



Best of the Best 2021

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Data to November 2021



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Contact

Call us 1300 734 318

ask@corelogic.com.au

corelogic.com.au



2021 in review

In the 12 months to November 2021, the Australian housing market recorded outstanding figures. Distinct growth trends seen since the onset of the pandemic, along with the institutional responses to it, have been carried through to 2021.

The estimated value of residential real estate reached new record highs of \$9.4 trillion through November. Sales volumes climbed to the highest levels in almost 18 years with an estimated 614,635 sales in the past 12 months. Nationally, dwelling values recorded an annual appreciation of 22.2%, the highest increase since 1989.

Strong housing market performance over the year was driven by multiple factors, including low interest rates, fiscal and institutional support for households, high household savings and relatively low levels of advertised listings. Rates of housing turnover have also been relatively low for a number of years before these factors boosted housing demand, which may also help explain the elevated volume of sales recorded over the past 12 months, which at November was 32.6% above the decade annual average.

2021 showed some similar growth trends to 2020. Annual growth in detached house values was 24.6% nationally, outperforming the 14.2% uplift in national unit values. The preference for detached housing may partly reflect the ongoing dominance of owner occupier demand in the housing market through 2021. ABS housing finance data suggests owner occupiers accounted for 72.6% of secured finance for the purchase of property in the past 12 months, compared to the decade average of around 65%. Previous research from CoreLogic has pointed to investor participation in the housing market having a stronger correlation with unit turnover, so the relatively low participation of investors through 2021 may have contributed to the relative weakness of growth in that sector.

The relatively weak performance of unit values may also be put down to the composition of unit stock in Australia. CoreLogic estimates that around 56% of Australian units are located in Sydney and Melbourne, where rents and values have also been particularly impacted by a lack of housing demand from overseas migrants amid international border closures.

The combined regional dwelling market also continued to outperform in 2021, increasing 25.2% in the 12 months to November, compared with a 21.3% rise in combined capital city values. The preference for regional dwelling markets is due to a variety of factors, including extended lockdowns through 2021 reinforcing remote work trends which have eroded some of the appeal of cities, and the relative affordability that regions present for high income, remote workers. In the year to March 2021, ABS migration data suggests internal movement from cities to regions increased 5.9% on the previous year, while the number of people leaving regional Australia for the capital cities declined 3.5% in the same period.

The popularity of regional Australia is reflected in many aspects of the 2021 Best of the Best report. The quiet coastal suburb of Yamba, in the Coffs Harbour-Grafton region of NSW, achieved the highest annual growth in units for suburbs across Australia, at 56.6%. Regional suburbs were represented in many of the top value growth spots, including Ocean Grove units in Geelong (up 41.7% in the year), Fraser Island units in Wide Bay (up 48.2%), and Campbell Town houses in Tasmania (up 50.5%).

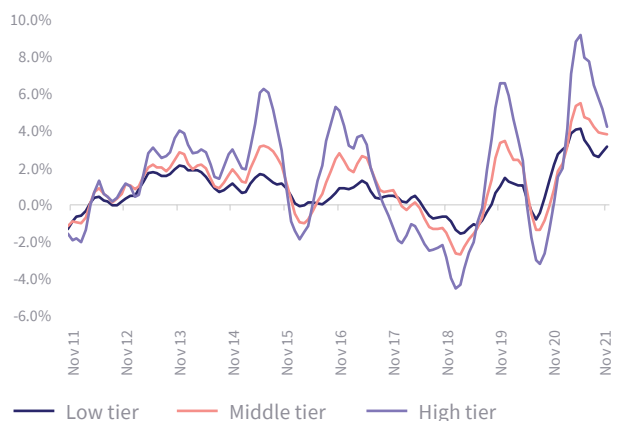
Similarly to strong regional performance, 2021 also saw relatively high growth rates across lifestyle markets within metro markets, such as the Mornington Peninsula in Melbourne, the Northern Beaches in Sydney, and the Gold Coast and Sunshine Coast markets in South East Queensland. This may, in part, be attributable to how COVID-19 continued to shape demand trends, with coastal or leafy settings being more desirable as more workers were empowered to work remotely.

2021 in review

Continued

However, this phenomenon may also just reflect market dynamics that have been observed in the housing market cycle over about a decade, where more expensive markets (particularly in Sydney and Melbourne) tend to show more volatility. This means during the upswing phase of the housing market cycle, expensive markets in these cities will generally see higher growth rates.

Figure 1.0 Rolling quarterly growth in tiered home value indices. The tiered indices represent value changes in the bottom 25% of market values (low tier), the middle 50% of values (middle tier) and the top 25% of values (high tier) across the combined capital city markets.



Source: CoreLogic

The strong performance across high end markets is also reflected in the 2021 Best of the Best report with the highest annual growth rate for houses recorded across St Andrews Beach in the Mornington Peninsula (with total house stock seeing an uplift of 58.6% in value over the year). The highest estimated value of turnover for houses was across Mosman (\$1.8 billion), one of the most expensive markets in Sydney, though two other Sydney suburbs saw the total value of sales for houses tip over \$1 billion mark in the year to September.

Rental value appreciation was also high over the year to November with national rents recording the highest annual growth rate since January 2008 at 9.4%. This was led by growth of 12.5% across the combined regional market, compared with 8.3% across the combined capital cities. Unlike 2020 however, rental market increases have become more broad-based. Even the Melbourne unit market, which saw a peak to trough decline in rents of -8.5% between March 2020 and May 2021, has seen a recovery trend, with rent values now 1.7% higher over the year.

Despite extraordinary figures for the housing market, 2021 has also been marked by a softening of growth trends, with many of the driving forces behind the current upswing losing some impact in recent months.

As lockdowns lifted toward the end of 2021, there has been a surge in vendor activity, adding more listings supply to the market. In the four weeks to December 5th new listings hitting the market totalled almost 51,000, while the equivalent period in the previous five years averaged 41,800. The number of properties taken to auction across the combined capital cities reached a record high through the week ending 28th of November (at 4,251 auctions), before breaking the record again in the week ending December 12th (with just under 5,000 properties going to auction). Notably, by the end of 2021, total stock levels largely normalised across Sydney and Melbourne, which is where some of the fastest slowdowns in value growth rates have occurred.

The expansion of housing credit has also seen more elevated levels of potentially risky lending, which prompted a response from the banking regulator, APRA. Through October, the regulator announced changes to borrower serviceability assessment, which may slow credit growth moving forward, particularly in the investor segment. For owner occupiers, average new mortgage rates appear to be bottoming out, with RBA data suggesting they held at 2.73% for the three months to October. Any change in the finance segment that would constrain the availability of housing credit would have the effect of cooling housing market conditions.

Additionally, affordability has become a larger constraint on demand. The ratio of dwelling values to household incomes reached a new record high of 7.7 in June 2021, as did the number of years it takes to save a 20% home loan deposit (10.2 years). With higher barriers to entry, especially for new home buyers who do not have the benefit of accrued equity behind them, it is likely housing demand will be progressively impacted in the coming year as fewer households can afford to buy.

The constraints of slightly tighter credit conditions, the erosion of housing affordability and a higher level of listings being added to the market are expected to see softer growth in property values through 2022.



Outlook for 2022

It is likely that 2021 marked the peak of value growth across Australian dwellings, and may have also marked a peak for sales and listings activity.

As noted in the previous section, affordability constraints have worsened, vendor activity has surged toward the end of the year, and the housing finance space is currently showing signs of tightening and slowing. The accumulated force of these individual headwinds have led many of the major banks to forecast softer growth outcomes for 2022.

Softer growth rates are likely to coincide with fewer purchases, where sales and listings activity eventually move with momentum in price. The 'time to buy a dwelling' component of the Westpac-Melbourne Institute consumer sentiment reading has been softening, averaging 90.4 in the three months to November, down from 94.0 in the three months to August. Lower growth rates, and the possibility of a decline in dwelling values over the next few years, may also lead to a decline in vendor activity, as the opportune time to sell passes.

However, a slowdown in buyer and seller activity also mean a slowdown in debt accrual for Australian households. This may also mitigate the need for further interventions around risk in housing lending, following the increase to serviceability assessment buffers for borrowers by APRA in October.

Further near-term trends for housing market performance are outlined below.

A continuation of the changing buyer profile

In the three months to October, ABS housing finance data showed total values secured for the purchase of property fell -6.3% compared to the previous quarter, led by a decline in housing finance secured by owner-occupiers (both first home buyer, and non-first home buyer owner-occupier finance fell).

First home buyer demand is expected to continue to fall in 2022, having fallen consecutively for the past nine months. Although in decline, the number of first home buyer loans secured (which was 11,402 through October) remains above the decade average (8,612), but could have further to fall amid deteriorating affordability, and the winding down of first home buyer incentives, which brought forward demand. This decline could be partially offset by any reactionary government policies in 2022, such as a refresh of federal government home loan guarantee schemes. First home buyer activity could also steady as property market conditions, such as typical days on market and new listings, start to shift in favour of buyers.

ABS housing finance data also shows investor activity has been the only source of growth in housing finance over the five months to October. But even in the investor segment, growth rates are starting to slow. In the three months to October, growth in secured housing finance for the purchase of investment property rose 4.2%, down from a recent high growth rate of 29.3% in the three months to May 2021.

Notably, international border closures have been accompanied by record low rates of foreign purchases of Australian real estate, highlighted in the June 2021 quarter NAB Residential Property Survey. NAB reported that the share of foreign buyers in established housing markets hit a record low 2.0% in the June quarter, and trended slightly higher at 2.2% in the September quarter. As with domestic housing purchases, more liberated international travel in 2022 and 2023 may see a 'catch-up' period of foreign acquisition of Australian real estate, as overseas investors and migrants can visit to inspect property. The return of foreign buyers and overseas visitors is likely to see a revitalisation of areas that have been traditionally popular with overseas arrivals, such as inner-city markets of Sydney and Melbourne.

Outlook for 2022

continued

More 'affordable' housing markets to see temporary boost

Periods of very high growth across desirable housing markets can push demand towards relatively affordable markets. In the three months to November, this has already become evident across several markets:

- ▶ Across Melbourne, outer-suburban areas such as Wyndham and Melton local government areas, among the lowest annual growth rates in dwelling values over the past year, are now among a handful of regions experiencing increased momentum in growth.
- ▶ Across Sydney, quarterly growth rates fell from 6.4% in August to 4.3% in November, as the median house value hit almost \$1.4 million. The relatively affordable regional NSW, offering a median house value of around \$695,000, has seen quarterly growth rates accelerate to 6.6% in the three months to November, up from 6.5% in the previous quarter.
- ▶ Across Canberra, quarterly growth rates are seeing an uplift across the unit segment, while growth rates are fading in the detached house segment.

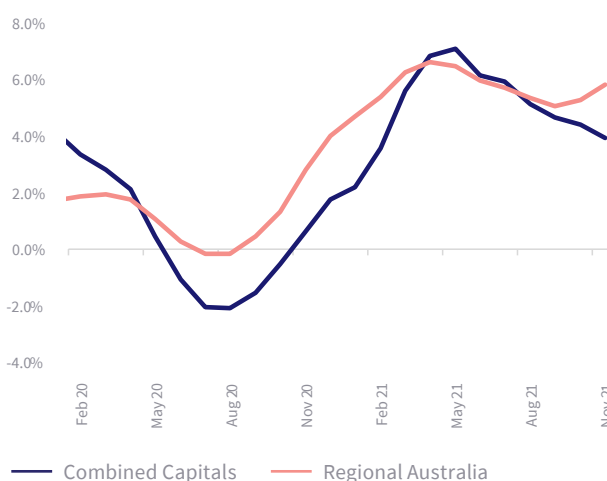
While these more affordable housing markets may see a temporary boost through to the end of the current upswing, the momentum is expected to be temporary, with lower value housing markets expected to follow higher-end markets into a cyclical downturn.

A temporary resurgence in regional demand

The beginning of 2022 may be marked by a surge in demand for regional lifestyle markets, similar to the surge which followed the 2020 lockdowns. At the end of the extended Melbourne lockdown in 2020, migration patterns across Victoria saw a surge in departures from Melbourne to regional Victoria and Queensland in the fourth quarter of 2020 and the first quarter of 2021. It is not far-fetched to imagine this being repeated through the end of 2021 and beginning of 2022, as eased border restrictions make physical inspection and purchase of property easier for those who had been in lockdown across Sydney, Melbourne and the ACT. Given the popularity of South East Queensland regions from interstate migrants, the Sunshine state is expected to be a relatively strong performer through 2022.

This trend towards regional lifestyle markets is also supported by recent growth trends which has shown a notable divergence in the trajectory of quarterly growth between regional and capital city markets.

Figure 2.0 Rolling quarterly growth in dwelling values - combined regionals vs combined capitals



Source: CoreLogic

However, there may be forces that offset demand in regional Australia. For some buyers, housing markets that currently see better buying or renting conditions, such as the inner city suburbs of Melbourne, may draw demand from those that have been displaced from regional lifestyle markets. There may also be some mitigation of remote work trends through vaccine rollouts and return to office initiatives. The April 2021 edition of ABS Business Conditions and Sentiments survey indicated that while over 40% of Australian firms had embraced some level of remote working since the onset of the pandemic, this is expected to decline long-term. This may limit the number of feasible relocations from major metropolitan areas over time.

National

Top 10 Sales

#	Sale price	Sale date	Address
1	\$60,000,000	May-21	Level 43/163 Castlereagh Street, Sydney NSW
2	\$42,000,000	Sep-21	7701/1A Barangaroo Avenue, Barangaroo NSW
3	\$41,000,000	Mar-21	7801/1A Barangaroo Avenue, Barangaroo NSW
4	\$40,750,000	May-21	8001/1A Barangaroo Avenue, Barangaroo NSW
5	\$40,500,000	May-21	21 Coppin Grove, Hawthorn VIC
6	\$40,000,000	Apr-21	44 Wolseley Road, Point Piper NSW
7	\$38,500,000	Mar-21	29A Wunulla Road, Point Piper NSW
8	\$38,000,000	Apr-21	1 Wingadal Place, Point Piper NSW
9	\$35,000,000	Jun-21	2A Castra Place, Double Bay NSW
10	\$31,250,000	Mar-21	61 Grange Road, Toorak VIC

National

Best performers 2021



Houses

Highest median value

Bellevue Hill, NSW, Sydney, Eastern Suburbs **\$8,736,643**

Lowest median values

Kambalda East, WA, Outback (South) **\$90,155**

Highest 12 month change in value

St Andrews Beach, VIC, Mornington Peninsula **58.6%**

Highest 12 month change in rents

Bicheno, TAS, South East **40.9%**

Highest rental yields

Kambalda West, WA, Outback (South) **14.7%**



Units

Highest median value

Point Piper, NSW, Sydney, Eastern Suburbs **\$3,216,796**

Lowest median values

Woree, QLD, Cairns **\$158,846**

Highest 12 month change in value

Yamba, NSW, Coffs Harbour, Grafton **56.6%**

Highest 12 month change in rents

Narooma, NSW, Capital Region **33.7%**

Highest rental yields

Woree, QLD, Cairns **10.7%**

National

Highest Total Value of Sales



Houses - Capital City Suburbs

#	Suburb	Region	Number sold (12m) Sept 2021	Total value (12m) Sept 2021	Median value Nov 2021
1	Mosman	NSW - Sydney - North Sydney and Hornsby	325	\$1,766,327,147	\$5,369,511
2	Kellyville	NSW - Sydney - Baulkham Hills and Hawkesbury	846	\$1,237,326,005	\$1,711,273
3	Brighton	VIC - Melbourne - Inner South	311	\$1,231,597,509	\$3,830,339
4	Castle Hill	NSW - Sydney - Baulkham Hills and Hawkesbury	514	\$1,012,792,481	\$2,220,496
5	Point Cook	VIC - Melbourne - West	1250	\$997,881,304	\$778,281



Houses - Regional Suburbs

1	Buderim	QLD - Sunshine Coast	746	\$747,742,488	\$1,049,296
2	Port Macquarie	NSW - Mid North Coast	887	\$713,969,711	\$844,214
3	Hope Island	QLD - Gold Coast	478	\$688,942,354	\$1,110,414
4	Orange	NSW - Central West	999	\$619,393,263	\$595,662
5	Broadbeach Waters	QLD - Gold Coast	336	\$577,388,800	\$1,760,863



Units - Capital City Suburbs

1	Barangaroo	NSW - Sydney - City and Inner South	62	\$936,759,536	\$2,751,002
2	Manly	NSW - Sydney - Northern Beaches	411	\$847,463,662	\$2,006,040
3	Cronulla	NSW - Sydney - Sutherland	570	\$713,937,211	\$1,132,134
4	Melbourne	VIC - Melbourne - Inner	990	\$620,637,351	\$471,335
5	Dee Why	NSW - Sydney - Northern Beaches	603	\$598,130,574	\$1,120,495



Units - Regional Suburbs

1	Surfers Paradise	QLD - Gold Coast	2228	\$1,238,868,884	\$504,745
2	Southport	QLD - Gold Coast	1044	\$551,151,481	\$449,997
3	Wollongong	NSW - Illawarra	730	\$527,280,556	\$722,438
4	Broadbeach	QLD - Gold Coast	654	\$508,998,002	\$788,763
5	Noosa Heads	QLD - Sunshine Coast	282	\$462,196,647	\$1,455,208

National - Top 10 Suburbs, Capital Cities

Houses

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Bellevue Hill	NSW - Sydney - Eastern Suburbs	90	\$8,736,643
2	Vaucluse	NSW - Sydney - Eastern Suburbs	122	\$7,977,461
3	Double Bay	NSW - Sydney - Eastern Suburbs	31	\$6,433,169
4	Tamarama	NSW - Sydney - Eastern Suburbs	20	\$6,063,606
5	Rose Bay	NSW - Sydney - Eastern Suburbs	75	\$5,944,353
6	Dover Heights	NSW - Sydney - Eastern Suburbs	51	\$5,812,439
7	Bronte	NSW - Sydney - Eastern Suburbs	78	\$5,580,538
8	Mosman	NSW - Sydney - North Sydney and Hornsby	321	\$5,369,511
9	Longueville	NSW - Sydney - North Sydney and Hornsby	35	\$5,123,377
10	Toorak	VIC - Melbourne - Inner	150	\$4,881,451

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Elizabeth North	SA - Adelaide - North	125	\$224,991
2	Elizabeth South	SA - Adelaide - North	67	\$227,639
3	Elizabeth Downs	SA - Adelaide - North	172	\$236,661
4	Elizabeth Grove	SA - Adelaide - North	55	\$243,671
5	Elizabeth	SA - Adelaide - North	30	\$243,913
6	Davoren Park	SA - Adelaide - North	193	\$247,454
7	Smithfield	SA - Adelaide - North	49	\$262,857
8	Smithfield Plains	SA - Adelaide - North	64	\$270,487
9	Medina	WA - Perth - South West	78	\$279,287
10	Armadale	WA - Perth - South East	299	\$281,962

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	St Andrews Beach	VIC - Mornington Peninsula	58.6%	\$1,473,279
2	Kurnell	NSW - Sydney - Sutherland	54.5%	\$1,945,529
3	South Turrumurra	NSW - Sydney - North Sydney and Hornsby	52.5%	\$2,657,828
4	Beaumont	SA - Adelaide - Central and Hills	49.2%	\$1,590,856
5	St Georges	SA - Adelaide - Central and Hills	48.2%	\$1,600,654
6	Fingal	VIC - Mornington Peninsula	47.1%	\$1,707,356
7	Glen Osmond	SA - Adelaide - Central and Hills	46.8%	\$1,479,548
8	Gordon	NSW - Sydney - North Sydney and Hornsby	46.5%	\$3,783,598
9	Kareela	NSW - Sydney - Sutherland	46.3%	\$1,775,050
10	Wattle Park	SA - Adelaide - Central and Hills	46.2%	\$1,284,873

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Anula	NT - Darwin	30.6%	\$623
2	Palm Beach	NSW - Sydney - Northern Beaches	27.6%	\$1,435
3	Killarney Heights	NSW - Sydney - Northern Beaches	25.9%	\$1,223
4	Narrabeen	NSW - Sydney - Northern Beaches	25.4%	\$1,255
5	Freshwater	NSW - Sydney - Northern Beaches	25.1%	\$1,360
6	Bensville	NSW - Central Coast	23.7%	\$830
7	Farrar	NT - Darwin	23.6%	\$657
8	Leanyer	NT - Darwin	23.2%	\$638
9	Empire Bay	NSW - Central Coast	22.9%	\$770
10	Green Point	NSW - Central Coast	22.8%	\$759

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Gray	NT - Darwin	7.5%	\$534
2	Woodroffe	NT - Darwin	7.1%	\$544
3	Elizabeth North	SA - Adelaide - North	7.1%	\$311
4	Elizabeth Downs	SA - Adelaide - North	7.0%	\$324
5	Armadale	WA - Perth - South East	7.0%	\$373
6	Calista	WA - Perth - South West	6.9%	\$379
7	Elizabeth South	SA - Adelaide - North	6.9%	\$314
8	Medina	WA - Perth - South West	6.9%	\$367
9	Parmelia	WA - Perth - South West	6.9%	\$389
10	Orelia	WA - Perth - South West	6.8%	\$387

Units

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Point Piper	NSW - Sydney - Eastern Suburbs	25	\$3,216,796
2	Barangaroo	NSW - Sydney - City and Inner South	62	\$2,751,002
3	Darling Point	NSW - Sydney - Eastern Suburbs	104	\$2,405,957
4	Milsons Point	NSW - Sydney - North Sydney and Hornsby	67	\$2,149,366
5	Millers Point	NSW - Sydney - City and Inner South	29	\$2,013,728
6	Manly	NSW - Sydney - Northern Beaches	410	\$2,006,040
7	Fairlight	NSW - Sydney - Northern Beaches	74	\$1,915,001
8	Double Bay	NSW - Sydney - Eastern Suburbs	116	\$1,843,916
9	Cremonne Point	NSW - Sydney - North Sydney and Hornsby	53	\$1,829,753
10	Clovelly	NSW - Sydney - Eastern Suburbs	43	\$1,757,616

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Kooralbyn	QLD - Logan - Beaudesert	28	\$171,253
2	Orelia	WA - Perth - South West	30	\$176,480
3	Logan Central	QLD - Logan - Beaudesert	25	\$185,155
4	Woodridge	QLD - Logan - Beaudesert	147	\$186,655
5	Waterford West	QLD - Logan - Beaudesert	41	\$194,020
6	North Booval	QLD - Ipswich	20	\$205,689
7	Slacks Creek	QLD - Logan - Beaudesert	47	\$213,909
8	Dudley Park	WA - Mandurah	42	\$219,760
9	Salisbury	SA - Adelaide - North	94	\$220,187
10	Goodna	QLD - Ipswich	27	\$222,464

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Point Lookout	QLD - Brisbane - East	44.2%	\$695,911
2	Point Piper	NSW - Sydney - Eastern Suburbs	38.0%	\$3,216,796
3	Brighton	TAS - Hobart	35.8%	\$405,778
4	Orelia	WA - Perth - South West	35.7%	\$176,480
5	Darling Point	NSW - Sydney - Eastern Suburbs	35.5%	\$2,405,957
6	Glenorchy	TAS - Hobart	34.7%	\$456,669
7	Thornlands	QLD - Brisbane - East	34.5%	\$493,222
8	Narrabeen	NSW - Sydney - Northern Beaches	34.4%	\$1,338,857
9	Bellerive	TAS - Hobart	34.3%	\$596,634
10	Mona Vale	NSW - Sydney - Northern Beaches	34.1%	\$1,574,784

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Woolner	NT - Darwin	20.4%	\$555
2	Armadale	WA - Perth - South East	18.2%	\$331
3	Capel Sound	VIC - Mornington Peninsula	17.8%	\$459
4	Wynnum West	QLD - Brisbane - East	17.7%	\$469
5	Stuart Park	NT - Darwin	17.5%	\$529
6	Rapid Creek	NT - Darwin	17.3%	\$432
7	Nightcliff	NT - Darwin	17.3%	\$423
8	Kelmscott	WA - Perth - South East	16.9%	\$332
9	Shoalwater	WA - Perth - South West	16.8%	\$307
10	Bayview	NT - Darwin	16.6%	\$610

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Parap	NT - Darwin	8.5%	\$473
2	Woodridge	QLD - Logan - Beaudesert	8.2%	\$298
3	Logan Central	QLD - Logan - Beaudesert	8.2%	\$290
4	Orelia	WA - Perth - South West	8.1%	\$255
5	Slacks Creek	QLD - Logan - Beaudesert	7.9%	\$316
6	Armadale	WA - Perth - South East	7.8%	\$331
7	Kelmscott	WA - Perth - South East	7.6%	\$332
8	Kingston	QLD - Logan - Beaudesert	7.6%	\$348
9	Hillcrest	QLD - Logan - Beaudesert	7.5%	\$331
10	Waterford West	QLD - Logan - Beaudesert	7.4%	\$289

National - Top 10 Suburbs, Regional



Houses - Regional

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Byron Bay	NSW - Richmond - Tweed	92	\$2,597,443
2	Sunshine Beach	QLD - Sunshine Coast	71	\$2,414,687
3	Casuarina	NSW - Richmond - Tweed	67	\$2,281,092
4	Gerroa	NSW - Illawarra	20	\$2,242,137
5	Mermaid Beach	QLD - Gold Coast	86	\$2,223,546
6	Suffolk Park	NSW - Richmond - Tweed	64	\$2,196,344
7	Wombarra	NSW - Illawarra	22	\$2,157,616
8	Castaways Beach	QLD - Sunshine Coast	21	\$2,124,143
9	Burradoo	NSW - Southern Highlands and Shoalhaven	103	\$2,105,396
10	Austintmer	NSW - Illawarra	27	\$2,096,539

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Kambalda East	WA - Western Australia - Outback (South)	24	\$90,155
2	Monto	QLD - Wide Bay	67	\$128,281
3	Mount Morgan	QLD - Central Queensland	71	\$128,754
4	Collinsville	QLD - Mackay - Isaac - Whitsunday	38	\$129,062
5	Nangwarry	SA - South Australia - South East	21	\$129,477
6	Blackwater	QLD - Central Queensland	82	\$129,940
7	Kambalda West	WA - Western Australia - Outback (South)	56	\$130,037
8	Port Pirie West	SA - Barossa - Yorke - Mid North	58	\$132,694
9	Solomontown	SA - Barossa - Yorke - Mid North	37	\$135,463
10	Rosebery	TAS - West and North West	40	\$147,186

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Gerrigong	NSW - Illawarra	56.4%	\$1,681,227
2	South Carnarvon	WA - Western Australia - Outback (South)	55.5%	\$222,810
3	Kiama Heights	NSW - Illawarra	52.8%	\$1,790,480
4	Shoalhaven Heads	NSW - Southern Highlands and Shoalhaven	52.7%	\$1,187,458
5	Pindimar	NSW - Hunter Valley exc Newcastle	51.9%	\$707,924
6	Mermaid Beach	QLD - Gold Coast	51.7%	\$2,223,546
7	Campbell Town	TAS - Launceston and North East	50.5%	\$319,898
8	Redhead	NSW - Newcastle and Lake Macquarie	50.1%	\$1,431,937
9	Mount Beauty	VIC - Hume	50.1%	\$521,494
10	Callala Beach	NSW - Southern Highlands and Shoalhaven	49.8%	\$1,056,450

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Bicheno	TAS - South East	40.9%	\$853
2	Finley	NSW - Murray	37.8%	\$314
3	Djugun	WA - Western Australia - Outback (North)	34.9%	\$843
4	Cable Beach	WA - Western Australia - Outback (North)	32.8%	\$764
5	North Albury	NSW - Murray	31.9%	\$413
6	Corowa	NSW - Murray	31.0%	\$394
7	Lavington	NSW - Murray	29.7%	\$411
8	Berrigan	NSW - Murray	28.6%	\$310
9	Clear Island Waters	QLD - Gold Coast	28.3%	\$1,091
10	Deniliquin	NSW - Murray	28.1%	\$358

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Kambalda West	WA - Western Australia - Outback (South)	14.7%	\$364
2	Collinsville	QLD - Mackay - Isaac - Whitsunday	12.5%	\$295
3	Blackwater	QLD - Central Queensland	11.6%	\$327
4	Mount Morgan	QLD - Central Queensland	11.3%	\$286
5	Merredin	WA - Western Australia - Wheat Belt	11.1%	\$307
6	Boulder	WA - Western Australia - Outback (South)	10.5%	\$453
7	Depot Hill	QLD - Central Queensland	10.4%	\$342
8	South Boulder	WA - Western Australia - Outback (South)	10.3%	\$435
9	Rangeway	WA - Western Australia - Outback (South)	10.2%	\$321
10	Dysart	QLD - Mackay - Isaac - Whitsunday	10.2%	\$310



Units - Regional

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Noosa Heads	QLD - Sunshine Coast	245	\$1,455,208
2	Byron Bay	NSW - Richmond - Tweed	117	\$1,359,490
3	Suffolk Park	NSW - Richmond - Tweed	37	\$1,356,769
4	Sunshine Beach	QLD - Sunshine Coast	53	\$1,205,247
5	Lennox Head	NSW - Richmond - Tweed	60	\$1,113,206
6	Hollywell	QLD - Gold Coast	38	\$1,102,183
7	Thirroul	NSW - Illawarra	47	\$1,090,958
8	Huskisson	NSW - Southern Highlands and Shoalhaven	23	\$1,063,246
9	Sunrise Beach	QLD - Sunshine Coast	38	\$1,008,390
10	Twin Waters	QLD - Sunshine Coast	37	\$987,173

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Woree	QLD - Cairns	100	\$158,846
2	Manunda	QLD - Cairns	100	\$167,463
3	Manoora	QLD - Cairns	154	\$181,763
4	Kingaroy	QLD - Wide Bay	34	\$184,705
5	Railway Estate	QLD - Townsville	31	\$188,974
6	Rosslea	QLD - Townsville	41	\$192,361
7	Hermit Park	QLD - Townsville	46	\$195,854
8	Emerald	QLD - Central Queensland	50	\$200,747
9	Murray Bridge	SA - South Australia - South East	39	\$201,656
10	Numurkah	VIC - Shepparton	23	\$204,015

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Yamba	NSW - Coffs Harbour - Grafton	56.6%	\$638,270
2	Fraser Island	QLD - Wide Bay	48.2%	\$291,460
3	Huskisson	NSW - Southern Highlands and Shoalhaven	46.9%	\$1,063,246
4	Coffs Harbour	NSW - Coffs Harbour - Grafton	45.2%	\$536,224
5	Jindabyne	NSW - Capital Region	45.1%	\$637,256
6	Korora	NSW - Coffs Harbour - Grafton	45.0%	\$527,251
7	Southside	QLD - Wide Bay	44.9%	\$313,415
8	Rainbow Beach	QLD - Wide Bay	42.0%	\$418,469
9	Ocean Grove	VIC - Geelong	41.7%	\$834,335
10	Portarlington	VIC - Geelong	40.6%	\$679,817

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Narooma	NSW - Capital Region	33.7%	\$553
2	Noosa Heads	QLD - Sunshine Coast	30.8%	\$780
3	Moss Vale	NSW - Southern Highlands and Shoalhaven	27.8%	\$513
4	Casuarina	NSW - Richmond - Tweed	27.3%	\$682
5	Kingscliff	NSW - Richmond - Tweed	26.8%	\$685
6	Sunshine Beach	QLD - Sunshine Coast	26.8%	\$674
7	Sunrise Beach	QLD - Sunshine Coast	24.5%	\$613
8	South West Rocks	NSW - Mid North Coast	24.1%	\$400
9	Clear Island Waters	QLD - Gold Coast	23.8%	\$616
10	Pottsville	NSW - Richmond - Tweed	23.0%	\$631

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Woree	QLD - Cairns	10.7%	\$315
2	Manunda	QLD - Cairns	9.5%	\$319
3	Manoora	QLD - Cairns	9.4%	\$331
4	Bungalow	QLD - Cairns	8.5%	\$342
5	Eartville	QLD - Cairns	8.5%	\$347
6	Rosslea	QLD - Townsville	8.3%	\$308
7	White Rock	QLD - Cairns	8.1%	\$410
8	Railway Estate	QLD - Townsville	8.1%	\$310
9	Emerald	QLD - Central Queensland	8.0%	\$292
10	Hermit Park	QLD - Townsville	8.0%	\$299

NSW

Top 5 Sales

#	Sale price	Sale date	Address
1	\$60,000,000	May-21	Level 43/163 Castlereagh Street, Sydney
2	\$42,000,000	Sep-21	7701/1A Barangaroo Avenue, Barangaroo
3	\$41,000,000	Mar-21	7801/1A Barangaroo Avenue, Barangaroo
4	\$40,750,000	May-21	8001/1A Barangaroo Avenue, Barangaroo
5	\$40,000,000	Apr-21	44 Wolseley Road, Point Piper

NSW

Best performers 2021

Houses

Highest median value

Bellevue Hill, Sydney – Eastern Suburbs **\$8,736,643**

Lowest median values

Hay, Murray **\$148,499**

Highest 12 month change in value

Gerrigong, NSW – Illawarra **56.4%**

Highest 12 month change in rents

Finley, Murray **37.8%**

Highest rental yields

Finley, Murray **9.7%**

Units

Highest median value

Point Piper, Sydney – Eastern Suburbs **\$3,216,796**

Lowest median values

Koorlingal, Riverina **\$236,118**

Highest 12 month change in value

Yamba, Coffs Harbour – Grafton **56.6%**

Highest 12 month change in rents

Narooma, Capital Region **33.7%**

Highest rental yields

Muswellbrook, Hunter Valley exc Newcastle **7.2%**

NSW

Highest Total Value of Sales



Houses - Greater Sydney

#	Suburb	Region	Number sold (12m) Sept 2021	Total value (12m) Sept 2021	Median value Nov 2021
1	Mosman	Sydney - North Sydney and Hornsby	325	\$1,766,327,147	\$5,369,511
2	Kellyville	Sydney - Baulkham Hills and Hawkesbury	846	\$1,237,326,005	\$1,711,273
3	Castle Hill	Sydney - Baulkham Hills and Hawkesbury	514	\$1,012,792,481	\$2,220,496
4	Vaucluse	Sydney - Eastern Suburbs	129	\$908,942,600	\$7,977,461
5	Paddington	Sydney - Eastern Suburbs	282	\$892,707,501	\$3,543,048



Houses - Regional NSW

1	Port Macquarie	Mid North Coast	887	\$713,969,711	\$844,214
2	Orange	Central West	999	\$619,393,263	\$595,662
3	Bowral	Southern Highlands and Shoalhaven	331	\$505,084,176	\$1,601,484
4	Dubbo	Far West and Orana	1,011	\$477,272,515	\$436,097
5	Goulburn	Capital Region	705	\$396,384,147	\$526,249



Units - Greater Sydney

1	Barangaroo	Sydney - City and Inner South	62	\$936,759,536	\$2,751,002
2	Manly	Sydney - Northern Beaches	411	\$847,463,662	\$2,006,040
3	Cronulla	Sydney - Sutherland	570	\$713,937,211	\$1,132,134
4	Dee Why	Sydney - Northern Beaches	603	\$598,130,574	\$1,120,495
5	Mosman	Sydney - North Sydney and Hornsby	355	\$568,234,363	\$1,403,845



Units - Regional NSW

1	Wollongong	Illawarra	730	\$527,280,556	\$722,438
2	Port Macquarie	Mid North Coast	481	\$255,448,343	\$522,941
3	Newcastle	Newcastle and Lake Macquarie	233	\$216,288,920	\$877,082
4	Byron Bay	Richmond - Tweed	138	\$196,592,950	\$1,359,490
5	Tweed Heads	Richmond - Tweed	311	\$194,827,030	\$657,344

Greater Sydney - Top 10 Suburbs

Houses

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Bellevue Hill	Sydney - Eastern Suburbs	90	\$8,736,643
2	Vaucluse	Sydney - Eastern Suburbs	122	\$7,977,461
3	Double Bay	Sydney - Eastern Suburbs	31	\$6,433,169
4	Tamarama	Sydney - Eastern Suburbs	20	\$6,063,606
5	Rose Bay	Sydney - Eastern Suburbs	75	\$5,944,353
6	Dover Heights	Sydney - Eastern Suburbs	51	\$5,812,439
7	Bronte	Sydney - Eastern Suburbs	78	\$5,580,538
8	Mosman	Sydney - North Sydney and Hornsby	321	\$5,369,511
9	Longueville	Sydney - North Sydney and Hornsby	35	\$5,123,377
10	Northbridge	Sydney - North Sydney and Hornsby	86	\$4,703,084

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Emerton	Sydney - Blacktown	38	\$636,969
2	Tregear	Sydney - Blacktown	59	\$641,230
3	Bidwill	Sydney - Blacktown	28	\$644,687
4	Dharruk	Sydney - Blacktown	42	\$650,903
5	Shalvey	Sydney - Blacktown	32	\$654,488
6	Blackett	Sydney - Blacktown	48	\$657,346
7	Lethbridge Park	Sydney - Blacktown	88	\$665,244
8	Hebersham	Sydney - Blacktown	66	\$666,513
9	Whalan	Sydney - Blacktown	84	\$674,410
10	Willmot	Sydney - Blacktown	46	\$675,052

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Kurnell	Sydney - Sutherland	54.5%	\$1,945,529
2	South Turrumurra	Sydney - North Sydney and Hornsby	52.5%	\$2,657,828
3	Gordon	Sydney - North Sydney and Hornsby	46.5%	\$3,783,598
4	Kareela	Sydney - Sutherland	46.3%	\$1,775,050
5	St Ives Chase	Sydney - North Sydney and Hornsby	46.0%	\$2,888,097
6	Roseville Chase	Sydney - North Sydney and Hornsby	45.6%	\$4,102,095
7	Jannali	Sydney - Sutherland	45.1%	\$1,610,244
8	Allambie Heights	Sydney - Northern Beaches	45.0%	\$2,625,352
9	West Pymble	Sydney - North Sydney and Hornsby	44.9%	\$2,933,297
10	Wheeler Heights	Sydney - Northern Beaches	44.5%	\$2,699,846

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Palm Beach	Sydney - Northern Beaches	27.6%	\$1,435
2	Killarney Heights	Sydney - Northern Beaches	25.9%	\$1,223
3	Narrabeen	Sydney - Northern Beaches	25.4%	\$1,255
4	Freshwater	Sydney - Northern Beaches	25.1%	\$1,360
5	Bensville	Central Coast	23.7%	\$830
6	Empire Bay	Central Coast	22.9%	\$770
7	Green Point	Central Coast	22.8%	\$759
8	North Avoca	Central Coast	22.8%	\$853
9	Kingsford	Sydney - Eastern Suburbs	22.6%	\$908
10	Forestville	Sydney - Northern Beaches	22.5%	\$1,068

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Mount Victoria	Sydney - Outer West and Blue Mountains	3.8%	\$527
2	Blue Haven	Central Coast	3.6%	\$520
3	Watanobbi	Central Coast	3.6%	\$521
4	San Remo	Central Coast	3.6%	\$485
5	Hamlyn Terrace	Central Coast	3.5%	\$603
6	Jordan Springs	Sydney - Outer West and Blue Mountains	3.5%	\$601
7	Wadalba	Central Coast	3.5%	\$601
8	Wyoming	Central Coast	3.5%	\$591
9	Bonnyrigg	Sydney - South West	3.5%	\$543
10	Lake Haven	Central Coast	3.5%	\$511

Units

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Point Piper	Sydney - Eastern Suburbs	25	\$3,216,796
2	Barangaroo	Sydney - City and Inner South	62	\$2,751,002
3	Darling Point	Sydney - Eastern Suburbs	104	\$2,405,957
4	Milsons Point	Sydney - North Sydney and Hornsby	67	\$2,149,366
5	Millers Point	Sydney - City and Inner South	29	\$2,013,728
6	Manly	Sydney - Northern Beaches	410	\$2,006,040
7	Fairlight	Sydney - Northern Beaches	74	\$1,915,001
8	Double Bay	Sydney - Eastern Suburbs	116	\$1,843,916
9	Cremonne Point	Sydney - North Sydney and Hornsby	53	\$1,829,753
10	Clovelly	Sydney - Eastern Suburbs	43	\$1,757,616

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Carramar	Sydney - Parramatta	36	\$385,862
2	Warwick Farm	Sydney - South West	82	\$402,881
3	Fairfield	Sydney - South West	82	\$411,927
4	Mount Druitt	Sydney - Blacktown	186	\$422,155
5	Liverpool	Sydney - South West	482	\$425,371
6	Cabramatta	Sydney - South West	129	\$428,873
7	Leumeah	Sydney - Outer South West	36	\$434,083
8	Lakemba	Sydney - Inner South West	138	\$435,878
9	Wiley Park	Sydney - Inner South West	83	\$438,147
10	Regents Park	Sydney - Parramatta	28	\$441,831

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Point Piper	Sydney - Eastern Suburbs	38.0%	\$3,216,796
2	Darling Point	Sydney - Eastern Suburbs	35.5%	\$2,405,957
3	Narrabeen	Sydney - Northern Beaches	34.4%	\$1,338,857
4	Mona Vale	Sydney - Northern Beaches	34.1%	\$1,574,784
5	Freshwater	Sydney - Northern Beaches	33.7%	\$1,277,857
6	Avalon Beach	Sydney - Northern Beaches	32.6%	\$1,431,028
7	Queenscliff	Sydney - Northern Beaches	32.3%	\$1,448,589
8	Curl Curl	Sydney - Northern Beaches	32.1%	\$1,569,071
9	Warriewood	Sydney - Northern Beaches	32.0%	\$1,532,115
10	Manly	Sydney - Northern Beaches	31.4%	\$2,006,040

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Bondi Beach	Sydney - Eastern Suburbs	16.1%	\$780
2	Point Piper	Sydney - Eastern Suburbs	16.0%	\$1,084
3	Bondi	Sydney - Eastern Suburbs	15.9%	\$757
4	North Bondi	Sydney - Eastern Suburbs	15.8%	\$785
5	Bronte	Sydney - Eastern Suburbs	15.6%	\$769
6	Rose Bay	Sydney - Eastern Suburbs	15.4%	\$759
7	Dover Heights	Sydney - Eastern Suburbs	15.3%	\$725
8	Barangaroo	Sydney - City and Inner South	15.1%	\$896
9	Millers Point	Sydney - City and Inner South	15.1%	\$839
10	Vaucluse	Sydney - Eastern Suburbs	14.9%	\$736

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Warwick Farm	Sydney - South West	4.7%	\$348
2	Regents Park	Sydney - Parramatta	4.7%	\$407
3	Wyong	Central Coast	4.6%	\$394
4	West Gosford	Central Coast	4.6%	\$484
5	Ropes Crossing	Sydney - Blacktown	4.5%	\$464
6	Auburn	Sydney - Parramatta	4.5%	\$425
7	Leumeah	Sydney - Outer South West	4.5%	\$373
8	Liverpool	Sydney - South West	4.5%	\$355
9	Gosford	Central Coast	4.4%	\$470
10	Hamlyn Terrace	Central Coast	4.4%	\$509

Regional NSW - Top 10 Suburbs



Houses - Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Byron Bay	Richmond - Tweed	92	\$2,597,443
2 Casuarina	Richmond - Tweed	67	\$2,281,092
3 Gerroa	Illawarra	20	\$2,242,137
4 Suffolk Park	Richmond - Tweed	64	\$2,196,344
5 Wombarra	Illawarra	22	\$2,157,616
6 Burradoo	Southern Highlands and Shoalhaven	103	\$2,105,396
7 Austinmer	Illawarra	27	\$2,096,539
8 Thirroul	Illawarra	81	\$2,054,356
9 the Hill	Newcastle and Lake Macquarie	21	\$1,990,496
10 Kangaroo Valley	Southern Highlands and Shoalhaven	39	\$1,981,908

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Hay	Murray	51	\$148,499
2 Warialda	New England and North West	37	\$171,330
3 Gilgandra	Far West and Orana	77	\$177,376
4 Condobolin	Central West	83	\$179,984
5 Barraba	New England and North West	52	\$183,911
6 Berrigan	Murray	33	\$191,440
7 Coonabarabran	Far West and Orana	94	\$194,411
8 Jerilderie	Murray	37	\$195,182
9 Lake Cargelligo	Central West	37	\$199,968
10 Bingara	New England and North West	59	\$202,818

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Gerringong	Illawarra	56.4%	\$1,681,227
2 Kiama Heights	Illawarra	52.8%	\$1,790,480
3 Shoalhaven Heads	Southern Highlands and Shoalhaven	52.7%	\$1,187,458
4 Pindimar	Hunter Valley exc Newcastle	51.9%	\$707,924
5 Redhead	Newcastle and Lake Macquarie	50.1%	\$1,431,937
6 Callala Beach	Southern Highlands and Shoalhaven	49.8%	\$1,056,450
7 Evans Head	Richmond - Tweed	49.3%	\$1,032,116
8 Gerroa	Illawarra	48.3%	\$2,242,137
9 Callala Bay	Southern Highlands and Shoalhaven	46.1%	\$1,205,742
10 Burrill Lake	Southern Highlands and Shoalhaven	46.0%	\$900,880

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Finley	Murray	37.8%	\$314
2 North Albury	Murray	31.9%	\$413
3 Corowa	Murray	31.0%	\$394
4 Lavington	Murray	29.7%	\$411
5 Berrigan	Murray	28.6%	\$310
6 Deniliquin	Murray	28.1%	\$358
7 Suffolk Park	Richmond - Tweed	28.0%	\$1,131
8 Hay	Murray	27.4%	\$293
9 Bangalow	Richmond - Tweed	27.3%	\$987
10 Byron Bay	Richmond - Tweed	27.3%	\$1,172

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Hay	Murray	9.7%	\$293
2 Wellington	Far West and Orana	8.6%	\$377
3 Boggabri	New England and North West	8.5%	\$361
4 Werris Creek	New England and North West	8.5%	\$354
5 Berrigan	Murray	7.3%	\$310
6 Condobolin	Central West	7.2%	\$308
7 Quirindi	New England and North West	7.1%	\$346
8 Finley	Murray	7.1%	\$314
9 Glen Innes	New England and North West	6.9%	\$341
10 Deniliquin	Murray	6.8%	\$358



Units - Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Byron Bay	Richmond - Tweed	117	\$1,359,490
2 Suffolk Park	Richmond - Tweed	37	\$1,356,769
3 Lennox Head	Richmond - Tweed	60	\$1,113,206
4 Thirroul	Illawarra	47	\$1,090,958
5 Huskisson	Southern Highlands and Shoalhaven	23	\$1,063,246
6 Ocean Shores	Richmond - Tweed	37	\$955,545
7 Bowral	Southern Highlands and Shoalhaven	87	\$900,231
8 Helensburgh	Illawarra	25	\$885,884
9 Newcastle	Newcastle and Lake Macquarie	229	\$877,082
10 Kingscliff	Richmond - Tweed	156	\$852,997

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Koorlingal	Riverina	34	\$236,118
2 Muswellbrook	Hunter Valley exc Newcastle	94	\$238,122
3 South Tamworth	New England and North West	24	\$238,134
4 Corowa	Murray	21	\$257,865
5 Armidale	New England and North West	84	\$258,039
6 East Tamworth	New England and North West	27	\$258,256
7 North Tamworth	New England and North West	24	\$260,973
8 Lavington	Murray	120	\$262,346
9 Scone	Hunter Valley exc Newcastle	25	\$262,497
10 Young	Capital Region	29	\$263,756

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Yamba	Coffs Harbour - Grafton	56.6%	\$638,270
2 Huskisson	Southern Highlands and Shoalhaven	46.9%	\$1,063,246
3 Coffs Harbour	Coffs Harbour - Grafton	45.2%	\$536,224
4 Jindabyne	Capital Region	45.1%	\$637,256
5 Korora	Coffs Harbour - Grafton	45.0%	\$527,251
6 Armidale	New England and North West	40.4%	\$258,039
7 Grafton	Coffs Harbour - Grafton	39.9%	\$338,561
8 Woolgoolga	Coffs Harbour - Grafton	37.0%	\$576,282
9 Suffolk Park	Richmond - Tweed	34.2%	\$1,356,769
10 Sawtell	Coffs Harbour - Grafton	33.8%	\$593,662

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Narooma	Capital Region	33.7%	\$553
2 Moss Vale	Southern Highlands and Shoalhaven	27.8%	\$513
3 Casuarina	Richmond - Tweed	27.3%	\$682
4 Kingscliff	Richmond - Tweed	26.8%	\$685
5 South West Rocks	Mid North Coast	24.1%	\$400
6 Pottsville	Richmond - Tweed	23.0%	\$631
7 Banora Point	Richmond - Tweed	23.0%	\$561
8 Suffolk Park	Richmond - Tweed	20.6%	\$896
9 Tweed Heads West	Richmond - Tweed	20.5%	\$472
10 Tweed Heads South	Richmond - Tweed	20.0%	\$568

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Muswellbrook	Hunter Valley exc Newcastle	7.2%	\$328
2 Singleton	Hunter Valley exc Newcastle	6.6%	\$355
3 Scone	Hunter Valley exc Newcastle	6.5%	\$315
4 Narooma	Capital Region	6.5%	\$553
5 Crestwood	Capital Region	6.3%	\$384
6 Singleton Heights	Hunter Valley exc Newcastle	6.3%	\$352
7 East Tamworth	New England and North West	6.3%	\$301
8 Queanbeyan East	Capital Region	6.2%	\$390
9 South Tamworth	New England and North West	6.1%	\$269
10 Hunterview	Hunter Valley exc Newcastle	5.9%	\$432

VIC

Top 5 Sales

#	Sale price	Sale date	Address
1	\$40,500,000	May-21	21 Coppin Grove, Hawthorn
2	\$31,250,000	Mar-21	61 Grange Road, Toorak
3	\$29,000,000	Feb-21	16 Balwyn Road, Canterbury
4	\$24,000,000	Feb-21	43 Lansell Road, Toorak
5	\$22,000,000	Mar-21	9 Whernside Avenue, Toorak
5	\$22,000,000	Mar-21	22 Lascelles Avenue, Toorak

VIC

Best performers 2021

Houses

Highest median value
Toorak, Melbourne - Inner **\$4,881,451**

Lowest median values
Murtoa, North West **\$156,642**

Highest 12 month change in value
St Andrews Beach, Mornington Peninsula **58.6%**

Highest 12 month change in rents
Tootgarook, Mornington Peninsula **20.2%**

Highest rental yields
Warracknabeal, North West **8.7%**

Units

Highest median value
Ashburton, Melbourne - Inner East **\$1,326,053**

Lowest median values
Numurkah, Shepparton **\$204,015**

Highest 12 month change in value
Ocean Grove, Geelong **41.7%**

Highest 12 month change in rents
Cowes, Latrobe - Gippsland **21.8%**

Highest rental yields
Numurkah, Shepparton **6.2%**

VIC

Highest Total Value of Sales



Houses - Greater Melbourne

#	Suburb	Region	Number sold (12m) Sept 2021	Total value (12m) Sept 2021	Median value Nov 2021
1	Brighton	Melbourne - Inner South	311	\$1,231,597,509	\$3,830,339
2	Point Cook	Melbourne - West	1250	\$997,881,304	\$778,281
3	Toorak	Melbourne - Inner	149	\$968,579,506	\$4,881,451
4	Glen Waverley	Melbourne - South East	516	\$843,268,287	\$1,736,866
5	Kew	Melbourne - Inner East	282	\$826,932,379	\$2,908,509



Houses - Regional VIC

1	Ocean Grove	Geelong	466	\$485,096,849	\$1,175,625
2	Torquay	Geelong	340	\$400,814,532	\$1,353,500
3	Highton	Geelong	382	\$347,508,011	\$988,619
4	Warrnambool	Warrnambool and South West	591	\$314,174,550	\$581,035
5	Mildura	North West	759	\$293,792,877	\$414,000



Units - Greater Melbourne

1	Melbourne	Melbourne - Inner	990	\$620,637,351	\$471,335
2	South Yarra	Melbourne - Inner	503	\$429,750,194	\$655,906
3	St Kilda	Melbourne - Inner	539	\$364,039,623	\$560,387
4	Toorak	Melbourne - Inner	196	\$322,647,033	\$1,074,821
5	Richmond	Melbourne - Inner	387	\$310,347,999	\$670,365



Units - Regional VIC

1	Belmont	Geelong	128	\$69,767,400	\$544,018
2	Geelong	Geelong	91	\$65,444,874	\$690,548
3	Ocean Grove	Geelong	81	\$65,291,048	\$834,335
4	Highton	Geelong	78	\$42,053,350	\$562,800
5	Cowes	Latrobe - Gippsland	79	\$40,936,425	\$523,433

Greater Melbourne - Top 10 Suburbs

Houses

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Toorak	Melbourne - Inner	150	\$4,881,451
2 Brighton	Melbourne - Inner South	311	\$3,830,339
3 Deepdene	Melbourne - Inner East	24	\$3,452,285
4 Malvern	Melbourne - Inner South	152	\$3,317,364
5 Canterbury	Melbourne - Inner East	102	\$3,260,590
6 Portsea	Mornington Peninsula	62	\$3,251,512
7 Flinders	Mornington Peninsula	29	\$2,950,918
8 Hawthorn	Melbourne - Inner East	196	\$2,908,403
9 Kew	Melbourne - Inner East	315	\$2,908,509
10 Caulfield North	Melbourne - Inner South	118	\$2,855,675

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Melton	Melbourne - West	181	\$464,229
2 Coolaroo	Melbourne - North West	40	\$526,725
3 Kurunjang	Melbourne - West	188	\$527,140
4 Melton South	Melbourne - West	471	\$547,459
5 Harkness	Melbourne - West	446	\$555,573
6 Brookfield	Melbourne - West	207	\$560,099
7 Dallas	Melbourne - North West	96	\$567,387
8 Meadow Heights	Melbourne - North West	144	\$571,216
9 Campbellfield	Melbourne - North West	51	\$579,789
10 Wyndham Vale	Melbourne - West	673	\$590,605

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 St Andrews Beach	Mornington Peninsula	58.6%	\$1,473,279
2 Fingal	Mornington Peninsula	47.1%	\$1,707,356
3 Sorrento	Mornington Peninsula	45.1%	\$2,257,794
4 Portsea	Mornington Peninsula	43.3%	\$3,251,512
5 Rye	Mornington Peninsula	43.0%	\$1,209,873
6 Blairgowrie	Mornington Peninsula	42.6%	\$1,563,034
7 Flinders	Mornington Peninsula	39.7%	\$2,950,918
8 Tootgarook	Mornington Peninsula	39.6%	\$1,071,432
9 Dromana	Mornington Peninsula	39.0%	\$1,090,721
10 Rosebud	Mornington Peninsula	38.8%	\$889,136

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Tootgarook	Mornington Peninsula	20.2%	\$544
2 Rye	Mornington Peninsula	19.8%	\$607
3 Mount Martha	Mornington Peninsula	19.1%	\$776
4 Dromana	Mornington Peninsula	18.8%	\$592
5 Blairgowrie	Mornington Peninsula	18.4%	\$654
6 Rosebud	Mornington Peninsula	15.9%	\$518
7 Mornington	Mornington Peninsula	14.4%	\$662
8 Ashburton	Melbourne - Inner East	14.2%	\$803
9 Hastings	Mornington Peninsula	14.1%	\$520
10 Safety Beach	Mornington Peninsula	14.1%	\$651

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Melton	Melbourne - West	3.8%	\$343
2 Hastings	Mornington Peninsula	3.6%	\$520
3 Maddingley	Melbourne - West	3.6%	\$421
4 Coolaroo	Melbourne - North West	3.6%	\$367
5 Harkness	Melbourne - West	3.6%	\$376
6 Melton South	Melbourne - West	3.6%	\$371
7 Kurunjang	Melbourne - West	3.6%	\$364
8 Brookfield	Melbourne - West	3.5%	\$378
9 Meadow Heights	Melbourne - North West	3.5%	\$387
10 Bacchus Marsh	Melbourne - West	3.5%	\$412

Units

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Ashburton	Melbourne - Inner East	37	\$1,326,053
2 Beaumaris	Melbourne - Inner South	72	\$1,274,860
3 Brighton East	Melbourne - Inner South	69	\$1,228,345
4 Brighton	Melbourne - Inner South	195	\$1,177,444
5 Black Rock	Melbourne - Inner South	51	\$1,151,564
6 Balwyn North	Melbourne - Inner East	94	\$1,135,683
7 Toorak	Melbourne - Inner	207	\$1,074,821
8 Bentleigh East	Melbourne - Inner South	267	\$1,053,314
9 Mount Waverley	Melbourne - South East	246	\$1,038,238
10 Mont Albert North	Melbourne - Inner East	41	\$1,008,417

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Melton South	Melbourne - West	45	\$333,911
2 Melton	Melbourne - West	35	\$344,695
3 Albion	Melbourne - West	59	\$374,310
4 Harkness	Melbourne - West	37	\$395,237
5 Hoppers Crossing	Melbourne - West	61	\$400,550
6 Carlton	Melbourne - Inner	173	\$401,302
7 Werribee	Melbourne - West	160	\$410,982
8 Notting Hill	Melbourne - South East	38	\$412,651
9 Dandenong	Melbourne - South East	280	\$417,344
10 Wallan	Melbourne - North East	28	\$424,875

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Capel Sound	Mornington Peninsula	25.5%	\$631,437
2 Patterson Lakes	Melbourne - Inner South	25.4%	\$661,316
3 Rosebud	Mornington Peninsula	24.4%	\$684,981
4 Dromana	Mornington Peninsula	24.4%	\$799,360
5 Carlton	Melbourne - Inner	23.7%	\$401,302
6 Somerville	Mornington Peninsula	23.2%	\$593,358
7 Carrum	Melbourne - Inner South	23.1%	\$778,896
8 Mordialloc	Melbourne - Inner South	22.0%	\$738,108
9 Mount Martha	Mornington Peninsula	21.7%	\$835,911
10 Hampton	Melbourne - Inner South	21.5%	\$950,538

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Capel Sound	Mornington Peninsula	17.8%	\$459
2 Rosebud	Mornington Peninsula	16.2%	\$469
3 Dromana	Mornington Peninsula	16.1%	\$514
4 Mount Martha	Mornington Peninsula	14.8%	\$594
5 Safety Beach	Mornington Peninsula	14.1%	\$541
6 Crib Point	Mornington Peninsula	11.9%	\$438
7 Hastings	Mornington Peninsula	11.9%	\$415
8 Mount Eliza	Mornington Peninsula	11.7%	\$503
9 Mornington	Mornington Peninsula	10.8%	\$514
10 Kensington	Melbourne - Inner	9.1%	\$438

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Melton South	Melbourne - West	4.9%	\$317
2 Carlton	Melbourne - Inner	4.8%	\$382
3 Melton	Melbourne - West	4.7%	\$314
4 Harkness	Melbourne - West	4.5%	\$329
5 Meadow Heights	Melbourne - North West	4.5%	\$362
6 Caroline Springs	Melbourne - West	4.4%	\$395
7 Travancore	Melbourne - Inner	4.4%	\$359
8 Cranbourne West	Melbourne - South East	4.4%	\$403
9 Roxburgh Park	Melbourne - North West	4.4%	\$379
10 Wallan	Melbourne - North East	4.4%	\$341

Regional Victoria - Top 10 Suburbs



Houses - Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Fairhaven	Geelong	22	\$2,020,797
2 Connewarre	Geelong	22	\$1,880,336
3 Aireys Inlet	Geelong	30	\$1,835,768
4 Lorne	Geelong	41	\$1,768,636
5 Barwon Heads	Geelong	70	\$1,566,401
6 Anglesea	Geelong	81	\$1,565,271
7 Jan Juc	Geelong	62	\$1,561,386
8 Point Lonsdale	Geelong	106	\$1,545,750
9 Torquay	Geelong	313	\$1,353,500
10 Newtown	Geelong	196	\$1,263,590

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Murtoa	North West	22	\$156,642
2 Ouyen	North West	36	\$161,030
3 Warracknabeal	North West	65	\$171,491
4 Edenhope	North West	32	\$185,216
5 Nhill	North West	57	\$185,705
6 Dimboola	North West	34	\$187,115
7 Boort	Bendigo	23	\$188,720
8 Casterton	Warrnambool and South West	48	\$214,542
9 Wedderburn	Bendigo	27	\$214,610
10 Kerang	North West	110	\$217,544

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Mount Beauty	Hume	50.1%	\$521,494
2 Myrtleford	Hume	47.1%	\$529,486
3 Tawonga South	Hume	44.7%	\$607,727
4 Mortlake	Warrnambool and South West	43.5%	\$325,220
5 Cobden	Warrnambool and South West	40.7%	\$363,579
6 Venus Bay	Latrobe - Gippsland	38.4%	\$578,683
7 Cape Woolamai	Latrobe - Gippsland	36.8%	\$783,746
8 Eildon	Hume	36.4%	\$394,346
9 Mirboo North	Latrobe - Gippsland	36.1%	\$598,711
10 Sunset Strip	Latrobe - Gippsland	36.0%	\$833,584

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Inverloch	Latrobe - Gippsland	19.0%	\$494
2 Stratford	Latrobe - Gippsland	18.1%	\$422
3 Myrtleford	Hume	18.0%	\$440
4 Cape Paterson	Latrobe - Gippsland	17.9%	\$498
5 Anglesea	Geelong	17.0%	\$632
6 North Wonthaggi	Latrobe - Gippsland	16.8%	\$449
7 Sale	Latrobe - Gippsland	16.2%	\$445
8 Winchelsea	Geelong	16.0%	\$473
9 Beechworth	Hume	15.6%	\$478
10 Baranduda	Hume	15.6%	\$478

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Warracknabeal	North West	8.7%	\$287
2 Nhill	North West	7.7%	\$285
3 Kerang	North West	6.4%	\$292
4 Terang	Warrnambool and South West	6.1%	\$353
5 Cobram	Shepparton	5.6%	\$399
6 Mortlake	Warrnambool and South West	5.5%	\$366
7 Morwell	Latrobe - Gippsland	5.5%	\$328
8 Red Cliffs	North West	5.4%	\$338
9 Stawell	North West	5.4%	\$322
10 Maffra	Latrobe - Gippsland	5.3%	\$372



Units - Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Ocean Grove	Geelong	73	\$834,335
2 Geelong	Geelong	85	\$690,548
3 Portarlington	Geelong	34	\$679,817
4 Newtown	Geelong	55	\$653,410
5 Inverloch	Latrobe - Gippsland	21	\$567,486
6 Highton	Geelong	79	\$562,800
7 Geelong West	Geelong	44	\$562,069
8 Belmont	Geelong	124	\$544,018
9 Hamlyn Heights	Geelong	41	\$542,674
10 Manifold Heights	Geelong	20	\$532,745

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Numurkah	Shepparton	23	\$204,015
2 Moe	Latrobe - Gippsland	41	\$228,424
3 Mooroopna	Shepparton	20	\$231,774
4 Mildura	North West	130	\$236,685
5 Newborough	Latrobe - Gippsland	20	\$237,100
6 Morwell	Latrobe - Gippsland	69	\$239,923
7 Shepparton	Shepparton	90	\$251,620
8 Horsham	North West	56	\$259,638
9 Traralgon	Latrobe - Gippsland	93	\$274,794
10 Sale	Latrobe - Gippsland	87	\$277,008

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Ocean Grove	Geelong	41.7%	\$834,335
2 Portarlington	Geelong	40.6%	\$679,817
3 West Wodonga	Hume	39.4%	\$321,561
4 Wodonga	Hume	37.0%	\$326,925
5 Wangaratta	Hume	33.1%	\$327,663
6 Benalla	Hume	32.6%	\$322,464
7 Lakes Entrance	Latrobe - Gippsland	32.3%	\$298,217
8 Newtown	Geelong	29.5%	\$653,410
9 Echuca	Shepparton	28.8%	\$332,386
10 St Leonards	Geelong	28.5%	\$520,807

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Cowes	Latrobe - Gippsland	21.8%	\$405
2 Wangaratta	Hume	21.6%	\$313
3 Benalla	Hume	15.3%	\$316
4 Numurkah	Shepparton	14.7%	\$255
5 Inverloch	Latrobe - Gippsland	13.7%	\$375
6 Sale	Latrobe - Gippsland	13.5%	\$330
7 Wodonga	Hume	13.2%	\$316
8 Strathdale	Bendigo	13.1%	\$342
9 Kennington	Bendigo	12.8%	\$331
10 Kangaroo Flat	Bendigo	12.6%	\$319

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Numurkah	Shepparton	6.2%	\$255
2 Mooroopna	Shepparton	6.2%	\$280
3 Sale	Latrobe - Gippsland	6.2%	\$330
4 Horsham	North West	6.1%	\$294
5 Mildura	North West	6.1%	\$291
6 Shepparton	Shepparton	5.9%	\$291
7 Traralgon	Latrobe - Gippsland	5.8%	\$297
8 Moe	Latrobe - Gippsland	5.7%	\$248
9 Morwell	Latrobe - Gippsland	5.4%	\$245
10 Lakes Entrance	Latrobe - Gippsland	5.3%	\$314

QLD

Top 5 Sales

#	Sale price	Sale date	Address
1	\$25,000,000	Feb-21	Lot 20/2 Heron Avenue, Mermaid Beach
2	\$23,750,000	Mar-21	5 Mcmillan Court, Southport
3	\$21,000,000	Mar-21	2A Belmore Terrace, Sunshine Beach
4	\$20,000,000	Aug-21	7-13 King Arthurs Court, Paradise Point
5	\$17,100,000	Aug-21	24 Box Street, Buderim

QLD

Best performers 2021

Houses

Highest median value
Sunshine Beach, Sunshine Coast **\$2,414,687**

Lowest median values
Monto, Wide Bay **\$128,281**

Highest 12 month change in value
Mermaid Beach, Gold Coast **51.7%**

Highest 12 month change in rents
Clear Island Waters, Gold Coast **28.3%**

Highest rental yields
Collinsville, Mackay - Isaac - Whitsunday **12.5%**

Units

Highest median value
Noosa Heads, Sunshine Coast **\$1,455,208**

Lowest median values
Woree, Cairns **\$158,846**

Highest 12 month change in value
Fraser Island, Wide Bay **48.2%**

Highest 12 month change in rents
Noosa Heads, Sunshine Coast **30.8%**

Highest rental yields
Woree, Cairns **10.7%**

QLD

Highest Total Value of Sales



Houses - Greater Brisbane

#	Suburb	Region	Number sold (12m) Sept 2021	Total value (12m) Sept 2021	Median value Nov 2021
1	Cleveland	Brisbane - East	356	\$367,635,171	\$883,170
2	Camp Hill	Brisbane - South	282	\$362,757,747	\$1,359,254
3	North Lakes	Moreton Bay - South	585	\$350,374,750	\$675,413
4	Redland Bay	Brisbane - East	475	\$337,318,885	\$749,275
5	Thornlands	Brisbane - East	430	\$337,173,349	\$785,774



Houses - Regional QLD

1	Buderim	Sunshine Coast	746	\$747,742,488	\$1,049,296
2	Hope Island	Gold Coast	478	\$688,942,354	\$1,110,414
3	Broadbeach Waters	Gold Coast	336	\$577,388,800	\$1,760,863
4	Surfers Paradise	Gold Coast	220	\$468,780,973	\$1,848,727
5	Paradise Point	Gold Coast	237	\$447,034,988	\$1,543,078



Units - Greater Brisbane

1	Brisbane City	Brisbane Inner City	549	\$340,548,682	\$544,464
2	New Farm	Brisbane Inner City	291	\$258,442,682	\$719,452
3	Kangaroo Point	Brisbane Inner City	312	\$239,164,461	\$585,260
4	South Brisbane	Brisbane Inner City	376	\$219,187,154	\$527,678
5	Teneriffe	Brisbane Inner City	267	\$219,106,775	\$697,832



Units - Regional QLD

1	Surfers Paradise	Gold Coast	2,228	\$1,238,868,884	\$504,745
2	Southport	Gold Coast	1,044	\$551,151,481	\$449,997
3	Broadbeach	Gold Coast	654	\$508,998,002	\$788,763
4	Noosa Heads	Sunshine Coast	282	\$462,196,647	\$1,455,208
5	Maroochydore	Sunshine Coast	571	\$380,108,583	\$674,860

Greater Brisbane - Top 10 Suburbs

Houses

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Teneriffe	Brisbane Inner City	36	\$2,379,902
2 Ascot	Brisbane Inner City	120	\$2,152,005
3 Chandler	Brisbane - East	23	\$2,110,431
4 Hamilton	Brisbane Inner City	106	\$2,106,348
5 Hawthorne	Brisbane Inner City	132	\$1,858,992
6 Bulimba	Brisbane Inner City	142	\$1,816,387
7 St Lucia	Brisbane - West	76	\$1,772,085
8 Paddington	Brisbane Inner City	170	\$1,681,675
9 Pullenvale	Brisbane - West	49	\$1,655,410
10 Milton	Brisbane Inner City	20	\$1,632,401

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Toogoolawah	Ipswich	50	\$288,185
2 Russell Island	Brisbane - East	265	\$305,412
3 Riverview	Ipswich	52	\$306,190
4 Dinmore	Ipswich	23	\$310,246
5 Laidley	Ipswich	106	\$314,299
6 One Mile	Ipswich	50	\$315,171
7 Leichhardt	Ipswich	126	\$329,686
8 Lamb Island	Brisbane - East	30	\$334,995
9 Basin Pocket	Ipswich	26	\$341,201
10 Lowood	Ipswich	112	\$344,179

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Indooroopilly	Brisbane - West	41.8%	\$1,386,937
2 Newmarket	Brisbane Inner City	40.5%	\$1,314,552
3 Teneriffe	Brisbane Inner City	40.5%	\$2,379,902
4 Sherwood	Brisbane - West	38.7%	\$1,386,670
5 Hawthorne	Brisbane Inner City	38.5%	\$1,858,992
6 Taringa	Brisbane - West	38.3%	\$1,421,929
7 Everton Hills	Moreton Bay - South	37.6%	\$862,509
8 Carindale	Brisbane - South	37.2%	\$1,299,519
9 Hamilton	Brisbane Inner City	37.1%	\$2,106,348
10 Corinda	Brisbane - West	36.8%	\$1,137,752

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Bellbowrie	Brisbane - West	20.1%	\$668
2 Fig Tree Pocket	Brisbane - West	19.8%	\$886
3 Wellington Point	Brisbane - East	19.0%	\$657
4 Belmont	Brisbane - East	18.8%	\$665
5 Toowong	Brisbane Inner City	18.0%	\$721
6 Moggill	Brisbane - West	17.9%	\$650
7 Cleveland	Brisbane - East	17.4%	\$654
8 Ormiston	Brisbane - East	17.1%	\$680
9 Birkdale	Brisbane - East	16.9%	\$635
10 Paddington	Brisbane Inner City	16.6%	\$829

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Laidley	Ipswich	6.3%	\$347
2 Riverview	Ipswich	6.1%	\$369
3 One Mile	Ipswich	5.9%	\$360
4 Kilcoy	Moreton Bay - North	5.9%	\$425
5 Russell Island	Brisbane - East	5.8%	\$351
6 Lowood	Ipswich	5.7%	\$358
7 Basin Pocket	Ipswich	5.7%	\$376
8 Leichhardt	Ipswich	5.6%	\$363
9 Goodna	Ipswich	5.6%	\$391
10 Macleay Island	Brisbane - East	5.5%	\$394

Units

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Hendra	Brisbane Inner City	24	\$742,010
2 New Farm	Brisbane Inner City	270	\$719,452
3 Bardon	Brisbane Inner City	44	\$714,151
4 Teneriffe	Brisbane Inner City	240	\$697,832
5 Point Lookout	Brisbane - East	43	\$695,911
6 Bulimba	Brisbane Inner City	181	\$677,121
7 Carindale	Brisbane - South	30	\$622,127
8 Balmoral	Brisbane Inner City	54	\$619,763
9 the Gap	Brisbane - West	21	\$616,879
10 Murarrie	Brisbane - East	53	\$615,786

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Kooralbyn	Logan - Beaudesert	28	\$171,253
2 Logan Central	Logan - Beaudesert	25	\$185,155
3 Woodridge	Logan - Beaudesert	147	\$186,655
4 Waterford West	Logan - Beaudesert	41	\$194,020
5 North Booval	Ipswich	20	\$205,689
6 Slacks Creek	Logan - Beaudesert	47	\$213,909
7 Goodna	Ipswich	27	\$222,464
8 Beenleigh	Logan - Beaudesert	78	\$230,824
9 Waterford	Logan - Beaudesert	26	\$241,909
10 Hillcrest	Logan - Beaudesert	32	\$242,007

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Point Lookout	Brisbane - East	44.2%	\$695,911
2 Thornlands	Brisbane - East	34.5%	\$493,222
3 Cleveland	Brisbane - East	34.0%	\$505,257
4 Ormiston	Brisbane - East	26.7%	\$450,437
5 Victoria Point	Brisbane - East	26.5%	\$450,570
6 Redland Bay	Brisbane - East	25.4%	\$510,018
7 Camp Hill	Brisbane - South	22.3%	\$564,929
8 Thorneside	Brisbane - East	20.7%	\$366,545
9 Daisy Hill	Logan - Beaudesert	20.2%	\$359,655
10 Oxley	Ipswich	18.7%	\$409,628

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Wynnum West	Brisbane - East	17.7%	\$469
2 Wynnum	Brisbane - East	12.7%	\$455
3 Tingalpa	Brisbane - East	12.0%	\$452
4 New Farm	Brisbane Inner City	11.6%	\$496
5 Lawnton	Moreton Bay - South	11.0%	\$356
6 Petrie	Moreton Bay - South	11.0%	\$368
7 Manly West	Brisbane - East	11.0%	\$468
8 Highgate Hill	Brisbane Inner City	10.6%	\$448
9 Manly	Brisbane - East	10.6%	\$462
10 Corinda	Brisbane - West	10.5%	\$432

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Woodridge	Logan - Beaudesert	8.2%	\$298
2 Logan Central	Logan - Beaudesert	8.2%	\$290
3 Slacks Creek	Logan - Beaudesert	7.9%	\$316
4 Kingston	Logan - Beaudesert	7.6%	\$348
5 Hillcrest	Logan - Beaudesert	7.5%	\$331
6 Waterford West	Logan - Beaudesert	7.4%	\$289
7 Goodna	Ipswich	7.2%	\$304
8 Beenleigh	Logan - Beaudesert	7.0%	\$308
9 Caboolture	Moreton Bay - North	6.9%	\$307
10 Eagleby	Logan - Beaudesert	6.8%	\$320

Regional QLD - Top 10 Suburbs



Houses - Regional

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Sunshine Beach	Sunshine Coast	71	\$2,414,687
2	Mermaid Beach	Gold Coast	86	\$2,223,546
3	Castaways Beach	Sunshine Coast	21	\$2,124,143
4	Noosa Heads	Sunshine Coast	140	\$2,026,499
5	Surfers Paradise	Gold Coast	213	\$1,848,727
6	Minyama	Sunshine Coast	84	\$1,845,818
7	Noosaville	Sunshine Coast	171	\$1,832,311
8	Sunrise Beach	Sunshine Coast	86	\$1,811,610
9	Broadbeach Waters	Gold Coast	289	\$1,760,863
10	Bundall	Gold Coast	164	\$1,694,937

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Monto	Wide Bay	67	\$128,281
2	Mount Morgan	Central Queensland	71	\$128,754
3	Collinsville	Mackay - Isaac - Whitsunday	38	\$129,062
4	Blackwater	Central Queensland	82	\$129,940
5	Dysart	Mackay - Isaac - Whitsunday	39	\$148,398
6	Jandowae	Darling Downs - Maranoa	28	\$150,992
7	Ingham	Townsville	90	\$152,339
8	Mundubbera	Wide Bay	21	\$155,610
9	Home Hill	Townsville	58	\$159,361
10	Mount Perry	Wide Bay	32	\$174,662

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Mermaid Beach	Gold Coast	51.7%	\$2,223,546
2	Miami	Gold Coast	49.8%	\$1,415,291
3	Mermaid Waters	Gold Coast	46.3%	\$1,570,911
4	Burleigh Waters	Gold Coast	45.1%	\$1,456,995
5	Ninderry	Sunshine Coast	44.8%	\$1,174,516
6	Buddina	Sunshine Coast	43.4%	\$1,627,809
7	Minyama	Sunshine Coast	43.1%	\$1,845,818
8	Noosaville	Sunshine Coast	43.0%	\$1,832,311
9	Moffat Beach	Sunshine Coast	42.8%	\$1,245,947
10	Marcoola	Sunshine Coast	42.1%	\$1,124,016

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Clear Island Waters	Gold Coast	28.3%	\$1,091
2	Merrimac	Gold Coast	27.2%	\$738
3	Forest Glen	Sunshine Coast	26.1%	\$765
4	Hollywell	Gold Coast	26.1%	\$856
5	Cooran	Sunshine Coast	25.6%	\$553
6	Buderim	Sunshine Coast	25.0%	\$804
7	Helensvale	Gold Coast	23.6%	\$809
8	Hope Island	Gold Coast	23.5%	\$866
9	Parkwood	Gold Coast	23.2%	\$739
10	Coolangatta	Gold Coast	23.0%	\$872

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Collinsville	Mackay - Isaac - Whitsunday	12.5%	\$295
2	Blackwater	Central Queensland	11.6%	\$327
3	Mount Morgan	Central Queensland	11.3%	\$286
4	Depot Hill	Central Queensland	10.4%	\$342
5	Dysart	Mackay - Isaac - Whitsunday	10.2%	\$310
6	Rockhampton City	Central Queensland	9.7%	\$343
7	Sunset	Queensland - Outback	9.5%	\$462
8	Monto	Wide Bay	8.7%	\$240
9	Berserker	Central Queensland	8.5%	\$366
10	Home Hill	Townsville	8.2%	\$303



Units - Regional

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Noosa Heads	Sunshine Coast	245	\$1,455,208
2	Sunshine Beach	Sunshine Coast	53	\$1,205,247
3	Hollywell	Gold Coast	38	\$1,102,183
4	Sunrise Beach	Sunshine Coast	38	\$1,008,390
5	Twin Waters	Sunshine Coast	37	\$987,173
6	Main Beach	Gold Coast	266	\$953,652
7	Coolangatta	Gold Coast	268	\$931,285
8	Burleigh Heads	Gold Coast	252	\$886,436
9	Paradise Point	Gold Coast	120	\$882,152
10	Bilinga	Gold Coast	64	\$877,041

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Woree	Cairns	100	\$158,846
2	Manunda	Cairns	100	\$167,463
3	Manoora	Cairns	154	\$181,763
4	Kingaroy	Wide Bay	34	\$184,705
5	Railway Estate	Townsville	31	\$188,974
6	Rosslea	Townsville	41	\$192,361
7	Hermit Park	Townsville	46	\$195,854
8	Emerald	Central Queensland	50	\$200,747
9	Bundaberg North	Wide Bay	42	\$206,424
10	Earlville	Cairns	37	\$209,961

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Fraser Island	Wide Bay	48.2%	\$291,460
2	Southside	Wide Bay	44.9%	\$313,415
3	Rainbow Beach	Wide Bay	42.0%	\$418,469
4	Mermaid Beach	Gold Coast	40.2%	\$723,126
5	Mudjimba	Sunshine Coast	39.4%	\$721,094
6	Sunrise Beach	Sunshine Coast	38.0%	\$1,008,390
7	Noosa Heads	Sunshine Coast	36.3%	\$1,455,208
8	Burleigh Waters	Gold Coast	35.9%	\$632,802
9	Marcoola	Sunshine Coast	35.9%	\$642,055
10	Gympie	Wide Bay	35.5%	\$318,658

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Noosa Heads	Sunshine Coast	30.8%	\$780
2	Sunshine Beach	Sunshine Coast	26.8%	\$674
3	Sunrise Beach	Sunshine Coast	24.5%	\$613
4	Clear Island Waters	Gold Coast	23.8%	\$616
5	Noosaville	Sunshine Coast	21.3%	\$648
6	Coombah	Gold Coast	20.3%	\$544
7	Beerwah	Sunshine Coast	20.0%	\$479
8	Surfers Paradise	Gold Coast	19.6%	\$555
9	Sippy Downs	Sunshine Coast	19.5%	\$371
10	Coolum Beach	Sunshine Coast	19.3%	\$620

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Woree	Cairns	10.7%	\$315
2	Manunda	Cairns	9.5%	\$319
3	Manoora	Cairns	9.4%	\$331
4	Bungalow	Cairns	8.5%	\$342
5	Earlville	Cairns	8.5%	\$347
6	Rosslea	Townsville	8.3%	\$308
7	White Rock	Cairns	8.1%	\$410
8	Railway Estate	Townsville	8.1%	\$310
9	Emerald	Central Queensland	8.0%	\$292
10	Hermit Park	Townsville	8.0%	\$299

SA

Top 5 Sales

#	Sale price	Sale date	Address
1	\$6,080,000	Oct-21	23 Wootoona Terrace, St Georges
2	\$5,100,000	Apr-21	34 South Esplanade, Glenelg South
3	\$4,450,000	May-21	146 Molesworth Street, North Adelaide
4	\$4,420,000	Jan-21	393 Esplanade, Henley Beach
5	\$4,380,000	May-21	3802/17 Austin Street, Adelaide

SA

Best performers 2021

Houses

Highest median value
Unley Park, Adelaide - Central and Hills **\$1,958,302**

Lowest median values
Nangwarry, South Australia - South East **\$129,477**

Highest 12 month change in value
Beaumont, Adelaide - Central and Hills **49.2%**

Highest 12 month change in rents
Port Elliot, South Australia - South East **27.3%**

Highest rental yields
Port Pirie West, Barossa - Yorke - Mid North **9.2%**

Units

Highest median value
Kent Town, Adelaide - Central and Hills **\$561,649**

Lowest median values
Murray Bridge, South Australia - South East **\$201,656**

Highest 12 month change in value
West Lakes, Adelaide - West **20.3%**

Highest 12 month change in rents
Ascot Park, Adelaide - South **15.2%**

Highest rental yields
Salisbury, Adelaide - North **6.9%**

SA

Highest Total Value of Sales



Houses - Greater Adelaide

#	Suburb	Region	Number sold (12m) Sept 2021	Total value (12m) Sept 2021	Median value Nov 2021
1	Mount Barker	Adelaide - Central and Hills	477	\$243,733,386	\$527,507
2	Morphett Vale	Adelaide - South	412	\$156,286,817	\$414,921
3	Prospect	Adelaide - Central and Hills	183	\$151,914,585	\$1,041,711
4	Magill	Adelaide - Central and Hills	164	\$125,023,788	\$874,596
5	Mawson Lakes	Adelaide - North	214	\$118,911,688	\$589,078



Houses - Regional SA

1	Mount Gambier	South Australia - South East	635	\$192,231,207	\$289,844
2	Port Lincoln	South Australia - Outback	319	\$115,037,140	\$296,497
3	Encounter Bay	South Australia - South East	181	\$98,829,571	\$547,096
4	Murray Bridge	South Australia - South East	364	\$97,898,850	\$264,952
5	Strathalbyn	South Australia - South East	186	\$87,585,584	\$491,690



Units - Greater Adelaide

1	Adelaide	Adelaide - Central and Hills	544	\$295,223,163	\$427,190
2	Glenelg	Adelaide - South	144	\$111,724,485	\$484,241
3	Glenelg North	Adelaide - South	116	\$62,450,270	\$417,671
4	Mawson Lakes	Adelaide - North	175	\$57,258,164	\$311,097
5	Norwood	Adelaide - Central and Hills	90	\$54,585,750	\$526,727



Units - Regional SA

1	Mount Gambier	South Australia - South East	145	\$32,280,525	\$209,085
2	Victor Harbor	South Australia - South East	48	\$18,945,200	\$300,743
3	Murray Bridge	South Australia - South East	47	\$10,370,200	\$201,656

Greater Adelaide - Top 10 Suburbs

Houses

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Unley Park	Adelaide - Central and Hills	22	\$1,958,302
2 Toorak Gardens	Adelaide - Central and Hills	28	\$1,933,600
3 Hyde Park	Adelaide - Central and Hills	21	\$1,792,358
4 Malvern	Adelaide - Central and Hills	42	\$1,721,564
5 Tusmore	Adelaide - Central and Hills	20	\$1,704,151
6 St Peters	Adelaide - Central and Hills	59	\$1,665,541
7 Dulwich	Adelaide - Central and Hills	29	\$1,608,931
8 Millswood	Adelaide - Central and Hills	26	\$1,600,699
9 St Georges	Adelaide - Central and Hills	53	\$1,600,654
10 Beaumont	Adelaide - Central and Hills	74	\$1,590,856

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Elizabeth North	Adelaide - North	125	\$224,991
2 Elizabeth South	Adelaide - North	67	\$227,639
3 Elizabeth Downs	Adelaide - North	172	\$236,661
4 Elizabeth Grove	Adelaide - North	55	\$243,671
5 Elizabeth	Adelaide - North	30	\$243,913
6 Davoren Park	Adelaide - North	193	\$247,454
7 Smithfield	Adelaide - North	49	\$262,857
8 Smithfield Plains	Adelaide - North	64	\$270,487
9 Elizabeth Vale	Adelaide - North	77	\$285,476
10 Elizabeth Park	Adelaide - North	99	\$292,041

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Beaumont	Adelaide - Central and Hills	49.2%	\$1,590,856
2 St Georges	Adelaide - Central and Hills	48.2%	\$1,600,654
3 Glen Osmond	Adelaide - Central and Hills	46.8%	\$1,479,548
4 Wattle Park	Adelaide - Central and Hills	46.2%	\$1,284,873
5 Glenside	Adelaide - Central and Hills	46.0%	\$1,304,983
6 Linden Park	Adelaide - Central and Hills	44.9%	\$1,437,020
7 Glenunga	Adelaide - Central and Hills	44.7%	\$1,546,233
8 Hazelwood Park	Adelaide - Central and Hills	41.8%	\$1,454,474
9 Beulah Park	Adelaide - Central and Hills	41.1%	\$1,226,890
10 Cowandilla	Adelaide - West	40.0%	\$725,448

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Seaford	Adelaide - South	16.7%	\$431
2 Fulham	Adelaide - West	16.0%	\$595
3 Beaumont	Adelaide - Central and Hills	16.0%	\$731
4 Salisbury Heights	Adelaide - North	15.8%	\$452
5 Linden Park	Adelaide - Central and Hills	15.1%	\$697
6 Gawler South	Adelaide - North	14.9%	\$388
7 Kingswood	Adelaide - South	14.7%	\$662
8 St Georges	Adelaide - Central and Hills	14.7%	\$709
9 Gawler East	Adelaide - North	14.5%	\$406
10 Para Hills West	Adelaide - North	14.3%	\$416

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Elizabeth North	Adelaide - North	7.1%	\$311
2 Elizabeth Downs	Adelaide - North	7.0%	\$324
3 Elizabeth South	Adelaide - North	6.9%	\$314
4 Elizabeth Grove	Adelaide - North	6.7%	\$318
5 Davoren Park	Adelaide - North	6.7%	\$318
6 Smithfield	Adelaide - North	6.4%	\$335
7 Smithfield Plains	Adelaide - North	6.0%	\$325
8 Elizabeth Park	Adelaide - North	6.0%	\$336
9 Salisbury North	Adelaide - North	5.9%	\$370
10 Elizabeth Vale	Adelaide - North	5.8%	\$325

Units

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Kent Town	Adelaide - Central and Hills	38	\$561,649
2 West Lakes Shore	Adelaide - West	20	\$553,041
3 Norwood	Adelaide - Central and Hills	93	\$526,727
4 Brompton	Adelaide - West	57	\$521,053
5 West Lakes	Adelaide - West	62	\$513,510
6 Kensington	Adelaide - Central and Hills	28	\$496,354
7 North Adelaide	Adelaide - Central and Hills	109	\$495,239
8 Myrtle Bank	Adelaide - Central and Hills	21	\$490,713
9 Glenelg	Adelaide - South	143	\$484,241
10 Tranmere	Adelaide - Central and Hills	24	\$480,728

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Salisbury	Adelaide - North	94	\$220,187
2 Salisbury East	Adelaide - North	30	\$238,296
3 Paralowie	Adelaide - North	22	\$238,790
4 Salisbury Downs	Adelaide - North	22	\$247,472
5 Para Hills West	Adelaide - North	20	\$263,339
6 Kilburn	Adelaide - North	23	\$264,246
7 Rosewater	Adelaide - West	22	\$264,274
8 Munno Para	Adelaide - North	23	\$274,661
9 Windsor Gardens	Adelaide - North	26	\$278,324
10 Klemzig	Adelaide - North	41	\$287,554

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 West Lakes	Adelaide - West	20.3%	\$513,510
2 Blackwood	Adelaide - South	20.1%	\$350,228
3 West Lakes Shore	Adelaide - West	19.2%	\$553,041
4 Brooklyn Park	Adelaide - West	19.1%	\$313,933
5 Morphett Vale	Adelaide - South	17.4%	\$304,147
6 Seaton	Adelaide - West	16.7%	\$367,037
7 Lockleys	Adelaide - West	16.2%	\$370,943
8 Largs North	Adelaide - West	15.9%	\$304,734
9 Woodville South	Adelaide - West	15.3%	\$355,628
10 Brompton	Adelaide - West	15.3%	\$521,053

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Ascot Park	Adelaide - South	15.2%	\$384
2 Seaford Meadows	Adelaide - South	13.6%	\$361
3 Edwardstown	Adelaide - South	11.3%	\$358
4 Mitchell Park	Adelaide - South	11.3%	\$364
5 Felixstow	Adelaide - Central and Hills	10.9%	\$379
6 Mount Barker	Adelaide - Central and Hills	10.6%	\$381
7 Morphett Vale	Adelaide - South	10.0%	\$303
8 Marleston	Adelaide - West	10.0%	\$352
9 Broadview	Adelaide - North	9.8%	\$357
10 Morphettville	Adelaide - South	9.7%	\$374

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Salisbury	Adelaide - North	6.9%	\$298
2 Kilburn	Adelaide - North	6.4%	\$318
3 Mawson Lakes	Adelaide - North	6.3%	\$377
4 Salisbury East	Adelaide - North	6.2%	\$295
5 Klemzig	Adelaide - North	6.1%	\$335
6 Windsor Gardens	Adelaide - North	6.1%	\$341
7 New Port	Adelaide - West	6.1%	\$363
8 Clovelly Park	Adelaide - South	5.9%	\$384
9 South Plympton	Adelaide - South	5.8%	\$359
10 Mitchell Park	Adelaide - South	5.8%	\$364

Regional SA - Top 10 Suburbs



Houses - Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Port Elliot	South Australia - South East	56	\$624,650
2 Mount Compass	South Australia - South East	36	\$556,500
3 Middleton	South Australia - South East	75	\$548,138
4 Encounter Bay	South Australia - South East	195	\$547,096
5 Hindmarsh Island	South Australia - South East	79	\$543,672
6 Carrickalinga	South Australia - South East	33	\$519,771
7 Mccracken	South Australia - South East	65	\$517,716
8 Goolwa North	South Australia - South East	39	\$512,410
9 Worrolong	South Australia - South East	26	\$507,026
10 Hayborough	South Australia - South East	90	\$501,933

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Nangwarry	South Australia - South East	21	\$129,477
2 Port Pirie West	Barossa - Yorke - Mid North	58	\$132,694
3 Solomontown	Barossa - Yorke - Mid North	37	\$135,463
4 Cleve	South Australia - Outback	27	\$149,752
5 Keith	South Australia - South East	32	\$159,671
6 Risdon Park	Barossa - Yorke - Mid North	107	\$162,684
7 Port Pirie South	Barossa - Yorke - Mid North	110	\$164,859
8 Whyalla Stuart	South Australia - Outback	101	\$167,352
9 Whyalla Norrie	South Australia - Outback	146	\$169,421
10 Risdon Park South	Barossa - Yorke - Mid North	53	\$182,823

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Penneshaw	South Australia - South East	37.7%	\$387,025
2 Cleve	South Australia - Outback	37.3%	\$149,752
3 Clayton Bay	South Australia - South East	32.1%	\$358,244
4 North Beach	Barossa - Yorke - Mid North	31.7%	\$428,745
5 Kingscote	South Australia - South East	31.7%	\$325,125
6 Balaklava	Barossa - Yorke - Mid North	30.3%	\$230,964
7 Milang	South Australia - South East	29.5%	\$351,486
8 Normanville	South Australia - South East	29.5%	\$490,702
9 Yankalilla	South Australia - South East	29.5%	\$479,986
10 Edithburgh	Barossa - Yorke - Mid North	27.7%	\$280,649

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Port Elliot	South Australia - South East	27.3%	\$697
2 Goolwa South	South Australia - South East	22.8%	\$623
3 Goolwa Beach	South Australia - South East	21.8%	\$614
4 Middleton	South Australia - South East	19.2%	\$647
5 Goolwa	South Australia - South East	18.9%	\$547
6 Hindmarsh Island	South Australia - South East	18.8%	\$618
7 Normanville	South Australia - South East	17.1%	\$509
8 Renmark	South Australia - South East	15.3%	\$319
9 Berri	South Australia - South East	14.4%	\$318
10 Kapunda	Barossa - Yorke - Mid North	13.5%	\$341

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Port Pirie West	Barossa - Yorke - Mid North	9.2%	\$263
2 Solomontown	Barossa - Yorke - Mid North	9.2%	\$265
3 Whyalla Norrie	South Australia - Outback	8.3%	\$290
4 Whyalla	South Australia - Outback	8.2%	\$336
5 Whyalla Playford	South Australia - Outback	8.2%	\$315
6 Whyalla Stuart	South Australia - Outback	7.8%	\$277
7 Risdon Park	Barossa - Yorke - Mid North	7.7%	\$271
8 Port Pirie South	Barossa - Yorke - Mid North	7.6%	\$274
9 Risdon Park South	Barossa - Yorke - Mid North	7.0%	\$291
10 Bordertown	South Australia - South East	6.9%	\$281



Units - Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Encounter Bay	South Australia - South East	20	\$360,193
2 Victor Harbor	South Australia - South East	50	\$300,743
3 Mount Gambier	South Australia - South East	146	\$209,085
4 Murray Bridge	South Australia - South East	39	\$201,656
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Murray Bridge	South Australia - South East	39	\$201,656
2 Mount Gambier	South Australia - South East	146	\$209,085
3 Victor Harbor	South Australia - South East	50	\$300,743
4 Encounter Bay	South Australia - South East	20	\$360,193
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Murray Bridge	South Australia - South East	10.9%	\$201,656
2 Victor Harbor	South Australia - South East	5.6%	\$300,743
3 Mount Gambier	South Australia - South East	5.0%	\$209,085
4 Encounter Bay	South Australia - South East	-2.2%	\$360,193
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Victor Harbor	South Australia - South East	9.0%	\$316
2 Mount Gambier	South Australia - South East	7.5%	\$244
3 Murray Bridge	South Australia - South East	6.2%	\$251
4 -	-	-	-
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Murray Bridge	South Australia - South East	6.6%	\$251
2 Mount Gambier	South Australia - South East	6.2%	\$244
3 Victor Harbor	South Australia - South East	5.8%	\$316
4 -	-	-	-
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

WA

Top 5 Sales

#	Sale price	Sale date	Address
1	\$15,700,000	Aug-21	52 The Esplanade, Peppermint Grove
2	\$13,300,000	Aug-21	22 Odern Crescent, Swanbourne
3	\$11,300,000	Jan-21	35 The Esplanade, Mount Pleasant
4	\$10,700,000	Feb-21	57 Esplanade, Nedlands
5	\$10,250,000	Mar-21	4 Ozone Parade, Cottesloe

WA

Best performers 2021

Houses

Highest median value
Dalkeith, Perth - Inner **\$2,822,362**

Lowest median values
Kambalda East, WA- Outback (South) **\$90,155**

Highest 12 month change in value
South Carnarvon, WA - Outback (South) **55.5%**

Highest 12 month change in rents
Djugun, WA - Outback (North) **34.9%**

Highest rental yields
Kambalda West, WA - Outback (South) **14.7%**

Units

Highest median value
North Fremantle, Perth - South West **\$771,064**

Lowest median values
Orelia, Perth - South West **\$176,480**

Highest 12 month change in value
Orelia, Perth - South West **35.7%**

Highest 12 month change in rents
Armadale, Perth - South East **18.2%**

Highest rental yields
Orelia, Perth - South West **8.1%**

WA

Highest Total Value of Sales



Houses - Greater Perth

#	Suburb	Region	Number sold (12m) Sept 2021	Total value (12m) Sept 2021	Median value Nov 2021
1	Baldivis	Perth - South West	899	\$392,631,148	\$451,074
2	Cottesloe	Perth - Inner	146	\$388,343,000	\$2,406,530
3	Nedlands	Perth - Inner	187	\$382,368,729	\$1,875,031
4	Mosman Park	Perth - Inner	182	\$357,851,983	\$1,836,794
5	Halls Head	Mandurah	451	\$337,727,666	\$523,668



Houses - Regional WA

1	Dunsborough	Bunbury	267	\$226,291,599	\$861,671
2	Margaret River	Bunbury	314	\$207,141,850	\$607,799
3	Australind	Bunbury	416	\$165,025,600	\$425,712
4	West Busselton	Bunbury	268	\$138,049,818	\$550,222
5	Dalyellup	Bunbury	267	\$109,193,000	\$419,214



Units - Greater Perth

1	Scarborough	Perth - North West	440	\$268,444,431	\$538,560
2	East Perth	Perth - Inner	440	\$235,909,921	\$490,548
3	South Perth	Perth - South East	252	\$202,952,638	\$565,176
4	Perth	Perth - Inner	399	\$197,313,680	\$441,766
5	Como	Perth - South East	290	\$150,774,687	\$496,164



Units - Regional WA

1	Bunbury	Bunbury	77	\$35,443,999	\$356,597
2	South Bunbury	Bunbury	47	\$13,775,500	\$275,146
3	West Busselton	Bunbury	33	\$12,405,000	\$334,095

Greater Perth - Top 10 Suburbs

Houses

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Dalkeith	Perth - Inner	87	\$2,822,362
2	Peppermint Grove	Perth - Inner	33	\$2,699,442
3	Cottesloe	Perth - Inner	126	\$2,406,530
4	City Beach	Perth - Inner	111	\$2,242,757
5	Swanbourne	Perth - Inner	67	\$1,893,866
6	Nedlands	Perth - Inner	168	\$1,875,031
7	Mosman Park	Perth - Inner	157	\$1,836,794
8	Claremont	Perth - Inner	105	\$1,724,060
9	Floreat	Perth - Inner	114	\$1,672,990
10	Mount Claremont	Perth - Inner	79	\$1,666,748

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Medina	Perth - South West	78	\$279,287
2	Armadale	Perth - South East	299	\$281,962
3	Calista	Perth - South West	42	\$289,310
4	Orelia	Perth - South West	96	\$299,588
5	Parmelia	Perth - South West	139	\$300,032
6	Camillo	Perth - South East	90	\$307,042
7	Mandurah	Mandurah	205	\$307,385
8	Greenfields	Mandurah	238	\$324,200
9	Cooloongup	Perth - South West	156	\$328,078
10	Brookdale	Perth - South East	52	\$328,121

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Daglish	Perth - Inner	32.3%	\$1,666,678
2	White Gum Valley	Perth - South West	27.2%	\$938,532
3	Shenton Park	Perth - Inner	26.5%	\$1,567,084
4	Subiaco	Perth - Inner	25.7%	\$1,521,671
5	Hilton	Perth - South West	25.5%	\$699,464
6	North Beach	Perth - North West	24.1%	\$1,251,233
7	Watermans Bay	Perth - North West	24.0%	\$1,302,235
8	Beaconsfield	Perth - South West	23.9%	\$930,791
9	Hillman	Perth - South West	23.8%	\$348,741
10	Martin	Perth - South East	23.4%	\$487,299

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Calista	Perth - South West	20.0%	\$379
2	Armadale	Perth - South East	18.5%	\$373
3	Camillo	Perth - South East	18.0%	\$394
4	Medina	Perth - South West	17.9%	\$367
5	Parmelia	Perth - South West	17.8%	\$389
6	Treeby	Perth - South West	17.5%	\$550
7	Spearwood	Perth - South West	17.2%	\$490
8	Melville	Perth - South West	17.0%	\$626
9	Piara Waters	Perth - South East	17.0%	\$526
10	Leda	Perth - South West	16.9%	\$400

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Armadale	Perth - South East	7.0%	\$373
2	Calista	Perth - South West	6.9%	\$379
3	Medina	Perth - South West	6.9%	\$367
4	Parmelia	Perth - South West	6.9%	\$389
5	Orelia	Perth - South West	6.8%	\$387
6	Camillo	Perth - South East	6.8%	\$394
7	Brookdale	Perth - South East	6.7%	\$406
8	Cooloongup	Perth - South West	6.6%	\$408
9	Leda	Perth - South West	6.6%	\$400
10	Mandurah	Mandurah	6.4%	\$380

Units

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	North Fremantle	Perth - South West	98	\$771,064
2	Applecross	Perth - South West	117	\$739,438
3	Mount Pleasant	Perth - South West	68	\$715,025
4	North Coogee	Perth - South West	93	\$587,989
5	North Beach	Perth - North West	20	\$587,415
6	Booragoon	Perth - South West	21	\$574,792
7	Hillarys	Perth - North West	23	\$574,450
8	South Perth	Perth - South East	238	\$565,176
9	Burswood	Perth - South East	73	\$553,108
10	Scarborough	Perth - North West	403	\$538,560

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Orelia	Perth - South West	30	\$176,480
2	Dudley Park	Mandurah	42	\$219,760
3	Kelmscott	Perth - South East	23	\$231,930
4	Armadale	Perth - South East	41	\$234,845
5	Shoalwater	Perth - South West	30	\$244,244
6	Bibra Lake	Perth - South West	52	\$244,951
7	Gosnells	Perth - South East	35	\$248,874
8	Girrawheen	Perth - North West	26	\$268,473
9	Thornlie	Perth - South East	21	\$269,830
10	Glendalough	Perth - Inner	44	\$271,799

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Orelia	Perth - South West	35.7%	\$176,480
2	Canning Vale	Perth - South East	26.0%	\$400,259
3	Gosnells	Perth - South East	24.0%	\$248,874
4	Dianella	Perth - North West	23.9%	\$391,898
5	Armadale	Perth - South East	22.4%	\$234,845
6	North Beach	Perth - North West	22.0%	\$587,415
7	Kelmscott	Perth - South East	21.8%	\$231,930
8	Mount Lawley	Perth - Inner	20.7%	\$390,942
9	Westminster	Perth - North West	20.7%	\$330,234
10	Bayswater	Perth - North East	19.2%	\$309,975

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Armadale	Perth - South East	18.2%	\$331
2	Kelmscott	Perth - South East	16.9%	\$332
3	Shoalwater	Perth - South West	16.8%	\$307
4	Glendalough	Perth - Inner	16.1%	\$377
5	Mosman Park	Perth - Inner	15.7%	\$322
6	Mount Hawthorn	Perth - Inner	15.5%	\$489
7	Success	Perth - South West	15.2%	\$388
8	Osborne Park	Perth - North West	15.2%	\$369
9	Booragoon	Perth - South West	15.2%	\$490
10	Bayswater	Perth - North East	15.0%	\$367

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Orelia	Perth - South West	8.1%	\$255
2	Armadale	Perth - South East	7.8%	\$331
3	Kelmscott	Perth - South East	7.6%	\$332
4	Dudley Park	Mandurah	7.3%	\$321
5	Erskine	Mandurah	7.3%	\$365
6	Gosnells	Perth - South East	7.0%	\$341
7	Success	Perth - South West	7.0%	\$388
8	East Cannington	Perth - South East	6.9%	\$395
9	Glendalough	Perth - Inner	6.9%	\$377
10	Spearwood	Perth - South West	6.8%	\$365

Regional WA - Top 10 Suburbs



Houses - Regional

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Yallingup	Bunbury	50	\$1,175,958
2	Dunsborough	Bunbury	209	\$861,671
3	Quindalup	Bunbury	44	\$828,032
4	Lower Chittering	Western Australia - Wheat Belt	41	\$736,635
5	Bilingurr	Western Australia - Outback (North)	34	\$728,941
6	Djugun	Western Australia - Outback (North)	75	\$698,948
7	Cowaramup	Bunbury	66	\$691,804
8	Chittering	Western Australia - Wheat Belt	25	\$665,989
9	Dampier	Western Australia - Outback (North)	33	\$648,567
10	Geographe	Bunbury	142	\$617,280

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Kambalda East	Western Australia - Outback (South)	24	\$90,155
2	Kambalda West	Western Australia - Outback (South)	56	\$130,037
3	Merredin	Western Australia - Wheat Belt	63	\$149,741
4	Rangeway	Western Australia - Outback (South)	43	\$163,174
5	Moora	Western Australia - Wheat Belt	31	\$172,562
6	Kojonup	Western Australia - Wheat Belt	22	\$176,215
7	Katanning	Western Australia - Wheat Belt	75	\$194,132
8	Kendenup	Western Australia - Wheat Belt	28	\$201,130
9	Collie	Bunbury	208	\$209,822
10	South Carnarvon	Western Australia - Outback (South)	21	\$222,810

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	South Carnarvon	Western Australia - Outback (South)	55.5%	\$222,810
2	Rangeway	Western Australia - Outback (South)	48.8%	\$163,174
3	Djugun	Western Australia - Outback (North)	43.1%	\$698,948
4	Spalding	Western Australia - Outback (South)	42.2%	\$274,024
5	Strathalbyn	Western Australia - Outback (South)	39.6%	\$321,801
6	Drummond Cove	Western Australia - Outback (South)	39.3%	\$421,328
7	Brockman	Western Australia - Outback (South)	37.5%	\$230,148
8	Bluff Point	Western Australia - Outback (South)	34.1%	\$332,087
9	Glenfield	Western Australia - Outback (South)	34.0%	\$427,102
10	Woorree	Western Australia - Outback (South)	33.4%	\$336,262

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Djugun	Western Australia - Outback (North)	34.9%	\$843
2	Cable Beach	Western Australia - Outback (North)	32.8%	\$764
3	Sunset Beach	Western Australia - Outback (South)	26.7%	\$416
4	Kambalda West	Western Australia - Outback (South)	25.4%	\$364
5	South Boulder	Western Australia - Outback (South)	23.2%	\$435
6	Boulder	Western Australia - Outback (South)	22.3%	\$453
7	Mount Tarcoola	Western Australia - Outback (South)	22.0%	\$425
8	Drummond Cove	Western Australia - Outback (South)	21.2%	\$430
9	Geraldton	Western Australia - Outback (South)	21.0%	\$369
10	Beresford	Western Australia - Outback (South)	20.7%	\$366

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Kambalda West	Western Australia - Outback (South)	14.7%	\$364
2	Merredin	Western Australia - Wheat Belt	11.1%	\$307
3	Boulder	Western Australia - Outback (South)	10.5%	\$453
4	South Boulder	Western Australia - Outback (South)	10.3%	\$435
5	Rangeway	Western Australia - Outback (South)	10.2%	\$321
6	South Kalgoorlie	Western Australia - Outback (South)	9.2%	\$461
7	Moora	Western Australia - Wheat Belt	9.0%	\$281
8	Collie	Bunbury	8.7%	\$367
9	Katanning	Western Australia - Wheat Belt	8.6%	\$333
10	Kalgoorlie	Western Australia - Outback (South)	8.5%	\$473



Units - Regional

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Bunbury	Bunbury	71	\$356,597
2	West Busselton	Bunbury	29	\$334,095
3	South Bunbury	Bunbury	49	\$275,146
4	East Bunbury	Bunbury	20	\$271,300
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
10	-	-	-	-

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	East Bunbury	Bunbury	20	\$271,300
2	South Bunbury	Bunbury	49	\$275,146
3	West Busselton	Bunbury	29	\$334,095
4	Bunbury	Bunbury	71	\$356,597
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
10	-	-	-	-

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	West Busselton	Bunbury	22.7%	\$334,095
2	East Bunbury	Bunbury	21.3%	\$271,300
3	South Bunbury	Bunbury	14.4%	\$275,146
4	Bunbury	Bunbury	6.8%	\$356,597
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
10	-	-	-	-

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	South Bunbury	Bunbury	12.2%	\$341
2	Bunbury	Bunbury	12.0%	\$409
3	West Busselton	Bunbury	7.4%	\$390
4	East Bunbury	Bunbury	-4.5%	\$289
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
10	-	-	-	-

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	South Bunbury	Bunbury	6.7%	\$341
2	West Busselton	Bunbury	6.3%	\$390
3	Bunbury	Bunbury	6.1%	\$409
4	East Bunbury	Bunbury	5.8%	\$289
5	-	-	-	-
6	-	-	-	-
7	-	-	-	-
8	-	-	-	-
9	-	-	-	-
10	-	-	-	-

TAS

Top 5 Sales

#	Sale price	Sale date	Address
1	\$5,100,000	Jan-21	14 Clarke Avenue, Battery Point
2	\$5,000,000	May-21	11 Mona Street, Battery Point
3	\$5,000,000	Feb-21	58A Napoleon Street, Battery Point
4	\$4,222,222	Nov-21	784 Sandy Bay Road, Sandy Bay
5	\$3,967,000	May-21	4 Mitah Crescent, Sandy Bay

TAS

Best performers 2021

Houses

Highest median value
Sandy Bay, Hobart **\$1,444,480**

Lowest median values
Rosebery, West and North West **\$147,186**

Highest 12 month change in value
Campbell Town, Launceston & North East **50.5%**

Highest 12 month change in rents
Bicheno, South East **40.9%**

Highest rental yields
Queenstown, West and North West **8.7%**

Units

Highest median value
Hobart, Hobart **\$865,243**

Lowest median values
Devonport, West and North West **\$321,687**

Highest 12 month change in value
Brighton, Hobart **35.8%**

Highest 12 month change in rents
Newnham, Launceston & North East **16.9%**

Highest rental yields
Brighton, Hobart **5.3%**

TAS

Highest Total Value of Sales



Houses - Greater Hobart

#	Suburb	Region	Number sold (12m) Sept 2021	Total value (12m) Sept 2021	Median value Nov 2021
1	Sandy Bay	Hobart	124	\$173,374,305	\$1,444,480
2	Howrah	Hobart	124	\$90,886,254	\$782,700
3	Kingston	Hobart	122	\$82,799,590	\$703,851
4	Blackmans Bay	Hobart	89	\$75,229,653	\$895,414
5	West Hobart	Hobart	70	\$67,881,602	\$1,089,710



Houses - Regional Tas

1	Devonport	West and North West	308	\$125,019,709	\$413,557
2	Ulverstone	West and North West	139	\$56,512,300	\$422,252
3	Riverside	Launceston and North East	99	\$55,926,718	\$612,406
4	Newstead	Launceston and North East	80	\$48,888,930	\$651,573
5	St Helens	Launceston and North East	85	\$47,324,690	\$476,691



Units - Greater Hobart

1	Sandy Bay	Hobart	88	\$65,659,500	\$726,669
2	Hobart	Hobart	50	\$44,547,667	\$865,243
3	Glenorchy	Hobart	69	\$28,211,053	\$456,669
4	Kingston	Hobart	54	\$25,952,000	\$583,557
5	Claremont	Hobart	66	\$25,294,990	\$434,214



Units - Regional Tas

1	Devonport	West and North West	68	\$21,029,000	\$321,687
2	Prospect Vale	Launceston and North East	42	\$15,060,900	\$395,486
3	Ulverstone	West and North West	32	\$11,672,500	\$350,075
4	Newnham	Launceston and North East	32	\$9,890,389	\$324,505
5	Shearwater	West and North West	21	\$8,011,000	\$369,729

Greater Hobart – Top 10 Suburbs

Houses

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Sandy Bay	Hobart	122	\$1,444,480
2	Acton Park	Hobart	24	\$1,129,315
3	West Hobart	Hobart	66	\$1,089,710
4	North Hobart	Hobart	38	\$1,042,479
5	Sandford	Hobart	20	\$1,016,545
6	South Hobart	Hobart	53	\$990,817
7	Mount Stuart	Hobart	28	\$987,490
8	Tranmere	Hobart	31	\$978,888
9	Mount Nelson	Hobart	30	\$946,175
10	New Town	Hobart	63	\$927,636

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Risdon Vale	Hobart	54	\$446,861
2	New Norfolk	Hobart	121	\$454,543
3	Bridgewater	Hobart	63	\$455,511
4	Clarendon Vale	Hobart	23	\$475,560
5	Chigwell	Hobart	45	\$526,792
6	Primrose Sands	Hobart	52	\$527,921
7	Rokeby	Hobart	52	\$541,738
8	Brighton	Hobart	56	\$546,022
9	Berriedale	Hobart	43	\$547,839
10	Warrane	Hobart	23	\$555,569

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Lewisham	Hobart	35.7%	\$720,299
2	Midway Point	Hobart	35.2%	\$644,620
3	Carlton	Hobart	34.8%	\$632,282
4	Primrose Sands	Hobart	33.9%	\$527,921
5	Rosetta	Hobart	33.6%	\$669,648
6	Rokeby	Hobart	32.7%	\$541,738
7	Dodges Ferry	Hobart	32.5%	\$620,984
8	Sandy Bay	Hobart	32.2%	\$1,444,480
9	Claremont	Hobart	31.6%	\$566,555
10	South Hobart	Hobart	31.2%	\$990,817

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Lenah Valley	Hobart	19.5%	\$609
2	Bridgewater	Hobart	19.3%	\$472
3	North Hobart	Hobart	18.7%	\$630
4	New Norfolk	Hobart	18.6%	\$457
5	West Hobart	Hobart	18.5%	\$644
6	Primrose Sands	Hobart	18.5%	\$438
7	Old Beach	Hobart	18.2%	\$513
8	Dodges Ferry	Hobart	17.3%	\$465
9	Austins Ferry	Hobart	17.0%	\$510
10	Mount Stuart	Hobart	16.3%	\$619

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Risdon Vale	Hobart	5.4%	\$456
2	Bridgewater	Hobart	5.2%	\$472
3	New Norfolk	Hobart	5.1%	\$457
4	Clarendon Vale	Hobart	5.1%	\$459
5	Chigwell	Hobart	4.7%	\$477
6	Mornington	Hobart	4.7%	\$505
7	Warrane	Hobart	4.7%	\$488
8	Rokeby	Hobart	4.6%	\$478
9	Brighton	Hobart	4.6%	\$474
10	Oakdowns	Hobart	4.6%	\$493

Units

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Hobart	Hobart	46	\$865,243
2	Sandy Bay	Hobart	79	\$726,669
3	Howrah	Hobart	36	\$600,080
4	Bellerive	Hobart	40	\$596,634
5	Blackmans Bay	Hobart	36	\$592,612
6	Kingston	Hobart	56	\$583,557
7	Glenorchy	Hobart	70	\$456,669
8	Claremont	Hobart	59	\$434,214
9	Brighton	Hobart	22	\$405,778
10	-	-	-	-

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Brighton	Hobart	22	\$405,778
2	Claremont	Hobart	59	\$434,214
3	Glenorchy	Hobart	70	\$456,669
4	Kingston	Hobart	56	\$583,557
5	Blackmans Bay	Hobart	36	\$592,612
6	Bellerive	Hobart	40	\$596,634
7	Howrah	Hobart	36	\$600,080
8	Sandy Bay	Hobart	79	\$726,669
9	Hobart	Hobart	46	\$865,243
10	-	-	-	-

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Brighton	Hobart	35.8%	\$405,778
2	Glenorchy	Hobart	34.7%	\$456,669
3	Bellerive	Hobart	34.3%	\$596,634
4	Kingston	Hobart	34.0%	\$583,557
5	Howrah	Hobart	33.4%	\$600,080
6	Hobart	Hobart	32.6%	\$865,243
7	Blackmans Bay	Hobart	30.5%	\$592,612
8	Sandy Bay	Hobart	28.6%	\$726,669
9	Claremont	Hobart	26.3%	\$434,214
10	-	-	-	-

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Blackmans Bay	Hobart	14.5%	\$451
2	Bellerive	Hobart	14.5%	\$434
3	Brighton	Hobart	14.0%	\$404
4	Kingston	Hobart	13.9%	\$438
5	Howrah	Hobart	13.7%	\$451
6	Hobart	Hobart	12.8%	\$557
7	Sandy Bay	Hobart	12.6%	\$486
8	Claremont	Hobart	9.6%	\$408
9	Glenorchy	Hobart	8.3%	\$397
10	-	-	-	-

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Brighton	Hobart	5.3%	\$404
2	Claremont	Hobart	4.9%	\$408
3	Glenorchy	Hobart	4.6%	\$397
4	Howrah	Hobart	4.2%	\$451
5	Kingston	Hobart	4.2%	\$438
6	Blackmans Bay	Hobart	4.1%	\$451
7	Bellerive	Hobart	4.0%	\$434
8	Sandy Bay	Hobart	3.5%	\$486
9	Hobart	Hobart	3.4%	\$557
10	-	-	-	-

Regional TAS – Top 10 Suburbs



Houses – Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 East Launceston	Launceston and North East	54	\$858,740
2 Grindelwald	Launceston and North East	21	\$780,195
3 Launceston	Launceston and North East	41	\$758,253
4 Legana	Launceston and North East	59	\$669,244
5 Newstead	Launceston and North East	74	\$651,573
6 Cygnet	South East	38	\$625,071
7 Turners Beach	West and North West	26	\$619,842
8 West Launceston	Launceston and North East	73	\$613,586
9 Riverside	Launceston and North East	90	\$612,406
10 Ranelagh	South East	27	\$608,386

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Rosebery	West and North West	40	\$147,186
2 Queenstown	West and North West	105	\$160,962
3 Ravenswood	Launceston and North East	50	\$301,669
4 Acton	West and North West	55	\$317,841
5 Smithton	West and North West	131	\$319,252
6 Campbell Town	Launceston and North East	26	\$319,898
7 Upper Burnie	West and North West	44	\$325,066
8 Shorewell Park	West and North West	34	\$325,306
9 Hillcrest	West and North West	21	\$327,412
10 George Town	Launceston and North East	112	\$332,870

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Campbell Town	Launceston and North East	50.5%	\$319,898
2 Orford	South East	46.2%	\$541,489
3 Beaconsfield	Launceston and North East	43.7%	\$401,122
4 Beauty Point	Launceston and North East	42.9%	\$426,503
5 George Town	Launceston and North East	42.0%	\$332,870
6 Launceston	Launceston and North East	41.0%	\$758,253
7 Queenstown	West and North West	40.3%	\$160,962
8 East Launceston	Launceston and North East	39.7%	\$858,740
9 Scottsdale	Launceston and North East	39.6%	\$358,740
10 Hadspen	Launceston and North East	38.8%	\$519,528

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Bicheno	South East	40.9%	\$853
2 Launceston	Launceston and North East	23.2%	\$537
3 Longford	Launceston and North East	23.0%	\$447
4 Newstead	Launceston and North East	21.1%	\$523
5 East Launceston	Launceston and North East	20.7%	\$552
6 Smithton	West and North West	20.0%	\$344
7 Huonville	South East	19.8%	\$473
8 Prospect Vale	Launceston and North East	19.8%	\$502
9 Newnham	Launceston and North East	19.3%	\$430
10 Deloraine	Launceston and North East	19.0%	\$439

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Queenstown	West and North West	8.7%	\$289
2 Bicheno	South East	6.9%	\$853
3 Ravenswood	Launceston and North East	6.1%	\$373
4 Acton	West and North West	5.6%	\$357
5 Upper Burnie	West and North West	5.5%	\$360
6 Smithton	West and North West	5.4%	\$344
7 Newnham	Launceston and North East	5.3%	\$430
8 Hillcrest	West and North West	5.2%	\$354
9 George Town	Launceston and North East	5.1%	\$339
10 Mowbray	Launceston and North East	5.0%	\$401



Units – Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Prospect Vale	Launceston and North East	36	\$395,486
2 Shearwater	West and North West	23	\$369,729
3 Ulverstone	West and North West	35	\$350,075
4 Longford	Launceston and North East	20	\$345,479
5 Wynyard	West and North West	23	\$341,970
6 Newnham	Launceston and North East	30	\$324,505
7 Devonport	West and North West	70	\$321,687
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Devonport	West and North West	70	\$321,687
2 Newnham	Launceston and North East	30	\$324,505
3 Wynyard	West and North West	23	\$341,970
4 Longford	Launceston and North East	20	\$345,479
5 Ulverstone	West and North West	35	\$350,075
6 Shearwater	West and North West	23	\$369,729
7 Prospect Vale	Launceston and North East	36	\$395,486
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Newnham	Launceston and North East	31.4%	\$324,505
2 Wynyard	West and North West	29.7%	\$341,970
3 Prospect Vale	Launceston and North East	26.1%	\$395,486
4 Longford	Launceston and North East	24.6%	\$345,479
5 Ulverstone	West and North West	18.2%	\$350,075
6 Shearwater	West and North West	17.7%	\$369,729
7 Devonport	West and North West	13.2%	\$321,687
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Newnham	Launceston and North East	16.9%	\$324
2 Wynyard	West and North West	16.3%	\$310
3 Prospect Vale	Launceston and North East	14.8%	\$393
4 Devonport	West and North West	11.4%	\$301
5 Ulverstone	West and North West	10.4%	\$311
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Newnham	Launceston and North East	5.2%	\$324
2 Prospect Vale	Launceston and North East	5.1%	\$393
3 Devonport	West and North West	5.0%	\$301
4 Wynyard	West and North West	4.8%	\$310
5 Ulverstone	West and North West	4.7%	\$311
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

NT

Top 5 Sales

#	Sale price	Sale date	Address
1	\$2,500,000	Jun-21	104 Cullen Bay Crescent, Larrakeyah
2	\$2,400,000	Nov-21	2 Christie Street, Fannie Bay
3	\$2,000,000	Sep-21	25 Temira Crescent, Larrakeyah
4	\$1,850,000	Nov-21	1/36 Tipperary Court, Stuart Park
5	\$1,800,000	Sep-21	13 Bayview Boulevard, Bayview

NT

Best performers 2021

Houses

Highest median value
Fannie Bay, Darwin **\$848,718**

Lowest median values
Katherine, Northern Territory - Outback **\$338,269**

Highest 12 month change in value
Moulden, Darwin **32.6%**

Highest 12 month change in rents
Anula, Darwin **30.6%**

Highest rental yields
Katherine, Northern Territory - Outback **8.9%**

Units

Highest median value
Bayview, Darwin **\$504,953**

Lowest median values
Gillen, Northern Territory - Outback **\$280,860**

Highest 12 month change in value
Rapid Creek, Darwin **29.7%**

Highest 12 month change in rents
Woolner, Darwin **20.4%**

Highest rental yields
Parap, Darwin **8.5%**

NT

Highest Total Value of Sales



Houses - Darwin

#	Suburb	Region	Number sold (12m) Sept 2021	Total value (12m) Sept 2021	Median value Nov 2021
1	Humpty Doo	Darwin	80	\$45,136,530	\$620,154
2	Nightcliff	Darwin	42	\$34,804,770	\$796,873
3	Bellamack	Darwin	63	\$34,259,050	\$575,340
4	Leanyer	Darwin	58	\$34,229,000	\$604,064
5	Gunn	Darwin	68	\$33,033,451	\$502,528



Houses - Regional NT

1	Gillen	Northern Territory - Outback	95	\$43,148,000	\$446,535
2	Braitling	Northern Territory - Outback	70	\$34,828,811	\$461,850
3	Katherine East	Northern Territory - Outback	71	\$23,760,800	\$340,936
4	East Side	Northern Territory - Outback	46	\$23,487,744	\$489,724
5	Larapinta	Northern Territory - Outback	41	\$17,607,000	\$439,612



Units - Darwin

1	Darwin	Darwin	231	\$93,984,034	\$405,796
2	Stuart Park	Darwin	82	\$37,928,989	\$432,665
3	Larrakeyah	Darwin	87	\$36,528,800	\$444,519
4	Nightcliff	Darwin	54	\$20,971,250	\$354,974
5	Parap	Darwin	45	\$15,012,000	\$310,694



Units - Regional NT

1	Desert Springs	Northern Territory - Outback	27	\$10,063,880	\$305,815
2	Gillen	Northern Territory - Outback	32	\$9,379,500	\$280,860
3	East Side	Northern Territory - Outback	21	\$6,928,300	\$308,418
4	The Gap	Northern Territory - Outback	23	\$5,893,500	\$284,591
5	-	-	-	-	-

Greater Darwin - Top 10 Suburbs

Houses

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Fannie Bay	Darwin	24	\$848,718
2	Nightcliff	Darwin	39	\$796,873
3	Lyons	Darwin	29	\$773,956
4	Rapid Creek	Darwin	45	\$769,567
5	Stuart Park	Darwin	47	\$765,797
6	Parap	Darwin	27	\$750,761
7	Ludmilla	Darwin	28	\$725,732
8	Muirhead	Darwin	44	\$708,348
9	Nakara	Darwin	21	\$637,185
10	Humpty Doo	Darwin	89	\$620,154

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Gray	Darwin	35	\$369,013
2	Moulden	Darwin	36	\$376,596
3	Woodroffe	Darwin	40	\$407,272
4	Karama	Darwin	53	\$465,507
5	Bakewell	Darwin	37	\$471,167
6	Driver	Darwin	32	\$481,778
7	Gunn	Darwin	71	\$502,528
8	Wagaman	Darwin	27	\$507,707
9	Alawa	Darwin	41	\$517,977
10	Moil	Darwin	33	\$520,398

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Moulden	Darwin	32.6%	\$376,596
2	Rapid Creek	Darwin	31.5%	\$769,567
3	Tiwi	Darwin	28.1%	\$535,129
4	Millner	Darwin	27.3%	\$536,404
5	Driver	Darwin	25.6%	\$481,778
6	Anula	Darwin	24.4%	\$544,580
7	Wulagi	Darwin	23.8%	\$537,919
8	Humpty Doo	Darwin	19.1%	\$620,154
9	Stuart Park	Darwin	18.9%	\$765,797
10	Wagaman	Darwin	18.7%	\$507,707

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Anula	Darwin	30.6%	\$623
2	Farrar	Darwin	23.6%	\$657
3	Leanyer	Darwin	23.2%	\$638
4	Woodroffe	Darwin	21.6%	\$544
5	Fannie Bay	Darwin	21.1%	\$771
6	Gray	Darwin	20.8%	\$534
7	Parap	Darwin	20.1%	\$761
8	Millner	Darwin	20.0%	\$597
9	Durack	Darwin	19.7%	\$618
10	Gunn	Darwin	19.2%	\$588

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Gray	Darwin	7.5%	\$534
2	Woodroffe	Darwin	7.1%	\$544
3	Moulden	Darwin	6.8%	\$500
4	Zuccoli	Darwin	6.5%	\$652
5	Johnston	Darwin	6.4%	\$689
6	Karama	Darwin	6.3%	\$588
7	Gunn	Darwin	6.3%	\$588
8	Farrar	Darwin	6.2%	\$657
9	Rosebery	Darwin	6.1%	\$629
10	Bellamack	Darwin	6.0%	\$655

Units

Highest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Bayview	Darwin	24	\$504,953
2	Larrakeyah	Darwin	88	\$444,519
3	Stuart Park	Darwin	100	\$432,665
4	Woolner	Darwin	29	\$419,029
5	Darwin	Darwin	252	\$405,796
6	Nightcliff	Darwin	60	\$354,974
7	Rapid Creek	Darwin	49	\$353,878
8	Parap	Darwin	52	\$310,694
9	Millner	Darwin	35	\$288,026
10	-	-	-	-

Lowest Median Values

#	Suburb	Region	Number sold (12m)	Median value
1	Millner	Darwin	35	\$288,026
2	Parap	Darwin	52	\$310,694
3	Rapid Creek	Darwin	49	\$353,878
4	Nightcliff	Darwin	60	\$354,974
5	Darwin	Darwin	252	\$405,796
6	Woolner	Darwin	29	\$419,029
7	Stuart Park	Darwin	100	\$432,665
8	Larrakeyah	Darwin	88	\$444,519
9	Bayview	Darwin	24	\$504,953
10	-	-	-	-

Highest 12 month Change in Values

#	Suburb	Region	Annual change	Median value
1	Rapid Creek	Darwin	32.3%	\$353,878
2	Millner	Darwin	26.4%	\$288,026
3	Nightcliff	Darwin	25.6%	\$354,974
4	Bayview	Darwin	24.5%	\$504,953
5	Woolner	Darwin	21.3%	\$419,029
6	Darwin	Darwin	19.0%	\$405,796
7	Larrakeyah	Darwin	17.5%	\$444,519
8	Stuart Park	Darwin	15.8%	\$432,665
9	Parap	Darwin	7.9%	\$310,694
10	-	-	-	-

Highest 12 month Change in Rents

#	Suburb	Region	Annual change	Median rental value
1	Woolner	Darwin	20.4%	\$555
2	Stuart Park	Darwin	17.5%	\$529
3	Rapid Creek	Darwin	17.3%	\$432
4	Nightcliff	Darwin	17.3%	\$423
5	Bayview	Darwin	16.6%	\$610
6	Millner	Darwin	16.0%	\$408
7	Darwin	Darwin	15.9%	\$552
8	Larrakeyah	Darwin	15.9%	\$529
9	Parap	Darwin	15.4%	\$473
10	-	-	-	-

Highest Rental Yields

#	Suburb	Region	Rental yield	Median rental value
1	Parap	Darwin	8.5%	\$473
2	Millner	Darwin	7.4%	\$408
3	Darwin	Darwin	7.2%	\$552
4	Woolner	Darwin	7.0%	\$555
5	Bayview	Darwin	6.8%	\$610
6	Rapid Creek	Darwin	6.6%	\$432
7	Stuart Park	Darwin	6.5%	\$529
8	Nightcliff	Darwin	6.5%	\$423
9	Larrakeyah	Darwin	6.3%	\$529
10	-	-	-	-

Regional NT - Top 10 Suburbs



Houses - Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 East Side	Northern Territory - Outback	49	\$489,724
2 Araluen	Northern Territory - Outback	38	\$488,575
3 Braitling	Northern Territory - Outback	70	\$461,850
4 Gillen	Northern Territory - Outback	91	\$446,535
5 Larapinta	Northern Territory - Outback	38	\$439,612
6 Sadadeen	Northern Territory - Outback	32	\$438,457
7 Katherine East	Northern Territory - Outback	67	\$340,936
8 Katherine	Northern Territory - Outback	22	\$338,269
9 -	-	-	-
10 -	-	-	-

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Katherine	Northern Territory - Outback	22	\$338,269
2 Katherine East	Northern Territory - Outback	67	\$340,936
3 Sadadeen	Northern Territory - Outback	32	\$438,457
4 Larapinta	Northern Territory - Outback	38	\$439,612
5 Gillen	Northern Territory - Outback	91	\$446,535
6 Braitling	Northern Territory - Outback	70	\$461,850
7 Araluen	Northern Territory - Outback	38	\$488,575
8 East Side	Northern Territory - Outback	49	\$489,724
9 -	-	-	-
10 -	-	-	-

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Katherine East	Northern Territory - Outback	14.9%	\$340,936
2 Sadadeen	Northern Territory - Outback	13.0%	\$438,457
3 Gillen	Northern Territory - Outback	12.0%	\$446,535
4 East Side	Northern Territory - Outback	11.7%	\$489,724
5 Braitling	Northern Territory - Outback	10.8%	\$461,850
6 Katherine	Northern Territory - Outback	10.3%	\$338,269
7 Larapinta	Northern Territory - Outback	9.7%	\$439,612
8 Araluen	Northern Territory - Outback	7.8%	\$488,575
9 -	-	-	-
10 -	-	-	-

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Katherine East	Northern Territory - Outback	3.0%	\$553
2 Larapinta	Northern Territory - Outback	2.0%	\$583
3 Sadadeen	Northern Territory - Outback	0.4%	\$577
4 Katherine	Northern Territory - Outback	-0.5%	\$556
5 Braitling	Northern Territory - Outback	-2.2%	\$620
6 Gillen	Northern Territory - Outback	-2.9%	\$612
7 Araluen	Northern Territory - Outback	-4.4%	\$630
8 East Side	Northern Territory - Outback	-6.0%	\$653
9 -	-	-	-
10 -	-	-	-

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Katherine	Northern Territory - Outback	8.9%	\$556
2 Katherine East	Northern Territory - Outback	8.4%	\$553
3 Gillen	Northern Territory - Outback	7.3%	\$612
4 Sadadeen	Northern Territory - Outback	7.2%	\$577
5 Braitling	Northern Territory - Outback	7.0%	\$620
6 Araluen	Northern Territory - Outback	6.9%	\$630
7 Larapinta	Northern Territory - Outback	6.9%	\$583
8 East Side	Northern Territory - Outback	6.9%	\$653
9 -	-	-	-
10 -	-	-	-



Units - Regional

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 East Side	Northern Territory - Outback	25	\$308,418
2 Desert Springs	Northern Territory - Outback	26	\$305,815
3 The Gap	Northern Territory - Outback	22	\$284,591
4 Gillen	Northern Territory - Outback	36	\$280,860
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Gillen	Northern Territory - Outback	36	\$280,860
2 The Gap	Northern Territory - Outback	22	\$284,591
3 Desert Springs	Northern Territory - Outback	26	\$305,815
4 East Side	Northern Territory - Outback	25	\$308,418
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Desert Springs	Northern Territory - Outback	16.0%	\$305,815
2 East Side	Northern Territory - Outback	10.3%	\$308,418
3 Gillen	Northern Territory - Outback	7.9%	\$280,860
4 The Gap	Northern Territory - Outback	6.7%	\$284,591
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 The Gap	Northern Territory - Outback	-0.9%	\$375
2 Gillen	Northern Territory - Outback	-1.4%	\$391
3 East Side	Northern Territory - Outback	-2.1%	\$380
4 -	-	-	-
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 The Gap	Northern Territory - Outback	7.4%	\$375
2 Gillen	Northern Territory - Outback	7.2%	\$391
3 East Side	Northern Territory - Outback	6.9%	\$380
4 -	-	-	-
5 -	-	-	-
6 -	-	-	-
7 -	-	-	-
8 -	-	-	-
9 -	-	-	-
10 -	-	-	-

Canberra

Top 5 Sales

#	Sale price	Sale date	Address
1	\$7,100,000	Mar-21	6 Wickham Crescent, Red Hill
2	\$5,500,000	Mar-21	76 Arthur Circle, Forrest
3	\$5,500,000	Jun-21	27 Culgoa Circuit, O'Malley
4	\$5,000,000	Mar-21	14 Musgrave Street, Yarralumla
5	\$5,000,000	Apr-21	55 Arthur Circle, Red Hill

Canberra

Best performers 2021



Houses

Highest median value

Campbell, Australian Capital Territory **\$1,953,012**

Lowest median values

Strathnairn, Australian Capital Territory **\$576,477**

Highest 12 month change in value

Watson, Australian Capital Territory **39.7%**

Highest 12 month change in rents

Throsby, Australian Capital Territory **19.1%**

Highest rental yields

Wright, Australian Capital Territory **4.7%**



Units

Highest median value

Yarralumla, Australian Capital Territory **\$1,089,143**

Lowest median values

Lyons, Australian Capital Territory **\$376,778**

Highest 12 month change in value

Palmerston, Australian Capital Territory **29.3%**

Highest 12 month change in rents

Palmerston, Australian Capital Territory **13.5%**

Highest rental yields

Gungahlin, Australian Capital Territory **5.8%**

Canberra

Highest Total Value of Sales



Houses - Canberra

#	Suburb	Region	Number sold (12m) Sept 2021	Total value (12m) Sept 2021	Median value Nov 2021
1	Kambah	Australian Capital Territory	241	\$185,897,455	\$873,191
2	Ngunnawal	Australian Capital Territory	191	\$134,197,634	\$841,577
3	Curtin	Australian Capital Territory	100	\$128,655,500	\$1,409,337
4	Bonner	Australian Capital Territory	149	\$111,026,365	\$962,299
5	Ainslie	Australian Capital Territory	80	\$109,923,700	\$1,640,684



Units - Canberra

1	Kingston	Australian Capital Territory	263	\$200,304,222	\$660,261
2	Braddon	Australian Capital Territory	253	\$140,994,614	\$504,206
3	Belconnen	Australian Capital Territory	251	\$112,871,735	\$479,892
4	Phillip	Australian Capital Territory	211	\$93,357,897	\$457,331
5	City	Australian Capital Territory	146	\$85,559,400	\$599,475

Canberra - Top 10 Suburbs

Houses

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Campbell	Australian Capital Territory	49	\$1,953,012
2 O'Connor	Australian Capital Territory	69	\$1,692,794
3 Ainslie	Australian Capital Territory	73	\$1,640,684
4 Garran	Australian Capital Territory	52	\$1,619,330
5 Hughes	Australian Capital Territory	57	\$1,489,021
6 Aranda	Australian Capital Territory	28	\$1,442,869
7 Weetangera	Australian Capital Territory	33	\$1,416,764
8 Curtin	Australian Capital Territory	83	\$1,409,337
9 Farrer	Australian Capital Territory	62	\$1,379,106
10 Chapman	Australian Capital Territory	37	\$1,359,483

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Strathairn	Australian Capital Territory	36	\$576,477
2 Charnwood	Australian Capital Territory	73	\$686,412
3 Holt	Australian Capital Territory	78	\$715,994
4 Scullin	Australian Capital Territory	41	\$730,161
5 Richardson	Australian Capital Territory	54	\$773,664
6 Isabella Plains	Australian Capital Territory	51	\$782,603
7 Latham	Australian Capital Territory	54	\$784,678
8 Macgregor	Australian Capital Territory	139	\$804,164
9 Theodore	Australian Capital Territory	54	\$804,236
10 Spence	Australian Capital Territory	37	\$805,442

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Watson	Australian Capital Territory	39.7%	\$1,293,269
2 Palmerston	Australian Capital Territory	36.4%	\$1,116,808
3 Holder	Australian Capital Territory	36.2%	\$976,661
4 Torrens	Australian Capital Territory	35.5%	\$1,214,300
5 Farrer	Australian Capital Territory	35.4%	\$1,379,106
6 Nicholls	Australian Capital Territory	34.8%	\$1,274,562
7 Pearce	Australian Capital Territory	34.2%	\$1,352,462
8 Garran	Australian Capital Territory	33.2%	\$1,619,330
9 Forde	Australian Capital Territory	32.5%	\$1,174,304
10 Taylor	Australian Capital Territory	32.3%	\$959,819

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Throsby	Australian Capital Territory	19.1%	\$877
2 Wright	Australian Capital Territory	14.9%	\$902
3 Flynn	Australian Capital Territory	13.1%	\$724
4 Lyons	Australian Capital Territory	13.0%	\$756
5 Palmerston	Australian Capital Territory	12.3%	\$725
6 Campbell	Australian Capital Territory	12.3%	\$948
7 Nicholls	Australian Capital Territory	12.1%	\$764
8 Evatt	Australian Capital Territory	11.9%	\$667
9 Macquarie	Australian Capital Territory	11.8%	\$705
10 Moncrieff	Australian Capital Territory	11.7%	\$760

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Wright	Australian Capital Territory	4.7%	\$902
2 Throsby	Australian Capital Territory	4.5%	\$877
3 Charnwood	Australian Capital Territory	4.4%	\$597
4 Holt	Australian Capital Territory	4.3%	\$606
5 Scullin	Australian Capital Territory	4.2%	\$619
6 Dunlop	Australian Capital Territory	4.1%	\$683
7 Macgregor	Australian Capital Territory	4.1%	\$627
8 Latham	Australian Capital Territory	4.0%	\$645
9 Moncrieff	Australian Capital Territory	4.0%	\$760
10 Bonner	Australian Capital Territory	4.0%	\$731

Units

Highest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Yarralumla	Australian Capital Territory	31	\$1,089,143
2 Deakin	Australian Capital Territory	24	\$922,315
3 Forde	Australian Capital Territory	26	\$809,364
4 Garran	Australian Capital Territory	29	\$809,122
5 Forrest	Australian Capital Territory	55	\$784,535
6 Nicholls	Australian Capital Territory	34	\$775,720
7 Cook	Australian Capital Territory	20	\$747,618
8 Barton	Australian Capital Territory	81	\$736,448
9 Amaroo	Australian Capital Territory	26	\$705,088
10 Pearce	Australian Capital Territory	29	\$688,829

Lowest Median Values

# Suburb	Region	Number sold (12m)	Median value
1 Lyons	Australian Capital Territory	39	\$376,778
2 Curtin	Australian Capital Territory	23	\$396,196
3 Hawker	Australian Capital Territory	21	\$398,524
4 Gungahlin	Australian Capital Territory	138	\$444,214
5 Chifley	Australian Capital Territory	36	\$445,396
6 Phillip	Australian Capital Territory	204	\$457,331
7 Wright	Australian Capital Territory	106	\$471,177
8 Belconnen	Australian Capital Territory	245	\$479,892
9 Franklin	Australian Capital Territory	121	\$481,393
10 Scullin	Australian Capital Territory	20	\$483,691

Highest 12 month Change in Values

# Suburb	Region	Annual change	Median value
1 Palmerston	Australian Capital Territory	29.3%	\$643,792
2 Campbell	Australian Capital Territory	24.0%	\$672,442
3 Kambah	Australian Capital Territory	23.7%	\$633,500
4 Gordon	Australian Capital Territory	21.5%	\$567,445
5 Curtin	Australian Capital Territory	21.4%	\$396,196
6 Watson	Australian Capital Territory	21.3%	\$483,845
7 Dickson	Australian Capital Territory	20.8%	\$559,885
8 Forde	Australian Capital Territory	20.8%	\$809,364
9 Scullin	Australian Capital Territory	20.4%	\$483,691
10 Lyneham	Australian Capital Territory	20.2%	\$493,695

Highest 12 month Change in Rents

# Suburb	Region	Annual change	Median rental value
1 Palmerston	Australian Capital Territory	13.5%	\$546
2 Curtin	Australian Capital Territory	11.6%	\$450
3 Crace	Australian Capital Territory	11.5%	\$520
4 Forrest	Australian Capital Territory	10.6%	\$691
5 Forde	Australian Capital Territory	10.0%	\$631
6 Gungahlin	Australian Capital Territory	9.7%	\$505
7 Pearce	Australian Capital Territory	9.5%	\$550
8 Kingston	Australian Capital Territory	9.5%	\$596
9 Griffith	Australian Capital Territory	9.4%	\$568
10 Coombs	Australian Capital Territory	9.2%	\$549

Highest Rental Yields

# Suburb	Region	Rental yield	Median rental value
1 Gungahlin	Australian Capital Territory	5.8%	\$505
2 Wright	Australian Capital Territory	5.8%	\$520
3 Curtin	Australian Capital Territory	5.8%	\$450
4 Lyons	Australian Capital Territory	5.8%	\$480
5 Hawker	Australian Capital Territory	5.7%	\$506
6 Crace	Australian Capital Territory	5.7%	\$520
7 Belconnen	Australian Capital Territory	5.6%	\$506
8 Franklin	Australian Capital Territory	5.5%	\$502
9 Braddon	Australian Capital Territory	5.5%	\$545
10 City	Australian Capital Territory	5.4%	\$606



Disclaimers & Data Dictionary

The Best of the Best 2021 highlights the top performing suburbs for houses and units across Australia based on the following:

- ▶ 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 2021, with the exception of Total Value of Sales data which reflect sales that occurred over the 12 months to 30 September 2021.

Top sales are based on properties that have transacted over the 2021 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 20 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 2021.

12 month change in value - the percentage difference between the hedonic home value index as at 30 November 2021 compared to 12 months ago.

12 month change in rents - the percentage difference between the hedonic rental value index as at 30 November 2021 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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& Data Dictionary continued

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