,960	\$1,608,479
2	Cottesloe	Perth - Inner	105	\$226,966,267	\$1,924,573
3	Mosman Park	Perth - Inner	122	\$226,081,500	\$1,497,131
4	Dianella	Perth - North West	351	\$209,925,840	\$591,196
5	Baldivis	Perth - South West	514	\$201,222,753	\$390,903



HOUSES - REGIONAL SUBURBS

1	Dunsborough	Bunbury	219	\$181,593,939	\$704,865
2	Australind	Bunbury	255	\$95,142,500	\$378,490
3	Margaret River	Bunbury	170	\$94,641,800	\$489,868
4	West Busselton	Bunbury	170	\$79,646,500	\$443,195
5	South Bunbury	Bunbury	144	\$55,236,000	\$389,118



UNITS - CAPITAL CITY SUBURBS

1	East Perth	Perth - Inner	257	\$128,779,098	\$434,782
2	Scarborough	Perth - North West	247	\$127,043,584	\$461,972
3	South Perth	Perth - South East	192	\$119,965,450	\$489,313
4	Perth	Perth - Inner	221	\$100,423,964	\$392,784
5	Claremont	Perth - Inner	89	\$85,273,700	\$688,168



UNITS - REGIONAL SUBURBS

1	Bunbury	Bunbury	54	\$21,176,500	\$264,456
2	South Hedland	Western Australia - Outback (North)	53	\$8,567,500	\$151,458
3	South Bunbury	Bunbury	30	\$7,689,500	\$242,413
4	Cable Beach	Western Australia - Outback (North)	30	\$6,768,500	\$219,544
5	Geraldton	Western Australia - Outback (South)	23	\$5,824,500	\$183,871

Greater Perth

HOUSES

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Peppermint Grove	Perth - Inner	13	\$2,417,712
2.	Dalkeith	Perth - Inner	60	\$2,296,274
3.	Cottesloe	Perth - Inner	99	\$1,924,573
4.	City Beach	Perth - Inner	70	\$1,775,952
5.	Nedlands	Perth - Inner	125	\$1,608,479
6.	Swanbourne	Perth - Inner	51	\$1,530,962
7.	Mosman Park	Perth - Inner	116	\$1,497,131
8.	Claremont	Perth - Inner	83	\$1,445,804
9.	Floreat	Perth - Inner	88	\$1,405,541
10.	Applecross	Perth - South West	89	\$1,357,662

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Calista	Perth - South West	27	\$241,252
2.	Medina	Perth - South West	37	\$241,830
3.	Armadaale	Perth - South East	165	\$243,496
4.	Parmelia	Perth - South West	78	\$247,068
5.	Orelia	Perth - South West	45	\$257,041
6.	Camillo	Perth - South East	49	\$258,407
7.	Cooloongup	Perth - South West	103	\$262,452
8.	Mandurah	Mandurah	105	\$264,454
9.	Hillman	Perth - South West	28	\$269,098
10.	Brookdale	Perth - South East	37	\$272,803

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Wannanup	Mandurah	17.2%	\$458,673
2.	Lakelands	Mandurah	12.2%	\$410,269
3.	Medina	Perth - South West	9.8%	\$241,830
4.	Alkimos	Perth - North West	9.1%	\$401,372
5.	Two Rocks	Perth - North West	7.8%	\$375,448
6.	Ellenbrook	Perth - North East	7.6%	\$393,623
7.	Calista	Perth - South West	7.5%	\$241,252
8.	Leda	Perth - South West	7.5%	\$289,662
9.	Bateman	Perth - South West	7.5%	\$779,155
10.	Dudley Park	Mandurah	7.4%	\$374,240

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Bellevue	Perth - North East	13.8%	\$392
2.	Wembley Downs	Perth - North West	13.7%	\$682
3.	Floreat	Perth - Inner	13.6%	\$838
4.	Meadow Springs	Mandurah	13.5%	\$400
5.	Halls Head	Mandurah	13.3%	\$408
6.	Mandurah	Mandurah	13.2%	\$334
7.	Wannanup	Mandurah	13.1%	\$404
8.	Beldon	Perth - North West	13.0%	\$444
9.	Erskine	Mandurah	12.5%	\$396
10.	Marmion	Perth - North West	12.5%	\$628

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Cooloongup	Perth - South West	7.1%	\$356
2.	Brookdale	Perth - South East	6.9%	\$350
3.	Parmelia	Perth - South West	6.9%	\$327
4.	Calista	Perth - South West	6.8%	\$313
5.	Hillman	Perth - South West	6.8%	\$350
6.	Orelia	Perth - South West	6.8%	\$331
7.	Armadaale	Perth - South East	6.7%	\$309
8.	Medina	Perth - South West	6.7%	\$309
9.	Camillo	Perth - South East	6.6%	\$323
10.	Hilbert	Perth - South East	6.4%	\$381

UNITS

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Cottesloe	Perth - Inner	34	\$795,166
2.	North Fremantle	Perth - South West	72	\$774,563
3.	Applecross	Perth - South West	56	\$691,294
4.	Claremont	Perth - Inner	80	\$688,168
5.	Mount Pleasant	Perth - South West	48	\$681,211
6.	Nedlands	Perth - Inner	28	\$655,607
7.	Ardross	Perth - South West	13	\$573,502
8.	North Coogee	Perth - South West	72	\$538,140
9.	Hillarys	Perth - North West	17	\$531,241
10.	South Fremantle	Perth - South West	15	\$512,798

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Armadaale	Perth - South East	38	\$166,588
2.	Kelmscott	Perth - South East	16	\$167,839
3.	Dudley Park	Mandurah	20	\$174,154
4.	Cooloongup	Perth - South West	11	\$188,683
5.	Gosnells	Perth - South East	23	\$206,331
6.	Shoalwater	Perth - South West	22	\$211,317
7.	Beckenham	Perth - South East	32	\$225,386
8.	Glendalough	Perth - Inner	20	\$232,594
9.	Queens Park	Perth - South East	17	\$236,345
10.	Midland	Perth - North East	61	\$237,427

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Mount Pleasant	Perth - South West	20.2%	\$681,211
2.	Ascot	Perth - South East	16.3%	\$351,962
3.	Burswood	Perth - South East	14.2%	\$492,453
4.	Cloverdale	Perth - South East	13.1%	\$273,153
5.	North Coogee	Perth - South West	12.7%	\$538,140
6.	Nollamara	Perth - North West	12.3%	\$301,818
7.	Morley	Perth - North East	10.5%	\$310,921
8.	Palmyra	Perth - South West	8.8%	\$399,786
9.	Dianella	Perth - North West	8.7%	\$328,446
10.	Osborne Park	Perth - North West	8.2%	\$271,057

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Mandurah	Mandurah	12.6%	\$334
2.	East Fremantle	Perth - South West	11.0%	\$449
3.	Midland	Perth - North East	10.6%	\$305
4.	Fremantle	Perth - South West	10.5%	\$447
5.	Bentley	Perth - South East	8.6%	\$345
6.	Yokine	Perth - North West	8.5%	\$334
7.	Westminster	Perth - North West	8.2%	\$328
8.	Nollamara	Perth - North West	8.2%	\$336
9.	Cloverdale	Perth - South East	8.1%	\$353
10.	Joondanna	Perth - North West	8.0%	\$346

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Armadaale	Perth - South East	7.6%	\$262
2.	Dudley Park	Mandurah	7.2%	\$295
3.	Gosnells	Perth - South East	7.2%	\$291
4.	Success	Perth - South West	7.0%	\$324
5.	Midland	Perth - North East	6.9%	\$305
6.	Glendalough	Perth - Inner	6.8%	\$309
7.	Cloverdale	Perth - South East	6.7%	\$353
8.	Beckenham	Perth - South East	6.7%	\$303
9.	Spearwood	Perth - South West	6.7%	\$326
10.	Cannington	Perth - South East	6.7%	\$343



Regional Western Australia

HOUSES - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Eagle Bay	Bunbury	17	\$1,331,746
2.	Yallingup	Bunbury	15	\$1,084,945
3.	Lake Clifton	Bunbury	14	\$807,370
4.	Quindalup	Bunbury	46	\$755,059
5.	Dunsborough	Bunbury	212	\$704,865
6.	Roelands	Bunbury	15	\$629,637
7.	Kalgan	Western Australia - Wheat Belt	12	\$618,327
8.	Lower Chittering	Western Australia - Wheat Belt	32	\$616,941
9.	Bovell	Bunbury	14	\$602,650
10.	Shadforth	Western Australia - Wheat Belt	16	\$589,634

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Norseman	Western Australia - Outback (South)	15	\$58,582
2.	Southern Cross	Western Australia - Wheat Belt	14	\$61,186
3.	Three Springs	Western Australia - Outback (South)	11	\$65,514
4.	Carnamah	Western Australia - Outback (South)	18	\$70,126
5.	Kambalda East	Western Australia - Outback (South)	19	\$74,436
6.	Coolgardie	Western Australia - Outback (South)	12	\$84,278
7.	Wyalkatchem	Western Australia - Wheat Belt	11	\$85,098
8.	Wongan Hills	Western Australia - Wheat Belt	10	\$93,735
9.	Kambalda West	Western Australia - Outback (South)	23	\$102,456
10.	Roebourne	Western Australia - Outback (North)	11	\$111,403

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Walpole	Bunbury	16.7%	\$324,231
2.	South Hedland	Western Australia - Outback (North)	8.6%	\$261,409
3.	Nannup	Bunbury	5.9%	\$389,999
4.	Leschenault	Bunbury	5.5%	\$589,589
5.	Kealy	Bunbury	5.2%	\$428,866
6.	Gelorup	Bunbury	4.4%	\$511,868
7.	Pegs Creek	Western Australia - Outback (North)	3.3%	\$436,973
8.	Capel	Bunbury	3.1%	\$332,404
9.	Newman	Western Australia - Outback (North)	2.9%	\$198,343
10.	Eaton	Bunbury	2.0%	\$356,139

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Bulgarra	Western Australia - Outback (North)	19.4%	\$644
2.	Pegs Creek	Western Australia - Outback (North)	17.9%	\$667
3.	Nickol	Western Australia - Outback (North)	17.6%	\$790
4.	Millars Well	Western Australia - Outback (North)	16.3%	\$696
5.	Baynton	Western Australia - Outback (North)	13.8%	\$878
6.	South Hedland	Western Australia - Outback (North)	12.7%	\$535
7.	West Beach	Western Australia - Outback (South)	11.7%	\$393
8.	Hopetoun	Western Australia - Outback (South)	11.6%	\$325
9.	Castletown	Western Australia - Outback (South)	11.6%	\$374
10.	Newman	Western Australia - Outback (North)	11.4%	\$528

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Newman	Western Australia - Outback (North)	14.0%	\$528
2.	Merredin	Western Australia - Wheat Belt	13.5%	\$329
3.	Kambalda West	Western Australia - Outback (South)	13.5%	\$272
4.	Rangeway	Western Australia - Outback (South)	12.7%	\$274
5.	Derby	Western Australia - Outback (North)	11.5%	\$374
6.	South Hedland	Western Australia - Outback (North)	11.1%	\$535
7.	Kununurra	Western Australia - Outback (North)	10.0%	\$487
8.	Katanning	Western Australia - Wheat Belt	9.6%	\$301
9.	Boulder	Western Australia - Outback (South)	9.6%	\$362
10.	Collie	Bunbury	9.0%	\$322

UNITS - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Dunsborough	Bunbury	22	\$451,537
2.	Margaret River	Bunbury	12	\$343,282
3.	West Busselton	Bunbury	22	\$264,795
4.	Bunbury	Bunbury	47	\$264,456
5.	Carey Park	Bunbury	15	\$258,654
6.	Broadwater	Bunbury	19	\$253,579
7.	Pegs Creek	Western Australia - Outback (North)	11	\$246,579
8.	Bulgarra	Western Australia - Outback (North)	12	\$245,412
9.	South Bunbury	Bunbury	29	\$242,413
10.	Broome	Western Australia - Outback (North)	13	\$231,712

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Kalgoorlie	Western Australia - Outback (South)	19	\$124,429
2.	Port Hedland	Western Australia - Outback (North)	16	\$137,569
3.	Kalbarri	Western Australia - Outback (South)	19	\$142,275
4.	South Hedland	Western Australia - Outback (North)	48	\$151,458
5.	Withers	Bunbury	39	\$161,650
6.	Somerville	Western Australia - Outback (South)	14	\$179,902
7.	Geraldton	Western Australia - Outback (South)	19	\$183,871
8.	East Bunbury	Bunbury	12	\$218,231
9.	Cable Beach	Western Australia - Outback (North)	28	\$219,544
10.	Broome	Western Australia - Outback (North)	13	\$231,712

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Cable Beach	Western Australia - Outback (North)	22.3%	\$219,544
2.	West Busselton	Bunbury	12.4%	\$264,795
3.	South Hedland	Western Australia - Outback (North)	10.0%	\$151,458
4.	Withers	Bunbury	9.8%	\$161,650

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	South Hedland	Western Australia - Outback (North)	13.0%	\$404
2.	West Busselton	Bunbury	9.0%	\$345
3.	Withers	Bunbury	8.3%	\$226
4.	South Bunbury	Bunbury	3.5%	\$322
5.	Bunbury	Bunbury	2.9%	\$356
6.	Cable Beach	Western Australia - Outback (North)	2.5%	\$395

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	South Hedland	Western Australia - Outback (North)	14.1%	\$404
2.	Withers	Bunbury	8.2%	\$226
3.	Cable Beach	Western Australia - Outback (North)	8.0%	\$395
4.	Bunbury	Bunbury	7.6%	\$356
5.	South Bunbury	Bunbury	7.1%	\$322
6.	West Busselton	Bunbury	7.1%	\$345

TAS Best Performers

Top 5 Tasmania Sales

#	SALE PRICE	SALE DATE	ADDRESS
1	\$4,222,000	Nov-20	686 Sandy Bay Road, Sandy Bay
2	\$3,200,000	Aug-20	1 Cedar Court, Sandy Bay
3	\$3,000,000	Jan-20	64 Napoleon Street, Battery Point
4	\$2,600,000	Nov-20	143 Hampden Road, Hobart
5	\$2,500,000	Oct-20	770 Sandy Bay Road, Sandy Bay

TAS Best Performers 2020

TAS Best Performers



HOUSES

HIGHEST MEDIAN VALUE

Battery Point, Hobart **\$1,183,751**

LOWEST MEDIAN VALUE

Queenstown, West and North West **\$106,829**

GREATEST 12M CHANGE IN VALUE

Rosebery, West and North West **27.3%**

GREATEST 12M CHANGE IN RENTS

Zeehan, West and North West **18.4%**

HIGHEST RENTAL YIELDS

Zeehan, West and North West **12.0%**



UNITS

HIGHEST MEDIAN VALUE

Hobart, Hobart **\$699,320**

LOWEST MEDIAN VALUE

Upper Burnie, West and North West **\$223,301**

GREATEST 12M CHANGE IN VALUE

Wynyard, West and North West **20.7%**

GREATEST 12M CHANGE IN RENTS

Prospect Vale, Launceston and North East **14.8%**

HIGHEST RENTAL YIELDS

Brighton, Hobart **6.3%**

Highest Total Value of Sales



HOUSES - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Sandy Bay	Hobart	142	\$157,927,066	\$1,036,942
2	Kingston	Hobart	174	\$96,057,594	\$531,457
3	Howrah	Hobart	128	\$75,570,200	\$547,764
4	West Hobart	Hobart	75	\$59,170,634	\$791,504
5	Blackmans Bay	Hobart	84	\$53,122,645	\$617,150



HOUSES - REGIONAL SUBURBS

1	Devonport	West and North West	305	\$97,899,585	\$294,315
2	Newstead	Launceston and North East	106	\$53,128,900	\$463,359
3	Riverside	Launceston and North East	95	\$42,317,269	\$429,678
4	Kings Meadows	Launceston and North East	95	\$41,865,500	\$363,811
5	Wynyard	West and North West	112	\$38,957,600	\$304,399



UNITS - CAPITAL CITY SUBURBS

1	Hobart	Hobart	35	\$53,877,001	\$699,320
2	Sandy Bay	Hobart	71	\$48,089,650	\$593,877
3	Battery Point	Hobart	34	\$34,851,750	\$666,283
4	Kingston	Hobart	69	\$28,033,000	\$413,986
5	Glenorchy	Hobart	82	\$27,834,838	\$333,188



UNITS - REGIONAL SUBURBS

1	Devonport	West and North West	66	\$17,996,600	\$265,383
2	Launceston	Launceston and North East	34	\$17,608,000	\$378,478
3	Riverside	Launceston and North East	48	\$15,842,300	\$297,414
4	Prospect Vale	Launceston and North East	40	\$13,800,858	\$312,565
5	Newnham	Launceston and North East	39	\$10,335,500	\$239,730



Greater Hobart

HOUSES

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Battery Point	Hobart	15	\$1,183,751
2.	Sandy Bay	Hobart	120	\$1,036,942
3.	Acton Park	Hobart	28	\$809,413
4.	West Hobart	Hobart	72	\$791,504
5.	Sandford	Hobart	20	\$774,014
6.	North Hobart	Hobart	19	\$752,599
7.	Taroona	Hobart	37	\$749,401
8.	Dynnyrne	Hobart	10	\$748,964
9.	Mount Nelson	Hobart	23	\$736,525
10.	Mount Stuart	Hobart	20	\$735,346

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Risdon Vale	Hobart	52	\$321,882
2.	Herdsmans Cove	Hobart	13	\$338,253
3.	New Norfolk	Hobart	88	\$338,861
4.	Clarendon Vale	Hobart	20	\$343,673
5.	Gagebrook	Hobart	11	\$347,510
6.	Bridgewater	Hobart	54	\$347,685
7.	Primrose Sands	Hobart	40	\$350,844
8.	Rokeby	Hobart	63	\$367,338
9.	Magra	Hobart	11	\$390,216
10.	Chigwell	Hobart	19	\$396,740

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	New Norfolk	Hobart	17.6%	\$338,861
2.	Primrose Sands	Hobart	15.7%	\$350,844
3.	Geilston Bay	Hobart	14.3%	\$535,734
4.	Moonah	Hobart	14.1%	\$500,935
5.	Berriedale	Hobart	13.4%	\$409,406
6.	Lutana	Hobart	12.5%	\$467,863
7.	Risdon Vale	Hobart	12.2%	\$321,882
8.	Claremont	Hobart	12.0%	\$415,016
9.	Clarendon Vale	Hobart	11.8%	\$343,673
10.	Rokeby	Hobart	11.3%	\$367,338

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Midway Point	Hobart	4.4%	\$425
2.	Bridgewater	Hobart	4.3%	\$386
3.	Primrose Sands	Hobart	4.3%	\$387
4.	New Norfolk	Hobart	3.8%	\$379
5.	Claremont	Hobart	2.2%	\$431
6.	Taroona	Hobart	2.0%	\$516
7.	Rosetta	Hobart	1.9%	\$453
8.	Dodges Ferry	Hobart	1.7%	\$395
9.	Moonah	Hobart	1.6%	\$449
10.	Glenorchy	Hobart	1.6%	\$439

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Risdon Vale	Hobart	6.6%	\$393
2.	Clarendon Vale	Hobart	6.4%	\$419
3.	Rokeby	Hobart	6.2%	\$439
4.	New Norfolk	Hobart	5.8%	\$379
5.	Bridgewater	Hobart	5.7%	\$386
6.	Warrane	Hobart	5.7%	\$440
7.	Brighton	Hobart	5.5%	\$420
8.	Primrose Sands	Hobart	5.5%	\$387
9.	Berriedale	Hobart	5.4%	\$425
10.	Claremont	Hobart	5.4%	\$431

UNITS

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Hobart	Hobart	30	\$699,320
2.	Battery Point	Hobart	28	\$666,283
3.	North Hobart	Hobart	16	\$622,839
4.	Sandy Bay	Hobart	67	\$593,877
5.	West Hobart	Hobart	24	\$562,736
6.	Mount Stuart	Hobart	12	\$449,444
7.	Howrah	Hobart	36	\$447,157
8.	Warrane	Hobart	11	\$446,337
9.	Bellerive	Hobart	38	\$438,823
10.	Lenah Valley	Hobart	24	\$436,457

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Brighton	Hobart	22	\$300,968
2.	New Norfolk	Hobart	14	\$323,315
3.	Old Beach	Hobart	17	\$325,838
4.	Claremont	Hobart	47	\$332,191
5.	Glenorchy	Hobart	71	\$333,188
6.	Austins Ferry	Hobart	11	\$346,900
7.	Sorell	Hobart	28	\$347,821
8.	Rosetta	Hobart	15	\$351,495
9.	West Moonah	Hobart	13	\$352,414
10.	Midway Point	Hobart	10	\$354,049

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Brighton	Hobart	11.2%	\$300,968
2.	Lindisfarne	Hobart	7.7%	\$422,840
3.	Claremont	Hobart	6.1%	\$332,191
4.	New Town	Hobart	4.8%	\$424,652
5.	Sandy Bay	Hobart	4.3%	\$593,877
6.	Battery Point	Hobart	4.0%	\$666,283
7.	Sorell	Hobart	2.9%	\$347,821
8.	Hobart	Hobart	2.4%	\$699,320
9.	Blackmans Bay	Hobart	2.4%	\$432,902
10.	Lenah Valley	Hobart	1.8%	\$436,457

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Claremont	Hobart	3.6%	\$378
2.	Glenorchy	Hobart	0.7%	\$373
3.	Lindisfarne	Hobart	0.2%	\$390
4.	Brighton	Hobart	0.1%	\$357

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Brighton	Hobart	6.3%	\$357
2.	Claremont	Hobart	6.0%	\$378
3.	Glenorchy	Hobart	5.9%	\$373
4.	South Hobart	Hobart	5.2%	\$424
5.	Kingston	Hobart	5.0%	\$391
6.	Lindisfarne	Hobart	4.9%	\$390
7.	Blackmans Bay	Hobart	4.8%	\$404
8.	New Town	Hobart	4.7%	\$396
9.	Bellerive	Hobart	4.6%	\$382
10.	Howrah	Hobart	4.6%	\$391



Regional Tasmania

HOUSES - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Kettering	South East	10	\$676,065
2.	Grindelwald	Launceston and North East	24	\$580,793
3.	East Launceston	Launceston and North East	36	\$578,277
4.	Blackstone Heights	Launceston and North East	28	\$560,286
5.	Cradoc	South East	10	\$547,530
6.	Launceston	Launceston and North East	46	\$512,161
7.	Cygnnet	South East	32	\$503,061
8.	Franklin	South East	23	\$502,279
9.	Legana	Launceston and North East	60	\$485,733
10.	Sulphur Creek	West and North West	12	\$484,388

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Queenstown	West and North West	76	\$106,829
2.	Tullah	West and North West	11	\$109,153
3.	Rosebery	West and North West	43	\$111,136
4.	Zeehan	West and North West	23	\$112,461
5.	Miena	South East	23	\$176,611
6.	Strahan	West and North West	25	\$188,912
7.	Campbell Town	Launceston and North East	18	\$210,995
8.	Ravenswood	Launceston and North East	53	\$217,536
9.	Bothwell	South East	12	\$218,053
10.	Smithton	West and North West	109	\$225,254

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Rosebery	West and North West	27.3%	\$111,136
2.	Cygnnet	South East	27.0%	\$503,061
3.	Queenstown	West and North West	25.2%	\$106,829
4.	Waverley	Launceston and North East	23.1%	\$267,469
5.	Dover	South East	22.8%	\$372,404
6.	Geeveston	South East	21.5%	\$394,921
7.	Zeehan	West and North West	20.8%	\$112,461
8.	St Leonards	Launceston and North East	18.6%	\$341,390
9.	Triabunna	South East	17.3%	\$328,876
10.	Strahan	West and North West	17.2%	\$188,912

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Zeehan	West and North West	18.4%	\$283
2.	Smithton	West and North West	13.4%	\$281
3.	Romaine	West and North West	12.1%	\$347
4.	Latrobe	West and North West	11.6%	\$348
5.	Penguin	West and North West	10.9%	\$364
6.	Queenstown	West and North West	10.8%	\$249
7.	Summerhill	Launceston and North East	10.7%	\$389
8.	Upper Burnie	West and North West	10.4%	\$316
9.	Ravenswood	Launceston and North East	10.2%	\$321
10.	Hillcrest	West and North West	10.2%	\$308

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Zeehan	West and North West	12.0%	\$283
2.	Queenstown	West and North West	11.2%	\$249
3.	Bicheno	South East	7.3%	\$600
4.	Ravenswood	Launceston and North East	7.2%	\$321
5.	Acton	West and North West	6.8%	\$310
6.	Hillcrest	West and North West	6.6%	\$308
7.	Upper Burnie	West and North West	6.6%	\$316
8.	Mayfield	Launceston and North East	6.4%	\$348
9.	George Town	Launceston and North East	6.1%	\$282
10.	Smithton	West and North West	6.1%	\$281

UNITS - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Launceston	Launceston and North East	29	\$378,478
2.	Legana	Launceston and North East	23	\$330,855
3.	Prospect Vale	Launceston and North East	37	\$312,565
4.	Shearwater	West and North West	14	\$308,103
5.	Riverside	Launceston and North East	39	\$297,414
6.	West Launceston	Launceston and North East	14	\$291,167
7.	Newstead	Launceston and North East	25	\$285,721
8.	Summerhill	Launceston and North East	10	\$285,477
9.	Youngtown	Launceston and North East	10	\$284,290
10.	Norwood	Launceston and North East	12	\$281,676

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Upper Burnie	West and North West	10	\$223,301
2.	Hadsen	Launceston and North East	12	\$223,901
3.	Somerseset	West and North West	14	\$232,721
4.	Newnham	Launceston and North East	32	\$239,730
5.	Perth	Launceston and North East	17	\$239,890
6.	Mowbray	Launceston and North East	14	\$246,412
7.	Park Grove	West and North West	13	\$248,456
8.	Wynyard	West and North West	25	\$253,608
9.	St Helens	Launceston and North East	11	\$255,140
10.	Kings Meadows	Launceston and North East	10	\$263,734

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Wynyard	West and North West	20.7%	\$253,608
2.	Devonport	West and North West	16.6%	\$265,383
3.	Ulverstone	West and North West	16.5%	\$277,655
4.	Latrobe	West and North West	11.6%	\$275,155
5.	Newstead	Launceston and North East	9.1%	\$285,721
6.	Prospect Vale	Launceston and North East	5.6%	\$312,565
7.	Legana	Launceston and North East	4.6%	\$330,855
8.	Newnham	Launceston and North East	4.0%	\$239,730
9.	Launceston	Launceston and North East	1.2%	\$378,478
10.	South Launceston	Launceston and North East	0.9%	\$274,398

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Prospect Vale	Launceston and North East	14.8%	\$339
2.	South Launceston	Launceston and North East	12.7%	\$317
3.	Riverside	Launceston and North East	12.0%	\$330
4.	Newstead	Launceston and North East	11.9%	\$329
5.	Launceston	Launceston and North East	10.5%	\$355
6.	Newnham	Launceston and North East	9.2%	\$288
7.	Legana	Launceston and North East	8.6%	\$351
8.	Ulverstone	West and North West	5.6%	\$276
9.	Wynyard	West and North West	4.7%	\$263
10.	Latrobe	West and North West	0.7%	\$276

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	South Launceston	Launceston and North East	6.1%	\$317
2.	Newnham	Launceston and North East	6.0%	\$288
3.	Newstead	Launceston and North East	5.8%	\$329
4.	Riverside	Launceston and North East	5.7%	\$330
5.	Wynyard	West and North West	5.6%	\$263
6.	Prospect Vale	Launceston and North East	5.5%	\$339
7.	Devonport	West and North West	5.5%	\$268
8.	Legana	Launceston and North East	5.4%	\$351
9.	Ulverstone	West and North West	5.3%	\$276
10.	Latrobe	West and North West	5.2%	\$276

NT Best Performers

Top 5 Northern Territory Sales

#	SALE PRICE	SALE DATE	ADDRESS
1	\$3,000,000	Sep-20	128 East Point Road, Fannie Bay
2	\$1,850,000	May-20	98 Cullen Bay Crescent, Larrakeyah
3	\$1,700,000	Jan-20	16 Benson Court, Knuckey Lagoon
4	\$1,600,000	Sep-20	31 Bayview Boulevard, Bayview
5	\$1,355,000	Oct-20	10 Parsons Street, Fannie Bay

NT Best Performers 2020

NT Best Performers



HOUSES

HIGHEST MEDIAN VALUE

Lyons, Darwin **\$720,580**

LOWEST MEDIAN VALUE

Tennant Creek, Northern Territory - Outback **\$188,732**

GREATEST 12M CHANGE IN VALUE

Alawa, Darwin **24.0%**

GREATEST 12M CHANGE IN RENTS

Malak, Darwin **9.8%**

HIGHEST RENTAL YIELDS

Katherine, Northern Territory - Outback **8.2%**



UNITS

HIGHEST MEDIAN VALUE

Bayview, Darwin **\$396,333**

LOWEST MEDIAN VALUE

Karama, Darwin **\$200,430**

GREATEST 12M CHANGE IN VALUE

Nightcliff, Darwin **6.5%**

GREATEST 12M CHANGE IN RENTS

Fannie Bay, Darwin **10.7%**

HIGHEST RENTAL YIELDS

Parap, Darwin **7.7%**

Highest Total Value of Sales



HOUSES - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Leanyer	Darwin	50	\$26,583,676	\$517,672
2	Durack	Darwin	53	\$24,145,667	\$483,754
3	Howard Springs	Darwin	37	\$24,058,261	\$633,992
4	Humpty Doo	Darwin	35	\$20,833,000	\$540,966
5	Muirhead	Darwin	32	\$19,659,600	\$577,956



HOUSES - REGIONAL SUBURBS

1	Gillen	Northern Territory - Outback	69	\$28,345,333	\$443,743
2	Braitling	Northern Territory - Outback	41	\$19,215,575	\$441,718
3	East Side	Northern Territory - Outback	37	\$17,627,800	\$443,044
4	Araluen	Northern Territory - Outback	34	\$16,658,900	\$488,516
5	Sadadeen	Northern Territory - Outback	25	\$9,774,100	\$421,173



UNITS - CAPITAL CITY SUBURBS

1	Darwin	Darwin	130	\$48,465,482	\$345,068
2	Stuart Park	Darwin	45	\$17,240,896	\$364,911
3	Larrakeyah	Darwin	41	\$16,478,999	\$373,338
4	Rapid Creek	Darwin	31	\$10,558,630	\$274,614
5	Parap	Darwin	33	\$10,149,500	\$276,636



UNITS - REGIONAL SUBURBS

1	Gillen	Northern Territory - Outback	26	\$6,858,740	\$287,905
2	East Side	Northern Territory - Outback	20	\$5,473,641	\$259,344



Greater Darwin

HOUSES

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Lyons	Darwin	20	\$720,580
2.	Fannie Bay	Darwin	16	\$719,871
3.	Nightcliff	Darwin	30	\$682,311
4.	Stuart Park	Darwin	19	\$676,484
5.	Virginia	Darwin	21	\$648,062
6.	Parap	Darwin	21	\$643,203
7.	Howard Springs	Darwin	42	\$633,992
8.	Marlow Lagoon	Darwin	13	\$633,831
9.	Marrara	Darwin	11	\$615,768
10.	Mcminnis Lagoon	Darwin	11	\$614,014

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Moulden	Darwin	25	\$299,080
2.	Gray	Darwin	24	\$326,506
3.	Woodroffe	Darwin	26	\$364,182
4.	Driver	Darwin	22	\$373,126
5.	Karama	Darwin	45	\$387,074
6.	Bakewell	Darwin	18	\$397,274
7.	Tiwi	Darwin	20	\$413,915
8.	Millner	Darwin	23	\$414,329
9.	Wagaman	Darwin	15	\$427,033
10.	Zuccoli	Darwin	29	\$428,603

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Alawa	Darwin	24.0%	\$486,416
2.	Howard Springs	Darwin	23.1%	\$633,992
3.	Leanyer	Darwin	16.8%	\$517,672
4.	Jingili	Darwin	16.7%	\$486,475
5.	Nakara	Darwin	15.4%	\$549,456
6.	Lyons	Darwin	14.2%	\$720,580
7.	Muirhead	Darwin	14.0%	\$577,956
8.	Virginia	Darwin	12.9%	\$648,062
9.	Karama	Darwin	12.9%	\$387,074
10.	Nightcliff	Darwin	12.8%	\$682,311

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Malak	Darwin	9.8%	\$508
2.	Rapid Creek	Darwin	9.0%	\$577
3.	Wulagi	Darwin	8.6%	\$501
4.	Driver	Darwin	8.2%	\$456
5.	Moulden	Darwin	8.2%	\$425
6.	Gunn	Darwin	8.2%	\$483
7.	Nightcliff	Darwin	8.1%	\$634
8.	Alawa	Darwin	8.1%	\$496
9.	Tiwi	Darwin	7.7%	\$491
10.	Woodroffe	Darwin	7.5%	\$442

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Moulden	Darwin	7.2%	\$425
2.	Zuccoli	Darwin	7.0%	\$569
3.	Gray	Darwin	6.6%	\$432
4.	Johnston	Darwin	6.3%	\$571
5.	Woodroffe	Darwin	6.2%	\$442
6.	Driver	Darwin	6.2%	\$456
7.	Karama	Darwin	6.2%	\$471
8.	Tiwi	Darwin	6.0%	\$491
9.	Gunn	Darwin	5.8%	\$483
10.	Farrar	Darwin	5.8%	\$523

UNITS

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Bayview	Darwin	14	\$396,333
2.	Larrakeyah	Darwin	46	\$373,338
3.	Stuart Park	Darwin	43	\$364,911
4.	Fannie Bay	Darwin	23	\$350,141
5.	Darwin	Darwin	134	\$345,068
6.	The Gardens	Darwin	14	\$335,878
7.	Parap	Darwin	30	\$276,636
8.	Rapid Creek	Darwin	34	\$274,614
9.	Johnston	Darwin	19	\$272,800
10.	Nightcliff	Darwin	35	\$264,717

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Karama	Darwin	11	\$200,430
2.	Malak	Darwin	10	\$210,520
3.	Bakewell	Darwin	16	\$215,402
4.	Leanyer	Darwin	15	\$249,791
5.	Millner	Darwin	14	\$250,468
6.	Rosebery	Darwin	12	\$253,791
7.	Coconut Grove	Darwin	37	\$258,297
8.	Nightcliff	Darwin	35	\$264,717
9.	Johnston	Darwin	19	\$272,800
10.	Rapid Creek	Darwin	34	\$274,614

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Nightcliff	Darwin	6.5%	\$264,717
2.	Coconut Grove	Darwin	4.7%	\$258,297
3.	Darwin	Darwin	0.9%	\$345,068
4.	Larrakeyah	Darwin	0.5%	\$373,338
5.	Stuart Park	Darwin	0.3%	\$364,911

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Fannie Bay	Darwin	10.7%	\$431
2.	Rapid Creek	Darwin	7.3%	\$374
3.	Larrakeyah	Darwin	6.8%	\$468
4.	Parap	Darwin	6.7%	\$432
5.	Stuart Park	Darwin	5.9%	\$447
6.	Darwin	Darwin	5.7%	\$478
7.	Coconut Grove	Darwin	5.7%	\$355
8.	Nightcliff	Darwin	5.0%	\$371

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Parap	Darwin	7.7%	\$432
2.	Darwin	Darwin	7.4%	\$478
3.	Nightcliff	Darwin	7.3%	\$371
4.	Coconut Grove	Darwin	6.8%	\$355
5.	Rapid Creek	Darwin	6.8%	\$374
6.	Larrakeyah	Darwin	6.4%	\$468
7.	Stuart Park	Darwin	6.2%	\$447
8.	Fannie Bay	Darwin	5.6%	\$431



Regional Northern Territory

HOUSES - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Desert Springs	Northern Territory - Outback	16	\$545,594
2.	Cossack	Northern Territory - Outback	12	\$508,879
3.	Araluen	Northern Territory - Outback	37	\$488,516
4.	Gillen	Northern Territory - Outback	78	\$443,743
5.	East Side	Northern Territory - Outback	44	\$443,044
6.	Braitling	Northern Territory - Outback	46	\$441,718
7.	Larapinta	Northern Territory - Outback	21	\$435,070
8.	Sadadeen	Northern Territory - Outback	26	\$421,173
9.	The Gap	Northern Territory - Outback	16	\$407,649
10.	Katherine East	Northern Territory - Outback	24	\$304,071

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Tennant Creek	Northern Territory - Outback	15	\$188,732
2.	Katherine South	Northern Territory - Outback	13	\$299,032
3.	Katherine	Northern Territory - Outback	21	\$303,970
4.	Katherine East	Northern Territory - Outback	24	\$304,071
5.	The Gap	Northern Territory - Outback	16	\$407,649
6.	Sadadeen	Northern Territory - Outback	26	\$421,173
7.	Larapinta	Northern Territory - Outback	21	\$435,070
8.	Braitling	Northern Territory - Outback	46	\$441,718
9.	East Side	Northern Territory - Outback	44	\$443,044
10.	Gillen	Northern Territory - Outback	78	\$443,743

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Larapinta	Northern Territory - Outback	11.5%	\$435,070
2.	Katherine East	Northern Territory - Outback	7.6%	\$304,071
3.	Gillen	Northern Territory - Outback	5.5%	\$443,743
4.	Braitling	Northern Territory - Outback	2.8%	\$441,718
5.	Araluen	Northern Territory - Outback	1.6%	\$488,516
6.	Sadadeen	Northern Territory - Outback	0.7%	\$421,173
7.	East Side	Northern Territory - Outback	0.0%	\$443,044

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Katherine	Northern Territory - Outback	8.7%	\$473
2.	Katherine East	Northern Territory - Outback	3.2%	\$460

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Katherine	Northern Territory - Outback	8.2%	\$473
2.	Katherine East	Northern Territory - Outback	8.1%	\$460
3.	Sadadeen	Northern Territory - Outback	6.8%	\$537
4.	East Side	Northern Territory - Outback	6.8%	\$575
5.	Araluen	Northern Territory - Outback	6.6%	\$594
6.	Braitling	Northern Territory - Outback	6.6%	\$554
7.	Gillen	Northern Territory - Outback	6.5%	\$541
8.	Larapinta	Northern Territory - Outback	6.2%	\$529

UNITS - REGIONAL

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Araluen	Northern Territory - Outback	12	\$310,748
2.	Larapinta	Northern Territory - Outback	14	\$309,101
3.	Sadadeen	Northern Territory - Outback	13	\$302,346
4.	Gillen	Northern Territory - Outback	22	\$287,905
5.	Desert Springs	Northern Territory - Outback	12	\$259,623
6.	East Side	Northern Territory - Outback	18	\$259,344

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	East Side	Northern Territory - Outback	18	\$259,344
2.	Desert Springs	Northern Territory - Outback	12	\$259,623
3.	Gillen	Northern Territory - Outback	22	\$287,905
4.	Sadadeen	Northern Territory - Outback	13	\$302,346
5.	Larapinta	Northern Territory - Outback	14	\$309,101
6.	Araluen	Northern Territory - Outback	12	\$310,748

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	No units met the minimum observations criteria			

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Gillen	Northern Territory - Outback	7.4%	\$426

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Gillen	Northern Territory - Outback	7.4%	\$426

ACT Best Performers

Top 5 Canberra Sales

#	SALE PRICE	SALE DATE	ADDRESS
1	\$8,000,000	Feb-20	25 Mugga Way, Red Hill
2	\$4,300,000	Jun-20	57 Arthur Circle, Red Hill
3	\$4,100,000	Jun-20	9 Mugga Way, Forrester
4	\$4,050,000	Feb-20	13 Bass Gardens, Griffith
5	\$4,031,000	May-20	4 Torres Street, Red Hill





Canberra Best Performers 2020

Canberra Best Performers



HOUSES

HIGHEST MEDIAN VALUE

Forrest, Australian Capital Territory

\$3,125,457

LOWEST MEDIAN VALUE

Belconnen, Australian Capital Territory

\$488,054

GREATEST 12M CHANGE IN VALUE

Flynn, Australian Capital Territory

15.5%

GREATEST 12M CHANGE IN RENTS

Holt, Australian Capital Territory

7.7%

HIGHEST RENTAL YIELDS

Holt, Australian Capital Territory

5.3%



UNITS

HIGHEST MEDIAN VALUE

Yarralumla, Australian Capital Territory

\$1,043,409

LOWEST MEDIAN VALUE

Lyons, Australian Capital Territory

\$301,271

GREATEST 12M CHANGE IN VALUE

Ngunnawal, Australian Capital Territory

12.1%

GREATEST 12M CHANGE IN RENTS

Lyons, Australian Capital Territory

5.6%

HIGHEST RENTAL YIELDS

Lyons, Australian Capital Territory

6.9%

Highest Total Value of Sales



HOUSES - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Kambah	Australian Capital Territory	243	\$158,196,039	\$625,648
2	Ngunnawal	Australian Capital Territory	172	\$100,200,746	\$580,819
3	Yarralumla	Australian Capital Territory	58	\$97,341,555	\$1,565,085
4	Narrabundah	Australian Capital Territory	95	\$94,674,000	\$987,580
5	Red Hill	Australian Capital Territory	43	\$86,565,500	\$1,648,363



UNITS - CAPITAL CITY SUBURBS

#	SUBURB	REGION	NUMBER SOLD 12M SEPT 2020	TOTAL VALUE 12M SEPT 2020	MEDIAN VALUE NOV 2020
1	Kingston	Australian Capital Territory	214	\$134,324,105	\$601,267
2	Braddon	Australian Capital Territory	190	\$93,571,450	\$433,229
3	Turner	Australian Capital Territory	136	\$68,013,936	\$503,354
4	Belconnen	Australian Capital Territory	154	\$62,911,551	\$391,425
5	Griffith	Australian Capital Territory	116	\$62,891,075	\$509,665



Canberra

HOUSES

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Forrest	Australian Capital Territory	17	\$3,125,457
2.	Griffith	Australian Capital Territory	44	\$1,735,807
3.	Red Hill	Australian Capital Territory	44	\$1,648,363
4.	Yarralumla	Australian Capital Territory	65	\$1,565,085
5.	Reid	Australian Capital Territory	20	\$1,555,810
6.	O'Malley	Australian Capital Territory	11	\$1,478,981
7.	Campbell	Australian Capital Territory	50	\$1,427,964
8.	Deakin	Australian Capital Territory	47	\$1,416,497
9.	Garran	Australian Capital Territory	36	\$1,176,520
10.	O'Connor	Australian Capital Territory	46	\$1,165,528

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Belconnen	Australian Capital Territory	10	\$488,054
2.	Charnwood	Australian Capital Territory	43	\$524,192
3.	Phillip	Australian Capital Territory	12	\$529,908
4.	Holt	Australian Capital Territory	96	\$552,841
5.	Ngunnawal	Australian Capital Territory	164	\$580,819
6.	Latham	Australian Capital Territory	49	\$581,540
7.	Isabella Plains	Australian Capital Territory	55	\$588,370
8.	Macgregor	Australian Capital Territory	120	\$588,921
9.	Richardson	Australian Capital Territory	44	\$594,843
10.	Scullin	Australian Capital Territory	40	\$596,380

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Flynn	Australian Capital Territory	15.5%	\$724,136
2.	Hughes	Australian Capital Territory	14.6%	\$1,121,562
3.	Garran	Australian Capital Territory	14.5%	\$1,176,520
4.	Reid	Australian Capital Territory	14.3%	\$1,555,810
5.	Mawson	Australian Capital Territory	14.2%	\$881,975
6.	Gilmore	Australian Capital Territory	12.7%	\$664,275
7.	Pearce	Australian Capital Territory	12.2%	\$945,215
8.	Lyons	Australian Capital Territory	12.1%	\$845,184
9.	Page	Australian Capital Territory	12.1%	\$673,749
10.	Wanniassa	Australian Capital Territory	12.0%	\$676,224

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Holt	Australian Capital Territory	7.7%	\$547
2.	Rivett	Australian Capital Territory	6.4%	\$564
3.	Gordon	Australian Capital Territory	6.2%	\$630
4.	Macquarie	Australian Capital Territory	6.2%	\$577
5.	Watson	Australian Capital Territory	6.2%	\$606
6.	Ainslie	Australian Capital Territory	6.2%	\$702
7.	Florey	Australian Capital Territory	6.1%	\$580
8.	Ngunnawal	Australian Capital Territory	6.1%	\$568
9.	Narrabundah	Australian Capital Territory	6.1%	\$667
10.	Page	Australian Capital Territory	5.9%	\$551

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Holt	Australian Capital Territory	5.3%	\$547
2.	Ngunnawal	Australian Capital Territory	4.9%	\$568
3.	Macgregor	Australian Capital Territory	4.8%	\$541
4.	Dunlop	Australian Capital Territory	4.7%	\$611
5.	Gordon	Australian Capital Territory	4.7%	\$630
6.	Bonner	Australian Capital Territory	4.7%	\$646
7.	Amaroo	Australian Capital Territory	4.6%	\$645
8.	Wanniassa	Australian Capital Territory	4.6%	\$577
9.	Kambah	Australian Capital Territory	4.6%	\$544
10.	Casey	Australian Capital Territory	4.5%	\$639

UNITS

HIGHEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Yarralumla	Australian Capital Territory	14	\$1,043,409
2.	Deakin	Australian Capital Territory	14	\$735,551
3.	Garran	Australian Capital Territory	24	\$698,489
4.	Forrest	Australian Capital Territory	29	\$662,830
5.	Isaacs	Australian Capital Territory	11	\$662,581
6.	Nicholls	Australian Capital Territory	20	\$612,012
7.	Forde	Australian Capital Territory	11	\$601,281
8.	Kingston	Australian Capital Territory	199	\$601,267
9.	Cook	Australian Capital Territory	19	\$587,791
10.	Barton	Australian Capital Territory	33	\$583,848

LOWEST MEDIAN VALUE

#	Suburb	Region	# Sold	Median value
1.	Lyons	Australian Capital Territory	32	\$301,271
2.	Scullin	Australian Capital Territory	11	\$306,799
3.	Chifley	Australian Capital Territory	23	\$315,171
4.	Hawker	Australian Capital Territory	21	\$370,135
5.	Gungahlin	Australian Capital Territory	95	\$374,321
6.	Belconnen	Australian Capital Territory	144	\$391,425
7.	Mawson	Australian Capital Territory	33	\$394,205
8.	Franklin	Australian Capital Territory	105	\$398,369
9.	Lyneham	Australian Capital Territory	89	\$400,160
10.	Macgregor	Australian Capital Territory	11	\$402,978

GREATEST 12 MONTH CHANGE IN VALUES

#	Suburb	Region	Annual change	Median value
1.	Ngunnawal	Australian Capital Territory	12.1%	\$463,880
2.	Casey	Australian Capital Territory	8.4%	\$503,787
3.	Barton	Australian Capital Territory	7.9%	\$583,848
4.	Moncrieff	Australian Capital Territory	7.8%	\$517,407
5.	Hawker	Australian Capital Territory	7.5%	\$370,135
6.	Harrison	Australian Capital Territory	7.5%	\$424,777
7.	Kambah	Australian Capital Territory	7.4%	\$458,353
8.	Bonython	Australian Capital Territory	7.3%	\$529,923
9.	Garran	Australian Capital Territory	7.1%	\$698,489
10.	Phillip	Australian Capital Territory	6.7%	\$409,280

GREATEST 12 MONTH CHANGE IN RENTS

#	Suburb	Region	Annual change	Median rental value
1.	Lyons	Australian Capital Territory	5.6%	\$425
2.	Ngunnawal	Australian Capital Territory	4.4%	\$478
3.	Casey	Australian Capital Territory	3.8%	\$489
4.	Garran	Australian Capital Territory	3.7%	\$619
5.	Phillip	Australian Capital Territory	3.4%	\$449
6.	Mawson	Australian Capital Territory	3.3%	\$427
7.	Harrison	Australian Capital Territory	3.3%	\$465
8.	O'Connor	Australian Capital Territory	3.0%	\$497
9.	Campbell	Australian Capital Territory	2.4%	\$581
10.	Palmerston	Australian Capital Territory	2.4%	\$474

HIGHEST RENTAL YIELDS

#	Suburb	Region	Rental yield	Median rental value
1.	Lyons	Australian Capital Territory	6.9%	\$425
2.	Gungahlin	Australian Capital Territory	6.3%	\$454
3.	Phillip	Australian Capital Territory	6.3%	\$449
4.	Wright	Australian Capital Territory	6.2%	\$479
5.	Belconnen	Australian Capital Territory	6.2%	\$455
6.	Franklin	Australian Capital Territory	6.2%	\$463
7.	Holt	Australian Capital Territory	6.0%	\$455
8.	Dickson	Australian Capital Territory	6.0%	\$497
9.	Braddon	Australian Capital Territory	5.9%	\$516
10.	Coombs	Australian Capital Territory	5.9%	\$487



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