

It's Smart to Ask



Aussie/CoreLogic RP Data

Australia's Most Affordable Suburbs



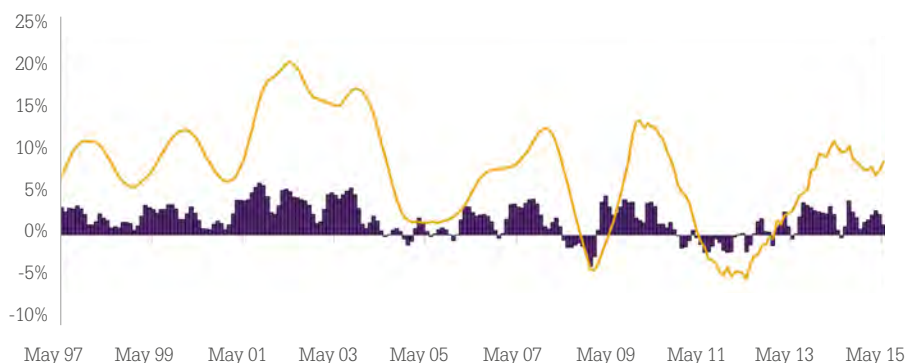
Housing market overview

9% increase in capital city dwelling values over the past twelve months

Australia's housing market is the nation's largest asset class, worth an estimated \$5.9 trillion; that's approximately three times the value of Australia's combined superannuation funds, close to three and a half times the overall market capitalisation of companies whose shares are traded on the Australian Securities Exchange (ASX) and more than three times greater than the nation's economic output over the past year. With real estate such a valuable and popular asset class, it's no wonder that conversation often turns to the residential property market and its performance.

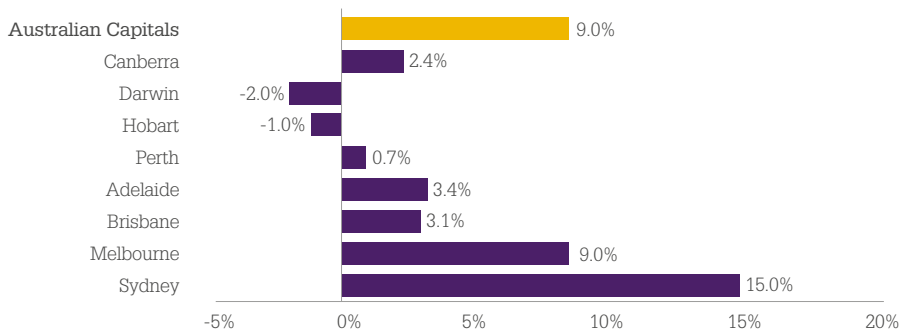
Based on the CoreLogic RP Data Home Value Index, real estate values across Australia's combined capital cities have risen by 24 per cent since the market reached a recent low point at the end of May 2012. Over the past twelve months alone, dwelling values are 9 per cent higher across the combined capitals of Australia. Despite the strong capital gains, the annual rate of growth has been tapering since peaking in April last year when capital city dwelling values were rising at the rate of 11.5 per cent per annum.

Rolling annual and quarterly change in dwelling values, combined capital cities



Sydney has been the powerhouse of growth over the current phase, trailed by Melbourne. Meanwhile the remaining capital cities have recorded very little capital growth despite the very accommodative monetary policy settings. Unsurprisingly Sydney and Melbourne are also seeing relatively stronger economic conditions, are benefitting most from both interstate and overseas migration and are also seeing the highest level of interest from offshore investment.

Annual change in dwelling values, capital cities



The next 12 months look as if housing market conditions will remain mixed across the country. Sydney and Melbourne are likely to continue to be the stand-outs for capital growth however; we expect that over the year the rate of growth will reduce back to more sustainable levels. We may also see a further pick-up in growth in markets such as Brisbane, Newcastle, Wollongong and the Gold and Sunshine Coasts. Growth in markets such as Adelaide, Hobart and Canberra is likely to remain contained while weakness in mining areas, as well as Perth and Darwin is likely to persist.

For those looking to enter the housing market, it looks as though interest rates are likely to remain at their historically low setting. The last time mortgage rates were this low was 1968 and the outlook is that mortgage rates are likely to remain firm or potentially drift even lower over the coming year.



Most Affordable Suburbs

Capital city summaries

Where are the most affordable suburbs for house and unit values within 10 and 20km of the CBD?

With housing markets showing some level of growth over recent years across most cities, more prospective buyers are starting to focus on their budgets and examine where they can afford to buy. At the same time, many buyers want to stay within a reasonably close proximity to the capital cities where jobs are more plentiful, transport options are generally more efficient and amenities such as retail, dining, health care and schools are often more abundant.

This latest report from Aussie Home Loans and CoreLogic RP Data identifies the most affordable suburbs, for houses and units, within 10km and 20km from the centre of each capital city.

Sydney houses

Most affordable suburbs within 10km and 20km of the Sydney CBD, houses

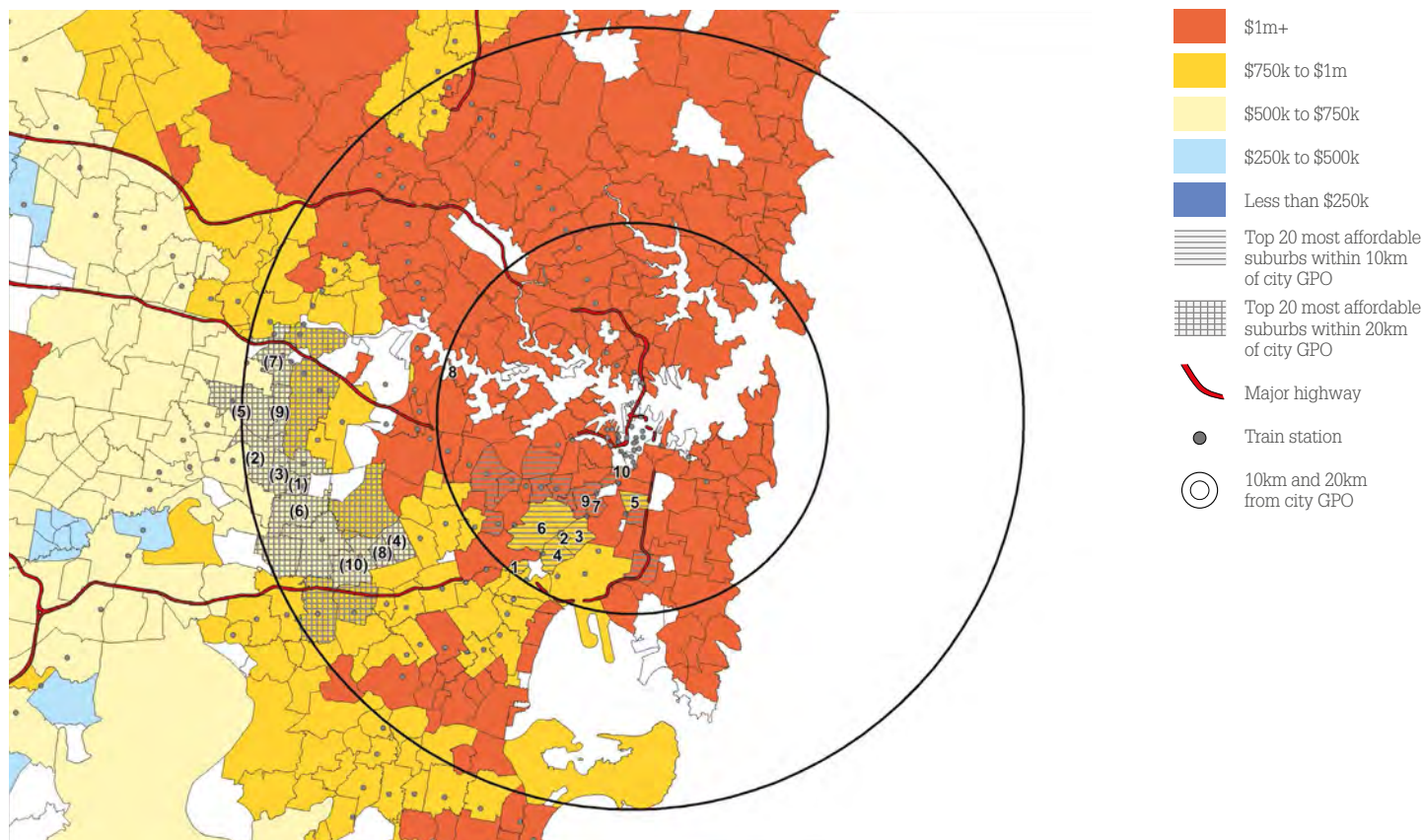
Sydney: Top 20 most affordable suburbs within 10km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Turrella	Rockdale	9.9 km	\$839,676	17
2 Sydenham	Marrickville	7.4 km	\$845,771	21
3 St Peters	Marrickville	6.9 km	\$920,169	50
4 Tempe	Marrickville	8.3 km	\$921,390	59
5 Waterloo	Sydney	4.7 km	\$937,316	11
6 Marrickville	Marrickville	7.5 km	\$994,026	191
7 Erskineville	Sydney	5.2 km	\$1,005,107	84
8 Mortlake	Canada Bay	9.2 km	\$1,036,064	15
9 Newtown	Sydney	5.2 km	\$1,044,330	166
10 Chippendale	Sydney	3.2 km	\$1,060,415	31
11 Darlington	Sydney	3.8 km	\$1,062,426	32
12 Hurlstone Park	Canterbury	9.1 km	\$1,066,214	36
13 Stanmore	Marrickville	5.3 km	\$1,070,242	108
14 Leichhardt	Leichhardt	5.2 km	\$1,076,623	225
15 Enmore	Marrickville	5.7 km	\$1,079,403	58
16 Summer Hill	Ashfield	7.3 km	\$1,080,042	49
17 Eastlakes	Botany Bay	8.2 km	\$1,090,744	29
18 Zetland	Sydney	5.6 km	\$1,117,141	10
19 Petersham	Marrickville	6.1 km	\$1,122,372	82
20 Ashfield	Ashfield	7.9 km	\$1,123,787	110

Closer to the city, the most affordable suburbs within 10km of the Sydney CBD for houses tend to be located around the Inner West, with seven of the top 20 most affordable suburbs located within the Marrickville council region. Topping the list is the suburb of Turrella, which is located right on 10km's from the CBD with a median house value just under \$840,000.

Sydney: Top 20 most affordable suburbs within 20km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Birrong	Bankstown	17.3 km	\$644,349	28
2 Chester Hill	Bankstown	19.3 km	\$646,328	162
3 Sefton	Bankstown	18.2 km	\$662,657	66
4 Lakemba	Canterbury	13.6 km	\$676,432	69
5 Guildford	Parramatta	19.8 km	\$680,307	241
6 Yagoona	Bankstown	17.6 km	\$686,272	203
7 Granville	Parramatta	18.3 km	\$687,671	112
8 Wiley Park	Canterbury	14.6 km	\$698,471	53
9 South Granville	Parramatta	17.8 km	\$708,456	57
10 Punchbowl	Canterbury	16.1 km	\$710,595	170
11 Regents Park	Auburn	16.5 km	\$719,623	40
12 Harris Park	Parramatta	18.2 km	\$719,879	13
13 Condell Park	Bankstown	19.4 km	\$723,269	157
14 Bankstown	Bankstown	17.4 km	\$741,410	178
15 Riverwood	Canterbury	17.1 km	\$762,275	85
16 Greenacre	Bankstown	14.3 km	\$766,934	266
17 Auburn	Auburn	16.2 km	\$774,656	220
18 Rosehill	Parramatta	16.3 km	\$776,163	20
19 Padstow	Bankstown	19.0 km	\$783,750	218
20 Mount Lewis	Bankstown	15.6 km	\$788,543	14

The most affordable suburbs within 20km of the Sydney CBD are primarily located around the Canterbury, Bankstown and Parramatta regions to the west of the city. Located along the Bankstown train line, the most affordable suburb within 20km of Sydney is Birrong where the median value of a house is just over \$644,000. There are about 970 houses in the suburb, but only 28 have sold over the past 12 months, suggesting homes are relatively tightly held in this suburb.

Suburbs of Sydney with median house value thematic



Sydney units

Most affordable suburbs within 10km and 20km of the Sydney CBD, units

Sydney: Top 20 most affordable suburbs within 10km of the CBD (Units)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Eastlakes	Botany Bay	8.2 km	\$484,487	56
2 Marrickville	Marrickville	7.5 km	\$552,713	225
3 Newtown	Sydney	5.2 km	\$559,175	104
4 Potts Point	Sydney	2.3 km	\$565,141	217
5 Lewisham	Marrickville	6.7 km	\$569,889	20
6 Gladesville	Ryde	7.9 km	\$572,923	139
7 Haberfield	Ashfield	6.5 km	\$573,347	13
8 Rushcutters Bay	Sydney	2.9 km	\$574,618	78
9 Ashfield	Ashfield	7.9 km	\$575,096	228
10 Centennial Park	Randwick	5.2 km	\$577,814	53
11 Hurlstone Park	Canterbury	9.1 km	\$593,081	15
12 Stanmore	Marrickville	5.3 km	\$594,654	52
13 Croydon	Burwood	8.4 km	\$605,927	43
14 Enmore	Marrickville	5.7 km	\$607,195	15
15 Petersham	Marrickville	6.1 km	\$610,890	69
16 Lane Cove North	Lane Cove	7.0 km	\$611,207	220
17 Elizabeth Bay	Sydney	2.7 km	\$615,967	182
18 Alexandria	Sydney	5.7 km	\$617,024	211
19 Dulwich Hill	Marrickville	8.0 km	\$622,141	143
20 Summer Hill	Ashfield	7.3 km	\$631,492	88

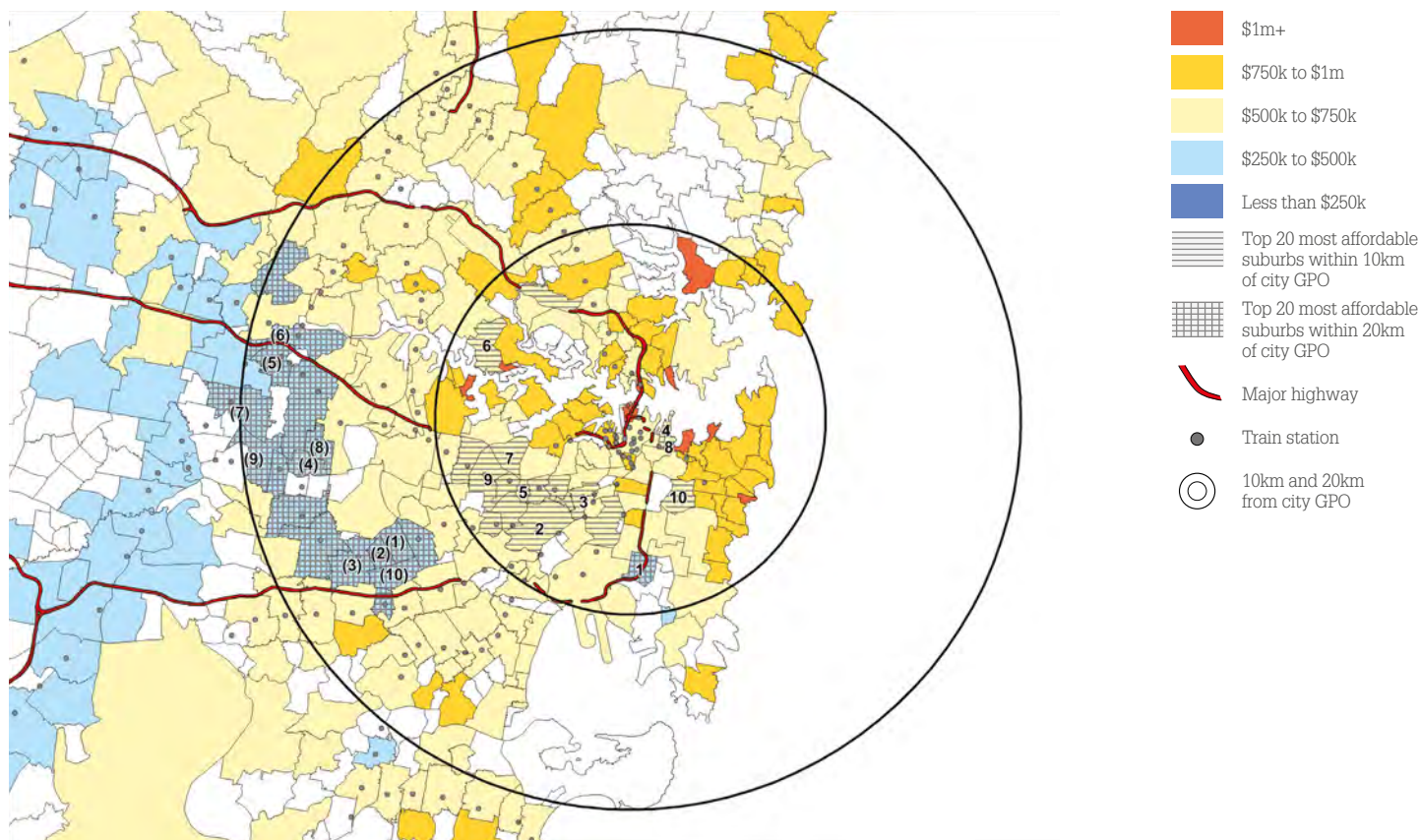
The most affordable suburb for buying a unit within 10km of the Sydney CBD can be found at Eastlakes, located in the Botany council area. Eastlakes is the only suburb within 10km of the CBD with a median unit value under \$500,000. Of the 56 unit sales in Eastlakes over the past year, 52 of them were sold under \$600,000.

Sydney: Top 20 most affordable suburbs within 20km of the CBD (Units)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Lakemba	Canterbury	13.6 km	\$362,366	189
2 Wiley Park	Canterbury	14.6 km	\$366,464	110
3 Punchbowl	Canterbury	16.1 km	\$388,756	94
4 Regents Park	Auburn	16.5 km	\$391,634	24
5 Granville	Parramatta	18.3 km	\$401,023	183
6 Harris Park	Parramatta	18.2 km	\$401,724	133
7 Guildford	Parramatta	19.8 km	\$404,342	200
8 Berala	Auburn	15.9 km	\$412,674	71
9 Chester Hill	Bankstown	19.3 km	\$414,082	36
10 Roselands	Canterbury	14.6 km	\$423,656	75
11 Rosehill	Parramatta	16.3 km	\$425,680	98
12 Auburn	Auburn	16.2 km	\$426,741	374
13 Belmore	Canterbury	12.7 km	\$428,767	78
14 Bankstown	Bankstown	17.4 km	\$432,227	401
15 Yagoona	Bankstown	17.6 km	\$441,182	75
16 Sefton	Bankstown	18.2 km	\$460,839	25
17 Narwee	Canterbury	15.9 km	\$481,094	26
18 Eastlakes	Botany Bay	8.2 km	\$484,487	56
19 Holroyd	Holroyd	19.2 km	\$486,944	19
20 North Parramatta	Parramatta	19.1 km	\$491,638	205

Sydney's most affordable apartment markets that are within 20km of the CBD are mostly located within the Canterbury and Parramatta councils to the west of the city. The most affordable suburbs in the region follow the Bankstown train line, with Lakemba, Wiley Park and Punchbowl (the three most affordable suburbs) all showing similar median unit values around the mid to high \$300,000 range.

Suburbs of Sydney with median unit value thematic



Melbourne houses

Most affordable suburbs within 10km and 20km of the Melbourne CBD, houses

Melbourne: Top 20 most affordable suburbs within 10km of the CBD (Houses)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Braybrook	Maribymong	9.8 km	\$450,985	95
2 Maidstone	Maribymong	8.3 km	\$588,035	126
3 Footscray	Maribymong	5.6 km	\$618,131	178
4 West Footscray	Maribymong	7.6 km	\$631,471	141
5 Southbank	Melbourne	1.1 km	\$637,818	39
6 Preston	Darebin	9.5 km	\$675,808	358
7 Collingwood	Yarra	3.1 km	\$681,728	58
8 Spotswood	Hobsons Bay	6.5 km	\$683,284	39
9 Pascoe Vale South	Moreland	8.4 km	\$693,886	117
10 South Kingsville	Hobsons Bay	7.5 km	\$702,322	27
11 Coburg	Moreland	8.0 km	\$702,422	331
12 Kingsville	Maribymong	7.1 km	\$702,970	65
13 Seddon	Maribymong	5.9 km	\$715,622	82
14 Yarraville	Maribymong	6.6 km	\$723,021	262
15 Kensington	Melbourne	3.8 km	\$730,022	143
16 Maribymong	Maribymong	7.9 km	\$751,198	171
17 Newport	Hobsons Bay	7.3 km	\$758,158	229
18 Carlton	Melbourne	2.0 km	\$762,532	83
19 Brunswick West	Moreland	6.1 km	\$773,497	149
20 Essendon North	Moonee Valley	10.0 km	\$775,653	41

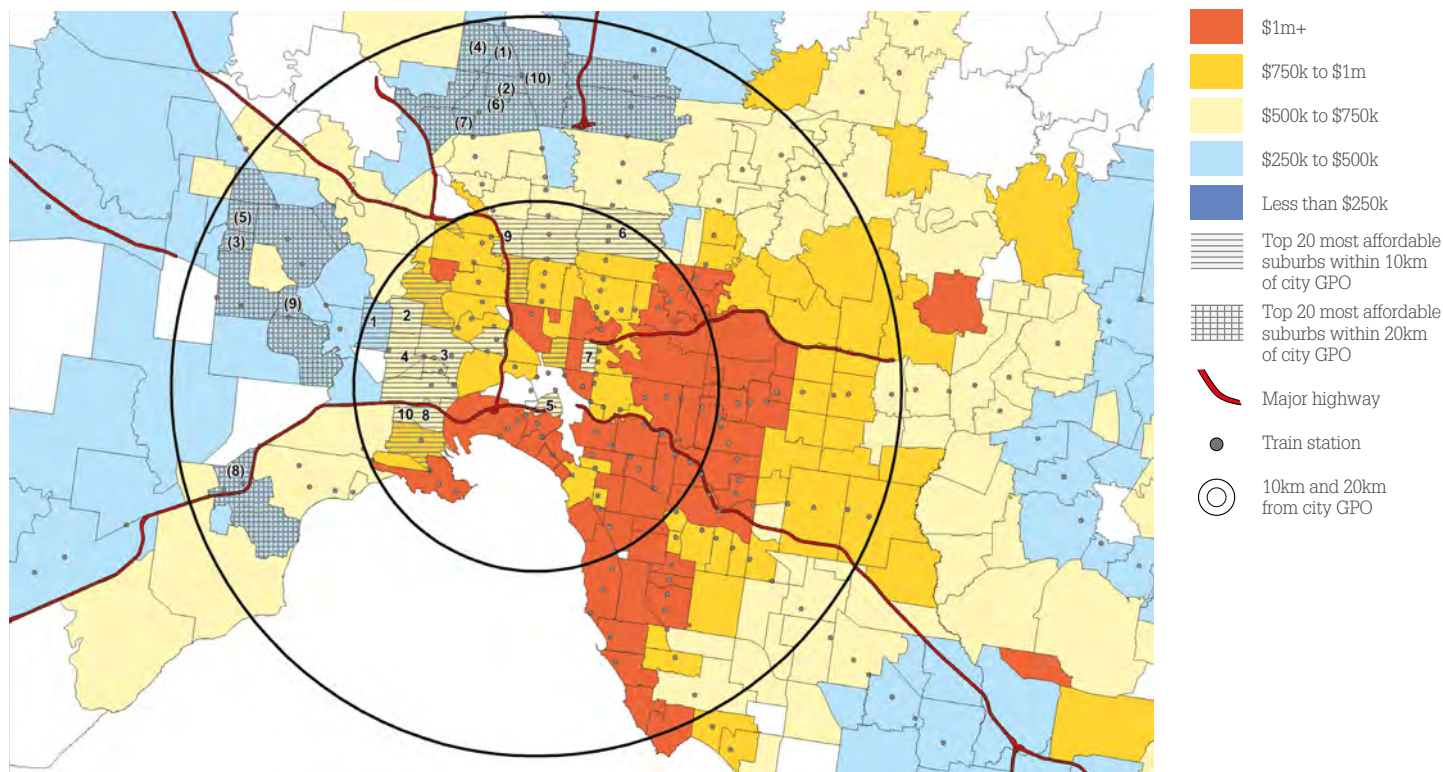
Melbourne: Top 20 most affordable suburbs within 20km of the CBD (Houses)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Coolaroo	Hume	18.3 km	\$296,376	42
2 Dallas	Hume	16.3 km	\$307,298	90
3 Albanvale	Brimbank	18.4 km	\$332,233	70
4 Meadow Heights	Hume	18.8 km	\$335,187	144
5 Kings Park	Brimbank	18.7 km	\$344,206	111
6 Broadmeadows	Hume	15.5 km	\$349,960	167
7 Jacana	Hume	15.0 km	\$351,958	36
8 Laverton	Wyndham	17.3 km	\$353,813	106
9 Ardeer	Brimbank	14.3 km	\$365,372	66
10 Campbellfield	Hume	16.7 km	\$367,034	63
11 Deer Park	Brimbank	17.0 km	\$371,085	239
12 St Albans	Brimbank	15.4 km	\$373,005	419
13 Kealba	Brimbank	14.4 km	\$385,550	40
14 Lalor	Whittlesea	17.4 km	\$389,247	245
15 Delahey	Brimbank	19.1 km	\$390,567	86
16 Westmeadows	Hume	16.7 km	\$405,598	98
17 Gladstone Park	Hume	14.9 km	\$409,878	127
18 Thomastown	Whittlesea	15.6 km	\$411,153	240
19 Sunshine West	Brimbank	13.0 km	\$412,087	197
20 Altona Meadows	Hobsons Bay	17.0 km	\$417,869	224

Within 10km of the CBD, eight of the 20 most affordable Melbourne suburbs for houses are located within the Maribymong council region. At the top of the list is the suburb of Braybrook, which is right on the 10km boundary from the CBD, where the typical house is valued at approximately \$451,000. The suburb is well serviced by both bus lines and train, with the closest train stations (Tottenham and Sunshine) being located in the adjacent suburbs.

The most affordable Melbourne suburbs for detached housing within 20km of the CBD fall mostly within the Hume and Brimbank council areas, comprising 16 of the 20 most affordable suburbs in this region. The most affordable suburb is Coolaroo which is located along the Craigieburn railway line about 18km north of the Melbourne CBD.

Suburbs of Melbourne with median house value thematic



Melbourne units

Most affordable suburbs within 10km and 20km of the Melbourne CBD, units

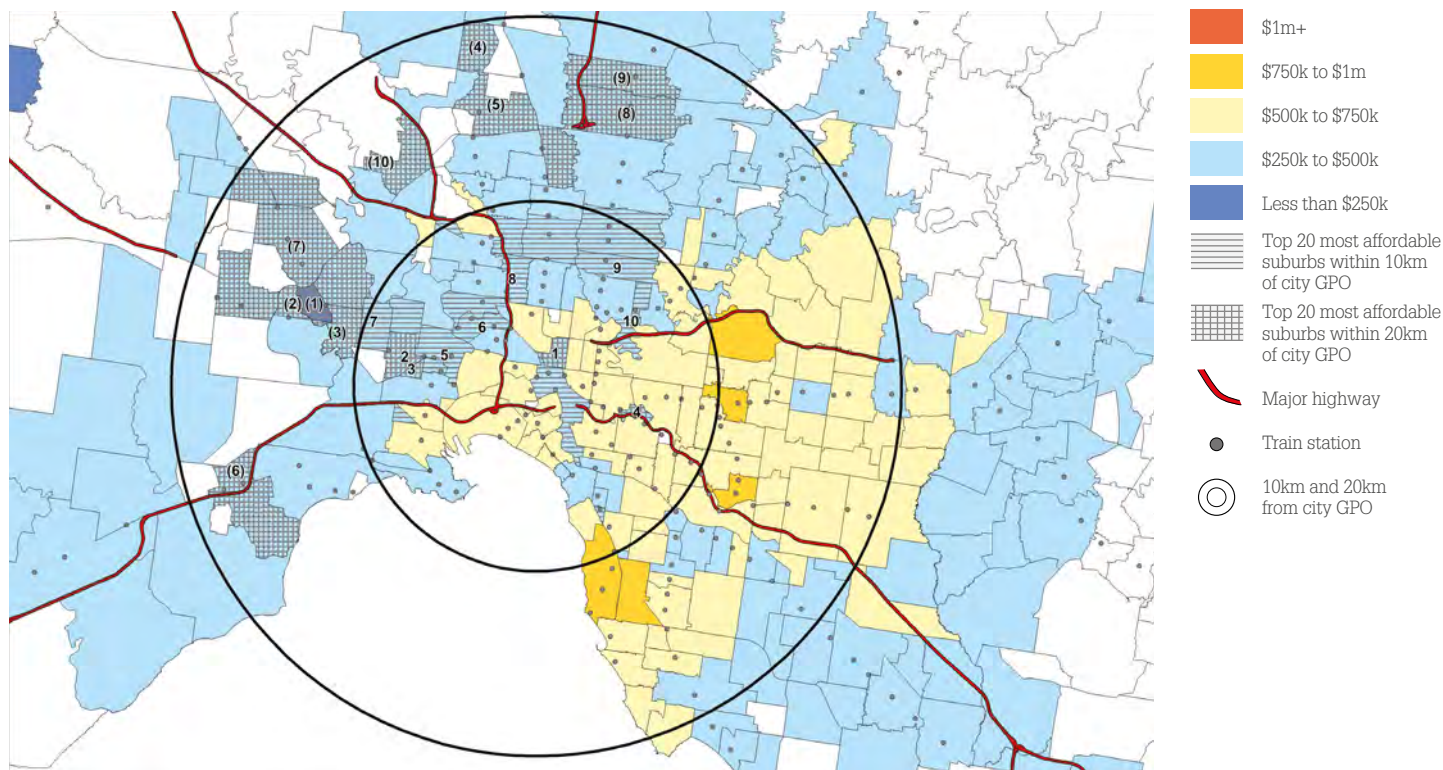
Melbourne: Top 20 most affordable suburbs within 10km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Carlton	Melbourne	2.0 km	\$315,495	332
2 West Footscray	Maribymong	7.6 km	\$325,185	99
3 Kingsville	Maribymong	7.1 km	\$328,551	36
4 Burnley	Yarra	5.4 km	\$336,802	13
5 Footscray	Maribymong	5.6 km	\$365,705	207
6 Flemington	Moonee Valley	4.6 km	\$366,022	57
7 Braybrook	Maribymong	9.8 km	\$373,231	36
8 Brunswick West	Moreland	6.1 km	\$396,087	160
9 Thornbury	Darebin	7.7 km	\$408,648	139
10 Fairfield	Yarra	6.1 km	\$411,490	60
11 Preston	Darebin	9.5 km	\$416,803	219
12 Essendon North	Moonee Valley	10.0 km	\$417,629	72
13 Ascot Vale	Moonee Valley	5.5 km	\$426,692	110
14 Coburg	Moreland	8.0 km	\$426,939	133
15 Pascoe Vale South	Moreland	8.4 km	\$429,988	11
16 Maidstone	Maribymong	8.3 km	\$431,219	59
17 Ripponlea	Port Phillip	7.6 km	\$431,757	23
18 Melbourne	Melbourne	0.9 km	\$433,223	1,455
19 South Kingsville	Hobsons Bay	7.5 km	\$433,239	15
20 Seddon	Maribymong	5.9 km	\$436,470	26

Melbourne: Top 20 most affordable suburbs within 20km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Albion	Brimbank	13.2 km	\$234,826	43
2 Ardeer	Brimbank	14.3 km	\$254,961	10
3 Sunshine	Brimbank	11.5 km	\$258,630	47
4 Meadow Heights	Hume	18.8 km	\$270,075	20
5 Broadmeadows	Hume	15.5 km	\$277,498	58
6 Laverton	Wyndham	17.3 km	\$285,976	15
7 St Albans	Brimbank	15.4 km	\$301,761	140
8 Thomastown	Whittlesea	15.6 km	\$304,848	75
9 Lalor	Whittlesea	17.4 km	\$309,510	30
10 Tullamarine	Hume	15.0 km	\$314,770	54
11 Carlton	Melbourne	2.0 km	\$315,495	332
12 Deer Park	Brimbank	17.0 km	\$318,060	35
13 Delahey	Brimbank	19.1 km	\$322,099	21
14 West Footscray	Maribymong	7.6 km	\$325,185	99
15 Sunshine North	Brimbank	12.3 km	\$326,216	22
16 Kingsville	Maribymong	7.1 km	\$328,551	36
17 Fawkner	Moreland	12.5 km	\$331,147	32
18 Altona Meadows	Hobsons Bay	17.0 km	\$331,382	44
19 Burnley	Yarra	5.4 km	\$336,802	13
20 Keilor Downs	Brimbank	17.3 km	\$338,100	18

Closer to the city, the most affordable suburbs to buy an apartment within 10km of the CBD are mostly concentrated around the Maribymong council (six suburbs in the top 20), however it is Carlton, located just 2km from the CBD that shows the most affordable median unit value at just \$315,495. Many of the most affordable units in Carlton are student accommodation, however larger units in prime locations can still be found at an affordable price.

Within 20km of the Melbourne CBD, the most affordable suburb to find an apartment is Albion, located within Brimbank council about 13km west of the Melbourne CBD. With a median value of just under \$235,000, Albion is the only Melbourne suburb within 20km of the CBD to show a median unit value under \$250,000. In fact, eight of the top 20 most affordable suburbs for units are located in the Brimbank council area. Albion has its own train station, which is on the Sunbury railway line.

Suburbs of Melbourne with median unit value thematic



Brisbane houses

Most affordable suburbs within 10km and 20km of the Brisbane CBD, houses

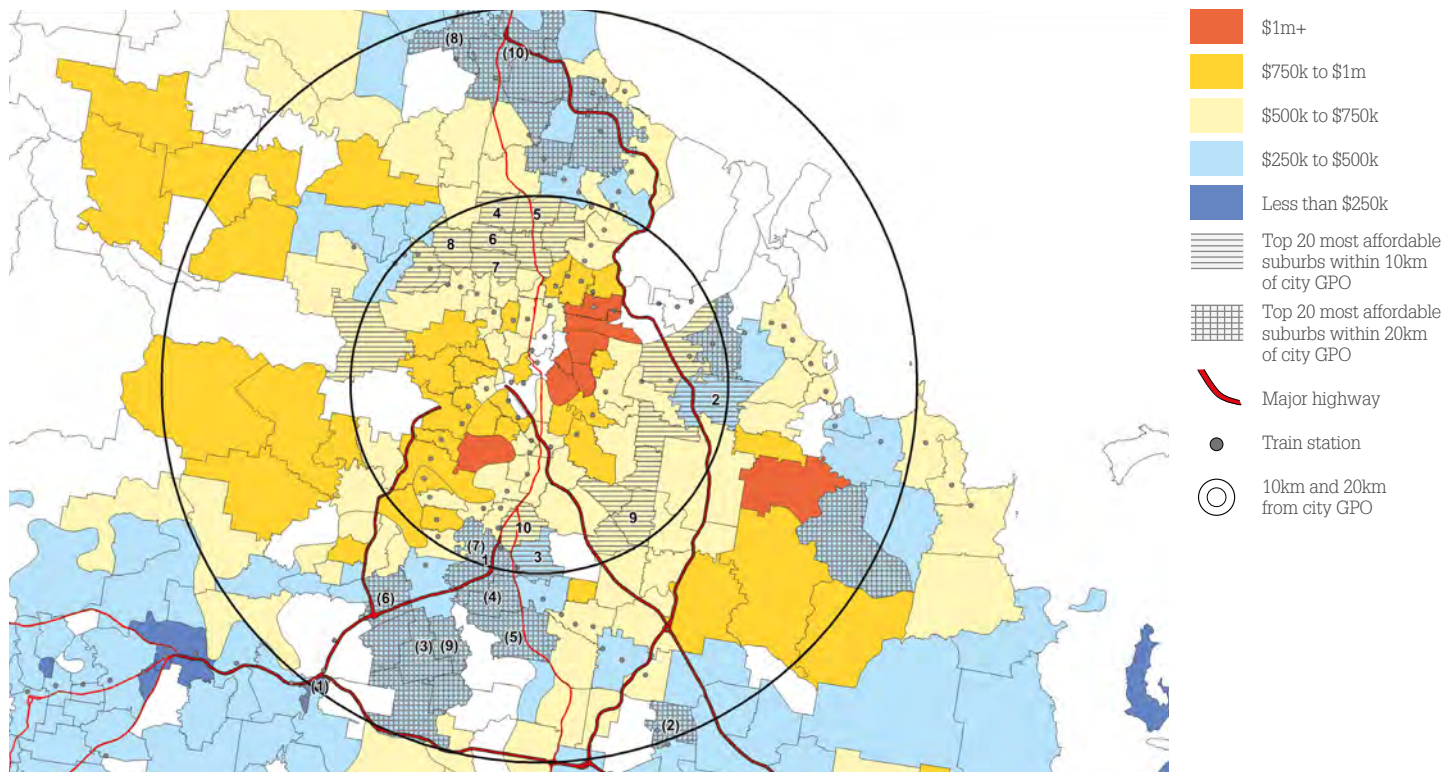
Brisbane: Top 20 most affordable suburbs within 10km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Rocklea	Brisbane	9.2 km	\$352,879	35
2 Tingalpa	Brisbane	10.0 km	\$478,478	129
3 Salisbury	Brisbane	8.6 km	\$485,509	116
4 Chermside West	Brisbane	9.7 km	\$502,651	108
5 Chermside	Brisbane	9.6 km	\$504,042	104
6 Stafford Heights	Brisbane	8.4 km	\$513,287	129
7 Stafford	Brisbane	6.9 km	\$518,798	107
8 Everton Park	Brisbane	8.9 km	\$520,499	164
9 Mount Gravatt East	Brisbane	8.6 km	\$537,487	207
10 Moorooka	Brisbane	7.1 km	\$550,435	165
11 Carina	Brisbane	7.6 km	\$559,171	148
12 Murarrie	Brisbane	8.3 km	\$564,478	74
13 Mount Gravatt	Brisbane	8.7 km	\$565,736	64
14 Carina Heights	Brisbane	7.1 km	\$579,220	69
15 Mitchelton	Brisbane	8.9 km	\$583,557	168
16 Gaythorne	Brisbane	7.5 km	\$587,523	35
17 The Gap	Brisbane	8.9 km	\$590,942	270
18 Wavell Heights	Brisbane	8.8 km	\$606,137	211
19 Kedron	Brisbane	7.4 km	\$608,071	166
20 Holland Park	Brisbane	6.8 km	\$614,637	138

Looking at those suburbs which are closer to the Brisbane CBD, the most affordable suburb within 10km of the city is Rocklea with a median house value of approximately \$353,000, followed by Tingalpa to the east of the city and Salisbury to the south.

Brisbane: Top 20 most affordable suburbs within 20km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Gailes	Ipswich	19.7 km	\$246,087	18
2 Woodridge	Logan	19.1 km	\$269,117	148
3 Inala	Brisbane	14.4 km	\$312,011	208
4 Archerfield	Brisbane	10.9 km	\$320,495	14
5 Acacia Ridge	Brisbane	12.8 km	\$346,630	113
6 Darra	Brisbane	13.1 km	\$352,629	64
7 Rocklea	Brisbane	9.2 km	\$352,879	35
8 Strathpine	Moreton Bay	19.3 km	\$353,338	126
9 Durack	Brisbane	13.9 km	\$371,385	77
10 Bald Hills	Brisbane	18.1 km	\$393,889	103
11 Fitzgibbon	Brisbane	14.4 km	\$397,202	72
12 Forest Lake	Brisbane	17.8 km	\$398,786	460
13 Zillmere	Brisbane	12.6 km	\$399,180	148
14 Doolandella	Brisbane	16.4 km	\$406,716	56
15 Deagon	Brisbane	16.2 km	\$417,951	80
16 Bracken Ridge	Brisbane	17.1 km	\$426,468	293
17 Richlands	Brisbane	15.0 km	\$426,936	30
18 Capalaba	Redland	19.0 km	\$430,413	254
19 Boondall	Brisbane	14.3 km	\$432,241	151
20 Hemmant	Brisbane	10.3 km	\$433,882	45

Eight of Brisbane's top 10 most affordable suburbs for houses within 20km of the CBD are located around the outer southern fringe of the city, with all areas generally well serviced by both public and private transport options. Thirteen of the top 20 most affordable suburbs within 20km show a median house value of less than \$400,000. The most affordable suburb within 20km, Gailes, shows a median house value which is below \$250,000.

Suburbs of Brisbane with median house value thematic



Brisbane units

Most affordable suburbs within 10km and 20km of the Brisbane CBD, units

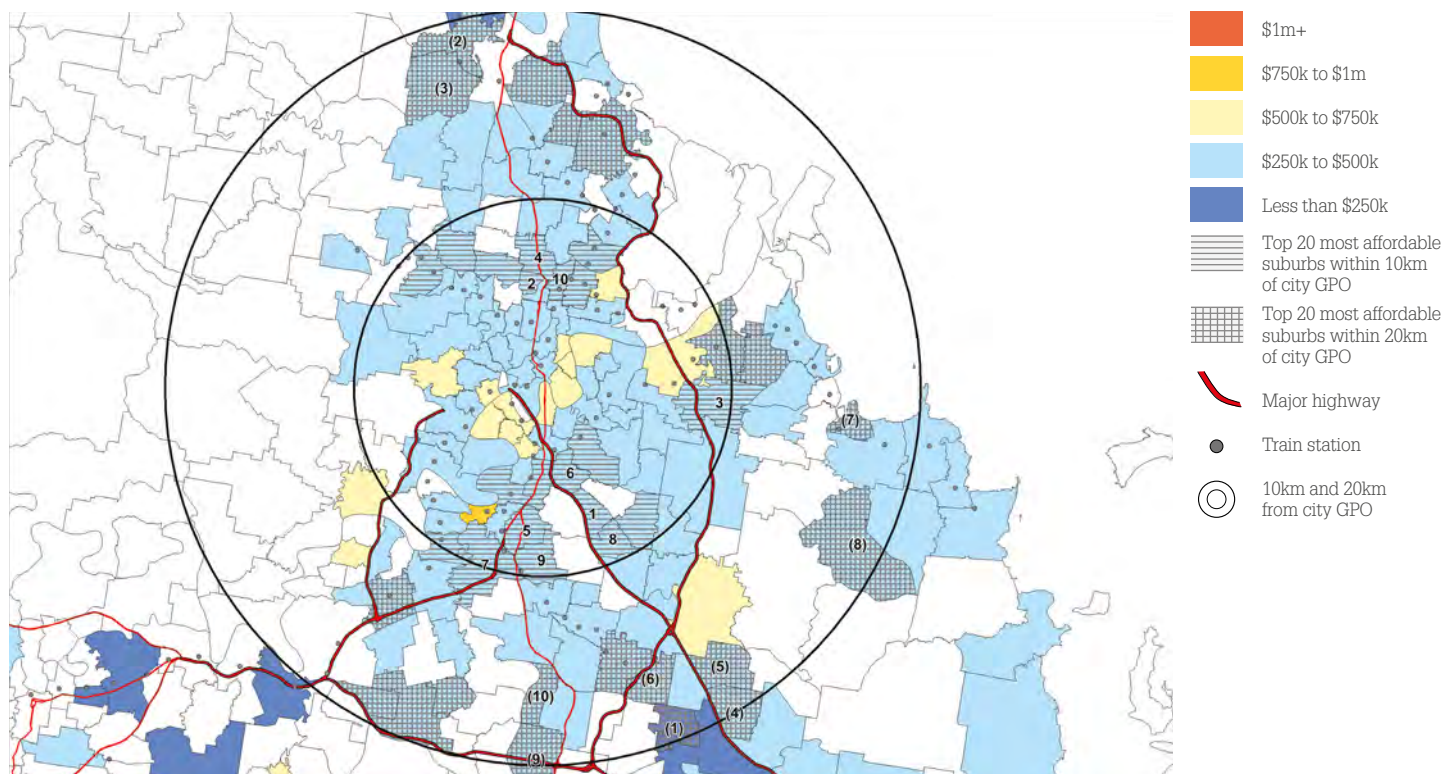
Brisbane: Top 20 most affordable suburbs within 10km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Holland Park West	Brisbane	7.0 km	\$347,186	36
2 Gordon Park	Brisbane	6.0 km	\$347,672	44
3 Tingalpa	Brisbane	10.0 km	\$348,072	57
4 Kedron	Brisbane	7.4 km	\$348,091	84
5 Moorooka	Brisbane	7.1 km	\$350,756	109
6 Greenslopes	Brisbane	4.5 km	\$361,526	128
7 Rocklea	Brisbane	9.2 km	\$363,294	12
8 Mount Gravatt	Brisbane	8.7 km	\$366,486	39
9 Salisbury	Brisbane	8.6 km	\$374,851	16
10 Woolloowin	Brisbane	6.5 km	\$374,920	36
11 Everton Park	Brisbane	8.9 km	\$378,569	143
12 Coorparoo	Brisbane	4.5 km	\$379,338	235
13 Nundah	Brisbane	8.6 km	\$379,479	374
14 Annerley	Brisbane	4.7 km	\$379,873	153
15 Mount Gravatt East	Brisbane	8.6 km	\$384,678	87
16 Stafford	Brisbane	6.9 km	\$384,821	49
17 Clayfield	Brisbane	6.5 km	\$387,252	208
18 Corinda	Brisbane	9.2 km	\$387,796	23
19 Yeronga	Brisbane	4.9 km	\$388,869	90
20 Mitchelton	Brisbane	8.9 km	\$391,327	24

The unit market within 10km of the Brisbane CBD shows the most affordable suburb to be Holland Park West where the typical unit value is approximately \$347,000. Holland Park West is well serviced by the dedicated busway as well as efficient access to the Pacific Motorway.

Brisbane: Top 20 most affordable suburbs within 20km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Woodridge	Logan	19.1 km	\$194,754	171
2 Strathpine	Moreton Bay	19.3 km	\$259,295	24
3 Brendale	Moreton Bay	17.0 km	\$262,148	164
4 Springwood	Logan	19.9 km	\$276,112	58
5 Rochedale South	Logan	17.4 km	\$283,181	49
6 Kuraby	Brisbane	16.2 km	\$296,127	21
7 Thorneside	Redland	17.0 km	\$299,697	35
8 Capalaba	Redland	19.0 km	\$303,715	134
9 Parkinson	Brisbane	19.1 km	\$306,487	13
10 Algester	Brisbane	15.8 km	\$309,908	23
11 Hemmant	Brisbane	10.3 km	\$312,669	16
12 Runcorn	Brisbane	15.0 km	\$322,768	132
13 Taigum	Brisbane	14.5 km	\$323,772	134
14 Darra	Brisbane	13.1 km	\$324,688	17
15 Ellen Grove	Brisbane	18.2 km	\$327,059	21
16 Forest Lake	Brisbane	17.8 km	\$328,814	18
17 Boondall	Brisbane	14.3 km	\$330,892	75
18 Doolandella	Brisbane	16.4 km	\$331,752	25
19 Wynnum West	Brisbane	12.5 km	\$331,900	76
20 Bracken Ridge	Brisbane	17.1 km	\$332,151	27

Seven of the top 10 most affordable suburbs to buy an apartment within 20km of the Brisbane CBD have a median value under \$300,000. The most affordable suburb to buy an apartment within 20km of the Brisbane CBD is Woodridge, where the typical unit costs less than \$200,000. The suburb has its own train station on the Beenleigh train line and has efficient access to both the Pacific Motorway and Gateway Motorway.

Suburbs of Brisbane with median unit value thematic



Adelaide houses

Most affordable suburbs within 10km and 20km of the Adelaide CBD, houses

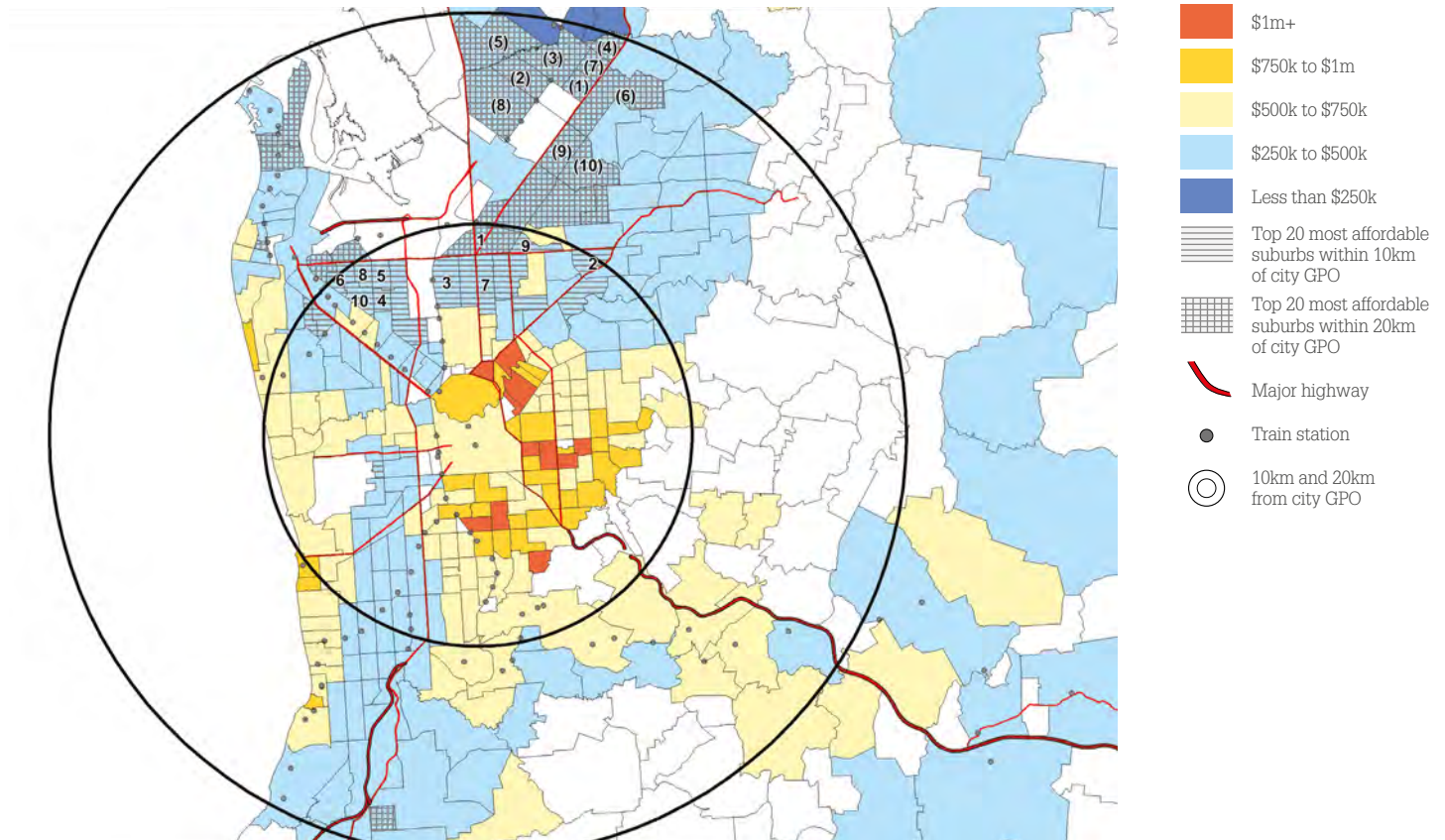
Adelaide: Top 20 most affordable suburbs within 10km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Gepps Cross	Port Adelaide Enfield	9.1 km	\$333,280	13
2 Gilles Plains	Port Adelaide Enfield	9.8 km	\$349,189	73
3 Kilburn	Port Adelaide Enfield	7.2 km	\$351,933	59
4 Woodville Gardens	Port Adelaide Enfield	7.5 km	\$353,125	18
5 Mansfield Park	Port Adelaide Enfield	8.5 km	\$354,088	45
6 Pennington	Charles Sturt	9.4 km	\$360,919	41
7 Enfield	Port Adelaide Enfield	7.0 km	\$361,213	102
8 Athol Park	Charles Sturt	9.0 km	\$365,315	23
9 Northfield	Port Adelaide Enfield	9.2 km	\$367,957	91
10 Woodville North	Charles Sturt	8.1 km	\$369,143	31
11 Blair Athol	Port Adelaide Enfield	7.1 km	\$375,990	91
12 Clearview	Port Adelaide Enfield	7.5 km	\$377,492	94
13 Croydon Park	Port Adelaide Enfield	5.5 km	\$383,476	69
14 Angle Park	Port Adelaide Enfield	8.2 km	\$386,605	16
15 Greenacres	Port Adelaide Enfield	6.7 km	\$386,864	59
16 West Richmond	West Torrens	4.7 km	\$388,443	13
17 Ferryden Park	Port Adelaide Enfield	6.9 km	\$392,753	42
18 Hendon	Charles Sturt	9.3 km	\$393,890	25
19 Albert Park	Charles Sturt	8.6 km	\$401,274	34
20 Windsor Gardens	Port Adelaide Enfield	8.0 km	\$407,395	117

Adelaide: Top 20 most affordable suburbs within 20km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Brahma Lodge	Salisbury	17.2 km	\$255,824	67
2 Salisbury Downs	Salisbury	17.0 km	\$277,953	96
3 Salisbury	Salisbury	18.1 km	\$279,790	101
4 Salisbury Park	Salisbury	19.3 km	\$280,915	39
5 Paralowie	Salisbury	18.5 km	\$285,617	243
6 Salisbury East	Salisbury	17.5 km	\$288,370	142
7 Salisbury Plain	Salisbury	18.3 km	\$291,450	22
8 Parafield Gardens	Salisbury	15.6 km	\$292,154	254
9 Para Hills West	Salisbury	14.0 km	\$295,372	40
10 Para Hills	Salisbury	13.8 km	\$303,618	129
11 Taperoo	Port Adelaide Enfield	15.7 km	\$310,447	34
12 Ingle Farm	Salisbury	11.6 km	\$310,708	179
13 Ottoway	Port Adelaide Enfield	10.3 km	\$316,448	49
14 Para Vista	Salisbury	11.7 km	\$317,426	50
15 Pooraka	Salisbury	11.3 km	\$322,358	110
16 Reynella East	Onkaparinga	18.8 km	\$323,063	34
17 Rosewater	Port Adelaide Enfield	10.5 km	\$327,578	55
18 Glanville	Port Adelaide Enfield	13.2 km	\$331,334	22
19 Osborne	Port Adelaide Enfield	16.6 km	\$332,182	39
20 Gepps Cross	Port Adelaide Enfield	9.1 km	\$333,280	13

Within 10km of the Adelaide CBD, 18 of the top 20 most affordable suburbs have a median house value under \$400,000. The most affordable suburbs in this region are concentrated to the north within the Port Adelaide-Enfield council area. The suburb of Gepps Cross tops the list with a median house value of \$333,280.

Adelaide is the most affordable mainland capital city, with nine of the top ten most affordable suburbs for house values within 20km of the Adelaide CBD showing a median value under \$300,000. The most affordable suburbs are located to the north of the city within the Salisbury council region. The most affordable suburb in this region is Brahma Lodge, located approximately 17km north of the city, where the median house value is just under \$256,000.

Suburbs of Adelaide with median house value thematic



Adelaide units

Most affordable suburbs within 10km and 20km of the Adelaide CBD, units

Adelaide: Top 20 most affordable suburbs within 10km of the CBD (Units)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Kilburn	Port Adelaide Enfield	7.2 km	\$231,776	55
2 Brooklyn Park	West Torrens	5.0 km	\$240,897	43
3 Mansfield Park	Port Adelaide Enfield	8.5 km	\$244,148	20
4 Greenacres	Port Adelaide Enfield	6.7 km	\$247,051	14
5 Pasadena	Mitcham	8.9 km	\$247,189	11
6 Windsor Gardens	Port Adelaide Enfield	8.0 km	\$247,977	22
7 Croydon Park	Port Adelaide Enfield	5.5 km	\$250,536	10
8 Woodville Gardens	Port Adelaide Enfield	7.5 km	\$251,714	13
9 Enfield	Port Adelaide Enfield	7.0 km	\$252,834	22
10 Clearview	Port Adelaide Enfield	7.5 km	\$258,163	18
11 Kurralta Park	West Torrens	4.3 km	\$260,393	36
12 Nailsworth	Prospect	4.4 km	\$261,135	10
13 Edwardstown	Marion	6.8 km	\$263,991	38
14 Klemzig	Port Adelaide Enfield	6.2 km	\$265,485	49
15 Ferryden Park	Port Adelaide Enfield	6.9 km	\$275,084	20
16 Woodville North	Charles Sturt	8.1 km	\$276,781	16
17 Black Forest	Unley	4.6 km	\$277,197	20
18 Everard Park	Unley	4.0 km	\$277,550	21
19 Campbelltown	Campbelltown	7.4 km	\$279,698	33
20 Plympton	West Torrens	5.7 km	\$280,704	59

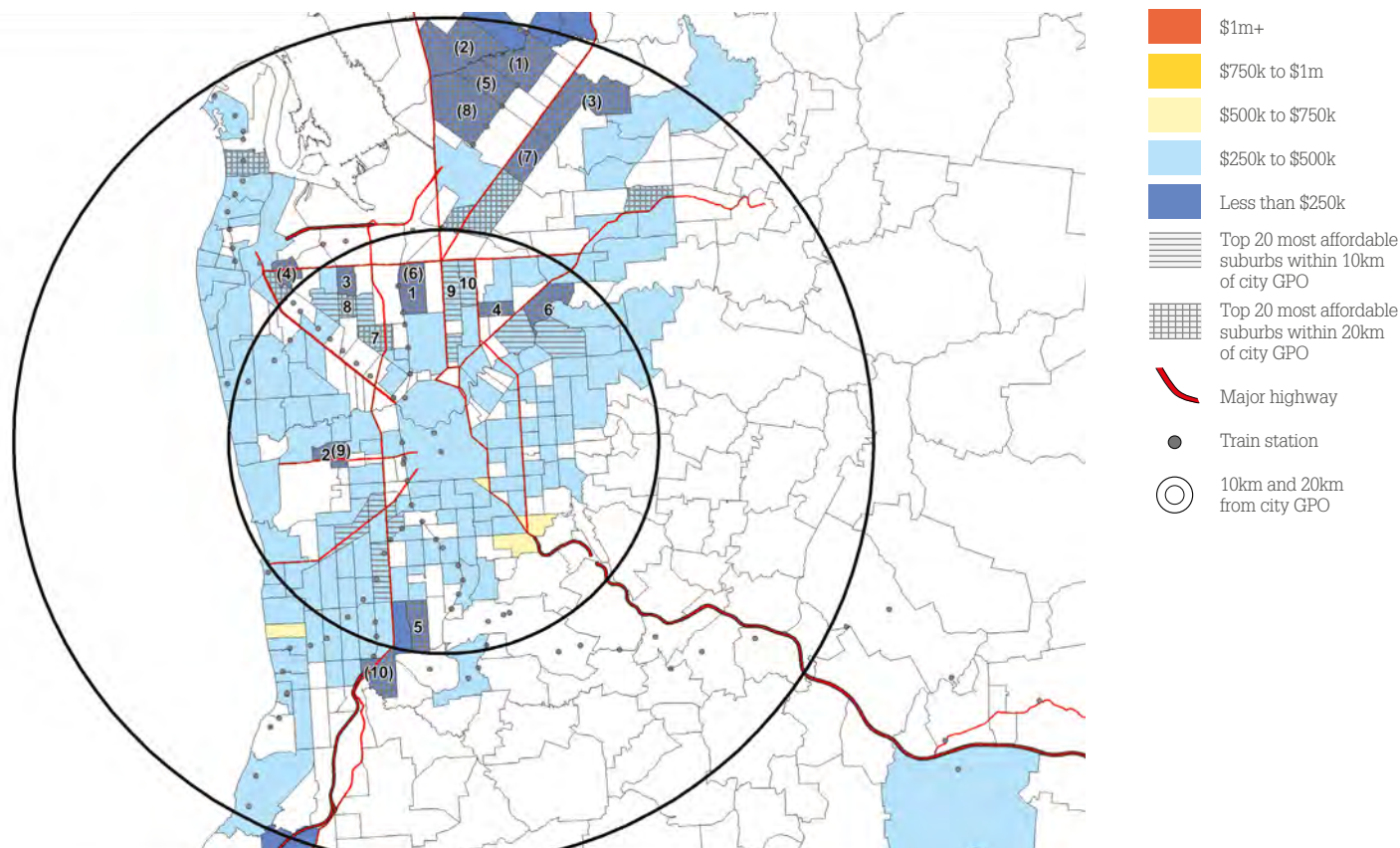
Adelaide: Top 20 most affordable suburbs within 20km of the CBD (Units)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Salisbury	Salisbury	18.1 km	\$180,147	63
2 Paralowie	Salisbury	18.5 km	\$196,701	10
3 Salisbury East	Salisbury	17.5 km	\$203,507	27
4 Rosewater	Port Adelaide Enfield	10.5 km	\$211,251	18
5 Salisbury Downs	Salisbury	17.0 km	\$212,035	26
6 Kilburn	Port Adelaide Enfield	7.2 km	\$231,776	55
7 Para Hills West	Salisbury	14.0 km	\$233,014	13
8 Parafield Gardens	Salisbury	15.6 km	\$238,720	24
9 Brooklyn Park	West Torrens	5.0 km	\$240,897	43
10 Bedford Park	Mitcham	11.3 km	\$243,836	13
11 Mansfield Park	Port Adelaide Enfield	8.5 km	\$244,148	20
12 Greenacres	Port Adelaide Enfield	6.7 km	\$247,051	14
13 Pasadena	Mitcham	8.9 km	\$247,189	11
14 Windsor Gardens	Port Adelaide Enfield	8.0 km	\$247,977	22
15 Taperoo	Port Adelaide Enfield	15.7 km	\$250,375	26
16 Croydon Park	Port Adelaide Enfield	5.5 km	\$250,536	10
17 Ridgehaven	Tea Tree Gully	15.0 km	\$250,952	19
18 Pooraka	Salisbury	11.3 km	\$251,295	24
19 Woodville Gardens	Port Adelaide Enfield	7.5 km	\$251,714	13
20 Alberton	Port Adelaide Enfield	10.3 km	\$252,489	20

Looking closer to the Adelaide CBD, every suburb within the top 20 list for most affordable units within 10km of the CBD is recording a median value of \$281,000 or less. The most affordable suburb for units within 10km of the city is Kilburn, located just over 7km from the CBD within the Port Adelaide-Enfield council region, where the typical unit is valued at approximately \$232,000. Kilburn is well serviced by the local train services, with its own train station.

There are two suburbs within 20km of the Adelaide CBD where the typical unit is showing a value of less than \$200,000; Salisbury (\$180,147) and Paralowie (\$196,701). Both suburbs are located within the Salisbury council region approximately 18km north of the CBD. The suburb of Salisbury has its own train station and is well serviced by bus routes.

Suburbs of Adelaide with median unit value thematic



Perth houses

Most affordable suburbs within 10km and 20km of the Perth CBD, houses

Perth: Top 20 most affordable suburbs within 10km of the CBD (Houses)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Osborne Park	Stirling	6.9 km	\$436,038	28
2 Westminster	Stirling	9.7 km	\$461,071	183
3 Nollamara	Stirling	8.2 km	\$462,548	297
4 Glendalough	Stirling	5.1 km	\$466,904	13
5 Tuart Hill	Stirling	6.5 km	\$482,266	82
6 Ashfield	Bassendean	8.4 km	\$499,142	17
7 Redcliffe	Belmont	8.3 km	\$510,345	79
8 Bentley	Canning	7.7 km	\$527,279	106
9 Bassendean	Bassendean	9.4 km	\$543,344	202
10 Cloverdale	Belmont	7.9 km	\$546,921	165
11 Belmont	Belmont	6.8 km	\$547,841	113
12 Balcatta	Stirling	9.6 km	\$558,025	165
13 Kewdale	Belmont	9.3 km	\$562,017	95
14 Morley	Bayswater	8.3 km	\$576,073	406
15 Joondanna	Stirling	5.2 km	\$580,645	72
16 Embleton	Bayswater	7.5 km	\$584,912	79
17 Carlisle	Victoria Park	6.3 km	\$585,670	123
18 Maylands	Bayswater	4.3 km	\$590,742	142
19 Yokine	Stirling	5.8 km	\$595,052	191
20 Innaloo	Stirling	8.9 km	\$598,544	211

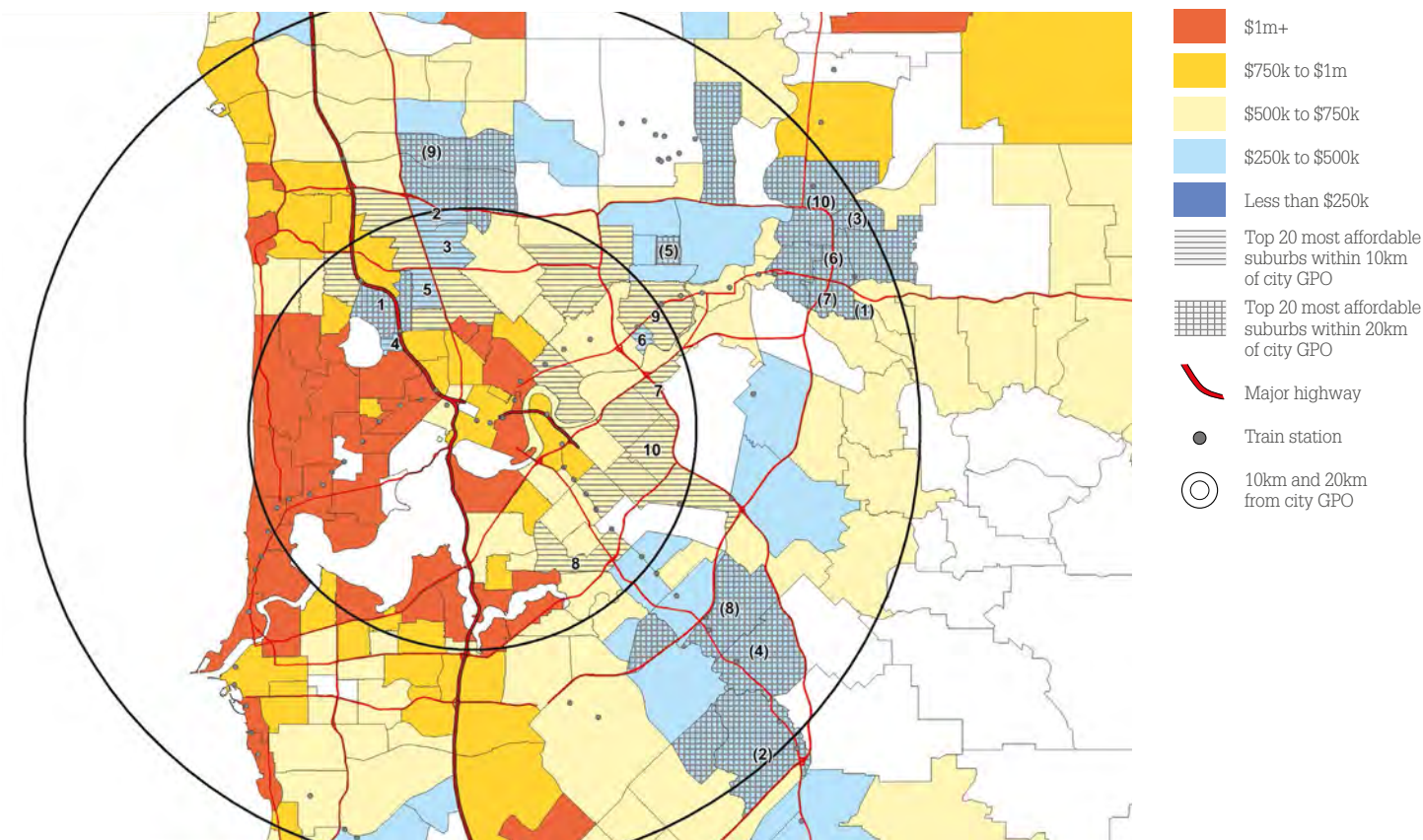
For those suburbs within 10km of the Perth CBD, nine of the top 20 suburbs are located within the Stirling council area to the north of the CBD and the top six suburbs show a median value of less than \$500,000. The most affordable suburb in this region is Osborne Park, which is located along the Mitchell Freeway with a median value of \$436,038.

Perth: Top 20 most affordable suburbs within 20km of the CBD (Houses)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Koongamia	Swan	18.1 km	\$375,290	25
2 Gosnells	Gosnells	19.6 km	\$385,064	398
3 Stratton	Swan	19.4 km	\$388,314	72
4 Maddington	Gosnells	16.2 km	\$388,949	200
5 Lockridge	Swan	11.7 km	\$392,684	48
6 Midvale	Swan	17.7 km	\$398,886	32
7 Bellevue	Swan	16.7 km	\$401,775	30
8 Kenwick	Gosnells	14.0 km	\$405,282	109
9 Girrawheen	Wanneroo	12.5 km	\$405,799	137
10 Middle Swan	Swan	18.5 km	\$409,204	60
11 Koondoola	Wanneroo	12.4 km	\$409,339	55
12 Midland	Swan	15.7 km	\$410,931	97
13 Langford	Gosnells	12.7 km	\$418,419	102
14 Mirrabooka	Stirling	10.1 km	\$427,176	80
15 Brabham	Swan	17.4 km	\$429,017	39
16 Swan View	Mundaring	19.8 km	\$433,017	150
17 Osborne Park	Stirling	6.9 km	\$436,038	28
18 Dayton	Swan	16.5 km	\$439,385	23
19 Balga	Stirling	11.2 km	\$443,621	410
20 Huntingdale	Gosnells	17.6 km	\$451,331	144

Within 20km of the Perth CBD, nine of the 20 most affordable suburbs for house values are located to the north of the city within the Swan council region. Topping the most affordable list in this region is the suburb of Koongamia which is located about 18km east of the Perth CBD along the Eastern Railway line and shows a median house value of approximately \$375,000.

Suburbs of Perth with median house value thematic



Perth units

Most affordable suburbs within 10km and 20km of the Perth CBD, units

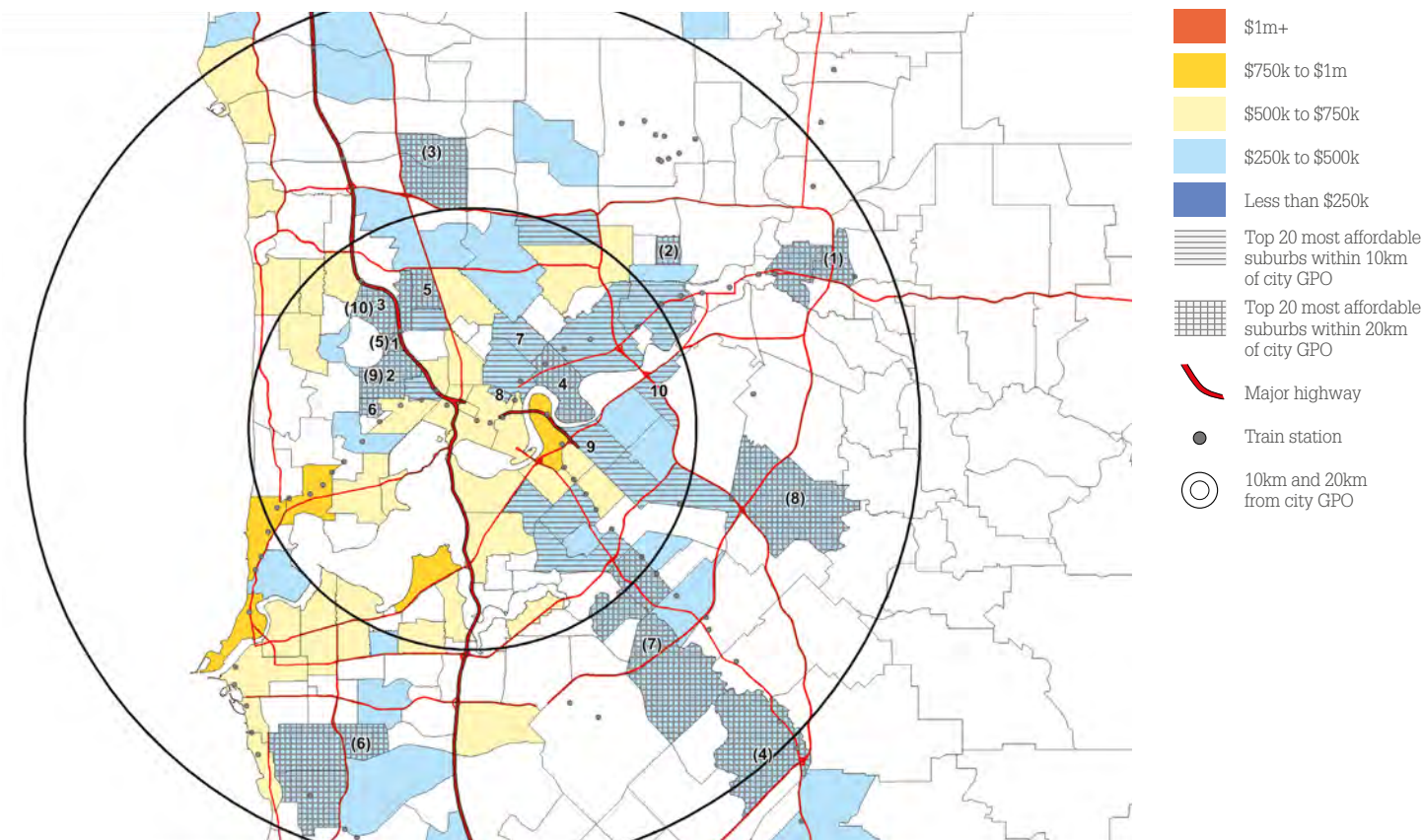
Perth: Top 20 most affordable suburbs within 10km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Glendalough	Stirling	5.1 km	\$335,259	56
2 Wembley	Cambridge	4.4 km	\$358,259	145
3 Osborne Park	Stirling	6.9 km	\$361,068	93
4 Maylands	Bayswater	4.3 km	\$364,318	241
5 Tuart Hill	Stirling	6.5 km	\$372,134	125
6 Jolimont	Subiaco	4.7 km	\$382,406	15
7 Inglewood	Stirling	4.4 km	\$399,850	55
8 Highgate	Vincent	1.7 km	\$404,117	35
9 Rivervale	Belmont	5.2 km	\$415,730	107
10 Redcliffe	Belmont	8.3 km	\$417,931	10
11 Noranda	Bayswater	9.6 km	\$423,065	19
12 Kensington	South Perth	4.4 km	\$426,206	15
13 Mount Lawley	Stirling	2.9 km	\$432,828	127
14 Bentley	Canning	7.7 km	\$434,730	38
15 West Leederville	Cambridge	3.0 km	\$439,792	39
16 Bayswater	Bayswater	6.9 km	\$447,426	61
17 East Victoria Park	Victoria Park	5.8 km	\$461,106	54
18 Kewdale	Belmont	9.3 km	\$461,235	18
19 Bassendean	Bassendean	9.4 km	\$464,990	19
20 Joondanna	Stirling	5.2 km	\$470,211	58

Perth: Top 20 most affordable suburbs within 20km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Midvale	Swan	17.7 km	\$290,686	12
2 Lockridge	Swan	11.7 km	\$295,835	13
3 Girrawheen	Wanneroo	12.5 km	\$306,416	37
4 Gosnells	Gosnells	19.6 km	\$318,996	16
5 Glendalough	Stirling	5.1 km	\$335,259	56
6 Coolbellup	Cockburn	15.3 km	\$344,061	14
7 Langford	Gosnells	12.7 km	\$350,929	13
8 Forrestfield	Kalamunda	14.6 km	\$357,768	15
9 Wembley	Cambridge	4.4 km	\$358,259	145
10 Osborne Park	Stirling	6.9 km	\$361,068	93
11 Maylands	Bayswater	4.3 km	\$364,318	241
12 Ferndale	Canning	10.8 km	\$366,854	10
13 Spearwood	Cockburn	18.7 km	\$370,053	19
14 Tuart Hill	Stirling	6.5 km	\$372,134	125
15 Hamilton Hill	Cockburn	16.5 km	\$376,821	46
16 Balga	Stirling	11.2 km	\$379,872	25
17 Thornlie	Gosnells	15.0 km	\$381,054	13
18 Jolimont	Subiaco	4.7 km	\$382,406	15
19 Midland	Swan	15.7 km	\$386,119	75
20 Cannington	Canning	10.2 km	\$395,483	49

The most affordable suburb within 10km of the Perth CBD is Glendalough, which is located just 5.1km from the city and is recording a median unit value of approximately \$335,000. Seven of the top 10 most affordable suburbs for unit values within 10km of the CBD have a median unit value of less than \$400,000.

The most affordable suburbs for Perth units within 20km from the CBD are geographically distributed across the outer fringes of the city indicating an array of options geographically for affordable apartment buying. The most affordable suburb within 20km is Midvale, located just under 18km from the CBD in the Swan council region, with a median unit value of approximately \$291,000.

Suburbs of Perth with median unit value thematic



Hobart houses

Most affordable suburbs within 10km and 20km of the Hobart CBD, houses

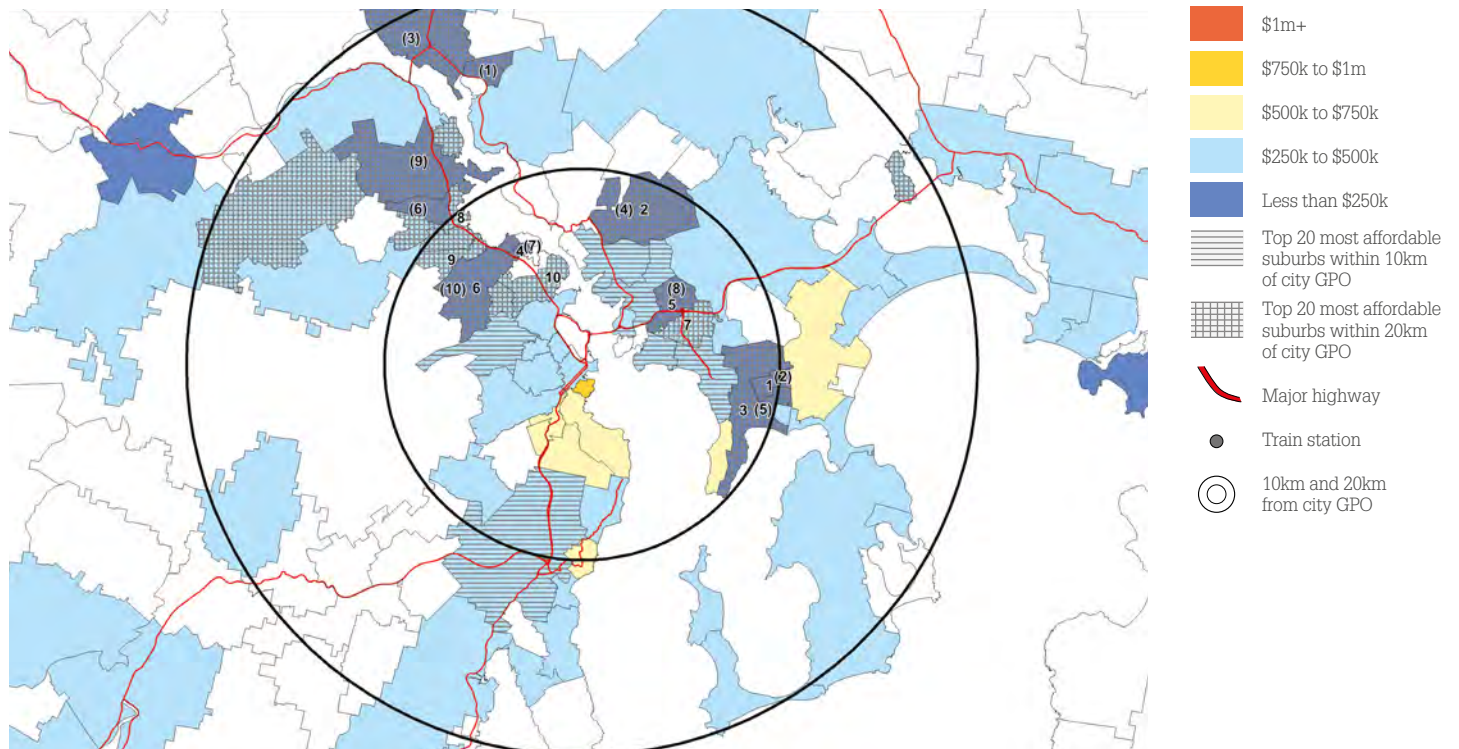
Hobart: Top 20 most affordable suburbs within 10km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Clarendon Vale	Clarence	9.8 km	\$156,078	17
2 Risdon Vale	Clarence	8.9 km	\$177,480	42
3 Rokeby	Clarence	9.4 km	\$197,503	47
4 Goodwood	Glenorchy	6.7 km	\$205,283	10
5 Warrane	Clarence	5.9 km	\$230,037	23
6 Glenorchy	Glenorchy	6.6 km	\$248,262	120
7 Morningson	Clarence	6.1 km	\$263,447	36
8 Berriedale	Glenorchy	9.7 km	\$265,121	45
9 Montrose	Glenorchy	8.5 km	\$272,853	40
10 Lutana	Glenorchy	4.9 km	\$278,889	45
11 Moonah	Glenorchy	4.6 km	\$281,927	98
12 West Moonah	Glenorchy	5.2 km	\$296,088	46
13 Rosetta	Glenorchy	9.3 km	\$314,500	40
14 Montagu Bay	Clarence	3.0 km	\$329,026	12
15 Geilston Bay	Clarence	6.0 km	\$354,446	53
16 Kingston	Kingborough	9.7 km	\$359,947	173
17 Howrah	Clarence	6.5 km	\$378,052	136
18 Lindisfame	Clarence	5.3 km	\$384,376	120
19 Lenah Valley	Hobart	5.2 km	\$392,139	77
20 Bellerive	Clarence	4.1 km	\$401,032	71

Hobart: Top 20 most affordable suburbs within 20km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Gagebrook	Brighton	16.0 km	\$134,766	14
2 Clarendon Vale	Clarence	9.8 km	\$156,078	17
3 Bridgewater	Brighton	18.9 km	\$171,862	51
4 Risdon Vale	Clarence	8.9 km	\$177,480	42
5 Rokeby	Clarence	9.4 km	\$197,503	47
6 Chigwell	Glenorchy	11.5 km	\$204,300	35
7 Goodwood	Glenorchy	6.7 km	\$205,283	10
8 Warrane	Clarence	5.9 km	\$230,037	23
9 Claremont	Glenorchy	13.3 km	\$240,810	94
10 Glenorchy	Glenorchy	6.6 km	\$248,262	120
11 Morningson	Clarence	6.1 km	\$263,447	36
12 Berriedale	Glenorchy	9.7 km	\$265,121	45
13 Montrose	Glenorchy	8.5 km	\$272,853	40
14 Lutana	Glenorchy	4.9 km	\$278,889	45
15 Midway Point	Sorell	19.1 km	\$278,979	38
16 Moonah	Glenorchy	4.6 km	\$281,927	98
17 West Moonah	Glenorchy	5.2 km	\$296,088	46
18 Austins Ferry	Glenorchy	13.5 km	\$300,376	44
19 Molesworth	Derwent Valley	17.0 km	\$314,347	13
20 Rosetta	Glenorchy	9.3 km	\$314,500	40

Focusing on the most affordable suburbs within 10km of the Hobart CBD, 10 of the top 20 most affordable suburbs are located within the Clarence council and eight are located within Glenorchy council. The most affordable suburb within 10km for houses is Clarendon Vale (median house value of \$156,078), located in the Clarence council area on the eastern 10km boundary from the city, which is also the second most affordable suburb within 20km of the CBD.

Hobart is the most affordable capital city of Australia, which is reflected by the fact that 17 of the top 20 suburbs within 20km of the CBD have a median house value lower than \$300,000. Eleven of the top 20 most affordable suburbs in this region are located within the Glenorchy council region however, the most affordable suburb is Gagebrook, which is located within the Brighton council area.

Suburbs of Hobart with median house value thematic



Hobart units

Most affordable suburbs within 10km and 20km of the Hobart CBD, units

Hobart: Top 19 most affordable suburbs within 10km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Glenorchy	Glenorchy	6.6 km	\$199,395	64
2 Montrose	Glenorchy	8.5 km	\$208,414	17
3 Rokeby	Clarence	9.4 km	\$214,973	11
4 Moonah	Glenorchy	4.6 km	\$219,155	23
5 Rosetta	Glenorchy	9.3 km	\$227,462	19
6 West Moonah	Glenorchy	5.2 km	\$244,731	14
7 Mount Nelson	Hobart	4.4 km	\$245,723	25
8 New Town	Hobart	3.2 km	\$250,221	40
9 Kingston	Kingborough	9.7 km	\$273,153	81
10 Lenah Valley	Hobart	5.2 km	\$280,917	26
11 Bellerive	Clarence	4.1 km	\$285,591	42
12 Howrah	Clarence	6.5 km	\$290,198	49
13 Lindisfarne	Clarence	5.3 km	\$301,082	18
14 South Hobart	Hobart	3.5 km	\$302,200	20
15 West Hobart	Hobart	1.9 km	\$341,590	21
16 Sandy Bay	Hobart	3.4 km	\$372,120	91
17 North Hobart	Hobart	1.4 km	\$389,291	17
18 Hobart	Hobart	0.1 km	\$429,637	43
19 Battery Point	Hobart	1.0 km	\$532,501	33

Hobart: Top 20 most affordable suburbs within 20km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Claremont	Glenorchy	13.3 km	\$194,708	54
2 Glenorchy	Glenorchy	6.6 km	\$199,395	64
3 Montrose	Glenorchy	8.5 km	\$208,414	17
4 Rokeby	Clarence	9.4 km	\$214,973	11
5 Moonah	Glenorchy	4.6 km	\$219,155	23
6 Rosetta	Glenorchy	9.3 km	\$227,462	19
7 West Moonah	Glenorchy	5.2 km	\$244,731	14
8 Mount Nelson	Hobart	4.4 km	\$245,723	25
9 New Town	Hobart	3.2 km	\$250,221	40
10 Oakdowns	Clarence	10.6 km	\$266,737	16
11 Margate	Kingborough	17.9 km	\$268,663	12
12 Kingston	Kingborough	9.7 km	\$273,153	81
13 Lenah Valley	Hobart	5.2 km	\$280,917	26
14 Blackmans Bay	Kingborough	14.1 km	\$281,638	42
15 Bellerive	Clarence	4.1 km	\$285,591	42
16 Howrah	Clarence	6.5 km	\$290,198	49
17 Lindisfarne	Clarence	5.3 km	\$301,082	18
18 South Hobart	Hobart	3.5 km	\$302,200	20
19 West Hobart	Hobart	1.9 km	\$341,590	21
20 Sandy Bay	Hobart	3.4 km	\$372,120	91

Hobart's unit market is relatively small compared with other capital cities, which is why there is a substantial amount of overlap between the top 20 lists within 20km and 10km from the Hobart CBD. Additionally, there are only 19 suburbs with a large enough unit market to be included in the analysis within 10km of the Hobart CBD.

Within 20km of the Hobart CBD, the vast majority of the top 20 most affordable suburbs are showing a median unit value of less than \$300,000. The council areas of Hobart and Glenorchy are both recording six suburbs within the top 20 list while there are five suburbs in the Clarence council area and three in the Kingborough council. Hobart is showing two suburbs with a median unit value of less than \$200,000: Claremont and Glenorchy.

Suburbs of Hobart with median unit value thematic



Darwin houses

Most affordable suburbs within 10km and 20km of the Darwin CBD, houses

Darwin: Top 15 most affordable suburbs within 10km of the CBD (Houses)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Malak	Darwin	9.9 km	\$569,447	45
2 Millner	Darwin	7.9 km	\$575,003	24
3 Wagaman	Darwin	9.9 km	\$578,722	27
4 Anula	Darwin	9.3 km	\$579,677	49
5 Moil	Darwin	9.0 km	\$584,000	30
6 Jingili	Darwin	8.5 km	\$609,427	34
7 Alawa	Darwin	9.5 km	\$609,861	45
8 Ludmilla	Darwin	4.9 km	\$663,171	29
9 Coconut Grove	Darwin	7.2 km	\$705,326	21
10 Rapid Creek	Darwin	8.9 km	\$720,470	35
11 Stuart Park	Darwin	1.6 km	\$782,197	49
12 Parap	Darwin	2.9 km	\$829,092	30
13 Nightcliff	Darwin	8.6 km	\$848,023	64
14 Bayview	Darwin	2.8 km	\$1,001,214	15
15 Fannie Bay	Darwin	3.7 km	\$1,155,081	27

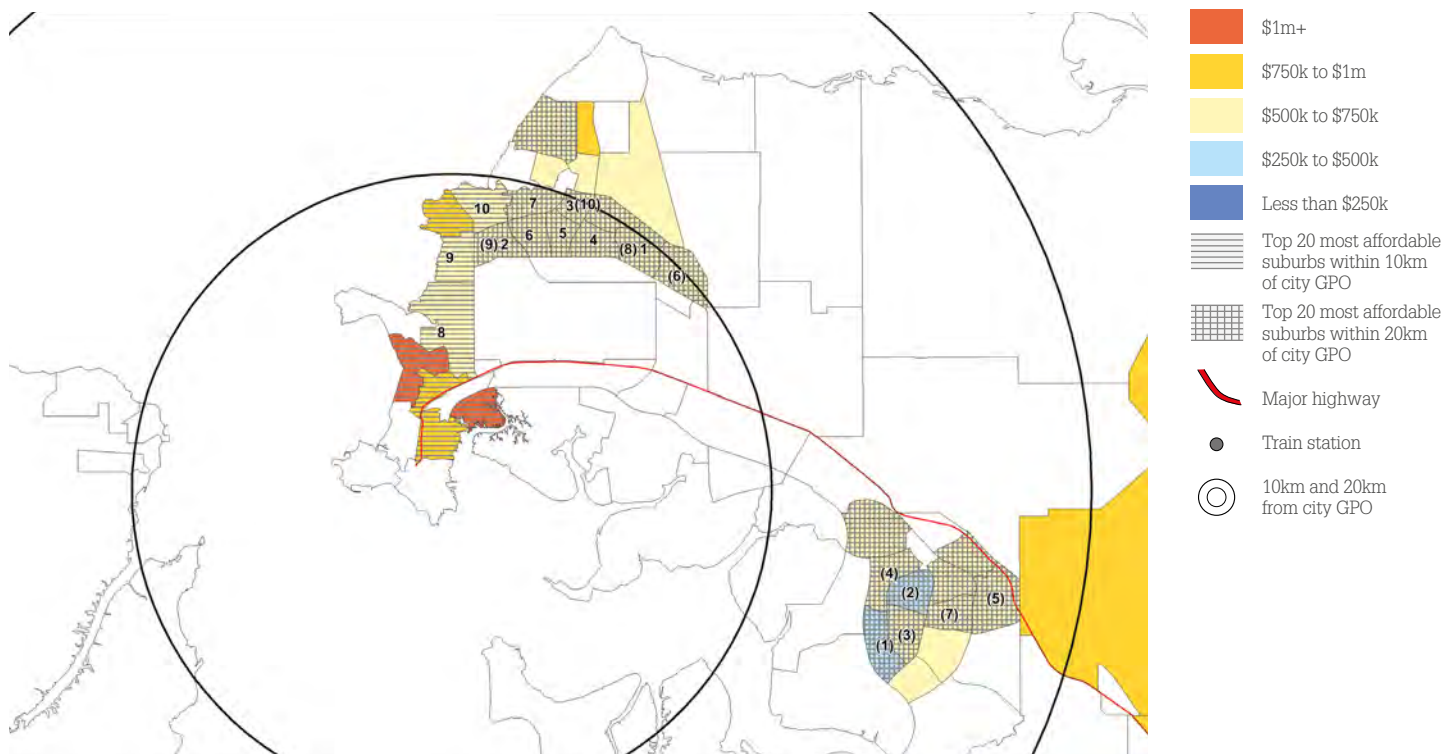
The most affordable suburbs within 10km of the city are all within the Darwin council area. The most affordable suburb is Malak, which is right on the eastern 10km boundary from the city. Malak has a median value of \$569,447.

Darwin: Top 20 most affordable suburbs within 20km of the CBD (Houses)

Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Moulden	Palmerston	15.1 km	\$471,240	52
2 Gray	Palmerston	15.4 km	\$499,306	36
3 Woodroffe	Palmerston	15.6 km	\$517,098	47
4 Driver	Palmerston	14.8 km	\$522,681	59
5 Johnston	Palmerston	18.0 km	\$536,212	207
6 Karama	Darwin	10.3 km	\$555,416	52
7 Bakewell	Palmerston	16.7 km	\$564,159	40
8 Malak	Darwin	9.9 km	\$569,447	45
9 Millner	Darwin	7.9 km	\$575,003	24
10 Wagaman	Darwin	9.9 km	\$578,722	27
11 Anula	Darwin	9.3 km	\$579,677	49
12 Moil	Darwin	9.0 km	\$584,000	30
13 Wulagi	Darwin	10.3 km	\$588,318	51
14 Durack	Palmerston	14.0 km	\$590,084	52
15 Tiwi	Darwin	11.9 km	\$595,352	28
16 Farrar	Palmerston	16.9 km	\$595,467	48
17 Gunn	Palmerston	16.6 km	\$600,824	71
18 Jingili	Darwin	8.5 km	\$609,427	34
19 Alawa	Darwin	9.5 km	\$609,861	45
20 Wanguri	Darwin	11.0 km	\$642,148	21

The top five most affordable suburbs for houses within 20km of the Darwin CBD are all located within the Palmerston council region between 15km and 18km east of the CBD. Palmerston is connected to the Darwin city centre via the Stuart Highway. The suburb of Moulden tops the list as the most affordable suburb within 20km of the city with a median value of \$471,240.

Suburbs of Darwin with median house value thematic



Darwin units

Most affordable suburbs within 10km and 20km of the Darwin CBD, units

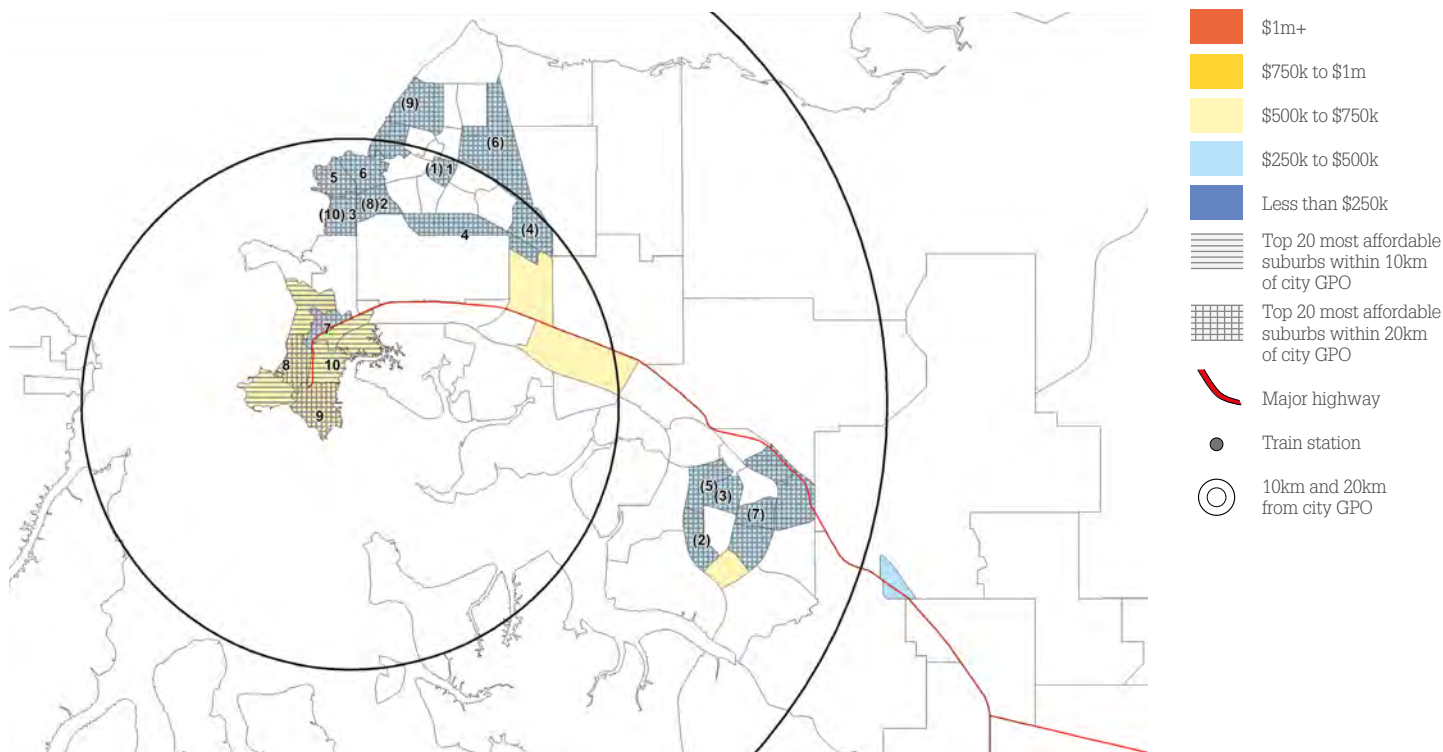
Darwin: Top 14 most affordable suburbs within 10km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Wagaman	Darwin	9.9 km	\$342,542	12
2 Millner	Darwin	7.9 km	\$412,395	37
3 Coconut Grove	Darwin	7.2 km	\$422,120	43
4 Marrara	Darwin	8.4 km	\$425,688	24
5 Nightcliff	Darwin	8.6 km	\$444,889	71
6 Rapid Creek	Darwin	8.9 km	\$480,864	48
7 Parap	Darwin	2.9 km	\$482,533	46
8 The Gardens	Darwin	2.0 km	\$501,707	22
9 Darwin City	Darwin	0.4 km	\$508,322	148
10 Stuart Park	Darwin	1.6 km	\$513,942	78
11 Larrakeyah	Darwin	2.1 km	\$546,317	104
12 Woolner	Darwin	3.0 km	\$547,742	39
13 Fannie Bay	Darwin	3.7 km	\$622,827	40
14 Bayview	Darwin	2.8 km	\$703,528	21

Darwin: Top 20 most affordable suburbs within 20km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Wagaman	Darwin	9.9 km	\$342,542	12
2 Moulden	Palmerston	15.1 km	\$342,734	10
3 Gray	Palmerston	15.4 km	\$359,810	27
4 Karama	Darwin	10.3 km	\$363,227	24
5 Driver	Palmerston	14.8 km	\$385,835	23
6 Leanyer	Darwin	11.9 km	\$390,203	33
7 Bakewell	Palmerston	16.7 km	\$393,561	42
8 Millner	Darwin	7.9 km	\$412,395	37
9 Tiwi	Darwin	11.9 km	\$414,068	11
10 Coconut Grove	Darwin	7.2 km	\$422,120	43
11 Brinkin	Darwin	10.4 km	\$425,261	19
12 Marrara	Darwin	8.4 km	\$425,688	24
13 Rosebery	Palmerston	16.9 km	\$443,090	27
14 Nightcliff	Darwin	8.6 km	\$444,889	71
15 Johnston	Palmerston	18.0 km	\$466,561	40
16 Rapid Creek	Darwin	8.9 km	\$480,864	48
17 Parap	Darwin	2.9 km	\$482,533	46
18 Farrar	Palmerston	16.9 km	\$488,883	29
19 The Gardens	Darwin	2.0 km	\$501,707	22
20 Darwin City	Darwin	0.4 km	\$508,322	148

The most affordable suburb within 20km of the Darwin CBD for apartments also tops the list for the most affordable suburb within 10km. The suburb of Wagaman is located within the Darwin city council area about 10km north of the CBD and shows a median unit value of just \$342,542.

Thirteen of the top 20 suburbs for the most affordable Darwin units within 20km of the city are actually located within the Darwin council area, highlighting the fact that most unit development has occurred within a relatively close proximity to the Darwin CBD.

Suburbs of Darwin with median unit value thematic



Canberra houses

Most affordable suburbs within 10km and 20km of the Canberra CBD, houses

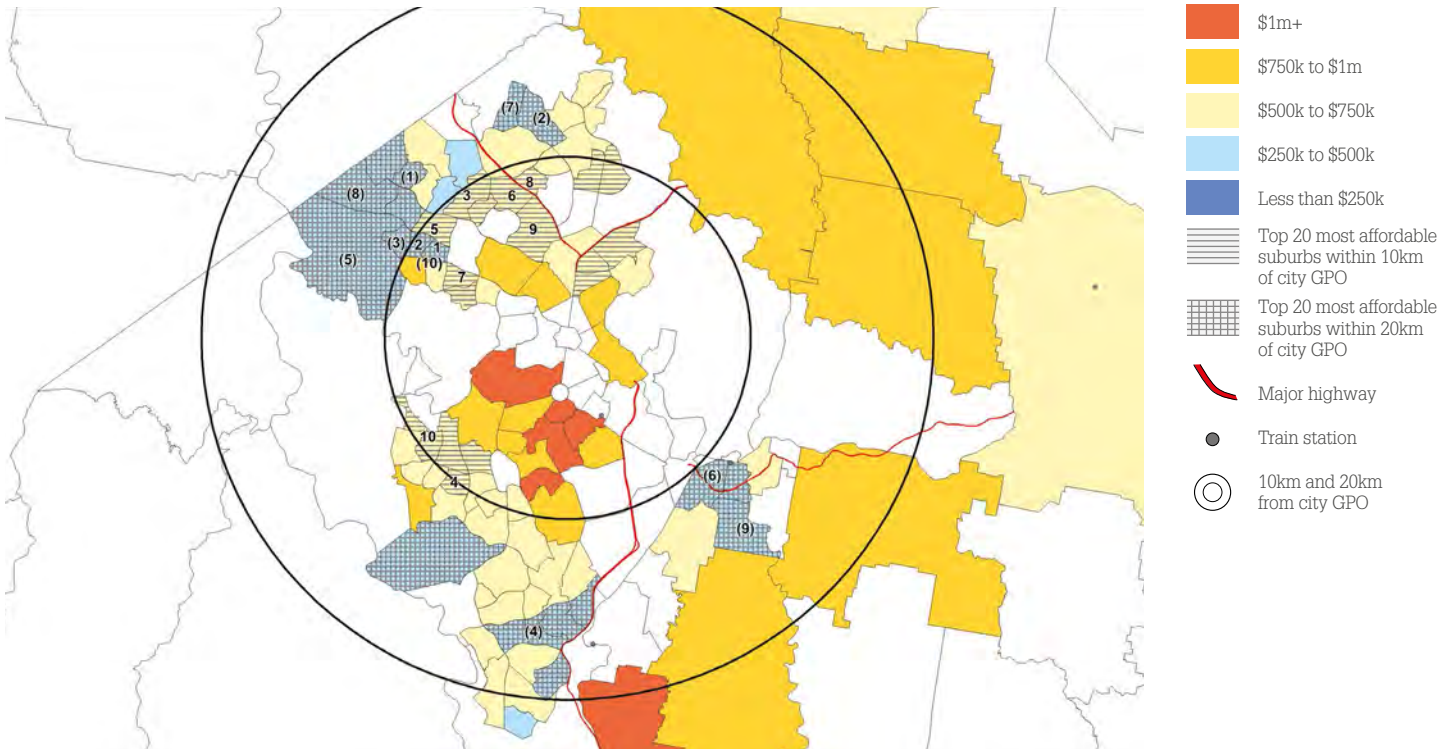
Canberra Top 20 most affordable suburbs within 10km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Page	Canberra	8.7 km	\$462,127	28
2 Scullin	Canberra	9.7 km	\$464,629	45
3 Evatt	Canberra	9.8 km	\$500,875	49
4 Waramanga	Canberra	9.8 km	\$522,512	31
5 Florey	Canberra	9.5 km	\$526,174	24
6 Giralang	Canberra	8.7 km	\$532,041	32
7 Macquarie	Canberra	6.7 km	\$532,847	18
8 Crace	Canberra	9.1 km	\$534,040	71
9 Kaleen	Canberra	6.5 km	\$547,438	66
10 Holder	Canberra	9.1 km	\$548,276	36
11 Weston	Canberra	8.3 km	\$556,747	36
12 Franklin	Canberra	9.6 km	\$572,789	93
13 Harrison	Canberra	10.0 km	\$580,889	110
14 Cook	Canberra	6.3 km	\$596,334	19
15 Downer	Canberra	4.8 km	\$613,237	49
16 Watson	Canberra	6.1 km	\$618,168	54
17 Lyons	Canberra	8.0 km	\$631,985	30
18 Wright	Canberra	9.4 km	\$632,950	49
19 Dickson	Canberra	3.6 km	\$638,108	26
20 Mckellar	Canberra	8.6 km	\$640,007	26

Closer to the city, the most affordable suburb for houses within 10km of the Canberra CBD is Page where the typical house shows a value of approximately \$462,000. Page and Scullin are the only suburbs within 10km of the Canberra CBD to show a median house value under \$500,000.

Canberra Top 20 most affordable suburbs within 20km of the CBD (Houses)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Chamwood	Canberra	12.5 km	\$395,799	33
2 Ngunnawal	Canberra	12.5 km	\$411,057	164
3 Higgins	Canberra	10.8 km	\$433,759	39
4 Richardson	Canberra	16.0 km	\$434,281	26
5 Holt	Canberra	12.7 km	\$439,445	60
6 Crestwood	Queanbeyan	10.8 km	\$441,237	37
7 Casey	Canberra	13.4 km	\$447,947	169
8 Macgregor	Canberra	14.1 km	\$449,735	119
9 Karabar	Queanbeyan	14.2 km	\$454,932	87
10 Page	Canberra	8.7 km	\$462,127	28
11 Scullin	Canberra	9.7 km	\$464,629	45
12 Queanbeyan	Queanbeyan	12.0 km	\$467,611	55
13 Latham	Canberra	11.5 km	\$468,180	39
14 Isabella Plains	Canberra	16.5 km	\$470,517	34
15 Chisholm	Canberra	15.4 km	\$475,143	61
16 Dunlop	Canberra	14.5 km	\$480,325	110
17 Gilmore	Canberra	14.3 km	\$482,439	27
18 Queanbeyan West	Queanbeyan	10.9 km	\$484,346	32
19 Kambah	Canberra	13.6 km	\$488,662	162
20 Theodore	Canberra	18.4 km	\$492,623	40

The most affordable suburbs to buy a house within 20km of the Canberra CBD are spread between both the Canberra region and the NSW council area of Queanbeyan. The most affordable suburb in this region is Chamwood, located about 12.5km north-west of the city. Chamwood is showing a median house value of \$395,799 and is the only suburb within 20km of the CBD with a median house value under \$400,000.

Suburbs of Canberra with median house value thematic



Canberra units

Most affordable suburbs within 10km and 20km of the Canberra CBD, units

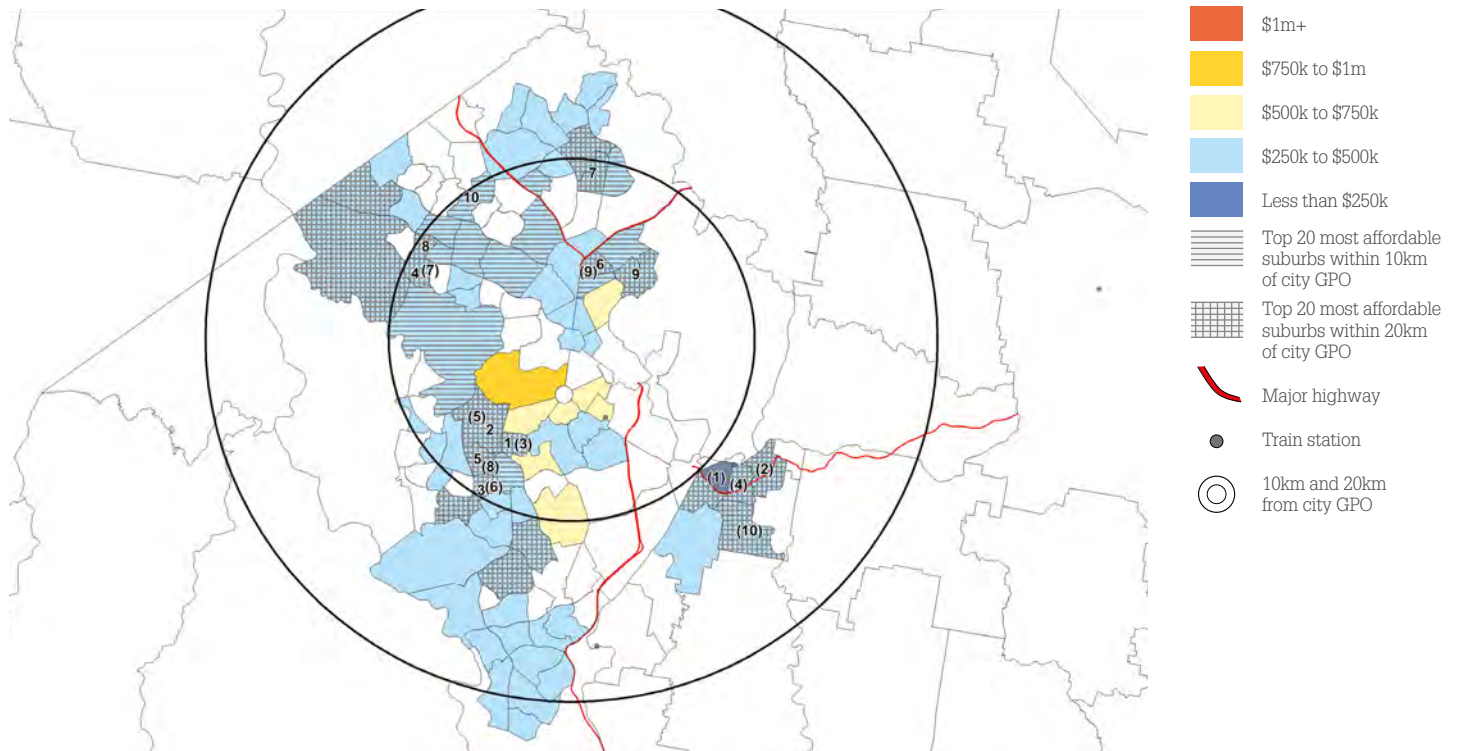
Canberra: Top 20 most affordable suburbs within 10km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Hughes	Canberra	6.3 km	\$286,227	15
2 Curtin	Canberra	6.4 km	\$306,188	14
3 Chifley	Canberra	9.5 km	\$314,182	14
4 Hawker	Canberra	9.2 km	\$314,779	36
5 Lyons	Canberra	8.0 km	\$315,773	47
6 Downer	Canberra	4.8 km	\$322,791	11
7 Franklin	Canberra	9.6 km	\$342,500	111
8 Scullin	Canberra	9.7 km	\$349,778	17
9 Hackett	Canberra	5.3 km	\$355,644	14
10 Evatt	Canberra	9.8 km	\$361,530	14
11 Belconnen	Canberra	6.8 km	\$367,885	223
12 Florey	Canberra	9.5 km	\$371,597	40
13 Phillip	Canberra	7.8 km	\$371,686	83
14 Harrison	Canberra	10.0 km	\$372,165	41
15 Dickson	Canberra	3.6 km	\$376,739	14
16 Watson	Canberra	6.1 km	\$378,368	53
17 Kaleen	Canberra	6.5 km	\$382,771	10
18 Crace	Canberra	9.1 km	\$383,143	13
19 Page	Canberra	8.7 km	\$386,666	16
20 Bruce	Canberra	5.2 km	\$395,991	114

Within 10km of the CBD there is only one suburb with a median unit value lower than \$300,000; Hughes. Hughes is located about 6km south west of the Canberra CBD and shows a median unit value of \$286,227.

Canberra: Top 20 most affordable suburbs within 20km of the CBD (Units)				
Suburb	Council region	Approx Distance to CBD	Median value	Number sold (12 months)
1 Crestwood	Queanbeyan	10.8 km	\$239,234	41
2 Queanbeyan East	Queanbeyan	12.6 km	\$253,087	80
3 Hughes	Canberra	6.3 km	\$286,227	15
4 Queanbeyan	Queanbeyan	12.0 km	\$296,172	70
5 Curtin	Canberra	6.4 km	\$306,188	14
6 Chifley	Canberra	9.5 km	\$314,182	14
7 Hawker	Canberra	9.2 km	\$314,779	36
8 Lyons	Canberra	8.0 km	\$315,773	47
9 Downer	Canberra	4.8 km	\$322,791	11
10 Karabar	Queanbeyan	14.2 km	\$330,403	28
11 Fisher	Canberra	10.9 km	\$336,185	14
12 Franklin	Canberra	9.6 km	\$342,500	111
13 Holt	Canberra	12.7 km	\$342,539	45
14 Farrer	Canberra	11.2 km	\$342,564	11
15 Macgregor	Canberra	14.1 km	\$346,144	13
16 Gungahlin	Canberra	10.7 km	\$347,543	32
17 Scullin	Canberra	9.7 km	\$349,778	17
18 Queanbeyan West	Queanbeyan	10.9 km	\$352,980	12
19 Wanniasa	Canberra	13.2 km	\$353,938	11
20 Hackett	Canberra	5.3 km	\$355,644	14

The most affordable unit markets within 20km of the Canberra CBD are located in Queanbeyan, however suburbs of Canberra comprise fifteen of the top 20 most affordable suburbs for units. Crestwood and Queanbeyan East, which are both within the Queanbeyan council region, are showing median unit values of approximately \$239,000 and \$253,000 respectively.

Suburbs of Canberra with median unit value thematic



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