



AUSTRALIA

# Best of the Best 2022

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Data to November 2022



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# About CoreLogic

CoreLogic Asia Pacific (CoreLogic) is a leading, independent provider of property data and analytics. We help people build better lives by providing rich, up-to-the-minute property insights that inform the very best property decisions. With an extensive breadth and depth of knowledge gathered over the last 30 years, we provide services across a wide range of industries, including Banking & Finance, Real Estate, Government, Insurance and Construction.

Our diverse, innovative solutions help our clients identify and manage growth opportunities, improve performance and mitigate risk. We also operate consumer-facing portals - [onthehouse.com.au](https://onthehouse.com.au), [propertyvalue.com.au](https://propertyvalue.com.au) and [propertyvalue.co.nz](https://propertyvalue.co.nz) - providing important insights for people looking to buy or sell their home or investment property. We are a wholly owned subsidiary of CoreLogic, Inc – one of the largest data and analytics companies in the world with offices in Australia, New Zealand, the United States and United Kingdom. For more information visit [corelogic.com.au](https://corelogic.com.au).

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# Market Overview 2022

In 2022, the Australian property market underwent a shift in market conditions. While last year's Best of the Best celebrated some of the strongest annual sales turnover and value growth on record, this year's report examines some of the most resilient markets as we move through one of Australia's fastest interest rate tightening cycles in history.

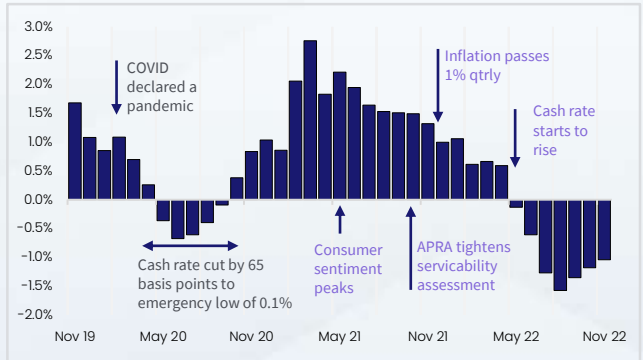
Over the year to November, national housing values fell -3.2%, driven by an annual decline in capital city dwelling values of -5.2%, while regional dwelling values rose by 3.3% over the same period. The estimated total value of residential real estate decreased from \$9.6 trillion in December 2021 to \$9.4 trillion in November 2022. Estimated annual sales declined -13.3% compared to the year to November 2021, with approximately 535,000 homes sold nationally.

The driving force for weaker value growth in 2022 was rising interest rates. Historically, CoreLogic has seen a consistent inverse relationship between interest rates and property values. Not only do higher interest rates limit the amount of borrowing that can be used to purchase housing, but some buyers will be dissuaded from borrowing altogether, leading to less competition in the housing market.

Several other factors contributed to weaker housing market performance over the year, including worsening housing affordability from the perspective of mortgage serviceability and rents, and lower consumer sentiment. Persistently high inflation put additional pressure on household balance sheets, making it harder for first-time home buyers to save a deposit. A reduction in buyer demand saw seller negotiating power dwindle, leading to larger vendor discounting rates and increased days on market.

Off the back of solid capital gains in 2021, CoreLogic's home value index rose by 3.0% between December 2021 and April 2022. Although positive, this was a significant deceleration from the growth rates recorded at the cyclical peak. The downward trajectory intensified on the 4th of May when the RBA announced a 25-basis point rise in the cash rate (the first rate increase in more than 11 years), pushing national dwelling values down and ending the 19-month trough to peak growth cycle (28.6%).

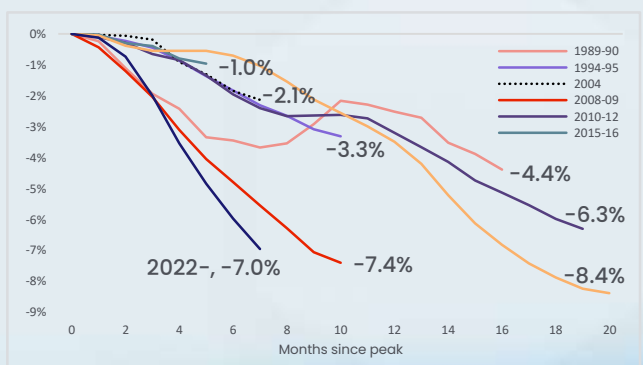
Figure 1 - Monthly change in national dwelling values



Unexpectedly high inflation data for the March quarter saw the RBA revise its inflation outlook. The factors behind high inflation have been varied through the pandemic period, taking the cash rate 300 basis points above the emergency lows introduced during the pandemic, to 3.10%.

Since the first interest rate rise, national dwelling values have fallen by -7.0%, overtaking the 2008-09 downturn as the steepest national decline on record. This is the equivalent of a fall in the median dwelling value of approximately \$53,500, to \$714,475. While this has helped shift negotiating power back to the buyer and may have helped some first-home buyers get over the deposit hurdle, the significant rise in interest rates has seen the conversation around affordability shift from accessibility towards serviceability.

Figure 2 - Comparison of previous peak to trough decline in national dwelling values



# Market Overview 2022

Under a 20% deposit and a 30-year loan period, the monthly mortgage repayment on the average new owner-occupier loan was \$2,399 in April<sup>1</sup>. Assuming the November and December rate hikes are passed on in full, the average variable rate would rise to 5.08%, adding around \$698 per month to the average mortgage repayments, despite the loan principle falling by more than \$42,000.

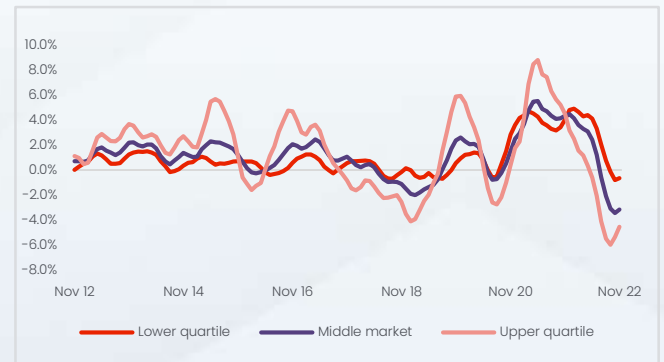
The impact of rising interest rates has not been uniform. More expensive housing options, including detached houses and capital city markets, have generally recorded larger declines in value compared to high-density and regional markets.

Combined regional home values are still 3.3% higher than this time last year, while combined capital city values fell by -5.2%. Similarly, capital city unit values recorded a milder -4.3% decline compared to a -5.5% fall in capital city house values. Across the capital cities, price changes have also been diverse. The annual change in dwelling values across the capital cities ranged from a -10.6% decline across the Greater Sydney market, to a 13.4% gain in values across Adelaide.

Despite recording higher value growth through the upswing, regional markets still offer relatively affordable price points, with the combined median regional dwelling value sitting around \$200,000 lower than the median combined capital city dwelling value.

Higher end housing markets may have seen more sensitivity to recent rate rises, because they require higher debt levels to access. The chart below shows the top 25% of housing values across Australia have historically experienced higher upswings and steeper declines, with milder fluctuations across the middle and bottom quartile of the market.

Figure 3 – Quarterly change in National dwelling values – by quartile



Notably, the quarterly growth chart of tiered hedonic indices (above) also shows a faster shrinking in the rate of decline across the top 25% of home values in the past few months. The top 25% of Australian home values declined -6.0% in the three months to September, followed by a softer rate of decline of -4.5% in the three months to November. This deceleration in the rate of decline is also becoming evident across the middle and low end of the market.

One factor that may be helping to insulate the downturn so far is the relatively low level of new advertised property coming to market. Previous research by CoreLogic suggests that newly advertised listings typically rise by 21% between winter and spring; however, new listing levels fell by -2.5% between winter and spring this year. While frustrating for prospective buyers, the lack of a typical spring listing surge is positive in that there has not been a material sign of a rise in distressed listings. This suggests that, where possible, vendors are choosing to 'sit out' the downturn and wait for more favourable selling conditions.

<sup>1</sup> The average monthly mortgage repayment for April is calculated using 80% of the index-adjusted median value and the average variable rate in April (2.41%).

# Market Overview 2022

Across the capitals, suburbs in Sydney's City and Inner South, Northern beaches and Eastern suburbs regions dominated the 2022's list for strongest house and unit declines. House values across Narrabeen, Surry Hills, and Redfern fell by more than -25% over the year, while unit values in Centennial Park and Mona Vale fell by -23.1% and -20.8% respectively. At the other end of the scale, Adelaide dominated the list for strongest annual appreciation in value across both property types, with house values across Davoren Park rising by 34.7%, and unit values in Seacliff Park 41.4% above the levels recorded this time last year.

Adelaide's resilience has been a consistent feature of the housing market this year. While down -0.9% from the July peak, dwelling values across Adelaide are still 13.4% above the level recorded this time last year. Adelaide's relative affordability and persistently low advertised stock levels have helped insulate Adelaide from the worst impacts of rising interest rates.

Despite being more resilient to current market conditions, regional values have not been immune. Although a number of regional suburbs recorded exceptional annual growth, including house values in NSW's Bingara (36.2%) and unit values in QLD's Laguna Quays (30.9%), the majority of regional SA4 markets have moved past their cyclical peak, and are now recording declining values. Suburbs across the NSW's Richmond – Tweed region (impacted by both rising interest rates and recent flooding) dominated the list for largest annual house declines, while decreasing unit values across QLD's Townsville were also heavily featured. Popular lifestyle markets like the Southern Highlands and Shoalhaven, the Sunshine Coast, Gold Coast and Illawarra have recorded some of the strongest peak-to-trough declines in value. However, it is unlikely these markets will fall below the levels recorded at the beginning of COVID, given that dwellings across these regions are still, on average, 38% higher than where they were at the onset of COVID-19.

Strong rental results were also a feature of this year's Best of the Best report. CoreLogic's national rental value index rose 10.2% over the year to November, the highest annual rental growth on record. Partially driven by a reduction in the average household size, the continued upswing in rental values throughout 2022 was predominantly driven by the strong return of overseas migration, coupled with extremely tight rental supply. The national vacancy rate fell to 1.0% in November, overtaking the month prior as the lowest on record. With such limited rental stock, there is some anecdotal evidence that prospective renters may be looking to re-form larger households as a way of sharing the additional rental burden, while others may be looking towards the unit rental market as a more affordable option.

Over the year to November, medium to high-density rents rose by 13.0%, while house rents increased 9.1% over the same period. The return of overseas migration, typically associated with unit rental demand in inner-city Sydney and Melbourne, has started to recover, pushing unit rents across these precincts up. Sydney and Melbourne featured heavily in the Best of the Best strongest rental growth lists. Unit rents across Melbourne City rose 38.2%, equivalent to a \$158 per week rent rise, while unit rents in Sydney's Haymarket rose by 29.8% or \$216 per week.

Overall, 2022's Best of the Best report highlights the resilience of the more affordable property markets, as well as some significant value declines across the country's most expensive suburbs. The second half of the year was broadly defined by a housing market downturn, which has become increasingly geographically board-based as the cycle progresses. While at a national level, the pace of monthly value declines has eased since August, values are expected to continue to fall in line with further increases to interest rates.



# Market Outlook 2023

Housing market trends in 2023 will largely be shaped by monetary policy and the housing lending environment. The expectation of a peak in inflation and interest rates next year could mark a bottoming out in price falls. On the other hand, the expiry of fixed rate terms, and the surpassing of serviceability assessment buffers, pose a test to mortgage serviceability. Aside from monetary policy, migration and rental trends could also see a lift in investor and first home buyer activity as housing values find a floor.

## Further rate rises, further price falls in 2023

The final paragraph of the December monetary policy statement from the RBA outlined “expected” further increases in the cash rate over the period ahead. Additionally, the RBA excluded other recent references to a potential pause in rate hikes. CBA upwardly revised their terminal cash rate forecast from 3.1% to 3.35% off the back of the December rate decision, while the median of terminal rate forecasts sat at 3.73%. These recent developments suggest further rate rises through the start of 2023, which is expected to put further downward pressure on property prices until the cash rate peak, expected in early-to-mid 2023.

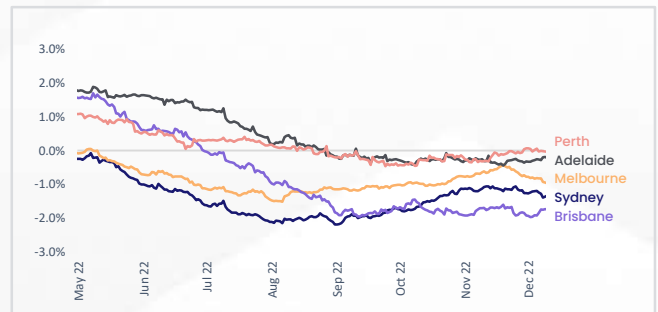
## A slowdown in the pace of decline?

One of the distinctive features of capital growth in 2022 was a slowdown in the pace of decline toward the end of the year. After recording a steep monthly decline of -1.6% in August, the rate of monthly decreases in national home values eased, with values falling by just -1.0% in November. Across Sydney, the quarterly decline trend has eased from -6.1% over the September quarter to -4.4% in the three months to November. Over the same period, quarterly falls across Canberra reduced from -4.4% to -3.8%, while Melbourne's three months rolling decline eased from -3.8% to -2.7% between August and November. Early signs of a possible peak in value declines are also emerging in Brisbane, Adelaide, and across the combined regional market, with the monthly pace of declines holding steady at -2.0%, -0.3% and -1.1%, respectively.

While declines have been slowing, it's early days, and the outlook for the Australian property market still has some downside risk. For example, further increases in interest rates or an unwinding in the labour market outlook could see this trend re-accelerate. Recent movements in CoreLogic's daily home value index show a slight increase in the monthly rate of decline across Sydney and Melbourne. The weekly average weighted clearance rate has also shifted slightly lower over the past few

weeks, averaging 58.0% in the four weeks to December 4th, down from 59.5% in the previous four week period.

## Rolling 28 day change in daily home value index, major capitals



Another downside risk for the pace of decline could be the end of fixed rate terms in 2023. When average fixed-interest rates reported by the RBA bottomed out at 1.95% in May 2021, the portion of fixed-interest mortgages grew from around 15% in the six months preceding COVID to more than 40% between April and November 2021. According to loan analysis by the RBA in the August Financial Stability Review, around 66% of fixed-term housing lending terms are set to expire by the end of 2023. A non-inconsequential number of homeowners could see a high 'sticker shock' as they move from fixed rates in the low two or sub-two per cent range, to a variable rate environment where average lending rates are between five and six per cent. If this leads to more motivated selling, additional supply could place further downward pressure on prices.

Furthermore, increases to the cash rate will soon surpass recent serviceability assessment buffers. APRA increased the serviceability assessment buffer to 3.0% in October 2021. These buffers were intended to ensure a borrower would meet their debt obligation amid rising interest rates, while also minimising potentially risky lending. With the cash rate now at its highest level since November 2012, recent borrows may be entering an untested environment regarding their loan serviceability, a situation made harder due to persistently high non-discretionary inflation.

However, it is worth noting some of the strengths that underpin ongoing serviceability. Australia's unemployment rate has fallen to generational lows, to 3.4% in October. While the unemployment rate is expected to rise in 2023, labour market forecasts for the RBA, the treasury and the private sector expect the unemployment rate to peak around the mid 4's in 2024, well below the previous 10-year average (5.5%). With unemployment expected to remain low through the remainder of the current tightening cycle, this should keep a lid on the rate of mortgage arrears.

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# The return of investors, first home buyers

2022 saw signs of diminishing investor interest in the Australian housing market, which may return in 2023. CoreLogic analysis of new listings added to market suggests an increase in the number of investors looking to sell their property in the spring of 2021, potentially off the back of strong capital gains at this point in the cycle. As rates have risen, ABS finance data shows lending for the purchase of investment property fell -20.2% between April and October, a steeper decline than in owner-occupier lending over the same period.

The impacts of this lower investor participation can be seen throughout the current rental market, with rental appreciation hitting record highs and vacancy rates hitting record lows. With rents rising at a time when property prices are falling, gross rental yields recorded a remarkable recovery over the year. Nationally, gross rent yields rose 50 basis points from 3.21% in February to 3.71% in November. This presents investors with a potential opportunity. With yields expected to continue to recover throughout 2023 and values expected to find a trough, prospective investors could be positioned to take advantage of both high rental income and capital gains.

First home buyer decisions may also be triggered by ongoing pressure in the rental market in 2023, and the potential for housing prices to reach a trough over the year. According to the Westpac-Melbourne Institute consumer sentiment report, the 'time to buy a dwelling' component of the index rose by 2.4% over the month. While still early days, this could indicate that the initial fear of buying in a downturn is starting to stabilise, with some buyers hoping to take advantage of their position at the negotiating table.

As we move into 2023, there continue to be a mix of headwinds and tailwinds for housing market performance. With expectations that the bulk of the rate tightening cycle occurred in 2022, housing value declines could find a floor in the new year. However, the extent of the floor in prices could be further weighed down by mortgage serviceability risks. Strong rental markets and improving affordability from the point of falling prices may see a recovery in buyer activity in the second half of 2023, when the cash rate cycle stabilizes.





# National

## Top 10 Sales

#	Sales price	Sales date	Address
1	\$62,750,000	Feb-22	38A Wentworth Road, Vaucluse NSW
2	\$60,000,000	Mar-22	3 Lindsay Avenue, Darling Point NSW
3	\$45,000,000	Apr-22	20 Wolseley Road, Point Piper NSW
4	\$38,500,000	Feb-22	802 Orrong Road, Toorak VIC
5	\$35,000,000	Feb-22	85 Wallaroy Road, Woollahra NSW
6	\$33,000,000	Mar-22	31 Stanley Avenue, Mosman NSW
7	\$29,000,000	Feb-22	11 Collins Avenue, Rose Bay NSW
8	\$28,500,000	Apr-22	24 Arakoon Crescent, Sunshine Beach QLD
9	\$27,500,000	Jun-22	167 Pacific Road, Palm Beach NSW
10	\$27,000,000	Jul-22	12 Noosa Parade, Noosa Heads QLD

# National

## Best performers 2022



### Houses

Most expensive suburb

VAUCLUSE (GREATER SYDNEY) **\$7,943,965**

Most affordable suburb

KAMBALDA EAST (REST OF WA) **\$118,525**

Strongest 12 month growth in values

BINGARA (REST OF NSW) **36.2%**

Strongest 12 month decline in values

NARRABEEN (GREATER SYDNEY) **-26.8%**

Strongest 12 month growth in rents

CLOVELLY (GREATER SYDNEY) **25.1%**

Highest gross rental yields

KAMBALDA EAST (REST OF WA) **15.9%**



### Units

Most expensive suburb

POINT PIPER (GREATER SYDNEY) **\$2,895,563**

Most affordable suburb

LAGUNA QUAYS (REST OF QLD) **\$72,076**

Strongest 12 month growth in values

SEACLIFF PARK (GREATER ADELAIDE) **41.4%**

Strongest 12 month decline in values

CENTENNIAL PARK (GREATER SYDNEY) **-23.1%**

Strongest 12 month growth in rents

MELBOURNE (MELBOURNE - INNER) **38.2%**

Highest gross rental yields

KALGOORLIE (REST OF WA) **11.8%**

# National

## Highest Total Value of Sales

### Houses – City Suburbs

#	Suburb	Region	Number sold (12m) Sept 2022	Total value 12m Sept 2022	Median value Nov 2022
1	Mosman	Sydney - North Sydney and Hornsby	238	\$1,551,831,999	\$4,870,563
2	Point Cook	Melbourne - West	1,347	\$1,130,110,558	\$804,267
3	Kellyville	Sydney - Baulkham Hills and Hawkesbury	621	\$1,126,044,395	\$1,565,195
4	Kew	Melbourne - Inner East	332	\$1,044,539,417	\$2,611,804
5	Brighton	Melbourne - Inner South	259	\$1,005,114,099	\$3,422,569

### Houses – Regional Suburbs

1	Port Macquarie	Mid North Coast	768	\$809,503,044	\$880,891
2	Hope Island	Gold Coast	385	\$747,576,154	\$1,230,114
3	Buderim	Sunshine Coast	571	\$705,177,519	\$1,041,107
4	Orange	Central West	810	\$627,640,521	\$677,739
5	Upper Coomera	Gold Coast	635	\$536,302,773	\$802,610

### Units – City Suburbs

1	Manly	Sydney - Northern Beaches	304	\$736,600,600	\$1,636,040
2	Melbourne	Melbourne - Inner	1,166	\$676,907,383	\$475,058
3	Mosman	Sydney - North Sydney and Hornsby	312	\$579,782,494	\$1,209,364
4	Dee Why	Sydney - Northern Beaches	541	\$578,450,133	\$892,014
5	Sydney	Sydney - City and Inner South	382	\$569,766,430	\$1,128,046

### Units – Regional Suburbs

1	Surfers Paradise	Gold Coast	1,954	\$1,262,318,420	\$588,552
2	Broadbeach	Gold Coast	641	\$633,455,363	\$894,697
3	Southport	Gold Coast	949	\$508,623,672	\$539,751
4	Wollongong	Illawarra	549	\$438,836,576	\$722,535
5	Main Beach	Gold Coast	287	\$395,387,450	\$1,229,545



## Houses

# Capital City

## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Vaucluse	Greater Sydney	76	\$7,943,965
2.	Bellevue Hill	Greater Sydney	64	\$6,882,484
3.	Rose Bay	Greater Sydney	58	\$5,660,910
4.	Dover Heights	Greater Sydney	48	\$5,087,211
5.	Toorak	Greater Melbourne	138	\$4,955,630
6.	Double Bay	Greater Sydney	21	\$4,944,346
7.	Cremorne Point	Greater Sydney	14	\$4,943,682
8.	Mosman	Greater Sydney	236	\$4,870,563
9.	Bronte	Greater Sydney	59	\$4,667,862
10.	Longueville	Greater Sydney	20	\$4,459,558

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Elizabeth North	Greater Adelaide	142	\$291,526
2.	Kwinana Town Centre	Greater Perth	20	\$300,252
3.	Elizabeth Downs	Greater Adelaide	173	\$305,336
4.	Armadale	Greater Perth	428	\$315,636
5.	Elizabeth South	Greater Adelaide	61	\$324,761
6.	Smithfield	Greater Adelaide	59	\$330,985
7.	Medina	Greater Perth	104	\$331,095
8.	Camillo	Greater Perth	125	\$334,975
9.	Davoren Park	Greater Adelaide	194	\$336,186
10.	Calista	Greater Perth	52	\$338,932

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Davoren Park	Greater Adelaide	34.7%	\$336,186
2.	Elizabeth Grove	Greater Adelaide	33.3%	\$342,850
3.	Elizabeth South	Greater Adelaide	33.0%	\$324,761
4.	Elizabeth	Greater Adelaide	33.0%	\$346,643
5.	Elizabeth Vale	Greater Adelaide	29.6%	\$394,478
6.	Para Hills	Greater Adelaide	27.5%	\$548,926
7.	Penfield	Greater Adelaide	27.0%	\$507,871
8.	Smithfield Plains	Greater Adelaide	26.5%	\$350,186
9.	Hackham West	Greater Adelaide	25.6%	\$449,994
10.	Elizabeth Park	Greater Adelaide	25.6%	\$369,533

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Narrabeen	Greater Sydney	-26.8%	\$2,592,772
2.	Surry Hills	Greater Sydney	-25.4%	\$1,789,868
3.	Redfern	Greater Sydney	-25.3%	\$1,612,519
4.	Birchgrove	Greater Sydney	-24.4%	\$2,643,555
5.	Rosebery	Greater Sydney	-23.6%	\$1,853,386
6.	Camperdown	Greater Sydney	-22.9%	\$1,585,315
7.	Waverley	Greater Sydney	-22.7%	\$3,153,262
8.	Newtown	Greater Sydney	-22.6%	\$1,548,025
9.	Darlington	Greater Sydney	-22.5%	\$1,538,814
10.	Chippendale	Greater Sydney	-22.5%	\$1,511,532

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Clovelly	Greater Sydney	25.1%	\$1,814
2.	Woodend	Greater Brisbane	23.5%	\$512
3.	Kairabah	Greater Brisbane	23.4%	\$557
4.	Ipswich	Greater Brisbane	23.1%	\$498
5.	Sadliers Crossing	Greater Brisbane	23.1%	\$513
6.	Banksia	Greater Sydney	22.8%	\$818
7.	Fernvale	Greater Brisbane	22.7%	\$513
8.	Brighton-le-Sands	Greater Sydney	22.5%	\$883
9.	Loftus	Greater Sydney	22.1%	\$905
10.	Bridgewater	Greater Adelaide	22.1%	\$620

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Camillo	Greater Perth	7.1%	\$429
2.	Armadale	Greater Perth	6.9%	\$406
3.	Zuccoli	Greater Darwin	6.9%	\$683
4.	Brookdale	Greater Perth	6.9%	\$460
5.	Moulden	Greater Darwin	6.9%	\$523
6.	Medina	Greater Perth	6.8%	\$425
7.	Orelia	Greater Perth	6.8%	\$442
8.	Elizabeth North	Greater Adelaide	6.8%	\$375
9.	Calista	Greater Perth	6.7%	\$427
10.	Elizabeth Downs	Greater Adelaide	6.7%	\$391



Houses  
Regional

# Regional Suburbs

## Top 10 Performing

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Ewingsdale	Rest of NSW	18	\$2,972,218
2.	Burradoo	Rest of NSW	72	\$2,353,875
3.	Byron Bay	Rest of NSW	63	\$2,307,592
4.	Sunshine Beach	Rest of Qld	56	\$2,198,404
5.	Gerroa	Rest of NSW	19	\$2,123,783
6.	Myocum	Rest of NSW	22	\$2,093,346
7.	Casuarina	Rest of NSW	63	\$2,068,127
8.	Noosa Heads	Rest of Qld	116	\$2,039,034
9.	Austinner	Rest of NSW	22	\$1,998,393
10.	Sunrise Beach	Rest of Qld	58	\$1,990,083

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Kambalda East	Rest of WA	34	\$118,525
2.	Peterborough	Rest of SA	56	\$130,627
3.	Kimba	Rest of SA	27	\$133,975
4.	Kellerberrin	Rest of WA	19	\$137,568
5.	Tara	Rest of Qld	85	\$146,122
6.	Scottville	Rest of Qld	18	\$147,000
7.	Kambalda West	Rest of WA	79	\$152,136
8.	Collinsville	Rest of Qld	72	\$154,032
9.	Blackwater	Rest of Qld	150	\$154,779
10.	Moura	Rest of Qld	74	\$156,875

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Bingara	Rest of NSW	36.2%	\$279,257
2.	Cleve	Rest of SA	35.3%	\$212,602
3.	Solomontown	Rest of SA	34.9%	\$188,924
4.	Streaky Bay	Rest of SA	34.7%	\$351,181
5.	Gobbagombalin	Rest of NSW	33.5%	\$766,285
6.	Gin Gin	Rest of Qld	33.5%	\$286,518
7.	Lockhart	Rest of NSW	33.3%	\$286,752
8.	Risdon Park	Rest of SA	33.3%	\$225,911
9.	Port Pirie South	Rest of SA	32.9%	\$229,212
10.	Risdon Park South	Rest of SA	32.4%	\$252,209

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Byron Bay	Rest of NSW	-20.5%	\$2,307,592
2.	Suffolk Park	Rest of NSW	-18.5%	\$1,958,514
3.	Lismore Heights	Rest of NSW	-18.4%	\$461,989
4.	Mullumbimby	Rest of NSW	-18.2%	\$1,087,041
5.	Bangalow	Rest of NSW	-16.6%	\$1,516,350
6.	Cumbalum	Rest of NSW	-15.8%	\$1,073,665
7.	Ocean Shores	Rest of NSW	-15.7%	\$1,242,556
8.	Lismore	Rest of NSW	-15.3%	\$436,765
9.	Lennox Head	Rest of NSW	-14.7%	\$1,499,075
10.	South Lismore	Rest of NSW	-14.1%	\$395,664

### Strongest 12 month growth in rents

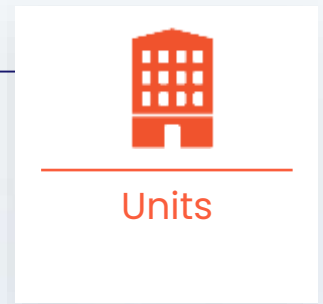
#	Suburb	Region	Annual change	Median rental value
1.	Port Pirie West	Rest of SA	23.5%	\$330
2.	Risdon Park	Rest of SA	21.8%	\$346
3.	Solomontown	Rest of SA	21.1%	\$330
4.	Kandos	Rest of NSW	21.1%	\$359
5.	Port Pirie South	Rest of SA	20.6%	\$347
6.	Pegs Creek	Rest of WA	20.5%	\$802
7.	Bulgarrá	Rest of WA	19.3%	\$775
8.	Maudsland	Rest of Qld	19.3%	\$852
9.	Bargara	Rest of Qld	19.1%	\$571
10.	Nickol	Rest of WA	19.1%	\$966

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Kambalda East	Rest of WA	15.9%	\$369
2.	Kambalda West	Rest of WA	13.9%	\$401
3.	Newman	Rest of WA	12.8%	\$668
4.	South Hedland	Rest of WA	11.7%	\$781
5.	Blackwater	Rest of Qld	11.3%	\$354
6.	Boulder	Rest of WA	11.1%	\$514
7.	Collinsville	Rest of Qld	11.0%	\$330
8.	Mount Morgan	Rest of Qld	10.3%	\$306
9.	Merredin	Rest of WA	10.1%	\$314
10.	Depot Hill	Rest of Qld	9.8%	\$372

# Capital City

## Top 10 Performing Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Point Piper	Greater Sydney	20	\$2,895,563
2.	Darling Point	Greater Sydney	81	\$2,371,718
3.	Millers Point	Greater Sydney	21	\$2,111,672
4.	Milsons Point	Greater Sydney	83	\$1,965,147
5.	Kirribilli	Greater Sydney	99	\$1,671,496
6.	The Rocks	Greater Sydney	16	\$1,646,246
7.	Manly	Greater Sydney	305	\$1,636,040
8.	Cremorne Point	Greater Sydney	61	\$1,627,245
9.	Double Bay	Greater Sydney	84	\$1,619,824
10.	Caringbah South	Greater Sydney	64	\$1,572,144

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Orelia	Greater Perth	43	\$183,522
2.	Kooralbyn	Greater Brisbane	49	\$202,039
3.	Goodna	Greater Brisbane	26	\$233,344
4.	Logan Central	Greater Brisbane	39	\$235,668
5.	Woodridge	Greater Brisbane	147	\$240,284
6.	Shoalwater	Greater Perth	47	\$243,797
7.	Cooloongup	Greater Perth	17	\$251,434
8.	Armadale	Greater Perth	79	\$260,297
9.	Kelmscott	Greater Perth	30	\$262,729
10.	Beenleigh	Greater Brisbane	114	\$263,331

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Seacliff Park	Greater Adelaide	41.4%	\$484,282
2.	Paradise	Greater Adelaide	35.7%	\$459,228
3.	North Plympton	Greater Adelaide	35.2%	\$511,687
4.	West Beach	Greater Adelaide	32.0%	\$454,879
5.	Salisbury North	Greater Adelaide	31.2%	\$335,019
6.	Plympton	Greater Adelaide	30.2%	\$391,709
7.	Kurralta Park	Greater Adelaide	29.4%	\$387,659
8.	Campbelltown	Greater Adelaide	29.3%	\$436,871
9.	Munno Para	Greater Adelaide	29.1%	\$347,592
10.	Camden Park	Greater Adelaide	28.4%	\$402,631

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Centennial Park	Greater Sydney	-23.1%	\$842,900
2.	Mona Vale	Greater Sydney	-20.8%	\$1,165,472
3.	Vaucluse	Greater Sydney	-19.7%	\$1,214,579
4.	Bronte	Greater Sydney	-19.1%	\$1,351,763
5.	Fairlight	Greater Sydney	-19.1%	\$1,442,655
6.	Rose Bay	Greater Sydney	-19.0%	\$1,407,214
7.	Wollstonecraft	Greater Sydney	-18.9%	\$1,096,321
8.	Waverley	Greater Sydney	-18.8%	\$1,113,511
9.	Newport	Greater Sydney	-18.6%	\$1,130,038
10.	Bondi	Greater Sydney	-18.1%	\$1,272,175

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Melbourne	Greater Melbourne	38.2%	\$573
2.	West Melbourne	Greater Melbourne	37.8%	\$565
3.	Docklands	Greater Melbourne	33.7%	\$633
4.	Southbank	Greater Melbourne	33.0%	\$608
5.	Carlton	Greater Melbourne	31.1%	\$484
6.	Haymarket	Greater Sydney	29.8%	\$943
7.	Zetland	Greater Sydney	27.4%	\$851
8.	Ultimo	Greater Sydney	27.1%	\$768
9.	Chippendale	Greater Sydney	25.8%	\$756
10.	Rosebery	Greater Sydney	25.4%	\$812

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Orelia	Greater Perth	9.7%	\$317
2.	Goodna	Greater Brisbane	8.5%	\$379
3.	Armadale	Greater Perth	8.1%	\$383
4.	Bakewell	Greater Darwin	8.1%	\$444
5.	Millner	Greater Darwin	7.7%	\$471
6.	Coconut Grove	Greater Darwin	7.5%	\$473
7.	Girrawheen	Greater Perth	7.5%	\$422
8.	Currabine	Greater Perth	7.4%	\$460
9.	Kelmscott	Greater Perth	7.4%	\$361
10.	Darwin City	Greater Darwin	7.4%	\$599

# Regional Suburbs

## Top 10 Performing



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Noosa Heads	Rest of Qld	177	\$1,409,790
2.	Byron Bay	Rest of NSW	84	\$1,383,184
3.	Main Beach	Rest of Qld	287	\$1,229,545
4.	Sunshine Beach	Rest of Qld	46	\$1,200,496
5.	Suffolk Park	Rest of NSW	20	\$1,197,858
6.	Thirroul	Rest of NSW	32	\$1,170,141
7.	Hollywell	Rest of Qld	39	\$1,148,087
8.	Lennox Head	Rest of NSW	71	\$1,058,443
9.	Sunrise Beach	Rest of Qld	23	\$1,049,759
10.	Twin Waters	Rest of Qld	26	\$1,016,378

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Laguna Quays	Rest of Qld	30	\$72,076
2.	Dolphin Heads	Rest of Qld	23	\$113,697
3.	Withers	Rest of WA	21	\$131,547
4.	New Auckland	Rest of Qld	22	\$160,404
5.	South Gladstone	Rest of Qld	33	\$170,774
6.	West Gladstone	Rest of Qld	36	\$174,535
7.	Ayr	Rest of Qld	43	\$183,086
8.	Emerald	Rest of Qld	76	\$190,054
9.	Woree	Rest of Qld	104	\$191,490
10.	Edmonton	Rest of Qld	41	\$192,960

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Laguna Quays	Rest of Qld	30.9%	\$72,076
2.	Rainbow Beach	Rest of Qld	29.1%	\$560,486
3.	Port Douglas	Rest of Qld	29.0%	\$433,189
4.	Newtown	Rest of Qld	24.8%	\$321,926
5.	Shepparton	Rest of Vic.	24.5%	\$327,627
6.	Kalgoorlie	Rest of WA	24.1%	\$208,202
7.	Nelly Bay	Rest of Qld	23.6%	\$313,551
8.	Pialba	Rest of Qld	23.6%	\$395,766
9.	Koorringal	Rest of NSW	23.2%	\$320,291
10.	Wagga Wagga	Rest of NSW	20.7%	\$329,388

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Ballina	Rest of NSW	-14.4%	\$595,447
2.	Goulburn	Rest of NSW	-11.8%	\$367,067
3.	Townsville City	Rest of Qld	-11.8%	\$370,547
4.	Pimlico	Rest of Qld	-10.4%	\$219,341
5.	East Ballina	Rest of NSW	-9.5%	\$747,541
6.	Launceston	Rest of Tas.	-9.4%	\$503,301
7.	Geelong	Rest of Vic.	-8.1%	\$635,407
8.	Hermit Park	Rest of Qld	-7.9%	\$202,169
9.	Cranbrook	Rest of Qld	-7.9%	\$203,307
10.	Newtown	Rest of Vic.	-7.9%	\$603,263

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Bomaderry	Rest of NSW	29.5%	\$441
2.	Piccadilly	Rest of WA	23.8%	\$442
3.	Merrimac	Rest of Qld	23.6%	\$665
4.	Broadbeach Waters	Rest of Qld	22.2%	\$776
5.	Main Beach	Rest of Qld	21.4%	\$800
6.	Bundall	Rest of Qld	20.5%	\$644
7.	Sippy Downs	Rest of Qld	20.2%	\$513
8.	Miami	Rest of Qld	20.0%	\$780
9.	Mermaid Beach	Rest of Qld	19.8%	\$750
10.	Broadbeach	Rest of Qld	19.7%	\$754

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Kalgoorlie	Rest of WA	11.8%	\$473
2.	Piccadilly	Rest of WA	10.9%	\$442
3.	Somerville	Rest of WA	10.4%	\$506
4.	Emerald	Rest of Qld	9.0%	\$323
5.	Manoora	Rest of Qld	8.9%	\$373
6.	Manunda	Rest of Qld	8.9%	\$362
7.	Hermit Park	Rest of Qld	8.9%	\$327
8.	Woree	Rest of Qld	8.8%	\$363
9.	Narooma	Rest of NSW	8.7%	\$884
10.	Rosslea	Rest of Qld	8.6%	\$337

# NSW

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$62,750,000	Feb-22	38A Wentworth Road, Vaucluse
2	\$60,000,000	Mar-22	3 Lindsay Avenue, Darling Point
3	\$45,000,000	Apr-22	20 Wolseley Road, Point Piper
4	\$35,000,000	Feb-22	85 Wallaroy Road, Woollahra
5	\$33,000,000	Mar-22	31 Stanley Avenue, Mosman

## Best performers 2022



Houses

Most expensive suburb

VAUCLUSE (SYDNEY - EASTERN SUBURBS) **\$7,943,965**

Most affordable suburb

PEAK HILL (CENTRAL WEST) **\$180,870**

Strongest 12 month growth in values

BINGARA (NEW ENGLAND AND NORTH WEST) **36.2%**

Strongest 12 month decline in values

NARRABEEN (SYDNEY - NORTHERN BEACHES) **-26.8%**

Strongest 12 month growth in rents

CLOVELLY (SYDNEY - EASTERN SUBURBS) **25.1%**

Highest gross rental yields

CONDOBOLIN (CENTRAL WEST) **8.2%**



Units

Most expensive suburb

POINT PIPER (SYDNEY - EASTERN SUBURBS) **\$2,895,563**

Most affordable suburb

LAVINGTON (MURRAY) **\$251,406**

Strongest 12 month growth in values

KOORINGAL (RIVERINA) **23.2%**

Strongest 12 month decline in values

CENTENNIAL PARK (SYDNEY - EASTERN SUBURBS) **-23.1%**

Strongest 12 month growth in rents

HAYMARKET (SYDNEY - CITY AND INNER SOUTH) **29.8%**

Highest gross rental yields

NAROOMA (CAPITAL REGION) **8.2%**



# NSW

## Highest Total Value of Sales

### Houses - Greater Sydney

#	Suburb	Region	Number sold (12m) Sept 2022	Total value 12m Sept 2022	Median value Nov 2022
1	Mosman	Sydney - North Sydney and Hornsby	238	\$1,551,831,999	\$4,870,563
2	Kellyville	Sydney - Baulkham Hills and Hawkesbury	621	\$1,126,044,395	\$1,565,195
3	Castle Hill	Sydney - Baulkham Hills and Hawkesbury	428	\$961,612,673	\$1,979,502
4	Paddington	Sydney - Eastern Suburbs	246	\$847,712,570	\$2,829,740
5	Wahroonga	Sydney - North Sydney and Hornsby	243	\$772,941,474	\$2,491,842

### Houses - Regional NSW

1	Port Macquarie	Mid North Coast	768	\$809,503,044	\$880,891
2	Orange	Central West	810	\$627,640,521	\$677,739
3	Dubbo	Far West and Orana	876	\$501,700,570	\$488,002
4	Bowral	Southern Highlands and Shoalhaven	227	\$476,318,775	\$1,552,858
5	Goulburn	Capital Region	583	\$389,979,415	\$560,180

### Units - Greater Sydney

1	Manly	Sydney - Northern Beaches	304	\$736,600,600	\$1,636,040
2	Mosman	Sydney - North Sydney and Hornsby	312	\$579,782,494	\$1,209,364
3	Dee Why	Sydney - Northern Beaches	541	\$578,450,133	\$892,014
4	Sydney	Sydney - City and Inner South	382	\$569,766,430	\$1,128,046
5	Cronulla	Sydney - Sutherland	404	\$562,586,285	\$1,051,945

### Units - Regional NSW

1	Wollongong	Illawarra	549	\$438,836,576	\$722,535
2	Port Macquarie	Mid North Coast	441	\$282,001,026	\$560,116
3	Newcastle	Newcastle and Lake Macquarie	214	\$221,912,600	\$896,334
4	Tweed Heads	Richmond - Tweed	253	\$191,369,138	\$663,725
5	Coffs Harbour	Coffs Harbour - Grafton	273	\$159,585,320	\$526,124



## Houses

# Greater Sydney

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Vaucluse	Sydney - Eastern Suburbs	76	\$7,943,965
2.	Bellevue Hill	Sydney - Eastern Suburbs	64	\$6,882,484
3.	Rose Bay	Sydney - Eastern Suburbs	58	\$5,660,910
4.	Dover Heights	Sydney - Eastern Suburbs	48	\$5,087,211
5.	Double Bay	Sydney - Eastern Suburbs	21	\$4,944,346
6.	Cremorne Point	Sydney - North Sydney and Hornsby	14	\$4,943,682
7.	Mosman	Sydney - North Sydney and Hornsby	236	\$4,870,563
8.	Bronte	Sydney - Eastern Suburbs	59	\$4,667,862
9.	Longueville	Sydney - North Sydney and Hornsby	20	\$4,459,558
10.	Woollahra	Sydney - Eastern Suburbs	78	\$4,018,196

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Tregeear	Sydney - Blacktown	57	\$611,481
2.	Emerton	Sydney - Blacktown	35	\$617,890
3.	Watanobbi	Central Coast	55	\$625,723
4.	Blackett	Sydney - Blacktown	40	\$626,130
5.	San Remo	Central Coast	109	\$628,283
6.	Lethbridge Park	Sydney - Blacktown	66	\$634,464
7.	Dharruk	Sydney - Blacktown	38	\$636,890
8.	Hebersham	Sydney - Blacktown	70	\$640,501
9.	Bidwill	Sydney - Blacktown	23	\$641,981
10.	Shalvey	Sydney - Blacktown	40	\$653,702

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	St Johns Park	Sydney - South West	8.4%	\$998,344
2.	Bonnyrigg Heights	Sydney - South West	6.7%	\$944,069
3.	Bonnyrigg	Sydney - South West	6.6%	\$865,893
4.	Leppington	Sydney - South West	6.4%	\$1,117,206
5.	Edensor Park	Sydney - South West	5.5%	\$1,083,607
6.	Austral	Sydney - South West	5.3%	\$968,617
7.	Wakeley	Sydney - South West	5.3%	\$969,015
8.	Silverdale	Sydney - Outer West and Blue Mountains	3.8%	\$1,175,653
9.	Gledswood Hills	Sydney - South West	3.7%	\$1,180,169
10.	Canley Heights	Sydney - South West	2.4%	\$950,200

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Narrabeen	Sydney - Northern Beaches	-26.8%	\$2,592,772
2.	Surry Hills	Sydney - City and Inner South	-25.4%	\$1,789,868
3.	Redfern	Sydney - City and Inner South	-25.3%	\$1,612,519
4.	Birchgrove	Sydney - Inner West	-24.4%	\$2,643,555
5.	Rosebery	Sydney - City and Inner South	-23.6%	\$1,853,386
6.	Camperdown	Sydney - City and Inner South	-22.9%	\$1,585,315
7.	Waverley	Sydney - Eastern Suburbs	-22.7%	\$3,153,262
8.	Newtown	Sydney - City and Inner South	-22.6%	\$1,548,025
9.	Darlington	Sydney - City and Inner South	-22.5%	\$1,538,814
10.	Chippendale	Sydney - City and Inner South	-22.5%	\$1,511,532

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Clovelly	Sydney - Eastern Suburbs	25.1%	\$1,814
2.	Banksia	Sydney - Inner South West	22.8%	\$818
3.	Brighton-le-Sands	Sydney - Inner South West	22.5%	\$883
4.	Loftus	Sydney - Sutherland	22.1%	\$905
5.	Rockdale	Sydney - Inner South West	20.2%	\$791
6.	Woolooware	Sydney - Sutherland	19.3%	\$1,345
7.	South Hurstville	Sydney - Inner South West	18.7%	\$810
8.	Coogee	Sydney - Eastern Suburbs	18.6%	\$1,580
9.	Hurlstone Park	Sydney - Inner West	18.6%	\$850
10.	Bexley	Sydney - Inner South West	18.0%	\$807

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Watanobbi	Central Coast	4.5%	\$562
2.	Blue Haven	Central Coast	4.4%	\$582
3.	San Remo	Central Coast	4.3%	\$535
4.	Wyoming	Central Coast	4.3%	\$627
5.	Manning Park	Central Coast	4.2%	\$557
6.	Kariong	Central Coast	4.2%	\$686
7.	Lake Munmorah	Central Coast	4.2%	\$585
8.	Summerland Point	Central Coast	4.2%	\$580
9.	Tascott	Central Coast	4.2%	\$704
10.	Gwandalan	Central Coast	4.1%	\$578



Houses  
Regional

# Regional NSW

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Ewingsdale	Richmond - Tweed	18	\$2,972,218
2.	Burradoo	Southern Highlands and Shoalhaven	72	\$2,353,875
3.	Byron Bay	Richmond - Tweed	63	\$2,307,592
4.	Gerroa	Illawarra	19	\$2,123,783
5.	Myocum	Richmond - Tweed	22	\$2,093,346
6.	Casuarina	Richmond - Tweed	63	\$2,068,127
7.	Austinner	Illawarra	22	\$1,998,393
8.	Suffolk Park	Richmond - Tweed	65	\$1,958,514
9.	Exeter	Southern Highlands and Shoalhaven	27	\$1,942,470
10.	Thirroul	Illawarra	74	\$1,816,521

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Peak Hill	Central West	34	\$180,870
2.	Gilgandra	Far West and Orana	77	\$183,257
3.	Jerilderie	Murray	30	\$191,169
4.	Condobolin	Central West	96	\$195,243
5.	Hay	Murray	65	\$197,481
6.	Barraba	New England and North West	49	\$207,927
7.	Warialda	New England and North West	60	\$218,902
8.	Curlewis	New England and North West	25	\$235,496
9.	Coonabarabran	Far West and Orana	115	\$237,445
10.	Berrigan	Murray	27	\$240,804

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Bingara	New England and North West	36.2%	\$279,257
2.	Gobbagombalin	Riverina	33.5%	\$766,285
3.	Lockhart	Riverina	33.3%	\$286,752
4.	Forest Hill	Riverina	30.4%	\$434,631
5.	Harden	Capital Region	30.0%	\$346,130
6.	Kootingal	New England and North West	28.4%	\$448,676
7.	Gundagai	Riverina	28.4%	\$370,193
8.	Glen Innes	New England and North West	28.3%	\$322,336
9.	Ashmont	Riverina	28.2%	\$428,615
10.	Mount Austin	Riverina	26.2%	\$424,564

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Byron Bay	Richmond - Tweed	-20.5%	\$2,307,592
2.	Suffolk Park	Richmond - Tweed	-18.5%	\$1,958,514
3.	Lismore Heights	Richmond - Tweed	-18.4%	\$461,989
4.	Mullumbimby	Richmond - Tweed	-18.2%	\$1,087,041
5.	Bangalow	Richmond - Tweed	-16.6%	\$1,516,350
6.	Cumbalum	Richmond - Tweed	-15.8%	\$1,073,665
7.	Ocean Shores	Richmond - Tweed	-15.7%	\$1,242,556
8.	Lismore	Richmond - Tweed	-15.3%	\$436,765
9.	Lennox Head	Richmond - Tweed	-14.7%	\$1,499,075
10.	South Lismore	Richmond - Tweed	-14.1%	\$395,664

### Strongest 12 month growth in rents

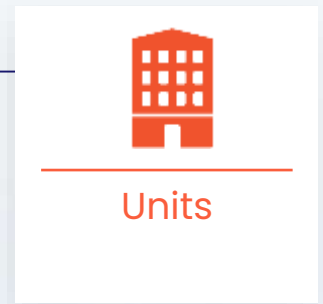
#	Suburb	Region	Annual change	Median rental value
1.	Kandos	Central West	21.1%	\$359
2.	Narromine	Far West and Orana	15.2%	\$425
3.	Goulburn	Capital Region	15.1%	\$483
4.	Blayney	Central West	15.1%	\$479
5.	Temora	Riverina	14.5%	\$351
6.	Telarah	Hunter Valley exc Newcastle	14.3%	\$533
7.	Helensburgh	Illawarra	14.1%	\$816
8.	Uralla	New England and North West	13.3%	\$451
9.	Tea Gardens	Hunter Valley exc Newcastle	13.2%	\$590
10.	Bowenfels	Central West	13.2%	\$397

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Condobolin	Central West	8.2%	\$312
2.	Wellington	Far West and Orana	8.0%	\$439
3.	Narrandera	Riverina	6.7%	\$357
4.	Narromine	Far West and Orana	6.4%	\$425
5.	Quirindi	New England and North West	6.2%	\$387
6.	Lismore	Richmond - Tweed	6.2%	\$535
7.	Lismore Heights	Richmond - Tweed	6.0%	\$559
8.	West Tamworth	New England and North West	6.0%	\$406
9.	Casino	Richmond - Tweed	6.0%	\$495
10.	Leeton	Riverina	5.9%	\$390

# Greater Sydney

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Point Piper	Sydney - Eastern Suburbs	20	\$2,895,563
2.	Darling Point	Sydney - Eastern Suburbs	81	\$2,371,718
3.	Millers Point	Sydney - City and Inner South	21	\$2,111,672
4.	Milsons Point	Sydney - North Sydney and Hornsby	83	\$1,965,147
5.	Kirribilli	Sydney - North Sydney and Hornsby	99	\$1,671,496
6.	The Rocks	Sydney - City and Inner South	16	\$1,646,246
7.	Manly	Sydney - Northern Beaches	305	\$1,636,040
8.	Cremorne Point	Sydney - North Sydney and Hornsby	61	\$1,627,245
9.	Double Bay	Sydney - Eastern Suburbs	84	\$1,619,824
10.	Caringbah South	Sydney - Sutherland	64	\$1,572,144

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Warwick Farm	Sydney - South West	123	\$389,307
2.	Carramar	Sydney - Parramatta	28	\$394,186
3.	Fairfield	Sydney - South West	124	\$400,291
4.	Wiley Park	Sydney - Inner South West	77	\$411,399
5.	Liverpool	Sydney - South West	657	\$411,924
6.	Lakemba	Sydney - Inner South West	154	\$412,568
7.	Berkeley Vale	Central Coast	23	\$413,740
8.	Canley Vale	Sydney - South West	48	\$425,291
9.	Cabramatta	Sydney - South West	139	\$430,443
10.	Regents Park	Sydney - Parramatta	24	\$434,710

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Richmond	Sydney - Outer West and Blue Mountains	8.6%	\$545,748
2.	Ropes Crossing	Sydney - Blacktown	7.7%	\$586,445
3.	Wyong	Central Coast	7.0%	\$463,907
4.	Leura	Sydney - Outer West and Blue Mountains	6.2%	\$603,493
5.	Long Jetty	Central Coast	5.3%	\$680,478
6.	Rooty Hill	Sydney - Blacktown	5.3%	\$675,914
7.	Macquarie Fields	Sydney - Outer South West	5.3%	\$546,862
8.	Mount Druitt	Sydney - Blacktown	4.9%	\$434,996
9.	Ingleburn	Sydney - Outer South West	3.8%	\$540,084
10.	The Entrance	Central Coast	3.4%	\$623,276

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Centennial Park	Sydney - Eastern Suburbs	-23.1%	\$842,900
2.	Mona Vale	Sydney - Northern Beaches	-20.8%	\$1,165,472
3.	Vaucluse	Sydney - Eastern Suburbs	-19.7%	\$1,214,579
4.	Bronte	Sydney - Eastern Suburbs	-19.1%	\$1,351,763
5.	Fairlight	Sydney - Northern Beaches	-19.1%	\$1,442,655
6.	Rose Bay	Sydney - Eastern Suburbs	-19.0%	\$1,407,214
7.	Wollstonecraft	Sydney - North Sydney and Hornsby	-18.9%	\$1,096,321
8.	Waverley	Sydney - Eastern Suburbs	-18.8%	\$1,113,511
9.	Newport	Sydney - Northern Beaches	-18.6%	\$1,130,038
10.	Bondi	Sydney - Eastern Suburbs	-18.1%	\$1,272,175

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Haymarket	Sydney - City and Inner South	29.8%	\$943
2.	Zetland	Sydney - City and Inner South	27.4%	\$851
3.	Ultimo	Sydney - City and Inner South	27.1%	\$768
4.	Chippendale	Sydney - City and Inner South	25.8%	\$756
5.	Rosebery	Sydney - City and Inner South	25.4%	\$812
6.	Sydney	Sydney - City and Inner South	25.3%	\$887
7.	Banksmeadow	Sydney - City and Inner South	25.0%	\$845
8.	Eastgardens	Sydney - City and Inner South	24.8%	\$756
9.	Wolli Creek	Sydney - Inner South West	24.5%	\$706
10.	Turrella	Sydney - Inner South West	23.8%	\$699

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Auburn	Sydney - Parramatta	5.5%	\$499
2.	Regents Park	Sydney - Parramatta	5.4%	\$466
3.	Mascot	Sydney - City and Inner South	5.4%	\$767
4.	Berkeley Vale	Central Coast	5.3%	\$427
5.	Granville	Sydney - Parramatta	5.3%	\$467
6.	Warwick Farm	Sydney - South West	5.3%	\$386
7.	Rosehill	Sydney - Parramatta	5.3%	\$471
8.	Lakemba	Sydney - Inner South West	5.3%	\$407
9.	Merrylands	Sydney - Parramatta	5.3%	\$446
10.	Punchbowl	Sydney - Inner South West	5.2%	\$416

# Regional NSW

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Byron Bay	Richmond - Tweed	84	\$1,383,184
2.	Suffolk Park	Richmond - Tweed	20	\$1,197,858
3.	Thirroul	Illawarra	32	\$1,170,141
4.	Lennox Head	Richmond - Tweed	71	\$1,058,443
5.	Newcastle	Newcastle and Lake Macquarie	214	\$896,334
6.	Helensburgh	Illawarra	27	\$876,371
7.	Pottsville	Richmond - Tweed	48	\$875,540
8.	Kiama	Illawarra	70	\$872,103
9.	Bowral	Southern Highlands and Shoalhaven	54	\$854,138
10.	Bogangar	Richmond - Tweed	47	\$838,329

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Lavington	Murray	115	\$251,406
2.	Muswellbrook	Hunter Valley exc Newcastle	93	\$276,387
3.	Leeton	Riverina	18	\$279,149
4.	South Tamworth	New England and North West	25	\$285,744
5.	Casino	Richmond - Tweed	23	\$294,773
6.	Armidale	New England and North West	101	\$294,807
7.	Young	Capital Region	16	\$297,358
8.	East Tamworth	New England and North West	24	\$305,689
9.	West Albury	Murray	29	\$312,522
10.	North Tamworth	New England and North West	21	\$314,043

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Koorimal	Riverina	23.2%	\$320,291
2.	Wagga Wagga	Riverina	20.7%	\$329,388
3.	Cessnock	Hunter Valley exc Newcastle	18.9%	\$428,655
4.	Singleton	Hunter Valley exc Newcastle	16.5%	\$363,253
5.	Pokolbin	Hunter Valley exc Newcastle	15.7%	\$391,135
6.	Merimbula	Capital Region	15.4%	\$500,318
7.	Jerrabomberra	Capital Region	13.8%	\$703,897
8.	Moama	Murray	13.7%	\$340,898
9.	Bathurst	Central West	13.0%	\$397,962
10.	Toormina	Coffs Harbour - Grafton	12.6%	\$498,846

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Ballina	Richmond - Tweed	-14.4%	\$595,447
2.	Goulburn	Capital Region	-11.8%	\$367,067
3.	East Ballina	Richmond - Tweed	-9.5%	\$747,541
4.	Lennox Head	Richmond - Tweed	-7.8%	\$1,058,443
5.	Balgownie	Illawarra	-7.1%	\$782,910
6.	Kiama	Illawarra	-6.5%	\$872,103
7.	Byron Bay	Richmond - Tweed	-6.5%	\$1,383,184
8.	Kingscliff	Richmond - Tweed	-5.9%	\$836,820
9.	Lake Illawarra	Illawarra	-5.4%	\$574,798
10.	Fairy Meadow	Illawarra	-4.2%	\$646,313

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Bomaderry	Southern Highlands and Shoalhaven	29.5%	\$441
2.	Batehaven	Capital Region	19.1%	\$452
3.	Batemans Bay	Capital Region	16.3%	\$455
4.	Koorimal	Riverina	15.1%	\$321
5.	Kurri Kurri	Hunter Valley exc Newcastle	14.2%	\$404
6.	Wagga Wagga	Riverina	13.6%	\$359
7.	Jesmond	Newcastle and Lake Macquarie	12.5%	\$430
8.	Keiraville	Illawarra	12.1%	\$500
9.	Morisset	Newcastle and Lake Macquarie	12.0%	\$454
10.	Gwynneville	Illawarra	11.6%	\$482

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Narooma	Capital Region	8.7%	\$884
2.	Crestwood	Capital Region	6.4%	\$455
3.	Muswellbrook	Hunter Valley exc Newcastle	6.2%	\$326
4.	Queanbeyan	Capital Region	6.2%	\$457
5.	Queanbeyan East	Capital Region	6.1%	\$459
6.	Grafton	Coffs Harbour - Grafton	5.9%	\$383
7.	Singleton	Hunter Valley exc Newcastle	5.8%	\$382
8.	South Tamworth	New England and North West	5.7%	\$292
9.	Wagga Wagga	Riverina	5.7%	\$359
10.	Singleton Heights	Hunter Valley exc Newcastle	5.6%	\$375

# VIC

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$38,500,000	Feb-22	802 Orrong Road, Toorak
2	\$26,510,000	Jun-22	52 Hampden Road, Armadale
3	\$26,010,000	Jul-22	61 St Georges Road, Toorak
4	\$23,390,000	Aug-22	44-46 Hopetoun Road, Toorak
5	\$23,382,990	Oct-22	261 Musk Creek Road, Flinders

## Best performers 2022



Houses

Most expensive suburb

TOORAK (MELBOURNE - INNER) **\$4,955,630**

Most affordable suburb

HOPETOUN (NORTH WEST) **\$178,811**

Strongest 12 month growth in values

ROCHESTER (SHEPPARTON) **25.2%**

Strongest 12 month decline in values

HURSTBRIDGE (MELBOURNE - NORTH EAST) **-17.6%**

Strongest 12 month growth in rents

COLAC (WARRNAMBOOL AND SOUTH WEST) **15.1%**

Highest gross rental yields

RED CLIFFS (NORTH WEST) **5.7%**



Units

Most expensive suburb

BEAUMARIS (MELBOURNE - INNER SOUTH) **\$1,209,944**

Most affordable suburb

MOE (LATROBE - GIPPSLAND) **\$245,467**

Strongest 12 month growth in values

SHEPPARTON (SHEPPARTON) **24.5%**

Strongest 12 month decline in values

TRAVANCORE (MELBOURNE - INNER) **-15.3%**

Strongest 12 month growth in rents

MELBOURNE (MELBOURNE - INNER) **38.2%**

Highest gross rental yields

TRAVANCORE (MELBOURNE - INNER) **6.2%**

# VIC

## Highest Total Value of Sales

### Houses - Greater Melbourne

#	Suburb	Region	Number sold (12m) Sept 2022	Total value 12m Sept 2022	Median value Nov 2022
1	Point Cook	Melbourne - West	1,347	\$1,130,110,558	\$804,267
2	Kew	Melbourne - Inner East	332	\$1,044,539,417	\$2,611,804
3	Brighton	Melbourne - Inner South	259	\$1,005,114,099	\$3,422,569
4	Toorak	Melbourne - Inner	137	\$997,695,794	\$4,955,630
5	Glen Waverley	Melbourne - South East	506	\$909,968,051	\$1,562,814

### Houses - Regional VIC

1	Ocean Grove	Geelong	323	\$422,106,146	\$1,178,713
2	Torquay	Geelong	275	\$403,800,000	\$1,373,882
3	Warrnambool	Warrnambool and South West	570	\$358,077,534	\$596,842
4	Highton	Geelong	343	\$353,961,885	\$978,265
5	Warragul	Latrobe - Gippsland	455	\$318,629,508	\$679,694

### Units - Greater Melbourne

1	Melbourne	Melbourne - Inner	1,166	\$676,907,383	\$475,058
2	South Yarra	Melbourne - Inner	567	\$482,070,321	\$618,236
3	Toorak	Melbourne - Inner	208	\$393,437,867	\$1,043,952
4	Docklands	Melbourne - Inner	524	\$376,760,695	\$622,019
5	St Kilda	Melbourne - Inner	616	\$371,172,447	\$520,434

### Units - Regional VIC

1	Geelong	Geelong	84	\$86,438,998	\$635,407
2	Belmont	Geelong	110	\$62,099,278	\$522,901
3	Torquay	Geelong	57	\$58,878,500	\$968,841
4	Ocean Grove	Geelong	54	\$57,871,499	\$858,380
5	Warrnambool	Warrnambool and South West	109	\$56,234,372	\$427,160



## Houses

# Greater Melbourne

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Toorak	Melbourne - Inner	138	\$4,955,630
2.	Brighton	Melbourne - Inner South	260	\$3,422,569
3.	Portsea	Mornington Peninsula	35	\$3,250,440
4.	Deepdene	Melbourne - Inner East	25	\$3,125,012
5.	Canterbury	Melbourne - Inner East	99	\$2,975,569
6.	Malvern	Melbourne - Inner South	141	\$2,885,885
7.	Flinders	Mornington Peninsula	23	\$2,876,797
8.	Middle Park	Melbourne - Inner	78	\$2,711,529
9.	Kew	Melbourne - Inner East	331	\$2,611,804
10.	Armadale	Melbourne - Inner	122	\$2,598,158

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Melton	Melbourne - West	192	\$491,682
2.	Coolaroo	Melbourne - North West	42	\$507,512
3.	Dallas	Melbourne - North West	97	\$535,531
4.	Campbellfield	Melbourne - North West	51	\$548,190
5.	Meadow Heights	Melbourne - North West	148	\$562,253
6.	Kurunjang	Melbourne - West	231	\$568,466
7.	Millgrove	Melbourne - Outer East	49	\$576,329
8.	Frankston North	Mornington Peninsula	135	\$577,393
9.	Kings Park	Melbourne - West	96	\$581,966
10.	Albanvale	Melbourne - West	71	\$584,546

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Melton	Melbourne - West	4.1%	\$491,682
2.	Darley	Melbourne - West	3.6%	\$734,375
3.	Brookfield	Melbourne - West	3.6%	\$594,147
4.	Melton South	Melbourne - West	3.2%	\$585,092
5.	Maddingley	Melbourne - West	2.9%	\$656,572
6.	Kurunjang	Melbourne - West	2.8%	\$568,466
7.	Kalkallo	Melbourne - North West	2.7%	\$690,169
8.	Lang Lang	Melbourne - South East	2.6%	\$759,381
9.	Blind Bight	Melbourne - South East	2.6%	\$769,712
10.	Tarneit	Melbourne - West	2.5%	\$678,607

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Hurstbridge	Melbourne - North East	-17.6%	\$842,383
2.	Brunswick West	Melbourne - Inner	-17.2%	\$1,253,515
3.	Highett	Melbourne - Inner South	-16.3%	\$1,384,886
4.	Malvern	Melbourne - Inner South	-15.9%	\$2,885,885
5.	Ringwood East	Melbourne - Outer East	-15.6%	\$963,401
6.	Essendon	Melbourne - Inner	-15.6%	\$1,720,225
7.	Malvern East	Melbourne - Inner South	-15.6%	\$2,305,111
8.	Balaclava	Melbourne - Inner	-15.1%	\$1,479,453
9.	Nunawading	Melbourne - Outer East	-14.7%	\$1,103,262
10.	Croydon South	Melbourne - Outer East	-14.7%	\$837,557

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Ormond	Melbourne - Inner South	14.7%	\$828
2.	Botanic Ridge	Melbourne - South East	13.1%	\$589
3.	Werribee South	Melbourne - West	11.8%	\$481
4.	Clayton	Melbourne - South East	11.7%	\$518
5.	Mont Albert	Melbourne - Inner East	11.4%	\$763
6.	Box Hill South	Melbourne - Inner East	11.4%	\$613
7.	Healesville	Melbourne - Outer East	11.2%	\$571
8.	Lyndhurst	Melbourne - South East	11.1%	\$567
9.	Lilydale	Melbourne - Outer East	10.9%	\$569
10.	Oakleigh East	Melbourne - South East	10.9%	\$572

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Coolaroo	Melbourne - North West	4.0%	\$387
2.	Campbellfield	Melbourne - North West	3.9%	\$408
3.	Carrum Downs	Mornington Peninsula	3.9%	\$505
4.	Frankston North	Mornington Peninsula	3.9%	\$420
5.	Skye	Mornington Peninsula	3.9%	\$556
6.	Hastings	Mornington Peninsula	3.9%	\$535
7.	Meadow Heights	Melbourne - North West	3.8%	\$407
8.	Melton	Melbourne - West	3.8%	\$367
9.	Dallas	Melbourne - North West	3.8%	\$394
10.	Cranbourne West	Melbourne - South East	3.8%	\$493





## Houses Regional

# Regional VIC

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Lorne	Geelong	30	\$1,911,841
2.	Point Lonsdale	Geelong	73	\$1,688,892
3.	Anglesea	Geelong	82	\$1,652,594
4.	Barwon Heads	Geelong	69	\$1,604,715
5.	Queenscliff	Geelong	29	\$1,481,925
6.	Jan Juc	Geelong	47	\$1,413,532
7.	Torquay	Geelong	275	\$1,373,882
8.	Newtown	Geelong	152	\$1,272,030
9.	Inverleigh	Geelong	18	\$1,258,494
10.	Ocean Grove	Geelong	323	\$1,178,713

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Hopetoun	North West	26	\$178,811
2.	Ouyen	North West	37	\$183,992
3.	Nhill	North West	56	\$194,517
4.	Warracknabeal	North West	60	\$213,997
5.	Dimboola	North West	35	\$219,366
6.	Coleraine	Warrnambool and South West	24	\$223,587
7.	Stanhope	Shepparton	13	\$260,844
8.	St Arnaud	North West	47	\$268,029
9.	Casterton	Warrnambool and South West	26	\$274,077
10.	Kerang	North West	95	\$276,923

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Rochester	Shepparton	25.2%	\$425,975
2.	Kyneton	Bendigo	18.1%	\$948,996
3.	Bright	Hume	17.5%	\$1,145,664
4.	Colac	Warrnambool and South West	17.3%	\$501,818
5.	St Arnaud	North West	16.7%	\$268,029
6.	Terang	Warrnambool and South West	16.3%	\$352,441
7.	Camperdown	Warrnambool and South West	16.0%	\$428,921
8.	Elliminyt	Warrnambool and South West	15.9%	\$689,470
9.	Marong	Bendigo	14.8%	\$683,393
10.	Heathcote	Bendigo	14.6%	\$529,460

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Thomson	Geelong	-10.4%	\$706,805
2.	Drouin	Latrobe - Gippsland	-9.3%	\$640,990
3.	East Geelong	Geelong	-8.4%	\$826,875
4.	Canadian	Ballarat	-7.5%	\$551,869
5.	Daylesford	Ballarat	-7.5%	\$883,416
6.	Jan Juc	Geelong	-7.4%	\$1,413,532
7.	Invermay Park	Ballarat	-7.2%	\$681,518
8.	North Geelong	Geelong	-7.1%	\$704,639
9.	Lake Wendouree	Ballarat	-6.9%	\$934,641
10.	Geelong	Geelong	-6.9%	\$863,399

### Strongest 12 month growth in rents

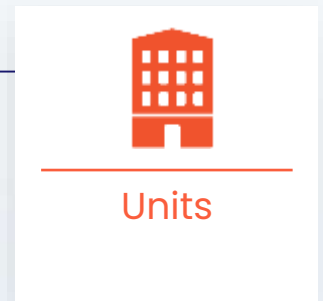
#	Suburb	Region	Annual change	Median rental value
1.	Colac	Warrnambool and South West	15.1%	\$424
2.	Alexandra	Hume	12.9%	\$414
3.	Red Cliffs	North West	12.2%	\$375
4.	Paynesville	Latrobe - Gippsland	11.8%	\$456
5.	Port Fairy	Warrnambool and South West	11.1%	\$460
6.	Seymour	Hume	10.4%	\$400
7.	Lakes Entrance	Latrobe - Gippsland	10.3%	\$426
8.	Broadford	Hume	10.3%	\$454
9.	Newborough	Latrobe - Gippsland	10.2%	\$396
10.	Morwell	Latrobe - Gippsland	10.1%	\$374

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Red Cliffs	North West	5.7%	\$375
2.	Morwell	Latrobe - Gippsland	5.6%	\$374
3.	Mortlake	Warrnambool and South West	5.6%	\$368
4.	Cobram	Shepparton	5.5%	\$440
5.	Terang	Warrnambool and South West	5.4%	\$376
6.	Maffra	Latrobe - Gippsland	5.3%	\$419
7.	Numurkah	Shepparton	5.3%	\$374
8.	Mooroopna	Shepparton	5.2%	\$407
9.	Sale	Latrobe - Gippsland	5.1%	\$449
10.	Stawell	North West	5.1%	\$352

# Greater Melbourne

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Beaumaris	Melbourne - Inner South	64	\$1,209,944
2.	Ashburton	Melbourne - Inner East	30	\$1,141,156
3.	Black Rock	Melbourne - Inner South	62	\$1,128,509
4.	Brighton	Melbourne - Inner South	193	\$1,117,244
5.	Brighton East	Melbourne - Inner South	83	\$1,087,312
6.	Balwyn North	Melbourne - Inner East	71	\$1,065,622
7.	Toorak	Melbourne - Inner	208	\$1,043,952
8.	Mont Albert North	Melbourne - Inner East	50	\$1,011,208
9.	Mount Waverley	Melbourne - South East	265	\$1,003,007
10.	Aspendale	Melbourne - Inner South	47	\$949,315

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Travancore	Melbourne - Inner	67	\$344,520
2.	Melton South	Melbourne - West	54	\$355,301
3.	Melton	Melbourne - West	31	\$364,061
4.	Flemington	Melbourne - Inner	51	\$373,340
5.	Melton West	Melbourne - West	36	\$390,108
6.	Albion	Melbourne - West	61	\$399,829
7.	Notting Hill	Melbourne - South East	50	\$405,346
8.	Kurunjang	Melbourne - West	22	\$405,913
9.	Bacchus Marsh	Melbourne - West	49	\$409,347
10.	Dandenong	Melbourne - South East	333	\$409,914

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	East Melbourne	Melbourne - Inner	17.4%	\$816,908
2.	Southbank	Melbourne - Inner	13.8%	\$576,097
3.	West Melbourne	Melbourne - Inner	13.2%	\$509,320
4.	Docklands	Melbourne - Inner	11.0%	\$622,019
5.	Parkville	Melbourne - Inner	9.8%	\$545,475
6.	Wyndham Vale	Melbourne - West	9.2%	\$482,726
7.	Carlton	Melbourne - Inner	9.0%	\$410,095
8.	Melbourne	Melbourne - Inner	8.8%	\$475,058
9.	Hoppers Crossing	Melbourne - West	8.3%	\$440,337
10.	Burwood East	Melbourne - Inner East	8.1%	\$735,846

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Travancore	Melbourne - Inner	-15.3%	\$344,520
2.	Heidelberg	Melbourne - North East	-14.6%	\$611,955
3.	Hawthorn	Melbourne - Inner East	-14.5%	\$573,296
4.	Hawthorn East	Melbourne - Inner East	-13.3%	\$642,837
5.	Balwyn North	Melbourne - Inner East	-13.2%	\$1,065,622
6.	Caulfield South	Melbourne - Inner South	-13.2%	\$825,028
7.	Ormond	Melbourne - Inner South	-13.2%	\$581,819
8.	Caulfield	Melbourne - Inner South	-12.8%	\$767,415
9.	Ivanhoe	Melbourne - North East	-12.8%	\$707,675
10.	Murrumbeena	Melbourne - Inner South	-12.7%	\$568,287

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Melbourne	Melbourne - Inner	38.2%	\$573
2.	West Melbourne	Melbourne - Inner	37.8%	\$565
3.	Docklands	Melbourne - Inner	33.7%	\$633
4.	Southbank	Melbourne - Inner	33.0%	\$608
5.	Carlton	Melbourne - Inner	31.1%	\$484
6.	North Melbourne	Melbourne - Inner	25.2%	\$519
7.	East Melbourne	Melbourne - Inner	24.0%	\$619
8.	Parkville	Melbourne - Inner	22.5%	\$513
9.	South Yarra	Melbourne - Inner	19.8%	\$544
10.	Travancore	Melbourne - Inner	18.7%	\$433

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Travancore	Melbourne - Inner	6.2%	\$433
2.	Melbourne	Melbourne - Inner	6.1%	\$573
3.	Carlton	Melbourne - Inner	6.1%	\$484
4.	West Melbourne	Melbourne - Inner	5.8%	\$565
5.	Southbank	Melbourne - Inner	5.6%	\$608
6.	Docklands	Melbourne - Inner	5.2%	\$633
7.	North Melbourne	Melbourne - Inner	5.2%	\$519
8.	Flemington	Melbourne - Inner	5.2%	\$391
9.	Notting Hill	Melbourne - South East	5.1%	\$425
10.	Melton West	Melbourne - West	5.0%	\$355

# Regional VIC

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Torquay	Geelong	57	\$968,841
2.	Ocean Grove	Geelong	54	\$858,380
3.	Lorne	Geelong	25	\$856,032
4.	Geelong	Geelong	84	\$635,407
5.	Newtown	Geelong	61	\$603,263
6.	Cowes	Latrobe - Gippsland	63	\$561,745
7.	Inverloch	Latrobe - Gippsland	19	\$557,372
8.	Highton	Geelong	76	\$545,320
9.	Hamlyn Heights	Geelong	40	\$543,980
10.	Castlemaine	Bendigo	16	\$530,496

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Moe	Latrobe - Gippsland	38	\$245,467
2.	Newborough	Latrobe - Gippsland	18	\$253,936
3.	Morwell	Latrobe - Gippsland	59	\$259,986
4.	Ararat	North West	20	\$260,613
5.	Cobram	Shepparton	26	\$265,851
6.	Mildura	North West	153	\$269,044
7.	Numurkah	Shepparton	22	\$274,344
8.	Mooroopna	Shepparton	33	\$282,125
9.	Traralgon	Latrobe - Gippsland	90	\$292,579
10.	Portland	Warrnambool and South West	20	\$297,120

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Shepparton	Shepparton	24.5%	\$327,627
2.	Echuca	Shepparton	20.7%	\$417,135
3.	Mooroopna	Shepparton	18.3%	\$282,125
4.	Horsham	North West	17.1%	\$312,632
5.	Lakes Entrance	Latrobe - Gippsland	16.4%	\$358,523
6.	Mildura	North West	11.4%	\$269,044
7.	Sale	Latrobe - Gippsland	9.7%	\$308,315
8.	Morwell	Latrobe - Gippsland	8.5%	\$259,986
9.	Traralgon	Latrobe - Gippsland	7.6%	\$292,579
10.	Moe	Latrobe - Gippsland	7.4%	\$245,467

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Geelong	Geelong	-8.1%	\$635,407
2.	Newtown	Geelong	-7.9%	\$603,263
3.	Bendigo	Bendigo	-7.7%	\$427,787
4.	Redan	Ballarat	-6.8%	\$342,512
5.	Geelong West	Geelong	-5.5%	\$516,939
6.	Highton	Geelong	-5.3%	\$545,320
7.	Spring Gully	Bendigo	-4.3%	\$325,050
8.	Lorne	Geelong	-4.2%	\$856,032
9.	Newcomb	Geelong	-4.2%	\$477,842
10.	Hamlyn Heights	Geelong	-3.6%	\$543,980

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Echuca	Shepparton	14.9%	\$373
2.	Benalla	Hume	11.6%	\$341
3.	Cobram	Shepparton	11.2%	\$315
4.	Mooroopna	Shepparton	11.0%	\$305
5.	Shepparton	Shepparton	10.4%	\$320
6.	Highton	Geelong	8.0%	\$410
7.	Wodonga	Hume	7.8%	\$341
8.	Wonthaggi	Latrobe - Gippsland	7.5%	\$377
9.	Ocean Grove	Geelong	7.2%	\$515
10.	Newcomb	Geelong	7.1%	\$376

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Sale	Latrobe - Gippsland	6.1%	\$351
2.	Cobram	Shepparton	6.0%	\$315
3.	Moe	Latrobe - Gippsland	5.9%	\$274
4.	Traralgon	Latrobe - Gippsland	5.8%	\$327
5.	Mildura	North West	5.7%	\$296
6.	Morwell	Latrobe - Gippsland	5.5%	\$271
7.	Benalla	Hume	5.5%	\$341
8.	Wodonga	Hume	5.5%	\$341
9.	Mooroopna	Shepparton	5.4%	\$305
10.	West Wodonga	Hume	5.3%	\$327

# QLD

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$28,500,000	Apr-22	24 Arakoon Crescent, Sunshine Beach
2	\$21,500,000	Feb-22	4 Arakoon Crescent, Sunshine Beach
3	\$21,000,000	Apr-22	159 Hedges Avenue, Mermaid Beach
4	\$20,000,000	Jun-22	10 Maryland Avenue, Carrara
5	\$19,500,000	Mar-22	53 Witta Circle, Noosa Heads

## Best performers 2022



Houses

Most expensive suburb

SUNSHINE BEACH (SUNSHINE COAST) **\$2,198,404**

Most affordable suburb

TARA (DARLING DOWNS - MARANOVA) **\$146,122**

Strongest 12 month growth in values

GIN GIN (WIDE BAY) **33.5%**

Strongest 12 month decline in values

FAIRFIELD (BRISBANE - SOUTH) **-19.2%**

Strongest 12 month growth in rents

WOODEND (IPSWICH) **23.5%**

Highest gross rental yields

BLACKWATER (CENTRAL QUEENSLAND) **11.3%**



Units

Most expensive suburb

NOOSA HEADS (SUNSHINE COAST) **\$1,409,790**

Most affordable suburb

LAGUNA QUAYS  
(MACKAY - ISAAC - WHITSUNDAY) **\$72,076**

Strongest 12 month growth in values

LAGUNA QUAYS  
(MACKAY - ISAAC - WHITSUNDAY) **30.9%**

Strongest 12 month decline in values

TOWNSVILLE CITY (TOWNSVILLE) **-11.8%**

Strongest 12 month growth in rents

MARGATE (MORETON BAY - NORTH) **24.1%**

Highest gross rental yields

EMERALD (CENTRAL QUEENSLAND) **9.0%**

# QLD

## Highest Total Value of Sales

### Houses - Greater Brisbane

#	Suburb	Region	Number sold (12m) Sept 2022	Total value 12m Sept 2022	Median value Nov 2022
1	North Lakes	Moreton Bay - South	537	\$425,387,095	\$757,505
2	Caboolture	Moreton Bay - North	707	\$411,969,924	\$591,395
3	Morayfield	Moreton Bay - North	589	\$411,947,317	\$603,213
4	Redbank Plains	Ipswich	831	\$405,359,044	\$521,126
5	Springfield Lakes	Ipswich	602	\$394,408,362	\$715,087

### Houses - Regional QLD

1	Hope Island	Gold Coast	385	\$747,576,154	\$1,230,114
2	Buderim	Sunshine Coast	571	\$705,177,519	\$1,041,107
3	Upper Coomera	Gold Coast	635	\$536,302,773	\$802,610
4	Pimpama	Gold Coast	656	\$461,939,538	\$708,965
5	Broadbeach Waters	Gold Coast	205	\$459,022,455	\$1,780,181

### Units - Greater Brisbane

1	Brisbane City	Brisbane Inner City	706	\$437,248,640	\$548,868
2	New Farm	Brisbane Inner City	307	\$356,341,645	\$804,633
3	Newstead	Brisbane Inner City	381	\$286,407,876	\$634,018
4	West End	Brisbane Inner City	411	\$271,843,201	\$629,656
5	Kangaroo Point	Brisbane Inner City	340	\$247,206,386	\$647,289

### Units - Regional QLD

1	Surfers Paradise	Gold Coast	1,954	\$1,262,318,420	\$588,552
2	Broadbeach	Gold Coast	641	\$633,455,363	\$894,697
3	Southport	Gold Coast	949	\$508,623,672	\$539,751
4	Main Beach	Gold Coast	287	\$395,387,450	\$1,229,545
5	Maroochydore	Sunshine Coast	458	\$363,114,021	\$724,613



## Houses

# Greater Brisbane

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Teneriffe	Brisbane Inner City	23	\$2,147,243
2.	Chandler	Brisbane - East	20	\$2,145,368
3.	Ascot	Brisbane Inner City	78	\$2,017,011
4.	Hamilton	Brisbane Inner City	96	\$1,949,578
5.	Bulimba	Brisbane Inner City	105	\$1,784,039
6.	Hawthorne	Brisbane Inner City	116	\$1,780,037
7.	St Lucia	Brisbane - West	55	\$1,733,103
8.	Pullenvale	Brisbane - West	47	\$1,732,416
9.	Paddington	Brisbane Inner City	138	\$1,697,723
10.	Clayfield	Brisbane Inner City	116	\$1,650,720

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Russell Island	Brisbane - East	310	\$350,386
2.	Toogoolawah	Ipswich	40	\$354,898
3.	Dinmore	Ipswich	29	\$367,937
4.	Lamb Island	Brisbane - East	28	\$375,033
5.	Macleay Island	Brisbane - East	195	\$375,817
6.	Riverview	Ipswich	49	\$381,250
7.	One Mile	Ipswich	65	\$394,061
8.	Laidley	Ipswich	138	\$397,413
9.	Ebbw Vale	Ipswich	19	\$399,085
10.	Leichhardt	Ipswich	176	\$402,790

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Yarrabilba	Logan - Beaudesert	24.4%	\$595,396
2.	Fernvale	Ipswich	24.1%	\$540,989
3.	Kairabah	Logan - Beaudesert	23.8%	\$623,951
4.	Ellen Grove	Ipswich	22.7%	\$536,641
5.	Gleneagle	Logan - Beaudesert	21.6%	\$670,489
6.	Boonah	Ipswich	21.5%	\$511,851
7.	Beaudesert	Logan - Beaudesert	21.0%	\$490,644
8.	Kalbar	Ipswich	19.8%	\$508,289
9.	Lowood	Ipswich	19.5%	\$428,783
10.	Laidley	Ipswich	19.4%	\$397,413

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Fairfield	Brisbane - South	-19.2%	\$940,778
2.	Wilston	Brisbane Inner City	-12.4%	\$1,434,467
3.	Chermside	Brisbane - North	-12.1%	\$792,760
4.	Coopers Plains	Brisbane - South	-11.1%	\$773,243
5.	Moorooka	Brisbane - South	-10.1%	\$915,541
6.	Boondall	Brisbane - North	-9.6%	\$720,017
7.	Woolloongabba	Brisbane - South	-9.6%	\$1,075,400
8.	Annerley	Brisbane - South	-9.2%	\$951,297
9.	Nundah	Brisbane - North	-8.9%	\$1,017,338
10.	Holland Park	Brisbane - South	-8.9%	\$1,025,543

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Woodend	Ipswich	23.5%	\$512
2.	Kairabah	Logan - Beaudesert	23.4%	\$557
3.	Ipswich	Ipswich	23.1%	\$498
4.	Sadliers Crossing	Ipswich	23.1%	\$513
5.	Fernvale	Ipswich	22.7%	\$513
6.	Greenbank	Logan - Beaudesert	21.4%	\$683
7.	Ashgrove	Brisbane Inner City	21.3%	\$946
8.	Undullah	Logan - Beaudesert	21.1%	\$583
9.	Heritage Park	Logan - Beaudesert	20.9%	\$586
10.	Churchill	Ipswich	20.2%	\$463

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Russell Island	Brisbane - East	5.9%	\$395
2.	Laidley	Ipswich	5.9%	\$439
3.	Macleay Island	Brisbane - East	5.8%	\$435
4.	Kilcoy	Moreton Bay - North	5.8%	\$502
5.	Kingston	Logan - Beaudesert	5.6%	\$479
6.	Woodridge	Logan - Beaudesert	5.6%	\$463
7.	Bethania	Logan - Beaudesert	5.6%	\$524
8.	One Mile	Ipswich	5.6%	\$434
9.	North Booval	Ipswich	5.6%	\$463
10.	Riverview	Ipswich	5.5%	\$418



Houses  
Regional

# Regional QLD

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Sunshine Beach	Sunshine Coast	56	\$2,198,404
2.	Noosa Heads	Sunshine Coast	116	\$2,039,034
3.	Sunrise Beach	Sunshine Coast	58	\$1,990,083
4.	Minyama	Sunshine Coast	52	\$1,878,968
5.	Broadbeach Waters	Gold Coast	205	\$1,780,181
6.	Tallebudgera Valley	Gold Coast	36	\$1,750,101
7.	Clear Island Waters	Gold Coast	63	\$1,744,390
8.	Buddina	Sunshine Coast	70	\$1,718,714
9.	Noosaville	Sunshine Coast	180	\$1,707,983
10.	Currumbin Valley	Gold Coast	33	\$1,666,191

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Tara	Darling Downs - Maranoa	85	\$146,122
2.	Scottville	Mackay - Isaac - Whitsunday	18	\$147,000
3.	Collinsville	Mackay - Isaac - Whitsunday	72	\$154,032
4.	Blackwater	Central Queensland	150	\$154,779
5.	Moura	Central Queensland	74	\$156,875
6.	Mount Morgan	Central Queensland	89	\$159,904
7.	Monto	Wide Bay	73	\$179,821
8.	Jandowae	Darling Downs - Maranoa	33	\$193,768
9.	Inglewood	Darling Downs - Maranoa	24	\$200,365
10.	Dysart	Mackay - Isaac - Whitsunday	67	\$202,698

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Gin Gin	Wide Bay	33.5%	\$286,518
2.	Miles	Darling Downs - Maranoa	31.3%	\$209,569
3.	Yarraman	Darling Downs - Maranoa	29.0%	\$280,559
4.	Nanango	Wide Bay	28.1%	\$308,546
5.	Blackbutt	Wide Bay	28.0%	\$333,636
6.	Bluewater Park	Townsville	27.7%	\$485,745
7.	Mulambin	Central Queensland	27.6%	\$702,201
8.	Monto	Wide Bay	27.6%	\$179,821
9.	Allora	Darling Downs - Maranoa	27.4%	\$345,555
10.	Mundubbera	Wide Bay	26.4%	\$212,966

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Sunshine Beach	Sunshine Coast	-12.9%	\$2,198,404
2.	Marcoola	Sunshine Coast	-9.7%	\$1,239,863
3.	Noosaville	Sunshine Coast	-9.5%	\$1,707,983
4.	Kuluin	Sunshine Coast	-8.5%	\$727,056
5.	Alexandra Headland	Sunshine Coast	-7.5%	\$1,491,882
6.	Mount Cooloom	Sunshine Coast	-6.3%	\$1,097,246
7.	Tanawha	Sunshine Coast	-6.1%	\$1,344,384
8.	Bokarina	Sunshine Coast	-6.0%	\$1,344,747
9.	Mudjimba	Sunshine Coast	-6.0%	\$1,297,208
10.	Peregian Beach	Sunshine Coast	-5.3%	\$1,581,408

### Strongest 12 month growth in rents

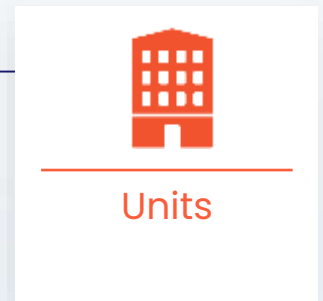
#	Suburb	Region	Annual change	Median rental value
1.	Maudsland	Gold Coast	19.3%	\$852
2.	Bargara	Wide Bay	19.1%	\$571
3.	Branyan	Wide Bay	19.0%	\$527
4.	Pimpama	Gold Coast	18.9%	\$665
5.	Warwick	Darling Downs - Maranoa	18.8%	\$409
6.	Highland Park	Gold Coast	18.5%	\$859
7.	Runaway Bay	Gold Coast	18.1%	\$1,174
8.	Burleigh Heads	Gold Coast	17.8%	\$1,132
9.	Moore Park Beach	Wide Bay	17.8%	\$491
10.	Burnett Heads	Wide Bay	17.7%	\$506

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Blackwater	Central Queensland	11.3%	\$354
2.	Collinsville	Mackay - Isaac - Whitsunday	11.0%	\$330
3.	Mount Morgan	Central Queensland	10.3%	\$306
4.	Depot Hill	Central Queensland	9.8%	\$372
5.	Rockhampton City	Central Queensland	9.0%	\$378
6.	Home Hill	Townsville	8.7%	\$373
7.	Dysart	Mackay - Isaac - Whitsunday	8.5%	\$332
8.	Ingham	Townsville	8.3%	\$363
9.	Berserker	Central Queensland	8.3%	\$400
10.	Moranbah	Mackay - Isaac - Whitsunday	8.1%	\$495

# Greater Brisbane

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	New Farm	Brisbane Inner City	307	\$804,633
2.	Bardon	Brisbane Inner City	52	\$766,891
3.	Teneriffe	Brisbane Inner City	196	\$763,761
4.	Manly	Brisbane - East	20	\$757,813
5.	Bulimba	Brisbane Inner City	153	\$752,306
6.	Hendra	Brisbane Inner City	20	\$703,447
7.	Scarborough	Moreton Bay - North	114	\$691,896
8.	Point Lookout	Brisbane - East	24	\$690,833
9.	Carina	Brisbane - South	147	\$675,904
10.	Carindale	Brisbane - South	36	\$662,222

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Kooralbyn	Logan - Beaudesert	49	\$202,039
2.	Goodna	Ipswich	26	\$233,344
3.	Logan Central	Logan - Beaudesert	39	\$235,668
4.	Woodridge	Logan - Beaudesert	147	\$240,284
5.	Beenleigh	Logan - Beaudesert	114	\$263,331
6.	Slacks Creek	Logan - Beaudesert	72	\$273,987
7.	Waterford West	Logan - Beaudesert	41	\$274,481
8.	East Ipswich	Ipswich	20	\$275,098
9.	Mount Warren Park	Logan - Beaudesert	35	\$283,738
10.	Caboolture	Moreton Bay - North	120	\$289,023

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Kooralbyn	Logan - Beaudesert	21.6%	\$202,039
2.	Springwood	Logan - Beaudesert	21.6%	\$378,695
3.	Calamvale	Brisbane - South	21.4%	\$497,595
4.	Eagleby	Logan - Beaudesert	21.2%	\$324,243
5.	Woody Point	Moreton Bay - North	20.5%	\$591,294
6.	Kingston	Logan - Beaudesert	19.9%	\$302,743
7.	Browns Plains	Logan - Beaudesert	19.6%	\$366,126
8.	Griffin	Moreton Bay - South	19.1%	\$448,709
9.	Brendale	Moreton Bay - South	18.9%	\$388,265
10.	Murrumba Downs	Moreton Bay - South	18.6%	\$410,193

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Cannon Hill	Brisbane - South	-0.6%	\$500,627
2.	Carindale	Brisbane - South	0.5%	\$662,222
3.	East Brisbane	Brisbane Inner City	0.8%	\$515,742
4.	Red Hill	Brisbane Inner City	1.4%	\$517,135
5.	Dakabin	Moreton Bay - South	1.7%	\$421,033
6.	Milton	Brisbane Inner City	1.8%	\$491,679
7.	Wynnum West	Brisbane - East	2.0%	\$461,437
8.	Wavell Heights	Brisbane - North	3.3%	\$444,319
9.	Brisbane City	Brisbane Inner City	3.3%	\$548,868
10.	Fairfield	Brisbane - South	3.7%	\$492,700

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Margate	Moreton Bay - North	24.1%	\$462
2.	Kippa-Ring	Moreton Bay - North	24.1%	\$403
3.	Bald Hills	Brisbane - North	21.0%	\$477
4.	St Lucia	Brisbane - West	19.3%	\$552
5.	Bongaree	Moreton Bay - North	19.2%	\$460
6.	Spring Hill	Brisbane Inner City	19.2%	\$553
7.	Brisbane City	Brisbane Inner City	18.5%	\$660
8.	Fortitude Valley	Brisbane Inner City	18.2%	\$548
9.	Bethania	Logan - Beaudesert	18.1%	\$389
10.	Woody Point	Moreton Bay - North	18.1%	\$509

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Goodna	Ipswich	8.5%	\$379
2.	Woodridge	Logan - Beaudesert	7.2%	\$328
3.	Caboolture	Moreton Bay - North	7.1%	\$355
4.	Beenleigh	Logan - Beaudesert	6.8%	\$351
5.	Mount Warren Park	Logan - Beaudesert	6.8%	\$354
6.	Wynnum West	Brisbane - East	6.7%	\$490
7.	Spring Hill	Brisbane Inner City	6.5%	\$553
8.	Booval	Ipswich	6.5%	\$349
9.	Bethania	Logan - Beaudesert	6.5%	\$389
10.	Hillcrest	Logan - Beaudesert	6.2%	\$376



# Regional QLD

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Noosa Heads	Sunshine Coast	177	\$1,409,790
2.	Main Beach	Gold Coast	287	\$1,229,545
3.	Sunshine Beach	Sunshine Coast	46	\$1,200,496
4.	Hollywell	Gold Coast	39	\$1,148,087
5.	Sunrise Beach	Sunshine Coast	23	\$1,049,759
6.	Twin Waters	Sunshine Coast	26	\$1,016,378
7.	Paradise Point	Gold Coast	100	\$1,008,621
8.	Burleigh Heads	Gold Coast	221	\$968,086
9.	Coolangatta	Gold Coast	235	\$960,797
10.	Bilinga	Gold Coast	42	\$938,797

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Laguna Quays	Mackay - Isaac - Whitsunday	30	\$72,076
2.	Dolphin Heads	Mackay - Isaac - Whitsunday	23	\$113,697
3.	New Auckland	Central Queensland	22	\$160,404
4.	South Gladstone	Central Queensland	33	\$170,774
5.	West Gladstone	Central Queensland	36	\$174,535
6.	Ayr	Townsville	43	\$183,086
7.	Emerald	Central Queensland	76	\$190,054
8.	Woree	Cairns	104	\$191,490
9.	Edmonton	Cairns	41	\$192,960
10.	Kingaroy	Wide Bay	33	\$200,032

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Laguna Quays	Mackay - Isaac - Whitsunday	30.9%	\$72,076
2.	Rainbow Beach	Wide Bay	29.1%	\$560,486
3.	Port Douglas	Cairns	29.0%	\$433,189
4.	Newtown	Toowoomba	24.8%	\$321,926
5.	Nelly Bay	Townsville	23.6%	\$313,551
6.	Pialba	Wide Bay	23.6%	\$395,766
7.	Coomera	Gold Coast	20.6%	\$527,831
8.	Manunda	Cairns	20.3%	\$206,457
9.	Main Beach	Gold Coast	20.2%	\$1,229,545
10.	Urangan	Wide Bay	19.3%	\$473,020

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Townsville City	Townsville	-11.8%	\$370,547
2.	Pimlico	Townsville	-10.4%	\$219,341
3.	Hermit Park	Townsville	-7.9%	\$202,169
4.	Cranbrook	Townsville	-7.9%	\$203,307
5.	Currumbin	Gold Coast	-6.9%	\$851,255
6.	Pelican Waters	Sunshine Coast	-6.0%	\$657,567
7.	Ayr	Townsville	-5.4%	\$183,086
8.	Kingaroy	Wide Bay	-5.3%	\$200,032
9.	Twin Waters	Sunshine Coast	-4.8%	\$1,016,378
10.	Emerald	Central Queensland	-4.7%	\$190,054

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Merrimac	Gold Coast	23.6%	\$665
2.	Broadbeach Waters	Gold Coast	22.2%	\$776
3.	Main Beach	Gold Coast	21.4%	\$800
4.	Bundall	Gold Coast	20.5%	\$644
5.	Sippy Downs	Sunshine Coast	20.2%	\$513
6.	Miami	Gold Coast	20.0%	\$780
7.	Mermaid Beach	Gold Coast	19.8%	\$750
8.	Broadbeach	Gold Coast	19.7%	\$754
9.	Upper Coomera	Gold Coast	19.5%	\$580
10.	Robina	Gold Coast	19.4%	\$746

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Emerald	Central Queensland	9.0%	\$323
2.	Manoora	Cairns	8.9%	\$373
3.	Manunda	Cairns	8.9%	\$362
4.	Hermit Park	Townsville	8.9%	\$327
5.	Woree	Cairns	8.8%	\$363
6.	Rosslea	Townsville	8.6%	\$337
7.	Edmonton	Cairns	8.5%	\$358
8.	Bungalow	Cairns	8.4%	\$385
9.	Cranbrook	Townsville	8.4%	\$315
10.	Mundingburra	Townsville	8.2%	\$326

# SA

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$9,250,000	Aug-22	10 Robe Terrace, Medindie
2	\$8,250,000	May-22	400 Coopers Beach Road, Nalyappa
3	\$6,000,000	Sep-22	5 Fitzroy Terrace, Thorngate
4	\$5,990,000	Jan-22	29 Esplanade, Somerton Park
5	\$5,950,000	Sep-22	16 Marlborough Street, College Park

## Best performers 2022



Houses

### Most expensive suburb

TOORAK GARDENS  
(ADELAIDE - CENTRAL AND HILLS) **\$2,067,074**

### Most affordable suburb

PETERBOROUGH  
(BAROSSA - YORKE - MID NORTH) **\$130,627**

### Strongest 12 month growth in values

CLEVE (SOUTH AUSTRALIA - OUTBACK) **35.3%**

### Strongest 12 month decline in values

HENLEY BEACH SOUTH  
(ADELAIDE - WEST) **0.3%**

### Strongest 12 month growth in rents

PORT PIRIE WEST  
(BAROSSA - YORKE - MID NORTH) **23.5%**

### Highest gross rental yields

PORT PIRIE WEST  
(BAROSSA - YORKE - MID NORTH) **8.8%**



Units

### Most expensive suburb

KENT TOWN (ADELAIDE - CENTRAL AND HILLS) **\$655,239**

### Most affordable suburb

MOUNT GAMBIER  
(SOUTH AUSTRALIA - SOUTH EAST) **\$245,692**

### Strongest 12 month growth in values

SEACLIFF PARK (ADELAIDE - SOUTH) **41.4%**

### Strongest 12 month decline in values

FINDON (ADELAIDE - WEST) **-3.5%**

### Strongest 12 month growth in rents

TOORAK GARDENS  
(ADELAIDE - CENTRAL AND HILLS) **18.5%**

### Highest gross rental yields

SALISBURY (ADELAIDE - NORTH) **6.2%**

# SA

## Highest Total Value of Sales

### Houses - Greater Adelaide

#	Suburb	Region	Number sold (12m) Sept 2022	Total value 12m Sept 2022	Median value Nov 2022
1	Mount Barker	Adelaide - Central and Hills	428	\$266,035,559	\$614,861
2	Morphett Vale	Adelaide - South	466	\$228,038,301	\$497,966
3	Prospect	Adelaide - Central and Hills	169	\$191,709,600	\$1,094,674
4	Hallett Cove	Adelaide - South	218	\$162,189,918	\$749,479
5	Aldinga Beach	Adelaide - South	261	\$159,441,991	\$617,090

### Houses - Regional SA

1	Mount Gambier	South Australia - South East	594	\$226,806,941	\$366,679
2	Murray Bridge	South Australia - South East	416	\$135,829,766	\$340,195
3	Port Lincoln	South Australia - Outback	343	\$129,143,650	\$358,173
4	Encounter Bay	South Australia - South East	187	\$119,639,438	\$626,795
5	Strathalbyn	South Australia - South East	169	\$98,509,695	\$554,751

### Units - Greater Adelaide

1	Adelaide	Adelaide - Central and Hills	638	\$316,913,698	\$440,519
2	Glenelg	Adelaide - South	131	\$85,141,305	\$578,699
3	Mawson Lakes	Adelaide - North	217	\$74,180,926	\$371,875
4	North Adelaide	Adelaide - Central and Hills	89	\$59,196,196	\$525,171
5	Norwood	Adelaide - Central and Hills	82	\$56,736,090	\$616,003

### Units - Regional SA

1	Mount Gambier	South Australia - South East	129	\$33,234,300	\$245,692
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## Houses

# Greater Adelaide

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Toorak Gardens	Adelaide - Central and Hills	44	\$2,067,074
2.	Unley Park	Adelaide - Central and Hills	18	\$2,003,518
3.	Leabrook	Adelaide - Central and Hills	18	\$1,979,438
4.	Hyde Park	Adelaide - Central and Hills	29	\$1,900,911
5.	Medindie	Adelaide - Central and Hills	18	\$1,818,674
6.	Malvern	Adelaide - Central and Hills	47	\$1,804,233
7.	St Peters	Adelaide - Central and Hills	35	\$1,800,410
8.	Dulwich	Adelaide - Central and Hills	19	\$1,721,425
9.	Millswood	Adelaide - Central and Hills	28	\$1,709,024
10.	Beaumont	Adelaide - Central and Hills	67	\$1,683,395

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Elizabeth North	Adelaide - North	142	\$291,526
2.	Elizabeth Downs	Adelaide - North	173	\$305,336
3.	Elizabeth South	Adelaide - North	61	\$324,761
4.	Smithfield	Adelaide - North	59	\$330,985
5.	Davoren Park	Adelaide - North	194	\$336,186
6.	Elizabeth Grove	Adelaide - North	58	\$342,850
7.	Elizabeth	Adelaide - North	27	\$346,643
8.	Smithfield Plains	Adelaide - North	85	\$350,186
9.	Elizabeth Park	Adelaide - North	107	\$369,533
10.	Elizabeth East	Adelaide - North	112	\$381,080

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Davoren Park	Adelaide - North	34.7%	\$336,186
2.	Elizabeth Grove	Adelaide - North	33.3%	\$342,850
3.	Elizabeth South	Adelaide - North	33.0%	\$324,761
4.	Elizabeth	Adelaide - North	33.0%	\$346,643
5.	Elizabeth Vale	Adelaide - North	29.6%	\$394,478
6.	Para Hills	Adelaide - North	27.5%	\$548,926
7.	Penfield	Adelaide - North	27.0%	\$507,871
8.	Smithfield Plains	Adelaide - North	26.5%	\$350,186
9.	Hackham West	Adelaide - South	25.6%	\$449,994
10.	Elizabeth Park	Adelaide - North	25.6%	\$369,533

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Henley Beach South	Adelaide - West	0.3%	\$1,303,959
2.	Toorak Gardens	Adelaide - Central and Hills	0.8%	\$2,067,074
3.	Hazelwood Park	Adelaide - Central and Hills	2.0%	\$1,563,278
4.	Walkerville	Adelaide - Central and Hills	2.1%	\$1,598,337
5.	Linden Park	Adelaide - Central and Hills	2.9%	\$1,474,116
6.	Payneham	Adelaide - Central and Hills	3.1%	\$941,561
7.	Glen Osmond	Adelaide - Central and Hills	3.3%	\$1,497,762
8.	Rossllyn Park	Adelaide - Central and Hills	3.4%	\$1,410,576
9.	Warradale	Adelaide - South	3.8%	\$773,707
10.	St Georges	Adelaide - Central and Hills	4.0%	\$1,597,125

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Bridgewater	Adelaide - Central and Hills	22.1%	\$620
2.	Nairne	Adelaide - Central and Hills	19.8%	\$532
3.	Athelstone	Adelaide - Central and Hills	18.2%	\$582
4.	Hahndorf	Adelaide - Central and Hills	18.2%	\$660
5.	St Marys	Adelaide - South	18.2%	\$598
6.	Fulham Gardens	Adelaide - West	17.6%	\$681
7.	Elizabeth North	Adelaide - North	17.5%	\$375
8.	Penfield	Adelaide - North	17.2%	\$476
9.	Glenelg East	Adelaide - South	17.2%	\$748
10.	Davoren Park	Adelaide - North	17.2%	\$382

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Elizabeth North	Adelaide - North	6.8%	\$375
2.	Elizabeth Downs	Adelaide - North	6.7%	\$391
3.	Smithfield	Adelaide - North	6.3%	\$405
4.	Davoren Park	Adelaide - North	6.0%	\$382
5.	Smithfield Plains	Adelaide - North	5.8%	\$393
6.	Elizabeth South	Adelaide - North	5.7%	\$364
7.	Elizabeth Park	Adelaide - North	5.7%	\$401
8.	Salisbury North	Adelaide - North	5.7%	\$433
9.	Elizabeth Grove	Adelaide - North	5.6%	\$370
10.	Andrews Farm	Adelaide - North	5.5%	\$424



Houses  
Regional

# Regional SA

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Yahl	South Australia - South East	16	\$685,690
2.	Port Elliot	South Australia - South East	51	\$674,402
3.	Hindmarsh Island	South Australia - South East	67	\$643,796
4.	Mount Compass	South Australia - South East	42	\$638,467
5.	Middleton	South Australia - South East	51	\$630,314
6.	Encounter Bay	South Australia - South East	187	\$626,795
7.	Goolwa North	South Australia - South East	36	\$622,405
8.	Carrickalinga	South Australia - South East	22	\$589,807
9.	McCracken	South Australia - South East	56	\$585,433
10.	Hayborough	South Australia - South East	77	\$572,385

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Peterborough	Barossa - Yorke - Mid North	56	\$130,627
2.	Kimba	South Australia - Outback	27	\$133,975
3.	Nangwarry	South Australia - South East	21	\$167,459
4.	Port Pirie West	Barossa - Yorke - Mid North	76	\$178,170
5.	Pinnaroo	South Australia - South East	16	\$181,101
6.	Solomontown	Barossa - Yorke - Mid North	40	\$188,924
7.	Kalangadoo	South Australia - South East	18	\$193,941
8.	Whyalla Stuart	South Australia - Outback	165	\$198,128
9.	Whyalla Norrie	South Australia - Outback	176	\$199,412
10.	Port Augusta	South Australia - Outback	204	\$201,314

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Cleve	South Australia - Outback	35.3%	\$212,602
2.	Solomontown	Barossa - Yorke - Mid North	34.9%	\$188,924
3.	Streaky Bay	South Australia - Outback	34.7%	\$351,181
4.	Risdon Park	Barossa - Yorke - Mid North	33.3%	\$225,911
5.	Port Pirie South	Barossa - Yorke - Mid North	32.9%	\$229,212
6.	Risdon Park South	Barossa - Yorke - Mid North	32.4%	\$252,209
7.	Port Pirie West	Barossa - Yorke - Mid North	31.7%	\$178,170
8.	Port Macdonnell	South Australia - South East	29.7%	\$384,364
9.	Kimba	South Australia - Outback	29.2%	\$133,975
10.	Kadina	Barossa - Yorke - Mid North	27.9%	\$317,220

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	North Beach	Barossa - Yorke - Mid North	0.9%	\$452,203
2.	Robe	South Australia - South East	7.1%	\$514,419
3.	Minlaton	Barossa - Yorke - Mid North	10.1%	\$290,037
4.	Port Vincent	Barossa - Yorke - Mid North	10.7%	\$311,687
5.	Maitland	Barossa - Yorke - Mid North	10.8%	\$297,938
6.	Port Elliot	South Australia - South East	11.4%	\$674,402
7.	Renmark	South Australia - South East	11.6%	\$300,419
8.	Tailem Bend	South Australia - South East	11.6%	\$247,283
9.	Walleroo	Barossa - Yorke - Mid North	12.0%	\$338,023
10.	Tumby Bay	South Australia - Outback	12.3%	\$337,487

### Strongest 12 month growth in rents

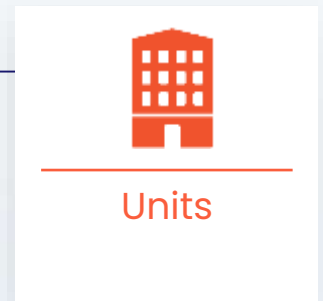
#	Suburb	Region	Annual change	Median rental value
1.	Port Pirie West	Barossa - Yorke - Mid North	23.5%	\$330
2.	Risdon Park	Barossa - Yorke - Mid North	21.8%	\$346
3.	Solomontown	Barossa - Yorke - Mid North	21.1%	\$330
4.	Port Pirie South	Barossa - Yorke - Mid North	20.6%	\$347
5.	Tanunda	Barossa - Yorke - Mid North	16.7%	\$444
6.	Nuriootpa	Barossa - Yorke - Mid North	16.3%	\$440
7.	Angaston	Barossa - Yorke - Mid North	16.1%	\$424
8.	Mount Gambier	South Australia - South East	14.5%	\$398
9.	Ceduna	South Australia - Outback	13.7%	\$345
10.	Murray Bridge	South Australia - South East	13.5%	\$356

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Port Pirie West	Barossa - Yorke - Mid North	8.8%	\$330
2.	Solomontown	Barossa - Yorke - Mid North	8.4%	\$330
3.	Whyalla	South Australia - Outback	7.7%	\$375
4.	Whyalla Norrie	South Australia - Outback	7.7%	\$312
5.	Whyalla Playford	South Australia - Outback	7.6%	\$334
6.	Ceduna	South Australia - Outback	7.4%	\$345
7.	Whyalla Stuart	South Australia - Outback	7.4%	\$302
8.	Port Pirie South	Barossa - Yorke - Mid North	7.1%	\$347
9.	Risdon Park	Barossa - Yorke - Mid North	7.1%	\$346
10.	Bordertown	South Australia - South East	6.7%	\$314

# Greater Adelaide

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Kent Town	Adelaide - Central and Hills	43	\$655,239
2.	Stepney	Adelaide - Central and Hills	15	\$624,224
3.	Norwood	Adelaide - Central and Hills	82	\$616,003
4.	Hyde Park	Adelaide - Central and Hills	15	\$593,187
5.	Glenelg	Adelaide - South	132	\$578,699
6.	Glenelg South	Adelaide - South	48	\$574,771
7.	West Lakes	Adelaide - West	70	\$567,499
8.	Fullarton	Adelaide - Central and Hills	25	\$566,509
9.	Kensington	Adelaide - Central and Hills	28	\$560,416
10.	Brompton	Adelaide - West	48	\$553,990

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Ingle Farm	Adelaide - North	18	\$274,511
2.	Salisbury Downs	Adelaide - North	38	\$274,867
3.	Salisbury	Adelaide - North	81	\$279,454
4.	Salisbury East	Adelaide - North	41	\$289,901
5.	Gawler South	Adelaide - North	19	\$291,365
6.	Andrews Farm	Adelaide - North	29	\$305,109
7.	Paralowie	Adelaide - North	18	\$308,434
8.	Greenacres	Adelaide - North	18	\$329,471
9.	Rosewater	Adelaide - West	18	\$331,240
10.	Salisbury North	Adelaide - North	25	\$335,019

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Seacliff Park	Adelaide - South	41.4%	\$484,282
2.	Paradise	Adelaide - Central and Hills	35.7%	\$459,228
3.	North Plympton	Adelaide - West	35.2%	\$511,687
4.	West Beach	Adelaide - West	32.0%	\$454,879
5.	Salisbury North	Adelaide - North	31.2%	\$335,019
6.	Plympton	Adelaide - West	30.2%	\$391,709
7.	Kurralta Park	Adelaide - West	29.4%	\$387,659
8.	Campbelltown	Adelaide - Central and Hills	29.3%	\$436,871
9.	Munno Para	Adelaide - North	29.1%	\$347,592
10.	Camden Park	Adelaide - West	28.4%	\$402,631

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Findon	Adelaide - West	-3.5%	\$363,581
2.	Adelaide	Adelaide - Central and Hills	4.6%	\$440,519
3.	Bowden	Adelaide - West	5.4%	\$468,894
4.	Walkerville	Adelaide - Central and Hills	6.7%	\$441,060
5.	Brompton	Adelaide - West	6.9%	\$553,990
6.	North Adelaide	Adelaide - Central and Hills	7.1%	\$525,171
7.	St Marys	Adelaide - South	7.7%	\$374,343
8.	Seaton	Adelaide - West	7.8%	\$396,727
9.	Fulham Gardens	Adelaide - West	9.4%	\$461,855
10.	Torrens Park	Adelaide - South	9.7%	\$437,279

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Toorak Gardens	Adelaide - Central and Hills	18.5%	\$440
2.	Glenelg South	Adelaide - South	18.0%	\$472
3.	Glenside	Adelaide - Central and Hills	17.5%	\$461
4.	St Marys	Adelaide - South	17.1%	\$377
5.	Prospect	Adelaide - Central and Hills	16.8%	\$442
6.	Somerton Park	Adelaide - South	16.8%	\$456
7.	Clarence Park	Adelaide - Central and Hills	16.7%	\$412
8.	Andrews Farm	Adelaide - North	16.7%	\$337
9.	Morphettville	Adelaide - South	16.6%	\$440
10.	Glengowrie	Adelaide - South	16.5%	\$449

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Salisbury	Adelaide - North	6.2%	\$335
2.	New Port	Adelaide - West	6.1%	\$399
3.	Adelaide	Adelaide - Central and Hills	6.0%	\$521
4.	Salisbury East	Adelaide - North	5.9%	\$337
5.	Andrews Farm	Adelaide - North	5.9%	\$337
6.	Walkerville	Adelaide - Central and Hills	5.8%	\$483
7.	Klemzig	Adelaide - North	5.7%	\$380
8.	Morphett Vale	Adelaide - South	5.6%	\$390
9.	Mawson Lakes	Adelaide - North	5.6%	\$407
10.	Bowden	Adelaide - West	5.6%	\$489

# Regional SA

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Encounter Bay	South Australia - South East	16	\$362,971
2.	Victor Harbor	South Australia - South East	44	\$318,444
3.	Mount Gambier	South Australia - South East	129	\$245,692

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Mount Gambier	South Australia - South East	129	\$245,692
2.	Victor Harbor	South Australia - South East	44	\$318,444
3.	Encounter Bay	South Australia - South East	16	\$362,971

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Mount Gambier	South Australia - South East	16.9%	\$245,692

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Mount Gambier	South Australia - South East	16.9%	\$245,692

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Mount Gambier	South Australia - South East	7.7%	\$276

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Mount Gambier	South Australia - South East	5.8%	\$276

# WA

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$19,500,000	Feb-22	8 Majestic Close, Applecross
2	\$17,000,000	Jun-22	52 the Esplanade, Peppermint Grove
3	\$16,500,000	Apr-22	26 Jutland Parade, Dalkeith
4	\$15,600,000	Jul-22	2 Salvado Street, Cottesloe
5	\$10,250,000	Jun-22	396 Caves Road, Siesta Park

## Best performers 2022



### Houses

#### Most expensive suburb

PEPPERMINT GROVE  
(PERTH - INNER) **\$3,178,788**

#### Most affordable suburb

KAMBALDA EAST  
(WESTERN AUSTRALIA - OUTBACK (SOUTH)) **\$118,525**

#### Strongest 12 month growth in values

KENDENUP  
(WESTERN AUSTRALIA - WHEAT BELT) **24.5%**

#### Strongest 12 month decline in values

DJUGUN  
(WESTERN AUSTRALIA - OUTBACK (NORTH)) **-7.2%**

#### Strongest 12 month growth in rents

PEGS CREEK  
(WESTERN AUSTRALIA - OUTBACK (NORTH)) **20.5%**

#### Highest gross rental yields

KAMBALDA EAST  
(WESTERN AUSTRALIA - OUTBACK (SOUTH)) **15.9%**



### Units

#### Most expensive suburb

NORTH FREMANTLE (PERTH - SOUTH WEST) **\$902,683**

#### Most affordable suburb

WITHERS (BUNBURY) **\$131,547**

#### Strongest 12 month growth in values

KALGOORLIE  
(WESTERN AUSTRALIA - OUTBACK (SOUTH)) **24.1%**

#### Strongest 12 month decline in values

CHURCHLANDS (PERTH - NORTH WEST) **-9.4%**

#### Strongest 12 month growth in rents

PICCADILLY  
(WESTERN AUSTRALIA - OUTBACK (SOUTH)) **23.8%**

#### Highest gross rental yields

KALGOORLIE  
(WESTERN AUSTRALIA - OUTBACK (SOUTH)) **11.8%**



# WA

## Highest Total Value of Sales

### Houses - Greater Perth

#	Suburb	Region	Number sold (12m) Sept 2022	Total value 12m Sept 2022	Median value Nov 2022
1	Baldivis	Perth - South West	1,209	\$576,206,243	\$496,814
2	Canning Vale	Perth - South East	513	\$351,207,293	\$686,939
3	City Beach	Perth - Inner	115	\$344,653,500	\$2,502,397
4	Cottesloe	Perth - Inner	104	\$330,704,900	\$2,710,192
5	Nedlands	Perth - Inner	159	\$325,919,885	\$2,024,740

### Houses - Regional WA

1	Dunsborough	Bunbury	236	\$228,727,700	\$954,613
2	Australind	Bunbury	462	\$214,240,287	\$488,499
3	Margaret River	Bunbury	255	\$196,172,100	\$684,645
4	Dalyellup	Bunbury	290	\$133,644,291	\$485,813
5	West Busselton	Bunbury	197	\$123,390,498	\$602,127

### Units - Greater Perth

1	East Perth	Perth - Inner	475	\$268,748,477	\$476,585
2	Perth	Perth - Inner	519	\$258,423,597	\$435,760
3	Scarborough	Perth - North West	394	\$241,922,745	\$539,836
4	Como	Perth - South East	314	\$171,682,358	\$513,077
5	South Perth	Perth - South East	244	\$168,432,295	\$568,618

### Units - Regional WA

1	Bunbury	Bunbury	72	\$30,319,500	\$388,812
2	Cable Beach	Western Australia - Outback (North)	92	\$29,200,000	\$274,095
3	South Bunbury	Bunbury	52	\$16,592,000	\$316,939
4	Broome	Western Australia - Outback (North)	42	\$14,665,363	\$304,954
5	Kalgoorlie	Western Australia - Outback (South)	46	\$13,393,500	\$208,202



## Houses

# Greater Perth

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Peppermint Grove	Perth - Inner	26	\$3,178,788
2.	Dalkeith	Perth - Inner	70	\$3,100,989
3.	Cottesloe	Perth - Inner	104	\$2,710,192
4.	City Beach	Perth - Inner	116	\$2,502,397
5.	Swanbourne	Perth - Inner	56	\$2,094,793
6.	Nedlands	Perth - Inner	156	\$2,024,740
7.	Mosman Park	Perth - Inner	124	\$1,898,973
8.	Floreat	Perth - Inner	113	\$1,841,417
9.	Claremont	Perth - Inner	117	\$1,826,397
10.	Mount Claremont	Perth - Inner	80	\$1,753,854

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Kwinana Town Centre	Perth - South West	20	\$300,252
2.	Armadale	Perth - South East	428	\$315,636
3.	Medina	Perth - South West	104	\$331,095
4.	Camillo	Perth - South East	125	\$334,975
5.	Calista	Perth - South West	52	\$338,932
6.	Parmelia	Perth - South West	180	\$348,350
7.	Orelia	Perth - South West	158	\$348,512
8.	Brookdale	Perth - South East	77	\$355,436
9.	Mandurah	Mandurah	270	\$358,546
10.	Balga	Perth - North West	330	\$366,865

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Mandurah	Mandurah	15.3%	\$358,546
2.	Waikiki	Perth - South West	14.3%	\$489,670
3.	Coodanup	Mandurah	14.2%	\$411,588
4.	Calista	Perth - South West	14.0%	\$338,932
5.	Warnbro	Perth - South West	13.7%	\$452,491
6.	Dudley Park	Mandurah	13.7%	\$477,150
7.	Medina	Perth - South West	13.5%	\$331,095
8.	Cooloongup	Perth - South West	13.4%	\$387,767
9.	Safety Bay	Perth - South West	12.7%	\$524,307
10.	Greenfields	Mandurah	12.5%	\$376,046

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	West Perth	Perth - Inner	-6.2%	\$885,164
2.	Tuart Hill	Perth - North West	-3.8%	\$611,543
3.	Joondanna	Perth - North West	-3.1%	\$755,552
4.	Bull Creek	Perth - South West	-3.0%	\$911,088
5.	Yokine	Perth - North West	-2.5%	\$726,754
6.	Mount Claremont	Perth - Inner	-2.2%	\$1,753,854
7.	Subiaco	Perth - Inner	-2.2%	\$1,493,560
8.	Shenton Park	Perth - Inner	-2.2%	\$1,512,431
9.	Connolly	Perth - North West	-1.8%	\$711,535
10.	Como	Perth - South East	-1.6%	\$962,835

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Dawesville	Mandurah	18.3%	\$576
2.	Greenfields	Mandurah	18.3%	\$483
3.	Wannanup	Mandurah	18.2%	\$558
4.	East Perth	Perth - Inner	16.9%	\$808
5.	Perth	Perth - Inner	16.6%	\$672
6.	West Leederville	Perth - Inner	16.3%	\$854
7.	West Perth	Perth - Inner	16.0%	\$674
8.	Lakelands	Mandurah	15.7%	\$544
9.	Falcon	Mandurah	15.5%	\$503
10.	Ferndale	Perth - South East	15.1%	\$537

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Camillo	Perth - South East	7.1%	\$429
2.	Armadale	Perth - South East	6.9%	\$406
3.	Brookdale	Perth - South East	6.9%	\$460
4.	Medina	Perth - South West	6.8%	\$425
5.	Orelia	Perth - South West	6.8%	\$442
6.	Calista	Perth - South West	6.7%	\$427
7.	Parmelia	Perth - South West	6.6%	\$435
8.	Balga	Perth - North West	6.6%	\$449
9.	Champion Lakes	Perth - South East	6.6%	\$471
10.	Greenfields	Mandurah	6.5%	\$483



# Regional WA

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Yallingup	Bunbury	37	\$1,205,786
2.	Dunsborough	Bunbury	235	\$954,613
3.	Quindalup	Bunbury	40	\$953,515
4.	Lake Clifton	Bunbury	26	\$933,560
5.	Lower Chittering	Western Australia - Wheat Belt	42	\$807,256
6.	Cowaramup	Bunbury	55	\$798,115
7.	Shadforth	Western Australia - Wheat Belt	19	\$764,195
8.	Bilingurr	Western Australia - Outback (North)	47	\$739,060
9.	Dampier	Western Australia - Outback (North)	23	\$724,133
10.	Chittering	Western Australia - Wheat Belt	25	\$722,555

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Kambalda East	Western Australia - Outback (South)	34	\$118,525
2.	Kellerberrin	Western Australia - Wheat Belt	19	\$137,568
3.	Kambalda West	Western Australia - Outback (South)	79	\$152,136
4.	Gnowangerup	Western Australia - Wheat Belt	21	\$160,503
5.	Wongan Hills	Western Australia - Wheat Belt	26	\$161,582
6.	Merredin	Western Australia - Wheat Belt	95	\$162,191
7.	Katanning	Western Australia - Wheat Belt	84	\$183,248
8.	Moora	Western Australia - Wheat Belt	32	\$189,996
9.	Kojonup	Western Australia - Wheat Belt	21	\$206,951
10.	Rangeway	Western Australia - Outback (South)	55	\$214,158

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Kendenup	Western Australia - Wheat Belt	24.5%	\$268,360
2.	Kambalda East	Western Australia - Outback (South)	21.1%	\$118,525
3.	Kalbarri	Western Australia - Outback (South)	20.4%	\$334,344
4.	Cervantes	Western Australia - Wheat Belt	16.1%	\$378,342
5.	Denham	Western Australia - Outback (South)	15.9%	\$327,926
6.	Kambalda West	Western Australia - Outback (South)	15.3%	\$152,136
7.	Rangeway	Western Australia - Outback (South)	15.2%	\$214,158
8.	Withers	Bunbury	15.0%	\$288,596
9.	Capel	Bunbury	14.8%	\$463,371
10.	Lancelin	Western Australia - Wheat Belt	14.8%	\$415,682

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Djugun	Western Australia - Outback (North)	-7.2%	\$692,729
2.	Newman	Western Australia - Outback (North)	-7.1%	\$288,126
3.	Castletown	Western Australia - Outback (South)	-5.7%	\$352,551
4.	Bilingurr	Western Australia - Outback (North)	-5.5%	\$739,060
5.	Katanning	Western Australia - Wheat Belt	-4.4%	\$183,248
6.	Broome	Western Australia - Outback (North)	-4.1%	\$515,463
7.	Esperance	Western Australia - Outback (South)	-3.5%	\$341,744
8.	Bulgarrá	Western Australia - Outback (North)	-3.1%	\$470,306
9.	Pegs Creek	Western Australia - Outback (North)	-1.7%	\$491,283
10.	South Boulder	Western Australia - Outback (South)	-1.6%	\$229,533

### Strongest 12 month growth in rents

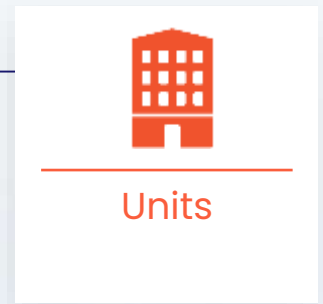
#	Suburb	Region	Annual change	Median rental value
1.	Pegs Creek	Western Australia - Outback (North)	20.5%	\$802
2.	Bulgarrá	Western Australia - Outback (North)	19.3%	\$775
3.	Nickol	Western Australia - Outback (North)	19.1%	\$966
4.	Millars Well	Western Australia - Outback (North)	18.9%	\$868
5.	Baynton	Western Australia - Outback (North)	18.6%	\$1,081
6.	Dampier	Western Australia - Outback (North)	16.2%	\$938
7.	Australind	Bunbury	15.6%	\$555
8.	Withers	Bunbury	15.5%	\$436
9.	Usher	Bunbury	14.9%	\$471
10.	South Kalgoorlie	Western Australia - Outback (South)	14.5%	\$538

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Kambalda East	Western Australia - Outback (South)	15.9%	\$369
2.	Kambalda West	Western Australia - Outback (South)	13.9%	\$401
3.	Newman	Western Australia - Outback (North)	12.8%	\$668
4.	South Hedland	Western Australia - Outback (North)	11.7%	\$781
5.	Boulder	Western Australia - Outback (South)	11.1%	\$514
6.	Merredin	Western Australia - Wheat Belt	10.1%	\$314
7.	Baynton	Western Australia - Outback (North)	9.7%	\$1,081
8.	Katanning	Western Australia - Wheat Belt	9.7%	\$348
9.	Nickol	Western Australia - Outback (North)	9.5%	\$966
10.	South Kalgoorlie	Western Australia - Outback (South)	9.5%	\$538

# Greater Perth

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	North Fremantle	Perth - South West	83	\$902,683
2.	Crawley	Perth - Inner	92	\$789,825
3.	Applecross	Perth - South West	77	\$759,715
4.	Wannanup	Mandurah	21	\$723,101
5.	Mount Pleasant	Perth - South West	60	\$723,075
6.	Claremont	Perth - Inner	132	\$677,278
7.	North Coogee	Perth - South West	87	\$627,799
8.	Ardross	Perth - South West	43	\$619,764
9.	North Beach	Perth - North West	26	\$594,096
10.	South Perth	Perth - South East	245	\$568,618

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Orelia	Perth - South West	43	\$183,522
2.	Shoalwater	Perth - South West	47	\$243,797
3.	Cooloongup	Perth - South West	17	\$251,434
4.	Armadale	Perth - South East	79	\$260,297
5.	Kelmscott	Perth - South East	30	\$262,729
6.	Wellard	Perth - South West	15	\$266,298
7.	Safety Bay	Perth - South West	23	\$267,154
8.	Dudley Park	Mandurah	51	\$267,643
9.	Waikiki	Perth - South West	28	\$279,553
10.	Bibra Lake	Perth - South West	46	\$282,410

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Dudley Park	Mandurah	19.7%	\$267,643
2.	Spearwood	Perth - South West	12.1%	\$348,577
3.	Maddington	Perth - South East	11.1%	\$284,066
4.	Erskine	Mandurah	10.2%	\$382,568
5.	Kelmscott	Perth - South East	10.2%	\$262,729
6.	Gosnells	Perth - South East	10.0%	\$284,280
7.	Bibra Lake	Perth - South West	10.0%	\$282,410
8.	East Cannington	Perth - South East	9.4%	\$337,647
9.	East Fremantle	Perth - South West	9.3%	\$536,292
10.	Fremantle	Perth - South West	8.8%	\$517,166

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Churchlands	Perth - North West	-9.4%	\$391,204
2.	Currabine	Perth - North West	-5.1%	\$340,109
3.	Joondalup	Perth - North West	-4.9%	\$353,999
4.	Mount Lawley	Perth - Inner	-4.9%	\$382,263
5.	Osborne Park	Perth - North West	-4.3%	\$299,804
6.	Leederville	Perth - Inner	-4.1%	\$497,075
7.	Mosman Park	Perth - Inner	-4.0%	\$357,481
8.	Shenton Park	Perth - Inner	-3.9%	\$499,700
9.	North Beach	Perth - North West	-3.4%	\$594,096
10.	Noranda	Perth - North East	-3.3%	\$303,586

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Orelia	Perth - South West	20.4%	\$317
2.	Erskine	Mandurah	18.8%	\$457
3.	Halls Head	Mandurah	18.2%	\$462
4.	Ardross	Perth - South West	16.7%	\$624
5.	Mandurah	Mandurah	15.1%	\$425
6.	Noranda	Perth - North East	14.3%	\$400
7.	Dudley Park	Mandurah	13.7%	\$378
8.	Como	Perth - South East	13.7%	\$521
9.	Balga	Perth - North West	12.3%	\$435
10.	Redcliffe	Perth - South East	12.1%	\$454

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Orelia	Perth - South West	9.7%	\$317
2.	Armadale	Perth - South East	8.1%	\$383
3.	Girrawheen	Perth - North West	7.5%	\$422
4.	Currabine	Perth - North West	7.4%	\$460
5.	Kelmscott	Perth - South East	7.4%	\$361
6.	Midland	Perth - North East	7.4%	\$391
7.	Balga	Perth - North West	7.3%	\$435
8.	Glendalough	Perth - Inner	7.3%	\$419
9.	Ellenbrook	Perth - North East	7.1%	\$402
10.	Osborne Park	Perth - North West	7.1%	\$417

# Regional WA

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Dunsborough	Bunbury	19	\$416,718
2.	Bunbury	Bunbury	72	\$388,812
3.	West Busselton	Bunbury	28	\$365,664
4.	Margaret River	Bunbury	25	\$336,818
5.	Eaton	Bunbury	23	\$319,711
6.	South Bunbury	Bunbury	52	\$316,939
7.	Broome	Western Australia - Outback (North)	41	\$304,954
8.	Carey Park	Bunbury	26	\$292,076
9.	Cable Beach	Western Australia - Outback (North)	92	\$274,095
10.	Somerville	Western Australia - Outback (South)	41	\$257,912

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Withers	Bunbury	21	\$131,547
2.	Beresford	Western Australia - Outback (South)	26	\$194,225
3.	Kalbarri	Western Australia - Outback (South)	37	\$200,612
4.	Piccadilly	Western Australia - Outback (South)	24	\$205,036
5.	Kalgoorlie	Western Australia - Outback (South)	45	\$208,202
6.	Geraldton	Western Australia - Outback (South)	28	\$211,391
7.	Somerville	Western Australia - Outback (South)	41	\$257,912
8.	Cable Beach	Western Australia - Outback (North)	92	\$274,095
9.	Carey Park	Bunbury	26	\$292,076
10.	Broome	Western Australia - Outback (North)	41	\$304,954

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Kalgoorlie	Western Australia - Outback (South)	24.1%	\$208,202
2.	Somerville	Western Australia - Outback (South)	16.9%	\$257,912
3.	Piccadilly	Western Australia - Outback (South)	14.1%	\$205,036
4.	Carey Park	Bunbury	8.9%	\$292,076
5.	Bunbury	Bunbury	4.9%	\$388,812
6.	South Bunbury	Bunbury	2.8%	\$316,939
7.	West Busselton	Bunbury	2.3%	\$365,664

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	West Busselton	Bunbury	2.3%	\$365,664
2.	South Bunbury	Bunbury	2.8%	\$316,939
3.	Bunbury	Bunbury	4.9%	\$388,812
4.	Carey Park	Bunbury	8.9%	\$292,076
5.	Piccadilly	Western Australia - Outback (South)	14.1%	\$205,036
6.	Somerville	Western Australia - Outback (South)	16.9%	\$257,912
7.	Kalgoorlie	Western Australia - Outback (South)	24.1%	\$208,202

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Piccadilly	Western Australia - Outback (South)	23.8%	\$442
2.	West Busselton	Bunbury	17.1%	\$475
3.	Kalgoorlie	Western Australia - Outback (South)	16.1%	\$473
4.	Somerville	Western Australia - Outback (South)	15.3%	\$506
5.	Bunbury	Bunbury	11.9%	\$496
6.	South Bunbury	Bunbury	11.0%	\$418
7.	Carey Park	Bunbury	9.6%	\$398

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Kalgoorlie	Western Australia - Outback (South)	11.8%	\$473
2.	Piccadilly	Western Australia - Outback (South)	10.9%	\$442
3.	Somerville	Western Australia - Outback (South)	10.4%	\$506
4.	Carey Park	Bunbury	7.8%	\$398
5.	South Bunbury	Bunbury	7.2%	\$418
6.	West Busselton	Bunbury	6.9%	\$475
7.	Bunbury	Bunbury	6.6%	\$496

# TAS

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$8,533,000	May-22	10 Howrah Point Court, Howrah
2	\$5,450,000	May-22	20 Clarke Avenue, Battery Point
3	\$4,300,000	Feb-22	4 Mitah Crescent, Sandy Bay
4	\$4,200,000	Aug-22	26 Elphinstone Road, Mount Stuart
5	\$4,125,000	Jan-22	1 Blessington Road, St Leonards

## Best performers 2022



Houses

Most expensive suburb

BATTERY POINT (HOBART) **\$1,464,685**

Most affordable suburb

ROSEBERY (WEST AND NORTH WEST) **\$163,884**

Strongest 12 month growth in values

EVANDALE (LAUNCESTON AND NORTH EAST) **24.4%**

Strongest 12 month decline in values

MOUNT STUART (HOBART) **-13.6%**

Strongest 12 month growth in rents

SHEARWATER (WEST AND NORTH WEST) **11.6%**

Highest gross rental yields

BICHENO (SOUTH EAST) **6.7%**



Units

Most expensive suburb

BATTERY POINT (HOBART) **\$865,562**

Most affordable suburb

MOWBRAY (LAUNCESTON AND NORTH EAST) **\$333,200**

Strongest 12 month growth in values

ULVERSTONE (WEST AND NORTH WEST) **16.5%**

Strongest 12 month decline in values

MOONAH (HOBART) **-13.6%**

Strongest 12 month growth in rents

NEWNHAM (LAUNCESTON AND NORTH EAST) **11.3%**

Highest gross rental yields

NEWNHAM (LAUNCESTON AND NORTH EAST) **5.8%**

# TAS

## Highest Total Value of Sales

### Houses - Greater Hobart

#	Suburb	Region	Number sold (12m) Sept 2022	Total value 12m Sept 2022	Median value Nov 2022
1	Sandy Bay	Hobart	98	\$157,953,950	\$1,324,392
2	Kingston	Hobart	166	\$143,658,990	\$770,551
3	Howrah	Hobart	119	\$113,750,192	\$791,448
4	Glenorchy	Hobart	139	\$84,710,717	\$594,671
5	West Hobart	Hobart	71	\$83,966,591	\$990,977

### Houses - Regional TAS

1	Devonport	West and North West	265	\$131,826,149	\$445,714
2	Trevallyn	Launceston and North East	98	\$70,113,600	\$659,638
3	Riverside	Launceston and North East	104	\$69,385,717	\$640,294
4	Newstead	Launceston and North East	77	\$60,633,945	\$694,677
5	Ulverstone	West and North West	122	\$59,091,450	\$473,689

### Units - Greater Hobart

1	Sandy Bay	Hobart	76	\$69,518,931	\$655,911
2	Kingston	Hobart	69	\$39,738,400	\$575,273
3	Glenorchy	Hobart	75	\$35,396,504	\$456,879
4	Battery Point	Hobart	29	\$29,001,300	\$865,562
5	Howrah	Hobart	39	\$23,618,750	\$582,036

### Units - Regional TAS

1	Devonport	West and North West	66	\$26,437,125	\$371,179
2	Launceston	Launceston and North East	33	\$25,325,500	\$503,301
3	Riverside	Launceston and North East	42	\$18,578,500	\$378,849
4	Prospect Vale	Launceston and North East	36	\$17,004,500	\$426,408
5	Newnham	Launceston and North East	41	\$15,914,882	\$337,199



## Houses

# Greater Hobart

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Battery Point	Hobart	20	\$1,464,685
2.	Sandy Bay	Hobart	98	\$1,324,392
3.	Acton Park	Hobart	22	\$1,292,312
4.	Sandford	Hobart	23	\$1,213,733
5.	Seven Mile Beach	Hobart	15	\$1,111,256
6.	Taroona	Hobart	37	\$1,050,278
7.	North Hobart	Hobart	21	\$1,023,627
8.	Tranmere	Hobart	25	\$1,001,781
9.	West Hobart	Hobart	71	\$990,977
10.	Mount Nelson	Hobart	30	\$936,883

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Gagebrook	Hobart	23	\$455,479
2.	Herdsmans Cove	Hobart	16	\$458,483
3.	Risdon Vale	Hobart	55	\$466,100
4.	Bridgewater	Hobart	58	\$471,130
5.	New Norfolk	Hobart	123	\$474,283
6.	Rokeby	Hobart	68	\$521,186
7.	Primrose Sands	Hobart	45	\$529,590
8.	Chigwell	Hobart	34	\$541,693
9.	Claremont	Hobart	100	\$550,333
10.	Berriedale	Hobart	38	\$564,387

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Sandford	Hobart	8.8%	\$1,213,733
2.	Taroona	Hobart	6.7%	\$1,050,278
3.	Brighton	Hobart	3.8%	\$587,995
4.	Risdon Vale	Hobart	3.5%	\$466,100
5.	Howrah	Hobart	3.0%	\$791,448
6.	Mornington	Hobart	2.9%	\$609,966
7.	Margate	Hobart	1.9%	\$814,269
8.	Tranmere	Hobart	1.8%	\$1,001,781
9.	Kingston	Hobart	1.5%	\$770,551
10.	Bellerive	Hobart	1.2%	\$920,040

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Mount Stuart	Hobart	-13.6%	\$852,278
2.	Sandy Bay	Hobart	-11.9%	\$1,324,392
3.	West Hobart	Hobart	-11.2%	\$990,977
4.	Lewisham	Hobart	-9.9%	\$718,717
5.	West Moonah	Hobart	-9.7%	\$656,139
6.	Montrose	Hobart	-9.1%	\$638,987
7.	Claremont	Hobart	-9.1%	\$550,333
8.	Austins Ferry	Hobart	-8.6%	\$623,164
9.	Rosetta	Hobart	-7.8%	\$667,263
10.	Lenah Valley	Hobart	-7.8%	\$774,162

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Brighton	Hobart	10.7%	\$538
2.	Chigwell	Hobart	9.9%	\$526
3.	Austins Ferry	Hobart	9.0%	\$557
4.	Berriedale	Hobart	8.9%	\$531
5.	Oakdowns	Hobart	8.7%	\$554
6.	Rosetta	Hobart	8.5%	\$556
7.	Glenorchy	Hobart	8.5%	\$546
8.	Kingston	Hobart	8.5%	\$591
9.	Lutana	Hobart	8.4%	\$555
10.	Warrane	Hobart	8.2%	\$540

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Risdon Vale	Hobart	5.5%	\$478
2.	Rokeby	Hobart	5.3%	\$543
3.	Bridgewater	Hobart	5.2%	\$486
4.	New Norfolk	Hobart	5.2%	\$477
5.	Chigwell	Hobart	5.1%	\$526
6.	Warrane	Hobart	5.0%	\$540
7.	Claremont	Hobart	4.9%	\$520
8.	Berriedale	Hobart	4.9%	\$531
9.	Lutana	Hobart	4.9%	\$555
10.	Brighton	Hobart	4.9%	\$538





# Regional Tasmania

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	East Launceston	Launceston and North East	25	\$886,326
2.	Grindelwald	Launceston and North East	19	\$853,106
3.	Launceston	Launceston and North East	44	\$766,892
4.	Blackstone Heights	Launceston and North East	17	\$766,071
5.	Legana	Launceston and North East	77	\$720,092
6.	Franklin	South East	23	\$710,161
7.	Cygnat	South East	33	\$698,241
8.	Newstead	Launceston and North East	77	\$694,677
9.	Turners Beach	West and North West	25	\$687,514
10.	Bicheno	South East	39	\$685,483

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Rosebery	West and North West	47	\$163,884
2.	Ravenswood	Launceston and North East	53	\$350,366
3.	Acton	West and North West	38	\$355,151
4.	Upper Burnie	West and North West	39	\$364,781
5.	Shorewell Park	West and North West	31	\$373,022
6.	Campbell Town	Launceston and North East	28	\$374,631
7.	Hillcrest	West and North West	39	\$377,649
8.	George Town	Launceston and North East	119	\$380,149
9.	Railton	West and North West	17	\$382,729
10.	Somerset	West and North West	49	\$396,886

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Evandale	Launceston and North East	24.4%	\$585,199
2.	Stieglitz	Launceston and North East	21.2%	\$548,487
3.	St Helens	Launceston and North East	18.7%	\$595,893
4.	Orford	South East	16.4%	\$664,670
5.	Perth	Launceston and North East	15.8%	\$635,785
6.	George Town	Launceston and North East	15.2%	\$380,149
7.	Scamander	Launceston and North East	14.9%	\$560,621
8.	Hillcrest	West and North West	13.5%	\$377,649
9.	Shorewell Park	West and North West	13.3%	\$373,022
10.	Scottsdale	Launceston and North East	13.2%	\$417,481

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Blackstone Heights	Launceston and North East	-12.6%	\$766,071
2.	Penguin	West and North West	-3.0%	\$552,167
3.	East Launceston	Launceston and North East	-2.7%	\$886,326
4.	Launceston	Launceston and North East	-2.2%	\$766,892
5.	West Launceston	Launceston and North East	-1.8%	\$629,218
6.	Kings Meadows	Launceston and North East	-1.5%	\$523,535
7.	Deloraine	Launceston and North East	-1.0%	\$461,724
8.	Grindelwald	Launceston and North East	-0.9%	\$853,106
9.	Prospect Vale	Launceston and North East	-0.7%	\$642,745
10.	Beauty Point	Launceston and North East	-0.7%	\$445,056

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Shearwater	West and North West	11.6%	\$504
2.	Huonville	South East	10.8%	\$482
3.	Bicheno	South East	9.2%	\$906
4.	Hillcrest	West and North West	8.6%	\$383
5.	Montello	West and North West	8.5%	\$398
6.	East Devonport	West and North West	8.4%	\$398
7.	George Town	Launceston and North East	7.9%	\$371
8.	Wynyard	West and North West	7.5%	\$420
9.	Penguin	West and North West	7.4%	\$435
10.	Longford	Launceston and North East	7.0%	\$470

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Bicheno	South East	6.7%	\$906
2.	Ravenswood	Launceston and North East	5.8%	\$409
3.	Acton	West and North West	5.7%	\$382
4.	Mayfield	Launceston and North East	5.5%	\$434
5.	Upper Burnie	West and North West	5.5%	\$389
6.	Hillcrest	West and North West	5.2%	\$383
7.	Somerset	West and North West	5.2%	\$405
8.	Shorewell Park	West and North West	5.2%	\$392
9.	Newnham	Launceston and North East	5.1%	\$450
10.	Montello	West and North West	5.0%	\$398

# Greater Hobart

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Battery Point	Hobart	29	\$865,562
2.	Sandy Bay	Hobart	76	\$655,911
3.	Blackmans Bay	Hobart	31	\$600,837
4.	Howrah	Hobart	39	\$582,036
5.	Bellerive	Hobart	35	\$578,727
6.	Kingston	Hobart	69	\$575,273
7.	Kingston Beach	Hobart	17	\$568,751
8.	Lindisfarne	Hobart	24	\$540,736
9.	Oakdowns	Hobart	19	\$536,433
10.	Rokeby	Hobart	22	\$532,843

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	New Norfolk	Hobart	17	\$433,296
2.	Claremont	Hobart	37	\$455,080
3.	Glenorchy	Hobart	75	\$456,879
4.	Moonah	Hobart	32	\$480,954
5.	Brighton	Hobart	30	\$481,742
6.	West Moonah	Hobart	24	\$483,104
7.	Lenah Valley	Hobart	35	\$513,667
8.	Rokeby	Hobart	22	\$532,843
9.	Oakdowns	Hobart	19	\$536,433
10.	Lindisfarne	Hobart	24	\$540,736

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Brighton	Hobart	7.4%	\$481,742
2.	Blackmans Bay	Hobart	1.0%	\$600,837
3.	Kingston	Hobart	-1.3%	\$575,273
4.	Claremont	Hobart	-2.0%	\$455,080
5.	Lindisfarne	Hobart	-2.9%	\$540,736
6.	Howrah	Hobart	-5.8%	\$582,036
7.	Glenorchy	Hobart	-6.7%	\$456,879
8.	Bellerive	Hobart	-6.9%	\$578,727
9.	West Moonah	Hobart	-7.6%	\$483,104
10.	Moonah	Hobart	-13.6%	\$480,954

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Moonah	Hobart	-13.6%	\$480,954
2.	West Moonah	Hobart	-7.6%	\$483,104
3.	Bellerive	Hobart	-6.9%	\$578,727
4.	Glenorchy	Hobart	-6.7%	\$456,879
5.	Howrah	Hobart	-5.8%	\$582,036
6.	Lindisfarne	Hobart	-2.9%	\$540,736
7.	Claremont	Hobart	-2.0%	\$455,080
8.	Kingston	Hobart	-1.3%	\$575,273
9.	Blackmans Bay	Hobart	1.0%	\$600,837
10.	Brighton	Hobart	7.4%	\$481,742

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Moonah	Hobart	10.6%	\$470
2.	Glenorchy	Hobart	8.7%	\$463
3.	Blackmans Bay	Hobart	8.1%	\$503
4.	Kingston	Hobart	7.5%	\$485
5.	West Moonah	Hobart	6.3%	\$468
6.	Lindisfarne	Hobart	5.7%	\$468
7.	Howrah	Hobart	5.7%	\$489
8.	Claremont	Hobart	5.6%	\$459
9.	Bellerive	Hobart	4.8%	\$480

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Glenorchy	Hobart	5.3%	\$463
2.	Claremont	Hobart	5.3%	\$459
3.	Moonah	Hobart	5.0%	\$470
4.	West Moonah	Hobart	4.9%	\$468
5.	Lindisfarne	Hobart	4.5%	\$468
6.	Kingston	Hobart	4.5%	\$485
7.	Howrah	Hobart	4.5%	\$489
8.	Blackmans Bay	Hobart	4.4%	\$503
9.	Bellerive	Hobart	4.3%	\$480

# Regional Tasmania

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Launceston	Launceston and North East	33	\$503,301
2.	East Launceston	Launceston and North East	17	\$485,908
3.	Prospect Vale	Launceston and North East	36	\$426,408
4.	Prospect	Launceston and North East	21	\$423,610
5.	Ulverstone	West and North West	30	\$397,383
6.	Latrobe	West and North West	17	\$385,223
7.	Riverside	Launceston and North East	42	\$378,849
8.	South Launceston	Launceston and North East	25	\$375,866
9.	Devonport	West and North West	66	\$371,179
10.	Wynyard	West and North West	18	\$363,942

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Mowbray	Launceston and North East	21	\$333,200
2.	Newnham	Launceston and North East	41	\$337,199
3.	Newstead	Launceston and North East	23	\$359,416
4.	Wynyard	West and North West	18	\$363,942
5.	Devonport	West and North West	66	\$371,179
6.	South Launceston	Launceston and North East	25	\$375,866
7.	Riverside	Launceston and North East	42	\$378,849
8.	Latrobe	West and North West	17	\$385,223
9.	Ulverstone	West and North West	30	\$397,383
10.	Prospect	Launceston and North East	21	\$423,610

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Ulverstone	West and North West	16.5%	\$397,383
2.	Devonport	West and North West	8.4%	\$371,179
3.	Prospect Vale	Launceston and North East	-0.6%	\$426,408
4.	Newnham	Launceston and North East	-2.3%	\$337,199
5.	Launceston	Launceston and North East	-9.4%	\$503,301

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Launceston	Launceston and North East	-9.4%	\$503,301
2.	Newnham	Launceston and North East	-2.3%	\$337,199
3.	Prospect Vale	Launceston and North East	-0.6%	\$426,408
4.	Devonport	West and North West	8.4%	\$371,179
5.	Ulverstone	West and North West	16.5%	\$397,383

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Newnham	Launceston and North East	11.3%	\$374
2.	Ulverstone	West and North West	7.5%	\$329
3.	Launceston	Launceston and North East	6.7%	\$454
4.	Prospect Vale	Launceston and North East	5.2%	\$426
5.	Devonport	West and North West	4.7%	\$317

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Newnham	Launceston and North East	5.8%	\$374
2.	Prospect Vale	Launceston and North East	5.2%	\$426
3.	Launceston	Launceston and North East	4.7%	\$454
4.	Devonport	West and North West	4.5%	\$317
5.	Ulverstone	West and North West	4.4%	\$329

# NT

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$8,500,000	Apr-22	108 East Point Road, Fannie Bay
2	\$3,000,000	May-22	17 Range Crescent, Desert Springs
3	\$2,750,000	Sep-22	47 Secrett Road, Knuckey Lagoon
4	\$2,150,000	Sep-22	7 Temira Crescent, Larrakeyah
5	\$2,100,000	Oct-22	413 Trower Road, Brinkin

## Best performers 2022



Houses

Most expensive suburb

NIGHTCLIFF (DARWIN) **\$919,048**

Most affordable suburb

TENNANT CREEK  
(NORTHERN TERRITORY - OUTBACK) **\$239,590**

Strongest 12 month growth in values

JOHNSTON (DARWIN) **14.7%**

Strongest 12 month decline in values

HOWARD SPRINGS (DARWIN) **-3.9%**

Strongest 12 month growth in rents

RAPID CREEK (DARWIN) **16.3%**

Highest gross rental yields

KATHERINE  
(NORTHERN TERRITORY - OUTBACK) **8.4%**



Units

Most expensive suburb

BAYVIEW (DARWIN) **\$547,739**

Most affordable suburb

BAKEWELL (DARWIN) **\$284,341**

Strongest 12 month growth in values

PARAP (DARWIN) **23.3%**

Strongest 12 month decline in values

COCONUT GROVE (DARWIN) **-5.5%**

Strongest 12 month growth in rents

SADADEEN  
(NORTHERN TERRITORY - OUTBACK) **12.3%**

Highest gross rental yields

BAKEWELL (DARWIN) **8.1%**

# NT

## Highest Total Value of Sales

### Houses - Greater Darwin

#	Suburb	Region	Number sold (12m) Sept 2022	Total value 12m Sept 2022	Median value Nov 2022
1	Zuccoli	Darwin	141	\$59,948,750	\$503,083
2	Durack	Darwin	79	\$44,571,064	\$593,355
3	Rosebery	Darwin	82	\$43,300,260	\$594,903
4	Muirhead	Darwin	57	\$41,518,922	\$738,671
5	Humpty Doo	Darwin	65	\$41,380,750	\$655,253

### Houses - Regional NT

1	Gillen	Northern Territory - Outback	70	\$34,547,500	\$442,878
2	East Side	Northern Territory - Outback	45	\$25,588,007	\$498,455
3	Braitling	Northern Territory - Outback	47	\$24,410,500	\$448,809
4	Araluen	Northern Territory - Outback	41	\$23,283,000	\$548,491
5	Katherine East	Northern Territory - Outback	47	\$18,151,300	\$365,003

### Units - Greater Darwin

1	Darwin City	Darwin	275	\$133,885,852	\$434,699
2	Stuart Park	Darwin	101	\$48,860,800	\$443,084
3	Larrakeyah	Darwin	92	\$41,585,995	\$445,965
4	Nightcliff	Darwin	74	\$28,602,671	\$390,690
5	Rapid Creek	Darwin	56	\$26,327,500	\$362,354

### Units - Regional NT

1	Gillen	Northern Territory - Outback	29	\$7,657,500	\$305,833
2	Sadadeen	Northern Territory - Outback	23	\$6,770,351	\$315,529





## Houses

# Greater Darwin

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Nightcliff	Darwin	25	\$919,048
2.	Fannie Bay	Darwin	24	\$884,618
3.	Rapid Creek	Darwin	32	\$843,971
4.	Stuart Park	Darwin	35	\$811,932
5.	Lyons	Darwin	43	\$796,147
6.	Parap	Darwin	27	\$768,608
7.	Muirhead	Darwin	57	\$738,671
8.	Virginia	Darwin	34	\$734,266
9.	Girraween	Darwin	20	\$700,146
10.	Ludmilla	Darwin	24	\$692,907

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Moulden	Darwin	40	\$397,946
2.	Gray	Darwin	28	\$438,850
3.	Woodroffe	Darwin	49	\$471,188
4.	Bakewell	Darwin	58	\$484,708
5.	Karama	Darwin	55	\$487,418
6.	Zuccoli	Darwin	141	\$503,083
7.	Driver	Darwin	39	\$504,421
8.	Darwin City	Darwin	34	\$515,871
9.	Malak	Darwin	47	\$521,294
10.	Alawa	Darwin	30	\$539,682

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Johnston	Darwin	14.7%	\$667,719
2.	Woodroffe	Darwin	14.7%	\$471,188
3.	Gray	Darwin	14.7%	\$438,850
4.	Nightcliff	Darwin	14.2%	\$919,048
5.	Rapid Creek	Darwin	11.8%	\$843,971
6.	Bellamack	Darwin	11.6%	\$621,245
7.	Nakara	Darwin	10.8%	\$646,655
8.	Wagaman	Darwin	10.7%	\$543,410
9.	Wanguri	Darwin	10.0%	\$615,465
10.	Wulagi	Darwin	9.5%	\$584,444

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Howard Springs	Darwin	-3.9%	\$666,814
2.	Ludmilla	Darwin	-3.7%	\$692,907
3.	Jingili	Darwin	-1.9%	\$556,853
4.	Anula	Darwin	-1.1%	\$547,800
5.	Malak	Darwin	0.0%	\$521,294
6.	Humpty Doo	Darwin	0.0%	\$655,253
7.	Fannie Bay	Darwin	0.5%	\$884,618
8.	Bakewell	Darwin	0.6%	\$484,708
9.	Driver	Darwin	1.4%	\$504,421
10.	Parap	Darwin	1.9%	\$768,608

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Rapid Creek	Darwin	16.3%	\$723
2.	Nakara	Darwin	12.9%	\$717
3.	Tiwi	Darwin	11.4%	\$639
4.	Wagaman	Darwin	8.9%	\$624
5.	Alawa	Darwin	8.6%	\$647
6.	Moil	Darwin	8.4%	\$651
7.	Bakewell	Darwin	8.1%	\$579
8.	Muirhead	Darwin	7.1%	\$783
9.	Humpty Doo	Darwin	6.8%	\$720
10.	Leanyer	Darwin	6.7%	\$674

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Zuccoli	Darwin	6.9%	\$683
2.	Moulden	Darwin	6.9%	\$523
3.	Bakewell	Darwin	6.4%	\$579
4.	Gray	Darwin	6.4%	\$542
5.	Darwin City	Darwin	6.3%	\$604
6.	Karama	Darwin	6.3%	\$608
7.	Gunn	Darwin	6.2%	\$620
8.	Woodroffe	Darwin	6.2%	\$554
9.	Malak	Darwin	6.1%	\$632
10.	Farrar	Darwin	6.1%	\$681



Houses  
Regional

# Regional NT

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Desert Springs	Northern Territory - Outback	12	\$674,229
2.	Araluen	Northern Territory - Outback	41	\$548,491
3.	East Side	Northern Territory - Outback	45	\$498,455
4.	Larapinta	Northern Territory - Outback	18	\$470,901
5.	Sadadeen	Northern Territory - Outback	18	\$457,291
6.	Braitling	Northern Territory - Outback	47	\$448,809
7.	Gillen	Northern Territory - Outback	70	\$442,878
8.	Katherine East	Northern Territory - Outback	47	\$365,003
9.	Katherine	Northern Territory - Outback	22	\$355,250
10.	Katherine South	Northern Territory - Outback	17	\$345,174

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Tennant Creek	Northern Territory - Outback	37	\$239,590
2.	Katherine South	Northern Territory - Outback	17	\$345,174
3.	Katherine	Northern Territory - Outback	22	\$355,250
4.	Katherine East	Northern Territory - Outback	47	\$365,003
5.	Gillen	Northern Territory - Outback	70	\$442,878
6.	Braitling	Northern Territory - Outback	47	\$448,809
7.	Sadadeen	Northern Territory - Outback	18	\$457,291
8.	Larapinta	Northern Territory - Outback	18	\$470,901
9.	East Side	Northern Territory - Outback	45	\$498,455
10.	Araluen	Northern Territory - Outback	41	\$548,491

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Araluen	Northern Territory - Outback	8.3%	\$548,491
2.	Katherine East	Northern Territory - Outback	6.0%	\$365,003
3.	Sadadeen	Northern Territory - Outback	5.6%	\$457,291
4.	Katherine South	Northern Territory - Outback	5.1%	\$345,174
5.	Katherine	Northern Territory - Outback	4.0%	\$355,250
6.	Tennant Creek	Northern Territory - Outback	2.2%	\$239,590
7.	East Side	Northern Territory - Outback	1.1%	\$498,455
8.	Gillen	Northern Territory - Outback	0.9%	\$442,878
9.	Braitling	Northern Territory - Outback	-2.0%	\$448,809

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Braitling	Northern Territory - Outback	-2.0%	\$448,809
2.	Gillen	Northern Territory - Outback	0.9%	\$442,878
3.	East Side	Northern Territory - Outback	1.1%	\$498,455
4.	Tennant Creek	Northern Territory - Outback	2.2%	\$239,590
5.	Katherine	Northern Territory - Outback	4.0%	\$355,250
6.	Katherine South	Northern Territory - Outback	5.1%	\$345,174
7.	Sadadeen	Northern Territory - Outback	5.6%	\$457,291
8.	Katherine East	Northern Territory - Outback	6.0%	\$365,003
9.	Araluen	Northern Territory - Outback	8.3%	\$548,491

### Strongest 12 month growth in rents

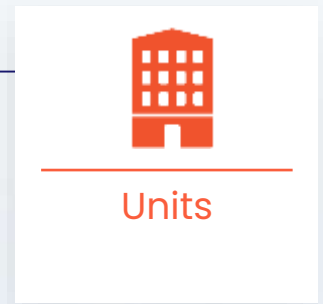
#	Suburb	Region	Annual change	Median rental value
1.	Katherine	Northern Territory - Outback	10.2%	\$585
2.	Katherine East	Northern Territory - Outback	10.2%	\$588
3.	Araluen	Northern Territory - Outback	8.1%	\$650
4.	Katherine South	Northern Territory - Outback	4.4%	\$551
5.	Sadadeen	Northern Territory - Outback	2.9%	\$557
6.	Braitling	Northern Territory - Outback	2.6%	\$592
7.	Gillen	Northern Territory - Outback	1.1%	\$561
8.	East Side	Northern Territory - Outback	0.6%	\$585

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Katherine	Northern Territory - Outback	8.4%	\$585
2.	Katherine East	Northern Territory - Outback	8.2%	\$588
3.	Katherine South	Northern Territory - Outback	8.2%	\$551
4.	Braitling	Northern Territory - Outback	6.9%	\$592
5.	Gillen	Northern Territory - Outback	6.7%	\$561
6.	Sadadeen	Northern Territory - Outback	6.6%	\$557
7.	Araluen	Northern Territory - Outback	6.5%	\$650
8.	East Side	Northern Territory - Outback	6.2%	\$585

# Greater Darwin

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Bayview	Darwin	36	\$547,739
2.	The Gardens	Darwin	25	\$501,128
3.	Woolner	Darwin	20	\$479,023
4.	Fannie Bay	Darwin	37	\$475,752
5.	Larrakeyah	Darwin	92	\$445,965
6.	Stuart Park	Darwin	101	\$443,084
7.	Darwin City	Darwin	277	\$434,699
8.	Nightcliff	Darwin	75	\$390,690
9.	Parap	Darwin	65	\$386,407
10.	Rapid Creek	Darwin	56	\$362,354

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Bakewell	Darwin	39	\$284,341
2.	Gray	Darwin	17	\$287,577
3.	Driver	Darwin	17	\$292,933
4.	Rosebery	Darwin	18	\$325,741
5.	Millner	Darwin	31	\$328,310
6.	Coconut Grove	Darwin	45	\$331,096
7.	Leanyer	Darwin	27	\$341,157
8.	Rapid Creek	Darwin	56	\$362,354
9.	Parap	Darwin	65	\$386,407
10.	Nightcliff	Darwin	75	\$390,690

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Parap	Darwin	23.3%	\$386,407
2.	The Gardens	Darwin	13.6%	\$501,128
3.	Millner	Darwin	9.7%	\$328,310
4.	Bayview	Darwin	8.5%	\$547,739
5.	Darwin City	Darwin	7.1%	\$434,699
6.	Fannie Bay	Darwin	7.0%	\$475,752
7.	Nightcliff	Darwin	6.3%	\$390,690
8.	Stuart Park	Darwin	4.7%	\$443,084
9.	Bakewell	Darwin	3.8%	\$284,341
10.	Larrakeyah	Darwin	1.8%	\$445,965

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Coconut Grove	Darwin	-5.5%	\$331,096
2.	Rapid Creek	Darwin	-1.1%	\$362,354
3.	Leanyer	Darwin	0.0%	\$341,157
4.	Larrakeyah	Darwin	1.8%	\$445,965
5.	Bakewell	Darwin	3.8%	\$284,341
6.	Stuart Park	Darwin	4.7%	\$443,084
7.	Nightcliff	Darwin	6.3%	\$390,690
8.	Fannie Bay	Darwin	7.0%	\$475,752
9.	Darwin City	Darwin	7.1%	\$434,699
10.	Bayview	Darwin	8.5%	\$547,739

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Nightcliff	Darwin	11.9%	\$491
2.	Millner	Darwin	11.6%	\$471
3.	Coconut Grove	Darwin	10.4%	\$473
4.	Leanyer	Darwin	9.9%	\$468
5.	Rapid Creek	Darwin	8.0%	\$486
6.	Fannie Bay	Darwin	6.2%	\$540
7.	Stuart Park	Darwin	5.5%	\$568
8.	Darwin City	Darwin	5.1%	\$599
9.	Larrakeyah	Darwin	4.8%	\$569
10.	The Gardens	Darwin	4.4%	\$548

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Bakewell	Darwin	8.1%	\$444
2.	Millner	Darwin	7.7%	\$471
3.	Coconut Grove	Darwin	7.5%	\$473
4.	Darwin City	Darwin	7.4%	\$599
5.	Leanyer	Darwin	7.3%	\$468
6.	Parap	Darwin	7.3%	\$527
7.	Rapid Creek	Darwin	7.1%	\$486
8.	Stuart Park	Darwin	6.8%	\$568
9.	Larrakeyah	Darwin	6.8%	\$569
10.	Nightcliff	Darwin	6.8%	\$491



# Regional NT

## Top 10 Suburbs



### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Araluen	Northern Territory - Outback	18	\$324,862
2.	Larapinta	Northern Territory - Outback	15	\$317,568
3.	Sadadeen	Northern Territory - Outback	23	\$315,529
4.	The Gap	Northern Territory - Outback	17	\$309,430
5.	East Side	Northern Territory - Outback	19	\$308,242
6.	Gillen	Northern Territory - Outback	29	\$305,833

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Gillen	Northern Territory - Outback	29	\$305,833
2.	East Side	Northern Territory - Outback	19	\$308,242
3.	The Gap	Northern Territory - Outback	17	\$309,430
4.	Sadadeen	Northern Territory - Outback	23	\$315,529
5.	Larapinta	Northern Territory - Outback	15	\$317,568
6.	Araluen	Northern Territory - Outback	18	\$324,862

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Gillen	Northern Territory - Outback	11.2%	\$305,833
2.	Sadadeen	Northern Territory - Outback	11.0%	\$315,529

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Sadadeen	Northern Territory - Outback	11.0%	\$315,529
2.	Gillen	Northern Territory - Outback	11.2%	\$305,833

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Sadadeen	Northern Territory - Outback	12.3%	\$434
2.	Gillen	Northern Territory - Outback	11.4%	\$449

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gillen	Northern Territory - Outback	7.6%	\$449
2.	Sadadeen	Northern Territory - Outback	7.2%	\$434

# ACT

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$9,000,000	Oct-22	82 Empire Circuit, Deakin
2	\$6,600,000	Apr-22	81 Dominion Circuit, Deakin
3	\$6,400,000	Nov-22	2 Blakely Row, Yarralumla
4	\$5,630,000	Mar-22	34 Arthur Circle, Forrest
5	\$5,400,000	Sep-22	48 Musgrave Street, Yarralumla

## Best performers 2022



### Houses

Most expensive suburb

GRIFFITH (ACT) **\$2,265,479**

Most affordable suburb

BELCONNEN (ACT) **\$614,531**

Strongest 12 month growth in values

COOMBS (ACT) **8.9%**

Strongest 12 month decline in values

TORRENS (ACT) **-12.0%**

Strongest 12 month growth in rents

FADDEN (ACT) **12.5%**

Highest gross rental yields

BELCONNEN (ACT) **5.4%**



### Units

Most expensive suburb

YARRALUMLA (ACT) **\$1,124,600**

Most affordable suburb

CURTIN (ACT) **\$405,491**

Strongest 12 month growth in values

HAWKER (ACT) **15.0%**

Strongest 12 month decline in values

MACQUARIE (ACT) **-6.9%**

Strongest 12 month growth in rents

NGUNNAWAL (ACT) **12.7%**

Highest gross rental yields

GUNGAHLIN (ACT) **6.0%**

# ACT

## Highest Total Value of Sales

### Houses - Canberra

#	Suburb	Region	Number sold (12m) Sept 2022	Total value 12m Sept 2022	Median value Nov 2022
1	Kambah	Australian Capital Territory	222	\$206,239,154	\$812,359
2	Ngunnawal	Australian Capital Territory	200	\$171,213,503	\$847,175
3	Deakin	Australian Capital Territory	45	\$122,635,328	\$1,974,226
4	Griffith	Australian Capital Territory	49	\$118,676,000	\$2,265,479
5	Macgregor	Australian Capital Territory	140	\$116,366,949	\$810,362

### Units - Canberra

1	Kingston	Australian Capital Territory	238	\$191,906,186	\$732,197
2	Braddon	Australian Capital Territory	270	\$165,459,575	\$525,445
3	Belconnen	Australian Capital Territory	304	\$156,285,280	\$513,195
4	Phillip	Australian Capital Territory	214	\$127,473,623	\$482,456
5	Bruce	Australian Capital Territory	177	\$95,853,320	\$578,601

# Canberra

## Top 10 Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Griffith	Australian Capital Territory	49	\$2,265,479
2.	Red Hill	Australian Capital Territory	40	\$2,233,469
3.	Yarralumla	Australian Capital Territory	50	\$2,023,968
4.	Deakin	Australian Capital Territory	45	\$1,974,226
5.	Turner	Australian Capital Territory	27	\$1,910,737
6.	Campbell	Australian Capital Territory	32	\$1,883,534
7.	O'Connor	Australian Capital Territory	59	\$1,542,036
8.	Garran	Australian Capital Territory	31	\$1,528,119
9.	Ainslie	Australian Capital Territory	51	\$1,456,576
10.	Hughes	Australian Capital Territory	38	\$1,452,090

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Coombs	Australian Capital Territory	8.9%	\$1,017,551
2.	Denman Prospect	Australian Capital Territory	7.8%	\$1,042,276
3.	Throsby	Australian Capital Territory	6.1%	\$1,156,264
4.	Wright	Australian Capital Territory	5.6%	\$1,068,388
5.	Casey	Australian Capital Territory	5.5%	\$1,013,078
6.	Spence	Australian Capital Territory	4.7%	\$846,068
7.	ACT Remainder - Gungahlin	Australian Capital Territory	4.1%	\$885,141
8.	Crace	Australian Capital Territory	3.8%	\$1,160,655
9.	Bonner	Australian Capital Territory	3.7%	\$1,042,751
10.	Higgins	Australian Capital Territory	3.0%	\$813,601

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Fadden	Australian Capital Territory	12.5%	\$874
2.	Wanniassa	Australian Capital Territory	10.3%	\$729
3.	Chisholm	Australian Capital Territory	9.5%	\$676
4.	Isabella Plains	Australian Capital Territory	9.4%	\$664
5.	Bonner	Australian Capital Territory	9.4%	\$788
6.	Nicholls	Australian Capital Territory	9.3%	\$817
7.	Gungahlin	Australian Capital Territory	9.0%	\$781
8.	Gordon	Australian Capital Territory	8.9%	\$762
9.	Casey	Australian Capital Territory	8.8%	\$757
10.	Monash	Australian Capital Territory	8.8%	\$795



## Houses

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Belconnen	Australian Capital Territory	27	\$614,531
2.	Greenway	Australian Capital Territory	23	\$632,360
3.	Phillip	Australian Capital Territory	23	\$649,430
4.	Charnwood	Australian Capital Territory	60	\$697,528
5.	Holt	Australian Capital Territory	79	\$737,219
6.	Isabella Plains	Australian Capital Territory	44	\$754,109
7.	Latham	Australian Capital Territory	67	\$757,386
8.	Richardson	Australian Capital Territory	59	\$763,383
9.	Theodore	Australian Capital Territory	49	\$768,838
10.	Chisholm	Australian Capital Territory	81	\$773,464

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Torrens	Australian Capital Territory	-12.0%	\$1,042,611
2.	O'Connor	Australian Capital Territory	-11.9%	\$1,542,036
3.	Ainslie	Australian Capital Territory	-11.2%	\$1,456,576
4.	Watson	Australian Capital Territory	-11.1%	\$1,051,093
5.	Fraser	Australian Capital Territory	-10.7%	\$928,610
6.	Hackett	Australian Capital Territory	-10.2%	\$1,159,799
7.	Downer	Australian Capital Territory	-9.6%	\$1,139,593
8.	Dickson	Australian Capital Territory	-9.3%	\$1,168,417
9.	Curtin	Australian Capital Territory	-9.1%	\$1,258,218
10.	Pearce	Australian Capital Territory	-8.7%	\$1,212,414

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Belconnen	Australian Capital Territory	5.4%	\$654
2.	Denman Prospect	Australian Capital Territory	4.9%	\$947
3.	ACT Remainder - Gungahlin	Australian Capital Territory	4.7%	\$766
4.	Holt	Australian Capital Territory	4.6%	\$626
5.	Coombs	Australian Capital Territory	4.6%	\$870
6.	Isabella Plains	Australian Capital Territory	4.5%	\$664
7.	Chisholm	Australian Capital Territory	4.5%	\$676
8.	Latham	Australian Capital Territory	4.5%	\$637
9.	Calwell	Australian Capital Territory	4.4%	\$703
10.	Richardson	Australian Capital Territory	4.4%	\$629

# Canberra

## Top 10 Suburbs

### Most expensive suburbs

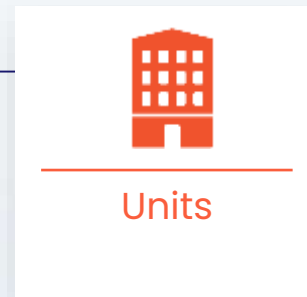
#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Yarralumla	Australian Capital Territory	16	\$1,124,600
2.	Forrest	Australian Capital Territory	55	\$875,077
3.	Nicholls	Australian Capital Territory	28	\$803,040
4.	Garran	Australian Capital Territory	26	\$776,199
5.	Cook	Australian Capital Territory	28	\$773,316
6.	Pearce	Australian Capital Territory	20	\$755,657
7.	Barton	Australian Capital Territory	71	\$746,851
8.	Bonython	Australian Capital Territory	34	\$739,744
9.	Kingston	Australian Capital Territory	238	\$732,197
10.	Bonner	Australian Capital Territory	17	\$703,734

### Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Hawker	Australian Capital Territory	15.0%	\$494,668
2.	Phillip	Australian Capital Territory	12.7%	\$482,456
3.	Crace	Australian Capital Territory	11.7%	\$484,280
4.	Ngunnawal	Australian Capital Territory	11.1%	\$648,524
5.	Wright	Australian Capital Territory	9.2%	\$528,382
6.	Lyneham	Australian Capital Territory	9.0%	\$533,792
7.	Watson	Australian Capital Territory	8.5%	\$578,340
8.	O'Connor	Australian Capital Territory	8.5%	\$555,909
9.	Moncrieff	Australian Capital Territory	8.1%	\$696,352
10.	Chifley	Australian Capital Territory	8.1%	\$470,871

### Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Ngunnawal	Australian Capital Territory	12.7%	\$597
2.	Hawker	Australian Capital Territory	10.6%	\$527
3.	Harrison	Australian Capital Territory	10.3%	\$563
4.	Casey	Australian Capital Territory	9.6%	\$609
5.	Watson	Australian Capital Territory	9.1%	\$544
6.	Nicholls	Australian Capital Territory	9.0%	\$682
7.	Lyneham	Australian Capital Territory	8.8%	\$576
8.	Franklin	Australian Capital Territory	8.7%	\$558
9.	Holt	Australian Capital Territory	8.4%	\$578
10.	Cook	Australian Capital Territory	8.1%	\$587



### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 22)	Median value
1.	Curtin	Australian Capital Territory	15	\$405,491
2.	Lyons	Australian Capital Territory	43	\$420,534
3.	Gungahlin	Australian Capital Territory	184	\$469,204
4.	Chifley	Australian Capital Territory	37	\$470,871
5.	Scullin	Australian Capital Territory	19	\$475,698
6.	Phillip	Australian Capital Territory	214	\$482,456
7.	Crace	Australian Capital Territory	25	\$484,280
8.	Hawker	Australian Capital Territory	31	\$494,668
9.	Belconnen	Australian Capital Territory	304	\$513,195
10.	Greenway	Australian Capital Territory	162	\$519,371

### Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Macquarie	Australian Capital Territory	-6.9%	\$519,797
2.	Cook	Australian Capital Territory	-1.5%	\$773,316
3.	Narrabundah	Australian Capital Territory	-0.3%	\$620,528
4.	Denman Prospect	Australian Capital Territory	-0.2%	\$687,947
5.	Monash	Australian Capital Territory	0.3%	\$629,874
6.	Campbell	Australian Capital Territory	0.7%	\$685,795
7.	Palmerston	Australian Capital Territory	1.5%	\$668,759
8.	City	Australian Capital Territory	1.9%	\$612,595
9.	Forrest	Australian Capital Territory	2.0%	\$875,077
10.	Bonython	Australian Capital Territory	2.6%	\$739,744

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gungahlin	Australian Capital Territory	6.0%	\$544
2.	Lyons	Australian Capital Territory	5.8%	\$498
3.	Belconnen	Australian Capital Territory	5.7%	\$536
4.	Macquarie	Australian Capital Territory	5.7%	\$565
5.	Hawker	Australian Capital Territory	5.6%	\$527
6.	Braddon	Australian Capital Territory	5.6%	\$601
7.	Franklin	Australian Capital Territory	5.6%	\$558
8.	Harrison	Australian Capital Territory	5.6%	\$563
9.	Wright	Australian Capital Territory	5.6%	\$551
10.	Crace	Australian Capital Territory	5.5%	\$526

# Disclaimers

The Best of the Best 2022 highlights the top performing suburbs for houses and units across Australia based on the following:

- ▶ Highest Sale
- ▶ Highest Total Value of Sales
- ▶ Highest Median Value
- ▶ Lowest Median Value
- ▶ Largest 12m growth/decline in values
- ▶ Greatest 12m change in rents
- ▶ Highest Rental Yields

All data highlighted is current as at the 30 November 2022, with the exception of Total Value of Sales data which reflect sales that occurred over the 12 months to 30 September 2022.

Top sales are based on properties that have transacted over the 2022 year to date - please note there may be sales we are not yet aware of due to the lag in reporting times, long settlements and non-disclosures.

## Exclusions

Multi-sales;

Regions with less than;  
20 sales observations (12m to Nov 22);  
100 AVM observations;  
20 Rental observations (12m to Nov 22).

## Data Dictionary

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

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

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

**Total Value of Sales:** the total value of all property transactions recorded over the 12 months to September 2022.

**12 month change in value** - the percentage difference between the hedonic home value index as at 30 November 2022 compared to 12 months ago.

**12 month change in rents** - the percentage difference between the hedonic rental value index as at 30 November 2022 compared to 12 months ago.

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

**Hedonic Home Value Index** - CoreLogic's headline measure for property market performance. It measures the organic change in underlying sale values of properties using the hedonic imputation methodology. The full detailed methodology description available at:

[https://www.corelogic.com.au/\\_data/assets/pdf\\_file/0015/4083/clau-residential-property-index-series.pdf](https://www.corelogic.com.au/_data/assets/pdf_file/0015/4083/clau-residential-property-index-series.pdf)

**Hedonic Rental Value Index** - A measure of the organic change in underlying 'for rent' listing values of properties using the hedonic imputation methodology. The full detailed methodology description available at:

[https://www.corelogic.com.au/\\_data/assets/pdf\\_file/0015/4083/clau-residential-property-index-series.pdf](https://www.corelogic.com.au/_data/assets/pdf_file/0015/4083/clau-residential-property-index-series.pdf)

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