



**Australia's  
most  
affordable  
suburbs.**







## Contents.

<b>Introduction.</b>	<b>. 3</b>
<b>National Top 20 .</b>	<b>. 4</b>
<b>Capital city Top 20 .</b>	<b>. 6</b>
Sydney .	. 6
Melbourne .	. 10
Brisbane .	. 14
Adelaide .	. 18
Perth .	. 22
Hobart .	. 26
Darwin .	. 30
Canberra .	. 34
<b>Top 20 most active regional council areas. .</b>	<b>. 38</b>
Gold Coast .	. 39
Sunshine Coast .	. 40
Greater Geelong .	. 41
Lake Macquarie .	. 42
Wollongong .	. 43
Newcastle .	. 44
Cairns .	. 45
Shoalhaven .	. 46
Mid Coast NSW. .	. 47
Toowoomba .	. 48
Tweed .	. 49
Ballarat .	. 50
Fraser Coast .	. 51
Townsville .	. 52
Port Macquarie-Hastings .	. 53
Maitland .	. 54
Greater Bendigo .	. 55
Port Stephens .	. 56
Coffs Harbour .	. 57
Noosa .	. 58
<b>Regional South Australia, Western Australia, Tasmania and Northern Territory . . . .</b>	<b>. 59</b>
Regional SA .	. 60
Regional WA .	. 61
Regional TAS .	. 62
Regional NT .	. 63



## Introduction.

### **Australia's housing market offers up extreme diversity in housing prices.**

At one end of the pricing spectrum are the exclusive inner city enclaves of Sydney and Melbourne such as Vaucluse, Bellevue Hill and Toorak where the typical house value is greater than \$3 million. At the other end of the spectrum are the uber affordable suburbs where the typical house costs \$100,000 or less. Such extremes in the value of housing are driven by the balance between housing supply and demand, and affected by economic and demographic factors.

The cheapest suburbs are generally 'cheap' for a reason; often they are far removed from major population and service centres, jobs can be scarce, economic conditions are often volatile and land is generally abundant. The opposite can be said for the most expensive markets that are typically highly desirable, strategically located with little opportunity for new supply. Most buyers will be looking for the middle ground: affordable housing options that are well located with regards to transport options, work opportunities, and essential amenities such as shopping, schools and healthcare.

The following pages detail the most affordable locations, based on the median house and unit value, to purchase a residential property across different regions of the country.

**The tables highlight the diversity of housing markets around the country and what can sometimes be a surprisingly low entry point to a market that is otherwise considered unaffordable.**

As well as the median value of houses and units across each suburb, this report also provides some perspective around the upper and lower end of each market based on quartiles. While the median provides a guide around what the 'typical' house or unit is worth across the suburb, the lower quartile gives a view on entry level values across the suburb and the upper quartile could be considered a guide for the value of premium housing within the suburb.

**This Most Affordable Suburbs report also provides detail on how much the median value of houses and units have changed across the suburb over the past twelve months and past ten years,** as well as how many properties have transacted over the past twelve months, and how these sales were distributed across broad pricing brackets. Finally the median selling time and median vendor discount rates provide some guidance on the balance between buyers and sellers. Longer selling times and higher discounting rates generally imply a housing market where buyers have the upper hand over sellers, while short selling times and low discounting rates suggest vendors are more empowered than buyers.

The report also digs below the surface, highlighting the most affordable suburbs within 10km and 20km of the centres of each capital city as well as reporting on the most active regional markets across the country.

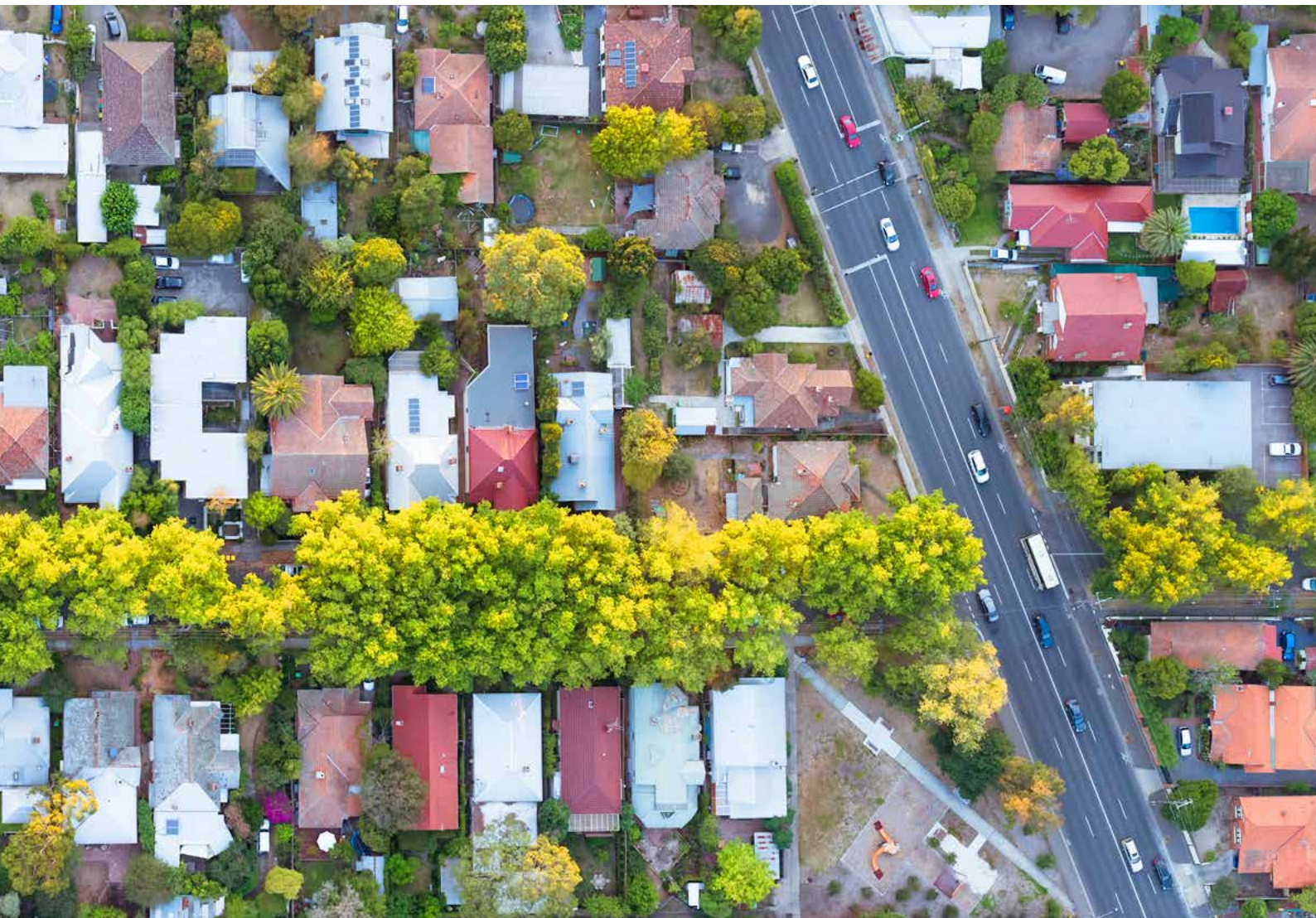
## National Top 20.

Nationally, housing values have fallen 6.8% since peaking in October 2017 through to the end of February 2019, with the largest falls generally confined to Perth and Darwin, where values have been trending lower since mid-2014, and Sydney and Melbourne, where values had been surging higher prior the market peak in 2017.

As housing values have trended lower, housing affordability has improved and first home buyers have become more active, providing some support for housing conditions at the more affordable end of the pricing range.

From a national perspective, the cheapest suburbs list offers up little in the way of surprise. These suburbs are typically located in areas located a long distance from the capital cities and major regional towns and service centres. Often they are in areas associated with mining, where housing values plummeted after the mining boom, or agriculture where drought conditions and high production costs have weighted on property prices.

More recently, many of the mining regions have shown a turn around in housing market conditions, with housing demand rising on the back of stronger commodity prices, providing some upwards pressure on prices. On the other hand, agricultural areas are often seeing weaker conditions, due to drought conditions and higher production costs for farmers.







## National top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Mount Magnet	Mount Magnet (Regional WA)	\$37,497	\$35,040	\$41,401	-5.7%	-24.3%	100%	0%	0%	0%	0%			11
Laverton	Laverton (Regional WA)	\$39,923	\$36,918	\$49,682	-10.6%	-46.1%	100%	0%	0%	0%	0%			11
Meekatharra	Meekatharra (Regional WA)	\$40,433	\$39,577	\$45,013	-28.9%	-55.0%	100%	0%	0%	0%	0%			11
Morawa	Morawa (Regional WA)	\$41,569	\$35,969	\$51,846	-38.5%	-66.6%	100%	0%	0%	0%	0%			11
Cunnamulla	Paroo (Regional Qld)	\$43,034	\$38,518	\$51,792	-36.2%	-37.7%	100%	0%	0%	0%	0%			13
Norseman	Dundas (Regional WA)	\$48,906	\$44,541	\$52,735	-13.5%	-32.9%	100%	0%	0%	0%	0%			17
Leonora	Leonora (Regional WA)	\$52,779	\$48,205	\$58,741	-36.5%	-42.8%	100%	0%	0%	0%	0%			13
Kambalda East	Coolgardie (Regional WA)	\$60,469	\$55,443	\$67,889		-63.0%	100%	0%	0%	0%	0%	125		20
Coolgardie	Coolgardie (Regional WA)	\$60,727	\$53,798	\$70,458	-26.4%	-56.3%	100%	0%	0%	0%	0%	155	-37.7%	15
Blackall	Blackall-Tambo (Regional Qld)	\$62,042	\$51,764	\$78,290	-24.5%	-48.3%	100%	0%	0%	0%	0%	85		17
Coober Pedy	Coober Pedy (Regional SA)	\$66,544	\$55,917	\$80,796	0.9%	-8.3%	100%	0%	0%	0%	0%			17
Collinsville	Whitsunday (Regional Qld)	\$70,949	\$58,125	\$88,025	-16.1%	-66.7%	100%	0%	0%	0%	0%	108.5	-26.9%	20
Queenstown	West Coast (Regional Tas.)	\$71,626	\$62,463	\$81,074	1.0%	-24.0%	100%	0%	0%	0%	0%	63	-12.1%	101
Zeehan	West Coast (Regional Tas.)	\$74,960	\$66,575	\$83,090	-1.6%	-51.1%	100%	0%	0%	0%	0%	73.5	-9.6%	28
Dysart	Isaac (Regional Qld)	\$75,967	\$58,365	\$93,496	10.7%	-81.2%	100%	0%	0%	0%	0%	33.5	-14.2%	41
Tullah	West Coast (Regional Tas.)	\$78,715	\$70,054	\$93,478	-13.6%	-10.0%	100%	0%	0%	0%	0%			16
Rosebery	West Coast (Regional Tas.)	\$80,529	\$69,877	\$87,613	8.1%	-18.6%	100%	0%	0%	0%	0%	55	-6.8%	62
Mount Morgan	Rockhampton (Regional Qld)	\$80,979	\$74,302	\$90,174	-20.8%	-38.2%	100%	0%	0%	0%	0%	112.5	-21.2%	41
Peterborough	Peterborough (Regional SA)	\$81,725	\$71,960	\$94,005	-5.4%	-11.4%	100%	0%	0%	0%	0%	100.5	-13.2%	30
Winton	Winton (Regional Qld)	\$84,680	\$72,811	\$102,479	-0.9%	-18.8%	100%	0%	0%	0%	0%			13

## National top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Rosebery	West Coast (Regional Tas.)	\$66,108	\$52,481	\$75,582	-7.3%	-48.7%	100%	0%	0%	0%	0%			15
Newman	East Pilbara (Regional WA)	\$76,551	\$74,496	\$96,527	-13.9%	-79.8%	100%	0%	0%	0%	0%	12.5	-8.0%	28
South Hedland	Port Hedland (Regional WA)	\$105,311	\$98,287	\$137,362	7.7%	-74.9%	100%	0%	0%	0%	0%	43	-10.0%	72
South Gladstone	Gladstone (Regional Qld)	\$107,827	\$98,011	\$169,848	-22.2%	-57.2%	100%	0%	0%	0%	0%	64.5	-7.0%	14
West Gladstone	Gladstone (Regional Qld)	\$109,059	\$97,250	\$130,434	-19.4%	-56.9%	100%	0%	0%	0%	0%	78	-10.0%	24
Kooralbyn	Scenic Rim (Greater Brisbane)	\$119,909	\$115,210	\$130,102	-21.1%	-3.6%	100%	0%	0%	0%	0%			15
Barney Point	Gladstone (Regional Qld)	\$121,936	\$105,654	\$189,800	-26.4%	-56.0%	91%	9%	0%	0%	0%			11
Bulgarra	Karratha (Regional WA)	\$138,333	\$128,493	\$176,316	-7.5%	-66.8%	100%	0%	0%	0%	0%	38	-8.3%	28
Woree	Cairns (Regional Qld)	\$138,634	\$103,133	\$171,369	4.7%	-21.4%	91%	3%	6%	0%	0%	59	-5.1%	64
Emerald	Central Highlands (Regional Qld)	\$141,992	\$121,434	\$193,112	-6.5%	-42.4%	100%	0%	0%	0%	0%	54	-9.5%	28
Karana Downs	Brisbane (Greater Brisbane)	\$143,127	\$139,090	\$187,153	-49.1%	-50.6%	100%	0%	0%	0%	0%			14
Manunda	Cairns (Regional Qld)	\$146,857	\$118,619	\$187,930	-1.7%	-12.0%	97%	2%	0%	0%	2%	43	-5.2%	66
Chinchilla	Western Downs (Regional Qld)	\$149,561	\$134,608	\$158,133	-19.7%	-41.7%	100%	0%	0%	0%	0%	79.5		13
George Town	George Town (Regional Tas.)	\$154,668	\$141,136	\$179,667	-23.0%	0.1%	88%	13%	0%	0%	0%	95	-4.0%	16
Rosslea	Townsville (Regional Qld)	\$156,118	\$138,268	\$204,130	-9.3%	-39.7%	100%	0%	0%	0%	0%			11
Portland	Glenelg (Regional Vic.)	\$160,058	\$158,504	\$167,531	-15.0%	-4.7%	95%	5%	0%	0%	0%	88.5	-4.5%	21
Rowland Flat	Light (RegC) (Regional SA)	\$160,161	\$160,161	\$160,161	-6.7%	-2.4%	100%	0%	0%	0%	0%			10
Raceview	Ipswich (Greater Brisbane)	\$160,312	\$156,911	\$189,372	-25.9%	-28.9%	91%	9%	0%	0%	0%	75	-5.6%	22
Gladstone Central	Gladstone (Regional Qld)	\$160,778	\$107,078	\$186,666	-9.9%	-39.0%	90%	0%	10%	0%	0%	55		10
Deniliquin	Edward River (Regional NSW)	\$162,060	\$133,247	\$181,019	13.5%	10.4%	100%	0%	0%	0%	0%	71.5		12

## Sydney.

Sydney housing values have been trending downward since July 2017, with the largest declines confined to the premium end of the housing market. Housing market activity across the more affordable end of the market is being supported by a rise in first home buyer activity, as well as ongoing affordability constraints which are channeling demand towards the middle and lower price ranges of the market.

Although Sydney dwelling values were down 10.4% over the 12 months ending February 2019, most of the cheapest suburbs have outperformed the city-wide average over the past year. With advertised listing numbers remaining high, Sydney is a buyers market which is reflected in longer selling times and larger discounting rates from vendors.

Sydney's most affordable suburbs for houses are concentrated within the Central Coast and Blacktown Council areas, with 13 of Sydney's cheapest suburbs located within the Central Coast Council region and a further six within Blacktown Council. San Remo provides the lowest median value, at \$422,557 and is the only suburb across Sydney where the lower quartile value is below \$400,000.

The most affordable suburbs for units are more geographically spread out. The Central Coast still comprises the highest proportion of suburbs within the top 20 list, however Fairfield and Campbelltown are also well represented within the top 20 list of cheapest unit values. The Hawkesbury suburb of Vineyard provides the lowest entry point to the Sydney unit market with a median value of \$190,270 and is the only suburb of Sydney where the lower quartile unit value is below \$200,000.

For buyers seeking a housing option closer to the city, the lowest median house value within 10km of the Sydney CBD can be found at Turella, where the median house value is \$1.032 million. For unit buyers, the lowest median value within 10km of the CBD is at Eastlakes where the typical unit costs \$558,791.

For those on a tighter budget, buying within 20km provides a step down in housing prices. The cheapest median house value within 20km of the Sydney CBD is Granville, at \$647,781 while the Canterbury-Bankstown suburb of Lakemba shows the lowest median unit value within 20km of the CBD at \$391,924.





## Sydney top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
San Remo	Central Coast (NSW)	\$422,557	\$397,187	\$472,674	-5.8%	73.5%	14%	77%	8%	0%	1%	46	-4.7%	114
Gorokan	Central Coast (NSW)	\$428,111	\$402,447	\$475,906	-9.1%	77.2%	12%	75%	12%	2%	0%	40	-5.7%	226
Charmhaven	Central Coast (NSW)	\$434,566	\$408,033	\$493,616	-9.9%	77.0%	10%	82%	2%	2%	4%	29	-6.1%	64
Budgewoi	Central Coast (NSW)	\$435,753	\$411,786	\$491,498	-5.8%	73.0%	7%	62%	26%	4%	1%	36	-5.2%	104
Tregear	Blacktown	\$437,734	\$421,374	\$457,541	-13.5%	120.3%	7%	87%	7%	0%	0%	33	-9.1%	35
Watanobbi	Central Coast (NSW)	\$438,500	\$411,580	\$509,650	-9.2%	78.6%	4%	84%	12%	0%	0%	48.5	-3.3%	70
Halekulani	Central Coast (NSW)	\$440,817	\$413,549	\$500,151	-7.7%	72.9%	13%	65%	22%	0%	0%	53	-8.4%	63
Kanwal	Central Coast (NSW)	\$442,063	\$409,784	\$529,755	-8.5%	71.9%	7%	56%	35%	2%	0%	47	-6.8%	76
Chain Valley Bay	Central Coast (NSW)	\$443,887	\$408,200	\$515,611	-1.9%	72.5%	22%	59%	6%	9%	3%	67.5	-7.3%	42
Lake Haven	Central Coast (NSW)	\$445,084	\$411,582	\$533,944	-8.1%	70.2%	4%	63%	29%	5%	0%	37	-5.1%	72
Shalvey	Blacktown	\$449,584	\$436,476	\$464,084	-11.1%	99.2%	4%	85%	12%	0%	0%	43.5	-7.6%	31
Warragamba	Wollondilly	\$449,677	\$398,461	\$484,648	-11.5%	77.0%	13%	88%	0%	0%	0%	46	-6.9%	34
Emerton	Blacktown	\$451,729	\$442,216	\$470,193	-13.0%	120.9%	10%	80%	10%	0%	0%	53		25
Lake Munmorah	Central Coast (NSW)	\$453,884	\$416,675	\$531,096	-6.7%	74.6%	15%	59%	17%	5%	4%	49.5	-5.6%	129
Dharruk	Blacktown	\$457,087	\$444,704	\$478,111	-13.0%	107.2%	10%	75%	15%	0%	0%	33.5		28
Wyongah	Central Coast (NSW)	\$458,306	\$427,977	\$527,962	-8.4%	75.9%	16%	61%	18%	3%	3%	40.5	-5.2%	48
Lethbridge Park	Blacktown	\$459,784	\$442,059	\$477,141	-11.6%	122.1%	4%	90%	6%	0%	0%	43	-6.3%	70
Mannering Park	Central Coast (NSW)	\$459,982	\$423,853	\$523,180	-0.8%	84.4%	12%	65%	12%	8%	4%	57	-6.1%	69
Blue Haven	Central Coast (NSW)	\$460,869	\$420,266	\$524,022	-5.7%	76.9%	6%	79%	14%	0%	0%	52	-5.8%	179
Bidwill	Blacktown	\$462,311	\$453,633	\$477,342	-10.7%	108.5%	6%	82%	12%	0%	0%	43	-6.5%	25

## Sydney top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Vineyard	Hawkesbury	\$190,270	\$182,816	\$196,763	4.2%	68.6%	100%	0%	0%	0%	0%			10
Berkeley Vale	Central Coast (NSW)	\$313,345	\$291,631	\$341,246	-10.8%	65.7%	86%	10%	5%	0%	0%	107.5	-8.8%	29
Wyong	Central Coast (NSW)	\$324,163	\$288,472	\$372,814	-9.1%	68.5%	67%	28%	0%	0%	6%	90.5		19
Carramar	Fairfield	\$334,653	\$307,101	\$367,551	-14.0%	121.8%	78%	22%	0%	0%	0%	38	-9.3%	26
Gorokan	Central Coast (NSW)	\$344,545	\$323,154	\$378,160	-3.8%	94.6%	61%	36%	2%	0%	0%	33	-5.0%	54
Ambarvale	Campbelltown (NSW)	\$346,450	\$335,854	\$379,871	-13.6%	85.6%	60%	40%	0%	0%	0%	29	-6.9%	17
Tahmoor	Wollondilly	\$355,135	\$343,998	\$383,404	-7.7%	68.0%	30%	65%	5%	0%	0%	25		20
Toukley	Central Coast (NSW)	\$362,894	\$327,830	\$413,525	-3.6%	62.4%	47%	47%	3%	0%	3%	48	-9.0%	37
Leumeah	Campbelltown (NSW)	\$364,786	\$347,134	\$398,873	-12.7%	83.7%	39%	61%	0%	0%	0%	30	-4.9%	42
Lake Haven	Central Coast (NSW)	\$379,582	\$347,694	\$403,394	-1.9%	89.5%	0%	100%	0%	0%	0%			10
Picton	Wollondilly	\$382,423	\$362,901	\$434,057	-10.9%	79.2%	13%	88%	0%	0%	0%			11
Minto	Campbelltown (NSW)	\$384,701	\$361,551	\$427,560	-12.2%	106.9%	35%	62%	0%	3%	0%	22	-7.1%	48
Fairfield	Fairfield	\$387,852	\$373,707	\$428,924	-7.0%	90.2%	27%	70%	4%	0%	0%	48	-5.9%	124
Mount Druitt	Blacktown	\$388,447	\$348,296	\$447,043	-10.2%	94.6%	42%	57%	0%	0%	1%	40	-6.5%	130
Warwick Farm	Liverpool	\$390,854	\$355,761	\$455,044	-11.3%	116.2%	36%	58%	5%	0%	0%	63	-8.0%	80
Lakemba	Canterbury-Bankstown	\$391,924	\$360,926	\$422,485	-12.3%	93.2%	31%	55%	14%	0%	0%	51	-8.2%	141
Jamisontown	Penrith	\$396,963	\$356,783	\$435,994	-14.1%	86.2%	46%	46%	8%	0%	0%	43	-7.2%	47
Cabramatta	Fairfield	\$397,740	\$381,717	\$433,784	-9.3%	111.6%	26%	58%	16%	0%	0%	55.5	-6.8%	122
Liverpool	Liverpool	\$398,937	\$370,740	\$463,159	-11.4%	92.9%	29%	61%	10%	0%	0%	50	-6.4%	378
Canley Vale	Fairfield	\$404,777	\$389,740	\$438,371	-5.5%	103.9%	25%	69%	3%	3%	0%	34.5	-9.8%	42



## Sydney top 20, lowest median house values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Turrella	Rockdale	\$1,032,092	\$982,434	\$1,118,808	-14.9%	98.9%	17%	8%	8%	0%	67%			21
Waterloo	Sydney	\$1,038,818	\$973,277	\$1,171,554	-20.3%	91.9%	0%	0%	0%	18%	82%			19
Sydenham	Inner West	\$1,041,312	\$959,474	\$1,119,505	-12.3%	114.3%	0%	0%	0%	18%	82%			13
Arncliffe	Rockdale	\$1,043,939	\$961,887	\$1,139,870	-13.4%	98.0%	4%	0%	0%	20%	76%	56.5		93
St Peters	Inner West	\$1,061,385	\$962,508	\$1,193,939	-13.8%	108.6%	0%	0%	6%	3%	91%	28.5		51
Tempe	Inner West	\$1,085,954	\$998,256	\$1,165,582	-12.1%	113.9%	0%	0%	6%	17%	78%	42		58
Ultimo	Sydney	\$1,118,565	\$998,702	\$1,353,575	-14.5%	88.1%	0%	0%	14%	0%	86%			11
Erskineville	Sydney	\$1,118,782	\$1,015,143	\$1,311,841	-13.5%	83.5%	1%	0%	0%	13%	85%	27		85
Mascot	Botany Bay	\$1,141,571	\$1,038,883	\$1,245,118	-11.3%	90.4%	5%	3%	3%	3%	86%	53		100
Botany	Botany Bay	\$1,163,065	\$1,067,396	\$1,267,039	-9.7%	88.0%	2%	0%	3%	11%	84%	31.5		100
Beaconsfield	Sydney	\$1,166,171	\$1,039,000	\$1,365,861	-12.5%	89.3%	0%	0%	0%	11%	89%			20
Newtown	Inner West	\$1,170,507	\$1,055,053	\$1,378,875	-13.3%	86.9%	1%	2%	0%	4%	94%	36	-6.7%	187
Chippendale	Sydney	\$1,206,068	\$1,067,817	\$1,387,747	-14.4%	102.2%	0%	0%	9%	0%	91%			14
Enmore	Inner West	\$1,211,999	\$1,087,636	\$1,376,249	-15.0%	97.2%	0%	0%	0%	6%	94%	35		54
Eastlakes	Botany Bay	\$1,216,885	\$1,096,641	\$1,334,515	-12.7%	82.2%	0%	0%	0%	0%	100%	55		35
Rosebery	Sydney	\$1,224,357	\$1,112,744	\$1,459,587	-20.6%	101.6%	7%	2%	2%	0%	89%	46		68
Darlington	Sydney	\$1,231,437	\$1,093,812	\$1,437,258	-14.9%	89.6%	0%	0%	0%	7%	93%			22
Camperdown	Sydney	\$1,232,642	\$1,102,997	\$1,433,360	-13.9%	90.8%	0%	0%	5%	0%	95%	32		50
Marrickville	Inner West	\$1,236,209	\$1,124,964	\$1,358,316	-11.7%	109.2%	3%	1%	1%	6%	89%	30.5	-3.0%	253
Hurlstone Park	Canterbury-Bankstown	\$1,238,875	\$1,113,074	\$1,356,046	-11.6%	96.2%	0%	3%	3%	3%	91%	35.5		51

## Sydney top 20, lowest median unit values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Eastlakes	Botany Bay	\$558,791	\$541,767	\$597,801	-14.3%	94.9%	0%	33%	62%	2%	2%	51		60
Croydon Park	Canterbury-Bankstown	\$577,788	\$533,250	\$621,338	-10.0%	77.3%	3%	42%	36%	11%	8%	30	-5.0%	47
Hillsdale	Botany Bay	\$604,345	\$548,216	\$686,881	-14.6%	104.7%	2%	34%	47%	6%	11%	50.5	-4.0%	90
Canterbury	Canterbury-Bankstown	\$615,379	\$532,087	\$663,778	-10.9%	87.6%	2%	30%	57%	11%	0%	53	-5.5%	133
Hurlstone Park	Canterbury-Bankstown	\$623,601	\$573,319	\$674,718	-13.3%	79.4%	0%	21%	55%	7%	17%	35.5	-1.9%	34
Earlwood	Canterbury-Bankstown	\$627,544	\$578,522	\$700,014	-13.9%	65.3%	0%	19%	38%	31%	13%	44.5		26
Arncliffe	Rockdale	\$634,743	\$569,766	\$692,162	-8.3%	92.1%	0%	21%	68%	7%	4%	35	-6.2%	103
Ashfield	Inner West	\$635,278	\$581,187	\$683,205	-10.4%	81.4%	4%	19%	51%	17%	7%	38	-4.6%	242
Newtown	Inner West	\$655,549	\$533,892	\$830,218	-13.7%	93.3%	5%	28%	38%	13%	16%	37	-5.5%	123
Marrickville	Inner West	\$657,897	\$599,571	\$730,547	-8.2%	96.6%	4%	20%	41%	29%	5%	35.5	-4.4%	231
Wolli Creek	Rockdale	\$671,224	\$597,773	\$716,267	-9.8%	75.0%	1%	11%	52%	24%	12%	42.5	-4.0%	246
Enmore	Inner West	\$674,068	\$609,665	\$753,031	-3.5%	74.1%	12%	18%	53%	12%	6%			19
Petersham	Inner West	\$674,528	\$555,502	\$783,393	-8.9%	65.3%	7%	22%	27%	40%	4%	39		55
Stanmore	Inner West	\$676,521	\$581,714	\$801,158	-2.4%	81.6%	3%	14%	62%	11%	11%	24.5		41
Gladesville	Ryde	\$677,088	\$612,204	\$773,289	-8.5%	77.8%	4%	13%	52%	21%	11%	48	-6.0%	129
Dulwich Hill	Inner West	\$689,918	\$620,124	\$747,322	-7.8%	87.4%	1%	9%	47%	32%	11%	36	-4.6%	175
Summer Hill	Inner West	\$690,053	\$608,286	\$725,319	-8.0%	84.3%	1%	15%	42%	21%	21%	32	-4.2%	91
Lane Cove North	Lane Cove	\$694,379	\$621,909	\$815,628	-10.0%	67.3%	5%	7%	48%	24%	15%	36	-4.5%	198
Croydon	Burwood	\$695,133	\$614,874	\$778,000	-10.9%	79.9%	0%	26%	43%	14%	17%	51		42
Turrella	Rockdale	\$698,465	\$654,799	\$714,546	-5.3%	94.9%	4%	8%	69%	19%	0%	38		30





## Sydney top 20, lowest median house values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Granville	Cumberland	\$647,781	\$599,080	\$714,688	-17.5%	81.3%	2%	20%	39%	26%	13%	30	-6.4%	94
Wiley Park	Canterbury-Bankstown	\$649,177	\$595,884	\$708,176	-26.5%	76.5%	0%	14%	29%	50%	7%			24
Chester Hill	Canterbury-Bankstown	\$691,938	\$662,756	\$747,674	-14.4%	90.6%	2%	1%	36%	50%	10%	38.5	-4.7%	153
South Granville	Cumberland	\$700,885	\$671,069	\$752,101	-14.8%	97.9%	3%	6%	36%	39%	15%	61.5		50
Punchbowl	Canterbury-Bankstown	\$718,037	\$667,225	\$788,445	-13.8%	88.9%	6%	5%	25%	40%	25%	41	-7.5%	163
Sefton	Canterbury-Bankstown	\$720,915	\$688,641	\$774,020	-14.1%	93.1%	0%	0%	39%	49%	12%	34.5	-5.4%	62
Bass Hill	Canterbury-Bankstown	\$742,911	\$712,393	\$790,696	-15.2%	94.7%	3%	0%	28%	54%	15%	30.5	-7.4%	112
Birrong	Canterbury-Bankstown	\$744,909	\$722,145	\$784,845	-12.2%	118.8%	4%	0%	29%	54%	14%	64		50
Yagoona	Canterbury-Bankstown	\$750,803	\$716,835	\$793,868	-14.0%	100.2%	4%	2%	29%	46%	18%	35	-6.3%	176
Lakemba	Canterbury-Bankstown	\$789,332	\$741,812	\$859,407	-16.4%	93.1%	0%	3%	10%	42%	45%	35.5		57
Greenacre	Canterbury-Bankstown	\$813,315	\$774,291	\$868,700	-15.9%	95.1%	2%	2%	13%	47%	34%	42	-7.2%	256
Condell Park	Canterbury-Bankstown	\$820,404	\$770,693	\$882,245	-12.9%	89.4%	5%	0%	17%	44%	34%	36.5	-6.8%	133
Roselands	Canterbury-Bankstown	\$834,930	\$771,390	\$922,237	-17.5%	81.0%	9%	3%	10%	34%	43%	40	-7.6%	112
Berala	Cumberland	\$835,708	\$781,193	\$908,909	-5.1%	110.3%	0%	9%	13%	56%	22%	46	-9.2%	62
Regents Park	Cumberland	\$843,293	\$801,528	\$897,885	2.8%	116.4%	0%	0%	36%	55%	9%			28
Auburn	Cumberland	\$846,082	\$787,139	\$924,175	1.9%	110.6%	4%	6%	24%	39%	28%	65	-8.2%	175
Padstow Heights	Canterbury-Bankstown	\$859,351	\$829,337	\$923,749	-18.4%	73.2%	8%	0%	13%	34%	45%	28		59
Padstow	Canterbury-Bankstown	\$860,576	\$823,583	\$911,854	-18.4%	90.1%	4%	2%	8%	42%	44%	40	-7.3%	188
Revesby	Canterbury-Bankstown	\$867,611	\$823,166	\$922,864	-18.9%	102.9%	0%	1%	5%	40%	54%	36	-6.4%	205
Bankstown	Canterbury-Bankstown	\$880,825	\$825,753	\$953,357	-11.3%	105.5%	3%	2%	12%	33%	49%	48	-6.0%	152

## Sydney top 20, lowest median unit values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Lakemba	Canterbury-Bankstown	\$391,924	\$360,926	\$422,485	-12.3%	93.2%	31%	55%	14%	0%	0%	51	-8.2%	141
Wiley Park	Canterbury-Bankstown	\$414,066	\$383,125	\$439,215	-11.6%	101.0%	26%	63%	12%	0%	0%	44	-6.2%	111
Regents Park	Cumberland	\$431,636	\$406,929	\$503,509	-6.6%	91.0%	7%	79%	7%	7%	0%	49.5		18
Punchbowl	Canterbury-Bankstown	\$445,696	\$403,768	\$509,840	-9.3%	115.4%	14%	66%	20%	0%	0%	63	-6.5%	83
Granville	Cumberland	\$452,066	\$425,191	\$504,756	-12.6%	76.6%	16%	73%	11%	0%	0%	49	-6.6%	100
Harris Park	Parramatta	\$465,965	\$432,377	\$516,775	-11.5%	84.1%	17%	74%	8%	2%	0%	36	-7.7%	76
Bankstown	Canterbury-Bankstown	\$468,266	\$441,976	\$511,006	-8.8%	89.3%	5%	76%	18%	1%	0%	42	-6.6%	351
Rosehill	Parramatta	\$474,279	\$419,938	\$531,315	-11.3%	84.3%	36%	46%	16%	0%	2%	66.5	-4.5%	56
Roselands	Canterbury-Bankstown	\$475,613	\$431,054	\$563,887	-8.7%	75.6%	0%	48%	46%	5%	0%	41	-7.1%	63
Auburn	Cumberland	\$486,713	\$426,427	\$549,740	-9.8%	96.5%	12%	59%	23%	4%	2%	56	-6.6%	232
Belmore	Canterbury-Bankstown	\$490,293	\$454,667	\$525,014	-11.9%	95.3%	3%	53%	44%	0%	0%	28	-3.1%	96
Yagoona	Canterbury-Bankstown	\$506,172	\$440,733	\$568,138	-9.4%	95.7%	14%	57%	22%	6%	0%	49	-7.3%	61
Chester Hill	Canterbury-Bankstown	\$507,500	\$443,289	\$573,315	-7.2%	97.2%	0%	87%	13%	0%	0%	28.5		19
Berala	Cumberland	\$508,988	\$443,472	\$581,712	1.3%	122.4%	13%	48%	35%	4%	0%	39	-4.5%	25
Holroyd	Cumberland	\$536,937	\$503,068	\$589,539	-7.1%	95.6%	6%	94%	0%	0%	0%	44		17
Campsie	Canterbury-Bankstown	\$540,245	\$504,248	\$594,229	-7.1%	85.1%	5%	41%	52%	1%	1%	57	-6.3%	202
North Parramatta	Parramatta	\$548,557	\$502,058	\$656,846	-11.0%	84.6%	5%	53%	33%	9%	0%	42	-6.9%	130
Penshurst	Georges River	\$554,217	\$519,919	\$597,614	-9.3%	80.3%	3%	43%	34%	18%	3%	32	-5.1%	130
Parramatta	Parramatta	\$554,921	\$506,222	\$613,994	-9.7%	88.0%	6%	29%	57%	6%	1%	56	-5.9%	414
Riverwood	Canterbury-Bankstown	\$555,914	\$517,824	\$650,953	-10.5%	72.7%	2%	42%	52%	1%	2%	43	-5.3%	97

## Melbourne.

Melbourne housing values have trended backward since late 2017, down a cumulative 9.6% through to the end of February 2019. The weakness in dwelling values has been most pronounced across the premium end of the market, while conditions across the more affordable end of the housing market have been supported by a rise in first home buyer activity.

This trend is very much evident across the 'cheapest' suburbs list, with most suburbs within the top 20 outperforming the overall Melbourne average based on the 12 month change in house and unit values.

Although conditions remain stronger at the lower priced end of the market, listing numbers have tracked higher, providing buyers with more choice and less urgency relative to a few years ago.

The most affordable detached housing options across Melbourne can be found within the Melton Council area, which comprises eight of Melbourne's 20 cheapest suburbs. Suburbs within the Yarra Ranges, Moorabool and Hume Council areas comprise a further seven of the top 20. The cheapest suburb for houses across Melbourne's metropolitan area is Melton with a median house value of \$389,190. Melton is the only Melbourne suburb with a median value that is lower than \$400,000.

The cheapest suburbs to buy a unit are more geographically diverse, with the Melton and Wyndham Council areas home to six of Melbourne's most affordable suburbs to buy a unit. Although these

two Council areas account for the highest number of 'cheap' suburbs for unit values, the cheapest unit market is Junction Village, located within the Casey Council area. The median value of a Junction Village unit is \$303,505.

Closer to the city, the most affordable suburb to buy a house within 10km of the Melbourne CBD is Maidstone with a median house value of \$738,813 and a lower quartile value that is just under \$700,000. For apartment buyers, the most affordable suburb within 10km of the Melbourne CBD is Carlton, with a median unit value of \$329,228. Carlton is the only suburb within 10km of the CBD with a lower quartile unit value that is below \$300,000 (\$272,393).

For buyers on a smaller budget, looking further afield provides some cheaper housing options. Within the 20km ring of the Melbourne CBD, there are six suburbs with a median house value less than \$500,000, with four of the six located within the Hume Council area. The cheapest suburb for houses is Coolaroo, with a median value of \$453,602.

Across the unit market, perhaps surprisingly, many of the most affordable suburbs for units are within close proximity to the city, with suburbs such as Carlton (\$329,228), Travancore (\$355,798) and Flemington (\$376,069) all within 5km of Melbourne's city centre. The cheapest suburb for units is 13km from the CBD; Albion has a median unit value of \$320,234 and a lower quartile value of just \$238,160.







## Melbourne top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Melton	Melton	\$389,190	\$367,512	\$423,254	-5.1%	89.5%	36%	59%	2%	2%	1%	26.5	-5.4%	178
Melton South	Melton	\$404,812	\$381,894	\$441,514	-4.4%	99.5%	34%	64%	1%	0%	0%	30	-5.3%	234
Millgrove	Yarra Ranges	\$419,830	\$402,604	\$446,091	1.4%	90.9%	40%	58%	3%	0%	0%	12	-2.9%	40
Cobblebank	Melton	\$434,888	\$408,355	\$458,463	-2.7%		5%	95%	0%	0%	0%	27.5		21
Kurunjang	Melton	\$436,026	\$394,163	\$473,499	-3.2%	99.5%	23%	66%	7%	3%	1%	23	-4.7%	194
East Warburton	Yarra Ranges	\$439,360	\$391,294	\$472,278	4.4%	86.3%	42%	50%	4%	0%	4%	16	-0.7%	24
Melton West	Melton	\$445,522	\$406,403	\$480,079	-3.9%	88.7%	21%	74%	5%	0%	0%	27.5	-6.2%	182
Warburton	Yarra Ranges	\$447,262	\$413,630	\$492,167	2.7%	90.8%	19%	62%	15%	4%	0%	31	-4.7%	53
Coolaroo	Hume	\$453,602	\$441,949	\$471,569	-3.1%	98.9%	6%	92%	3%	0%	0%	31	-5.3%	36
Weir Views	Melton	\$462,542	\$446,050	\$476,838	-4.4%	102.0%	5%	84%	11%	0%	0%	44	-5.7%	37
Hastings	Mornington Peninsula	\$462,668	\$418,315	\$552,157	-8.1%	83.4%	15%	61%	22%	2%	1%	28	-4.8%	185
Frankston North	Frankston	\$463,693	\$446,265	\$479,903	-9.4%	104.9%	4%	95%	1%	0%	0%	30	-5.4%	128
Maddingley	Moorabool	\$465,645	\$433,503	\$493,147	-1.5%	70.6%	17%	76%	7%	0%	0%	20	-3.5%	84
Harkness	Melton	\$468,232	\$433,492	\$500,760	-3.7%	80.0%	15%	77%	7%	0%	0%	37	-4.9%	269
Lancefield	Macedon Ranges	\$468,932	\$417,309	\$546,515	-12.0%	87.0%	21%	72%	3%	3%	3%	40	-2.7%	39
Bacchus Marsh	Moorabool	\$469,693	\$431,506	\$508,027	1.6%	84.5%	16%	71%	11%	1%	0%	25.5	-2.7%	122
Brookfield	Melton	\$473,195	\$448,967	\$499,832	-6.2%	88.6%	4%	92%	3%	1%	0%	29	-4.4%	180
Wallan	Mitchell	\$474,485	\$440,480	\$525,817	-4.0%	72.0%	7%	78%	12%	2%	1%	23	-4.3%	213
Campbellfield	Hume	\$476,636	\$459,947	\$503,068	-2.5%	81.6%	4%	67%	26%	4%	0%	32		27
Wyndham Vale	Wyndham	\$477,808	\$443,858	\$517,872	-2.5%	105.9%	9%	83%	8%	0%	0%	29	-4.8%	364

## Melbourne top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Junction Village	Casey	\$303,505	\$293,745	\$325,159	-1.6%	35.2%	100%	0%	0%	0%	0%			12
Bacchus Marsh	Moorabool	\$318,393	\$287,921	\$357,989	9.1%	66.6%	82%	14%	5%	0%	0%	25.5	-3.8%	22
Albion	Brimbank	\$320,234	\$238,160	\$382,423	3.8%	91.4%	60%	28%	12%	0%	0%	34	-5.1%	45
Darley	Moorabool	\$325,919	\$293,206	\$379,463	7.2%	59.5%	89%	11%	0%	0%	0%	21		19
Melton South	Melton	\$329,168	\$301,131	\$353,054	13.5%	89.9%	94%	3%	0%	3%	0%	23	-3.9%	35
Carlton	Melbourne	\$329,228	\$272,393	\$440,968	-2.0%	43.0%	57%	24%	11%	4%	4%	46	-4.7%	208
Melton	Melton	\$330,490	\$303,953	\$358,379	11.0%	76.7%	100%	0%	0%	0%	0%	27.5		20
Notting Hill	Monash	\$332,055	\$272,450	\$427,772	-3.8%	11.4%	75%	21%	2%	2%	0%	45		48
Harkness	Melton	\$344,225	\$303,673	\$371,537	2.3%	51.7%	94%	6%	0%	0%	0%	13.5	-3.5%	16
Werribee South	Wyndham	\$345,024	\$330,577	\$387,960	-15.7%	24.9%	57%	36%	0%	7%	0%	117		14
Wallan	Mitchell	\$350,766	\$314,650	\$372,662	5.9%	74.3%	85%	15%	0%	0%	0%	16.5		13
Dandenong	Greater Dandenong	\$353,516	\$315,407	\$398,797	-3.5%	51.4%	59%	34%	2%	3%	2%	35	-5.4%	214
Travancore	Moonee Valley	\$355,798	\$330,140	\$368,154	-4.9%	-4.0%	71%	23%	5%	0%	0%	59	-6.1%	56
Wyndham Vale	Wyndham	\$356,210	\$323,947	\$377,424	-2.3%	58.2%	64%	36%	0%	0%	0%	44		25
Cranbourne	Casey	\$356,814	\$330,580	\$407,619	-3.0%	64.4%	53%	46%	1%	0%	0%	23	-4.5%	72
Koo Wee Rup	Cardinia	\$357,865	\$320,188	\$406,904	1.9%	61.8%	70%	30%	0%	0%	0%			11
Caulfield East	Glen Eira	\$375,801	\$280,508	\$514,136	-25.3%	1.2%	64%	9%	18%	9%	0%			11
Werribee	Wyndham	\$375,869	\$353,688	\$418,588	4.8%	82.0%	66%	33%	0%	0%	1%	25	-4.1%	109
Flemington	Moonee Valley	\$376,069	\$339,687	\$477,118	-1.4%	13.0%	45%	31%	19%	5%	0%	30	-2.7%	43
Pakenham	Cardinia	\$378,156	\$333,826	\$436,214	1.0%	72.1%	55%	43%	2%	0%	0%	16	-3.8%	98



## Melbourne top 20, lowest median house values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Maidstone	Maribyrnong	\$738,813	\$673,931	\$803,363	-12.7%	91.7%	3%	4%	57%	25%	11%	39	-2.0%	72
Coburg North	Moreland	\$750,857	\$713,466	\$802,437	-10.6%	80.4%	0%	4%	47%	36%	13%	31	-2.9%	106
Bellfield	Banyule	\$766,227	\$733,630	\$804,082	-15.5%	96.3%	0%	0%	32%	53%	16%	24.5		19
West Footscray	Maribyrnong	\$800,115	\$734,084	\$876,821	-13.2%	98.6%	2%	2%	35%	40%	21%	39.5	-3.3%	122
Footscray	Maribyrnong	\$804,367	\$738,423	\$893,286	-12.9%	82.1%	2%	9%	18%	46%	24%	32	-2.7%	126
Kensington	Melbourne	\$869,416	\$767,470	\$998,642	-19.2%	57.0%	1%	11%	14%	26%	48%	26	-4.2%	121
Coburg	Moreland	\$882,328	\$804,545	\$973,784	-13.2%	77.7%	0%	3%	18%	41%	38%	29	-4.8%	278
Collingwood	Yarra	\$887,392	\$794,158	\$1,035,702	-15.3%	76.8%	5%	7%	18%	26%	44%	30.5	-4.2%	61
Flemington	Moonee Valley	\$897,218	\$795,733	\$1,043,367	-16.8%	77.9%	0%	4%	18%	48%	30%	29	-1.3%	50
Preston	Darebin	\$903,583	\$842,459	\$977,644	-9.9%	98.1%	0%	3%	17%	38%	42%	29	-4.0%	284
Kingsville	Maribyrnong	\$904,734	\$849,167	\$966,993	-13.6%	87.5%	5%	0%	5%	46%	44%	45	-0.7%	41
Pascoe Vale South	Moreland	\$907,060	\$843,859	\$991,062	-8.7%	80.9%	1%	3%	18%	41%	37%	29	-2.9%	116
Maribyrnong	Maribyrnong	\$913,750	\$816,237	\$1,026,653	-13.7%	62.5%	1%	15%	18%	23%	43%	32	-4.2%	111
Seddon	Maribyrnong	\$918,999	\$842,936	\$1,002,874	-10.3%	87.6%	0%	0%	11%	34%	54%	33	-3.4%	81
Yarraville	Maribyrnong	\$920,988	\$846,680	\$1,025,226	-13.1%	94.0%	1%	2%	14%	31%	53%	32	-4.9%	181
Spotswood	Hobsons Bay	\$939,443	\$861,539	\$1,051,526	-11.9%	105.4%	0%	0%	3%	32%	65%	31		34
South Kingsville	Hobsons Bay	\$942,349	\$860,158	\$1,034,380	-12.0%	97.0%	0%	0%	17%	40%	43%	38	-6.6%	31
Brunswick	Moreland	\$973,092	\$887,916	\$1,079,615	-16.0%	82.1%	1%	1%	8%	34%	56%	28	-2.9%	240
West Melbourne	Melbourne	\$977,962	\$843,880	\$1,194,917	-22.6%	68.1%	0%	17%	17%	10%	55%	53.5		30
North Melbourne	Melbourne	\$984,597	\$845,034	\$1,197,245	-20.9%	65.9%	2%	11%	9%	25%	53%	27	-4.5%	86

## Melbourne top 20, lowest median unit values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Carlton	Melbourne	\$329,228	\$272,393	\$440,968	-2.0%	43.0%	57%	24%	11%	4%	4%	46	-4.7%	208
Travancore	Moonee Valley	\$355,798	\$330,140	\$368,154	-4.9%	-4.0%	71%	23%	5%	0%	0%	59	-6.1%	56
Flemington	Moonee Valley	\$376,069	\$339,687	\$477,118	-1.4%	13.0%	45%	31%	19%	5%	0%	30	-2.7%	43
Footscray	Maribyrnong	\$415,862	\$329,480	\$477,855	0.6%	49.3%	44%	44%	9%	1%	1%	34	-3.6%	165
Kingsville	Maribyrnong	\$420,856	\$350,938	\$458,246	-1.1%	54.3%	30%	48%	22%	0%	0%	43	-5.0%	23
West Footscray	Maribyrnong	\$432,156	\$350,930	\$513,637	-2.3%	79.1%	45%	39%	12%	4%	0%	38	-3.3%	69
Melbourne	Melbourne	\$439,738	\$349,613	\$548,387	-1.6%	39.2%	37%	36%	19%	4%	4%	47	-4.9%	854
Prahran	Stonnington	\$459,113	\$363,734	\$588,388	-9.0%	14.1%	35%	30%	22%	10%	3%	32	-5.5%	113
Maribyrnong	Maribyrnong	\$469,152	\$419,357	\$558,891	-7.2%	35.3%	21%	65%	11%	2%	1%	43.5	-6.2%	117
Windsor	Stonnington	\$469,815	\$376,294	\$576,300	-6.7%	20.3%	27%	36%	23%	9%	5%	26	-4.0%	78
North Melbourne	Melbourne	\$470,763	\$367,959	\$576,659	-9.5%	27.9%	33%	38%	21%	2%	6%	29.5	-4.0%	164
Brunswick West	Moreland	\$472,098	\$382,173	\$534,640	3.1%	50.2%	32%	48%	16%	2%	2%	31	-3.8%	172
Parkville	Melbourne	\$487,368	\$381,539	\$590,854	-17.9%	28.7%	19%	56%	13%	13%	0%	54	-4.9%	33
Essendon North	Moonee Valley	\$488,235	\$416,899	\$630,029	-0.5%	41.8%	45%	45%	7%	0%	3%	50	-2.5%	30
St Kilda	Port Phillip	\$490,969	\$398,759	\$587,894	-5.9%	35.2%	24%	42%	24%	5%	4%	36	-4.3%	394
Moonee Ponds	Moonee Valley	\$494,259	\$408,640	\$591,401	-9.0%	25.8%	24%	47%	17%	11%	0%	40	-2.6%	99
Ascot Vale	Moonee Valley	\$501,838	\$466,065	\$564,693	-7.1%	35.5%	20%	53%	14%	10%	4%	32	-4.5%	53
Essendon	Moonee Valley	\$510,854	\$414,006	\$582,486	-3.6%	42.7%	28%	40%	17%	13%	2%	45.5	-4.0%	166
Hawthorn	Boroondara	\$519,330	\$409,205	\$642,693	-6.1%	29.9%	23%	41%	21%	7%	9%	35	-4.7%	279
Coburg	Moreland	\$522,568	\$459,039	\$585,957	3.0%	56.4%	25%	43%	26%	4%	2%	30	-4.3%	134





## Melbourne top 20, lowest median house values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Coolaroo	Hume	\$453,602	\$441,949	\$471,569	-3.1%	98.9%	6%	92%	3%	0%	0%	31	-5.3%	36
Campbellfield	Hume	\$476,636	\$459,947	\$503,068	-2.5%	81.6%	4%	67%	26%	4%	0%	32		27
Meadow Heights	Hume	\$477,952	\$453,277	\$513,555	-3.9%	82.5%	5%	80%	13%	2%	0%	34.5	-2.3%	110
Dallas	Hume	\$481,376	\$463,737	\$503,992	-0.9%	95.2%	5%	85%	10%	0%	0%	29	-2.9%	80
Albanvale	Brimbank	\$494,909	\$472,133	\$516,037	-9.3%	96.4%	0%	82%	15%	3%	0%	31.5	-5.3%	80
Kings Park	Brimbank	\$498,117	\$476,505	\$517,224	-9.0%	97.3%	0%	90%	10%	0%	0%	44	-6.0%	62
Broadmeadows	Hume	\$530,955	\$510,744	\$556,001	-6.5%	100.3%	4%	63%	31%	2%	0%	32	-3.8%	130
Delahey	Brimbank	\$534,774	\$503,596	\$561,931	-8.0%	93.3%	1%	68%	30%	0%	0%	40.5	-6.0%	84
Deer Park	Brimbank	\$535,296	\$507,560	\$571,933	-8.9%	105.3%	2%	64%	31%	3%	0%	33	-5.4%	240
Jacana	Hume	\$538,734	\$517,121	\$561,530	-6.3%	107.2%	0%	66%	34%	0%	0%	31.5		35
Lalor	Whittlesea	\$567,221	\$545,779	\$603,632	-15.0%	90.8%	2%	34%	56%	5%	3%	31	-4.2%	236
St Albans	Brimbank	\$572,145	\$545,517	\$599,525	-12.0%	108.0%	2%	40%	49%	6%	2%	44	-7.1%	329
Laverton	Hobsons Bay	\$576,129	\$549,125	\$602,852	-7.1%	123.2%	1%	70%	26%	2%	0%	45	-7.2%	88
Thomastown	Whittlesea	\$583,143	\$557,806	\$614,963	-12.4%	89.3%	1%	31%	62%	6%	1%	33	-4.7%	175
Kealba	Brimbank	\$584,083	\$551,664	\$613,446	-4.3%	91.2%	3%	34%	53%	11%	0%	32		38
Gladstone Park	Hume	\$592,949	\$565,992	\$635,210	-9.3%	81.9%	0%	26%	73%	1%	0%	25		105
Westmeadows	Hume	\$593,798	\$559,702	\$640,930	-6.9%	73.8%	2%	37%	52%	8%	2%	26.5	-4.1%	65
Sunshine West	Brimbank	\$599,444	\$557,971	\$638,608	-8.9%	97.7%	2%	36%	58%	4%	1%	47.5	-4.4%	179
Tullamarine	Hume	\$604,915	\$571,581	\$646,660	-9.5%	90.1%	0%	24%	67%	7%	2%	29		43
Ardeer	Brimbank	\$608,474	\$582,895	\$631,507	-9.8%	105.6%	0%	34%	62%	3%	2%	34		67

## Melbourne top 20, lowest median unit values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Albion	Brimbank	\$320,234	\$238,160	\$382,423	3.8%	91.4%	60%	28%	12%	0%	0%	34	-5.1%	45
Carlton	Melbourne	\$329,228	\$272,393	\$440,968	-2.0%	43.0%	57%	24%	11%	4%	4%	46	-4.7%	208
Notting Hill	Monash	\$332,055	\$272,450	\$427,772	-3.8%	11.4%	75%	21%	2%	2%	0%	45		48
Travancore	Moonee Valley	\$355,798	\$330,140	\$368,154	-4.9%	-4.0%	71%	23%	5%	0%	0%	59	-6.1%	56
Caulfield East	Glen Eira	\$375,801	\$280,508	\$514,136	-25.3%	1.2%	64%	9%	18%	9%	0%			11
Flemington	Moonee Valley	\$376,069	\$339,687	\$477,118	-1.4%	13.0%	45%	31%	19%	5%	0%	30	-2.7%	43
St Albans	Brimbank	\$392,313	\$360,916	\$434,479	-5.0%	76.6%	39%	57%	3%	1%	0%	33	-6.9%	100
Sunshine	Brimbank	\$392,478	\$365,732	\$444,272	-0.4%	62.6%	68%	23%	6%	0%	2%	53.5	-3.5%	48
Lalor	Whittlesea	\$398,454	\$381,491	\$439,440	-8.1%	60.1%	27%	67%	7%	0%	0%	50		30
Meadow Heights	Hume	\$402,965	\$374,719	\$427,375	8.7%	71.0%	47%	53%	0%	0%	0%	35		30
Laverton	Hobsons Bay	\$409,750	\$379,077	\$441,656	1.4%	134.3%	43%	57%	0%	0%	0%	46		14
Broadmeadows	Hume	\$412,063	\$386,055	\$450,170	7.4%	65.2%	40%	60%	0%	0%	0%	41	-6.2%	31
Footscray	Maribyrnong	\$415,862	\$329,480	\$477,855	0.6%	49.3%	44%	44%	9%	1%	1%	34	-3.6%	165
Bundoora	Whittlesea	\$416,742	\$387,945	\$482,558	-5.6%	44.5%	45%	41%	12%	1%	1%	37.5	-3.4%	98
Thomastown	Whittlesea	\$417,693	\$398,243	\$444,711	-3.5%	71.7%	30%	67%	2%	0%	0%	38		43
Kingsville	Maribyrnong	\$420,856	\$350,938	\$458,246	-1.1%	54.3%	30%	48%	22%	0%	0%	43	-5.0%	23
West Footscray	Maribyrnong	\$432,156	\$350,930	\$513,637	-2.3%	79.1%	45%	39%	12%	4%	0%	38	-3.3%	69
Sunshine West	Brimbank	\$434,964	\$388,557	\$478,684	-7.9%	77.8%	27%	48%	24%	0%	0%	32.5	-3.6%	33
Ardeer	Brimbank	\$435,173	\$406,714	\$484,268	-2.2%	87.6%	18%	71%	12%	0%	0%	33		17
Deer Park	Brimbank	\$435,586	\$402,220	\$461,779	2.0%	74.7%	19%	81%	0%	0%	0%	17		21

## Brisbane.

Housing conditions across Brisbane have tracked relatively steady over recent years, with some momentum leaving the market over the past twelve months as values drifted half a percent lower. The detached housing market has shown stronger conditions relative to units due to higher supply levels across the inner city market, although this imbalance is now starting to even out as supply is absorbed and population growth rises, providing higher housing demand.

This stronger performance of houses relative to units can be seen across the most affordable suburbs list, with the majority of suburbs with the cheapest houses outperforming the Brisbane average over the past 12 months, while unit values have been more volatile.

The cheapest suburbs to buy a house in Brisbane are located around the outskirts of the metropolitan area, with seven of the top 20 located within the Ipswich Council area and four each within the Somerset Council and Redland Council regions. The cheapest suburb is Russell Island where the median house value is \$214,991 and the lower quartile is slightly below \$190,000.

The cheapest suburbs to buy a unit across Brisbane are mostly located within the Logan Council area, which is home to 11 of the top 20 cheapest suburbs based on median unit value. The cheapest suburb is located further out, within the Scenic Rim Council area. The semi-rural suburb of Kooralbyn has a median unit value of \$119,909.

Buyers looking for something within 10 km of the Brisbane CBD will be paying a higher price tag, however some affordable detached housing options still exist. There are five suburbs within 10km of the CBD with a median house value below \$600,000. The cheapest is Rocklea with a median house value of \$388,491. The cheapest suburb for units within 10km of the CBD is Spring Hill, which is directly adjacent to the CBD and where the typical unit has a value of \$339,682.

Extending outwards another 10km shows even cheaper housing options. Within 20km of the Brisbane CBD there are two suburbs with a median house value under \$300,000 (Woodridge and Gables) and a further four suburbs with a median value under \$400,000. Across the unit sector, Woodridge shows the cheapest median unit value within 20km of the CBD at \$196,471.







## Brisbane top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Russell Island	Redland	\$214,991	\$189,221	\$248,731	5.1%	-10.2%	93%	5%	1%	1%	0%	92	-11.4%	138
Toogoolawah	Somerset	\$220,605	\$198,297	\$257,512	3.7%	2.8%	80%	20%	0%	0%	0%	60	-4.9%	35
Laidley	Lockyer Valley	\$233,853	\$199,822	\$275,533	-1.7%	-3.2%	95%	5%	0%	0%	0%	70	-5.8%	81
Lamb Island	Redland	\$234,995	\$210,432	\$265,937	6.2%	-15.7%	93%	7%	0%	0%	0%	164.5		14
Esk	Somerset	\$237,409	\$203,345	\$293,119	-7.2%	0.1%	83%	17%	0%	0%	0%	138.5	-6.1%	52
Macleay Island	Redland	\$244,069	\$216,157	\$287,047	-4.0%	-15.2%	89%	11%	0%	0%	0%	121	-6.9%	110
Kilcoy	Somerset	\$251,388	\$234,735	\$288,474	3.7%	-0.1%	100%	0%	0%	0%	0%	97	-8.3%	38
Riverview	Ipswich	\$256,787	\$243,518	\$267,163	8.6%	4.6%	91%	9%	0%	0%	0%	53	-6.1%	34
Forest Hill	Lockyer Valley	\$257,495	\$204,288	\$336,187	-1.0%	8.1%	92%	8%	0%	0%	0%	101	-5.5%	12
Dinmore	Ipswich	\$259,481	\$245,609	\$274,409	9.1%	7.2%	96%	4%	0%	0%	0%	39	-5.4%	24
One Mile	Ipswich	\$260,181	\$245,907	\$281,339	7.2%	7.6%	95%	5%	0%	0%	0%	42	-7.3%	44
Coochiemudlo Island	Redland	\$260,898	\$245,055	\$296,406	-5.6%	-3.5%	61%	32%	6%	0%	0%	142	-11.5%	31
Leichhardt	Ipswich	\$264,565	\$249,882	\$280,880	8.4%	8.8%	100%	0%	0%	0%	0%	55	-6.0%	63
Kalbar	Scenic Rim	\$268,369	\$231,425	\$333,793	-4.7%	-5.4%	89%	11%	0%	0%	0%	170	-7.0%	18
Rosewood	Ipswich	\$273,359	\$237,983	\$329,907	-1.1%	5.7%	90%	8%	2%	0%	0%	40.5	-5.4%	49
Logan Central	Logan	\$273,541	\$257,925	\$290,223	-10.6%	3.3%	93%	3%	2%	2%	0%	45.5	-5.4%	58
Woodridge	Logan	\$274,352	\$259,704	\$291,441	-7.6%	6.8%	92%	5%	0%	0%	2%	42	-5.6%	91
Basin Pocket	Ipswich	\$275,769	\$260,584	\$296,388	3.9%	5.9%	100%	0%	0%	0%	0%	71		16
Ebbw Vale	Ipswich	\$276,599	\$262,426	\$292,461	7.5%	8.5%	100%	0%	0%	0%	0%	23	-4.9%	19
Lowood	Somerset	\$279,222	\$235,297	\$304,447	0.3%	5.1%	82%	15%	3%	0%	0%	102	-7.4%	72

## Brisbane top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Kooralbyn	Scenic Rim	\$119,909	\$115,210	\$130,102	-21.1%	-3.6%	100%	0%	0%	0%	0%			15
Karana Downs	Brisbane	\$143,127	\$139,090	\$187,153	-49.1%	-50.6%	100%	0%	0%	0%	0%			14
Raceview	Ipswich	\$160,312	\$156,911	\$189,372	-25.9%	-28.9%	91%	9%	0%	0%	0%	75	-5.6%	22
Edens Landing	Logan	\$191,707	\$183,284	\$201,317	-0.6%	-17.1%	100%	0%	0%	0%	0%	105.5		10
Logan Central	Logan	\$192,270	\$176,909	\$206,702	1.4%	5.3%	73%	0%	9%	0%	18%			11
Waterford West	Logan	\$192,676	\$182,712	\$216,859	-8.1%	-9.8%	95%	5%	0%	0%	0%	131	-9.6%	22
Woodridge	Logan	\$196,471	\$182,203	\$215,337	-0.7%	1.0%	100%	0%	0%	0%	0%	73	-8.1%	79
Beenleigh	Logan	\$197,891	\$176,528	\$228,623	-5.4%	-6.4%	97%	0%	3%	0%	0%	79	-6.7%	35
Goodna	Ipswich	\$201,964	\$172,191	\$229,259	-15.1%	-13.9%	92%	8%	0%	0%	0%			12
Slacks Creek	Logan	\$213,595	\$199,669	\$235,085	-0.4%	-0.4%	100%	0%	0%	0%	0%	100	-7.6%	28
Caboolture	Moreton Bay	\$218,188	\$166,331	\$243,922	1.3%	-4.6%	87%	12%	0%	2%	0%	70.5	-4.2%	60
Hillcrest	Logan	\$219,492	\$202,900	\$258,449	-9.7%	-2.6%	93%	0%	7%	0%	0%			15
Morayfield	Moreton Bay	\$223,667	\$195,242	\$254,644	-9.6%	-10.7%	100%	0%	0%	0%	0%	113	-4.1%	41
Bundamba	Ipswich	\$226,012	\$181,032	\$231,733	-3.8%	11.7%	91%	9%	0%	0%	0%			11
Eagleby	Logan	\$227,355	\$189,332	\$253,204	-7.2%	-1.4%	96%	4%	0%	0%	0%	96	-5.7%	80
Mount Warren Park	Logan	\$228,079	\$214,003	\$240,311	8.5%	4.2%	89%	6%	0%	0%	6%	114.5		18
Kingston	Logan	\$230,737	\$203,149	\$256,947	-2.9%	4.9%	100%	0%	0%	0%	0%	105.5	-14.6%	21
Redbank Plains	Ipswich	\$232,009	\$189,319	\$263,988	-6.1%	5.5%	96%	4%	0%	0%	0%	97		28
Brassall	Ipswich	\$240,354	\$224,123	\$271,235	5.5%	-1.0%	94%	6%	0%	0%	0%			17
Springwood	Logan	\$244,759	\$220,354	\$278,384	-16.2%	-5.2%	97%	3%	0%	0%	0%	38.5	-4.6%	38



## Brisbane top 20, lowest median house values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Rocklea	Brisbane	\$388,491	\$361,348	\$423,076	-3.4%	20.6%	47%	50%	0%	3%	0%	44	-6.1%	34
Keperra	Brisbane	\$531,562	\$512,789	\$565,168	-4.1%	34.1%	1%	80%	18%	0%	1%	17.5	-3.6%	99
Salisbury	Brisbane	\$581,460	\$539,385	\$635,902	-0.6%	48.9%	2%	42%	48%	8%	0%	21	-2.3%	107
Everton Park	Brisbane	\$589,137	\$553,894	\$633,469	-8.1%	37.6%	5%	42%	45%	6%	2%	25	-4.0%	128
Chermside West	Brisbane	\$592,738	\$559,223	\$642,765	5.7%	40.8%	1%	50%	36%	9%	3%	17	-5.3%	107
Stafford Heights	Brisbane	\$617,591	\$586,680	\$663,721	8.0%	47.2%	0%	43%	49%	4%	4%	17	-3.4%	125
Moorooka	Brisbane	\$622,171	\$578,444	\$693,033	-3.1%	39.1%	1%	31%	57%	9%	2%	25	-4.4%	132
Chermside	Brisbane	\$624,259	\$592,966	\$666,419	2.9%	50.0%	6%	50%	30%	13%	2%	41.5	-3.2%	64
Mount Gravatt East	Brisbane	\$635,814	\$609,629	\$696,375	-0.6%	47.7%	2%	28%	53%	14%	4%	22	-2.5%	166
Stafford	Brisbane	\$637,580	\$599,563	\$686,002	5.5%	41.9%	1%	38%	50%	8%	3%	21	-1.8%	107
Mount Gravatt	Brisbane	\$639,283	\$611,180	\$700,450	-3.7%	40.9%	3%	20%	63%	15%	0%	25		40
Carina	Brisbane	\$644,113	\$595,760	\$726,910	0.2%	44.7%	0%	22%	55%	17%	6%	32	-3.7%	155
Virginia	Brisbane	\$644,239	\$581,362	\$702,441	3.6%	52.4%	2%	47%	41%	6%	4%	23	-3.9%	52
Mitchelton	Brisbane	\$648,660	\$607,863	\$723,115	-2.2%	42.3%	0%	22%	53%	20%	5%	24	-3.3%	138
Murarie	Brisbane	\$656,435	\$576,737	\$743,075	5.7%	44.6%	4%	39%	37%	15%	6%	28.5	-3.3%	54
Northgate	Brisbane	\$672,047	\$588,335	\$748,451	2.3%	48.0%	3%	37%	34%	18%	7%	29	-4.1%	67
Gaythorne	Brisbane	\$672,287	\$638,998	\$747,605	-0.4%	33.1%	0%	23%	54%	19%	4%	26.5		26
Carina Heights	Brisbane	\$673,404	\$630,100	\$790,453	-0.7%	43.9%	3%	9%	48%	27%	13%	23	-4.5%	67
Annerley	Brisbane	\$681,514	\$611,882	\$784,329	-4.6%	30.2%	3%	13%	52%	21%	12%	34	-4.4%	102
The Gap	Brisbane	\$684,788	\$631,998	\$785,193	1.2%	29.9%	0%	15%	55%	21%	8%	15	-3.1%	215

## Brisbane top 20, lowest median unit values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Spring Hill	Brisbane	\$339,682	\$257,091	\$420,918	-2.9%	-9.7%	54%	36%	6%	2%	3%	60	-5.5%	119
Stafford	Brisbane	\$349,491	\$262,208	\$383,642	-0.1%	9.2%	76%	21%	3%	0%	0%	53	-4.0%	34
Moorooka	Brisbane	\$353,802	\$303,688	\$400,811	-4.6%	18.5%	65%	29%	2%	2%	2%	49.5	-4.2%	52
Chermside	Brisbane	\$354,834	\$324,943	\$405,520	-3.8%	2.1%	55%	38%	3%	3%	1%	55.5	-4.5%	122
Gordon Park	Brisbane	\$359,699	\$341,949	\$417,374	1.5%	12.2%	69%	25%	6%	0%	0%	37	-2.7%	32
Nundah	Brisbane	\$361,227	\$329,743	\$390,009	-3.2%	6.7%	61%	31%	8%	1%	1%	54	-5.6%	189
Stones Corner	Brisbane	\$361,897	\$317,071	\$428,140	-8.3%	13.8%	57%	43%	0%	0%	0%			14
Greenslopes	Brisbane	\$362,433	\$316,931	\$436,572	-8.5%	11.7%	55%	37%	8%	0%	0%	53	-3.1%	63
Gaythorne	Brisbane	\$365,443	\$327,539	\$431,158	-5.0%	13.9%	66%	32%	3%	0%	0%	40	-4.0%	39
Kedron	Brisbane	\$366,016	\$323,953	\$392,045	-1.2%	18.1%	52%	36%	9%	0%	2%	62.5	-6.5%	44
Everton Park	Brisbane	\$366,591	\$330,299	\$421,008	-1.5%	13.6%	74%	23%	3%	0%	0%	58	-4.5%	66
Enoggera	Brisbane	\$367,339	\$330,392	\$442,734	-7.8%	7.5%	73%	23%	0%	3%	0%	97		30
Alderley	Brisbane	\$368,531	\$321,405	\$456,758	-6.0%	9.6%	57%	41%	3%	0%	0%	41	-3.4%	39
Clayfield	Brisbane	\$368,663	\$325,152	\$446,406	-1.0%	5.8%	57%	28%	8%	4%	3%	60	-5.9%	122
Northgate	Brisbane	\$369,486	\$335,739	\$426,200	1.9%	11.7%	52%	48%	0%	0%	0%	63	-4.5%	32
Wooloowin	Brisbane	\$369,728	\$329,397	\$448,066	-6.5%	14.2%	65%	19%	8%	8%	0%	46.5	-4.6%	26
Fortitude Valley	Brisbane	\$369,857	\$291,201	\$449,370	-3.0%	-1.5%	60%	31%	6%	2%	1%	57	-5.9%	127
Lutwyche	Brisbane	\$372,539	\$327,509	\$426,448	-6.8%	10.3%	30%	57%	11%	0%	2%	122	-4.7%	65
Corinda	Brisbane	\$373,605	\$324,683	\$466,977	-10.4%	10.9%	41%	57%	0%	0%	3%	86	-7.5%	37
Annerley	Brisbane	\$377,238	\$322,850	\$473,794	-5.3%	18.4%	53%	34%	9%	1%	3%	44.5	-3.9%	101



## Brisbane top 20, lowest median house values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Woodridge	Logan	\$274,352	\$259,704	\$291,441	-7.6%	6.8%	92%	5%	0%	0%	2%	42	-5.6%	91
Gailes	Ipswich	\$293,572	\$282,551	\$309,998	2.4%	3.6%	100%	0%	0%	0%	0%	32	-4.1%	26
Ellen Grove	Brisbane	\$319,053	\$309,004	\$364,122	4.8%	17.5%	72%	0%	6%	6%	16%	70	-5.1%	33
Inala	Brisbane	\$351,039	\$339,076	\$367,158	-6.4%	22.7%	74%	23%	1%	0%	2%	34	-4.1%	132
Acacia Ridge	Brisbane	\$381,057	\$363,287	\$404,228	-2.7%	22.1%	46%	52%	0%	1%	1%	22	-4.2%	113
Rocklea	Brisbane	\$388,491	\$361,348	\$423,076	-3.4%	20.6%	47%	50%	0%	3%	0%	44	-6.1%	34
Durack	Brisbane	\$400,433	\$373,622	\$455,283	-2.7%	21.1%	42%	49%	6%	0%	3%	24	-3.9%	67
Strathpine	Moreton Bay	\$412,243	\$399,447	\$439,346	4.1%	24.6%	27%	73%	0%	0%	0%	15	-2.2%	209
Darra	Brisbane	\$416,097	\$380,905	\$447,118	-2.7%	32.5%	35%	57%	6%	0%	2%	33.5	-5.4%	55
Richlands	Brisbane	\$433,966	\$394,155	\$458,788	-1.1%	33.0%	41%	48%	0%	0%	11%	50.5	-3.7%	27
Bald Hills	Brisbane	\$436,790	\$409,946	\$470,197	-8.2%	21.8%	16%	79%	4%	0%	1%	29	-3.3%	97
Brendale	Moreton Bay	\$436,795	\$419,825	\$463,026	2.3%	21.6%	60%	40%	0%	0%	0%	18.5		15
Fitzgibbon	Brisbane	\$447,812	\$408,386	\$494,759	-4.5%	13.0%	14%	84%	2%	0%	0%	22	-3.9%	96
Forest Lake	Brisbane	\$456,335	\$390,263	\$513,440	-2.3%	20.9%	31%	56%	11%	1%	1%	33	-3.5%	416
Zillmere	Brisbane	\$459,678	\$435,183	\$498,097	-2.5%	27.0%	9%	76%	15%	0%	0%	33	-3.9%	96
Capalaba	Redland	\$464,873	\$409,648	\$545,019	-2.2%	16.0%	10%	67%	8%	9%	6%	25.5	-4.0%	240
Deagon	Brisbane	\$469,682	\$434,778	\$518,429	-1.7%	27.4%	13%	63%	21%	1%	1%	32.5	-4.3%	70
Rochedale South	Logan	\$471,847	\$442,374	\$523,731	-4.1%	27.7%	4%	76%	17%	2%	0%	29	-4.0%	219
Doolandella	Brisbane	\$479,775	\$444,657	\$500,872	-2.1%	26.7%	16%	64%	11%	2%	7%	39	-4.9%	55
Bracken Ridge	Brisbane	\$484,821	\$446,106	\$542,924	-2.9%	25.1%	10%	76%	13%	1%	1%	24	-3.8%	240

## Brisbane top 20, lowest median unit values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Woodridge	Logan	\$196,471	\$182,203	\$215,337	-0.7%	1.0%	100%	0%	0%	0%	0%	73	-8.1%	79
Forest Lake	Brisbane	\$251,531	\$221,660	\$288,971	-15.2%	-12.1%	90%	5%	0%	0%	5%	47.5	-2.7%	26
Richlands	Brisbane	\$278,094	\$266,706	\$298,485	-10.3%	0.0%	93%	7%	0%	0%	0%	116.5	-6.5%	28
Strathpine	Moreton Bay	\$280,573	\$257,584	\$293,111	1.0%	8.0%	100%	0%	0%	0%	0%	44.5	-3.0%	19
Rochedale South	Logan	\$280,859	\$258,941	\$314,609	-1.0%	5.2%	71%	18%	6%	6%	0%	39		19
Doolandella	Brisbane	\$288,520	\$275,032	\$302,618	-6.8%		100%	0%	0%	0%	0%			13
Brendale	Moreton Bay	\$294,849	\$265,518	\$340,320	10.3%	9.4%	94%	2%	3%	0%	2%	51.5	-3.5%	63
Oxley	Brisbane	\$296,994	\$269,237	\$317,598	-11.7%	0.6%	76%	24%	0%	0%	0%	67	-2.8%	25
Fitzgibbon	Brisbane	\$306,278	\$272,911	\$336,193	-8.4%	-5.0%	88%	12%	0%	0%	0%	35	-3.5%	18
Durack	Brisbane	\$317,387	\$245,332	\$326,336	-2.8%	18.2%	92%	8%	0%	0%	0%			14
Taigum	Brisbane	\$318,613	\$271,793	\$350,680	-5.6%	3.4%	100%	0%	0%	0%	0%	56	-3.7%	56
Bracken Ridge	Brisbane	\$319,633	\$307,471	\$332,542	-2.6%	0.0%	100%	0%	0%	0%	0%	35.5	-5.8%	27
Zillmere	Brisbane	\$321,195	\$295,258	\$352,156	-0.5%	9.4%	89%	10%	0%	0%	2%	49.5	-5.7%	65
Underwood	Logan	\$323,856	\$297,282	\$343,303	-2.1%	22.0%	74%	21%	0%	5%	0%	61		20
Algester	Brisbane	\$328,258	\$310,420	\$355,934	-1.1%	10.9%	91%	6%	0%	3%	0%	43	-3.4%	33
Capalaba	Redland	\$334,465	\$297,605	\$384,370	-3.6%	21.6%	83%	15%	0%	0%	2%	58.5	-6.4%	54
Thorneside	Redland	\$338,798	\$307,528	\$374,675	5.4%	20.0%	94%	6%	0%	0%	0%	43	-3.1%	31
Alexandra Hills	Redland	\$339,240	\$328,347	\$383,627	-0.6%	22.5%	56%	44%	0%	0%	0%	41		16
Spring Hill	Brisbane	\$339,682	\$257,091	\$420,918	-2.9%	-9.7%	54%	36%	6%	2%	3%	60	-5.5%	119
Parkinson	Brisbane	\$341,120	\$317,461	\$388,956	-4.1%	10.4%	55%	45%	0%	0%	0%	68.5	-3.6%	20



## Adelaide.

The Adelaide housing market is living up to its reputation as being a steady performer, with housing values tracking 1% higher over the 12 months ending February 2019, which was the third highest rate of annual growth amongst the capital cities. Housing prices generally remain very affordable relative to the larger capitals, which is supporting housing demand and helping to keep some modest upwards pressure on housing prices.

On average, Adelaide homes are selling in 48 days, which is roughly the same as a year ago (47 days) and vendors are discounting their prices on average by 5.2%, implying that buyers are in a reasonably good position to negotiate.

Adelaide remains as one of the most affordable capital cities to purchase a home, with eight suburbs across the metropolitan area recording a median house value under \$200,000. Most of these suburbs are located across the outer northern suburbs, with 15 of the top 20 cheapest suburbs based on the median house value located within the Playford Council area. Elizabeth North has the lowest median house value at \$166,870.

Across the unit sector, the cheapest suburbs are more geographically diverse, with five of the top 20 located within the Tea Tree Gully Council area, and

four each within the council areas of Port Adelaide Enfield, Onkaparinga and Salisbury. The lowest median unit value can be found in the suburb of Salisbury at \$187,819.

Looking closer to the city, the cheapest suburb to buy a house within 10km of the Adelaide CBD is Wingfield. This is the only suburb within 10km of the city with a median house value under \$400,000. Most of the other cheapest suburbs within such close proximity to the city show a median house value around the low to mid \$400,000 range.

Finding a cheap apartment within 10km of the Adelaide CBD is much easier, with 18 of the cheapest 20 suburbs showing a median unit value under \$300,000. The cheapest is Kilburn at \$252,436.

Extending the search range out to 20km shows every suburb within the top 20 list has a median house value under \$400,000, however Wingfield still tops the list as the cheapest suburb to buy a house within 20km. Salisbury Downs has the second lowest median house value within 20km of the CBD at \$291,169.

The cheapest unit market within 20km of the Adelaide CBD is Salisbury where the median unit value is just \$187,819





Adelaide top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Elizabeth North	Playford	\$166,870	\$155,842	\$177,335	-3.5%	-3.8%	100%	0%	0%	0%	0%	79	-6.3%	68
Elizabeth Downs	Playford	\$179,109	\$163,895	\$190,015	-4.1%	-3.4%	100%	0%	0%	0%	0%	52	-7.8%	108
Elizabeth	Playford	\$186,453	\$167,622	\$201,447	0.0%	4.0%	100%	0%	0%	0%	0%	35.5		16
Davoren Park	Playford	\$190,556	\$172,810	\$210,612	0.3%	4.1%	99%	1%	0%	0%	0%	62	-4.6%	133
Elizabeth South	Playford	\$193,645	\$175,607	\$211,281	6.3%	11.0%	100%	0%	0%	0%	0%	29.5	-4.6%	35
Smithfield	Playford	\$197,145	\$173,295	\$231,327	-1.3%	4.4%	100%	0%	0%	0%	0%	35.5	-4.7%	53
Thompson Beach	Mallala	\$197,955	\$168,630	\$215,721	1.8%	4.2%	100%	0%	0%	0%	0%	178		15
Elizabeth Grove	Playford	\$199,974	\$186,200	\$213,074	2.1%	10.1%	100%	0%	0%	0%	0%	53	-5.7%	31
Elizabeth Park	Playford	\$200,432	\$183,779	\$212,847	-5.2%	1.2%	100%	0%	0%	0%	0%	53.5	-7.0%	79
Smithfield Plains	Playford	\$211,505	\$195,609	\$227,657	5.8%	11.2%	100%	0%	0%	0%	0%	52	-4.8%	45
Elizabeth Vale	Playford	\$221,338	\$203,854	\$233,591	-3.6%	8.5%	98%	2%	0%	0%	0%	49	-7.3%	51
Munno Para	Playford	\$226,899	\$190,102	\$272,573	-3.0%	16.4%	95%	4%	0%	0%	1%	66.5	-4.5%	81
Elizabeth East	Playford	\$233,244	\$215,532	\$258,580	-2.1%	12.1%	100%	0%	0%	0%	0%	44	-6.5%	56
Salisbury North	Salisbury	\$245,101	\$229,250	\$268,229	1.2%	13.4%	100%	0%	0%	0%	0%	42	-5.6%	150
Andrews Farm	Playford	\$249,868	\$225,197	\$280,938	2.9%	8.4%	92%	8%	0%	0%	0%	67	-6.0%	150
Hackham West	Onkaparinga	\$253,513	\$241,426	\$269,946	0.3%	11.7%	100%	0%	0%	0%	0%	59	-4.6%	48
Eyre	Playford	\$262,536	\$231,916	\$286,126	-8.7%		91%	9%	0%	0%	0%	218		22
Christie Downs	Onkaparinga	\$276,252	\$263,235	\$290,415	5.4%	17.6%	99%	1%	0%	0%	0%	37	-2.6%	77
Huntfield Heights	Onkaparinga	\$277,737	\$263,178	\$305,419	2.2%	18.4%	92%	8%	0%	0%	0%	41	-6.0%	61
Craigmore	Playford	\$280,122	\$255,178	\$339,247	0.0%	13.9%	85%	14%	1%	0%	0%	62	-5.4%	173

Adelaide top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Salisbury	Salisbury	\$187,819	\$175,885	\$210,878	-3.9%	4.7%	86%	7%	4%	4%	0%	75	-6.7%	28
Salisbury East	Salisbury	\$216,624	\$208,336	\$227,199	7.4%	13.8%	100%	0%	0%	0%	0%			12
Reynella	Onkaparinga	\$221,418	\$198,999	\$244,085	-5.2%	2.9%	100%	0%	0%	0%	0%			11
Morphett Vale	Onkaparinga	\$231,827	\$207,050	\$248,838	-4.0%	5.5%	98%	2%	0%	0%	0%	52.5	-5.6%	49
Aldinga Beach	Onkaparinga	\$233,493	\$211,006	\$371,702	-11.4%	6.1%	80%	10%	10%	0%	0%			10
Para Hills West	Salisbury	\$239,574	\$224,589	\$266,944	12.4%	6.2%	100%	0%	0%	0%	0%	125	-6.6%	14
Kilburn	Port Adelaide Enfield	\$252,436	\$240,410	\$300,591	-2.5%	12.7%	92%	0%	0%	0%	8%			13
Windsor Gardens	Port Adelaide Enfield	\$254,817	\$242,203	\$282,146	2.3%	9.9%	92%	8%	0%	0%	0%	57.5	-6.8%	12
Christies Beach	Onkaparinga	\$255,490	\$218,604	\$362,465	-4.5%	19.4%	88%	8%	4%	0%	0%	157	-4.9%	25
Greenacres	Port Adelaide Enfield	\$256,132	\$244,134	\$270,332	1.3%	10.1%	100%	0%	0%	0%	0%			11
Klemzig	Port Adelaide Enfield	\$261,458	\$246,247	\$283,514	3.6%	7.9%	90%	5%	0%	5%	0%	38.5	-9.1%	20
Brooklyn Park	West Torrens	\$262,062	\$232,032	\$298,658	-9.9%	2.8%	94%	6%	0%	0%	0%	43	-5.8%	31
Modbury	Tea Tree Gully	\$265,135	\$255,974	\$282,829	-1.1%	11.1%	100%	0%	0%	0%	0%	75.5	-10.1%	16
Ridgehaven	Tea Tree Gully	\$265,902	\$257,196	\$282,690	3.5%	11.5%	94%	6%	0%	0%	0%	27	-4.8%	18
St Agnes	Tea Tree Gully	\$269,479	\$258,991	\$305,702	2.9%	8.8%	92%	8%	0%	0%	0%			12
Mawson Lakes	Salisbury	\$270,349	\$238,169	\$322,197	1.3%	-6.1%	95%	5%	0%	0%	0%	70	-7.6%	82
Kurralt Park	West Torrens	\$276,250	\$213,824	\$344,655	-1.0%	16.9%	62%	38%	0%	0%	0%	62	-4.5%	29
Edwardstown	Marion	\$276,668	\$242,758	\$319,437	-0.1%	11.1%	77%	15%	8%	0%	0%			13
Holden Hill	Tea Tree Gully	\$276,987	\$267,052	\$293,076	3.8%	12.8%	100%	0%	0%	0%	0%	63	-8.3%	11
Hope Valley	Tea Tree Gully	\$277,657	\$266,408	\$322,752	1.8%	10.3%	100%	0%	0%	0%	0%	136.5	-8.8%	18



Adelaide top 20, lowest median house values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Wingfield	Port Adelaide Enfield	\$290,237	\$265,067	\$308,800	13.4%	25.1%	83%	8%	0%	0%	8%			12
Athol Park	Charles Sturt	\$402,891	\$366,961	\$439,861	2.8%	35.7%	52%	48%	0%	0%	0%	48.5	-4.2%	23
Woodville Gardens	Port Adelaide Enfield	\$403,189	\$374,143	\$443,795	-5.2%	39.3%	45%	55%	0%	0%	0%	35		20
Mansfield Park	Port Adelaide Enfield	\$403,561	\$371,761	\$445,384	4.4%	36.3%	50%	50%	0%	0%	0%	41	-5.1%	62
Angle Park	Port Adelaide Enfield	\$411,904	\$377,698	\$452,028	2.6%	15.7%	44%	56%	0%	0%	0%	52	-4.4%	16
Pennington	Charles Sturt	\$414,528	\$369,804	\$459,998	1.8%	31.1%	46%	51%	0%	2%	0%	42.5	-6.1%	42
Ferryden Park	Port Adelaide Enfield	\$416,498	\$378,543	\$454,928	-4.1%	27.5%	28%	64%	8%	0%	0%	49	-4.3%	39
Hendon	Charles Sturt	\$422,376	\$380,961	\$473,060	3.0%	32.0%	13%	87%	0%	0%	0%	35		15
Kilburn	Port Adelaide Enfield	\$436,514	\$380,851	\$486,065	2.0%	54.0%	31%	60%	8%	2%	0%	37	-4.2%	66
Albert Park	Charles Sturt	\$438,566	\$398,614	\$482,906	5.7%	36.0%	30%	63%	7%	0%	0%	32	-4.0%	30
Northfield	Port Adelaide Enfield	\$449,309	\$405,615	\$489,654	-4.1%	38.4%	31%	66%	3%	0%	0%	35	-4.0%	68
Blair Athol	Port Adelaide Enfield	\$449,924	\$407,919	\$494,839	2.0%	47.6%	25%	65%	9%	0%	0%	46.5	-4.7%	77
Devon Park	Port Adelaide Enfield	\$452,637	\$401,368	\$485,067	-13.8%	36.2%	38%	62%	0%	0%	0%	21		21
Clovelly Park	Marion	\$453,423	\$426,544	\$484,201	0.8%	34.4%	18%	69%	14%	0%	0%	32.5	-5.3%	53
Clearview	Port Adelaide Enfield	\$455,877	\$417,242	\$494,278	2.2%	37.2%	30%	67%	3%	0%	0%	63	-5.0%	71
Enfield	Port Adelaide Enfield	\$456,791	\$421,917	\$498,972	3.8%	42.4%	31%	64%	5%	0%	0%	50	-6.0%	101
Woodville North	Charles Sturt	\$458,745	\$410,487	\$506,990	2.8%	37.8%	46%	50%	0%	0%	4%	49	-6.9%	27
Lightsview	Port Adelaide Enfield	\$459,968	\$409,628	\$500,748	-2.0%	22.8%	45%	35%	16%	2%	2%	59.5	-5.4%	116
Croydon Park	Port Adelaide Enfield	\$460,062	\$424,282	\$496,541	-7.0%	35.7%	24%	70%	4%	2%	0%	42	-5.6%	56
Mitchell Park	Marion	\$460,483	\$420,825	\$488,956	0.7%	31.3%	20%	78%	1%	1%	0%	44.5	-4.1%	87

Adelaide top 20, lowest median unit values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Kilburn	Port Adelaide Enfield	\$252,436	\$240,410	\$300,591	-2.5%	12.7%	92%	0%	0%	0%	8%			13
Windsor Gardens	Port Adelaide Enfield	\$254,817	\$242,203	\$282,146	2.3%	9.9%	92%	8%	0%	0%	0%	57.5	-6.8%	12
Greenacres	Port Adelaide Enfield	\$256,132	\$244,134	\$270,332	1.3%	10.1%	100%	0%	0%	0%	0%			11
Klemzig	Port Adelaide Enfield	\$261,458	\$246,247	\$283,514	3.6%	7.9%	90%	5%	0%	5%	0%	38.5	-9.1%	20
Brooklyn Park	West Torrens	\$262,062	\$232,032	\$298,658	-9.9%	2.8%	94%	6%	0%	0%	0%	43	-5.8%	31
Kurralta Park	West Torrens	\$276,250	\$213,824	\$344,655	-1.0%	16.9%	62%	38%	0%	0%	0%	62	-4.5%	29
Edwardstown	Marion	\$276,668	\$242,758	\$319,437	-0.1%	11.1%	77%	15%	8%	0%	0%			13
Plympton	West Torrens	\$282,510	\$238,688	\$342,214	1.6%	11.6%	64%	36%	0%	0%	0%	47.5	-5.5%	44
South Plympton	Marion	\$290,511	\$275,944	\$298,807	1.7%	12.7%	92%	8%	0%	0%	0%	44		14
Rostrevor	Campbelltown (SA)	\$290,905	\$263,036	\$332,870	-6.8%	13.1%	67%	25%	8%	0%	0%	68.5		12
Broadview	Port Adelaide Enfield	\$291,194	\$263,010	\$325,210	1.4%	11.8%	90%	7%	3%	0%	0%	34	-6.5%	29
Paradise	Campbelltown (SA)	\$294,120	\$262,940	\$345,308	-6.0%	7.5%	42%	58%	0%	0%	0%			12
Marleston	West Torrens	\$294,370	\$269,770	\$347,751	-1.2%	11.6%	63%	37%	0%	0%	0%	46	-5.1%	27
Woodville North	Charles Sturt	\$295,097	\$270,151	\$336,641	7.4%	25.9%	91%	9%	0%	0%	0%	37.5		23
Payneham	Norwood Payneham St Peters	\$296,145	\$281,014	\$325,921	-9.2%	5.3%	100%	0%	0%	0%	0%	50	-5.6%	18
Campbelltown	Campbelltown (SA)	\$297,640	\$265,369	\$354,128	-2.8%	15.2%	59%	35%	5%	0%	0%	63	-7.9%	37
Woodville	Charles Sturt	\$298,319	\$271,617	\$328,220	7.5%	23.1%	100%	0%	0%	0%	0%	43.5		18
Hectorville	Campbelltown (SA)	\$299,662	\$270,270	\$335,269	-0.7%	15.3%	59%	41%	0%	0%	0%	33	-5.9%	29
Camden Park	West Torrens	\$303,541	\$260,805	\$356,733	1.9%	12.7%	84%	16%	0%	0%	0%	51	-5.0%	32
Mitchell Park	Marion	\$303,558	\$276,386	\$353,385	-0.5%	12.5%	67%	30%	3%	0%	0%	62.5	-7.8%	31





### Adelaide top 20, lowest median house values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Wingfield	Port Adelaide Enfield	\$290,237	\$265,067	\$308,800	13.4%	25.1%	83%	8%	0%	0%	8%			12
Salisbury Downs	Salisbury	\$291,169	\$272,137	\$322,211	4.8%	21.2%	90%	9%	0%	0%	1%	36.5	-3.3%	81
Paralowie	Salisbury	\$292,592	\$269,452	\$330,737	0.9%	15.6%	89%	10%	1%	0%	0%	37.5	-5.5%	227
Brahma Lodge	Salisbury	\$293,670	\$278,824	\$308,877	2.8%	21.5%	96%	4%	0%	0%	0%	39.5	-5.7%	49
Salisbury	Salisbury	\$297,341	\$278,206	\$320,464	6.5%	21.0%	92%	7%	1%	0%	0%	43	-4.4%	121
Salisbury Plain	Salisbury	\$304,894	\$285,825	\$350,002	3.0%	13.2%	95%	5%	0%	0%	0%	56	-6.5%	20
Salisbury East	Salisbury	\$308,324	\$290,038	\$332,273	5.4%	17.2%	94%	6%	0%	0%	0%	38	-4.6%	143
Salisbury Park	Salisbury	\$310,365	\$292,630	\$329,693	0.4%	15.3%	91%	9%	0%	0%	0%	41	-4.6%	24
Para Hills West	Salisbury	\$319,071	\$296,249	\$348,261	0.0%	19.1%	90%	10%	0%	0%	0%	50	-5.9%	53
Parafield Gardens	Salisbury	\$323,784	\$301,205	\$367,256	5.8%	26.1%	77%	23%	0%	0%	0%	35	-4.6%	211
Para Hills	Salisbury	\$328,391	\$311,227	\$346,536	1.1%	21.4%	91%	9%	1%	0%	0%	41	-4.7%	140
Ingle Farm	Salisbury	\$339,972	\$321,495	\$365,148	1.5%	23.9%	89%	11%	0%	1%	0%	29	-4.3%	153
Ottoway	Port Adelaide Enfield	\$341,445	\$315,379	\$369,099	-2.1%	32.9%	69%	31%	0%	0%	0%	42.5	-5.5%	36
Port Vista	Salisbury	\$345,086	\$322,509	\$371,054	4.7%	23.5%	84%	16%	0%	0%	0%	42	-6.0%	33
Old Reynella	Onkaparinga	\$350,124	\$319,836	\$392,285	4.1%	25.5%	70%	30%	0%	0%	0%	38	-4.4%	63
Reynella East	Onkaparinga	\$356,664	\$339,670	\$396,727	7.1%	26.7%	76%	24%	0%	0%	0%	51	-3.7%	21
Taperoo	Port Adelaide Enfield	\$365,616	\$335,626	\$405,913	1.1%	27.5%	79%	18%	3%	0%	0%	44	-3.4%	38
Rosewater	Port Adelaide Enfield	\$371,774	\$341,855	\$411,461	-0.9%	29.9%	62%	38%	0%	0%	0%	40.5	-4.4%	51
Pooraka	Salisbury	\$375,226	\$344,660	\$407,553	7.3%	25.8%	65%	33%	2%	0%	0%	35	-4.3%	89
Surrey Downs	Tea Tree Gully	\$375,373	\$360,673	\$413,395	1.5%	22.6%	73%	27%	0%	0%	0%	27	-3.3%	51

### Adelaide top 20, lowest median unit values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Salisbury	Salisbury	\$187,819	\$175,885	\$210,878	-3.9%	4.7%	86%	7%	4%	4%	0%	75	-6.7%	28
Salisbury East	Salisbury	\$216,624	\$208,336	\$227,199	7.4%	13.8%	100%	0%	0%	0%	0%			12
Para Hills West	Salisbury	\$239,574	\$224,589	\$266,944	12.4%	6.2%	100%	0%	0%	0%	0%	125	-6.6%	14
Kilburn	Port Adelaide Enfield	\$252,436	\$240,410	\$300,591	-2.5%	12.7%	92%	0%	0%	0%	8%			13
Windsor Gardens	Port Adelaide Enfield	\$254,817	\$242,203	\$282,146	2.3%	9.9%	92%	8%	0%	0%	0%	57.5	-6.8%	12
Greenacres	Port Adelaide Enfield	\$256,132	\$244,134	\$270,332	1.3%	10.1%	100%	0%	0%	0%	0%			11
Klemzig	Port Adelaide Enfield	\$261,458	\$246,247	\$283,514	3.6%	7.9%	90%	5%	0%	5%	0%	38.5	-9.1%	20
Brooklyn Park	West Torrens	\$262,062	\$232,032	\$298,658	-9.9%	2.8%	94%	6%	0%	0%	0%	43	-5.8%	31
Modbury	Tea Tree Gully	\$265,135	\$255,974	\$282,829	-1.1%	11.1%	100%	0%	0%	0%	0%	75.5	-10.1%	16
Ridgehaven	Tea Tree Gully	\$265,902	\$257,196	\$282,690	3.5%	11.5%	94%	6%	0%	0%	0%	27	-4.8%	18
Mawson Lakes	Salisbury	\$270,349	\$238,169	\$322,197	1.3%	-6.1%	95%	5%	0%	0%	0%	70	-7.6%	82
Kurralt Park	West Torrens	\$276,250	\$213,824	\$344,655	-1.0%	16.9%	62%	38%	0%	0%	0%	62	-4.5%	29
Edwardstown	Marion	\$276,668	\$242,758	\$319,437	-0.1%	11.1%	77%	15%	8%	0%	0%			13
Holden Hill	Tea Tree Gully	\$276,987	\$267,052	\$293,076	3.8%	12.8%	100%	0%	0%	0%	0%	63	-8.3%	11
Hope Valley	Tea Tree Gully	\$277,657	\$266,408	\$322,752	1.8%	10.3%	100%	0%	0%	0%	0%	136.5	-8.8%	18
New Port	Port Adelaide Enfield	\$279,253	\$243,508	\$393,899	-8.5%	-18.8%	72%	28%	0%	0%	0%	111	-8.8%	25
Plympton	West Torrens	\$282,510	\$238,688	\$342,214	1.6%	11.6%	64%	36%	0%	0%	0%	47.5	-5.5%	44
South Plympton	Marion	\$290,511	\$275,944	\$298,807	1.7%	12.7%	92%	8%	0%	0%	0%	44		14
Rostrevor	Campbelltown (SA)	\$290,905	\$263,036	\$332,870	-6.8%	13.1%	67%	25%	8%	0%	0%	68.5		12
Broadview	Port Adelaide Enfield	\$291,194	\$263,010	\$325,210	1.4%	11.8%	90%	7%	3%	0%	0%	34	-6.5%	29

## Perth.

Perth's housing market has been in an entrenched downturn since mid-2014 and values are continuing to slip lower over the early months of 2019. While this isn't great news for home owners, prospective buyers are now in a market where housing is much more affordable, with values tracking around the same level as they were in mid-2006.

Buyers are still very much in the drivers seat, with the average selling time tracking at 63 days (slightly longer relative to the same time last year) and discounting rates are averaging 6.7%.

Although Perth housing values are still trending lower, rental markets have tightened suggesting a healthier balance between supply and demand, and population growth is improving which will support an overall improvement in housing demand.

19 of Perth's 20 most affordable suburbs to buy a house have a median value below \$300,000. Six of Perth's top 20 cheapest suburbs for houses are located within the Kwinana Council area, followed by Armadale Council, which accounts for five of the top 20 cheapest suburbs. Topping the list is the suburb of Medina with a median house value of \$232,639.

The cheapest suburbs for units all show a median value lower than \$270,000, with the cheapest located at Armadale where the median unit value is \$173,679. The

council area of Rockingham has the most suburbs (4) within the top 20 list for cheap units, followed by Swan and Mandurah councils with three of the cheapest suburbs each.

For buyers looking for a house within 10km of the Perth CBD, the cheapest options generally still attract a median value of at least \$400,000. Two suburbs have a median house value below this mark and both are located in the council of Stirling: Westminster (\$366,534) and Nollamara (\$371,826).

Unit values within close proximity to the city are substantially cheaper relative to houses, with each of the top 20 cheapest suburbs to buy a unit showing a median value of \$350,000 or less. The suburb of Glendalough is the cheapest, with a median unit value of \$277,835.

Further out, buying within 20km of the CBD provides even cheaper housing options. The suburb of Gosnells has the lowest median house value within 20km of the CBD, at \$282,730, with three other suburbs recording a median house value less than \$300,000: Maddington, Girrawheen and Stratton.

The cheapest unit values within 20km of the Perth CBD can be found at Glendalough with a median value of \$277,835.





## Perth top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Medina	Kwinana	\$232,639	\$208,081	\$250,425	-5.1%	-2.4%	100%	0%	0%	0%	0%	56	-6.7%	38
Armadale	Armadale	\$236,561	\$219,997	\$261,420	-7.2%	-12.7%	98%	1%	1%	1%	0%	67.5	-10.4%	161
Parmelia	Kwinana	\$241,298	\$228,267	\$276,135	-13.1%	-9.9%	99%	1%	0%	0%	0%	62	-8.3%	80
Calista	Kwinana	\$242,581	\$225,978	\$260,225	-6.4%	-9.3%	100%	0%	0%	0%	0%	56	-9.7%	18
Kwinana Town Centre	Kwinana	\$242,948	\$235,393	\$266,466	-4.3%		75%	25%	0%	0%	0%	170		12
Camillo	Armadale	\$243,736	\$226,926	\$277,257	-10.9%	-12.7%	98%	2%	0%	0%	0%	65	-7.6%	64
Orelia	Kwinana	\$247,697	\$232,002	\$282,092	-10.6%	-8.5%	100%	0%	0%	0%	0%	59	-7.5%	53
Mandurah	Mandurah	\$252,873	\$230,449	\$287,789	-11.6%	-30.6%	93%	4%	3%	1%	0%	92	-7.7%	110
Cooolongup	Rockingham	\$256,852	\$233,919	\$291,026	-7.6%	-9.0%	100%	0%	0%	0%	0%	73	-9.4%	92
Hillman	Rockingham	\$260,843	\$242,613	\$285,774	-8.1%	-13.3%	100%	0%	0%	0%	0%	57	-9.4%	27
Brookdale	Armadale	\$265,525	\$232,002	\$296,994	-5.7%	-1.0%	100%	0%	0%	0%	0%	89	-9.1%	26
Greenfields	Mandurah	\$266,253	\$221,075	\$316,821	-4.4%	-12.0%	85%	9%	6%	0%	0%	60	-7.6%	143
Leda	Kwinana	\$266,892	\$236,685	\$290,311	-6.8%	-7.7%	97%	3%	0%	0%	0%	54.5	-8.8%	32
Gosnells	Gosnells	\$282,730	\$262,498	\$325,663	-9.0%	-5.6%	89%	11%	0%	0%	0%	64	-8.2%	238
Pinjarra	Murray	\$285,443	\$229,074	\$337,790	-9.5%	-7.1%	80%	18%	1%	1%	0%	118.5	-10.3%	74
Haynes	Armadale	\$286,771	\$259,918	\$312,705	-12.5%	-49.4%	62%	38%	0%	0%	0%	133		13
Maddington	Gosnells	\$295,003	\$269,460	\$337,319	-7.8%	-2.4%	79%	17%	2%	1%	1%	64	-9.5%	121
Girrawheen	Wanneroo	\$295,625	\$280,688	\$317,775	-12.0%	1.6%	97%	3%	0%	0%	0%	53	-9.4%	90
Stratton	Swan	\$298,809	\$268,548	\$335,858	-14.9%	-8.5%	100%	0%	0%	0%	0%	71	-9.0%	45
Champion Lakes	Armadale	\$302,097	\$259,570	\$475,301	-32.0%	-44.2%	56%	33%	0%	0%	11%			11

## Perth top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Armadale	Armadale	\$173,679	\$137,394	\$211,470	-18.0%	-6.1%	95%	5%	0%	0%	0%	101	-7.1%	19
Greenfields	Mandurah	\$205,797	\$181,981	\$273,911	10.2%	-16.6%	100%	0%	0%	0%	0%	73	-4.9%	22
Waikiki	Rockingham	\$208,608	\$180,553	\$273,734	-16.1%	-16.0%	100%	0%	0%	0%	0%	179.5	-6.4%	19
Dudley Park	Mandurah	\$221,465	\$187,225	\$341,047	-15.9%	-26.7%	93%	7%	0%	0%	0%			15
Glendalough	Stirling	\$227,835	\$203,833	\$283,131	-15.5%	-7.3%	81%	19%	0%	0%	0%	61	-5.4%	53
Ellenbrook	Swan	\$228,309	\$209,144	\$275,958	-16.0%	-30.4%	100%	0%	0%	0%	0%			10
Gosnells	Gosnells	\$229,911	\$202,238	\$269,737	-14.0%	-12.5%	100%	0%	0%	0%	0%	83		17
Shoalwater	Rockingham	\$234,215	\$195,993	\$268,706	-8.3%	-3.8%	84%	11%	5%	0%	0%	52.5	-7.7%	19
Girrawheen	Wanneroo	\$235,795	\$220,538	\$255,994	-6.9%	-8.6%	100%	0%	0%	0%	0%	136	-14.3%	17
Midland	Swan	\$237,497	\$205,665	\$261,515	-12.5%	-20.8%	99%	0%	1%	0%	0%	113	-9.0%	79
Kelmscott	Armadale	\$243,114	\$203,050	\$275,996	16.6%	25.7%	100%	0%	0%	0%	0%	172	-8.8%	13
Baldivis	Rockingham	\$243,557	\$195,031	\$285,414	-13.2%	-28.9%	100%	0%	0%	0%	0%	186	-6.7%	29
Guildford	Swan	\$244,651	\$217,875	\$279,228	-11.3%	-18.0%	56%	33%	11%	0%	0%			11
Butler	Wanneroo	\$248,053	\$213,303	\$306,804	-8.3%	-17.4%	100%	0%	0%	0%	0%	110.5		25
Thornlie	Gosnells	\$252,324	\$217,173	\$303,954	-6.6%	-4.9%	83%	17%	0%	0%	0%	141	-7.4%	12
Rockingham	Rockingham	\$255,447	\$199,153	\$341,648	-5.5%	6.2%	80%	14%	4%	1%	1%	86	-6.8%	100
Wembley	Cambridge	\$257,667	\$219,060	\$366,235	-19.9%	-4.8%	64%	30%	3%	4%	0%	55	-5.8%	112
Osborne Park	Stirling	\$260,161	\$233,704	\$317,460	-7.9%	-4.6%	95%	5%	0%	0%	0%	66	-6.1%	42
Noranda	Bayswater	\$263,954	\$232,809	\$298,486	-11.0%	-13.3%	100%	0%	0%	0%	0%	65	-10.3%	22
Mandurah	Mandurah	\$267,700	\$207,284	\$373,374	-11.4%	-11.5%	68%	13%	10%	5%	4%	81	-10.0%	139





## Perth top 20, lowest median house values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Westminster	Stirling	\$366,534	\$334,188	\$396,178	-9.9%	5.2%	72%	28%	0%	0%	0%	67	-8.1%	90
Nollamara	Stirling	\$371,826	\$340,276	\$410,571	-8.8%	4.3%	61%	39%	1%	0%	0%	54.5	-5.8%	189
Cloverdale	Belmont	\$411,563	\$378,601	\$453,601	-8.3%	9.7%	42%	53%	6%	0%	0%	42.5	-7.4%	119
Redcliffe	Belmont	\$412,258	\$369,482	\$463,319	-5.0%	2.7%	43%	50%	7%	0%	0%	44	-10.0%	56
Queens Park	Canning	\$422,666	\$385,112	\$454,982	-3.1%	15.4%	36%	60%	1%	0%	3%	93	-6.9%	75
Belmont	Belmont	\$449,328	\$407,802	\$503,923	-8.0%	12.4%	29%	56%	14%	1%	0%	54	-6.0%	79
Morley	Bayswater	\$453,400	\$419,024	\$490,011	-8.5%	9.1%	25%	62%	12%	1%	0%	47.5	-6.4%	324
Bentley	Canning	\$454,414	\$404,134	\$500,580	-4.6%	10.0%	23%	59%	15%	3%	0%	77	-10.4%	89
Kewdale	Belmont	\$456,506	\$408,026	\$508,462	-8.2%	12.5%	20%	67%	13%	1%	0%	53.5	-8.6%	96
Ashfield	Bassendean	\$464,838	\$429,838	\$497,235	-8.3%	13.8%	23%	68%	9%	0%	0%	35	-3.6%	22
Bassendean	Bassendean	\$481,427	\$431,906	\$536,947	-4.3%	16.9%	21%	61%	15%	1%	3%	55	-6.7%	176
Embleton	Bayswater	\$487,230	\$452,683	\$524,875	-2.2%	17.5%	27%	63%	10%	0%	0%	68	-4.4%	49
St James	Canning	\$500,083	\$465,925	\$532,682	-5.4%	16.4%	19%	56%	24%	0%	0%	34	-6.1%	62
Rivervale	Belmont	\$506,100	\$456,590	\$563,382	-5.0%	15.8%	14%	66%	16%	4%	0%	25	-5.4%	127
Carlisle	Victoria Park	\$514,049	\$461,088	\$584,355	-8.4%	19.5%	14%	64%	18%	3%	1%	42	-5.3%	104
Balcatta	Stirling	\$516,298	\$470,221	\$580,717	-5.9%	18.6%	22%	56%	19%	3%	1%	48	-6.8%	121
Wilson	Canning	\$517,627	\$475,149	\$559,345	-3.5%	17.9%	12%	58%	25%	4%	0%	69	-7.9%	67
Noranda	Bayswater	\$526,523	\$486,652	\$561,522	-7.0%	1.2%	7%	63%	29%	1%	0%	74	-6.7%	72
Bayswater	Bayswater	\$568,761	\$507,297	\$628,710	-3.8%	20.5%	8%	49%	35%	8%	2%	40.5	-5.7%	199
East Victoria Park	Victoria Park	\$578,895	\$520,650	\$651,184	-7.7%	17.4%	7%	39%	38%	14%	2%	28	-6.4%	148

## Perth top 20, lowest median unit values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Glendalough	Stirling	\$227,835	\$203,833	\$283,131	-15.5%	-7.3%	81%	19%	0%	0%	0%	61	-5.4%	53
Wembley	Cambridge	\$257,667	\$219,060	\$366,235	-19.9%	-4.8%	64%	30%	3%	4%	0%	55	-5.8%	112
Osborne Park	Stirling	\$260,161	\$233,704	\$317,460	-7.9%	-4.6%	95%	5%	0%	0%	0%	66	-6.1%	42
Noranda	Bayswater	\$263,954	\$232,809	\$298,486	-11.0%	-13.3%	100%	0%	0%	0%	0%	65	-10.3%	22
Maylands	Bayswater	\$279,157	\$253,818	\$344,623	-8.1%	-5.6%	67%	30%	2%	0%	0%	72	-8.6%	163
Belmont	Belmont	\$297,897	\$258,247	\$354,374	-13.0%	-4.2%	86%	7%	7%	0%	0%	62	-5.0%	42
Bayswater	Bayswater	\$308,596	\$249,519	\$353,420	-2.5%	11.9%	75%	21%	0%	0%	4%	98	-8.8%	28
Morley	Bayswater	\$308,849	\$268,894	\$345,122	-10.5%	-2.8%	85%	15%	0%	0%	0%	78	-4.3%	27
Rivervale	Belmont	\$311,902	\$274,049	\$375,983	-16.5%	6.1%	72%	22%	6%	0%	0%	111	-6.9%	111
Kewdale	Belmont	\$313,057	\$275,684	\$364,500	-4.0%	-1.6%	84%	16%	0%	0%	0%	85	-5.0%	19
St James	Canning	\$316,018	\$270,555	\$377,551	-11.9%	3.1%	85%	8%	8%	0%	0%	91	-11.6%	13
Tuart Hill	Stirling	\$323,750	\$271,731	\$384,184	-7.6%	4.5%	77%	14%	10%	0%	0%	61	-8.7%	74
Cloverdale	Belmont	\$325,519	\$291,539	\$401,464	-9.1%	3.8%	97%	3%	0%	0%	0%			29
Victoria Park	Victoria Park	\$328,109	\$250,539	\$406,080	-18.4%	2.3%	57%	35%	8%	0%	0%	38	-6.4%	84
Inglewood	Stirling	\$338,750	\$288,938	\$437,086	-15.7%	5.0%	76%	15%	9%	0%	0%	86.5	-6.9%	34
Bentley	Canning	\$338,867	\$281,220	\$410,879	-12.3%	10.2%	84%	13%	2%	0%	0%	82	-6.8%	46
Westminster	Stirling	\$340,097	\$297,156	\$370,852	-6.9%	12.7%	100%	0%	0%	0%	0%	72	-8.7%	45
Highgate	Vincent	\$344,425	\$289,008	\$439,752	-7.2%	8.7%	46%	46%	0%	4%	4%	80	-7.3%	29
East Victoria Park	Victoria Park	\$347,242	\$289,337	\$402,766	-10.4%	7.1%	51%	46%	0%	0%	3%	74.5	-10.8%	40
Dianella	Stirling	\$350,141	\$293,050	\$393,087	-6.5%	10.8%	75%	23%	2%	0%	0%	46.5	-7.5%	44



## Perth top 20, lowest median house values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Gosnells	Gosnells	\$282,730	\$262,498	\$325,663	-9.0%	-5.6%	89%	11%	0%	0%	0%	64	-8.2%	238
Maddington	Gosnells	\$295,003	\$269,460	\$337,319	-7.8%	-2.4%	79%	17%	2%	1%	1%	64	-9.5%	121
Girrawheen	Wanneroo	\$295,625	\$280,688	\$317,775	-12.0%	1.6%	97%	3%	0%	0%	0%	53	-9.4%	90
Stratton	Swan	\$298,809	\$268,548	\$335,858	-14.9%	-8.5%	100%	0%	0%	0%	0%	71	-9.0%	45
Balga	Stirling	\$304,638	\$280,206	\$328,231	-10.6%	0.5%	92%	8%	0%	0%	0%	78	-8.3%	176
Langford	Gosnells	\$305,226	\$288,912	\$340,385	-11.0%	-3.2%	80%	19%	2%	0%	0%	47.5	-6.8%	60
Middle Swan	Swan	\$311,100	\$273,269	\$366,892	-10.1%	-2.2%	65%	30%	0%	5%	0%	83	-11.7%	20
Koondoola	Wanneroo	\$317,411	\$299,718	\$343,913	-11.1%	0.4%	97%	3%	0%	0%	0%	43	-9.1%	36
Mirraboopa	Stirling	\$322,471	\$301,457	\$361,220	-8.0%	4.6%	87%	11%	2%	0%	0%	36	-7.7%	62
Koongamia	Swan	\$326,368	\$306,947	\$348,615	-7.4%	3.2%	95%	5%	0%	0%	0%	71		19
Midvale	Mundaring	\$329,745	\$301,166	\$363,473	-2.7%	4.7%	88%	12%	0%	0%	0%	103	-14.4%	25
Lockridge	Swan	\$336,024	\$309,717	\$365,298	-1.5%	3.6%	97%	3%	0%	0%	0%	79	-7.3%	31
Kenwick	Gosnells	\$336,817	\$297,009	\$382,527	-4.8%	4.9%	79%	13%	6%	0%	2%	51.5	-6.9%	52
Swan View	Mundaring	\$342,155	\$309,657	\$392,244	-7.2%	2.7%	63%	35%	0%	1%	1%	74.5	-7.8%	90
Dayton	Swan	\$345,988	\$312,163	\$383,144	-5.9%	-37.7%	49%	46%	3%	0%	3%	57.5	-8.1%	38
Bellevue	Swan	\$351,343	\$319,835	\$384,895	-10.0%	3.9%	79%	21%	0%	0%	0%	64	-5.9%	26
Thornlie	Gosnells	\$354,038	\$313,756	\$414,131	-7.0%	-2.5%	58%	41%	0%	0%	0%	54	-7.2%	261
Beechboro	Swan	\$360,546	\$329,892	\$406,735	-4.5%	2.5%	71%	29%	0%	0%	0%	30	-6.7%	88
Brabham	Swan	\$361,604	\$327,943	\$404,496	-4.1%		49%	49%	1%	0%	0%	72	-5.0%	79
Forrestfield	Kalamunda	\$362,023	\$330,478	\$406,978	-11.6%	4.9%	51%	44%	3%	1%	1%	48	-6.3%	184

## Perth top 20, lowest median unit values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Glendalough	Stirling	\$227,835	\$203,833	\$283,131	-15.5%	-7.3%	81%	19%	0%	0%	0%	61	-5.4%	53
Gosnells	Gosnells	\$229,911	\$202,238	\$269,737	-14.0%	-12.5%	100%	0%	0%	0%	0%	83		17
Girrawheen	Wanneroo	\$235,795	\$220,538	\$255,994	-6.9%	-8.6%	100%	0%	0%	0%	0%	136	-14.3%	17
Midland	Swan	\$237,497	\$205,665	\$261,515	-12.5%	-20.8%	99%	0%	1%	0%	0%	113	-9.0%	79
Guildford	Swan	\$244,651	\$217,875	\$279,228	-11.3%	-18.0%	56%	33%	11%	0%	0%			11
Wembley	Cambridge	\$257,667	\$219,060	\$366,235	-19.9%	-4.8%	64%	30%	3%	4%	0%	55	-5.8%	112
Osborne Park	Stirling	\$260,161	\$233,704	\$317,460	-7.9%	-4.6%	95%	5%	0%	0%	0%	66	-6.1%	42
Noranda	Bayswater	\$263,954	\$232,809	\$298,486	-11.0%	-13.3%	100%	0%	0%	0%	0%	65	-10.3%	22
Maylands	Bayswater	\$279,157	\$253,818	\$344,623	-8.1%	-5.6%	67%	30%	2%	0%	0%	72	-8.6%	163
Coolbellup	Cockburn	\$285,460	\$261,948	\$322,973	-14.1%	-2.1%	95%	5%	0%	0%	0%			22
Beckenham	Gosnells	\$287,973	\$243,289	\$350,172	-13.1%	13.9%	67%	33%	0%	0%	0%			18
Cockburn Central	Cockburn	\$290,905	\$249,017	\$319,597	-24.4%	-13.1%	98%	2%	0%	0%	0%	74	-1.5%	42
Belmont	Belmont	\$297,897	\$258,247	\$354,374	-13.0%	-4.2%	86%	7%	7%	0%	0%	62	-5.0%	42
Bassendean	Bassendean	\$299,861	\$261,034	\$317,899	-10.9%	-5.8%	82%	18%	0%	0%	0%	72.5	-5.1%	33
Balga	Stirling	\$300,661	\$244,756	\$324,821	-5.6%	18.1%	100%	0%	0%	0%	0%	62		22
Forrestfield	Kalamunda	\$307,896	\$268,602	\$364,398	-17.5%	-4.6%	100%	0%	0%	0%	0%	150.5	-13.2%	12
Bayswater	Bayswater	\$308,596	\$249,519	\$353,420	-2.5%	11.9%	75%	21%	0%	0%	4%	98	-8.8%	28
Morley	Bayswater	\$308,849	\$268,894	\$345,122	-10.5%	-2.8%	85%	15%	0%	0%	0%	78	-4.3%	27
Rivervale	Belmont	\$311,902	\$274,049	\$375,983	-16.5%	6.1%	72%	22%	6%	0%	0%	111	-6.9%	111
Kewdale	Belmont	\$313,057	\$275,684	\$364,500	-4.0%	-1.6%	84%	16%	0%	0%	0%	85	-5.0%	19

## Hobart.

Hobart remains as the strongest housing market across the capital cities of Australia, with dwelling values rising 7.2% over the 12 months ending February 2019. Local dwelling values have been rising swiftly since 2015, which provided a substantial wealth boost for home owners, but has also created some challenges around housing affordability.

Although values are still rising, some heat has left the Hobart market place, which can be seen in longer selling times for vendors and higher discounting rates. On average across the city, Hobart dwellings are typically taking 31 days to sell (up from just 9 days on average at the same time last year) and discounting rates have risen from 3.3% a year ago to 3.8%, suggesting vendors are needing to be more flexible in their pricing expectations.

After a strong run of capital gains, Hobart can no longer claim to be the most affordable capital city housing market, however the city still shows a broad range of cheap housing options. Across the metropolitan area of Hobart there are seven suburbs with a median house

value lower than \$300,000. The suburb of Gagebrook, located within the Brighton council area, has the cheapest median house value at \$217,278.

The unit market offers a slightly cheaper alternative to the detached housing market across Hobart. Every suburb within the top 20 cheapest list has a median unit value below \$380,000 and the cheapest suburb, based on median value, is Bridgewater at \$227,020.

Closer to the city, housing values step up, however there are still suburbs with a median house value under \$300,000 located within 10km of Hobart's city centre. Risdon Vale and Clarendon Vale show median house values of \$261,661 and \$271,897 respectively, and there are a further eight suburbs within 10km of the city with a median house value under \$400,000.

Across the unit market, 15 of the top 20 cheapest suburbs near the CBD are recording a median value under \$400,000. Glenorchy is the cheapest suburb to buy a unit within 10km of the Hobart CBD, with a median value of \$265,594.







Hobart top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Gagebrook	Brighton	\$217,278	\$209,088	\$223,325	21.3%	14.8%	100%	0%	0%	0%	0%	7.5		36
Herdsman's Cove	Brighton	\$218,560	\$196,073	\$226,621	16.9%	16.8%	100%	0%	0%	0%	0%	15		30
Bridgewater	Brighton	\$242,023	\$233,446	\$253,663	14.3%	24.4%	97%	3%	0%	0%	0%	13.5	-3.2%	78
New Norfolk	Derwent Valley	\$256,220	\$229,912	\$281,940	11.7%	37.2%	96%	3%	1%	0%	0%	10	-2.0%	143
Risdon Vale	Clarence	\$261,661	\$255,593	\$270,934	19.0%	53.0%	97%	2%	2%	0%	0%	8		61
Clarendon Vale	Clarence	\$271,897	\$263,255	\$284,699	7.1%	45.3%	100%	0%	0%	0%	0%	8		31
Primrose Sands	Sorell	\$287,718	\$268,927	\$317,895	19.7%	57.0%	87%	13%	0%	0%	0%	15		55
Chigwell	Glenorchy	\$309,733	\$273,746	\$327,124	4.4%	47.5%	100%	0%	0%	0%	0%	6		53
Rokeby	Clarence	\$311,661	\$293,903	\$333,375	16.0%	65.4%	86%	13%	0%	0%	1%	7	-0.8%	72
Magra	Derwent Valley	\$314,750	\$257,952	\$360,502	12.8%	30.2%	67%	29%	5%	0%	0%	35		21
Berriedale	Glenorchy	\$322,252	\$282,185	\$365,094	7.0%	46.1%	57%	38%	3%	0%	3%	10		37
Carlton	Sorell	\$338,537	\$306,305	\$416,574	13.7%	52.5%	66%	26%	5%	3%	0%	18	-3.0%	41
Goodwood	Glenorchy	\$350,597	\$309,072	\$373,279	10.6%	59.6%	84%	11%	5%	0%	0%	10		20
Dodges Ferry	Sorell	\$352,887	\$323,921	\$406,367	16.8%	57.5%	72%	22%	6%	0%	0%	8.5	-2.5%	67
Claremont	Glenorchy	\$353,536	\$312,079	\$386,398	14.7%	57.1%	66%	28%	3%	3%	1%	9	-3.1%	121
Derwent Park	Glenorchy	\$356,734	\$314,885	\$384,271	7.0%	55.6%	75%	19%	6%	0%	0%	10		16
Glenorchy	Glenorchy	\$358,667	\$320,521	\$392,002	9.3%	58.7%	64%	34%	2%	0%	1%	12	-2.3%	185
Warrane	Clarence	\$361,870	\$345,953	\$380,147	22.0%	66.3%	97%	3%	0%	0%	0%	12.5		32
Brighton	Brighton	\$374,093	\$332,455	\$442,033	10.4%	54.3%	73%	25%	2%	0%	0%	13	-1.1%	88
Austins Ferry	Glenorchy	\$379,284	\$340,093	\$434,771	5.4%	41.0%	52%	46%	2%	0%	0%	13	-0.9%	46

Hobart top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Bridgewater	Brighton	\$227,020	\$196,671	\$244,036	9.7%	11.6%	95%	5%	0%	0%	0%	29		21
New Norfolk	Derwent Valley	\$240,985	\$211,915	\$261,985	11.0%	42.7%	94%	6%	0%	0%	0%	28.5		32
Old Beach	Brighton	\$253,415	\$232,923	\$288,132	10.9%	22.4%	94%	6%	0%	0%	0%	8		18
Claremont	Glenorchy	\$258,664	\$240,099	\$283,992	8.9%	42.9%	92%	8%	0%	0%	0%	8	-2.2%	66
Brighton	Brighton	\$259,547	\$246,096	\$276,296	12.1%	32.3%	98%	2%	0%	0%	0%	7		43
Glenorchy	Glenorchy	\$265,594	\$246,908	\$289,540	8.1%	38.5%	99%	1%	0%	0%	0%	10.5	-3.3%	105
Sorell	Sorell	\$297,093	\$275,044	\$318,781	14.0%	47.7%	91%	9%	0%	0%	0%	18		23
Midway Point	Sorell	\$305,258	\$275,586	\$347,884	13.7%	58.6%	95%	5%	0%	0%	0%	24		20
Moonah	Glenorchy	\$309,066	\$283,142	\$335,259	7.4%	49.8%	93%	7%	0%	0%	0%	10		28
Rosetta	Glenorchy	\$320,099	\$291,280	\$359,000	24.1%	59.5%	92%	8%	0%	0%	0%			14
West Moonah	Glenorchy	\$326,639	\$295,917	\$374,062	12.1%	59.8%	78%	20%	3%	0%	0%	11		40
Austins Ferry	Glenorchy	\$328,316	\$303,170	\$375,582	17.3%	59.5%	87%	13%	0%	0%	0%	7		15
Mount Nelson	Hobart	\$331,662	\$283,461	\$375,164	5.1%	41.8%	82%	9%	9%	0%	0%			11
Rokeby	Clarence	\$334,328	\$286,246	\$382,684	6.2%	47.8%	93%	7%	0%	0%	0%	16		30
Lutana	Glenorchy	\$343,126	\$312,806	\$370,390	17.2%	53.7%	91%	9%	0%	0%	0%			11
Oakdowns	Clarence	\$346,378	\$319,758	\$419,690	5.0%	52.3%	76%	24%	0%	0%	0%	7.5		26
Margate	Kingborough	\$360,494	\$340,678	\$395,106	8.7%	39.5%	83%	17%	0%	0%	0%	7		13
Lindisfarne	Clarence	\$360,769	\$328,154	\$415,729	12.0%	43.3%	38%	29%	5%	0%	29%	8		42
Kingston Beach	Kingborough	\$376,665	\$343,589	\$446,618	10.9%	56.1%	20%	67%	0%	13%	0%			15
New Town	Hobart	\$377,908	\$328,810	\$417,129	11.4%	57.6%	68%	21%	8%	0%	3%	19		39



## Hobart top 20, lowest median house values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Risdon Vale	Clarence	\$261,661	\$255,593	\$270,934	19.0%	53.0%	97%	2%	2%	0%	0%	8		61
Clarendon Vale	Clarence	\$271,897	\$263,255	\$284,699	7.1%	45.3%	100%	0%	0%	0%	0%	8		31
Rokeby	Clarence	\$311,661	\$293,903	\$333,375	16.0%	65.4%	86%	13%	0%	0%	1%	7	-0.8%	72
Goodwood	Glenorchy	\$350,597	\$309,072	\$373,279	10.6%	59.6%	84%	11%	5%	0%	0%	10		20
Derwent Park	Glenorchy	\$356,734	\$314,885	\$384,271	7.0%	55.6%	75%	19%	6%	0%	0%	10		16
Glenorchy	Glenorchy	\$358,667	\$320,521	\$392,002	9.3%	58.7%	64%	34%	2%	0%	1%	12	-2.3%	185
Warrane	Clarence	\$361,870	\$345,953	\$380,147	22.0%	66.3%	97%	3%	0%	0%	0%	12.5		32
Mornington	Clarence	\$383,595	\$358,056	\$408,161	20.3%	67.1%	41%	59%	0%	0%	0%	7		37
Lutana	Glenorchy	\$383,882	\$346,709	\$416,877	6.9%	63.0%	46%	52%	2%	0%	0%	7		47
Montrose	Glenorchy	\$399,579	\$356,151	\$445,561	14.3%	48.8%	54%	46%	0%	0%	0%	11		35
Rosetta	Glenorchy	\$410,771	\$360,946	\$464,934	8.9%	47.2%	24%	68%	8%	0%	0%	7		37
Moonah	Glenorchy	\$413,167	\$374,187	\$450,462	8.2%	67.3%	33%	64%	2%	0%	1%	10	-3.5%	107
West Moonah	Glenorchy	\$438,967	\$390,953	\$497,821	12.9%	65.7%	28%	62%	9%	0%	0%	12	-3.3%	55
Geilston Bay	Clarence	\$479,204	\$450,828	\$566,404	13.7%	66.0%	7%	75%	9%	4%	5%	8		56
Howrah	Clarence	\$528,086	\$489,305	\$615,835	14.5%	58.1%	7%	66%	22%	4%	1%	9	-3.4%	140
Lenah Valley	Hobart	\$546,587	\$502,221	\$613,379	3.1%	66.9%	3%	66%	29%	2%	0%	10	-6.1%	102
Lindisfarne	Clarence	\$564,966	\$531,333	\$658,586	19.2%	69.8%	5%	68%	18%	6%	5%	10	-3.3%	112
Montagu Bay	Clarence	\$569,471	\$549,403	\$626,561	16.1%	70.3%	20%	50%	30%	0%	0%			10
Bellerive	Clarence	\$603,049	\$561,784	\$695,062	13.7%	70.2%	2%	46%	30%	15%	8%	12	-5.6%	62
Taroona	Kingborough	\$627,050	\$572,189	\$723,723	-0.5%	50.8%	0%	26%	43%	17%	13%	8		48

## Hobart top 20, lowest median unit values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Glenorchy	Glenorchy	\$265,594	\$246,908	\$289,540	8.1%	38.5%	99%	1%	0%	0%	0%	10.5	-3.3%	105
Moonah	Glenorchy	\$309,066	\$283,142	\$335,259	7.4%	49.8%	93%	7%	0%	0%	0%	10		28
Rosetta	Glenorchy	\$320,099	\$291,280	\$359,000	24.1%	59.5%	92%	8%	0%	0%	0%			14
West Moonah	Glenorchy	\$326,639	\$295,917	\$374,062	12.1%	59.8%	78%	20%	3%	0%	0%	11		40
Mount Nelson	Hobart	\$331,662	\$283,461	\$375,164	5.1%	41.8%	82%	9%	9%	0%	0%			11
Rokeby	Clarence	\$334,328	\$286,246	\$382,684	6.2%	47.8%	93%	7%	0%	0%	0%	16		30
Lutana	Glenorchy	\$343,126	\$312,806	\$370,390	17.2%	53.7%	91%	9%	0%	0%	0%			11
Lindisfarne	Clarence	\$360,769	\$328,154	\$415,729	12.0%	43.3%	38%	29%	5%	0%	29%	8		42
New Town	Hobart	\$377,908	\$328,810	\$417,129	11.4%	57.6%	68%	21%	8%	0%	3%	19		39
Bellerive	Clarence	\$378,572	\$351,330	\$422,236	2.2%	44.8%	42%	53%	6%	0%	0%	9		37
Rose Bay	Clarence	\$378,702	\$341,301	\$433,226	13.5%	49.0%	40%	10%	0%	10%	40%			10
Warrane	Clarence	\$382,679	\$345,415	\$415,580	5.5%	35.0%	93%	7%	0%	0%	0%	13		15
Mornington	Clarence	\$387,289	\$356,675	\$442,446	5.7%	40.1%	60%	40%	0%	0%	0%			10
Howrah	Clarence	\$390,457	\$357,475	\$454,312	2.5%	45.1%	58%	30%	13%	0%	0%	10		40
Lenah Valley	Hobart	\$391,346	\$351,393	\$439,645	20.6%	67.3%	54%	41%	5%	0%	0%	17.5		37
Mount Stuart	Hobart	\$400,409	\$343,453	\$478,032	13.0%	54.3%	25%	58%	17%	0%	0%	9		12
South Hobart	Hobart	\$452,296	\$396,609	\$511,715	15.7%	57.9%	19%	62%	15%	4%	0%	7		26
West Hobart	Hobart	\$517,790	\$473,605	\$628,547	17.5%	67.8%	29%	39%	25%	4%	4%	10		28
Sandy Bay	Hobart	\$532,426	\$464,184	\$617,600	12.0%	51.4%	18%	41%	20%	8%	13%	16	-4.1%	93
North Hobart	Hobart	\$558,659	\$493,214	\$650,590	22.8%	64.8%	22%	22%	44%	11%	0%	7		19



## Hobart top 20, lowest median house values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Gagebrook	Brighton	\$217,278	\$209,088	\$223,325	21.3%	14.8%	100%	0%	0%	0%	0%	7.5		36
Herdsmans Cove	Brighton	\$218,560	\$196,073	\$226,621	16.9%	16.8%	100%	0%	0%	0%	0%	15		30
Bridgewater	Brighton	\$242,023	\$233,446	\$253,663	14.3%	24.4%	97%	3%	0%	0%	0%	13.5	-3.2%	78
Risdon Vale	Clarence	\$261,661	\$255,593	\$270,934	19.0%	53.0%	97%	2%	2%	0%	0%	8		61
Clarendon Vale	Clarence	\$271,897	\$263,255	\$284,699	7.1%	45.3%	100%	0%	0%	0%	0%	8		31
Chigwell	Glenorchy	\$309,733	\$273,746	\$327,124	4.4%	47.5%	100%	0%	0%	0%	0%	6		53
Rokeby	Clarence	\$311,661	\$293,903	\$333,375	16.0%	65.4%	86%	13%	0%	0%	1%	7	-0.8%	72
Berriedale	Glenorchy	\$322,252	\$282,185	\$365,094	7.0%	46.1%	57%	38%	3%	0%	3%	10		37
Goodwood	Glenorchy	\$350,597	\$309,072	\$373,279	10.6%	59.6%	84%	11%	5%	0%	0%	10		20
Claremont	Glenorchy	\$353,536	\$312,079	\$386,398	14.7%	57.1%	66%	28%	3%	3%	1%	9	-3.1%	121
Derwent Park	Glenorchy	\$356,734	\$314,885	\$384,271	7.0%	55.6%	75%	19%	6%	0%	0%	10		16
Glenorchy	Glenorchy	\$358,667	\$320,521	\$392,002	9.3%	58.7%	64%	34%	2%	0%	1%	12	-2.3%	185
Warrane	Clarence	\$361,870	\$345,953	\$380,147	22.0%	66.3%	97%	3%	0%	0%	0%	12.5		32
Austins Ferry	Glenorchy	\$379,284	\$340,093	\$434,771	5.4%	41.0%	52%	46%	2%	0%	0%	13	-0.9%	46
Oakdowns	Clarence	\$381,190	\$343,739	\$420,911	11.2%	72.3%	31%	67%	3%	0%	0%	12		39
Mornington	Clarence	\$383,595	\$358,056	\$408,161	20.3%	67.1%	41%	59%	0%	0%	0%	7		37
Lutana	Glenorchy	\$383,882	\$346,709	\$416,877	6.9%	63.0%	46%	52%	2%	0%	0%	7		47
Montrose	Glenorchy	\$399,579	\$356,151	\$445,561	14.3%	48.8%	54%	46%	0%	0%	0%	11		35
Rosetta	Glenorchy	\$410,771	\$360,946	\$464,934	8.9%	47.2%	24%	68%	8%	0%	0%	7		37
Midway Point	Sorell	\$411,453	\$384,628	\$494,018	19.4%	64.2%	61%	37%	2%	0%	0%	23	-3.6%	60

## Hobart top 20, lowest median unit values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Bridgewater	Brighton	\$227,020	\$196,671	\$244,036	9.7%	11.6%	95%	5%	0%	0%	0%	29		21
Old Beach	Brighton	\$253,415	\$232,923	\$288,132	10.9%	22.4%	94%	6%	0%	0%	0%	8		18
Claremont	Glenorchy	\$258,664	\$240,099	\$283,992	8.9%	42.9%	92%	8%	0%	0%	0%	8	-2.2%	66
Glenorchy	Glenorchy	\$265,594	\$246,908	\$289,540	8.1%	38.5%	99%	1%	0%	0%	0%	10.5	-3.3%	105
Midway Point	Sorell	\$305,258	\$275,586	\$347,884	13.7%	58.6%	95%	5%	0%	0%	0%	24		20
Moonah	Glenorchy	\$309,066	\$283,142	\$335,259	7.4%	49.8%	93%	7%	0%	0%	0%	10		28
Rosetta	Glenorchy	\$320,099	\$291,280	\$359,000	24.1%	59.5%	92%	8%	0%	0%	0%			14
West Moonah	Glenorchy	\$326,639	\$295,917	\$374,062	12.1%	59.8%	78%	20%	3%	0%	0%	11		40
Austins Ferry	Glenorchy	\$328,316	\$303,170	\$375,582	17.3%	59.5%	87%	13%	0%	0%	0%	7		15
Mount Nelson	Hobart	\$331,662	\$283,461	\$375,164	5.1%	41.8%	82%	9%	9%	0%	0%			11
Rokeby	Clarence	\$334,328	\$286,246	\$382,684	6.2%	47.8%	93%	7%	0%	0%	0%	16		30
Lutana	Glenorchy	\$343,126	\$312,806	\$370,390	17.2%	53.7%	91%	9%	0%	0%	0%			11
Oakdowns	Clarence	\$346,378	\$319,758	\$419,690	5.0%	52.3%	76%	24%	0%	0%	0%	7.5		26
Margate	Kingborough	\$360,494	\$340,678	\$395,106	8.7%	39.5%	83%	17%	0%	0%	0%	7		13
Lindisfarne	Clarence	\$360,769	\$328,154	\$415,729	12.0%	43.3%	38%	29%	5%	0%	29%	8		42
Kingston Beach	Kingborough	\$376,665	\$343,589	\$446,618	10.9%	56.1%	20%	67%	0%	13%	0%			15
New Town	Hobart	\$377,908	\$328,810	\$417,129	11.4%	57.6%	68%	21%	8%	0%	3%	19		39
Bellerive	Clarence	\$378,572	\$351,330	\$422,236	2.2%	44.8%	42%	53%	6%	0%	0%	9		37
Rose Bay	Clarence	\$378,702	\$341,301	\$433,226	13.5%	49.0%	40%	10%	0%	10%	40%			10
Blackmans Bay	Kingborough	\$381,496	\$345,882	\$466,948	8.6%	55.5%	57%	32%	11%	0%	0%	26		28



## Darwin.

Darwin dwelling values have seen a substantial correction since peaking in 2014, which has provided a substantial affordability boost for prospective buyers. In a positive sign for home owners, the past twelve months has seen a 4.9% lift in settled sales activity, average selling time has improved to 70 days (was 76 days a year ago) and vendor discounting rates are starting to reduce, currently tracking at an average of 7.4% compared with 7.7% a year ago.

Many of the cheapest suburbs are showing a stronger dynamic relative to the citywide average, suggesting buyers are taking advantage of the strong buying conditions and lower housing prices.

A silver lining around the long running housing market downturn across Darwin is that housing has become much more affordable. Six of the 20 cheapest suburbs to buy a house in Darwin are showing a median value lower than \$400,000, with the cheapest being the suburb of Moulden with a median value of \$303,522.

The unit market across Darwin has seen values fall a lot more than houses since prices started trending lower in 2014. 10 of Darwin's 15 cheapest suburbs for unit buying have a median value less than \$300,000. The cheapest suburb is Bakewell with a median value of just \$230,317.

Buying within 10km of the Darwin CBD still provides a range of cheap detached housing options. The most affordable suburb to buy a house within 10km of the Darwin CBD is Alawa with a median house value of \$404,218. The cheapest suburb to buy a unit within 10km of the CBD is Marrara, with a median of \$242,198.

Outside of the 10km ring, the most affordable suburbs are concentrated within the Palmerston Council region for both houses and units.





Darwin, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Moulden	Palmerston	\$303,522	\$287,328	\$328,015	-1.1%	-11.2%	94%	3%	0%	0%	3%	69	-9.0%	37
Zuccoli	Palmerston	\$337,274	\$267,569	\$440,719			76%	20%	4%	0%	0%	118	-7.5%	93
Gray	Palmerston	\$339,873	\$316,252	\$372,374	-2.9%	-6.5%	79%	21%	0%	0%	0%	66	-6.0%	32
Woodroffe	Palmerston	\$345,856	\$328,509	\$377,410	-7.9%	-8.9%	74%	26%	0%	0%	0%	50	-6.6%	40
Karama	Darwin	\$372,356	\$342,859	\$412,352	-2.6%	-2.6%	63%	37%	0%	0%	0%	42	-4.8%	51
Driver	Palmerston	\$381,952	\$353,897	\$418,633	-0.6%	-2.3%	38%	63%	0%	0%	0%	98		19
Alawa	Darwin	\$404,218	\$373,659	\$452,684	-9.0%	-2.6%	35%	55%	10%	0%	0%			22
Bakewell	Palmerston	\$404,445	\$375,305	\$431,198	-1.3%	1.0%	58%	42%	0%	0%	0%	61	-7.3%	27
Durack	Palmerston	\$429,028	\$387,367	\$476,546	-5.5%	-9.5%	26%	62%	12%	0%	0%	61	-6.5%	62
Moil	Darwin	\$430,580	\$395,128	\$494,438	-5.2%	0.3%	12%	80%	8%	0%	0%	105	-8.7%	27
Gunn	Palmerston	\$444,677	\$402,239	\$492,639	0.9%	4.1%	31%	58%	12%	0%	0%	61	-5.8%	55
Tiwi	Darwin	\$450,809	\$424,801	\$499,395	0.2%	5.5%	15%	78%	7%	0%	0%	34		28
Wulagi	Darwin	\$453,191	\$423,813	\$488,505	-5.0%	3.6%	13%	78%	9%	0%	0%	73.5	-11.0%	34
Millner	Darwin	\$455,216	\$423,576	\$505,419	1.2%	13.3%	35%	50%	10%	0%	5%	56.5		22
Malak	Darwin	\$461,631	\$423,320	\$521,466	1.7%	5.0%	38%	52%	10%	0%	0%	101		23
Anula	Darwin	\$464,592	\$437,669	\$506,830	-1.7%	13.7%	23%	71%	6%	0%	0%	75	-6.5%	34
Wagaman	Darwin	\$471,920	\$442,617	\$523,301	5.9%	17.3%	6%	76%	18%	0%	0%			18
Nakara	Darwin	\$485,440	\$450,164	\$551,585	-8.5%	-4.7%	0%	94%	6%	0%	0%			19
Farrar	Palmerston	\$487,710	\$461,692	\$519,153	-1.1%	10.1%	4%	67%	29%	0%	0%	46.5	-6.3%	25
Jingili	Darwin	\$487,993	\$450,198	\$548,392	-1.9%	6.5%	17%	58%	25%	0%	0%	50		27

Darwin, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Bakewell	Palmerston	\$230,317	\$210,160	\$284,970	-0.5%	-20.2%	100%	0%	0%	0%	0%			24
Driver	Palmerston	\$230,755	\$201,935	\$257,555	0.0%	-17.9%	100%	0%	0%	0%	0%			13
Marrara	Darwin	\$242,198	\$222,961	\$260,830	-15.5%	-15.1%	100%	0%	0%	0%	0%			13
Millner	Darwin	\$253,558	\$225,520	\$293,312	-9.1%	-11.8%	93%	7%	0%	0%	0%			15
Leanyer	Darwin	\$270,370	\$246,781	\$290,481	-12.0%	-14.2%	94%	6%	0%	0%	0%	98.5	-12.6%	19
Coconut Grove	Darwin	\$275,241	\$252,832	\$317,996	-9.1%	-9.7%	71%	29%	0%	0%	0%	78.5	-13.9%	21
Rosebery	Palmerston	\$278,183	\$237,376	\$292,440	-11.3%	-18.8%	100%	0%	0%	0%	0%			16
Parap	Darwin	\$278,266	\$208,301	\$404,640	-21.1%	0.4%	78%	22%	0%	0%	0%	79		23
Nightcliff	Darwin	\$281,518	\$250,406	\$332,964	-6.4%	-10.9%	76%	15%	9%	0%	0%	61	-3.7%	34
Rapid Creek	Darwin	\$290,569	\$265,644	\$371,567	-2.6%	-12.2%	59%	36%	0%	5%	0%	37		23
Stuart Park	Darwin	\$310,896	\$262,761	\$368,752	-17.6%	-15.2%	56%	37%	5%	2%	0%	65	-8.0%	42
Larrakeyah	Darwin	\$339,449	\$258,855	\$434,227	-18.9%	-21.9%	50%	44%	6%	0%	0%	159	-10.8%	52
Darwin	Darwin	\$349,621	\$255,173	\$425,662	-6.7%	-7.8%	55%	29%	13%	4%	0%	145	-8.1%	89
Fannie Bay	Darwin	\$350,867	\$297,866	\$456,841	-11.2%	-16.9%	46%	28%	13%	8%	5%	64.5		41
Bayview	Darwin	\$363,354	\$351,563	\$380,330	-30.1%	-34.6%	50%	20%	30%	0%	0%	106	-10.0%	21



## Darwin, lowest median house values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Alawa	Darwin	\$404,218	\$373,659	\$452,684	-9.0%	-2.6%	35%	55%	10%	0%	0%			22
Moil	Darwin	\$430,580	\$395,128	\$494,438	-5.2%	0.3%	12%	80%	8%	0%	0%	105	-8.7%	27
Millner	Darwin	\$455,216	\$423,576	\$505,419	1.2%	13.3%	35%	50%	10%	0%	5%	56.5		22
Anula	Darwin	\$464,592	\$437,669	\$506,830	-1.7%	13.7%	23%	71%	6%	0%	0%	75	-6.5%	34
Jingili	Darwin	\$487,993	\$450,198	\$548,392	-1.9%	6.5%	17%	58%	25%	0%	0%	50		27
Coconut Grove	Darwin	\$491,384	\$437,104	\$569,206	-9.0%	-18.3%	13%	47%	33%	0%	7%			16
Rapid Creek	Darwin	\$559,749	\$517,871	\$617,112	-8.2%	1.0%	22%	22%	28%	17%	11%			22
Marrara	Darwin	\$578,125	\$535,466	\$621,394	-2.6%	4.9%	0%	46%	38%	8%	8%			13
Ludmilla	Darwin	\$591,556	\$513,051	\$683,707	-1.8%	6.2%	0%	79%	21%	0%	0%	76.5	-7.7%	17
Nightcliff	Darwin	\$655,156	\$579,024	\$750,807	-0.2%	0.1%	4%	33%	41%	15%	7%	84.5	-10.1%	29
Parap	Darwin	\$655,811	\$583,402	\$722,059	-6.4%	-3.3%	17%	6%	67%	11%	0%			20
Stuart Park	Darwin	\$678,201	\$594,605	\$772,770	-9.2%	-2.3%	0%	35%	55%	0%	10%	70		20
Fannie Bay	Darwin	\$738,980	\$657,162	\$804,259	-8.0%	3.6%	0%	6%	39%	17%	39%			20

## Darwin, lowest median unit values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Marrara	Darwin	\$242,198	\$222,961	\$260,830	-15.5%	-15.1%	100%	0%	0%	0%	0%			13
Millner	Darwin	\$253,558	\$225,520	\$293,312	-9.1%	-11.8%	93%	7%	0%	0%	0%			15
Coconut Grove	Darwin	\$275,241	\$252,832	\$317,996	-9.1%	-9.7%	71%	29%	0%	0%	0%	78.5	-13.9%	21
Parap	Darwin	\$278,266	\$208,301	\$404,640	-21.1%	0.4%	78%	22%	0%	0%	0%	79		23
Nightcliff	Darwin	\$281,518	\$250,406	\$332,964	-6.4%	-10.9%	76%	15%	9%	0%	0%	61	-3.7%	34
Rapid Creek	Darwin	\$290,569	\$265,644	\$371,567	-2.6%	-12.2%	59%	36%	0%	5%	0%	37		23
Stuart Park	Darwin	\$310,896	\$252,761	\$368,752	-17.6%	-15.2%	56%	37%	5%	2%	0%	65	-8.0%	42
Larrakeyah	Darwin	\$339,449	\$258,855	\$434,227	-18.9%	-21.9%	50%	44%	6%	0%	0%	159	-10.8%	52
Darwin	Darwin	\$349,621	\$255,173	\$425,662	-6.7%	-7.8%	55%	29%	13%	4%	0%	145	-8.1%	89
Fannie Bay	Darwin	\$350,867	\$297,866	\$456,841	-11.2%	-16.9%	46%	28%	13%	8%	5%	64.5		41
Bayview	Darwin	\$363,354	\$351,563	\$380,330	-30.1%	-34.6%	50%	20%	30%	0%	0%	106	-10.0%	21





Darwin, lowest median house values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Moulden	Palmerston	\$303,522	\$287,328	\$328,015	-1.1%	-11.2%	94%	3%	0%	0%	3%	69	-9.0%	37
Zuccoli	Palmerston	\$337,274	\$267,569	\$440,719			76%	20%	4%	0%	0%	118	-7.5%	93
Gray	Palmerston	\$339,873	\$316,252	\$372,374	-2.9%	-6.5%	79%	21%	0%	0%	0%	66	-6.0%	32
Woodroffe	Palmerston	\$345,856	\$328,509	\$377,410	-7.9%	-8.9%	74%	26%	0%	0%	0%	50	-6.6%	40
Karama	Darwin	\$372,356	\$342,859	\$412,352	-2.6%	-2.6%	63%	37%	0%	0%	0%	42	-4.8%	51
Driver	Palmerston	\$381,952	\$353,897	\$418,633	-0.6%	-2.3%	38%	63%	0%	0%	0%	98		19
Alawa	Darwin	\$404,218	\$373,659	\$452,684	-9.0%	-2.6%	35%	55%	10%	0%	0%			22
Bakewell	Palmerston	\$404,445	\$375,305	\$431,198	-1.3%	1.0%	58%	42%	0%	0%	0%	61	-7.3%	27
Durack	Palmerston	\$429,028	\$387,367	\$476,546	-5.5%	-9.5%	26%	62%	12%	0%	0%	61	-6.5%	62
Moil	Darwin	\$430,580	\$395,128	\$494,438	-5.2%	0.3%	12%	80%	8%	0%	0%	105	-8.7%	27
Gunn	Palmerston	\$444,677	\$402,239	\$492,639	0.9%	4.1%	31%	58%	12%	0%	0%	61	-5.8%	55
Tiwi	Darwin	\$450,809	\$424,801	\$499,395	0.2%	5.5%	15%	78%	7%	0%	0%	34		28
Wulagi	Darwin	\$453,191	\$423,813	\$488,505	-5.0%	3.6%	13%	78%	9%	0%	0%	73.5	-11.0%	34
Millner	Darwin	\$455,216	\$423,576	\$505,419	1.2%	13.3%	35%	50%	10%	0%	5%	56.5		22
Malak	Darwin	\$461,631	\$423,320	\$521,466	1.7%	5.0%	38%	52%	10%	0%	0%	101		23
Anula	Darwin	\$464,592	\$437,669	\$506,830	-1.7%	13.7%	23%	71%	6%	0%	0%	75	-6.5%	34
Wagaman	Darwin	\$471,920	\$442,617	\$523,301	5.9%	17.3%	6%	76%	18%	0%	0%			18
Nakara	Darwin	\$485,440	\$450,164	\$551,585	-8.5%	-4.7%	0%	94%	6%	0%	0%			19
Farrar	Palmerston	\$487,710	\$461,692	\$519,153	-1.1%	10.1%	4%	67%	29%	0%	0%	46.5	-6.3%	25
Jingili	Darwin	\$487,993	\$450,198	\$548,392	-1.9%	6.5%	17%	58%	25%	0%	0%	50		27

Darwin, lowest median unit values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Bakewell	Palmerston	\$230,317	\$210,160	\$284,970	-0.5%	-20.2%	100%	0%	0%	0%	0%			24
Driver	Palmerston	\$230,755	\$201,935	\$257,555	0.0%	-17.9%	100%	0%	0%	0%	0%			13
Marrara	Darwin	\$242,198	\$222,961	\$260,830	-15.5%	-15.1%	100%	0%	0%	0%	0%			13
Millner	Darwin	\$253,558	\$225,520	\$293,312	-9.1%	-11.8%	93%	7%	0%	0%	0%			15
Leanyer	Darwin	\$270,370	\$246,781	\$290,481	-12.0%	-14.2%	94%	6%	0%	0%	0%	98.5	-12.6%	19
Coconut Grove	Darwin	\$275,241	\$252,832	\$317,996	-9.1%	-9.7%	71%	29%	0%	0%	0%	78.5	-13.9%	21
Rosebery	Palmerston	\$278,183	\$237,376	\$292,440	-11.3%	-18.8%	100%	0%	0%	0%	0%			16
Parap	Darwin	\$278,266	\$208,301	\$404,640	-21.1%	0.4%	78%	22%	0%	0%	0%	79		23
Nightcliff	Darwin	\$281,518	\$250,406	\$332,964	-6.4%	-10.9%	76%	15%	9%	0%	0%	61	-3.7%	34
Rapid Creek	Darwin	\$290,569	\$265,644	\$371,567	-2.6%	-12.2%	59%	36%	0%	5%	0%	37		23
Stuart Park	Darwin	\$310,896	\$262,761	\$368,752	-17.6%	-15.2%	56%	37%	5%	2%	0%	65	-8.0%	42
Larrakeyah	Darwin	\$339,449	\$258,855	\$434,227	-18.9%	-21.9%	50%	44%	6%	0%	0%	159	-10.8%	52
Darwin	Darwin	\$349,621	\$255,173	\$425,662	-6.7%	-7.8%	55%	29%	13%	4%	0%	145	-8.1%	89
Fannie Bay	Darwin	\$350,867	\$297,866	\$456,841	-11.2%	-16.9%	46%	28%	13%	8%	5%	64.5		41
Bayview	Darwin	\$363,354	\$351,563	\$380,330	-30.1%	-34.6%	50%	20%	30%	0%	0%	106	-10.0%	21

## Canberra.

Canberra remains one of the few capital cities where housing values are still trending higher, up 3.4% over the past 12 months. Although the market remains very positive, the pace of capital gains has slowed over recent years and overall conditions have softened. This slowdown can be seen in longer selling times for properties, with the average time on market extending from 39 days a year ago to 50 days in 2019 and discounting rates increasing from 2.3% to 2.6%.

Despite higher prices, with advertised stock levels trending higher and homes taking longer to sell, buyers have seen some improvement in their ability to negotiate as some urgency leaves the market.

Across Canberra, only one suburb has recorded a median house values less than \$400,000: Taylor, with a median house value of \$364,270. Five other suburbs are recording a median house value under \$500,000: Belconnen, Phillip, Charnwood, Holt and Richardson.

The unit sector is showing much cheaper options than detached housing. Across the top 20 most affordable suburbs in Canberra, 19 of the 20 suburbs are showing a median unit value under \$400,000. The cheapest suburb to buy a unit is Chifley, with a median value of \$327,506.

Within the 10km ring of Canberra Civic, only two suburbs are recording a median house value under \$500,000: Belconnen (\$403,288) and Phillip (\$447,017). For the unit market, the range of affordable options is broader within 10km of the CBD. There are 12 suburbs within 10km of Canberra Civic with a median unit value under \$400,000, with the lowest median value located at Chifley (\$327,506).

Extending the search range out to 20km provides some cheaper housing options. The suburb with the lowest median house value is Taylor (\$364,270) and the lowest median unit value is at Chifley (\$327,506).





## Canberra top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Taylor	Unincorporated ACT	\$364,270	\$327,120	\$402,784	2.5%		84%	10%	6%	0%	0%	168.5		31
Belconnen	Unincorporated ACT	\$403,288	\$385,894	\$422,405	2.5%	9.6%	47%	53%	0%	0%	0%	46		19
Phillip	Unincorporated ACT	\$447,017	\$423,394	\$485,513	16.2%	-5.2%	33%	48%	19%	0%	0%	34		21
Charnwood	Unincorporated ACT	\$460,103	\$436,267	\$489,814	5.1%	42.2%	22%	70%	8%	0%	0%	25.5		50
Holt	Unincorporated ACT	\$477,137	\$450,597	\$515,375	7.0%	31.4%	26%	51%	24%	0%	0%	23.5		93
Richardson	Unincorporated ACT	\$499,911	\$481,798	\$547,477	7.6%	43.4%	2%	72%	26%	0%	0%	31	-1.4%	47
Ngunnawal	Unincorporated ACT	\$515,263	\$471,346	\$604,564	-2.9%	47.0%	3%	61%	31%	3%	2%	31	-2.3%	181
Isabella Plains	Unincorporated ACT	\$518,111	\$492,892	\$595,926	6.3%	37.2%	7%	63%	29%	2%	0%	33.5	-1.0%	59
Higgins	Unincorporated ACT	\$518,294	\$489,846	\$564,055	2.5%	46.1%	9%	58%	31%	2%	0%	29		64
Kambah	Unincorporated ACT	\$519,560	\$492,607	\$602,629	5.2%	28.1%	11%	55%	25%	8%	1%	38	-0.7%	227
Macgregor	Unincorporated ACT	\$520,749	\$492,061	\$579,436	8.8%	42.4%	6%	78%	16%	1%	0%	29	0.0%	143
Chisholm	Unincorporated ACT	\$526,956	\$505,219	\$621,005	8.5%	36.8%	0%	52%	47%	2%	0%	34	-2.7%	63
Theodore	Unincorporated ACT	\$529,728	\$503,051	\$648,484	8.5%	33.9%	0%	67%	33%	0%	0%	29.5	-1.0%	49
Latham	Unincorporated ACT	\$529,988	\$503,408	\$595,680	12.0%	46.4%	6%	54%	38%	2%	0%	24		48
Spence	Unincorporated ACT	\$547,725	\$511,708	\$627,474	8.5%	36.1%	3%	42%	42%	13%	0%	23.5		38
Melba	Unincorporated ACT	\$552,849	\$522,962	\$618,879	5.9%	40.2%	6%	44%	38%	11%	2%	33		64
Scullin	Unincorporated ACT	\$552,872	\$523,616	\$602,939	9.1%	48.7%	6%	57%	33%	4%	0%	25		51
Gilmore	Unincorporated ACT	\$553,169	\$530,047	\$633,192	6.1%	47.4%	9%	59%	25%	6%	0%	36		32
Banks	Unincorporated ACT	\$567,302	\$465,692	\$642,781	2.8%	21.4%	8%	69%	17%	6%	0%	40	-2.3%	77
Evatt	Unincorporated ACT	\$570,777	\$528,083	\$641,626	12.8%	45.3%	4%	49%	34%	9%	4%	26		80

## Canberra top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Chifley	Unincorporated ACT	\$327,506	\$297,836	\$438,205	-1.6%	5.4%	71%	12%	18%	0%	0%	38.5		17
Phillip	Unincorporated ACT	\$330,376	\$313,145	\$426,952	-3.5%	0.9%	54%	36%	7%	1%	1%	60.5	-2.2%	96
Lyons	Unincorporated ACT	\$337,934	\$320,096	\$441,931	22.2%	11.7%	40%	53%	7%	0%	0%			16
Gungahlin	Unincorporated ACT	\$361,668	\$286,672	\$423,319	-4.1%	10.8%	59%	32%	5%	5%	0%	48	-3.0%	63
Belconnen	Unincorporated ACT	\$368,347	\$323,533	\$427,035	-1.2%	9.7%	62%	33%	5%	1%	0%	58	-2.0%	168
Scullin	Unincorporated ACT	\$371,403	\$301,315	\$411,657	2.9%	22.6%	65%	35%	0%	0%	0%			20
Fisher	Unincorporated ACT	\$371,816	\$351,877	\$455,181	-3.1%	-1.1%	91%	9%	0%	0%	0%			11
Wanniassa	Unincorporated ACT	\$373,951	\$345,120	\$426,668	9.5%	27.6%	42%	50%	8%	0%	0%			12
Macquarie	Unincorporated ACT	\$379,815	\$310,782	\$535,930	-13.6%	66.2%	47%	47%	7%	0%	0%	43	-2.1%	32
Franklin	Unincorporated ACT	\$380,530	\$287,696	\$456,144	-0.8%	-7.4%	66%	34%	0%	0%	0%	41	-2.4%	80
Watson	Unincorporated ACT	\$380,871	\$327,072	\$478,644	-0.2%	3.7%	51%	32%	17%	0%	0%	40	-1.5%	73
Crace	Unincorporated ACT	\$382,968	\$305,287	\$414,228	-4.3%		60%	40%	0%	0%	0%	51		20
Melba	Unincorporated ACT	\$385,066	\$351,285	\$464,828	-7.1%	38.7%	50%	40%	10%	0%	0%			10
Jacka	Unincorporated ACT	\$387,104	\$370,512	\$446,443	3.5%		60%	40%	0%	0%	0%			10
Holt	Unincorporated ACT	\$389,823	\$352,711	\$452,602	6.3%	19.0%	66%	34%	0%	0%	0%	36	-3.0%	35
Wright	Unincorporated ACT	\$390,502	\$318,270	\$439,255	-2.6%		50%	48%	2%	0%	0%	79	-3.3%	54
Harrison	Unincorporated ACT	\$391,503	\$296,323	\$462,455	2.3%	0.5%	62%	36%	2%	0%	0%	60.5	-2.0%	55
Theodore	Unincorporated ACT	\$397,673	\$386,406	\$406,156	2.5%	27.1%	42%	58%	0%	0%	0%			12
Dickson	Unincorporated ACT	\$398,245	\$350,966	\$494,107	0.5%	14.6%	36%	46%	15%	3%	0%	62	-5.0%	40
Isabella Plains	Unincorporated ACT	\$401,654	\$389,723	\$412,244	-2.1%	24.7%	48%	52%	0%	0%	0%	31		23





## Canberra top 20, lowest median house values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Belconnen	Unincorporated ACT	\$403,288	\$385,894	\$422,405	2.5%	9.6%	47%	53%	0%	0%	0%	46		19
Phillip	Unincorporated ACT	\$447,017	\$423,394	\$485,513	16.2%	-5.2%	33%	48%	19%	0%	0%	34		21
Scullin	Unincorporated ACT	\$552,872	\$523,616	\$602,939	9.1%	48.7%	6%	57%	33%	4%	0%	25		51
Evatt	Unincorporated ACT	\$570,777	\$528,083	\$641,626	12.8%	45.3%	4%	49%	34%	9%	4%	26		80
Florey	Unincorporated ACT	\$601,418	\$580,872	\$656,934	7.4%	30.9%	9%	32%	43%	16%	0%	29		45
Page	Unincorporated ACT	\$607,286	\$575,498	\$656,727	5.6%	59.2%	6%	30%	61%	3%	0%	24		33
Holder	Unincorporated ACT	\$608,407	\$579,560	\$687,570	3.4%	43.3%	6%	37%	39%	16%	2%	32.5		53
Macquarie	Unincorporated ACT	\$627,562	\$597,770	\$709,154	-3.3%	47.2%	7%	17%	57%	20%	0%	27		30
Giralang	Unincorporated ACT	\$645,246	\$602,740	\$725,454	13.4%	64.7%	2%	14%	70%	14%	0%	26		43
Weston	Unincorporated ACT	\$670,856	\$627,369	\$784,181	4.3%	43.7%	0%	18%	55%	25%	3%	34		40
Lyneham	Unincorporated ACT	\$678,864	\$622,346	\$749,636	-18.2%	26.0%	16%	9%	39%	23%	14%	26.5		44
Kaleen	Unincorporated ACT	\$683,495	\$657,896	\$762,772	5.3%	51.2%	0%	11%	62%	23%	4%	23		71
Palmerston	Unincorporated ACT	\$707,561	\$590,632	\$772,478	-5.0%	52.2%	6%	34%	44%	14%	2%	24		52
Coombs	Unincorporated ACT	\$710,655	\$617,423	\$743,900	5.4%		8%	20%	20%	40%	12%	84		26
Mckellar	Unincorporated ACT	\$712,125	\$677,994	\$797,409	2.6%	37.3%	0%	23%	38%	35%	4%	23.5		26
Watson	Unincorporated ACT	\$718,250	\$651,218	\$807,933	-9.6%	42.8%	9%	11%	37%	34%	9%	24		77
Wright	Unincorporated ACT	\$723,404	\$641,798	\$776,686	9.1%		21%	10%	18%	31%	21%	67	-2.9%	39
Franklin	Unincorporated ACT	\$724,728	\$610,102	\$799,780	-4.2%	54.7%	7%	27%	33%	26%	7%	31		72
Harrison	Unincorporated ACT	\$745,456	\$676,257	\$797,968	0.3%	51.2%	3%	18%	46%	28%	6%	43	-2.3%	72
Cook	Unincorporated ACT	\$746,252	\$703,089	\$820,717	18.62%	65.52%	0%	8%	53%	28%	11%	24		37

## Canberra top 20, lowest median unit values within 10km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Chifley	Unincorporated ACT	\$327,506	\$297,836	\$438,205	-1.6%	5.4%	71%	12%	18%	0%	0%	38.5		17
Phillip	Unincorporated ACT	\$330,376	\$313,145	\$426,952	-3.5%	0.9%	54%	36%	7%	1%	1%	60.5	-2.2%	96
Lyons	Unincorporated ACT	\$337,934	\$320,096	\$441,931	22.2%	11.7%	40%	53%	7%	0%	0%			16
Belconnen	Unincorporated ACT	\$368,347	\$323,533	\$427,035	-1.2%	9.7%	62%	33%	5%	1%	0%	58	-2.0%	168
Scullin	Unincorporated ACT	\$371,403	\$301,315	\$411,657	2.9%	22.6%	65%	35%	0%	0%	0%			20
Macquarie	Unincorporated ACT	\$379,815	\$310,782	\$535,930	-13.6%	66.2%	47%	47%	7%	0%	0%	43	-2.1%	32
Franklin	Unincorporated ACT	\$380,530	\$287,696	\$456,144	-0.8%	-7.4%	66%	34%	0%	0%	0%	41	-2.4%	80
Watson	Unincorporated ACT	\$380,871	\$327,072	\$478,644	-0.2%	3.7%	51%	32%	17%	0%	0%	40	-1.5%	73
Crace	Unincorporated ACT	\$382,968	\$305,287	\$414,228	-4.3%		60%	40%	0%	0%	0%	51		20
Wright	Unincorporated ACT	\$390,502	\$318,270	\$439,255	-2.6%		50%	48%	2%	0%	0%	79	-3.3%	54
Harrison	Unincorporated ACT	\$391,503	\$296,323	\$462,455	2.3%	0.5%	62%	36%	2%	0%	0%	60.5	-2.0%	55
Dickson	Unincorporated ACT	\$398,245	\$350,966	\$494,107	0.5%	14.6%	36%	46%	15%	3%	0%	62	-5.0%	40
Lyneham	Unincorporated ACT	\$404,872	\$345,451	\$506,378	-1.4%	3.3%	47%	39%	8%	6%	0%	47	-2.4%	64
Hawker	Unincorporated ACT	\$406,293	\$304,206	\$521,412	23.7%	40.7%	69%	19%	13%	0%	0%	39		16
Mawson	Unincorporated ACT	\$409,765	\$298,449	\$549,239	-11.1%	28.0%	51%	30%	11%	9%	0%	59.5	-4.5%	48
Kaleen	Unincorporated ACT	\$413,761	\$388,002	\$559,023	-2.1%	4.0%	40%	53%	7%	0%	0%	84		16
Reid	Unincorporated ACT	\$421,636	\$375,008	\$510,094	0.1%	26.7%	30%	56%	0%	15%	0%	58		28
Braddon	Unincorporated ACT	\$423,544	\$385,633	\$512,005	-1.9%	9.2%	37%	55%	5%	2%	1%	43.5	-3.1%	147
Bruce	Unincorporated ACT	\$425,783	\$300,913	\$542,735	-1.0%	2.4%	57%	32%	10%	0%	0%	57	-2.7%	111
Weston	Unincorporated ACT	\$428,365	\$378,624	\$514,679	0.6%	21.7%	19%	50%	25%	0%	6%			17



## Canberra top 20, lowest median house values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Taylor	Unincorporated ACT	\$364,270	\$327,120	\$402,784	2.5%		84%	10%	6%	0%	0%	168.5		31
Belconnen	Unincorporated ACT	\$403,288	\$385,894	\$422,405	2.5%	9.6%	47%	53%	0%	0%	0%	46		19
Phillip	Unincorporated ACT	\$447,017	\$423,394	\$485,513	16.2%	-5.2%	33%	48%	19%	0%	0%	34		21
Charnwood	Unincorporated ACT	\$460,103	\$436,267	\$489,814	5.1%	42.2%	22%	70%	8%	0%	0%	25.5		50
Holt	Unincorporated ACT	\$477,137	\$450,597	\$515,375	7.0%	31.4%	26%	51%	24%	0%	0%	23.5		93
Richardson	Unincorporated ACT	\$499,911	\$481,798	\$547,477	7.6%	43.4%	2%	72%	26%	0%	0%	31	-1.4%	47
Ngunnawal	Unincorporated ACT	\$515,263	\$471,346	\$604,564	-2.9%	47.0%	3%	61%	31%	3%	2%	31	-2.3%	181
Isabella Plains	Unincorporated ACT	\$518,111	\$492,892	\$595,926	6.3%	37.2%	7%	63%	29%	2%	0%	33.5	-1.0%	59
Higgins	Unincorporated ACT	\$518,294	\$489,846	\$564,055	2.5%	46.1%	9%	58%	31%	2%	0%	29		64
Kambah	Unincorporated ACT	\$519,560	\$492,607	\$602,629	5.2%	28.1%	11%	55%	25%	8%	1%	38	-0.7%	227
Macgregor	Unincorporated ACT	\$520,749	\$492,061	\$579,436	8.8%	42.4%	6%	78%	16%	1%	0%	29	0.0%	143
Chisholm	Unincorporated ACT	\$526,956	\$505,219	\$621,005	8.5%	36.8%	0%	52%	47%	2%	0%	34	-2.7%	63
Theodore	Unincorporated ACT	\$529,728	\$503,051	\$648,484	8.5%	33.9%	0%	67%	33%	0%	0%	29.5	-1.0%	49
Latham	Unincorporated ACT	\$529,988	\$503,408	\$595,680	12.0%	46.4%	6%	54%	38%	2%	0%	24		48
Spence	Unincorporated ACT	\$547,725	\$511,708	\$627,474	8.5%	36.1%	3%	42%	42%	13%	0%	23.5		38
Melba	Unincorporated ACT	\$552,849	\$522,962	\$618,879	5.9%	40.2%	6%	44%	38%	11%	2%	33		64
Scullin	Unincorporated ACT	\$552,872	\$523,616	\$602,939	9.1%	48.7%	6%	57%	33%	4%	0%	25		51
Gilmore	Unincorporated ACT	\$553,169	\$530,047	\$633,192	6.1%	47.4%	9%	59%	25%	6%	0%	36		32
Evatt	Unincorporated ACT	\$570,777	\$528,083	\$641,626	12.8%	45.3%	4%	49%	34%	9%	4%	26		80
Wanniassa	Unincorporated ACT	\$574,989	\$550,187	\$640,269	7.9%	43.6%	3%	54%	39%	4%	0%	26.5		107

## Canberra top 20, lowest median unit values within 20km of city centre

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Chifley	Unincorporated ACT	\$327,506	\$297,836	\$438,205	-1.6%	5.4%	71%	12%	18%	0%	0%	38.5		17
Phillip	Unincorporated ACT	\$330,376	\$313,145	\$426,952	-3.5%	0.9%	54%	36%	7%	1%	1%	60.5	-2.2%	96
Lyons	Unincorporated ACT	\$337,934	\$320,096	\$441,931	22.2%	11.7%	40%	53%	7%	0%	0%			16
Gungahlin	Unincorporated ACT	\$361,668	\$286,672	\$423,319	-4.1%	10.8%	59%	32%	5%	5%	0%	48	-3.0%	63
Belconnen	Unincorporated ACT	\$368,347	\$323,533	\$427,035	-1.2%	9.7%	62%	33%	5%	1%	0%	58	-2.0%	168
Scullin	Unincorporated ACT	\$371,403	\$301,315	\$411,657	2.9%	22.6%	65%	35%	0%	0%	0%			20
Wanniassa	Unincorporated ACT	\$373,951	\$345,120	\$426,668	9.5%	27.6%	42%	50%	8%	0%	0%			12
Macquarie	Unincorporated ACT	\$379,815	\$310,782	\$535,930	-13.6%	66.2%	47%	47%	7%	0%	0%	43	-2.1%	32
Franklin	Unincorporated ACT	\$380,530	\$287,696	\$456,144	-0.8%	-7.4%	66%	34%	0%	0%	0%	41	-2.4%	80
Watson	Unincorporated ACT	\$380,871	\$327,072	\$478,644	-0.2%	3.7%	51%	32%	17%	0%	0%	40	-1.5%	73
Crace	Unincorporated ACT	\$382,968	\$305,287	\$414,228	-4.3%		60%	40%	0%	0%	0%	51		20
Melba	Unincorporated ACT	\$385,066	\$351,285	\$464,828	-7.1%	38.7%	50%	40%	10%	0%	0%			10
Holt	Unincorporated ACT	\$389,823	\$352,711	\$452,602	6.3%	19.0%	66%	34%	0%	0%	0%	36	-3.0%	35
Wright	Unincorporated ACT	\$390,502	\$318,270	\$439,255	-2.6%		50%	48%	2%	0%	0%	79	-3.3%	54
Harrison	Unincorporated ACT	\$391,503	\$296,323	\$462,455	2.3%	0.5%	62%	36%	2%	0%	0%	60.5	-2.0%	55
Theodore	Unincorporated ACT	\$397,673	\$386,406	\$406,156	2.5%	27.1%	42%	58%	0%	0%	0%			12
Dickson	Unincorporated ACT	\$398,245	\$350,966	\$494,107	0.5%	14.6%	36%	46%	15%	3%	0%	62	-5.0%	40
Isabella Plains	Unincorporated ACT	\$401,654	\$389,723	\$412,244	-2.1%	24.7%	48%	52%	0%	0%	0%	31		23
Lyneham	Unincorporated ACT	\$404,872	\$345,451	\$506,378	-1.4%	3.3%	47%	39%	8%	6%	0%	47	-2.4%	64
Hawker	Unincorporated ACT	\$406,293	\$304,206	\$521,412	23.7%	40.7%	69%	19%	13%	0%	0%	39		16

## Top 20 most active regional council areas.

The largest regional areas of Australia range from satellite cities adjacent to the major capitals, through to coastal lifestyle markets and industry hubs linked with sectors such as mining, ports or agriculture.

The regional areas of Australia offer up a diverse array of housing options and myriads price points and housing styles. Coastal and lifestyle markets close to the capital cities are generally showing more expensive housing options, while rural locations are generally showing much lower housing prices.

Housing market conditions vary remarkably from region to region, based on local economic conditions, migration trends and climate events such as drought.

While many of the mining based regions are seeing an improvement in housing trends after recording a spectacular surge and subsequent fall during and after the mining boom, agricultural markets have generally weakened due to drought conditions. Lifestyle markets are generally more buoyant, as demand from second home buyers and prospective retirees improves.

The top 20 areas included in this report are based on local government areas that have recorded the most housing sales over the past 12 months.





## Gold Coast.

### Gold Coast top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Springbrook	Gold Coast	\$443,261	\$390,967	\$521,563	1.3%	25.1%	43%	43%	10%	5%	0%	26.5	-4.0%	21
Pimpama	Gold Coast	\$455,198	\$429,178	\$497,374	-5.4%	-9.5%	15%	71%	11%	1%	1%	70	-4.4%	261
Coomera	Gold Coast	\$476,903	\$443,334	\$523,275	-2.3%	21.2%	14%	48%	25%	8%	6%	54	-4.6%	272
Nerang	Gold Coast	\$480,229	\$434,775	\$549,684	3.0%	28.9%	14%	68%	5%	10%	3%	27	-3.6%	235
Ormeau Hills	Gold Coast	\$492,316	\$459,676	\$531,080	-3.4%	18.8%	1%	65%	31%	2%	0%	46	-4.0%	83
Ormeau	Gold Coast	\$494,188	\$469,338	\$530,105	-2.3%	12.8%	11%	67%	17%	3%	2%	49	-3.7%	267
Upper Coomera	Gold Coast	\$495,303	\$467,272	\$533,512	-2.3%	21.2%	10%	72%	15%	3%	1%	36	-4.5%	500
Lower Beechmont	Gold Coast	\$504,880	\$453,548	\$589,948	8.6%	35.8%	7%	67%	15%	11%	0%	72	-6.5%	27
Merrimac	Gold Coast	\$506,942	\$470,181	\$557,305	-1.8%	33.1%	10%	69%	17%	2%	1%	25	-3.6%	81
Jacobs Well	Gold Coast	\$509,034	\$463,918	\$562,277	5.7%	24.9%	5%	58%	12%	12%	14%	42	-3.2%	43
Coombabah	Gold Coast	\$510,765	\$449,816	\$593,098	-0.6%	26.8%	29%	52%	12%	6%	2%	49	-5.0%	131
Labrador	Gold Coast	\$517,525	\$469,738	\$581,684	-4.2%	26.5%	40%	43%	15%	2%	1%	41	-5.4%	204
Highland Park	Gold Coast	\$530,061	\$488,080	\$580,450	-0.1%	33.0%	4%	60%	27%	8%	1%	31	-4.2%	122
Oxenford	Gold Coast	\$530,278	\$481,517	\$576,820	-3.4%	22.2%	18%	57%	17%	7%	2%	29	-3.8%	244
Pacific Pines	Gold Coast	\$534,956	\$508,160	\$565,494	-3.3%	19.2%	3%	66%	25%	3%	2%	36	-3.2%	266
Maudsland	Gold Coast	\$540,270	\$511,731	\$638,601	-2.3%	20.3%	3%	46%	30%	10%	11%	56	-4.6%	127
Southport	Gold Coast	\$553,211	\$500,813	\$629,623	-8.4%	25.4%	15%	48%	23%	3%	10%	47	-6.7%	265
Cedar Creek	Gold Coast	\$554,301	\$498,103	\$628,990	-1.4%	16.3%	0%	30%	60%	10%	0%	36		10
Gilston	Gold Coast	\$571,297	\$533,035	\$666,637	-4.1%	-4.6%	0%	47%	43%	8%	2%	33	-2.9%	49
Molendinar	Gold Coast	\$580,150	\$532,321	\$628,447	-8.6%	20.6%	2%	49%	40%	7%	1%	41	-4.9%	85

### Gold Coast top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Oxenford	Gold Coast	\$303,115	\$265,897	\$365,903	2.9%	12.5%	95%	5%	0%	0%	0%	49	-4.9%	43
Highland Park	Gold Coast	\$317,743	\$295,712	\$346,514	2.6%	15.2%	72%	25%	3%	0%	0%	30	-2.6%	32
Nerang	Gold Coast	\$320,742	\$272,982	\$356,004	-2.5%	9.4%	93%	6%	2%	0%	0%	46	-3.8%	123
Coomera	Gold Coast	\$326,601	\$292,711	\$389,793	2.5%	-21.8%	79%	15%	3%	0%	3%	63	-3.3%	61
South Stradbroke	Gold Coast	\$333,122	\$333,122	\$333,122		-66.8%	95%	5%	0%	0%	0%			21
Ashmore	Gold Coast	\$334,314	\$304,377	\$392,123	13.1%	10.3%	67%	33%	0%	0%	0%	53	-3.7%	62
Arundel	Gold Coast	\$335,214	\$314,638	\$362,002	-3.0%	9.7%	92%	6%	2%	0%	0%	41	-4.1%	48
Labrador	Gold Coast	\$339,056	\$283,220	\$413,088	-7.2%	11.0%	66%	22%	7%	2%	2%	70	-6.1%	328
Coombabah	Gold Coast	\$340,113	\$299,893	\$392,086	-3.5%	13.3%	73%	26%	1%	0%	0%	54	-4.8%	120
Pacific Pines	Gold Coast	\$345,838	\$328,008	\$372,394	0.9%	15.3%	86%	14%	0%	0%	0%	32	-3.0%	71
Upper Coomera	Gold Coast	\$353,339	\$325,517	\$385,227	5.1%	9.5%	92%	7%	1%	0%	0%	67.5	-2.8%	90
Ormeau	Gold Coast	\$361,646	\$337,509	\$380,505	2.5%	13.6%	92%	8%	0%	0%	0%			12
Bundall	Gold Coast	\$362,069	\$302,753	\$448,401	-6.4%	9.6%	51%	34%	11%	3%	0%	55.5	-5.7%	36
Biggera Waters	Gold Coast	\$365,125	\$316,095	\$417,738	-3.5%	13.0%	68%	21%	9%	1%	0%	52	-5.4%	213
Surfers Paradise	Gold Coast	\$368,696	\$292,131	\$464,040	-7.5%	2.7%	57%	27%	9%	3%	5%	64	-6.7%	1309
Parkwood	Gold Coast	\$370,673	\$359,694	\$382,584	2.2%	21.4%	80%	20%	0%	0%	0%			10
Southport	Gold Coast	\$371,214	\$292,796	\$460,954	5.8%	19.8%	60%	28%	8%	1%	2%	79.5	-6.2%	628
Reedy Creek	Gold Coast	\$371,305	\$332,040	\$399,049	-1.2%	28.9%	86%	12%	0%	0%	2%	36.5	-3.8%	44
Merrimac	Gold Coast	\$372,508	\$328,040	\$418,683	2.5%	19.2%	67%	33%	0%	0%	0%	27	-2.2%	94
Pimpama	Gold Coast	\$378,878	\$359,165	\$405,855	19.2%	4.1%	46%	54%	0%	0%	0%			24





# Sunshine Coast.

## Sunshine Coast top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Kenilworth	Sunshine Coast	\$394,969	\$328,011	\$488,420	1.8%	28.4%	57%	14%	7%	21%	0%			14
Nambour	Sunshine Coast	\$405,694	\$374,491	\$450,638	5.4%	24.3%	50%	46%	3%	0%	0%	41	-4.1%	234
Burnside	Sunshine Coast	\$449,783	\$398,935	\$483,319	6.4%	28.6%	27%	69%	2%	0%	2%	24	-4.3%	59
Beerwah	Sunshine Coast	\$466,116	\$416,492	\$511,751	-3.8%	21.0%	18%	68%	11%	3%	0%	46	-2.8%	143
Landsborough	Sunshine Coast	\$466,596	\$415,991	\$525,493	-2.6%	21.1%	22%	65%	13%	0%	0%	40	-3.7%	82
Coes Creek	Sunshine Coast	\$480,760	\$433,405	\$516,280	10.6%	33.3%	25%	67%	8%	0%	0%	23.5	-3.0%	51
Baringa	Sunshine Coast	\$486,095	\$437,412	\$531,478	-3.1%		13%	81%	6%	0%	0%	58.5	-1.6%	125
Glass House Mountains	Sunshine Coast	\$490,876	\$448,925	\$544,944	-3.0%	23.2%	9%	64%	18%	7%	2%	58	-3.8%	104
Mapleton	Sunshine Coast	\$491,469	\$425,361	\$579,433	-4.5%	18.7%	6%	62%	21%	9%	2%	59	-4.9%	47
Caloundra West	Sunshine Coast	\$496,230	\$438,645	\$542,325	-2.3%	17.0%	14%	67%	19%	0%	0%	39	-3.4%	126
Meridan Plains	Sunshine Coast	\$500,892	\$440,849	\$576,615	-2.7%	7.5%	2%	75%	23%	0%	0%	47	-2.8%	69
Kuluin	Sunshine Coast	\$502,923	\$453,238	\$548,852	-0.4%	36.0%	4%	87%	9%	0%	0%	26.5	-3.3%	45
Yandina	Sunshine Coast	\$510,239	\$450,244	\$578,788	7.3%	34.5%	24%	66%	5%	2%	2%	56	-6.2%	41
Pacific Paradise	Sunshine Coast	\$519,059	\$482,607	\$562,198	8.2%	40.4%	0%	93%	7%	0%	0%	22		30
Sippy Downs	Sunshine Coast	\$520,760	\$491,175	\$545,159	-1.5%	23.4%	2%	88%	10%	0%	0%	28	-2.7%	172
Peachester	Sunshine Coast	\$521,873	\$448,296	\$612,507	-1.2%	23.3%	5%	59%	23%	9%	5%	32	-3.0%	22
Palmwoods	Sunshine Coast	\$528,848	\$476,060	\$589,873	-1.8%	14.3%	11%	59%	20%	6%	6%	30	-4.9%	123
Bli Bli	Sunshine Coast	\$537,190	\$496,709	\$585,456	3.3%	40.8%	5%	68%	20%	5%	2%	28	-4.2%	165
Currimundi	Sunshine Coast	\$539,720	\$492,234	\$592,759	-4.6%	31.0%	2%	74%	21%	2%	0%	30.5	-3.6%	90

## Sunshine Coast top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Yandina	Sunshine Coast	\$255,671	\$210,829	\$291,656	3.8%	23.8%	90%	10%	0%	0%	0%			10
Nambour	Sunshine Coast	\$275,342	\$229,550	\$331,213	3.1%	31.3%	97%	2%	0%	0%	2%	78	-3.8%	62
Battery Hill	Sunshine Coast	\$294,525	\$263,964	\$394,237	-12.1%	11.0%	82%	18%	0%	0%	0%	29.5	-1.8%	34
Sippy Downs	Sunshine Coast	\$312,550	\$265,491	\$380,625	14.6%	51.9%	81%	19%	0%	0%	0%	47.5		32
Pacific Paradise	Sunshine Coast	\$335,530	\$311,160	\$387,270	11.3%	36.1%	93%	0%	7%	0%	0%	49	-2.0%	15
Meridan Plains	Sunshine Coast	\$348,023	\$311,823	\$377,804	-11.6%	1.6%	50%	50%	0%	0%	0%	122	-5.7%	12
Warana	Sunshine Coast	\$357,145	\$336,853	\$394,269	-14.4%	19.9%	65%	29%	0%	0%	6%	40	-3.8%	34
Dicky Beach	Sunshine Coast	\$359,597	\$308,262	\$416,826	-0.6%	19.3%	84%	11%	0%	0%	5%	27.5	-2.3%	19
Minyama	Sunshine Coast	\$374,929	\$334,992	\$545,546	0.8%	27.2%	61%	14%	14%	11%	0%	34.5	-2.6%	28
Wurtulla	Sunshine Coast	\$383,668	\$359,868	\$438,539	-4.2%	20.7%	67%	27%	7%	0%	0%	20		15
Birtinya	Sunshine Coast	\$406,425	\$351,171	\$464,173	-9.7%	-3.6%	22%	69%	6%	3%	0%	102.5	-4.8%	32
Caloundra West	Sunshine Coast	\$408,297	\$373,650	\$451,556	4.5%	24.4%	75%	25%	0%	0%	0%	37	-1.6%	20
Currimundi	Sunshine Coast	\$411,072	\$360,670	\$460,782	-8.7%	23.9%	12%	76%	8%	4%	0%	30	-2.3%	25
Marcoola	Sunshine Coast	\$415,998	\$338,169	\$502,947	9.1%	21.5%	53%	39%	8%	0%	0%	51	-3.7%	90
Mountain Creek	Sunshine Coast	\$416,566	\$351,501	\$471,478	10.6%	47.6%	43%	53%	2%	2%	0%	77	-1.7%	48
Buderim	Sunshine Coast	\$418,428	\$352,713	\$484,820	7.3%	27.3%	52%	37%	4%	4%	2%	43.5	-3.4%	169
Mount Coolum	Sunshine Coast	\$427,798	\$338,051	\$508,173	8.7%	43.1%	46%	51%	0%	2%	2%	31	-2.4%	63
Alexandra Headland	Sunshine Coast	\$428,421	\$348,077	\$540,820	1.7%	25.9%	53%	28%	10%	2%	6%	36.5	-4.0%	127
Pelican Waters	Sunshine Coast	\$438,530	\$365,372	\$509,289	-3.1%	-10.7%	43%	46%	4%	4%	4%	86	-6.1%	28



# Greater Geelong.

## Greater Geelong top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Norlane	Greater Geelong	\$365,320	\$350,279	\$379,151	15.1%	128.1%	72%	27%	1%	0%	0%	22	-4.1%	216
Corio	Greater Geelong	\$368,104	\$357,211	\$387,204	10.9%	97.3%	72%	27%	1%	0%	0%	23	-3.8%	306
Whittington	Greater Geelong	\$397,392	\$379,364	\$433,743	10.1%	75.0%	56%	44%	0%	0%	0%	22	-2.5%	63
St Albans Park	Greater Geelong	\$406,466	\$377,601	\$456,595	13.0%	81.6%	28%	64%	3%	2%	2%	20	-3.4%	88
Lovely Banks	Greater Geelong	\$446,187	\$418,091	\$473,115	12.3%	111.3%	14%	67%	14%	5%	0%	14.5		22
Breakwater	Greater Geelong	\$465,645	\$452,759	\$486,605	3.6%	92.8%	73%	23%	0%	5%	0%	14	-2.5%	23
Newcomb	Greater Geelong	\$468,907	\$443,516	\$499,888	8.6%	79.5%	17%	81%	2%	0%	0%	24	-2.6%	91
Bell Post Hill	Greater Geelong	\$474,227	\$456,257	\$541,664	5.8%	91.9%	10%	85%	5%	0%	0%	26	-4.0%	93
Bell Park	Greater Geelong	\$475,165	\$454,728	\$538,435	3.6%	88.7%	24%	66%	10%	0%	0%	24	-4.0%	83
Marshall	Greater Geelong	\$484,749	\$456,590	\$516,414	4.8%	86.1%	6%	87%	2%	2%	2%	9	-2.5%	47
Clifton Springs	Greater Geelong	\$489,577	\$452,793	\$532,044	5.9%	91.7%	14%	65%	15%	3%	2%	24	-3.0%	207
North Geelong	Greater Geelong	\$502,740	\$474,079	\$545,479	0.2%	80.7%	13%	63%	18%	5%	0%	22	-3.7%	38
Charlemont	Greater Geelong	\$503,728	\$470,374	\$530,610	4.8%		25%	75%	0%	0%	0%			12
Thomson	Greater Geelong	\$511,513	\$491,204	\$547,236	0.5%	93.7%	33%	62%	5%	0%	0%	21.5	-2.7%	39
Curlewis	Greater Geelong	\$512,340	\$486,640	\$537,549	6.4%	-12.9%	4%	84%	6%	6%	0%	36	-2.8%	67
Rippleside	Greater Geelong	\$522,091	\$489,212	\$587,480	0.8%	79.6%	6%	11%	44%	17%	22%	35		19
Leopold	Greater Geelong	\$525,274	\$490,899	\$558,271	3.9%	90.1%	7%	75%	16%	1%	0%	22	-4.0%	249
Grovedale	Greater Geelong	\$531,690	\$483,930	\$567,998	6.8%	94.8%	12%	76%	11%	0%	1%	15	-2.8%	244
Belmont	Greater Geelong	\$538,548	\$503,999	\$602,364	0.3%	95.3%	10%	59%	27%	4%	0%	26	-3.9%	314
Lara	Greater Geelong	\$540,544	\$505,208	\$577,501	9.3%	93.9%	8%	70%	20%	1%	2%	18	-3.1%	233

## Greater Geelong top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Corio	Greater Geelong	\$272,027	\$227,348	\$294,372	5.7%	71.8%	100%	0%	0%	0%	0%	69		11
Whittington	Greater Geelong	\$312,740	\$274,059	\$334,232	15.2%	98.7%	100%	0%	0%	0%	0%	53		22
Norlane	Greater Geelong	\$314,074	\$283,874	\$338,561	15.4%	87.7%	100%	0%	0%	0%	0%	44	-3.8%	25
Herne Hill	Greater Geelong	\$319,086	\$272,837	\$374,149	10.5%	89.2%	84%	12%	4%	0%	0%	27.5	-4.8%	25
Grovedale	Greater Geelong	\$357,757	\$337,783	\$392,265	5.9%	56.9%	73%	19%	8%	0%	0%	16	-2.9%	27
Newcomb	Greater Geelong	\$358,588	\$318,033	\$396,433	17.8%	95.7%	73%	27%	0%	0%	0%	18.5	-2.3%	22
Leopold	Greater Geelong	\$358,984	\$335,968	\$412,733	6.5%	65.1%	90%	10%	0%	0%	0%	15		20
Lara	Greater Geelong	\$359,195	\$340,494	\$437,104	5.8%	69.0%	90%	10%	0%	0%	0%	16		20
Drysdale	Greater Geelong	\$368,583	\$339,265	\$472,445	16.0%	74.8%	67%	33%	0%	0%	0%	38.5	-1.3%	22
Manifold Heights	Greater Geelong	\$369,297	\$322,882	\$410,657	9.4%	81.6%	64%	27%	9%	0%	0%	26		11
Bell Park	Greater Geelong	\$372,670	\$357,688	\$395,882	13.6%	66.4%	60%	40%	0%	0%	0%	19		15
Geelong West	Greater Geelong	\$384,852	\$340,652	\$443,653	10.8%	73.9%	52%	35%	13%	0%	0%	48		23
Hamlyn Heights	Greater Geelong	\$389,672	\$349,200	\$479,113	10.6%	81.8%	36%	64%	0%	0%	0%	27	-3.2%	22
Highton	Greater Geelong	\$398,420	\$373,259	\$467,810	9.3%	65.6%	51%	40%	9%	0%	0%	27	-3.0%	47
St Leonards	Greater Geelong	\$398,470	\$350,935	\$443,822	42.3%	76.7%	50%	31%	13%	6%	0%	51.5	-5.6%	16
Belmont	Greater Geelong	\$401,636	\$368,625	\$457,099	10.5%	87.8%	58%	40%	1%	0%	0%	22	-3.9%	72
Newtown	Greater Geelong	\$440,184	\$400,823	\$537,444	1.3%	70.9%	50%	25%	19%	6%	0%	36.5	-5.1%	32
Geelong	Greater Geelong	\$532,502	\$453,237	\$644,291	14.0%	72.0%	17%	44%	7%	17%	15%	37	-5.3%	42
Ocean Grove	Greater Geelong	\$583,386	\$478,503	\$653,317	10.3%	80.3%	18%	32%	30%	7%	14%	43	-5.0%	44



# Lake Macquarie.

## Lake Macquarie top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Barnsley	Lake Macquarie	\$384,142	\$343,322	\$445,665	-1.9%	46.0%	23%	69%	8%	0%	0%	22	-4.2%	39
Blackalls Park	Lake Macquarie	\$401,814	\$374,552	\$454,218	-8.8%	60.8%	23%	60%	9%	7%	0%	41	-6.0%	60
Holmesville	Lake Macquarie	\$403,111	\$368,606	\$459,533	-3.0%	43.4%	0%	63%	32%	5%	0%	36	-6.0%	28
Argenton	Lake Macquarie	\$406,577	\$383,265	\$455,869	-7.2%	59.1%	31%	69%	0%	0%	0%	27		34
Edgeworth	Lake Macquarie	\$406,788	\$381,514	\$457,446	-7.2%	56.1%	17%	81%	2%	0%	0%	28	-4.8%	162
Windale	Lake Macquarie	\$409,019	\$398,492	\$430,416	-8.0%	70.2%	57%	43%	0%	0%	0%	35		31
Toronto	Lake Macquarie	\$411,503	\$375,029	\$486,064	-5.0%	44.8%	24%	56%	14%	5%	2%	33	-3.5%	113
Booragul	Lake Macquarie	\$413,424	\$388,951	\$460,382	-8.6%	64.8%	24%	47%	24%	6%	0%	29	-9.0%	23
Fennell Bay	Lake Macquarie	\$414,660	\$380,547	\$494,849	-3.7%	59.7%	15%	62%	15%	6%	3%	33	-2.4%	49
Bolton Point	Lake Macquarie	\$416,575	\$393,169	\$472,509	-4.5%	43.3%	27%	20%	40%	10%	3%	28	-3.6%	37
West Wallsend	Lake Macquarie	\$426,436	\$386,179	\$512,602	-3.7%	60.7%	12%	68%	20%	0%	0%	35	-5.1%	54
Glendale	Lake Macquarie	\$433,891	\$402,089	\$480,286	-6.8%	55.4%	9%	78%	6%	7%	0%	24.5	-3.6%	86
Woodrising	Lake Macquarie	\$437,354	\$394,511	\$489,976	-3.5%	57.9%	8%	88%	4%	0%	0%	27	-3.9%	32
Mount Hutton	Lake Macquarie	\$444,781	\$400,633	\$521,849	-5.3%	62.7%	13%	60%	24%	0%	3%	22.5	-3.7%	75
Tingira Heights	Lake Macquarie	\$447,209	\$398,695	\$513,912	-3.4%	65.5%	6%	72%	16%	0%	6%	28	-5.4%	39
Yarrawonga Park	Lake Macquarie	\$452,000	\$412,716	\$546,485	-5.1%	70.0%	25%	58%	8%	0%	8%	93		15
Cardiff	Lake Macquarie	\$456,151	\$422,261	\$513,300	-8.1%	57.4%	9%	75%	11%	4%	1%	31	-3.5%	137
Windermere Park	Lake Macquarie	\$457,273	\$423,275	\$524,137	-6.6%	73.5%	0%	100%	0%	0%	0%			14
Cardiff South	Lake Macquarie	\$474,670	\$442,059	\$540,070	-6.9%	56.8%	13%	67%	20%	0%	0%	29	-3.7%	64
Rathmines	Lake Macquarie	\$474,915	\$436,042	\$584,409	-6.5%	51.0%	14%	36%	36%	11%	2%	43.5	-4.2%	61

## Lake Macquarie top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Edgeworth	Lake Macquarie	\$311,692	\$298,547	\$341,846	-4.7%	49.0%	70%	10%	20%	0%	0%			10
Boolaroo	Lake Macquarie	\$388,185	\$315,792	\$472,540	-0.9%	58.8%	38%	62%	0%	0%	0%			14
Marks Point	Lake Macquarie	\$395,030	\$367,235	\$441,634	2.7%	42.6%	45%	45%	0%	9%	0%			17
Cardiff South	Lake Macquarie	\$400,291	\$371,066	\$445,747	-1.9%	61.3%	33%	67%	0%	0%	0%			11
Mount Hutton	Lake Macquarie	\$404,645	\$372,862	\$446,880	1.9%	43.3%	24%	76%	0%	0%	0%	20.5	-2.4%	25
Blackalls Park	Lake Macquarie	\$405,221	\$375,233	\$490,681	3.8%	47.9%	50%	50%	0%	0%	0%			13
Cardiff	Lake Macquarie	\$418,240	\$372,571	\$478,090	-1.5%	71.7%	32%	68%	0%	0%	0%	30		22
Toronto	Lake Macquarie	\$420,099	\$393,182	\$495,788	1.2%	45.6%	38%	49%	5%	5%	3%	41	-3.6%	53
Swansea	Lake Macquarie	\$420,561	\$390,098	\$468,770	-1.2%	64.6%	30%	60%	0%	7%	3%	50	-3.3%	41
Morisset	Lake Macquarie	\$426,046	\$407,757	\$460,447	9.3%	58.7%	75%	17%	8%	0%	0%			13
Charlestown	Lake Macquarie	\$432,627	\$380,791	\$493,429	-3.6%	53.3%	23%	69%	8%	0%	0%	38.5	-3.8%	76
Belmont North	Lake Macquarie	\$460,198	\$432,143	\$495,242	-1.5%	42.1%	11%	78%	11%	0%	0%			11
Belmont	Lake Macquarie	\$478,579	\$416,012	\$543,578	-0.3%	49.7%	13%	53%	10%	10%	13%	48	-4.7%	35
Speers Point	Lake Macquarie	\$486,747	\$405,126	\$580,817	1.0%	56.9%	40%	60%	0%	0%	0%			10
Kahibah	Lake Macquarie	\$501,031	\$442,502	\$595,298	-2.6%	61.9%	5%	63%	32%	0%	0%	22	-3.5%	26
Valentine	Lake Macquarie	\$524,528	\$473,376	\$616,750	0.5%	59.2%	8%	54%	21%	8%	8%	52	-4.6%	32
Eleebana	Lake Macquarie	\$529,705	\$455,330	\$595,074	15.1%	77.2%	17%	33%	50%	0%	0%			10
Warners Bay	Lake Macquarie	\$532,511	\$471,873	\$609,047	4.3%	83.3%	9%	51%	36%	3%	1%	32	-3.8%	84



# Wollongong.

## Wollongong top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Berkeley	Wollongong	\$426,922	\$402,151	\$475,605	-9.8%	76.8%	6%	68%	18%	7%	1%	48	-6.0%	115
Cringila	Wollongong	\$434,694	\$401,338	\$479,923	-9.3%	100.4%	6%	88%	6%	0%	0%	68.5		32
Koonawarra	Wollongong	\$458,834	\$440,415	\$516,504	-7.3%	73.6%	12%	69%	17%	2%	0%	39	-5.7%	59
Brownsville	Wollongong	\$474,193	\$442,031	\$566,466	-13.2%	69.5%	0%	33%	50%	0%	17%			13
Warrawong	Wollongong	\$475,310	\$446,283	\$523,523	-5.3%	87.8%	11%	65%	24%	0%	0%	63.5	-4.3%	68
Dapto	Wollongong	\$491,023	\$445,450	\$543,212	-8.6%	78.4%	2%	64%	30%	4%	0%	49.5	-6.3%	215
Avondale	Wollongong	\$492,159	\$455,947	\$543,704	-7.2%	73.2%	0%	50%	50%	0%	0%	49.5	-6.1%	18
Unahooka	Wollongong	\$495,757	\$447,515	\$570,631	-9.6%	72.4%	1%	29%	55%	8%	7%	35	-6.3%	104
Nanderra	Wollongong	\$507,562	\$480,680	\$569,179	-7.4%	71.3%	2%	57%	41%	0%	0%	43	-6.1%	91
Lake Heights	Wollongong	\$510,590	\$472,189	\$576,055	-4.1%	81.4%	9%	48%	39%	4%	0%	45	-5.2%	79
Port Kembla	Wollongong	\$531,534	\$494,143	\$581,793	-3.2%	98.8%	6%	22%	52%	12%	8%	67	-8.0%	90
Farmborough Heights	Wollongong	\$537,254	\$485,802	\$623,449	-12.3%	60.0%	3%	17%	55%	22%	3%	52	-6.7%	83
Primbee	Wollongong	\$598,109	\$558,141	\$702,382	5.2%	81.0%	0%	24%	48%	19%	10%	47		34
Horsley	Wollongong	\$603,823	\$564,341	\$681,951	-9.3%	80.3%	3%	18%	66%	12%	1%	45	-4.5%	143
Cordeaux Heights	Wollongong	\$607,791	\$571,034	\$733,168	-12.4%	46.5%	0%	9%	33%	31%	27%	50	-5.6%	76
Mount Saint Thomas	Wollongong	\$626,806	\$606,980	\$658,901	-6.0%	94.5%	6%	38%	50%	6%	0%	43.5	-5.9%	25
Windang	Wollongong	\$631,109	\$585,036	\$715,261	-5.7%	89.5%	6%	6%	33%	33%	22%	76	-10.6%	34
Mount Kembla	Wollongong	\$642,968	\$597,333	\$762,641	-24.0%	34.5%	0%	10%	0%	60%	30%			14
Figtree	Wollongong	\$681,201	\$644,576	\$728,096	-5.3%	84.8%	1%	6%	60%	22%	11%	38	-4.9%	173
Coniston	Wollongong	\$686,765	\$654,025	\$727,241	-6.5%	91.5%	5%	21%	53%	21%	0%	37		41

## Wollongong top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Dapto	Wollongong	\$442,369	\$396,948	\$496,236	0.1%	103.0%	11%	61%	22%	6%	0%	35		25
Mangerton	Wollongong	\$452,540	\$385,288	\$590,843	-9.9%	103.5%	38%	38%	25%	0%	0%	34.5	-4.2%	17
Port Kembla	Wollongong	\$453,097	\$379,717	\$492,019	1.5%	96.6%	45%	27%	27%	0%	0%			13
Lake Heights	Wollongong	\$458,500	\$426,280	\$521,229	-0.6%	88.8%	0%	62%	38%	0%	0%			13
Coniston	Wollongong	\$458,513	\$409,636	\$524,876	-5.7%	110.4%	18%	64%	18%	0%	0%	58		21
Horsley	Wollongong	\$478,553	\$447,903	\$529,135	-1.8%	95.3%	9%	82%	9%	0%	0%			14
West Wollongong	Wollongong	\$483,246	\$419,026	\$551,401	-5.6%	106.2%	17%	44%	39%	0%	0%	53	-6.9%	26
Avondale	Wollongong	\$484,698	\$435,351	\$549,206	-0.8%	128.8%	0%	50%	50%	0%	0%			14
Figtree	Wollongong	\$489,156	\$421,139	\$564,284	-0.2%	94.8%	48%	10%	39%	3%	0%	44	-5.9%	38
Gwynneville	Wollongong	\$492,799	\$431,134	\$570,564	-7.6%	110.8%	0%	75%	25%	0%	0%			10
Bellambi	Wollongong	\$510,223	\$457,147	\$565,673	-1.3%	133.7%	17%	56%	28%	0%	0%	38	-6.2%	21
East Corrimal	Wollongong	\$514,474	\$461,417	\$555,389	0.9%	135.1%	12%	62%	21%	2%	2%	37	-6.0%	47
Corrimal	Wollongong	\$516,340	\$463,996	\$599,456	-2.6%	129.9%	5%	53%	16%	26%	0%	46.5	-5.2%	59
Fairy Meadow	Wollongong	\$521,406	\$451,726	\$604,527	-2.3%	119.3%	17%	43%	35%	2%	4%	49	-5.3%	69
Keiraville	Wollongong	\$523,075	\$453,210	\$621,122	-4.2%	98.9%	27%	27%	36%	9%	0%			13
North Wollongong	Wollongong	\$558,384	\$484,848	\$672,908	-5.1%	98.3%	3%	43%	23%	20%	10%	41	-3.7%	40
Wollongong	Wollongong	\$559,331	\$487,725	\$673,573	-4.8%	92.9%	8%	44%	30%	10%	8%	52	-5.9%	444
Koonawarra	Wollongong	\$566,712	\$449,126	\$602,072	-3.3%	158.2%	0%	79%	21%	0%	0%			15
Woonona	Wollongong	\$580,702	\$511,373	\$683,750	-3.6%	115.1%	5%	21%	63%	7%	4%	39.5	-4.6%	79
Tarrawanna	Wollongong	\$596,257	\$536,665	\$639,863	-2.6%	126.4%	0%	11%	78%	11%	0%			13





# Newcastle.

## Newcastle top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Beresfield	Newcastle	\$333,867	\$319,513	\$366,459	-4.4%	48.2%	54%	46%	0%	0%	0%	31	-4.3%	88
Tarro	Newcastle	\$354,987	\$331,568	\$386,484	-4.0%	49.1%	50%	50%	0%	0%	0%	35	-7.0%	35
Black Hill	Newcastle	\$380,173	\$342,901	\$419,783	-10.7%	-5.3%	0%	0%	0%	25%	75%			10
Shortland	Newcastle	\$414,823	\$381,622	\$444,900	-6.1%	60.0%	18%	77%	5%	0%	0%	29	-4.8%	114
Birmingham Gardens	Newcastle	\$417,432	\$386,103	\$464,038	-7.5%	58.4%	12%	82%	3%	0%	3%	35	-4.8%	48
Jesmond	Newcastle	\$422,693	\$391,701	\$468,051	-10.5%	51.2%	16%	76%	8%	0%	0%	23	-3.6%	37
Wallsend	Newcastle	\$455,129	\$421,300	\$508,097	-6.8%	55.7%	9%	70%	18%	2%	0%	30	-4.8%	281
Maryland	Newcastle	\$470,313	\$422,970	\$543,409	-6.5%	41.6%	2%	76%	21%	1%	0%	26	-4.7%	142
Minmi	Newcastle	\$472,890	\$413,708	\$544,160	-3.6%	40.5%	13%	47%	33%	7%	0%	32.5		16
North Lambton	Newcastle	\$486,891	\$451,437	\$539,024	-11.5%	58.3%	7%	45%	46%	1%	0%	30	-4.0%	88
Rankin Park	Newcastle	\$489,462	\$445,726	\$552,293	-7.1%	48.5%	0%	47%	47%	4%	2%	26	-3.7%	53
Mayfield West	Newcastle	\$499,511	\$463,209	\$550,412	-5.9%	85.8%	4%	57%	32%	4%	4%	24	-5.8%	37
Elernmore Vale	Newcastle	\$500,081	\$451,234	\$588,567	-4.0%	45.8%	7%	38%	46%	5%	4%	23	-2.6%	78
Waratah West	Newcastle	\$510,349	\$472,671	\$558,248	-8.2%	64.9%	7%	74%	19%	0%	0%	26	-3.8%	67
Warabrook	Newcastle	\$523,137	\$476,291	\$627,821	-6.9%	77.1%	5%	32%	59%	5%	0%	24.5	-4.9%	37
Waratah	Newcastle	\$525,847	\$484,836	\$583,896	-8.5%	71.4%	7%	42%	46%	5%	0%	29	-3.0%	89
Mayfield	Newcastle	\$538,794	\$495,502	\$592,714	-4.5%	91.5%	4%	45%	44%	5%	1%	24	-3.9%	231
Georgetown	Newcastle	\$567,196	\$522,625	\$619,368	-6.0%	84.0%	5%	31%	51%	10%	3%	21.5	-4.2%	58
Kotara	Newcastle	\$579,778	\$517,925	\$648,644	-4.1%	71.1%	4%	38%	47%	9%	2%	34	-4.2%	71
Islington	Newcastle	\$583,178	\$535,257	\$643,220	-9.6%	112.7%	0%	33%	43%	20%	3%	31		40

## Newcastle top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Jesmond	Newcastle	\$308,647	\$278,420	\$336,945	-11.5%	47.2%	100%	0%	0%	0%	0%	46.5	-5.0%	16
Wallsend	Newcastle	\$352,326	\$319,939	\$394,990	-12.3%	40.7%	35%	65%	0%	0%	0%	30	-3.6%	72
Elernmore Vale	Newcastle	\$354,453	\$335,963	\$405,184	-10.9%	50.6%	60%	40%	0%	0%	0%	38.5	-5.9%	33
North Lambton	Newcastle	\$359,822	\$320,301	\$390,644	-8.1%	72.5%	31%	69%	0%	0%	0%	95.5		13
Maryland	Newcastle	\$361,708	\$324,454	\$458,974	7.1%	37.8%	38%	62%	0%	0%	0%			15
Waratah	Newcastle	\$387,457	\$341,537	\$428,675	-9.7%	85.2%	37%	48%	15%	0%	0%	29.5		29
Warabrook	Newcastle	\$392,980	\$376,783	\$428,825	-3.2%	60.6%	11%	89%	0%	0%	0%			12
Shortland	Newcastle	\$401,167	\$337,323	\$450,112	-6.0%	64.9%	50%	50%	0%	0%	0%	85		17
Mayfield	Newcastle	\$408,254	\$358,197	\$453,246	-7.2%	68.1%	31%	65%	4%	0%	0%	34		29
Lambton	Newcastle	\$421,911	\$384,487	\$480,334	-3.8%	69.7%	21%	59%	17%	3%	0%	24	-3.9%	36
Fletcher	Newcastle	\$428,502	\$399,163	\$440,565		34.8%	0%	100%	0%	0%	0%			12
New Lambton	Newcastle	\$440,731	\$387,733	\$480,066	0.9%	89.2%	32%	55%	13%	0%	0%	51	-4.2%	44
Adamstown	Newcastle	\$449,778	\$406,577	\$526,719	-4.6%	63.4%	18%	53%	29%	0%	0%	38	-4.9%	50
Adamstown Heights	Newcastle	\$468,005	\$402,056	\$586,499	3.8%	75.3%	11%	11%	78%	0%	0%			10
Hamilton	Newcastle	\$478,986	\$414,567	\$573,392	-8.5%	53.6%	29%	29%	29%	11%	3%	27		42
Islington	Newcastle	\$565,193	\$429,654	\$606,617	-11.3%	72.2%	11%	33%	39%	11%	6%	32		18
Merewether	Newcastle	\$567,657	\$503,552	\$658,334	-8.5%	84.6%	12%	35%	38%	6%	8%	31	-3.8%	124
Cooks Hill	Newcastle	\$573,175	\$504,787	\$674,799	-3.0%	73.2%	4%	42%	31%	7%	16%	45	-4.6%	51
The Hill	Newcastle	\$575,139	\$497,788	\$639,346	-2.5%	75.8%	20%	60%	3%	9%	9%	33	-4.9%	42
Newcastle West	Newcastle	\$575,390	\$485,256	\$672,827	-10.2%	75.7%	26%	26%	29%	3%	16%	50	-3.3%	40



# Cairns.

## Cairns top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Babinda	Cairns	\$206,310	\$190,913	\$236,724	-0.4%	-13.2%	95%	5%	0%	0%	0%	48	-4.3%	19
White Rock	Cairns	\$272,814	\$254,327	\$314,196	-4.7%	-1.2%	100%	0%	0%	0%	0%	56	-6.9%	54
Manoora	Cairns	\$290,789	\$276,554	\$310,070	3.5%	6.2%	81%	17%	2%	0%	0%	55	-5.6%	52
Woree	Cairns	\$307,935	\$293,337	\$347,243	0.9%	8.0%	91%	6%	3%	0%	0%	41	-8.9%	34
Edmonton	Cairns	\$320,411	\$289,253	\$352,801	-6.4%	3.9%	86%	10%	3%	1%	1%	87	-5.9%	153
Gordonvale	Cairns	\$321,447	\$282,257	\$380,792	-1.1%	3.9%	73%	18%	5%	3%	1%	47	-5.1%	104
Bungalow	Cairns	\$327,224	\$302,190	\$355,050	3.6%	12.8%	59%	41%	0%	0%	0%	49		22
Manunda	Cairns	\$339,457	\$320,951	\$370,299	7.8%	10.0%	76%	24%	0%	0%	0%	61	-6.9%	42
Westcourt	Cairns	\$339,933	\$323,414	\$366,409	1.4%	7.7%	74%	26%	0%	0%	0%	47	-9.0%	31
Earlville	Cairns	\$344,363	\$320,710	\$393,671	-3.2%	12.1%	58%	35%	2%	2%	2%	49.5	-8.5%	43
Bayview Heights	Cairns	\$345,544	\$318,219	\$402,716	-7.3%	-1.2%	45%	40%	11%	2%	3%	42	-7.7%	65
Bentley Park	Cairns	\$348,648	\$310,976	\$371,726	-1.2%	10.7%	69%	29%	2%	1%	0%	61	-4.7%	128
Mooroobool	Cairns	\$353,105	\$323,879	\$409,110	-4.2%	8.3%	63%	30%	4%	1%	2%	53.5	-6.3%	98
Mount Sheridan	Cairns	\$362,214	\$323,901	\$410,705	-1.2%	8.9%	55%	40%	5%	0%	0%	53	-4.9%	143
Yorkeys Knob	Cairns	\$372,547	\$338,201	\$421,269	-0.6%	9.7%	51%	41%	3%	3%	3%	45	-6.3%	37
Machans Beach	Cairns	\$381,672	\$346,938	\$438,202	-2.2%	4.1%	45%	29%	21%	3%	3%	69.5	-5.7%	38
Mount Peter	Cairns	\$387,417	\$370,664	\$414,847	-4.7%	19.2%	74%	26%	0%	0%	0%	89	-2.5%	43
Holloways Beach	Cairns	\$412,596	\$374,155	\$483,297	4.5%	11.4%	47%	43%	10%	0%	0%	50	-7.3%	49
Parramatta Park	Cairns	\$428,943	\$395,644	\$486,609	1.6%	18.6%	18%	73%	9%	0%	0%	64	-6.1%	22
Smithfield	Cairns	\$430,457	\$383,382	\$480,507	-2.9%	17.3%	30%	52%	15%	1%	1%	57.5	-4.4%	141

## Cairns top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Woree	Cairns	\$138,634	\$103,133	\$171,369	4.7%	-21.4%	91%	3%	6%	0%	0%	59	-5.1%	64
Manunda	Cairns	\$146,857	\$118,619	\$187,930	-1.7%	-12.0%	97%	2%	0%	0%	2%	43	-5.2%	66
Edmonton	Cairns	\$162,797	\$141,925	\$195,375	6.1%	-1.2%	87%	13%	0%	0%	0%	101.5	-3.0%	15
Manoora	Cairns	\$164,440	\$140,601	\$192,674	4.2%	-17.1%	100%	0%	0%	0%	0%	44.5	-5.6%	87
Bungalow	Cairns	\$174,967	\$139,073	\$203,840	-2.1%	-4.8%	100%	0%	0%	0%	0%	45	-6.1%	38
Earlville	Cairns	\$186,286	\$157,274	\$236,366	-2.7%	1.8%	94%	3%	3%	0%	0%	72	-4.9%	38
Holloways Beach	Cairns	\$197,694	\$175,698	\$244,305	-3.6%	-3.5%	94%	6%	0%	0%	0%	53	-5.4%	35
Westcourt	Cairns	\$199,289	\$153,879	\$237,181	11.2%	14.8%	83%	11%	6%	0%	0%	75.5	-6.4%	66
Yorkeys Knob	Cairns	\$213,265	\$185,818	\$275,445	-1.8%	2.9%	93%	5%	2%	0%	0%	83	-5.6%	88
Mooroobool	Cairns	\$213,829	\$174,244	\$257,199	-0.7%	-3.3%	93%	7%	0%	0%	0%	42	-6.0%	41
Whitfield	Cairns	\$220,099	\$201,840	\$270,853	8.1%	-0.9%	75%	21%	4%	0%	0%	30	-5.5%	24
Edge Hill	Cairns	\$227,432	\$176,345	\$268,675	5.1%	13.6%	97%	3%	0%	0%	0%	45.5	-7.9%	31
Cairns North	Cairns	\$231,338	\$178,880	\$309,315	3.9%	-5.2%	87%	10%	2%	0%	0%	42	-4.6%	207
Parramatta Park	Cairns	\$240,280	\$196,103	\$290,616	8.9%	-4.5%	97%	2%	0%	0%	2%	36.5	-5.3%	64
Redlynch	Cairns	\$248,715	\$222,780	\$272,977	3.5%	2.9%	97%	3%	0%	0%	0%	64	-5.0%	30
Freshwater	Cairns	\$251,321	\$200,120	\$299,128	-2.2%	2.8%	90%	6%	0%	0%	3%	99	-9.3%	31
Stratford	Cairns	\$262,367	\$233,053	\$300,239	-8.0%	2.1%	91%	9%	0%	0%	0%			11
Clifton Beach	Cairns	\$266,440	\$240,348	\$306,028	-7.9%	-16.1%	72%	23%	5%	0%	0%	95	-4.6%	45
Trinity Beach	Cairns	\$269,508	\$225,401	\$324,612	-3.4%	-1.6%	80%	6%	10%	3%	1%	60	-4.7%	117
White Rock	Cairns	\$280,104	\$224,195	\$306,938		4.8%	94%	6%	0%	0%	0%	100		18



# Shoalhaven.

## Shoalhaven top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Basin View	Shoalhaven	\$400,978	\$364,228	\$450,164	-3.9%	65.0%	24%	58%	18%	0%	0%	51.5	-5.3%	44
Sanctuary Point	Shoalhaven	\$411,198	\$387,384	\$467,065	-5.2%	74.6%	28%	61%	10%	1%	0%	64	-5.6%	277
Nowra	Shoalhaven	\$411,600	\$386,264	\$469,470	-6.7%	89.1%	29%	54%	14%	2%	1%	65	-6.0%	205
North Nowra	Shoalhaven	\$422,718	\$392,700	\$497,484	-6.7%	66.0%	13%	72%	11%	2%	2%	57.5	-5.3%	146
West Nowra	Shoalhaven	\$425,538	\$385,707	\$486,479	-6.2%	87.0%	8%	88%	0%	0%	4%	51	-5.7%	30
Lake Tabourie	Shoalhaven	\$426,883	\$406,300	\$479,859	6.0%	39.7%	31%	44%	19%	0%	6%			22
Old Erawal Bay	Shoalhaven	\$433,758	\$405,889	\$485,769	-3.5%	87.3%	32%	68%	0%	0%	0%	60	-2.5%	33
Erawal Bay	Shoalhaven	\$443,389	\$430,122	\$500,864	-4.8%	67.1%	11%	22%	33%	22%	11%			16
Sussex Inlet	Shoalhaven	\$448,181	\$419,013	\$521,933	-6.2%	47.5%	17%	50%	19%	13%	1%	98	-5.5%	119
Bomaderry	Shoalhaven	\$452,863	\$423,152	\$528,457	-7.1%	69.6%	15%	73%	10%	1%	1%	46	-5.1%	127
Fishermans Paradise	Shoalhaven	\$459,399	\$439,710	\$504,369	-8.5%	71.4%	14%	71%	7%	0%	7%	71		15
St Georges Basin	Shoalhaven	\$462,263	\$422,444	\$525,077	-2.9%	76.2%	6%	48%	38%	4%	4%	71.5	-3.6%	75
Cudmirrah	Shoalhaven	\$474,777	\$462,191	\$518,072	-11.0%	50.7%	50%	50%	0%	0%	0%			14
Greenwell Point	Shoalhaven	\$476,582	\$450,617	\$543,731	-5.7%	66.0%	6%	59%	19%	13%	3%	33	-2.7%	50
Berrara	Shoalhaven	\$479,232	\$457,901	\$543,571	-11.2%	52.9%	27%	9%	27%	36%	0%			19
Burrill Lake	Shoalhaven	\$492,472	\$460,465	\$567,116	-3.8%	56.7%	24%	36%	27%	13%	0%	88	-4.5%	59
Conjola Park	Shoalhaven	\$495,336	\$467,064	\$577,446	-2.6%	58.0%	22%	33%	22%	22%	0%			13
South Nowra	Shoalhaven	\$514,579	\$453,509	\$543,916	-4.3%	92.8%	11%	63%	25%	2%	0%	112.5	-5.0%	77
Callala Beach	Shoalhaven	\$514,725	\$483,915	\$586,566	-8.2%	51.8%	16%	32%	35%	13%	3%	69	-5.3%	43
Manyana	Shoalhaven	\$517,781	\$489,989	\$602,845	-6.3%	69.3%	11%	52%	22%	11%	4%	62	-4.3%	33

## Shoalhaven top 9, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Nowra	Shoalhaven	\$271,780	\$247,525	\$301,389	-9.8%	37.6%	100%	0%	0%	0%	0%	83	-7.8%	31
Bomaderry	Shoalhaven	\$345,142	\$320,058	\$358,839	4.1%	74.5%	70%	30%	0%	0%	0%	37	-6.0%	38
Worrigee	Shoalhaven	\$359,432	\$347,510	\$369,636	-12.4%	-7.1%	17%	83%	0%	0%	0%			14
Shoalhaven Heads	Shoalhaven	\$413,497	\$388,149	\$447,968	-9.8%	105.4%	17%	75%	8%	0%	0%			14
Culburra Beach	Shoalhaven	\$415,589	\$378,012	\$522,909	-12.6%	110.2%	43%	43%	14%	0%	0%			11
Mollymook	Shoalhaven	\$431,042	\$394,616	\$534,028	7.5%	78.9%	11%	56%	33%	0%	0%			16
Ulladulla	Shoalhaven	\$434,921	\$393,421	\$522,442	2.0%	60.7%	20%	70%	10%	0%	0%	108	-5.1%	29
Mollymook Beach	Shoalhaven	\$443,849	\$399,791	\$540,473	9.7%	67.5%	20%	80%	0%	0%	0%			12
Huskisson	Shoalhaven	\$566,038	\$510,424	\$683,574	3.6%	109.7%	0%	25%	25%	25%	25%			10



## Mid Coast NSW.

### Mid Coast NSW top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Stroud Road	Mid-Coast	\$256,160	\$229,957	\$325,398	-17.7%	21.2%	78%	11%	11%	0%	0%			11
Coomba Park	Mid-Coast	\$270,976	\$253,360	\$342,383	-16.4%	36.4%	85%	10%	5%	0%	0%	96.5	-4.9%	26
Gloucester	Mid-Coast	\$276,144	\$261,257	\$336,166	-3.9%	22.0%	83%	13%	5%	0%	0%	56	-3.7%	115
Lansdowne	Mid-Coast	\$288,996	\$273,007	\$369,789	-8.1%	67.8%	100%	0%	0%	0%	0%			12
Taree	Mid-Coast	\$298,760	\$283,340	\$348,619	-1.0%	45.9%	75%	20%	4%	1%	0%	42	-4.2%	372
Wingham	Mid-Coast	\$300,944	\$286,861	\$365,952	-0.2%	41.7%	76%	17%	7%	0%	0%	62.5	-4.3%	152
Coopernook	Mid-Coast	\$301,791	\$288,926	\$381,343	-10.6%	34.5%	64%	14%	21%	0%	0%	41.5		19
Bulahdelah	Mid-Coast	\$307,974	\$286,625	\$374,405	-4.7%	51.7%	67%	24%	9%	0%	0%	72	-5.3%	43
Cundletown	Mid-Coast	\$326,987	\$309,376	\$412,430	-0.7%	42.0%	73%	19%	8%	0%	0%	41	-1.7%	52
Johns River	Mid-Coast	\$333,106	\$287,042	\$433,182	-9.0%	68.9%	56%	22%	11%	11%	0%			10
Stroud	Mid-Coast	\$333,421	\$283,206	\$415,590	-7.7%	49.3%	60%	25%	5%	5%	5%	83	-14.3%	25
Moorland	Mid-Coast	\$336,294	\$283,656	\$425,330	-12.5%	59.3%	78%	11%	11%	0%	0%			10
Tinonee	Mid-Coast	\$360,692	\$308,909	\$443,714	-5.4%	69.8%	54%	42%	4%	0%	0%	43	-4.6%	30
Glenthorne	Mid-Coast	\$399,730	\$318,054	\$478,642	-6.7%	77.3%	50%	25%	25%	0%	0%			10
Krambach	Mid-Coast	\$415,197	\$362,093	\$543,096	1.5%	123.8%	54%	31%	15%	0%	0%			15
Mount George	Mid-Coast	\$429,143	\$278,363	\$524,804	10.7%	342.4%	50%	50%	0%	0%	0%			12
Smiths Lake	Mid-Coast	\$439,890	\$404,947	\$531,952	-9.7%	59.9%	33%	44%	15%	8%	0%	95	-5.4%	46
Green Point	Mid-Coast	\$441,021	\$409,381	\$522,665	0.9%	46.0%	50%	33%	11%	6%	0%	138.5	-7.7%	20
Boomerang Beach	Mid-Coast	\$441,406	\$410,729	\$554,885	-18.5%	-10.6%	62%	8%	15%	0%	15%			17
Elizabeth Beach	Mid-Coast	\$441,843	\$404,117	\$533,080	-17.8%	-3.5%	27%	9%	55%	9%	0%			13

### Mid Coast NSW top 10, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Wingham	Mid-Coast	\$234,034	\$218,720	\$266,364	6.4%	80.0%	100%	0%	0%	0%	0%			12
Taree	Mid-Coast	\$252,689	\$231,147	\$284,366	6.7%	73.8%	98%	2%	0%	0%	0%	42.5	-4.4%	64
Black Head	Mid-Coast	\$330,784	\$309,961	\$368,759	-2.4%	-2.9%	70%	30%	0%	0%	0%			11
Harrington	Mid-Coast	\$330,948	\$279,645	\$393,389	-2.0%	37.6%	71%	14%	14%	0%	0%	84		17
Old Bar	Mid-Coast	\$332,061	\$295,438	\$395,744	11.4%	63.9%	79%	21%	0%	0%	0%	37	-1.4%	35
Tuncurry	Mid-Coast	\$347,968	\$314,938	\$415,824	0.5%	40.9%	66%	30%	3%	0%	1%	63	-3.4%	123
Hawks Nest	Mid-Coast	\$364,531	\$311,391	\$431,162	-4.3%	8.4%	53%	26%	21%	0%	0%	54	-4.4%	41
Forster	Mid-Coast	\$377,940	\$325,085	\$455,855	2.0%	41.7%	50%	35%	8%	3%	3%	63	-3.9%	222
Tea Gardens	Mid-Coast	\$396,076	\$349,790	\$472,634	17.0%	8.2%	46%	15%	8%	23%	8%			22
Boomerang Beach	Mid-Coast	\$497,430	\$434,011	\$589,238	3.0%	-12.6%	25%	50%	8%	8%	8%			13





# Toowoomba.

## Toowoomba top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Yarraman	Toowoomba	\$175,071	\$153,816	\$220,459	-3.0%	-15.6%	95%	5%	0%	0%	0%	83	-7.7%	21
Millmerran	Toowoomba	\$187,894	\$169,013	\$229,310	3.6%	-3.8%	88%	13%	0%	0%	0%			16
Oakey	Toowoomba	\$206,145	\$182,411	\$264,540	-4.5%	0.7%	91%	9%	0%	0%	0%	94	-4.6%	46
Clifton	Toowoomba	\$208,925	\$190,586	\$245,147	-3.0%	3.9%	100%	0%	0%	0%	0%	72	-7.4%	30
Goombungee	Toowoomba	\$249,925	\$217,542	\$308,682	8.9%	21.2%	74%	22%	4%	0%	0%	79	-7.7%	23
Pittsworth	Toowoomba	\$253,552	\$224,316	\$319,649	-3.7%	1.6%	80%	18%	3%	0%	0%	113	-6.5%	40
Wilsonton Heights	Toowoomba	\$257,992	\$246,466	\$278,582	-3.8%	16.5%	96%	4%	0%	0%	0%	51.5	-5.4%	50
Rockville	Toowoomba	\$265,332	\$251,490	\$286,721	-4.0%	16.0%	100%	0%	0%	0%	0%	91	-6.9%	51
Wilsonton	Toowoomba	\$269,797	\$254,400	\$298,367	-3.0%	16.4%	94%	6%	0%	0%	0%	50	-6.7%	78
Harlaxton	Toowoomba	\$280,249	\$263,244	\$309,144	-2.9%	27.0%	90%	10%	0%	0%	0%	42	-6.0%	39
Newtown	Toowoomba	\$287,202	\$272,021	\$313,951	-2.9%	28.6%	86%	14%	1%	0%	0%	64.5	-5.6%	171
Harristown	Toowoomba	\$291,051	\$273,097	\$323,299	-2.6%	23.8%	85%	15%	0%	0%	0%	60	-7.4%	155
Crows Nest	Toowoomba	\$295,633	\$251,640	\$370,012	13.5%	27.6%	86%	14%	0%	0%	0%	132	-5.0%	36
North Toowoomba	Toowoomba	\$297,452	\$282,514	\$325,507	-0.8%	30.0%	55%	36%	6%	2%	2%	30	-5.1%	65
Kingsthorpe	Toowoomba	\$305,674	\$274,739	\$366,253	-1.7%	27.6%	59%	30%	8%	3%	0%	41.5	-3.5%	37
South Toowoomba	Toowoomba	\$322,693	\$305,924	\$355,817	-4.2%	29.9%	80%	18%	2%	0%	0%	35	-5.0%	100
Darling Heights	Toowoomba	\$328,921	\$305,010	\$393,897	1.6%	26.3%	89%	7%	4%	0%	0%	32.5	-4.5%	54
Centenary Heights	Toowoomba	\$330,347	\$309,449	\$370,667	-2.7%	26.5%	77%	20%	4%	0%	0%	22	-4.5%	112
Toowoomba City	Toowoomba	\$335,582	\$317,372	\$368,919	-5.3%	33.9%	59%	27%	11%	3%	0%	14	-3.8%	38
Cranley	Toowoomba	\$335,903	\$312,092	\$366,755	-6.5%	22.6%	40%	40%	20%	0%	0%	64		15

## Toowoomba top 12, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Harlaxton	Toowoomba	\$208,883	\$168,186	\$230,320	-6.0%	14.7%	90%	10%	0%	0%	0%	164		10
Wilsonton	Toowoomba	\$215,602	\$192,222	\$251,867	-12.8%	13.5%	100%	0%	0%	0%	0%	81.5		17
Newtown	Toowoomba	\$229,690	\$198,720	\$270,818	-2.8%	17.9%	100%	0%	0%	0%	0%	52	-5.8%	45
Harristown	Toowoomba	\$243,851	\$215,170	\$283,595	-3.7%	27.6%	92%	8%	0%	0%	0%	70	-5.3%	25
Kearneys Spring	Toowoomba	\$247,437	\$219,757	\$298,150	-15.2%	14.8%	91%	6%	0%	3%	0%	47	-3.0%	33
South Toowoomba	Toowoomba	\$254,087	\$227,862	\$293,154	-7.1%	21.4%	85%	12%	0%	3%	0%	67.5	-4.1%	33
Middle Ridge	Toowoomba	\$266,952	\$238,763	\$360,483	-9.4%	-12.9%	69%	31%	0%	0%	0%			13
Centenary Heights	Toowoomba	\$291,957	\$245,960	\$348,311	-4.0%	29.2%	95%	5%	0%	0%	0%	93	-4.8%	19
Highfields	Toowoomba	\$303,513	\$252,208	\$331,695	-5.5%	22.3%	80%	20%	0%	0%	0%			10
Rangeville	Toowoomba	\$303,930	\$253,617	\$377,296	-10.5%	25.4%	70%	30%	0%	0%	0%	48	-5.6%	23
East Toowoomba	Toowoomba	\$304,429	\$251,654	\$394,308	0.7%	51.2%	59%	17%	17%	2%	6%	44	-4.5%	54
Toowoomba City	Toowoomba	\$310,180	\$251,312	\$370,226	11.0%	75.3%	71%	21%	7%	0%	0%			14



# Tweed.

## Tweed top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Bray Park	Tweed	\$438,371	\$423,992	\$506,798	2.4%	29.6%	20%	80%	0%	0%	0%	105.5	-4.1%	21
South Murwillumbah	Tweed	\$442,845	\$415,135	\$491,722	0.7%	27.4%	59%	28%	14%	0%	0%	92	-7.0%	37
Murwillumbah	Tweed	\$461,039	\$430,201	\$527,484	2.3%	38.1%	14%	64%	21%	0%	1%	59	-4.0%	190
Tyalgum	Tweed	\$472,761	\$430,029	\$650,558	15.0%	72.0%	41%	29%	12%	12%	6%	43.5		22
Tumbulgum	Tweed	\$522,135	\$484,933	\$597,684	6.4%	34.5%	17%	50%	33%	0%	0%	74		21
Tweed Heads South	Tweed	\$546,080	\$513,052	\$589,628	4.7%	37.7%	11%	49%	37%	1%	2%	39	-4.4%	106
Bilambil Heights	Tweed	\$559,424	\$516,632	\$611,531	2.8%	30.6%	4%	59%	35%	2%	0%	37.5	-3.9%	82
Burringbar	Tweed	\$578,830	\$508,780	\$731,009	1.9%	27.4%	7%	14%	43%	36%	0%	52		21
Tweed Heads West	Tweed	\$582,707	\$547,970	\$639,939	0.5%	35.1%	9%	60%	21%	8%	1%	35	-4.8%	102
Uki	Tweed	\$589,415	\$476,510	\$683,082	8.1%	42.9%	0%	33%	47%	20%	0%	69	-3.5%	22
Banora Point	Tweed	\$591,053	\$548,122	\$647,233	0.1%	33.0%	7%	35%	48%	7%	3%	49	-4.3%	327
Tweed Heads	Tweed	\$613,880	\$577,512	\$672,803	-5.0%	17.2%	0%	14%	51%	16%	18%	44	-4.3%	85
Bogangar	Tweed	\$693,431	\$647,218	\$752,342	4.1%	53.5%	7%	3%	63%	17%	10%	28.5	-5.1%	42
Nunderi	Tweed	\$714,172	\$626,163	\$788,248	0.0%	30.5%	7%	7%	50%	36%	0%			15
Terranora	Tweed	\$727,660	\$652,667	\$837,659	2.8%	49.6%	14%	14%	30%	29%	13%	44	-4.4%	87
Stokers Siding	Tweed	\$732,304	\$558,014	\$831,901	5.2%	32.4%	10%	20%	30%	30%	10%			11
Pottsville	Tweed	\$744,589	\$658,300	\$785,207	7.0%	56.4%	1%	9%	59%	19%	12%	44	-3.6%	147
Chinderah	Tweed	\$745,078	\$687,328	\$895,123	5.5%	34.7%	10%	20%	60%	0%	10%			15
Cudgen	Tweed	\$841,994	\$797,803	\$953,682	5.3%	30.5%	18%	9%	64%	0%	9%			15

## Tweed top 9, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Murwillumbah	Tweed	\$196,073	\$173,252	\$233,379	-25.7%	-20.6%	70%	30%	0%	0%	0%			45
Tweed Heads West	Tweed	\$299,455	\$276,102	\$337,995	-3.9%	20.9%	84%	14%	2%	0%	0%	57	-4.0%	110
Tweed Heads South	Tweed	\$385,794	\$323,476	\$449,375	-1.0%	24.7%	59%	33%	7%	2%	0%	57	-3.9%	134
Banora Point	Tweed	\$396,506	\$349,753	\$456,901	-5.4%	23.6%	45%	49%	6%	0%	0%	43	-3.3%	152
Tweed Heads	Tweed	\$431,680	\$377,926	\$515,344	-1.4%	21.7%	36%	41%	18%	3%	2%	44	-4.3%	273
Bogangar	Tweed	\$462,972	\$419,371	\$581,373	5.0%	42.4%	22%	67%	7%	0%	4%	36	-3.6%	34
Pottsville	Tweed	\$481,498	\$421,110	\$533,806	0.8%	40.9%	21%	56%	19%	2%	2%	44	-2.9%	63
Casuarina	Tweed	\$499,829	\$426,581	\$562,764	12.1%	-3.2%	44%	29%	21%	3%	3%	82.5	-2.6%	66
Kingscliff	Tweed	\$502,991	\$439,744	\$601,240	3.3%	32.6%	32%	35%	17%	11%	5%	50.5	-4.2%	150



# Ballarat.

## Ballarat top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Sebastopol	Ballarat	\$311,521	\$293,148	\$349,492	13.0%	65.3%	96%	4%	0%	0%	0%	23	-3.4%	269
Wendouree	Ballarat	\$316,384	\$303,620	\$343,272	19.0%	70.5%	95%	5%	0%	0%	0%	15.5	-3.1%	224
Mitchell Park	Ballarat	\$337,834	\$306,814	\$386,926	8.2%	84.9%	94%	6%	0%	0%	0%			16
Learmonth	Ballarat	\$341,231	\$300,769	\$383,340	14.3%	80.6%	83%	8%	0%	8%	0%			12
Redan	Ballarat	\$344,503	\$318,532	\$381,199	14.7%	76.2%	77%	22%	1%	0%	0%	21	-3.2%	83
Mount Pleasant	Ballarat	\$346,846	\$317,213	\$406,461	13.0%	76.1%	71%	29%	0%	0%	0%	25	-2.2%	66
Eureka	Ballarat	\$356,556	\$323,057	\$398,118	10.2%	84.6%	100%	0%	0%	0%	0%	13		16
Golden Point	Ballarat	\$357,813	\$330,028	\$397,354	11.8%	78.0%	66%	26%	8%	0%	0%	18	-3.4%	65
Ballarat East	Ballarat	\$370,670	\$335,554	\$413,353	10.0%	87.3%	79%	18%	3%	0%	0%	19	-3.5%	172
Delacombe	Ballarat	\$391,688	\$353,854	\$428,389	9.2%	89.0%	72%	24%	4%	0%	0%	25.5	-2.8%	109
Canadian	Ballarat	\$403,444	\$354,143	\$442,665	11.7%	88.9%	66%	27%	6%	1%	0%	34	-3.1%	98
Mount Clear	Ballarat	\$404,359	\$355,875	\$450,232	13.1%	100.7%	55%	40%	3%	3%	0%	28	-3.0%	80
Soldiers Hill	Ballarat	\$415,471	\$380,774	\$473,914	10.5%	88.2%	32%	56%	10%	1%	0%	21.5	-3.8%	71
Miners Rest	Ballarat	\$428,677	\$392,626	\$458,558	9.4%	86.6%	49%	50%	0%	0%	1%	22	-2.1%	82
Ballarat North	Ballarat	\$436,012	\$388,246	\$514,805	13.9%	91.9%	58%	26%	9%	7%	1%	21.5	-3.8%	105
Lucas	Ballarat	\$437,240	\$400,385	\$469,487	7.6%		53%	41%	5%	0%	0%	79	-2.3%	75
Black Hill	Ballarat	\$440,875	\$402,555	\$507,638	11.6%	91.5%	46%	49%	2%	0%	2%	16	-2.5%	41
Winter Valley	Ballarat	\$450,965	\$421,432	\$475,124	8.2%	73.8%	43%	57%	0%	0%	0%	20	-2.3%	49
Mount Helen	Ballarat	\$451,727	\$411,110	\$499,265	0.4%	70.1%	42%	52%	6%	0%	0%	25.5	-3.1%	52
Brown Hill	Ballarat	\$458,451	\$387,007	\$519,353	10.5%	105.2%	50%	39%	11%	0%	0%	20	-2.4%	90

## Ballarat top 13, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Sebastopol	Ballarat	\$258,621	\$237,981	\$296,348	21.3%	57.6%	99%	1%	0%	0%	0%	44.5	-3.6%	71
Wendouree	Ballarat	\$262,394	\$184,236	\$323,204	27.1%	52.9%	91%	9%	0%	0%	0%	28.5	-1.7%	34
Mount Clear	Ballarat	\$266,592	\$247,190	\$332,831	15.7%	57.7%	100%	0%	0%	0%	0%			13
Redan	Ballarat	\$274,958	\$257,359	\$313,804	25.4%	46.8%	100%	0%	0%	0%	0%	42.5	-3.4%	19
Alfredton	Ballarat	\$278,887	\$251,548	\$366,644	17.6%	54.5%	94%	6%	0%	0%	0%	123.5	-8.7%	18
Golden Point	Ballarat	\$285,551	\$259,499	\$332,806	18.1%	60.5%	100%	0%	0%	0%	0%			10
Mount Pleasant	Ballarat	\$287,604	\$256,189	\$354,459	23.4%	61.1%	100%	0%	0%	0%	0%			12
Ballarat North	Ballarat	\$291,006	\$265,193	\$339,054	21.0%	60.8%	94%	0%	0%	6%	0%	32.5	-2.3%	17
Ballarat Central	Ballarat	\$294,929	\$269,984	\$353,378	6.0%	48.1%	85%	15%	0%	0%	0%	72.5		13
Brown Hill	Ballarat	\$298,571	\$273,787	\$341,664	15.7%	41.4%	100%	0%	0%	0%	0%	17	-2.0%	18
Canadian	Ballarat	\$302,230	\$256,238	\$339,107	21.7%	64.1%	96%	4%	0%	0%	0%	63	-3.3%	27
Ballarat East	Ballarat	\$319,851	\$272,442	\$364,562	24.9%	73.6%	100%	0%	0%	0%	0%	27	-3.6%	18
Lake Wendouree	Ballarat	\$353,636	\$290,138	\$402,652	6.8%	86.6%	62%	23%	15%	0%	0%			14



# Fraser Coast.

## Fraser Coast top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Aldershot	Fraser Coast	\$187,116	\$170,116	\$201,053	-12.1%	-15.0%	100%	0%	0%	0%	0%			12
Maryborough	Fraser Coast	\$203,104	\$189,448	\$221,243	2.2%	-14.5%	98%	1%	1%	0%	0%	53	-6.9%	324
Granville	Fraser Coast	\$204,989	\$194,138	\$228,550	3.7%	-14.8%	96%	4%	0%	0%	0%	54	-5.1%	45
Glenwood	Fraser Coast	\$228,229	\$202,929	\$264,491	3.3%	0.0%	98%	2%	0%	0%	0%	66.5	-5.7%	53
Howard	Fraser Coast	\$232,715	\$211,298	\$275,783	2.0%	-0.6%	87%	7%	7%	0%	0%	82	-7.1%	30
Maryborough West	Fraser Coast	\$234,080	\$209,023	\$273,290	1.7%	-14.0%	88%	12%	0%	0%	0%	72.5	-6.9%	17
Bauple	Fraser Coast	\$238,276	\$210,286	\$286,279	10.8%	2.3%	100%	0%	0%	0%	0%			14
Tiaro	Fraser Coast	\$241,266	\$213,698	\$301,430	10.1%	9.9%	94%	6%	0%	0%	0%	93		18
Torbanlea	Fraser Coast	\$262,192	\$225,795	\$314,804	-1.5%	2.1%	75%	19%	6%	0%	0%	108	-7.5%	16
Boonooroo	Fraser Coast	\$278,628	\$246,540	\$314,105	4.2%	-11.8%	73%	27%	0%	0%	0%			11
Scarness	Fraser Coast	\$291,224	\$273,524	\$326,648	3.0%	1.2%	92%	8%	0%	0%	0%	53.5	-4.8%	85
Poona	Fraser Coast	\$298,420	\$278,535	\$342,071	19.7%	1.3%	88%	6%	6%	0%	0%			17
Pialba	Fraser Coast	\$309,094	\$285,218	\$352,385	3.5%	1.4%	79%	13%	7%	0%	1%	54	-5.4%	76
Tinana	Fraser Coast	\$313,370	\$275,925	\$363,800	6.2%	2.7%	82%	18%	0%	0%	0%	74	-5.7%	82
Oakhurst	Fraser Coast	\$324,941	\$292,432	\$351,524	0.9%	4.2%	78%	22%	0%	0%	0%	106	-4.5%	27
Torquay	Fraser Coast	\$342,198	\$312,326	\$370,063	5.3%	7.6%	80%	19%	1%	0%	0%	39	-5.0%	126
Pacific Haven	Fraser Coast	\$346,211	\$305,999	\$391,405	-3.0%	3.0%	87%	13%	0%	0%	0%	155.5	-13.8%	15
Point Vernon	Fraser Coast	\$349,316	\$313,005	\$380,365	3.8%	18.9%	78%	16%	5%	0%	1%	48	-4.6%	138
River Heads	Fraser Coast	\$353,529	\$302,498	\$420,910	6.9%	4.6%	56%	38%	6%	0%	0%	96.5	-5.7%	66
Urangan	Fraser Coast	\$356,001	\$323,489	\$391,555	7.2%	10.7%	72%	24%	4%	1%	0%	54	-5.1%	256

## Fraser Coast top 5, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Maryborough	Fraser Coast	\$179,222	\$162,787	\$213,291	1.8%	1.1%	96%	4%	0%	0%	0%	107.5		24
Pialba	Fraser Coast	\$247,680	\$208,807	\$302,032	-6.1%	4.0%	79%	18%	3%	0%	0%	41	-3.0%	33
Torquay	Fraser Coast	\$252,459	\$222,572	\$282,664	6.3%	-15.3%	95%	4%	1%	0%	0%	124	-6.7%	74
Scarness	Fraser Coast	\$261,725	\$227,407	\$293,354	1.7%	-11.8%	80%	18%	3%	0%	0%	94.5	-5.7%	40
Urangan	Fraser Coast	\$271,572	\$234,591	\$318,210	-2.0%	-11.2%	89%	4%	5%	2%	1%	95	-4.2%	107





# Townsville.

## Townsville top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Rasmussen	Townsville	\$205,171	\$185,917	\$242,343	-14.9%	-27.9%	96%	4%	0%	0%	0%	74	-13.3%	54
Heatley	Townsville	\$206,726	\$199,126	\$231,444	-5.9%	-29.1%	100%	0%	0%	0%	0%	38.5	-8.7%	29
Cranbrook	Townsville	\$213,395	\$204,137	\$249,288	-6.0%	-31.3%	96%	4%	0%	0%	0%	33	-9.4%	57
Wulguru	Townsville	\$216,962	\$204,802	\$247,281	-4.6%	-30.6%	100%	0%	0%	0%	0%	42	-9.4%	52
Condon	Townsville	\$217,803	\$193,866	\$254,849	-8.1%	-30.4%	92%	3%	0%	3%	2%	71	-8.7%	59
Currajong	Townsville	\$219,677	\$209,643	\$247,461	-3.7%	-25.5%	96%	4%	0%	0%	0%	35.5	-7.9%	48
Vincent	Townsville	\$220,028	\$213,444	\$239,521	-3.5%	-23.8%	100%	0%	0%	0%	0%	39	-6.0%	17
Gulliver	Townsville	\$225,018	\$217,456	\$251,050	-3.9%	-23.8%	98%	2%	0%	0%	0%	58	-9.1%	41
Balgai Beach	Townsville	\$235,807	\$204,436	\$273,963	-6.2%	-25.3%	100%	0%	0%	0%	0%	74	-6.5%	25
Kelso	Townsville	\$238,222	\$201,527	\$293,741	-0.2%	-22.0%	82%	16%	2%	0%	0%	63	-6.9%	93
Aitkenvale	Townsville	\$243,106	\$230,745	\$278,593	-8.3%	-26.5%	88%	9%	2%	0%	0%	47.5	-9.8%	43
Thuringowa Central	Townsville	\$246,793	\$226,066	\$298,683	-9.7%	-26.2%	94%	6%	0%	0%	0%	77	-6.5%	18
Garbutt	Townsville	\$257,709	\$246,221	\$284,105	-12.8%	-22.7%	95%	5%	0%	0%	0%	63	-9.6%	22
West End	Townsville	\$267,398	\$243,038	\$324,245	-10.3%	-20.9%	76%	24%	0%	0%	0%	47.5	-9.6%	37
Kirwan	Townsville	\$271,670	\$236,294	\$324,835	-10.1%	-22.0%	87%	11%	1%	0%	0%	59	-8.3%	232
Nome	Townsville	\$276,436	\$221,895	\$327,236	-15.6%	-38.6%	64%	27%	9%	0%	0%			13
South Townsville	Townsville	\$278,354	\$247,815	\$322,206	-5.0%	-15.9%	79%	13%	8%	0%	0%	52.5	-4.9%	24
Railway Estate	Townsville	\$279,840	\$259,783	\$323,584	-2.9%	-16.1%	83%	14%	2%	0%	0%	46	-10.9%	43
Hermit Park	Townsville	\$289,313	\$269,938	\$346,387	-3.0%	-20.5%	73%	21%	6%	0%	0%	48	-10.0%	52
Pimlico	Townsville	\$289,640	\$274,418	\$341,172	-4.7%	-18.8%	85%	10%	5%	0%	0%	44	-6.3%	20

## Townsville top 11, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Rosslea	Townsville	\$156,118	\$138,268	\$204,130	-9.3%	-39.7%	100%	0%	0%	0%	0%			11
Hermit Park	Townsville	\$162,901	\$141,662	\$177,811	4.2%	-33.6%	92%	0%	0%	8%	0%	40.5		12
West End	Townsville	\$164,473	\$144,141	\$201,118	-18.9%	-37.0%	97%	0%	0%	3%	0%	69	-16.1%	29
Kirwan	Townsville	\$173,712	\$132,037	\$214,543	-23.6%	-40.4%	96%	4%	0%	0%	0%	47	-12.1%	28
Oonoonba	Townsville	\$205,794	\$161,781	\$268,067	-17.5%	-29.5%	100%	0%	0%	0%	0%			12
Mundingburra	Townsville	\$210,721	\$180,868	\$240,574	-0.5%	-18.5%	100%	0%	0%	0%	0%	74.5	-8.8%	13
Belgian Gardens	Townsville	\$225,286	\$163,647	\$302,239	-11.1%	-32.6%	80%	20%	0%	0%	0%	60	-5.6%	25
North Ward	Townsville	\$241,883	\$209,678	\$338,669	-14.6%	-30.1%	67%	21%	4%	3%	4%	43	-8.0%	99
Nelly Bay	Townsville	\$259,809	\$120,883	\$331,061	-6.1%	-44.3%	78%	16%	6%	0%	0%			32
South Townsville	Townsville	\$283,389	\$240,287	\$347,208	-5.8%	-14.2%	59%	32%	9%	0%	0%	44.5		22
Townsville City	Townsville	\$324,462	\$243,364	\$398,535	-10.5%	-20.8%	77%	18%	2%	2%	2%	61	-3.2%	61



# Port Macquarie-Hastings.

## Port Macquarie-Hastings top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Comboyne	Port Macquarie-Hastings	\$312,947	\$285,154	\$375,069	9.7%	65.5%	83%	17%	0%	0%	0%			16
Wauchope	Port Macquarie-Hastings	\$377,510	\$349,281	\$446,340	-3.0%	42.4%	39%	59%	2%	1%	0%	72	-3.9%	170
Kendall	Port Macquarie-Hastings	\$424,936	\$378,783	\$511,949	-3.8%	41.8%	31%	50%	19%	0%	0%	42	-4.5%	23
Telegraph Point	Port Macquarie-Hastings	\$437,505	\$374,122	\$613,166	-13.2%	16.1%	57%	14%	29%	0%	0%			12
Laurieton	Port Macquarie-Hastings	\$442,051	\$413,342	\$516,278	-0.5%	36.4%	5%	70%	15%	5%	5%	61	-2.2%	32
North Haven	Port Macquarie-Hastings	\$453,050	\$428,574	\$529,840	-2.3%	35.2%	5%	74%	11%	5%	5%	44		29
Lakewood	Port Macquarie-Hastings	\$474,726	\$441,709	\$551,093	-3.1%	39.7%	7%	86%	7%	0%	0%	38	-2.7%	34
West Haven	Port Macquarie-Hastings	\$487,279	\$455,559	\$553,951	-5.5%	37.8%	6%	88%	6%	0%	0%	59	-2.8%	21
Yippin Creek	Port Macquarie-Hastings	\$495,252	\$468,825	\$524,336	-3.8%	18.0%	3%	86%	10%	0%	0%	99	-3.4%	29
Crosslands	Port Macquarie-Hastings	\$504,586	\$477,672	\$542,979	-4.3%	52.2%	0%	75%	25%	0%	0%	84		13
Dunbogan	Port Macquarie-Hastings	\$515,504	\$481,414	\$600,636	-1.1%	40.0%	17%	35%	35%	9%	4%	47	-2.5%	29
Riverside	Port Macquarie-Hastings	\$541,975	\$468,162	\$654,718	5.3%	55.5%	22%	67%	0%	0%	11%			11
Kew	Port Macquarie-Hastings	\$555,715	\$458,395	\$698,094	-2.1%	49.8%	25%	50%	21%	0%	4%	119	-3.5%	27
Port Macquarie	Port Macquarie-Hastings	\$560,570	\$495,605	\$641,975	-2.3%	56.2%	8%	49%	29%	6%	8%	48	-3.6%	967
Lake Cathie	Port Macquarie-Hastings	\$575,421	\$522,993	\$645,647	-0.1%	61.0%	18%	39%	26%	13%	5%	66	-3.8%	74
Bonny Hills	Port Macquarie-Hastings	\$590,033	\$547,574	\$666,915	-2.6%	51.1%	5%	29%	49%	15%	2%	60	-3.3%	56
Thrumster	Port Macquarie-Hastings	\$612,046	\$576,637	\$637,162	-0.6%	22.4%	10%	71%	16%	3%	0%	89	-3.4%	40
Beechwood	Port Macquarie-Hastings	\$623,988	\$461,568	\$708,936	24.1%	91.2%	59%	6%	29%	0%	6%			24
Sancrox	Port Macquarie-Hastings	\$660,923	\$603,221	\$727,240	-5.3%	48.1%	21%	7%	57%	7%	7%			26
King Creek	Port Macquarie-Hastings	\$694,741	\$618,044	\$745,443	-4.9%	55.8%	3%	14%	34%	34%	14%	65	-2.6%	36

## Port Macquarie-Hastings top 4, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Wauchope	Port Macquarie-Hastings	\$332,390	\$316,250	\$390,646	7.3%	53.3%	71%	29%	0%	0%	0%	88	-5.9%	24
Laurieton	Port Macquarie-Hastings	\$368,325	\$342,260	\$428,314	10.1%	56.5%	58%	42%	0%	0%	0%	103	-4.1%	22
Port Macquarie	Port Macquarie-Hastings	\$373,914	\$337,580	\$464,896	-0.7%	43.4%	56%	31%	7%	2%	4%	43	-3.6%	421
Thrumster	Port Macquarie-Hastings	\$468,181	\$391,206	\$502,662	-1.2%		0%	100%	0%	0%	0%			12



# Maitland.

## Maitland top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Woodberry	Maitland	\$302,875	\$282,279	\$326,347	0.5%	38.7%	75%	22%	0%	3%	0%	39	-4.4%	42
Telarah	Maitland	\$353,979	\$337,060	\$380,778	9.1%	42.7%	65%	35%	0%	0%	0%	34	-3.5%	80
Rutherford	Maitland	\$370,438	\$335,556	\$455,374	2.0%	40.5%	44%	51%	4%	0%	1%	38	-3.3%	350
South Maitland	Maitland	\$382,287	\$354,004	\$433,370	14.8%	81.3%	47%	20%	33%	0%	0%	40		17
Horseshoe Bend	Maitland	\$387,502	\$360,216	\$424,101	10.2%	72.6%	44%	56%	0%	0%	0%			17
Maitland	Maitland	\$389,376	\$361,356	\$447,707	9.7%	82.2%	53%	35%	9%	2%	2%	66	-5.6%	62
Tenambit	Maitland	\$417,241	\$397,643	\$463,785	8.7%	52.4%	23%	71%	6%	0%	0%	35	-3.0%	68
Metford	Maitland	\$429,289	\$404,148	\$480,432	5.6%	52.7%	21%	79%	0%	0%	0%	29	-2.8%	73
Morpeth	Maitland	\$437,919	\$409,131	\$490,508	-10.5%	52.1%	16%	42%	26%	10%	6%	56		43
East Maitland	Maitland	\$445,180	\$413,689	\$517,043	7.1%	58.4%	17%	64%	14%	3%	2%	34	-2.8%	267
Thornton	Maitland	\$482,740	\$434,628	\$561,096	2.5%	56.8%	21%	62%	13%	3%	0%	34	-2.5%	237
Aberglasslyn	Maitland	\$489,982	\$464,983	\$514,882	2.2%	37.8%	12%	70%	16%	1%	1%	43.5	-3.9%	184
Lochinvar	Maitland	\$495,204	\$349,272	\$637,005	15.0%	68.5%	29%	24%	18%	18%	12%			20
Gillieston Heights	Maitland	\$496,692	\$472,764	\$518,552	0.8%	89.1%	11%	78%	9%	0%	2%	34	-3.6%	100
Ashtonfield	Maitland	\$518,935	\$485,541	\$560,054	3.9%	48.9%	8%	59%	31%	2%	0%	28	-2.4%	107
Largs	Maitland	\$551,680	\$507,827	\$590,707	-0.3%	53.1%	13%	57%	17%	10%	3%	49	-2.4%	33
Raworth	Maitland	\$583,833	\$559,935	\$614,695	3.2%	56.1%	3%	62%	28%	8%	0%	55	-1.8%	42
Lorn	Maitland	\$590,472	\$548,171	\$693,477	7.6%	61.7%	0%	18%	47%	29%	6%	29		25
Bolwarra	Maitland	\$598,994	\$522,694	\$705,080	5.8%	51.6%	7%	46%	18%	7%	21%	53.5	-5.3%	32
Bolwarra Heights	Maitland	\$601,888	\$553,197	\$724,942	0.9%	55.2%	8%	34%	35%	16%	6%	59.5	-4.6%	70

## Maitland top 5, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Maitland	Maitland	\$287,177	\$269,326	\$333,007	-9.5%	28.5%	83%	17%	0%	0%	0%	57.5		12
East Maitland	Maitland	\$296,574	\$279,452	\$332,208	-7.0%	45.6%	79%	21%	0%	0%	0%	57.5	-2.2%	58
Rutherford	Maitland	\$303,936	\$276,757	\$369,339	-7.6%	45.8%	100%	0%	0%	0%	0%	34	-2.6%	23
Metford	Maitland	\$314,583	\$281,967	\$368,961	-5.2%	45.9%	100%	0%	0%	0%	0%			17
Thornton	Maitland	\$330,778	\$297,594	\$435,154	9.6%	52.8%	45%	55%	0%	0%	0%	61	-2.5%	25



# Greater Bendigo.

## Greater Bendigo top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Elmore	Greater Bendigo	\$197,220	\$181,609	\$221,041	3.9%	53.2%	89%	11%	0%	0%	0%	50.5	-2.3%	19
California Gully	Greater Bendigo	\$272,369	\$258,029	\$318,690	7.2%	40.3%	95%	5%	0%	0%	0%	48.5	-5.9%	77
Eaglehawk	Greater Bendigo	\$287,198	\$260,400	\$348,422	1.6%	44.2%	91%	9%	0%	0%	0%	39	-4.6%	117
Long Gully	Greater Bendigo	\$294,747	\$275,191	\$318,218	1.7%	45.8%	96%	4%	0%	0%	0%	40	-6.1%	74
Sailors Gully	Greater Bendigo	\$295,157	\$265,464	\$339,330	1.2%	46.8%	80%	20%	0%	0%	0%	19	-4.0%	16
North Bendigo	Greater Bendigo	\$304,436	\$281,453	\$338,221	2.1%	48.4%	79%	21%	0%	0%	0%	46	-4.9%	89
Kangaroo Flat	Greater Bendigo	\$321,496	\$293,845	\$377,619	4.7%	47.4%	82%	16%	1%	0%	0%	35.5	-4.3%	230
White Hills	Greater Bendigo	\$322,818	\$291,039	\$378,876	4.7%	49.6%	83%	16%	1%	0%	0%	38.5	-4.8%	82
Heathcote	Greater Bendigo	\$328,666	\$298,634	\$375,579	12.6%	34.9%	85%	15%	0%	0%	0%	75	-6.1%	41
Golden Square	Greater Bendigo	\$331,207	\$305,796	\$386,175	4.7%	52.5%	76%	21%	3%	0%	1%	43	-4.3%	188
East Bendigo	Greater Bendigo	\$343,597	\$309,576	\$406,768	0.7%	46.1%	75%	16%	7%	0%	2%	29	-3.8%	44
Ironbark	Greater Bendigo	\$350,947	\$324,559	\$395,247	0.6%	58.8%	71%	14%	5%	10%	0%	49	-7.7%	21
Flora Hill	Greater Bendigo	\$358,089	\$338,735	\$419,132	3.7%	45.9%	75%	25%	0%	0%	0%	33	-5.0%	77
Quarry Hill	Greater Bendigo	\$358,956	\$334,630	\$424,199	3.7%	49.6%	51%	31%	10%	4%	4%	43	-6.5%	50
Jackass Flat	Greater Bendigo	\$369,435	\$353,018	\$384,058	3.0%	78.3%	91%	9%	0%	0%	0%	37	-2.8%	34
Epsom	Greater Bendigo	\$371,097	\$350,298	\$396,787	2.8%	52.3%	87%	13%	0%	0%	0%	39	-3.3%	88
Bendigo	Greater Bendigo	\$373,994	\$340,368	\$430,319	2.2%	62.6%	57%	28%	8%	2%	5%	35.5	-4.0%	132
Kennington	Greater Bendigo	\$379,999	\$349,587	\$447,810	0.5%	42.4%	59%	30%	9%	2%	0%	39	-4.6%	130
Huntly	Greater Bendigo	\$386,651	\$358,490	\$433,683	9.1%	55.2%	68%	30%	3%	0%	0%	52.5	-4.4%	37
Ascot	Greater Bendigo	\$394,210	\$369,492	\$428,056	4.2%	55.4%	47%	50%	3%	0%	0%	70	-6.1%	32

## Greater Bendigo top 8, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Eaglehawk	Greater Bendigo	\$203,977	\$197,345	\$219,235	-7.8%	13.5%	100%	0%	0%	0%	0%	54		15
Kangaroo Flat	Greater Bendigo	\$229,281	\$218,439	\$247,250	-0.1%	26.3%	100%	0%	0%	0%	0%	82	-5.0%	18
North Bendigo	Greater Bendigo	\$229,852	\$213,780	\$266,984	-8.8%	27.6%	81%	13%	0%	6%	0%	130	-4.4%	16
Bendigo	Greater Bendigo	\$231,776	\$214,350	\$263,574	-15.7%	27.9%	82%	9%	9%	0%	0%			11
Golden Square	Greater Bendigo	\$233,322	\$215,789	\$269,917	-4.6%	28.9%	100%	0%	0%	0%	0%	69	-6.0%	20
Kennington	Greater Bendigo	\$241,848	\$227,164	\$267,331	-6.8%	32.2%	73%	27%	0%	0%	0%	96	-7.7%	30
Flora Hill	Greater Bendigo	\$250,119	\$239,922	\$281,520	-1.9%	36.4%	81%	19%	0%	0%	0%	99.5	-7.8%	16
Spring Gully	Greater Bendigo	\$261,622	\$240,315	\$283,918	-12.0%	39.6%	93%	7%	0%	0%	0%			15





# Port Stephens.

## Port Stephens top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Raymond Terrace	Port Stephens	\$347,457	\$330,373	\$399,929	3.1%	45.7%	51%	45%	4%	0%	0%	46	-3.4%	277
Karuah	Port Stephens	\$374,302	\$346,405	\$451,136	4.0%	54.5%	61%	39%	0%	0%	0%	42	-3.0%	46
Lemon Tree Passage	Port Stephens	\$403,833	\$378,756	\$465,262	2.8%	60.4%	22%	51%	20%	4%	4%	47	-3.8%	67
Mallabula	Port Stephens	\$425,886	\$390,278	\$478,872	4.6%	61.2%	56%	44%	0%	0%	0%			27
Tanilba Bay	Port Stephens	\$461,983	\$429,815	\$514,171	11.0%	79.2%	23%	61%	16%	0%	0%	45	-2.9%	88
Salt Ash	Port Stephens	\$500,696	\$424,365	\$696,321	-13.8%	74.9%	8%	42%	50%	0%	0%	79		16
Medowie	Port Stephens	\$505,832	\$434,498	\$583,453	2.5%	64.0%	15%	44%	33%	6%	2%	35	-2.1%	241
Fullerton Cove	Port Stephens	\$556,179	\$514,687	\$586,906	-11.7%	49.1%	0%	0%	91%	9%	0%			14
Anna Bay	Port Stephens	\$585,912	\$546,428	\$652,652	5.8%	51.0%	13%	40%	37%	6%	3%	56.5	-5.0%	89
Seaham	Port Stephens	\$603,401	\$497,257	\$774,302	4.3%	-1.4%	0%	44%	19%	25%	13%	61.5		18
Salamander Bay	Port Stephens	\$608,403	\$562,307	\$688,114	4.7%	44.5%	0%	32%	42%	8%	17%	46	-2.3%	101
Boat Harbour	Port Stephens	\$612,936	\$583,555	\$677,865	3.5%	43.4%	6%	28%	33%	22%	11%			21
Shoal Bay	Port Stephens	\$617,204	\$584,639	\$666,850	2.6%	49.4%	6%	29%	51%	6%	9%	49		49
Nelson Bay	Port Stephens	\$633,496	\$591,990	\$690,228	3.1%	48.9%	6%	34%	36%	12%	12%	54	-3.6%	143
Wallalong	Port Stephens	\$640,945	\$552,420	\$807,209	2.4%	18.4%	5%	21%	21%	47%	5%	40		22
Corlette	Port Stephens	\$647,110	\$600,157	\$732,619	2.6%	44.7%	2%	24%	43%	22%	8%	35	-3.5%	171
Fingal Bay	Port Stephens	\$649,660	\$612,131	\$703,212	2.4%	54.4%	0%	12%	35%	46%	8%	76	-2.6%	38
Fern Bay	Port Stephens	\$649,789	\$578,873	\$697,501	-8.5%	76.7%	4%	19%	65%	13%	0%	40	-3.1%	61
Soldiers Point	Port Stephens	\$652,803	\$615,701	\$718,513	1.7%	40.6%	0%	29%	33%	10%	29%	35		31
Duns Creek	Port Stephens	\$729,836	\$602,339	\$832,714	0.8%	62.5%	0%	18%	36%	27%	18%			11

## Port Stephens top 8, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Raymond Terrace	Port Stephens	\$261,270	\$233,206	\$285,284	-0.4%	38.6%	98%	2%	0%	0%	0%	42	-2.8%	46
Shoal Bay	Port Stephens	\$352,586	\$301,667	\$413,234	-12.6%	11.6%	33%	53%	13%	3%	0%	74	-7.3%	46
Salamander Bay	Port Stephens	\$365,385	\$325,440	\$430,723	-8.4%	17.0%	47%	50%	0%	0%	3%	55	-3.5%	44
Anna Bay	Port Stephens	\$374,840	\$325,239	\$429,909	-8.7%	32.3%	56%	44%	0%	0%	0%	105		22
Nelson Bay	Port Stephens	\$392,036	\$337,682	\$475,793	-7.3%	20.5%	42%	42%	12%	2%	2%	65	-3.9%	145
Fingal Bay	Port Stephens	\$417,166	\$371,793	\$480,783	-4.3%	34.1%	8%	77%	15%	0%	0%			16
Corlette	Port Stephens	\$458,867	\$394,586	\$508,386	-0.2%	42.7%	13%	50%	13%	0%	25%			19
Soldiers Point	Port Stephens	\$522,662	\$430,126	\$664,599	4.0%	54.0%	10%	20%	40%	20%	10%	41.5		24



## Coffs Harbour.

### Coffs Harbour top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Red Rock	Coffs Harbour	\$396,316	\$392,516	\$407,886	9.0%	0.5%	14%	57%	0%	14%	14%			11
Coramba	Coffs Harbour	\$428,450	\$376,109	\$512,472	0.3%	48.2%	61%	28%	6%	6%	0%	63	-3.2%	22
Sandy Beach	Coffs Harbour	\$457,632	\$419,605	\$535,838	5.5%	54.3%	31%	47%	18%	4%	0%	57.5	-3.3%	66
Toormina	Coffs Harbour	\$464,748	\$452,025	\$516,380	7.2%	62.0%	27%	67%	5%	0%	0%	50	-3.3%	116
Coffs Harbour	Coffs Harbour	\$466,608	\$442,359	\$544,723	8.3%	42.6%	13%	66%	16%	4%	1%	53.5	-4.1%	415
Nana Glen	Coffs Harbour	\$467,974	\$372,505	\$582,295	5.2%	83.7%	9%	55%	18%	18%	0%	40		12
Boambee East	Coffs Harbour	\$484,907	\$446,455	\$555,717	8.2%	58.7%	13%	72%	14%	0%	1%	48	-3.6%	120
Woolgoolga	Coffs Harbour	\$494,148	\$466,303	\$580,993	5.8%	45.4%	15%	56%	20%	3%	7%	72	-5.2%	98
North Boambee Valley	Coffs Harbour	\$528,702	\$480,462	\$573,590	1.1%	50.2%	17%	56%	22%	6%	0%	55	-4.1%	25
Corindi Beach	Coffs Harbour	\$534,819	\$496,106	\$585,254	10.3%	74.3%	12%	65%	24%	0%	0%	88	-4.1%	40
Sawtell	Coffs Harbour	\$535,663	\$510,917	\$571,827	5.0%	63.7%	6%	26%	43%	17%	9%	86	-5.8%	66
Ararawarra Headland	Coffs Harbour	\$555,605	\$534,755	\$596,017	7.7%	72.1%	0%	31%	31%	8%	31%			13
Mullaway	Coffs Harbour	\$570,308	\$531,300	\$619,302	8.0%	74.7%	0%	27%	55%	9%	9%			12
Safety Beach	Coffs Harbour	\$598,635	\$576,864	\$635,889	4.3%	63.3%	0%	35%	60%	0%	5%	60.5	-2.5%	29
Emerald Beach	Coffs Harbour	\$600,884	\$557,672	\$673,745	8.6%	53.8%	8%	35%	33%	13%	13%	52	-2.6%	48
Upper Orara	Coffs Harbour	\$621,893	\$544,160	\$689,701	-6.3%	52.7%	0%	44%	33%	11%	11%			11
Bonville	Coffs Harbour	\$622,496	\$577,144	\$720,960	-1.8%	68.8%	7%	33%	36%	7%	18%	70	-4.6%	54
Bucca	Coffs Harbour	\$654,118	\$589,942	\$729,820	2.1%	37.6%	0%	17%	50%	8%	25%			15
Korora	Coffs Harbour	\$665,294	\$629,979	\$702,324	3.2%	36.8%	9%	25%	30%	30%	7%	55	-5.2%	72
Boambee	Coffs Harbour	\$671,019	\$614,347	\$729,796	7.41%	64.87%	0%	11%	46%	32%	11%	63	-3.2%	33

### Coffs Harbour top 7, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Coffs Harbour	Coffs Harbour	\$348,760	\$296,956	\$423,665	12.1%	52.5%	62%	26%	7%	3%	1%	55.5	-3.8%	323
Toormina	Coffs Harbour	\$350,213	\$303,347	\$389,885	19.5%	71.8%	86%	11%	3%	0%	0%	51	-2.7%	46
Korora	Coffs Harbour	\$356,508	\$313,129	\$433,368	4.9%	19.5%	56%	44%	0%	0%	0%	87	-7.7%	19
Woolgoolga	Coffs Harbour	\$400,339	\$354,973	\$464,959	6.4%	50.9%	58%	32%	5%	0%	5%			24
Moonee Beach	Coffs Harbour	\$423,342	\$388,177	\$453,975	8.5%	64.6%	0%	100%	0%	0%	0%			14
Sapphire Beach	Coffs Harbour	\$423,429	\$343,870	\$530,531	27.2%	56.0%	60%	5%	0%	25%	10%	55	-3.2%	21
Sawtell	Coffs Harbour	\$460,062	\$402,041	\$529,101	31.9%	94.9%	13%	48%	23%	13%	3%	38	-2.3%	43



# Noosa.

## Noosa top 18, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Cooran	Noosa	\$454,383	\$402,923	\$538,368	1.5%	32.2%	24%	53%	14%	6%	2%	59	-4.4%	49
Boreen Point	Noosa	\$456,718	\$426,934	\$515,659	-3.6%	12.5%	33%	50%	17%	0%	0%	92		18
Kin Kin	Noosa	\$512,876	\$464,885	\$569,910	4.7%	24.6%	33%	33%	29%	0%	5%	34	-3.5%	21
Cooroy	Noosa	\$556,525	\$506,931	\$625,354	0.6%	21.3%	4%	68%	16%	6%	6%	33	-4.2%	85
Tewantin	Noosa	\$572,300	\$497,194	\$661,297	-0.7%	27.2%	1%	54%	30%	12%	2%	36	-3.6%	223
Pomona	Noosa	\$591,007	\$515,843	\$671,688	16.8%	44.6%	4%	45%	43%	7%	0%	49	-4.5%	69
Cootharaba	Noosa	\$630,211	\$573,710	\$690,724	1.6%	20.5%	0%	56%	33%	11%	0%	54.5		18
Black Mountain	Noosa	\$634,097	\$581,979	\$703,540	6.6%	18.7%	3%	33%	55%	8%	3%	47	-4.1%	40
Lake Macdonald	Noosa	\$664,250	\$596,454	\$766,730	11.0%	34.4%	3%	52%	23%	0%	23%	41.5	-5.5%	31
Cooribah	Noosa	\$686,333	\$603,631	\$770,457	6.1%	23.1%	2%	26%	44%	14%	14%	62	-5.7%	43
Tinbeerwah	Noosa	\$809,810	\$742,980	\$908,200	2.8%	23.5%	0%	9%	18%	30%	42%	56	-5.0%	33
Peregian Beach	Noosa	\$912,235	\$732,239	\$1,079,408	3.0%	33.9%	0%	10%	28%	28%	33%	38	-3.0%	88
Marcus Beach	Noosa	\$924,163	\$797,844	\$1,037,087	0.0%	51.4%	0%	0%	11%	32%	58%	33		19
Noosaville	Noosa	\$993,259	\$789,279	\$1,244,458	-4.9%	42.2%	1%	14%	20%	18%	47%	44.5	-4.5%	160
Sunrise Beach	Noosa	\$1,018,199	\$906,484	\$1,164,974	12.3%	59.6%	0%	3%	40%	26%	31%	49	-4.3%	79
Noosa Heads	Noosa	\$1,069,501	\$895,054	\$1,350,046	8.3%	57.8%	1%	1%	16%	24%	58%	47.5	-6.8%	131
Castaways Beach	Noosa	\$1,124,211	\$1,035,398	\$1,318,757	3.4%	48.4%	0%	0%	0%	42%	58%	42.5		12
Sunshine Beach	Noosa	\$1,288,153	\$1,046,135	\$1,584,114	11.5%	67.7%	0%	3%	6%	14%	77%	59	-2.6%	67

## Noosa top 7, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Cooroy	Noosa	\$359,716	\$292,354	\$424,736	19.3%	27.8%	94%	6%	0%	0%	0%	49	-4.5%	16
Tewantin	Noosa	\$428,601	\$359,458	\$557,179	11.4%	49.5%	67%	21%	10%	0%	2%	36	-5.0%	48
Noosaville	Noosa	\$518,576	\$416,833	\$660,533	9.3%	46.9%	37%	27%	16%	8%	11%	35.5	-3.2%	228
Peregian Beach	Noosa	\$550,172	\$454,908	\$668,401	3.5%	52.6%	13%	55%	13%	10%	10%	46.5	-4.4%	31
Sunrise Beach	Noosa	\$578,623	\$492,244	\$756,279	8.5%	48.6%	10%	60%	19%	10%	2%	36	-4.1%	52
Sunshine Beach	Noosa	\$707,549	\$559,043	\$877,634	17.9%	43.0%	10%	26%	31%	15%	18%	49.5	-4.0%	68
Noosa Heads	Noosa	\$776,106	\$586,543	\$1,031,202	13.4%	45.7%	13%	18%	21%	15%	33%	54	-4.7%	211

## Regional South Australia, Western Australia, Tasmania and Northern Territory.

The regional areas of SA, WA, Tas and NT don't feature within the top 20 lists, so we have provided the top 20 most affordable suburbs for houses and units based on suburbs located outside of the capital city boundaries.







# Regional SA.

## Regional SA top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Coober Pedy	Coober Pedy	\$66,544	\$55,917	\$80,796	0.9%	-8.3%	100.0%	0.0%	0.0%	0.0%	0.0%			17
Peterborough	Peterborough	\$81,725	\$71,960	\$94,005	-5.4%	-11.4%	100.0%	0.0%	0.0%	0.0%	0.0%	100.5	-13.2%	30
Pinnaroo	Southern Mallee	\$100,551	\$88,792	\$110,208	15.3%	32.0%	100.0%	0.0%	0.0%	0.0%	0.0%			10
Orroroo	Orroroo/Carrieton	\$104,142	\$89,562	\$120,608	0.4%	-2.6%	100.0%	0.0%	0.0%	0.0%	0.0%			10
Kimba	Kimba	\$110,691	\$98,874	\$131,097	-36.0%	28.2%	100.0%	0.0%	0.0%	0.0%	0.0%			13
Wirrabara	Mount Remarkable	\$111,924	\$93,467	\$136,967		-23.1%	100.0%	0.0%	0.0%	0.0%	0.0%			14
Quorn	Flinders Ranges	\$128,166	\$110,825	\$154,353	22.7%	-7.7%	84.6%	15.4%	0.0%	0.0%	0.0%			13
Port Pirie West	Port Pirie City and Dists	\$130,159	\$111,290	\$152,377	-4.9%	-4.3%	100.0%	0.0%	0.0%	0.0%	0.0%	104.5	-9.6%	34
Solomontown	Port Pirie City and Dists	\$131,572	\$114,964	\$154,039	-4.0%	-11.5%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Port Wakefield	Wakefield	\$134,263	\$119,872	\$161,476	-21.4%	-22.5%	100.0%	0.0%	0.0%	0.0%	0.0%			10
Jamestown	Northern Areas	\$135,792	\$113,155	\$168,037	-14.4%	-11.5%	100.0%	0.0%	0.0%	0.0%	0.0%	143.5	-8.1%	27
Whyalla Stuart	Whyalla	\$136,422	\$123,480	\$157,935	-2.7%	-28.1%	100.0%	0.0%	0.0%	0.0%	0.0%	59.5	-6.7%	56
Whyalla Norrie	Whyalla	\$138,741	\$126,024	\$156,547	-3.1%	-27.9%	98.2%	1.8%	0.0%	0.0%	0.0%	58	-6.5%	57
Port Augusta	Port Augusta	\$138,820	\$125,082	\$158,826	-3.5%	-19.4%	100.0%	0.0%	0.0%	0.0%	0.0%	88.5	-10.1%	70
Cleve	Cleve	\$139,684	\$121,613	\$172,000	-11.5%	-30.3%	87.5%	6.3%	6.3%	0.0%	0.0%			16
Keith	Tatiara	\$139,923	\$126,980	\$162,771	7.7%	-0.2%	100.0%	0.0%	0.0%	0.0%	0.0%	83	-6.3%	23
Laura	Northern Areas	\$140,929	\$114,073	\$175,051	-23.3%	-12.0%	100.0%	0.0%	0.0%	0.0%	0.0%			12
Crystal Brook	Port Pirie City and Dists	\$145,121	\$120,254	\$181,614	-12.2%	-9.7%	100.0%	0.0%	0.0%	0.0%	0.0%	107	-9.8%	21
Bordertown	Tatiara	\$148,154	\$135,335	\$179,368	8.1%	-4.1%	92.0%	6.0%	0.0%	2.0%	0.0%	105	-8.3%	53
Cowell	Franklin Harbour	\$152,076	\$132,671	\$178,741	-23.3%	-26.7%	94.4%	5.6%	0.0%	0.0%	0.0%			18

## Regional SA top 7, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Rowland Flat	Light	\$160,161	\$160,161	\$160,161	-6.7%	-2.4%	100.0%	0.0%	0.0%	0.0%	0.0%			10
Port Lincoln	Port Lincoln	\$177,962	\$150,488	\$201,722	-14.6%	-22.5%	84.8%	9.1%	3.0%	0.0%	3.0%	132	-5.4%	35
Mount Gambier	Mount Gambier	\$190,228	\$171,404	\$236,195	22.6%	24.2%	98.2%	1.8%	0.0%	0.0%	0.0%	83.5	-5.8%	56
Goolwa	Alexandrina	\$200,331	\$145,196	\$239,696	7.0%	-6.6%	90.0%	0.0%	0.0%	0.0%	10.0%			11
Wirrina Cove	Yankalilla	\$201,338	\$120,618	\$207,590	22.6%	2.5%	100.0%	0.0%	0.0%	0.0%	0.0%			12
Victor Harbor	Victor Harbor	\$238,706	\$199,560	\$298,189	17.4%	6.1%	82.4%	17.6%	0.0%	0.0%	0.0%			17
Nuriootpa	Barossa	\$238,725	\$212,098	\$300,424	-7.8%	26.8%	91.7%	8.3%	0.0%	0.0%	0.0%			12



## Regional WA.

### Regional WA top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Mount Magnet	Mount Magnet	\$37,497	\$35,040	\$41,401	-5.7%	-24.3%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Laverton	Laverton	\$39,923	\$36,918	\$49,682	-10.6%	-46.1%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Meekatharra	Meekatharra	\$40,433	\$39,577	\$45,013	-28.9%	-55.0%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Morawa	Morawa	\$41,569	\$35,969	\$51,846	-38.5%	-66.6%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Norseman	Dundas	\$48,906	\$44,541	\$52,735	-13.5%	-32.9%	100.0%	0.0%	0.0%	0.0%	0.0%			17
Leonora	Leonora	\$52,779	\$48,205	\$58,741	-36.5%	-42.8%	100.0%	0.0%	0.0%	0.0%	0.0%			13
Kambalda East	Coolgardie	\$60,469	\$55,443	\$67,889		-63.0%	100.0%	0.0%	0.0%	0.0%	0.0%	125		20
Coolgardie	Coolgardie	\$60,727	\$53,798	\$70,458	-26.4%	-56.3%	100.0%	0.0%	0.0%	0.0%	0.0%	155	-37.7%	15
Kambalda West	Coolgardie	\$86,342	\$78,600	\$97,244	-9.0%	-55.2%	100.0%	0.0%	0.0%	0.0%	0.0%	57	-16.2%	25
Gnowangerup	Gnowangerup	\$95,866	\$83,053	\$107,098	-11.8%	-20.8%	100.0%	0.0%	0.0%	0.0%	0.0%			13
Ravensthorpe	Ravensthorpe	\$96,925	\$83,761	\$120,682	-8.1%	-46.7%	91.7%	8.3%	0.0%	0.0%	0.0%			12
Corrigin	Corrigin	\$110,047	\$98,694	\$121,789	-21.5%	-22.5%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Wongan Hills	Wongan-Ballidu	\$110,123	\$98,973	\$130,141	-22.1%	-18.0%	93.8%	6.3%	0.0%	0.0%	0.0%			16
Narembeen	Narembeen	\$114,682	\$102,175	\$127,592	36.1%	34.4%	100.0%	0.0%	0.0%	0.0%	0.0%			13
Merredin	Merredin	\$116,309	\$104,286	\$128,323	11.8%	-19.5%	100.0%	0.0%	0.0%	0.0%	0.0%	174	-8.7%	38
Rangeway	Greater Geraldton	\$116,399	\$105,632	\$127,490	-29.2%	-49.2%	100.0%	0.0%	0.0%	0.0%	0.0%	31	-17.7%	40
Kellerberrin	Kellerberrin	\$127,626	\$107,616	\$141,717	-9.4%	25.9%	88.9%	11.1%	0.0%	0.0%	0.0%			10
Utakarra	Greater Geraldton	\$129,144	\$114,997	\$190,913	-28.5%	-44.0%	100.0%	0.0%	0.0%	0.0%	0.0%	63	-18.4%	20
Lake Grace	Lake Grace	\$135,409	\$117,374	\$148,212	-0.4%	14.9%	90.9%	9.1%	0.0%	0.0%	0.0%			11
Brookton	Brookton	\$136,589	\$115,261	\$161,497	-19.3%	-31.5%	80.0%	20.0%	0.0%	0.0%	0.0%			10

### Regional WA top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Newman	East Pilbara	\$76,551	\$74,496	\$96,527	-13.9%	-79.8%	100.0%	0.0%	0.0%	0.0%	0.0%	12.5	-8.0%	28
South Hedland	Port Hedland	\$105,311	\$98,287	\$137,362	7.7%	-74.9%	100.0%	0.0%	0.0%	0.0%	0.0%	43	-10.0%	72
Bulgarra	Karratha	\$138,333	\$128,493	\$176,316	-7.5%	-66.8%	100.0%	0.0%	0.0%	0.0%	0.0%	38	-8.3%	28
Geraldton	Greater Geraldton	\$162,456	\$147,141	\$206,615	17.5%	-29.5%	34.3%	45.7%	17.1%	0.0%	2.9%	108	-20.4%	35
Beresford	Greater Geraldton	\$168,667	\$148,143	\$242,865	20.0%	-25.9%	100.0%	0.0%	0.0%	0.0%	0.0%			10
Kalbarri	Northampton	\$170,858	\$149,524	\$189,518	23.8%	-18.6%	100.0%	0.0%	0.0%	0.0%	0.0%			19
Somerville	Kalgoorlie/Boulder	\$182,010	\$118,278	\$292,751	3.8%	-41.1%	100.0%	0.0%	0.0%	0.0%	0.0%			15
Pegs Creek	Karratha	\$182,320	\$165,600	\$251,704	45.5%	-58.7%	88.9%	11.1%	0.0%	0.0%	0.0%	52	-6.7%	19
Broadwater	Busselton	\$189,288	\$178,245	\$312,037	-31.6%	-33.7%	94.1%	0.0%	5.9%	0.0%	0.0%			17
Port Hedland	Port Hedland	\$214,790	\$184,162	\$238,945	87.6%	-43.4%	93.9%	0.0%	6.1%	0.0%	0.0%	57	-11.1%	49
South Bunbury	Bunbury	\$233,634	\$199,761	\$286,601	-15.2%	-11.1%	93.3%	6.7%	0.0%	0.0%	0.0%	107.5	-8.3%	31
Gnarabup	Augusta-Margaret River	\$239,015	\$214,464	\$272,412	-23.9%	-44.3%	90.0%	0.0%	10.0%	0.0%	0.0%			10
Carey Park	Bunbury	\$250,215	\$203,322	\$265,668	-13.9%	-9.9%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Australind	Harvey	\$257,617	\$220,567	\$310,353	-10.3%	-7.4%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Cable Beach	Broome	\$276,553	\$158,457	\$341,610	51.3%	-28.0%	64.7%	35.3%	0.0%	0.0%	0.0%			17
Broome	Broome	\$278,882	\$202,184	\$312,541	37.2%	-27.0%	90.9%	9.1%	0.0%	0.0%	0.0%			11
West Busselton	Busselton	\$292,288	\$269,214	\$348,968	-2.6%	-2.9%	80.0%	13.3%	6.7%	0.0%	0.0%			15
Bunbury	Bunbury	\$308,062	\$237,382	\$381,755	9.8%	-4.0%	68.4%	26.3%	5.3%	0.0%	0.0%	84	-6.8%	38
Margaret River	Augusta-Margaret River	\$310,752	\$230,674	\$387,272	0.7%	-13.3%	93.3%	6.7%	0.0%	0.0%	0.0%			16
Yallingup	Busselton	\$315,585	\$241,334	\$462,925	-17.7%	-53.7%	90.0%	5.0%	5.0%	0.0%	0.0%			20



# Regional TAS.

## Regional TAS top 20, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Queenstown	West Coast	\$71,626	\$62,463	\$81,074	1.0%	-24.0%	100.0%	0.0%	0.0%	0.0%	0.0%	63	-12.1%	101
Zeehan	West Coast	\$74,960	\$66,575	\$83,090	-1.6%	-51.1%	100.0%	0.0%	0.0%	0.0%	0.0%	73.5	-9.6%	28
Tullah	West Coast	\$78,715	\$70,054	\$93,478	-13.6%	-10.0%	100.0%	0.0%	0.0%	0.0%	0.0%			16
Rosebery	West Coast	\$80,529	\$69,877	\$87,613	8.1%	-18.6%	100.0%	0.0%	0.0%	0.0%	0.0%	55	-6.8%	62
Strahan	West Coast	\$157,301	\$136,148	\$171,311	9.2%	12.6%	82.4%	17.6%	0.0%	0.0%	0.0%			17
Ravenswood	Launceston	\$174,957	\$164,773	\$191,729	4.7%	11.8%	98.5%	0.0%	0.0%	0.0%	1.5%	30.5	-4.6%	67
Fingal	Break O' Day	\$178,962	\$163,496	\$208,948	16.6%	27.9%	100.0%	0.0%	0.0%	0.0%	0.0%			10
Smithton	Circular Head	\$180,353	\$159,603	\$202,676	-8.6%	-10.4%	90.9%	7.6%	1.5%	0.0%	0.0%	74.5	-6.2%	70
Action	Burnie	\$183,684	\$172,846	\$192,041	3.8%	2.2%	100.0%	0.0%	0.0%	0.0%	0.0%	57	-5.0%	44
Hillcrest	Burnie	\$191,948	\$181,005	\$205,533	3.8%	8.8%	92.6%	3.7%	0.0%	3.7%	0.0%	44	-2.9%	27
Campbell Town	Northern Midlands	\$191,995	\$175,832	\$221,687	15.2%	29.1%	92.3%	3.8%	0.0%	3.8%	0.0%	47	-3.3%	28
Upper Burnie	Burnie	\$192,055	\$180,164	\$211,335	2.7%	3.8%	100.0%	0.0%	0.0%	0.0%	0.0%	60	-2.9%	35
Shorewell Park	Burnie	\$196,243	\$179,530	\$239,503	-5.1%	2.2%	100.0%	0.0%	0.0%	0.0%	0.0%	41	-5.1%	35
Rocherlea	Launceston	\$197,227	\$187,290	\$209,746	9.6%	26.3%	100.0%	0.0%	0.0%	0.0%	0.0%	5		16
George Town	George Town	\$199,402	\$186,211	\$218,972	18.1%	12.2%	94.0%	5.2%	0.7%	0.0%	0.0%	42	-3.6%	135
Waverley	Launceston	\$201,807	\$189,105	\$215,518	5.0%	18.8%	100.0%	0.0%	0.0%	0.0%	0.0%	12		34
South Burnie	Burnie	\$207,875	\$191,564	\$229,691	12.4%	8.9%	92.9%	7.1%	0.0%	0.0%	0.0%			15
Ringarooma	Dorset	\$209,477	\$190,765	\$234,302	19.4%	25.7%	100.0%	0.0%	0.0%	0.0%	0.0%	148		11
Scottsdale	Dorset	\$212,262	\$197,143	\$247,131	11.7%	18.9%	92.9%	3.6%	3.6%	0.0%	0.0%	38	-3.7%	56
Mayfield	Launceston	\$212,829	\$200,933	\$224,454	4.6%	22.0%	100.0%	0.0%	0.0%	0.0%	0.0%	15	-6.7%	29

## Regional TAS top 20, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Rosebery	West Coast	\$66,108	\$52,481	\$75,582	-7.3%	-48.7%	100.0%	0.0%	0.0%	0.0%	0.0%			15
George Town	George Town	\$154,668	\$141,136	\$179,667	-23.0%	0.1%	87.5%	12.5%	0.0%	0.0%	0.0%	95	-4.0%	16
Mowbray	Launceston	\$181,567	\$168,789	\$204,084	-6.9%	10.4%	95.2%	0.0%	4.8%	0.0%	0.0%	50	-2.9%	22
Smithton	Circular Head	\$183,650	\$164,372	\$195,433	-8.2%	-11.4%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Burnie	Burnie	\$184,863	\$144,842	\$212,544	-7.8%	14.7%	100.0%	0.0%	0.0%	0.0%	0.0%	107	-6.4%	15
Upper Burnie	Burnie	\$187,533	\$176,506	\$197,630	-0.7%	7.6%	100.0%	0.0%	0.0%	0.0%	0.0%			10
St Helens	Break O' Day	\$195,289	\$176,930	\$218,020	3.1%	-14.0%	88.9%	0.0%	11.1%	0.0%	0.0%			27
Somerset	Waratah/Wynyard	\$195,676	\$184,356	\$236,348	-4.5%	6.6%	100.0%	0.0%	0.0%	0.0%	0.0%			14
Wynyard	Waratah/Wynyard	\$196,163	\$189,157	\$220,562	-10.0%	5.5%	100.0%	0.0%	0.0%	0.0%	0.0%	93.5		17
Newnham	Launceston	\$198,997	\$178,053	\$229,403	13.7%	23.1%	82.7%	7.7%	9.6%	0.0%	0.0%	42	-4.5%	53
Trevallyn	West Tamar	\$209,687	\$168,350	\$246,012	-4.7%	11.1%	78.6%	14.3%	7.1%	0.0%	0.0%	17.5		14
Park Grove	Burnie	\$210,801	\$188,756	\$240,009	0.9%	15.6%	100.0%	0.0%	0.0%	0.0%	0.0%	68	-5.5%	18
Devonport	Devonport	\$210,954	\$201,820	\$231,172	-0.9%	11.7%	87.3%	6.9%	4.9%	0.0%	1.0%	54.5	-3.0%	103
Hadspen	Meander Valley	\$211,022	\$191,476	\$236,526	4.8%	29.0%	100.0%	0.0%	0.0%	0.0%	0.0%			12
Summerhill	Launceston	\$211,824	\$202,711	\$230,371	-6.9%	20.3%	93.3%	6.7%	0.0%	0.0%	0.0%	19		15
Longford	Northern Midlands	\$212,209	\$193,264	\$227,167	-3.6%	28.4%	90.3%	0.0%	0.0%	9.7%	0.0%	43	-0.7%	32
Latrobe	Latrobe (Tas.)	\$218,660	\$198,643	\$253,410	10.3%	20.2%	97.1%	2.9%	0.0%	0.0%	0.0%	94	-1.0%	36
South Launceston	Launceston	\$228,062	\$206,296	\$250,268	1.5%	33.9%	97.0%	3.0%	0.0%	0.0%	0.0%	26	-6.4%	33
Penguin	Central Coast (Tas.)	\$229,157	\$216,747	\$250,182	2.7%	14.9%	100.0%	0.0%	0.0%	0.0%	0.0%			11
Riverside	West Tamar	\$231,121	\$205,379	\$298,399	-1.4%	29.5%	86.3%	13.7%	0.0%	0.0%	0.0%	16	-1.8%	51



# Regional NT.

## Regional NT top 10, lowest median house values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Tennant Creek	Barkly	\$186,858	\$166,786	\$203,378	-5.3%	54.5%	100.0%	0.0%	0.0%	0.0%	0.0%			23
Katherine South	Katherine	\$259,488	\$241,420	\$296,428	-2.9%	-7.3%	90.0%	10.0%	0.0%	0.0%	0.0%			10
Katherine East	Katherine	\$275,814	\$257,753	\$330,887	1.3%	-3.0%	90.5%	9.5%	0.0%	0.0%	0.0%			22
Katherine	Katherine	\$281,431	\$260,855	\$324,117	8.3%	-4.3%	82.4%	11.8%	0.0%	0.0%	5.9%			17
Sadadeen	Alice Springs	\$426,399	\$394,254	\$480,798	3.2%	35.9%	36.8%	63.2%	0.0%	0.0%	0.0%	50	-4.7%	21
The Gap	Alice Springs	\$435,811	\$375,792	\$499,341	1.7%	44.4%	75.0%	18.8%	0.0%	6.3%	0.0%			17
Cossack	Katherine	\$437,046	\$399,495	\$509,692	7.8%	19.0%	25.0%	16.7%	58.3%	0.0%	0.0%			12
Gillen	Alice Springs	\$445,713	\$385,743	\$491,720	8.9%	45.7%	29.7%	70.3%	0.0%	0.0%	0.0%	83.5	-2.2%	72
Larapinta	Alice Springs	\$469,686	\$409,066	\$520,375	10.6%	58.9%	40.0%	35.0%	20.0%	5.0%	0.0%	105	-2.7%	21
Braitling	Alice Springs	\$476,621	\$424,459	\$529,353	11.9%	53.3%	11.4%	77.3%	11.4%	0.0%	0.0%	56	-4.4%	44

## Regional NT top 5, lowest median unit values

Suburb	Council region	Value			Change in median value		% of sales, past 12 months					Median days on market	Median vendor discount	Sales past 12 months
		Median	Lower quartile	Upper quartile	12 months	10 years	under \$400k	\$400-\$600k	\$600-\$800k	\$800k-\$1m	\$1m+			
Gillen	Alice Springs	\$273,609	\$269,349	\$307,060	-2.2%	30.5%	73.9%	21.7%	4.3%	0.0%	0.0%	88	-6.1%	24
The Gap	Alice Springs	\$274,772	\$245,787	\$336,470	-3.7%	28.3%	93.3%	6.7%	0.0%	0.0%	0.0%	55		15
Sadadeen	Alice Springs	\$275,823	\$266,939	\$308,990	-1.0%	30.7%	100.0%	0.0%	0.0%	0.0%	0.0%	52		14
East Side	Alice Springs	\$278,795	\$249,436	\$315,169	-6.5%	30.3%	76.2%	23.8%	0.0%	0.0%	0.0%	51	-2.5%	21
Araluen	Alice Springs	\$287,755	\$271,345	\$388,343	-3.3%	34.0%	90.0%	10.0%	0.0%	0.0%	0.0%			12





## State government disclaimers and attribution.

### Queensland Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2019. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

### South Australian Data

This information is based on data supplied by the South Australian Government and is published by permission. The South Australian Government does not accept any responsibility for the accuracy or completeness of the published information or suitability for any purpose of the published information or the underlying data.

### New South Wales Data

Contains property sales information provided under licence from the Land and Property Information ("LPI"). CoreLogic is authorised as a Property Sales Information provider by the LPI.

### Victorian Data

The State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

### Western Australian Data

Based on information provided by and with the permission of the Western Australian Land Information Authority (2019) trading as Landgate.

### Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

### Tasmanian Data

This product incorporates data that is copyright owned by the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents:

- a) give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and
- b) do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.

Base data from the LIST © State of Tasmania  
<http://www.thelist.tas.gov.au>

**Your expert Aussie Broker can help.**

If you're thinking about buying, give your local Aussie Broker a call. They can help you work out how much you can borrow and find the right loan for your needs.

**Talk to Aussie today.**

**Call 1300 44 55 66, or request your free appointment [here](#).**



DISCLAIMER: In compiling this publication, CoreLogic has relied upon information supplied by a number of external sources and CoreLogic does not warrant its accuracy or completeness. To the full extent allowed by law CoreLogic excludes all liability for any loss or damage suffered by any person or body corporate arising from or in connection with the supply or use of any part of the information in this publication. CoreLogic recommends that individuals undertake their own research and seek independent financial advice before making any decisions. © 2016 CoreLogic Median values are based on the median of valuation estimates for all houses and units across the suburb as at the end of February 2019. Sales are based on the 12 months ending December 2019. Suburbs with fewer than 20 sales over the 12 month period or fewer than 100 valid valuation estimates have been excluded from the analysis. Distance measurements are taken from the geographical centre of the suburb to the GPO of the nearest capital city.

Aussie is a trade mark of AHL Investments Pty Ltd. Aussie is a subsidiary of the Commonwealth Bank of Australia ABN 48 123 123 124. © 2019 AHL Investments Pty Ltd ABN 27 105 265 861 Australian Credit Licence 246786.