Spring 2015 Buyer's Guide

Essential reference for home buyers and investors

Released October 2015

Home Loans

CoreLogic RP Data

ING DIRECT
How banking can be

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Australia's housing market is worth an estimated $6.1 trillion.

It's our largest asset class.

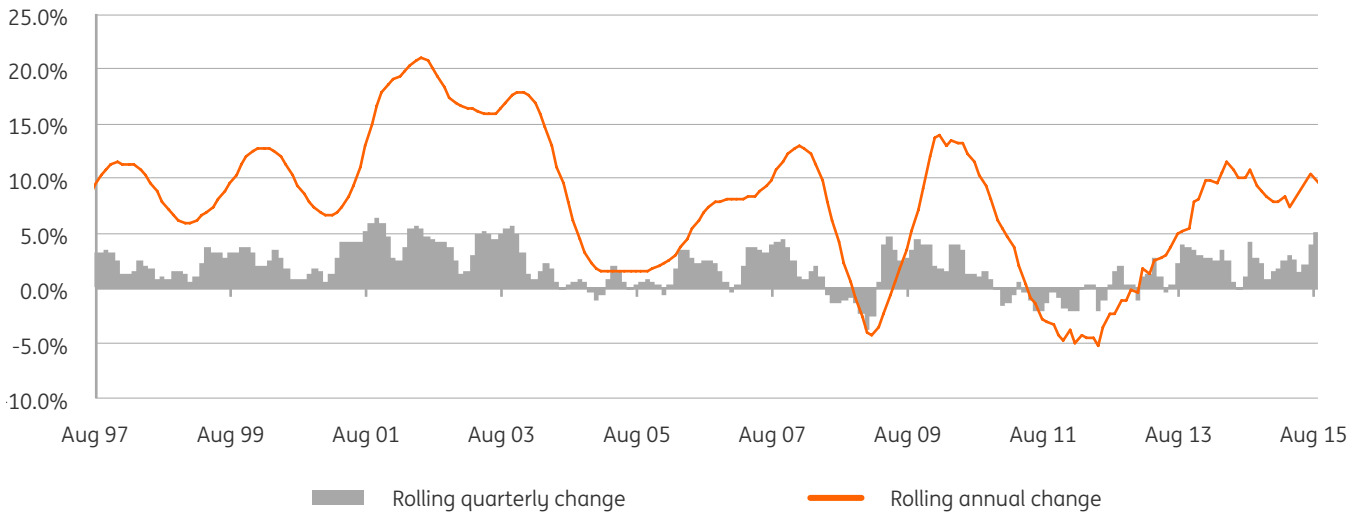
That's more than three times the value of Australia's combined superannuation funds, just over three and a half times the overall market capitalisation of stocks traded on the Australian Securities Exchange (ASX) and nearly four times greater than the nation's economic output over the past year. With real estate such a valuable and popular asset class, it's no wonder that conversation often turns to the residential property market and its performance.

Based on the CoreLogic RP Data Home Value Index, real estate values across Australia's combined capital cities have risen by 30.8 per cent over the growth phase to date, with the cycle of growth broadly commencing at the end of May 2012.

Over the past twelve months alone, dwelling values are 10.2 per cent higher across the combined capitals of Australia.

There is a great deal of diversity across Australia's housing markets, from regional markets where mining and resources are a key driver of market conditions, to rural markets reliant on agriculture, coastal markets that are dependent on lifestyle and tourism factors and of course the capital cities and major regional cities that act as primary business hubs and service centres. The rate of capital gain, market activity and rental returns vary substantially from region to region.

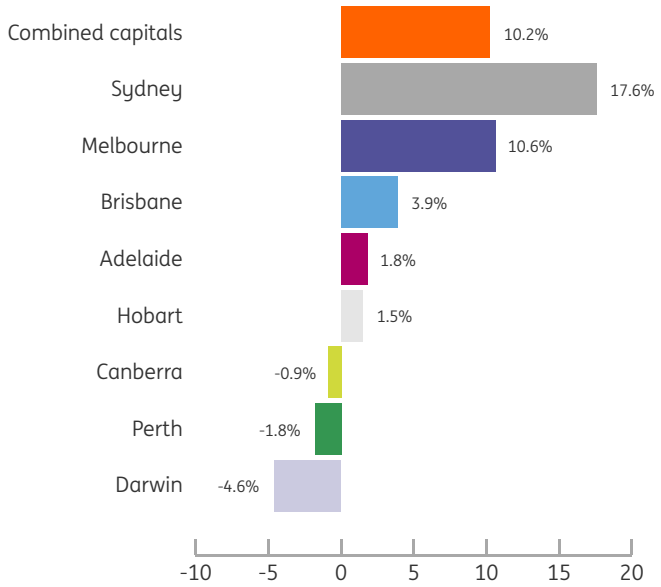
Rolling annual and quarterly change in capital city home values, combined



There's been a 10.2% increase in capital city dwelling values over the past year.

Focusing on the capital city markets, the diversity of performance can be seen in the below graph which tracks the change in dwelling values over the past twelve months to the end of August 2015. Capital gains have been strongest in Australia's largest capital city, Sydney, where the typical home is now worth 17.6 per cent more than what it was a year ago. Sydney's housing market is being driven by a surge in investment demand together with a relatively weak long term cycle of growth, strong population growth and robust economic conditions across the state.

Annual change in capital city home values



At the other end of the spectrum are the cities where values have softened over the past year. In stark contrast to Sydney's housing market, dwelling values are down by 4.6 per cent in Darwin 1.8 per cent in Perth and 0.9 per cent in Canberra over the past twelve months.

In regional markets we have seen a slowdown in those areas closely associated with the mining sector. Mining towns have provided some spectacular capital gains for home owners over the past decade, however these areas are now showing their inherent volatility with a downturn in both dwelling values and rents as the resources related infrastructure boom winds down and commodity prices soften.

In contrast to the resources sector, lifestyle markets around the country appear to be moving out of a long correction phase. The lower Australian dollar is enticing overseas and domestic tourists back which in turn should support jobs growth in hospitality, retail and support roles in markets associated with holiday makers. Housing demand for lifestyle properties and holiday homes is also on the rise which is likely to fuel a further recovery across Australia's lifestyle housing markets. These markets have seen very little growth in values since the financial crisis with the weak world economic conditions and high Australian dollar stifling demand in many of these regions.

With lower turnover in NSW, and less demand in WA and NT, house and unit sales are levelling.

There were 492,680 house and unit sales across Australia over the past year. That's slightly lower (1.4%) than the same period last year.

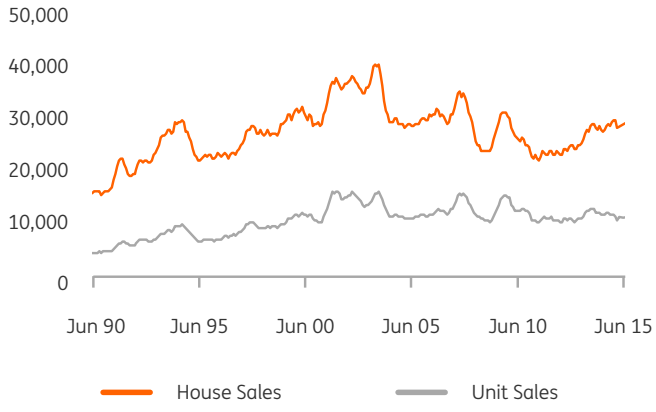
The slip in transaction numbers over the year can be attributed to slower transaction numbers across the unit market while house sales are relatively flat over the year. It's important to note that the transaction numbers outlined below include settled sales only and may see some revision as off the plan sales settle down the track.

The slowdown in transaction activity across New South Wales (-5.1 per cent) can likely be attributed to a shortage of supply rather than a slowdown in buyer demand, while buyer demand is clearly trending lower in Western Australia (-12.4 per cent) and the Northern Territory (-7.4 per cent).

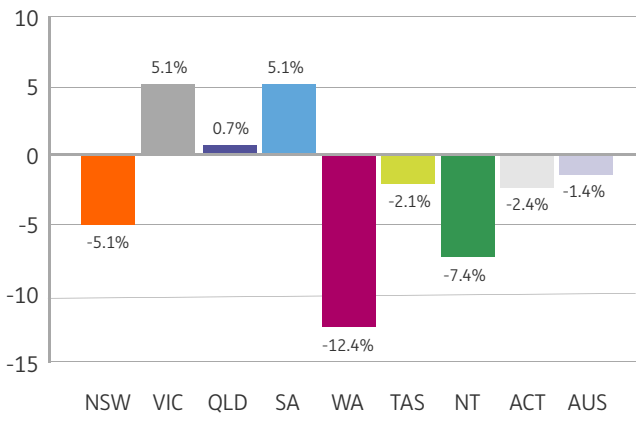
The most significant rise in buyer demand was in Victoria and South Australia where year-on-year transactions are 5.1 per cent higher, while transaction numbers in Queensland were also slightly higher over the year (+0.7%).

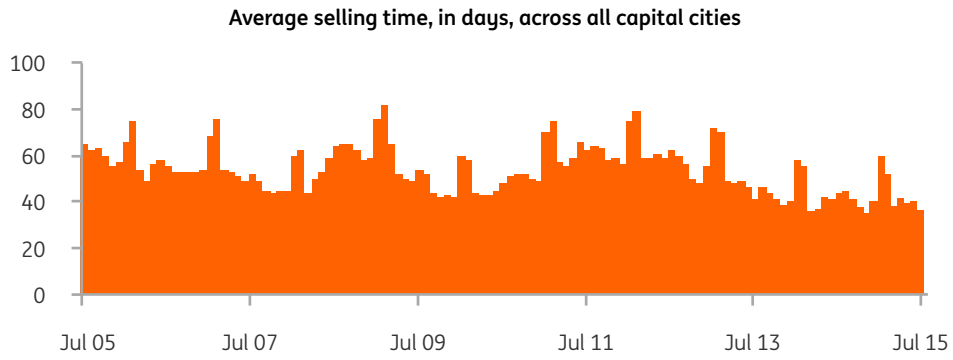
While transaction numbers are slightly lower than a year ago on a national basis, listing numbers have started to move higher. CoreLogic RP Data estimates the total number of homes advertised for sale is currently 0.5 per cent higher than a year ago across the capital cities but 1.3 per cent lower nationally. The cities where market conditions have softened

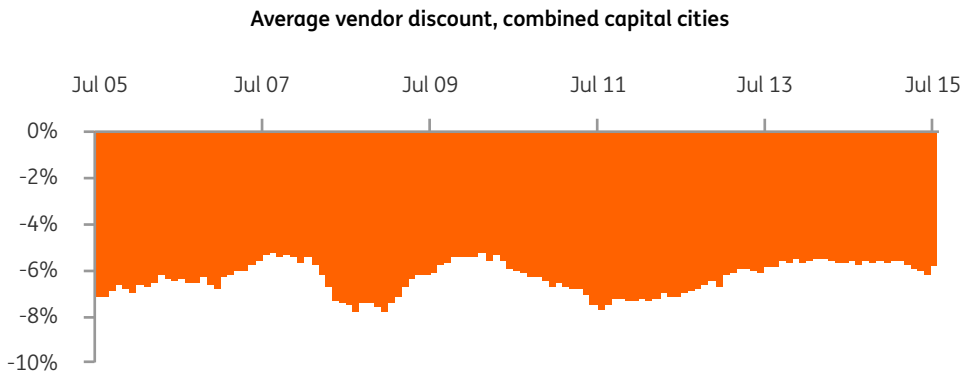
National house and unit sales



Year on year comparison (Jan 2014-Jan 2015)



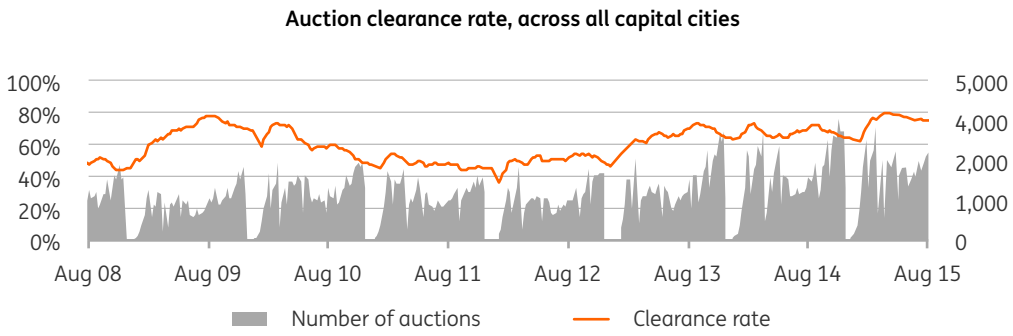




(Perth and Darwin) are showing a rising trend in advertised stock levels while all other capital cities are still recording listing numbers that are lower than a year ago.

With demand remaining relatively high across most markets and supply levels still tight, the average time it takes to sell a home has remained close to record low levels. Across the capital cities it is taking an average of 37 days to sell a property and vendors are discounting their asking prices by just 5.8 per cent on average, which is also close to record lows.

The strong market conditions are also evidenced by auction clearance rates which were tracking around the high 70 per cent market through winter.



↓ -1.4%

Decrease in number of home sales over past year

↑ +0.5%

Increase in number of capital city homes advertised for sale over past year

Questions and Answers

What's a median value?

CoreLogic RP Data estimates the value of virtually every residential property each week (and each day for our daily index!). The median value is simply the median, or middle estimated value of houses or units within the specified region. Before calculating the median value we filter out value estimates that we aren't confident about and haven't reported a median statistic where there were fewer than fifty valid valuation estimates within the suburb and ten sales over the year. A median value measure tends to provide a much more reliable and stable reading about the typical value of a house or unit within a region compared with a median sale price which is based on only those homes that have sold within the specified region over a given period.

What is the vendor discount?

Monitoring property advertisements is a core part of CoreLogic RP Data's business. We gather listings data from online and print media, match the listings against our property ownership database, de-duplicate the listings and count them for our stock on market measurements. Apart from tracking the advertising history of any home that has been listed for sale, a useful bi-product of this data is to work out what the difference is between the original asking price on a property compared with the ultimate selling price (ie. the contract price). The vendor discount is simply this difference expressed as a percentage. For example, if a house was originally advertised for sale at $500,000 and eventually it sold for $480,000, the vendor discount would be 4 per cent. Note that we don't calculate a vendor discount figure if there is fewer than ten observations of a listing and sale pair over the period and auction sales are excluded from the calculation.

What about time on market?

Our time on market statistics are calculated in a similar way to the vendor discount. Time on market, or the median selling time of a house or unit, provides an indication about how long a property takes to sell within the specified region. A faster selling time implies a fairly hot market while a longer days on market figure would normally indicate sedate market conditions. Note that we don't calculate a time on market figure if there is fewer than ten observations of a listing and sale pair over the period and auction sales are excluded from the calculation.

What is the median asking rent?

This figure provides an indication about the typical weekly rents being offered within the region. Asking rents are derived from rental listings. Where there are fewer than ten observed rental advertisements over the period, a rental statistic has not been calculated.

What's the gross rental yield?

The gross rental yield is calculated by dividing the annualised advertised rental price of a property by its estimated value. The yield is 'gross' as it does not take into account any expenses associated with the rental income such as the commission to the property manager, interest costs on the mortgage or maintenance on the property. A net yield can be calculated on individual properties by subtracting any costs from the annualised rental estimate on the property then dividing the net rent by the total purchase price.

State & Territory Summaries

Spring 2015 Buyer's Guide

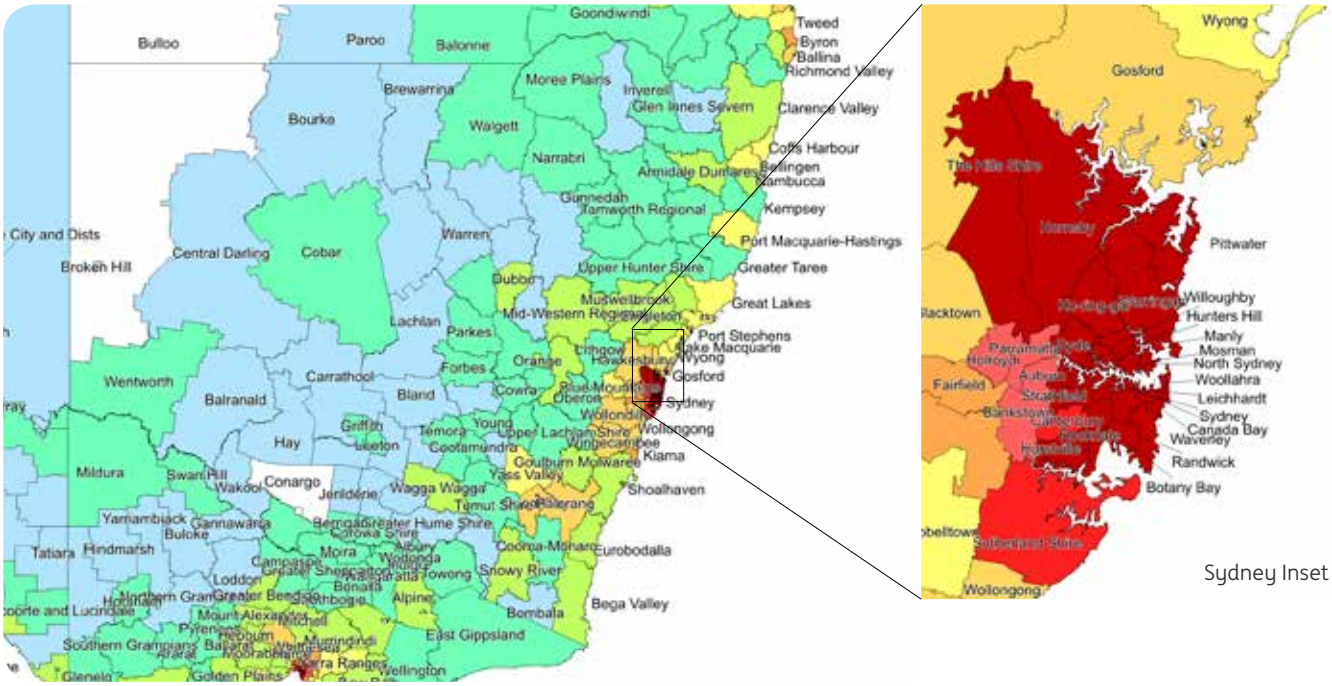
Houses

NSW's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Blacktown	4,596	$579,540	-2.3%	14	$430	4.4%
Wyong	3,847	$420,480	-3.5%	30	$380	5.3%
Lake Macquarie	3,450	$452,524	-3.9%	46	$390	4.9%
Gosford	3,365	$543,772	-3.4%	25	$450	4.8%
Penrith	3,098	$520,930	-2.8%	13	$420	4.6%
Shoalhaven	2,800	$394,866	-4.3%	74	$360	5.5%
The Hills Shire	2,687	$1,058,794	-3.1%	20	$643	3.6%
Campbelltown	2,686	$479,002	-3.0%	13	$420	4.9%
Newcastle	2,659	$475,598	-3.8%	34	$400	4.7%
Wollongong	2,577	$544,434	-3.1%	28	$435	5.0%
Sutherland Shire	2,365	$932,181	-3.3%	26	$650	3.9%
Liverpool	2,299	$637,044	-3.8%	24	$480	4.4%
Bankstown	2,214	$753,441	-3.2%	28	$520	3.9%
Ku-ring-gai	1,928	$1,580,949	-3.8%	31	$979	3.6%
Blue Mountains	1,734	$486,492	-3.4%	35	$410	5.0%
Camden	1,723	$583,442	-2.5%	14	$480	4.9%
Hornsby	1,607	$1,018,981	-3.1%	20	$650	3.6%
Fairfield	1,561	$649,732	-4.4%	42	$450	4.0%
Parramatta	1,545	$859,819	-2.9%	25	$505	3.4%
Port Macquarie-Hastings	1,515	$433,377	-2.8%	55	$400	5.2%

Houses

Median house value by council region



$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

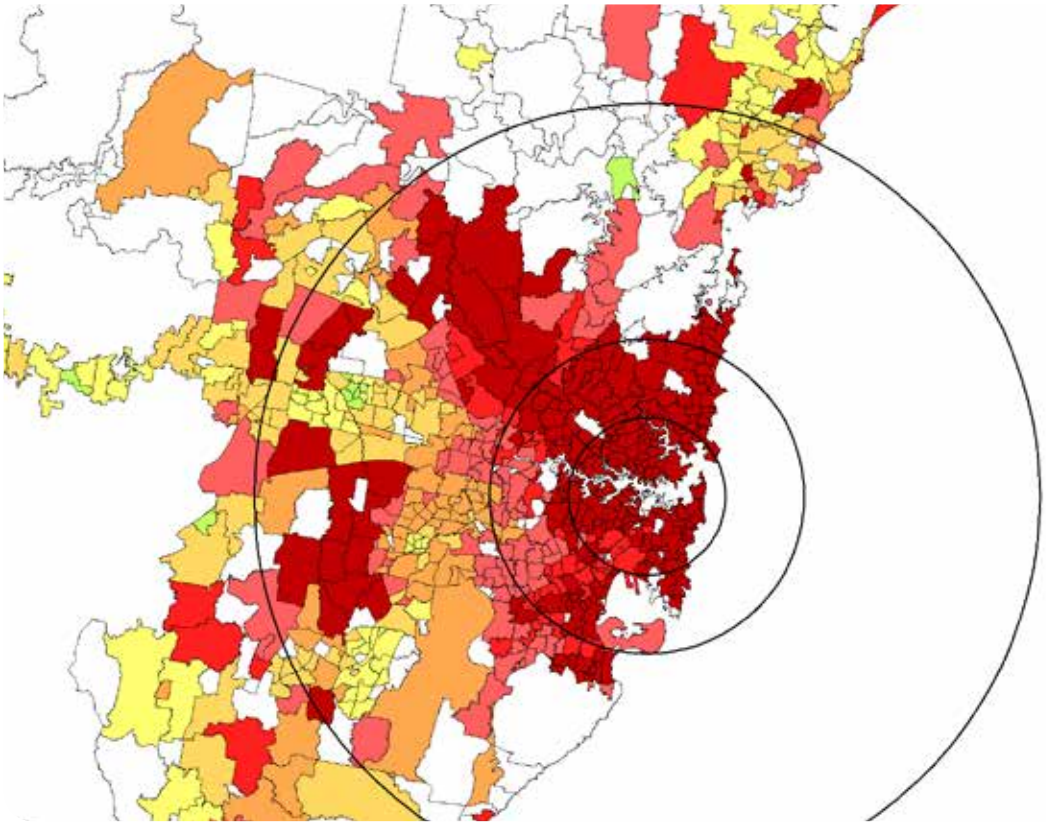
Houses

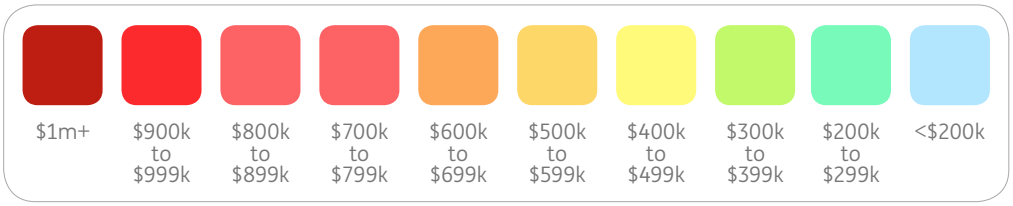
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
POINT PIPER	Woollahra	18	$5,423,839	-15.9%	118		
CENTENNIAL PARK	Randwick	19	$5,144,274				
BELLEVUE HILL	Woollahra	95	$3,808,610	-8.4%	51	$1,675	3.3%
VAUCLUSE	Woollahra	144	$3,804,835	-7.3%	97	$1,750	3.0%
TAMARAMA	Waverley	17	$3,605,372			$2,650	3.2%
WHALE BEACH	Pittwater	16	$3,511,258	-7.8%	135		
DOVER HEIGHTS	Waverley	59	$3,178,818	-6.3%	58	$1,825	3.4%
LONGUEVILLE	Lane Cove	45	$2,958,843	-3.3%	79	$1,500	3.0%
DOUBLE BAY	Woollahra	45	$2,958,543	-5.0%	49	$1,600	3.4%
WATSONS BAY	Woollahra	12	$2,783,092			$1,700	4.0%
WILLMOT	Blacktown	46	$370,174	-1.2%	13	$320	5.0%
CHARMHAVEN	Wyong	66	$366,030	-3.5%	42	$368	5.3%
BUDGEWOI	Wyong	99	$363,969	-3.3%	31	$345	5.5%
WATANOBBI	Wyong	77	$362,026	-2.2%	28	$370	5.8%
HALEKULANI	Wyong	48	$361,929	-2.6%	22	$340	5.4%
WARRAGAMBA	Wollondilly	30	$359,825	-1.7%	11	$355	5.6%
BAR POINT	Gosford	13	$357,213				
CANTON BEACH	Wyong	24	$357,132	-1.4%	26	$350	5.2%
GOROKAN	Wyong	230	$346,542	-3.0%	22	$360	5.6%
SAN REMO	Wyong	136	$328,672	-3.1%	34	$340	5.7%

Houses

Median house value by suburb





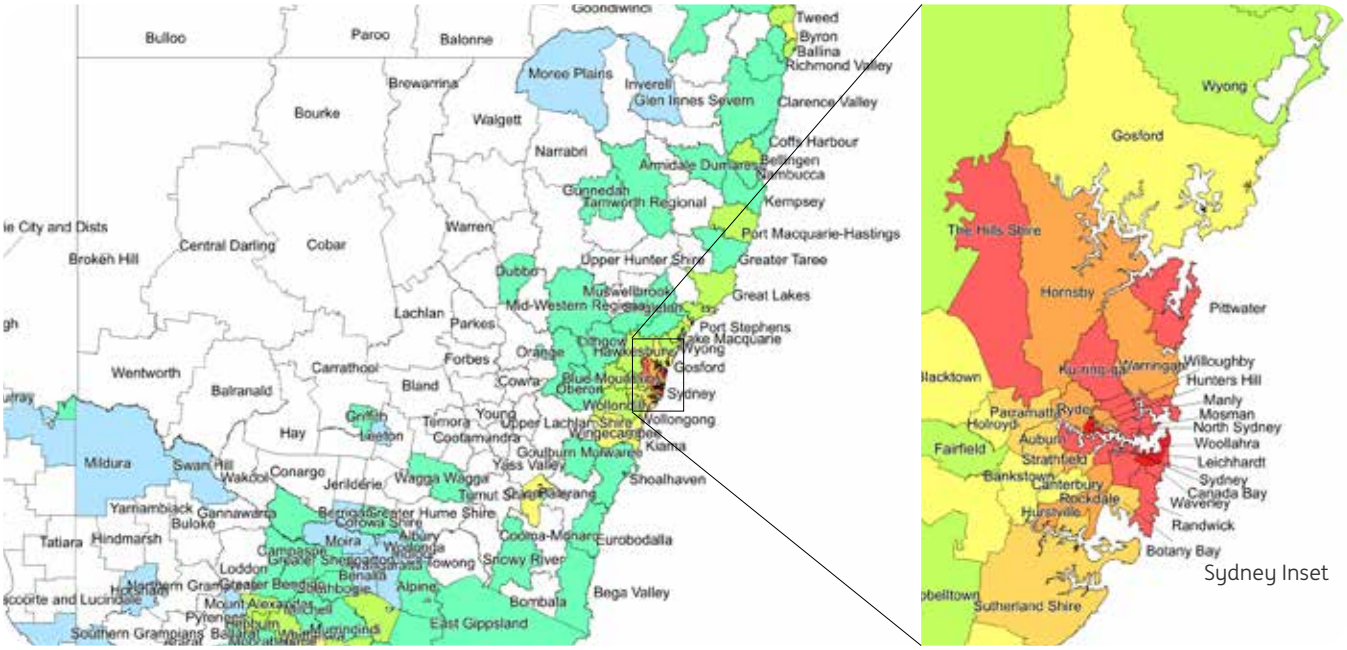
Units

Sydney's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Sydney	4,187	$723,070	-3.4%	28	$580	4.9%
Parramatta	1,843	$524,101	-2.4%	16	$440	4.9%
Sutherland Shire	1,821	$599,532	-2.5%	16	$450	4.5%
North Sydney	1,497	$825,340	-3.5%	23	$595	4.3%
Randwick	1,403	$727,117	-2.8%	27	$580	4.5%
Wollongong	1,249	$406,032	-2.5%	29	$370	5.4%
Warringah	1,200	$635,956	-2.2%	15	$525	4.8%
Ryde	1,166	$643,250	-2.1%	17	$460	4.3%
Gosford	1,143	$411,682	-2.4%	27	$380	5.4%
Canada Bay	1,133	$775,204	-2.0%	31	$580	4.3%
Canterbury	1,123	$483,712	-3.6%	24	$385	4.8%
Rockdale	1,065	$614,329	-2.2%	26	$500	4.6%
Holroyd	1,022	$472,336	-2.4%	17	$420	5.1%
Auburn	977	$543,529	-2.9%	29	$480	5.0%
Tweed	949	$329,569	-3.8%	62	$350	5.9%
Blacktown	939	$427,795	-2.0%	15	$390	5.3%
Bankstown	936	$496,638	-3.0%	23	$420	5.1%
Woollahra	862	$911,055	-4.0%	27	$650	4.5%
Penrith	861	$385,731	-2.0%	14	$350	5.4%
Willoughby	820	$778,742	-1.7%	20	$580	4.4%

Units

Median unit value by council region



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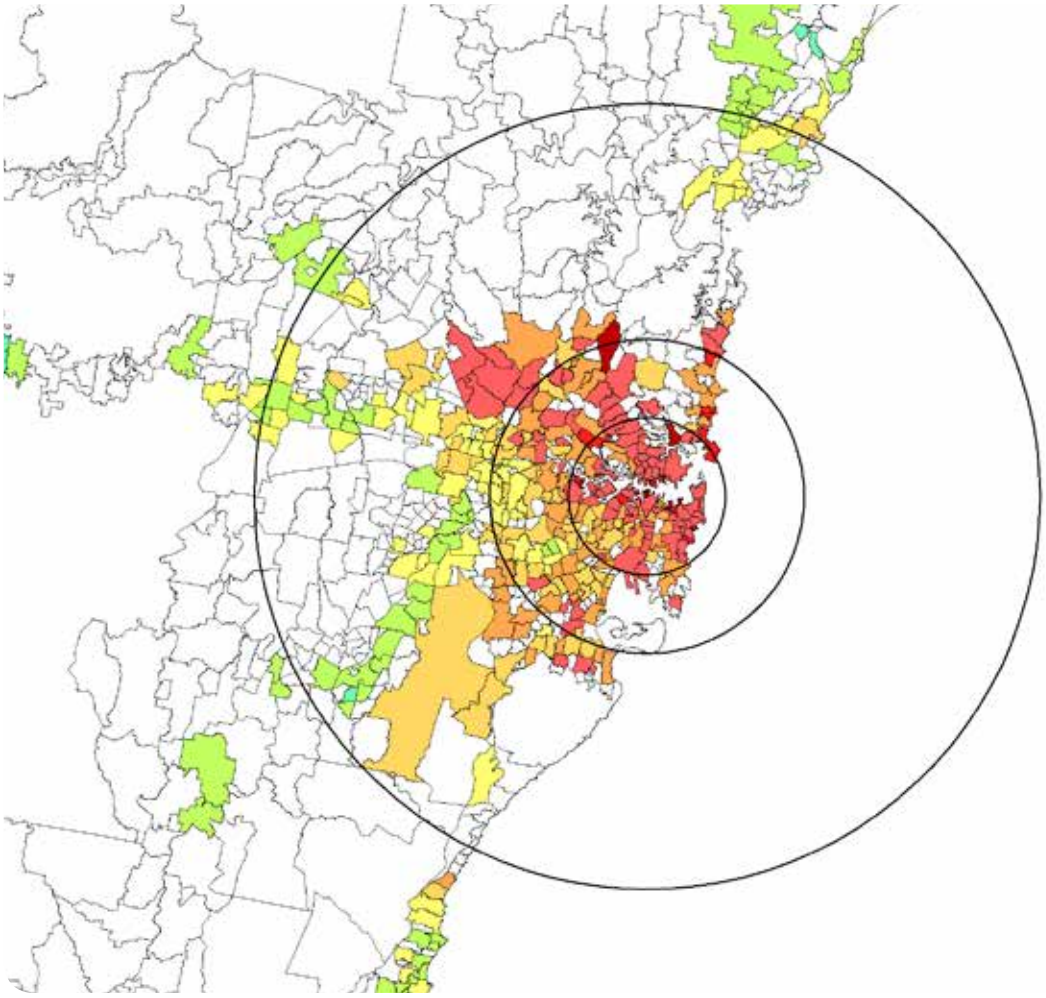
Units

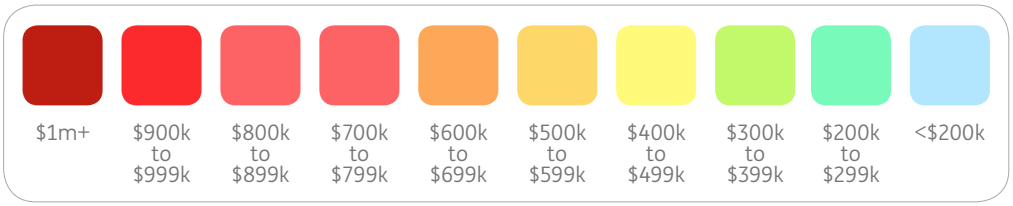
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
DAWES POINT	Sydney	12	$2,904,015			$2,100	3.6%
POINT PIPER	Woollahra	23	$1,973,781			$1,095	3.8%
DARLING POINT	Woollahra	93	$1,599,458	-0.6%	35	$878	4.1%
CABARITA	Canada Bay	16	$1,396,627				
MILLERS POINT	Sydney	42	$1,218,217	-1.1%	36	$1,000	4.2%
TAMARAMA	Waverley	20	$1,142,955			$800	4.2%
MILSONS POINT	North Sydney	65	$1,142,931	-5.7%	37	$700	4.3%
CREMORNE POINT	North Sydney	49	$1,113,851	-5.3%	26	$738	4.0%
HUNTLEYS COVE	Hunters Hill	21	$1,105,366			$750	4.1%
SEAFORTH	Manly	21	$1,104,172			$800	4.8%
CARRAMAR	Fairfield	44	$307,523	-6.3%	29	$310	5.7%
OURIMBAH	Wyong	18	$306,600	-3.1%	9	$350	6.2%
LAKE HAVEN	Wyong	16	$304,152			$350	5.8%
TAHMOOR	Wollondilly	14	$300,841			$370	5.9%
AMBARVALE	Campbelltown	25	$298,530	-5.4%	13	$318	5.9%
KATOOMBA	Blue Mountains	27	$288,715	-2.5%	56	$340	6.1%
TOUKLEY	Wyong	39	$280,375	-1.4%	23	$300	5.7%
WYONG	Wyong	26	$274,889	-2.4%	25	$313	6.2%
GOROKAN	Wyong	45	$255,952	-1.7%	28	$290	6.1%
BERKELEY VALE	Wyong	30	$249,807	-1.0%	28	$280	6.5%

Units

Median unit value by suburb





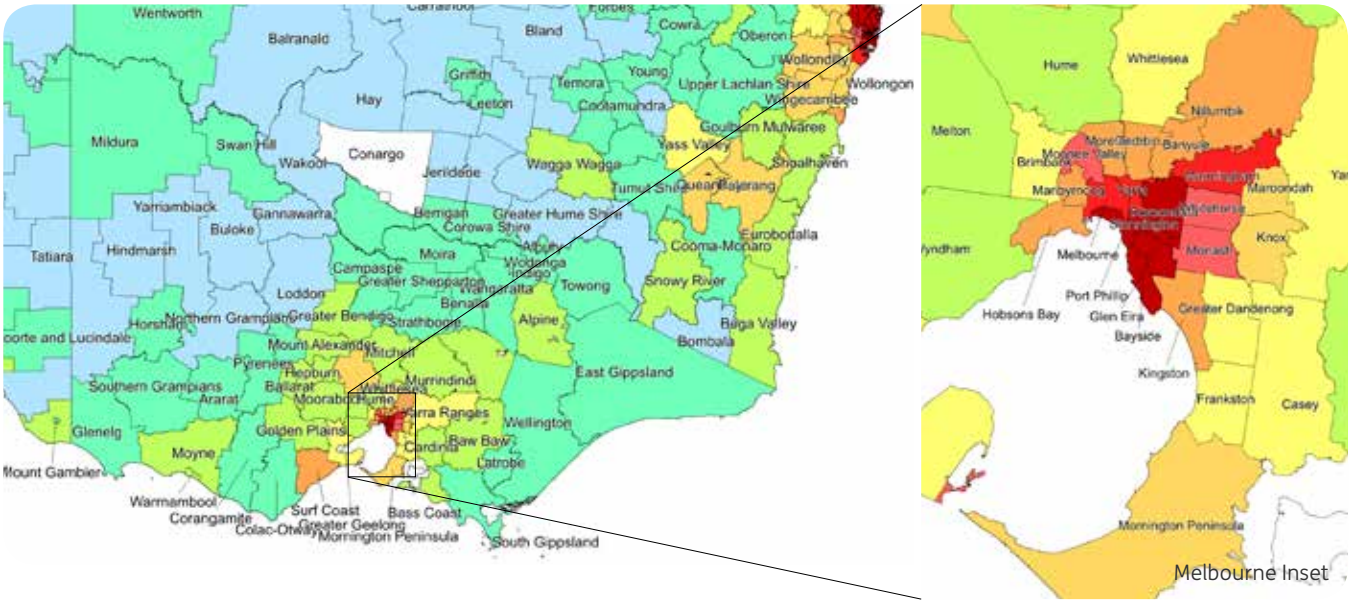
Houses

Victoria's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Casey	4,507	$408,988	-2.9%	25	$350	4.8%
Mornington Peninsula	3,967	$547,434	-5.1%	54	$350	4.2%
Greater Geelong	3,955	$402,028	-4.4%	49	$330	4.8%
Wyndham	3,329	$391,427	-4.4%	46	$320	4.6%
Hume	2,714	$372,835	-3.6%	38	$330	4.9%
Brimbank	2,543	$416,884	-4.3%	43	$330	4.3%
Yarra Ranges	2,384	$468,592	-3.8%	25	$370	4.6%
Frankston	2,352	$405,963	-3.5%	27	$340	4.8%
Melton	2,330	$388,046	-4.9%	48	$320	4.8%
Boroondara	2,296	$1,658,633	-5.4%	32	$650	2.5%
Whitehorse	2,263	$837,570	-2.8%	30	$423	3.0%
Monash	2,112	$838,964	-3.0%	32	$440	3.0%
Whittlesea	2,044	$408,248	-4.4%	46	$340	4.5%
Knox	2,030	$552,278	-3.2%	16	$390	3.9%
Ballarat	1,983	$310,842	-4.1%	51	$280	5.0%
Moreland	1,954	$671,156	-3.3%	32	$420	3.7%
Kingston	1,894	$676,247	-2.9%	30	$440	3.7%
Banyule	1,756	$617,066	-3.0%	31	$390	3.6%
Greater Dandenong	1,655	$468,916	-3.4%	35	$350	4.2%
Greater Bendigo	1,629	$340,844	-4.7%	61	$295	4.8%

Houses

Median house value by council region



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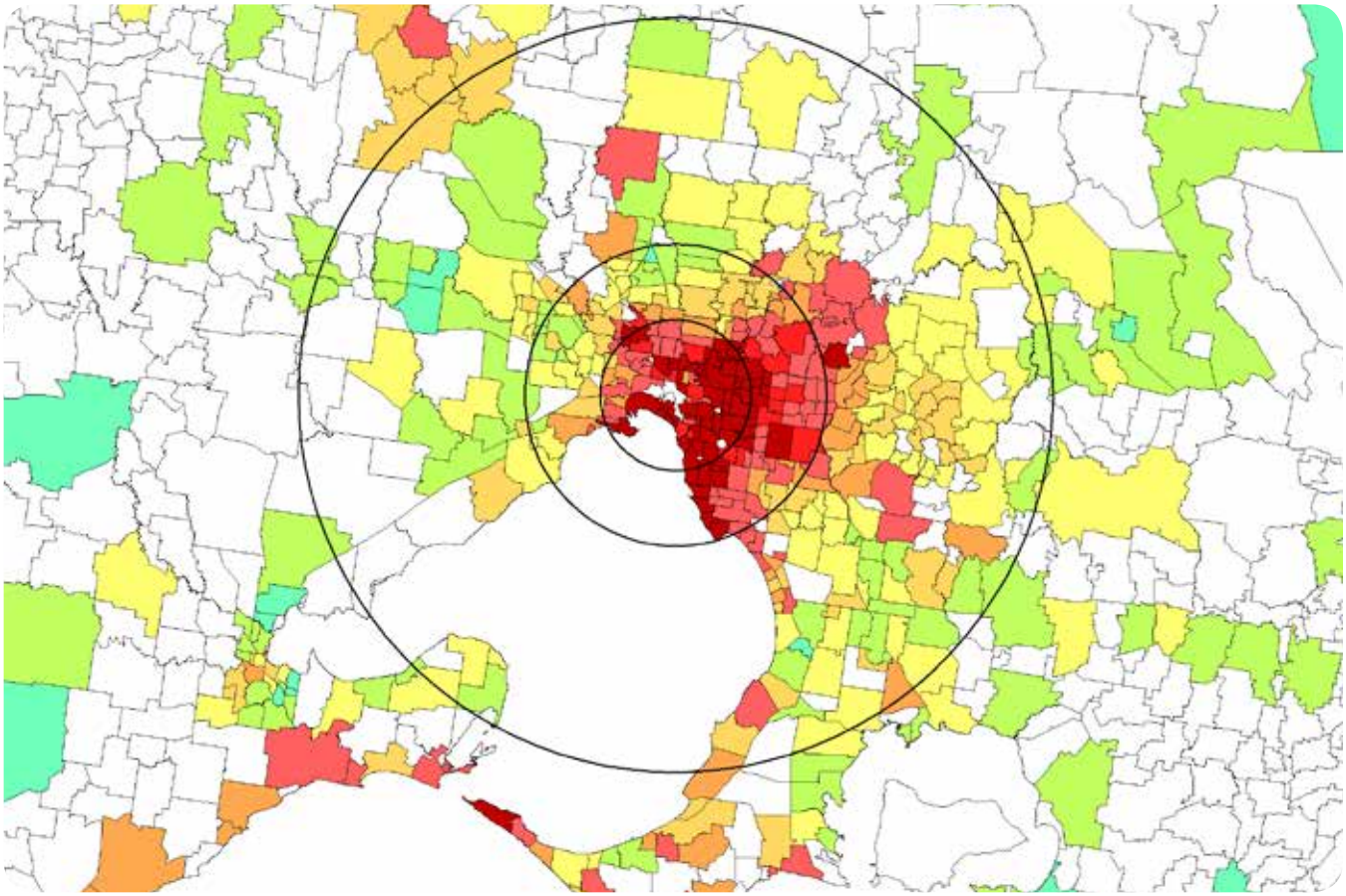
Houses

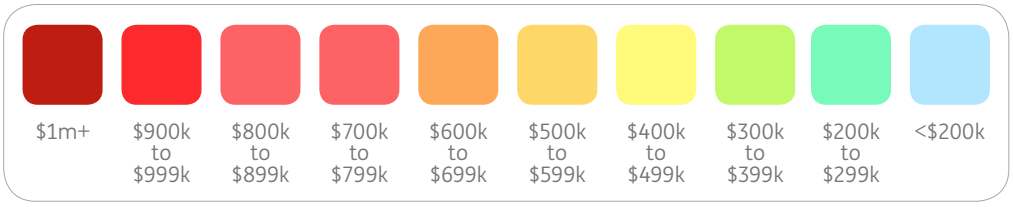
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
TOORAK	Stonnington	183	$2,957,586	-4.3%	45	$1,200	2.9%
DEEPDENE	Boroondara	42	$2,421,494	-9.4%	64	$650	1.8%
EAST MELBOURNE	Melbourne	23	$2,164,853			$900	3.3%
CANTERBURY	Boroondara	110	$2,134,312	-2.2%	44	$850	2.1%
MALVERN	Stonnington	153	$1,943,558	-8.8%	67	$800	3.1%
ST KILDA WEST	Port Phillip	27	$1,915,800	-3.6%	49	$825	3.2%
MIDDLE PARK	Port Phillip	66	$1,828,687	-7.5%	48	$750	2.8%
HAWTHORN EAST	Boroondara	181	$1,666,650	-6.3%	26	$610	2.9%
ARMADALE	Stonnington	111	$1,617,890		25	$700	3.1%
EAGLEMONT	Banyule	52	$1,570,671	-6.6%	57	$540	2.3%
ALBANVALE	Brimbank	87	$334,347	-5.5%	42	$310	4.9%
MEADOW HEIGHTS	Hume	142	$326,974	-4.3%	61	$323	5.3%
LANG LANG	Cardinia	33	$323,161	-6.3%	63		
DIGGERS REST	Melton	54	$321,875	-3.5%	38	$300	4.9%
ROCKBANK	Melton	12	$303,163			$288	5.0%
KURUNJANG	Melton	165	$300,168	-6.3%	64	$280	5.1%
COOLAROO	Hume	45	$291,062	-3.7%	41	$320	5.5%
MELTON SOUTH	Melton	186	$270,992	-5.2%	85	$260	5.2%
MILLGROVE	Yarra Ranges	41	$267,890	-4.4%	45	$280	5.7%
MELTON	Melton	153	$261,670	-4.4%	40	$260	5.3%

Houses

Median house value by suburb





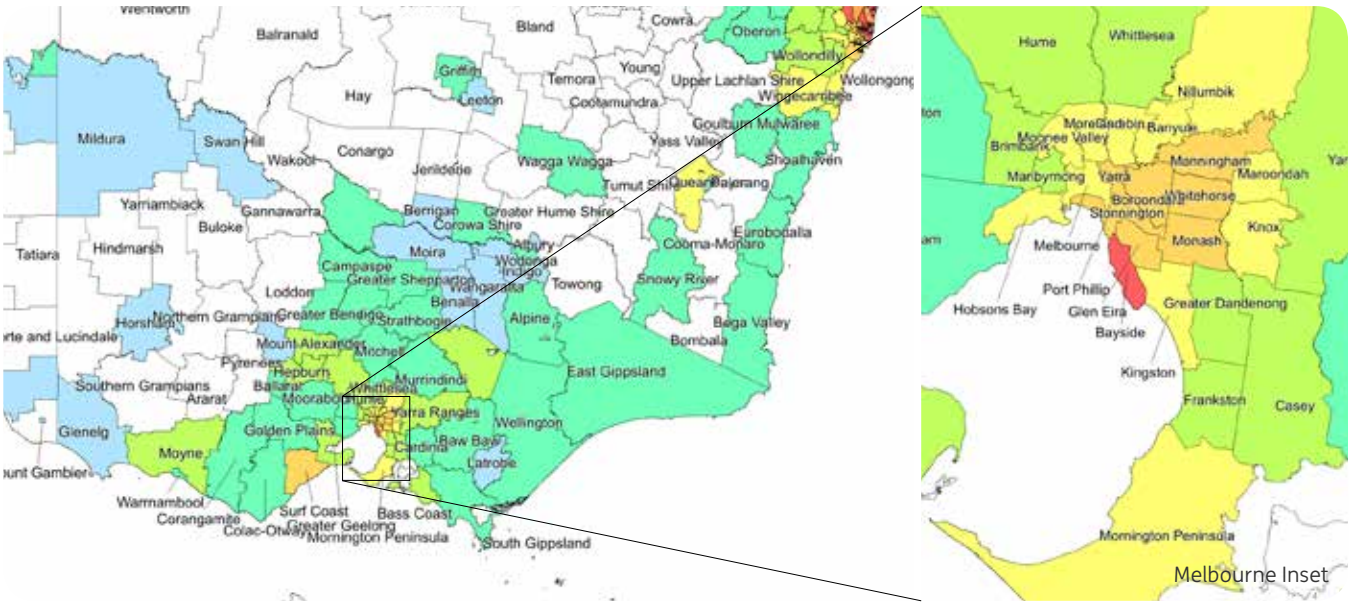
Units

Victoria's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Melbourne	3,188	$491,947	-4.9%	55	$465	5.5%
Glen Eira	1,660	$533,111	-4.8%	41	$370	4.2%
Port Phillip	1,463	$523,652	-3.7%	45	$410	4.4%
Kingston	1,343	$447,536	-4.2%	35	$350	4.4%
Stonnington	1,341	$542,244	-4.8%	44	$400	4.3%
Boroondara	1,278	$581,014	-4.4%	35	$395	4.0%
Moreland	1,173	$424,339	-4.2%	45	$350	4.5%
Whitehorse	1,023	$557,657	-4.2%	34	$370	4.0%
Monash	973	$549,671	-3.5%	37	$390	4.3%
Yarra	960	$543,999	-4.2%	40	$420	4.6%
Darebin	933	$402,631	-3.5%	41	$330	4.6%
Bayside	843	$709,239	-4.2%	36	$450	3.9%
Greater Geelong	814	$307,565	-4.6%	60	$280	5.1%
Maroondah	786	$414,271	-3.2%	24	$340	4.6%
Greater Dandenong	780	$301,925	-4.3%	56	$300	5.4%
Banyule	772	$475,117	-4.5%	34	$350	4.2%
Frankston	731	$308,461	-3.7%	46	$290	5.1%
Moonee Valley	698	$445,444	-4.4%	49	$350	4.4%
Mornington Peninsula	664	$400,539	-4.2%	71	$320	4.7%
Maribyrnong	654	$395,479	-4.8%	60	$330	4.7%

Units

Median unit value by council region



$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

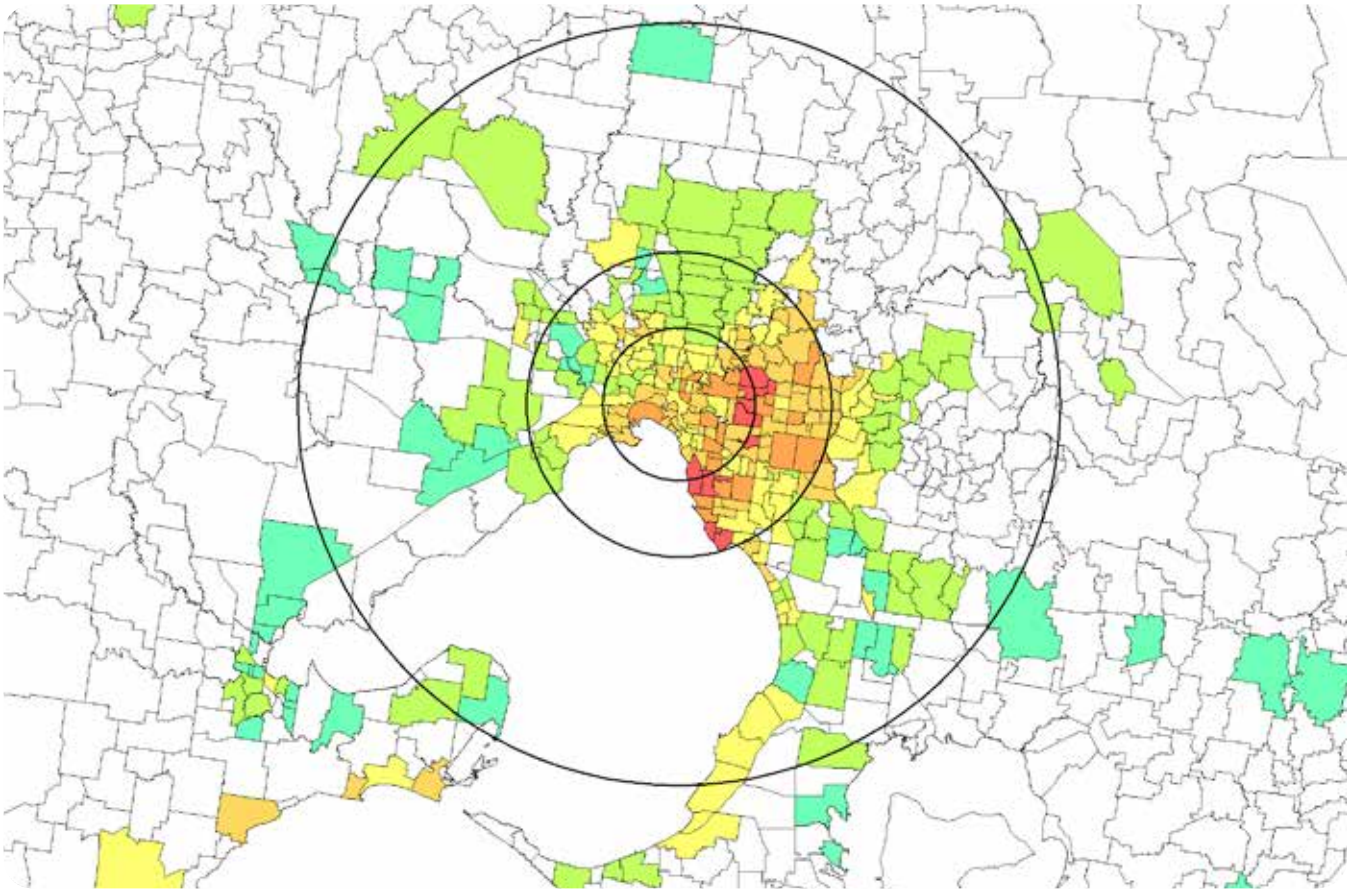
Units

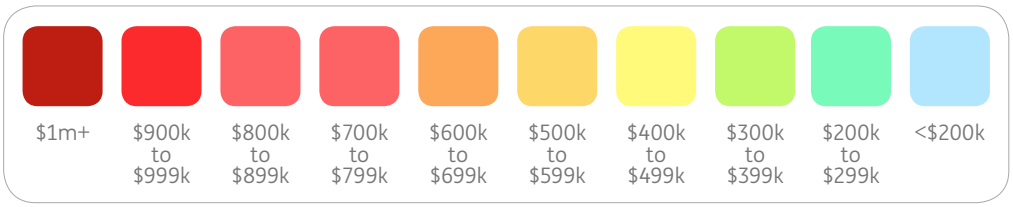
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
BRIGHTON	Bayside	226	$877,910	-6.3%	32	$520	3.8%
ASHBURTON	Boroondara	18	$846,077			$425	3.7%
BALWYN NORTH	Boroondara	40	$833,230	-4.4%	76	$430	3.4%
BRIGHTON EAST	Bayside	95	$772,399	-2.5%	63	$495	4.0%
BLACK ROCK	Bayside	63	$762,745	-5.6%	35	$470	3.8%
MONT ALBERT NORTH	Whitehorse	36	$759,006	-7.0%	33	$420	3.5%
CANTERBURY	Boroondara	49	$754,960	0.0%	35	$440	3.4%
BEAUMARIS	Bayside	58	$750,735	-1.3%	47	$500	3.9%
CAMBERWELL	Boroondara	110	$720,066	-3.4%	34	$420	3.6%
MCKINNON	Glen Eira	42	$703,775			$420	4.0%
DANDENONG	Greater Dandenong	270	$271,281	-5.8%	69	$285	5.6%
SUNSHINE	Brimbank	41	$268,014	-4.1%	53	$270	5.4%
JUNCTION VILLAGE	Casey	11	$266,975				
CRANBOURNE	Casey	57	$265,739	-1.8%	52	$280	5.6%
MELTON WEST	Melton	38	$265,220	-5.4%	76	$270	5.4%
WERRIBEE	Wyndham	125	$265,037	-5.2%	40	$270	5.3%
ARDEER	Brimbank	11	$258,660			$320	5.5%
MELTON	Melton	32	$242,142	-6.5%	97	$250	5.3%
MELTON SOUTH	Melton	25	$236,423	-10.9%	122	$240	5.5%
ALBION	Brimbank	43	$230,188	-2.6%	66	$245	5.9%

Units

Median unit value by suburb





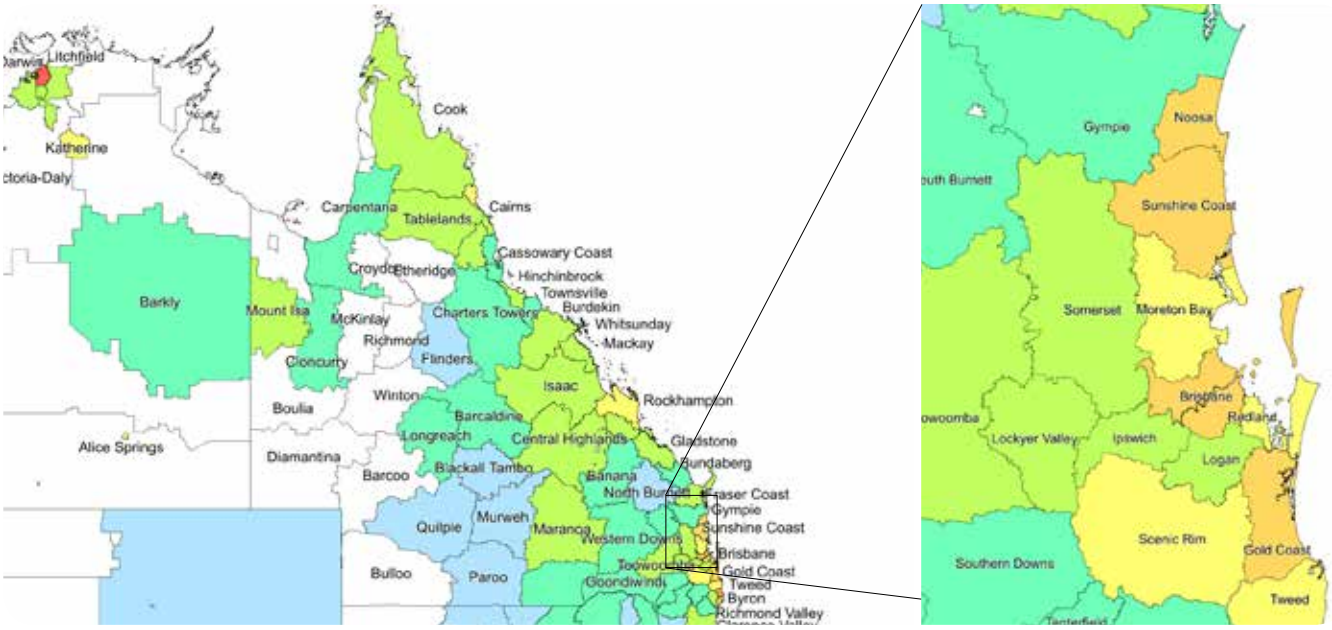
Houses

Queensland's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Brisbane	16,451	$586,909	-4.4%	32	$450	4.4%
Gold Coast	7,378	$533,515	-4.6%	42	$485	5.2%
Moreton Bay	7,174	$411,231	-4.2%	42	$380	5.3%
Sunshine Coast	5,140	$505,259	-4.6%	55	$450	5.0%
Logan	4,724	$377,116	-4.6%	47	$365	5.7%
Toowoomba	3,159	$356,939	-3.7%	33	$330	5.1%
Ipswich	3,046	$311,451	-5.4%	52	$320	5.6%
Redland	2,689	$474,646	-4.3%	45	$440	5.1%
Cairns	2,634	$386,681	-4.8%	37	$400	5.4%
Townsville	2,513	$348,272	-7.6%	66	$350	5.3%
Fraser Coast	1,766	$307,709	-6.2%	78	$300	5.5%
Bundaberg	1,370	$291,558	-6.7%	72	$295	5.7%
Noosa	1,204	$554,499	-5.2%	73	$495	4.8%
Mackay	1,062	$377,825	-9.8%	77	$350	4.8%
Rockhampton	937	$302,783	-7.7%	75	$300	5.5%
Gympie	885	$297,282	-7.9%	83	$275	5.4%
Gladstone	765	$380,116	-8.0%	70	$350	4.9%
Scenic Rim	625	$417,565	-6.2%	95	$380	5.0%
Lockyer Valley	537	$312,540	-6.6%	99	$300	5.7%
Southern Downs	502	$266,670	-5.6%	76	$260	5.7%

Houses

Median house value by council region



South East Queensland Inset

$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

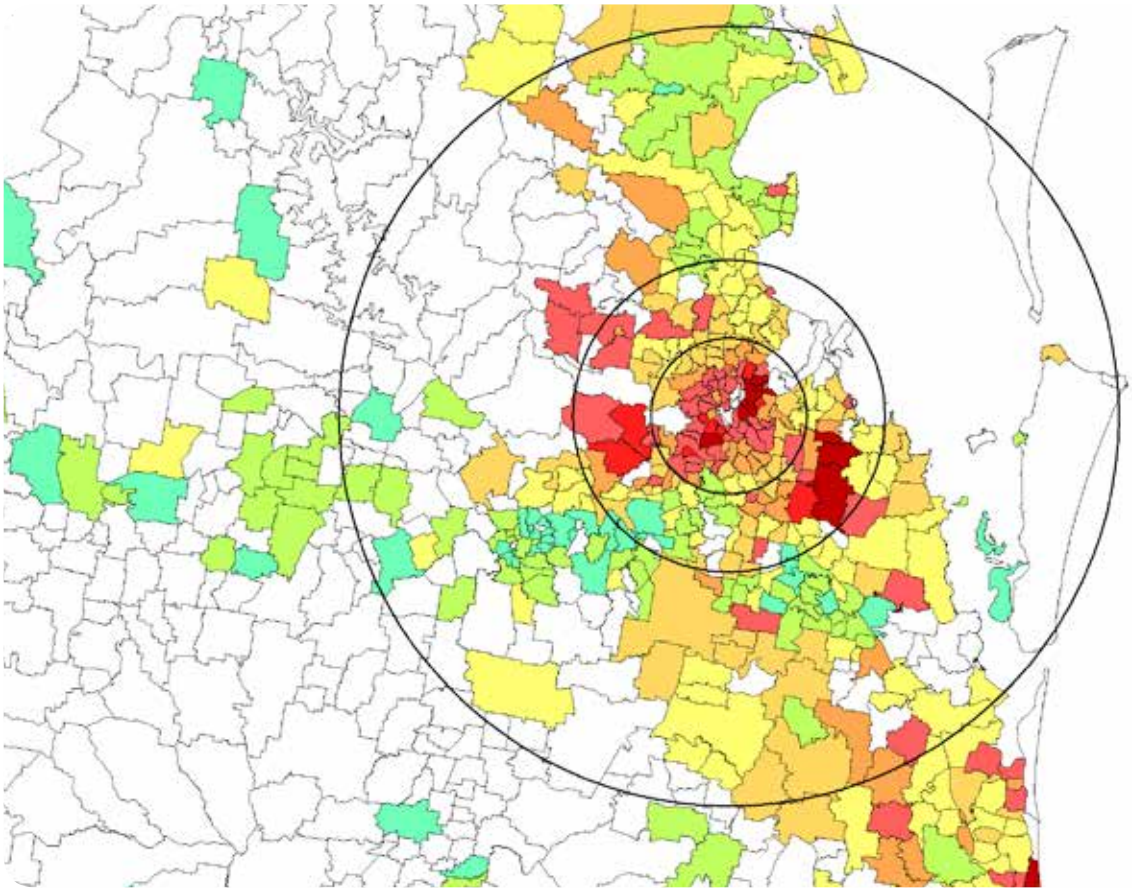
Houses

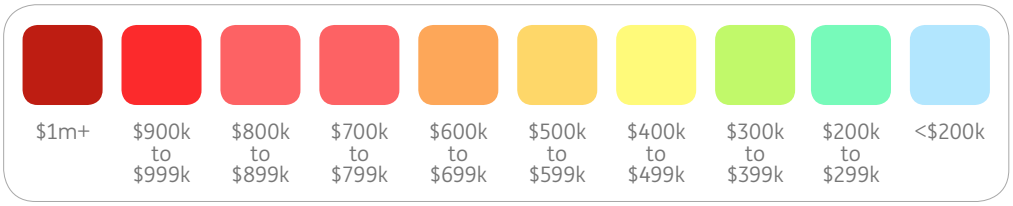
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
TENERIFFE	Brisbane	31	$1,517,013	-8.0%	39		
ASCOT	Brisbane	92	$1,285,815	-7.5%	45	$685	4.0%
NEW FARM	Brisbane	75	$1,188,009	-9.2%	45	$650	3.1%
HAMILTON	Brisbane	79	$1,151,128	-10.0%	49	$595	3.7%
CHANDLER	Brisbane	19	$1,133,243	-4.0%	51		
BULIMBA	Brisbane	122	$1,120,384	-6.5%	66	$670	4.0%
HAWTHORNE	Brisbane	123	$1,070,565	-5.5%	45	$550	3.7%
ST LUCIA	Brisbane	59	$1,063,586	-5.8%	39	$570	3.7%
BURBANK	Brisbane	14	$1,023,391	-15.8%	36		
GUMDALE	Brisbane	32	$1,021,461	-5.9%	71	$500	3.1%
ELLEN GROVE	Brisbane	12	$257,525	-5.9%	49	$415	4.0%
MACLEAY ISLAND	Redland	75	$253,967	-8.9%	109	$250	5.4%
GAILES	Ipswich	16	$241,931	-6.7%	54	$290	6.3%
ONE MILE	Ipswich	38	$241,239	-4.4%	63	$265	5.9%
EBBW VALE	Ipswich	16	$240,784	-7.6%	52	$285	6.3%
LAMB ISLAND	Redland	15	$239,693			$220	4.7%
BASIN POCKET	Ipswich	22	$231,991	-7.0%	47	$273	6.2%
LEICHHARDT	Ipswich	47	$230,550	-4.5%	55	$265	6.2%
RIVERVIEW	Ipswich	38	$228,888	-4.5%	39	$280	6.2%
RUSSELL ISLAND	Redland	107	$223,054	-8.3%	98	$230	5.6%

Houses

Median house value by suburb





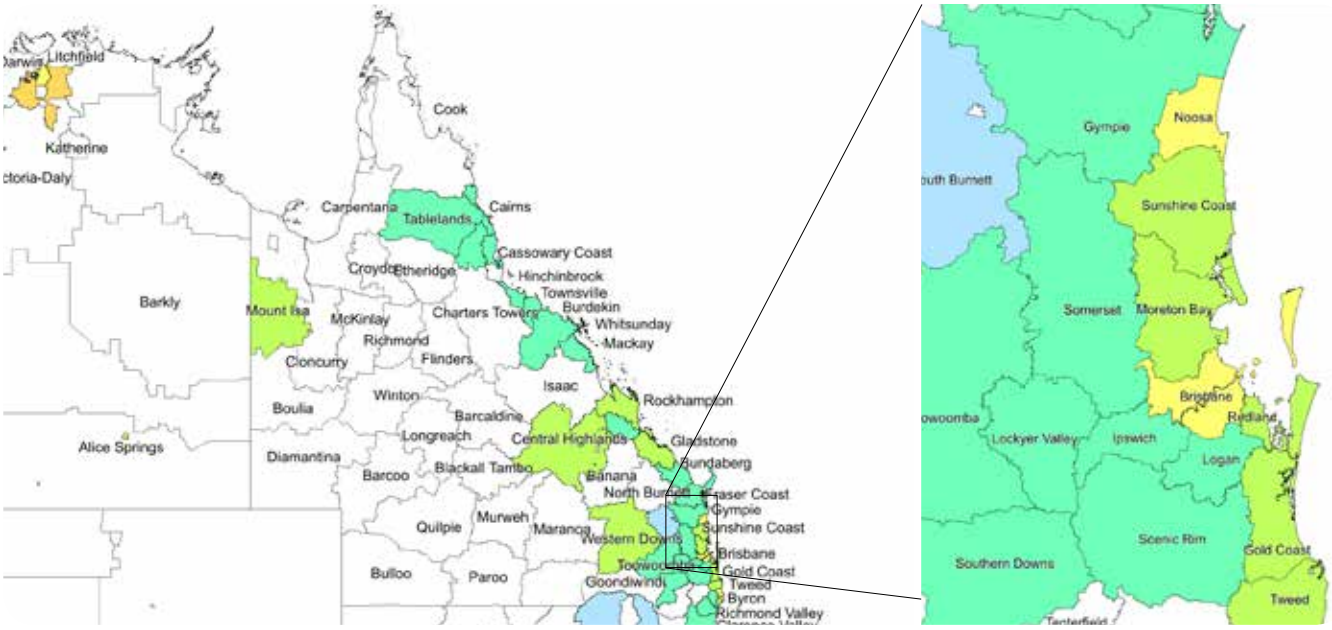
Units

Queensland's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Brisbane	10,121	$413,592	-3.8%	37	$410	5.3%
Gold Coast	9,847	$357,129	-5.2%	60	$375	6.0%
Sunshine Coast	2,920	$357,778	-4.8%	70	$360	5.5%
Moreton Bay	1,783	$302,453	-4.3%	68	$330	5.6%
Cairns	1,442	$219,940	-5.4%	52	$285	7.4%
Logan	1,247	$247,397	-4.6%	65	$295	6.9%
Noosa	749	$464,557	-5.6%	87	$420	5.3%
Toowoomba	578	$269,025	-3.2%	46	$280	5.6%
Redland	572	$349,208	-4.1%	52	$380	5.8%
Townsville	566	$265,623	-8.3%	105	$300	6.1%
Ipswich	392	$238,727	-6.5%	82	$280	6.3%
Douglas	268	$256,152	-5.4%	107	$320	7.2%
Fraser Coast	250	$255,534	-4.9%	80	$280	6.1%
Bundaberg	197	$253,788	-6.9%	123	$280	6.0%
Mackay	194	$278,678	-9.8%	105	$290	5.2%
Whitsunday	193	$287,531	-8.5%	126	$300	6.0%
Rockhampton	108	$286,248	-5.6%	85	$300	5.6%
Gladstone	93	$315,713	-9.4%	79	$300	5.0%
Livingstone	92	$320,209	-5.3%	105	$300	5.3%
Gympie	70	$252,621	-3.7%	149	$250	5.7%

Units

Median unit value by council region



South East Queensland Inset

$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

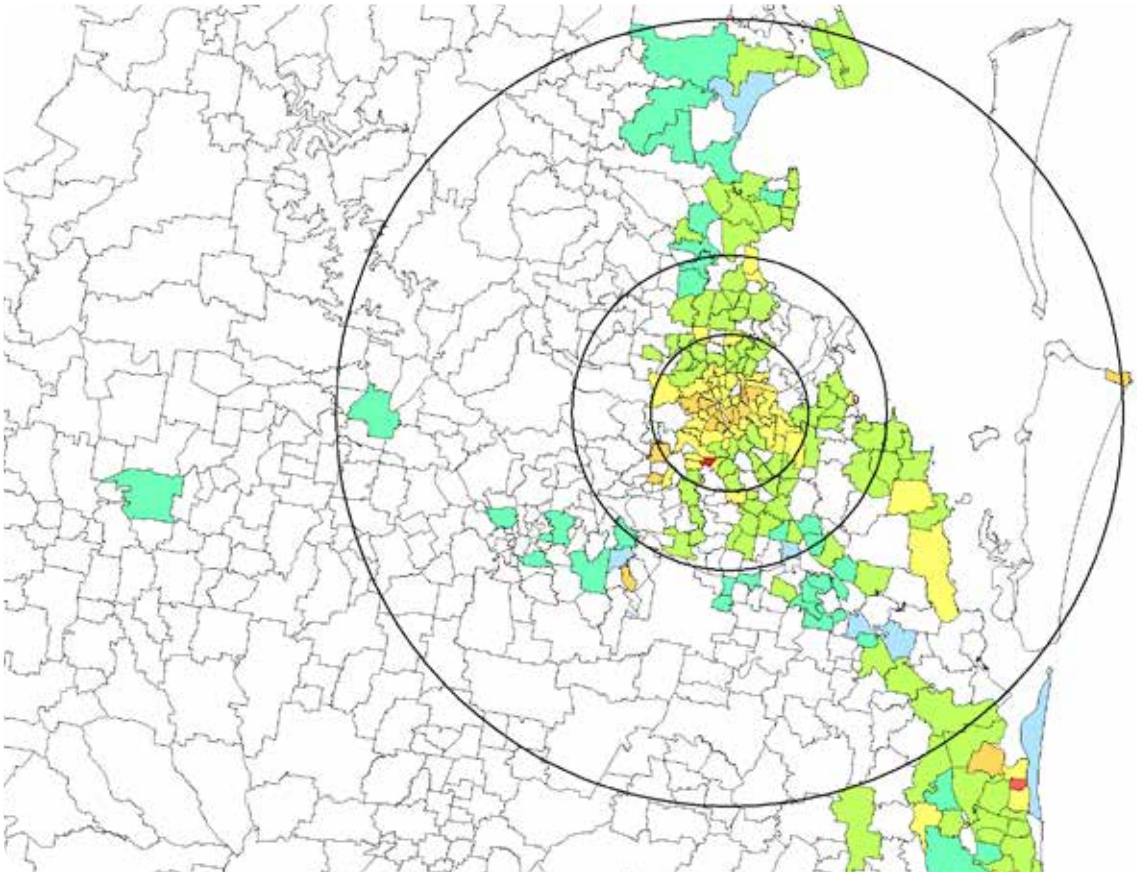
Units

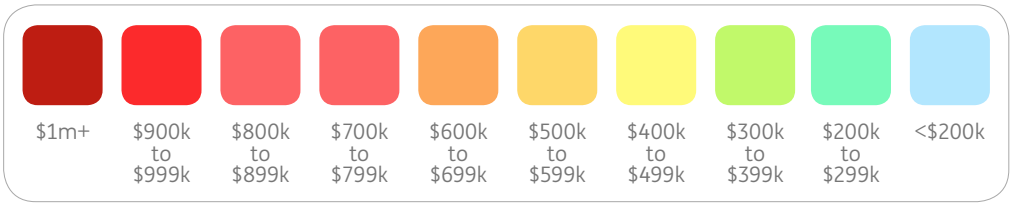
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
TENNYSON	Brisbane	18	$986,596			$758	3.8%
NEWSTEAD	Brisbane	82	$643,852	-2.4%	37	$510	5.1%
BARDON	Brisbane	26	$587,472	-4.2%	43	$485	5.0%
MOUNT OMMANEY	Brisbane	13	$580,163	-6.0%	46	$605	5.4%
BULIMBA	Brisbane	127	$578,555	-2.5%	54	$495	4.9%
TENERIFFE	Brisbane	211	$560,063	-3.4%	43	$480	4.8%
KENMORE	Brisbane	24	$539,319	-6.2%	41	$490	4.9%
BROOKWATER	Ipswich	100	$536,337	-5.5%	77	$520	4.9%
POINT LOOKOUT	Redland	16	$536,148				
HIGHGATE HILL	Brisbane	64	$522,710	-5.2%	41	$445	5.1%
BUNDAMBA	Ipswich	40	$212,430			$260	6.7%
CABOOLTURE	Moreton Bay	112	$210,975	-5.1%	98	$270	6.2%
GOODNA	Ipswich	48	$204,512	-6.8%	51	$290	7.3%
MOUNT WARREN PARK	Logan	38	$203,117	-3.4%	46	$260	7.5%
WATERFORD WEST	Logan	43	$202,351	-4.5%	42	$280	7.4%
EDENS LANDING	Logan	27	$200,733	-5.7%	54	$285	7.2%
WOODRIDGE	Logan	155	$194,702	-4.2%	50	$270	7.3%
BEENLEIGH	Logan	78	$190,168	-6.3%	45	$265	7.5%
BELLBIRD PARK	Ipswich	10	$184,940			$260	7.0%
BEACHMERE	Moreton Bay	13	$140,835				

Units

Median unit value by suburb





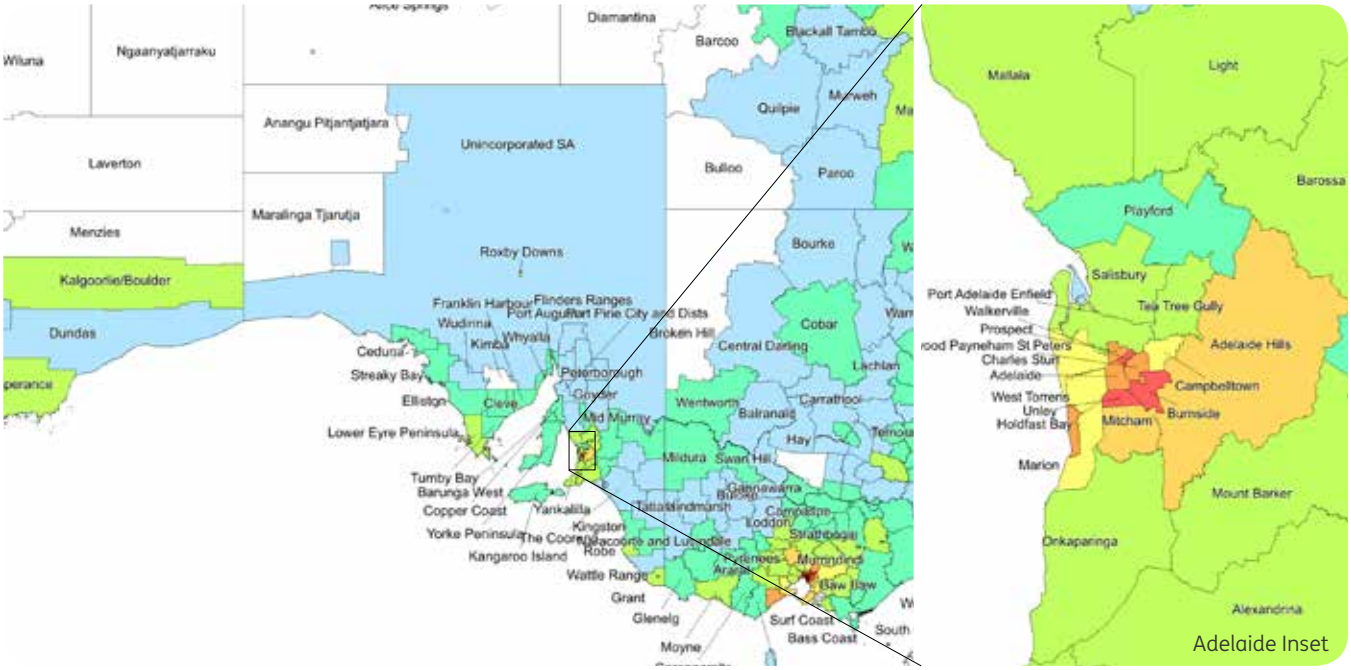
Houses

South Australia's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Onkaparinga	3,123	$341,022	-3.6%	49	$320	5.3%
Salisbury	2,226	$300,791	-4.4%	49	$315	5.5%
Port Adelaide Enfield	2,101	$392,617	-4.0%	49	$350	4.7%
Marion	1,622	$440,450	-3.5%	45	$370	4.7%
Charles Sturt	1,611	$481,511	-4.3%	50	$385	4.4%
Tea Tree Gully	1,567	$373,253	-3.6%	44	$340	5.1%
Playford	1,430	$232,310	-5.1%	66	$271	6.2%
Mitcham	1,048	$562,169	-4.2%	53	$410	4.3%
West Torrens	860	$486,052	-4.1%	46	$390	4.4%
Campbelltown	850	$490,739	-3.9%	46	$360	4.2%
Burnside	718	$807,449	-4.9%	57	$500	3.6%
Alexandrina	666	$344,317	-5.0%	79	$285	5.0%
Adelaide Hills	625	$542,658	-5.0%	64	$395	4.7%
Mount Barker	614	$384,979	-4.1%	69	$350	5.2%
Unley	513	$745,738	-4.3%	49	$500	3.9%
Holdfast Bay	510	$623,449	-4.0%	51	$440	3.9%
Norwood Payneham St Peters	466	$663,359	-4.0%	51	$450	3.8%
Gawler	416	$309,438	-4.4%	64	$300	5.5%
Mount Gambier	408	$226,321	-5.4%	99	$250	5.8%
Victor Harbor	405	$357,410	-5.2%	93	$285	4.6%

Houses

Median house value by council region



$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

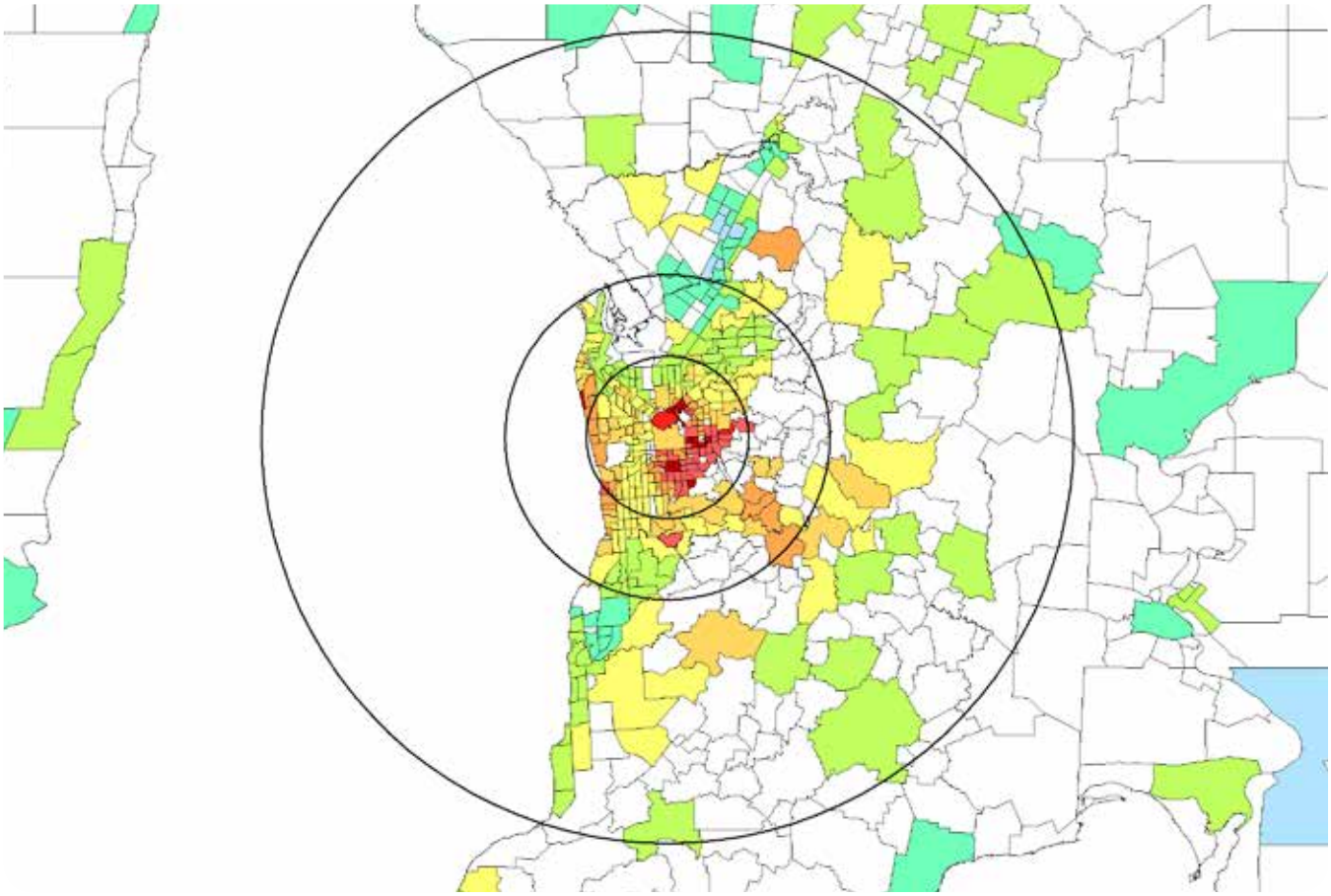
Houses

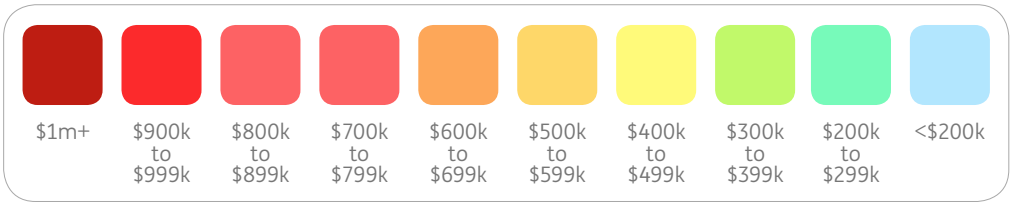
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
SPRINGFIELD	Mitcham	11	$1,760,651				
UNLEY PARK	Unley	37	$1,687,974	-5.6%	99	$680	3.4%
MEDINDIE	Walkerville	27	$1,487,958	-7.7%	84		
ROSE PARK	Burnside	18	$1,227,908			$900	3.1%
TOORAK GARDENS	Burnside	48	$1,209,736	-5.3%	68	$570	3.2%
LEABROOK	Burnside	17	$1,129,577			$525	2.9%
COLLEGE PARK	Norwood Payneham St Peters	17	$1,115,500				
SAINT PETERS	Norwood Payneham St Peters	37	$1,050,117	-2.9%	65	$540	3.2%
TENNYSON	Charles Sturt	19	$1,047,461	-5.9%	122	$625	3.3%
TUSMORE	Burnside	22	$1,045,465	-0.8%	97		
ELIZABETH VALE	Playford	63	$228,802	-3.7%	62	$265	6.3%
MUNNO PARA	Playford	53	$217,280	-5.0%	72	$295	5.6%
ELIZABETH EAST	Playford	57	$216,538	-3.9%	41	$260	6.4%
ELIZABETH	Playford	14	$215,897			$258	6.9%
ELIZABETH GROVE	Playford	21	$196,258	-4.5%	34	$260	6.6%
ELIZABETH SOUTH	Playford	22	$195,122	-4.2%	33	$255	6.6%
ELIZABETH DOWNS	Playford	70	$194,145	-9.5%	87	$251	6.8%
SMITHFIELD PLAINS	Playford	45	$189,288	-4.0%	61	$250	7.1%
DAVOREN PARK	Playford	100	$177,692	-6.0%	77	$255	6.9%
ELIZABETH NORTH	Playford	45	$176,992	-8.6%	73	$251	7.1%

Houses

Median house value by suburb





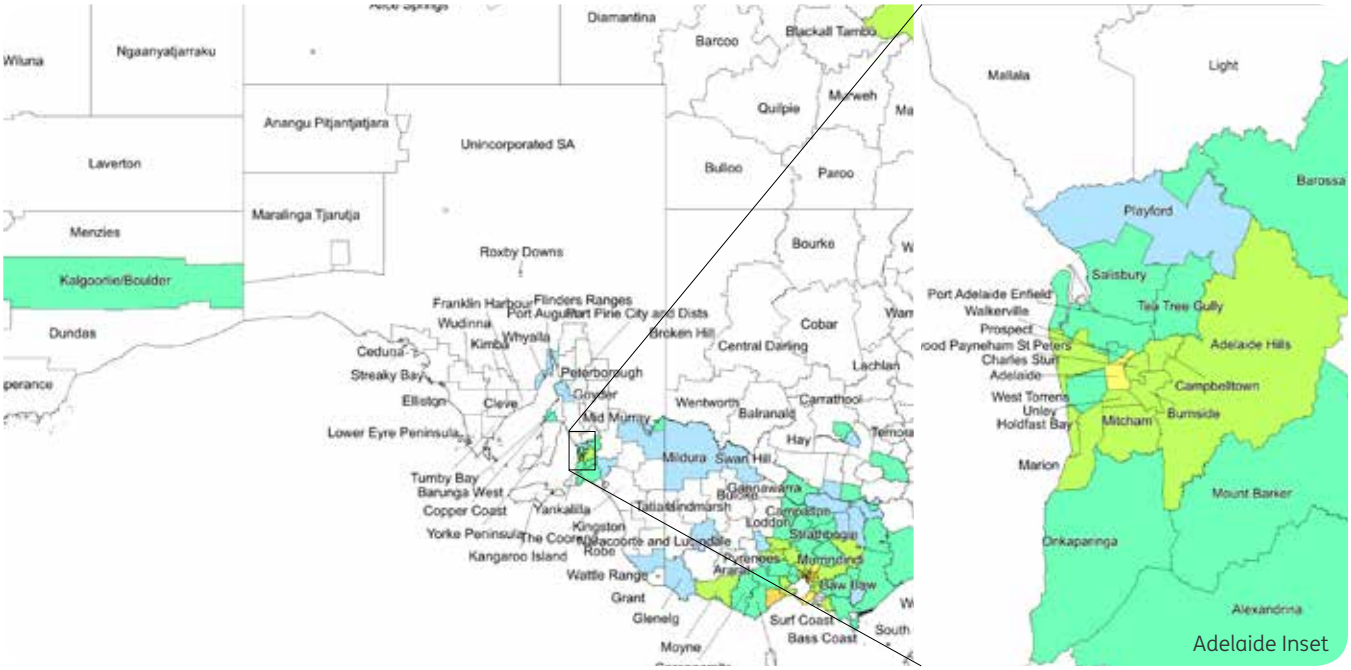
Units

South Australia's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Charles Sturt	790	$334,780	-4.6%	54	$310	5.1%
Marion	632	$307,310	-3.8%	51	$320	5.2%
Port Adelaide Enfield	618	$278,988	-4.8%	63	$290	5.4%
Adelaide	524	$404,755	-4.0%	47	$420	5.1%
Holdfast Bay	486	$381,329	-5.4%	61	$325	4.9%
Salisbury	425	$237,091	-6.0%	66	$270	6.2%
West Torrens	403	$293,815	-4.4%	48	$290	5.4%
Unley	370	$361,000	-4.2%	53	$330	4.9%
Norwood Payneham St Peters	368	$354,779	-3.9%	41	$320	4.9%
Burnside	355	$373,133	-4.9%	50	$320	4.7%
Mitcham	256	$315,326	-4.6%	51	$280	5.1%
Onkaparinga	252	$245,886	-3.6%	64	$265	5.8%
Playford	203	$159,721	-5.9%	72	$215	7.7%
Campbelltown	202	$306,895	-5.3%	51	$295	5.1%
Tea Tree Gully	192	$275,028	-5.1%	71	$285	5.4%
Mount Gambier	94	$168,802	-5.9%	96	$195	6.4%
Prospect	87	$292,643	-4.0%	47	$295	5.2%
Whyalla	85	$183,533	-7.5%	86	$200	6.8%
Gawler	71	$209,089	-7.1%	83	$245	6.1%
Port Lincoln	64	$249,861	-4.3%	89	$250	5.7%

Units

Median unit value by council region



$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

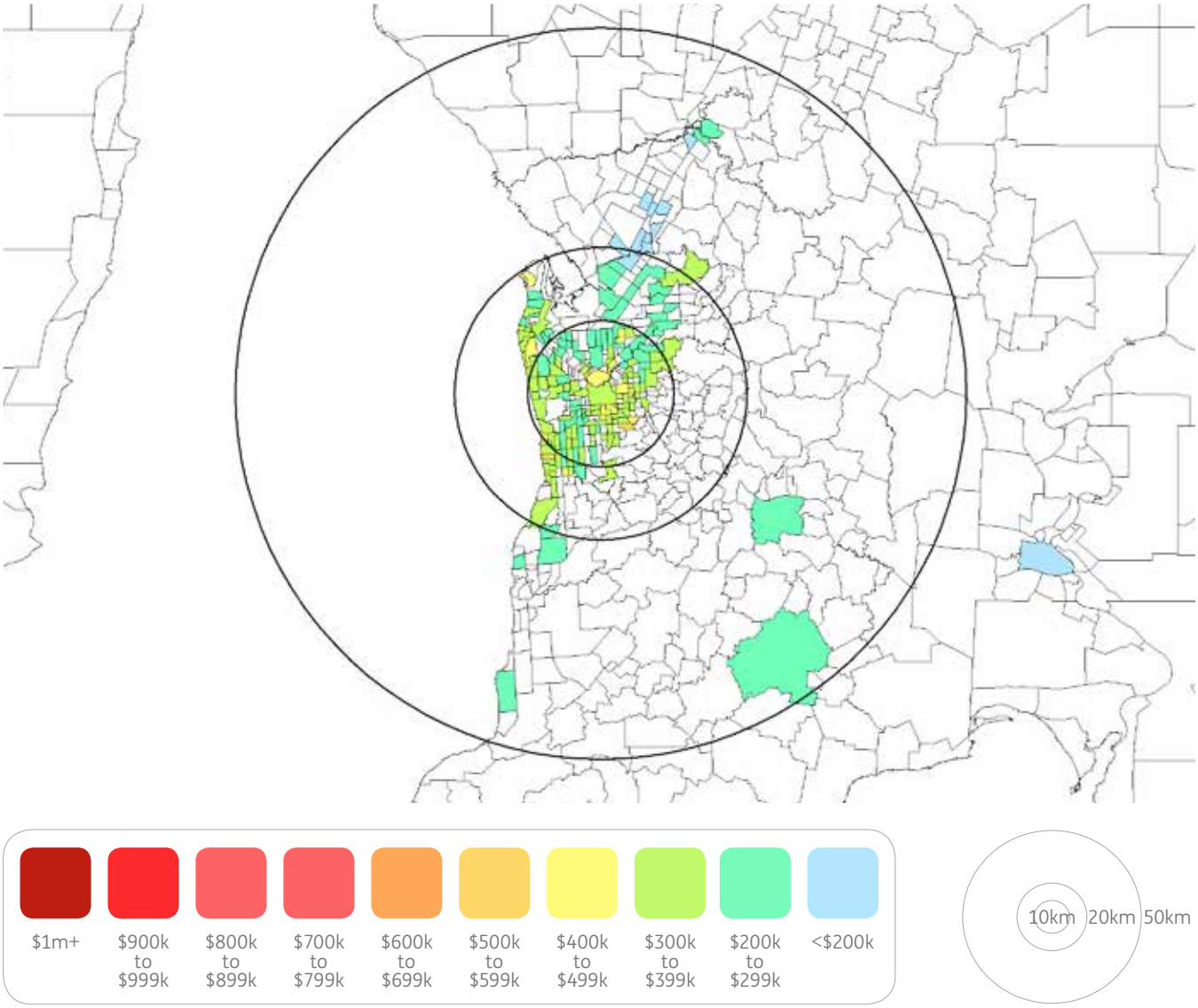
Units

Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
EASTWOOD	Burnside	22	$548,931	-4.9%	135	$500	4.9%
NORTH BRIGHTON	Holdfast Bay	11	$543,627				
URRBRAE	Mitcham	15	$527,074				
NORWOOD	Norwood Payneham St Peters	106	$472,998	-3.7%	47	$370	4.8%
GLEN OSMOND	Burnside	13	$471,473				
NORTH ADELAIDE	Adelaide	122	$464,796	-3.4%	44	$390	4.7%
NORTH HAVEN	Port Adelaide Enfield	32	$441,908	-4.4%	77	$340	4.4%
MARRYATVILLE	Norwood Payneham St Peters	11	$436,226			$395	4.9%
HYDE PARK	Unley	17	$435,898			$370	4.4%
ROSE PARK	Burnside	13	$425,368	-4.7%	68	$410	4.7%
SALISBURY NORTH	Salisbury	46	$190,001	-5.3%	62	$250	7.1%
SALISBURY	Salisbury	66	$181,496	-7.3%	74	$225	6.6%
ELIZABETH EAST	Playford	22	$169,037	-6.7%	88	$220	7.7%
ELIZABETH NORTH	Playford	47	$166,345	-7.1%	76	$220	7.7%
ELIZABETH SOUTH	Playford	16	$155,921	-4.1%	66	$211	7.4%
ELIZABETH GROVE	Playford	17	$153,790			$220	7.9%
ELIZABETH DOWNS	Playford	22	$150,381	-9.6%	73	$211	7.8%
DAVOREN PARK	Playford	26	$144,916	-4.3%	65	$210	7.8%
ELIZABETH VALE	Playford	18	$140,710	-10.5%	82	$201	7.3%
EVANSTON	Gawler	12	$131,720			$235	7.5%

Units

Median unit value by suburb



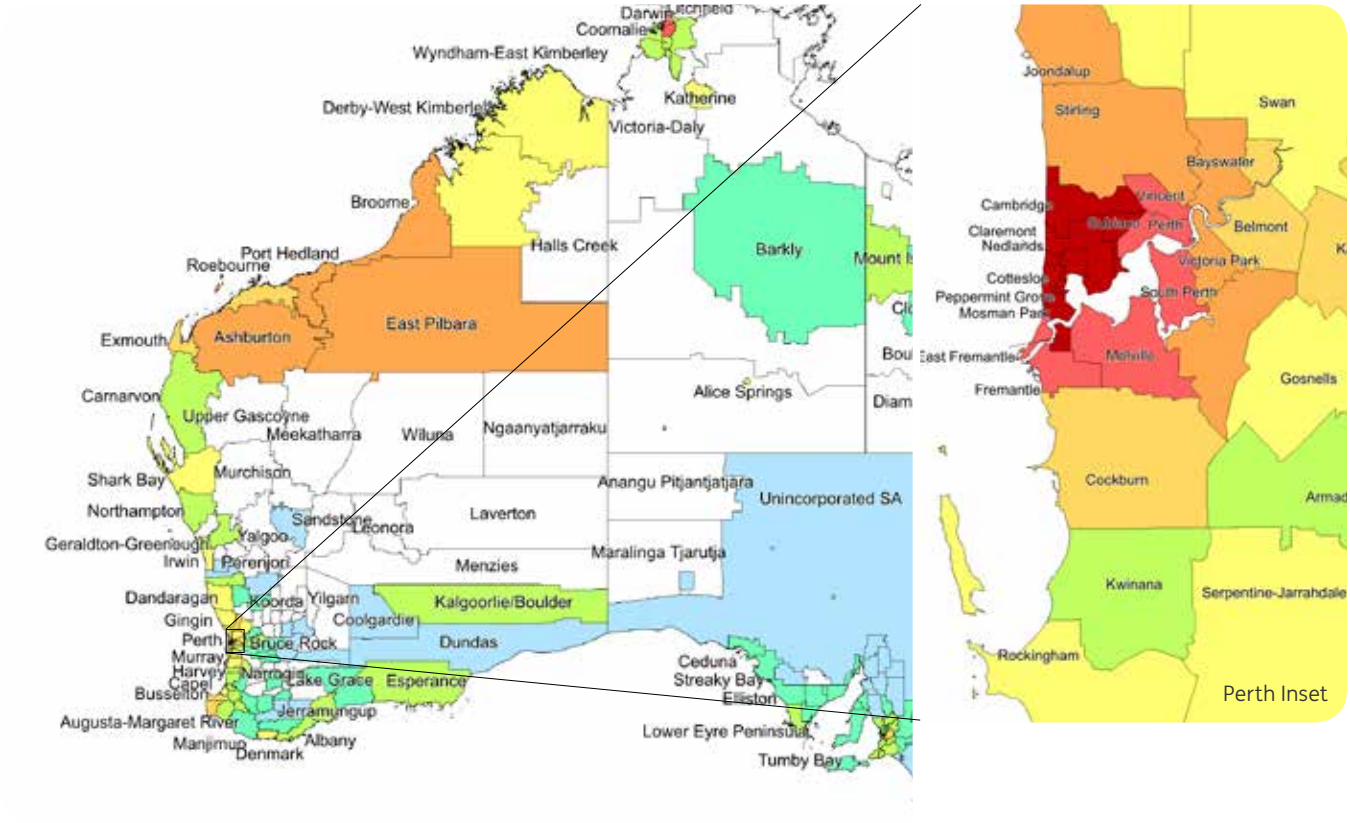
Houses

Western Australia's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Stirling	3,526	$679,003	-4.5%	36	$475	4.3%
Wanneroo	3,256	$484,571	-3.8%	41	$430	4.9%
Joondalup	2,468	$625,400	-3.7%	32	$495	4.4%
Rockingham	2,389	$431,600	-4.3%	52	$400	5.1%
Swan	2,017	$471,741	-4.2%	44	$430	5.0%
Mandurah	1,847	$410,581	-5.0%	63	$370	5.1%
Cockburn	1,608	$557,653	-4.0%	36	$460	4.6%
Gosnells	1,604	$438,618	-3.8%	32	$395	5.0%
Canning	1,585	$622,492	-4.1%	33	$465	4.3%
Armadale	1,527	$395,763	-3.9%	41	$370	5.4%
Melville	1,489	$831,624	-4.7%	34	$550	3.8%
Bayswater	1,054	$611,148	-4.4%	31	$450	4.1%
Kalamunda	1,005	$535,860	-4.2%	30	$450	4.8%
Kwinana	759	$364,424	-4.2%	41	$370	5.5%
Busselton	720	$549,105	-3.8%	65	$400	4.5%
Mundaring	657	$548,983	-4.5%	53	$460	4.7%
Belmont	573	$565,026	-4.5%	29	$443	4.3%
Albany	536	$390,726	-4.8%	81	$350	4.8%
Geraldton-Greenough	506	$358,454	-9.0%	106	$340	5.0%
Bunbury	502	$359,148	-4.4%	70	$340	5.2%

Houses

Median house value by council region



$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

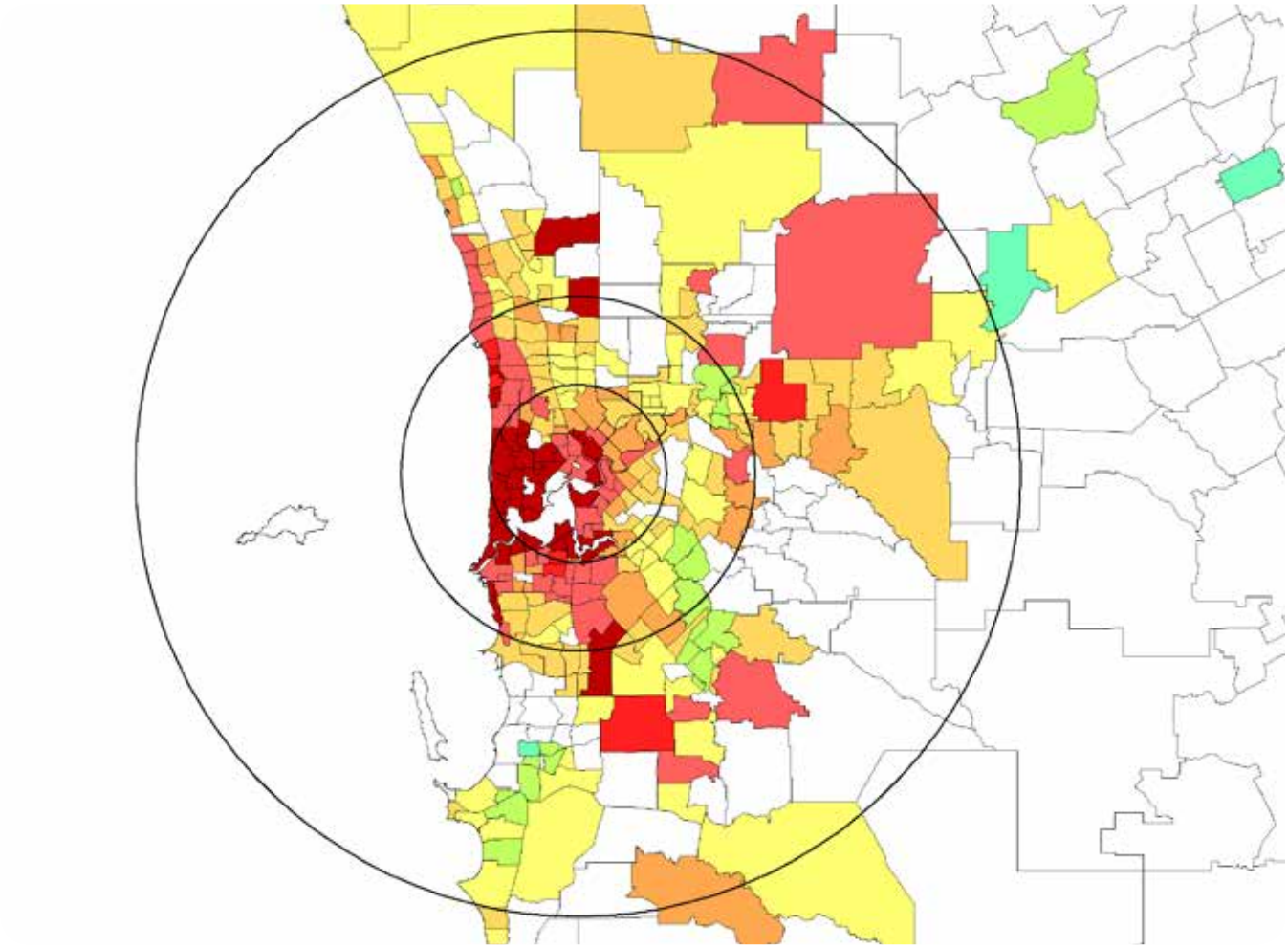
Houses

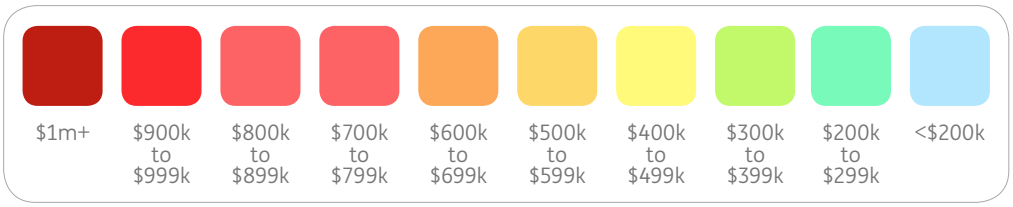
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
PEPPERMINT GROVE	Peppermint Grove	20	$3,517,677	-12.3%	68	$2,000	3.1%
DALKEITH	Nedlands	81	$2,483,298	-14.4%	75	$1,000	2.3%
COTTESLOE	Cottesloe	103	$1,838,273	-7.5%	62	$890	3.1%
CITY BEACH	Cambridge	89	$1,686,207	-8.6%	70	$950	2.9%
NEDLANDS	Nedlands	141	$1,615,227	-4.9%	40	$795	3.2%
SWANBOURNE	Nedlands	52	$1,581,975	-8.1%	41	$950	3.4%
APPLECROSS	Melville	104	$1,489,800	-7.3%	40	$750	3.2%
FLOREAT	Cambridge	122	$1,377,789	-5.9%	40	$740	3.2%
EAST PERTH	Perth	23	$1,375,775	-8.3%	74	$713	3.7%
MOSMAN PARK	Mosman Park	136	$1,348,799	-6.6%	62	$838	3.4%
KOONGAMIA	Swan	24	$366,958	-3.8%	11	$360	4.9%
LEDA	Kwinana	73	$362,920	-3.9%	35	$360	5.6%
ORELIA	Kwinana	102	$341,724	-4.7%	43	$350	5.7%
CAMILLO	Armadale	90	$339,052	-3.3%	26	$340	5.8%
COOLOONGUP	Rockingham	144	$338,647	-4.0%	41	$360	5.7%
BROOKDALE	Armadale	75	$330,369	-4.3%	40	$360	5.6%
PARMELIA	Kwinana	155	$324,175	-4.6%	40	$350	5.6%
CALISTA	Kwinana	53	$322,406	-5.0%	41	$350	5.8%
HILLMAN	Rockingham	44	$321,164	-4.1%	51	$350	5.8%
MEDINA	Kwinana	67	$291,497	-4.5%	32	$320	6.0%

Houses

Median house value by suburb





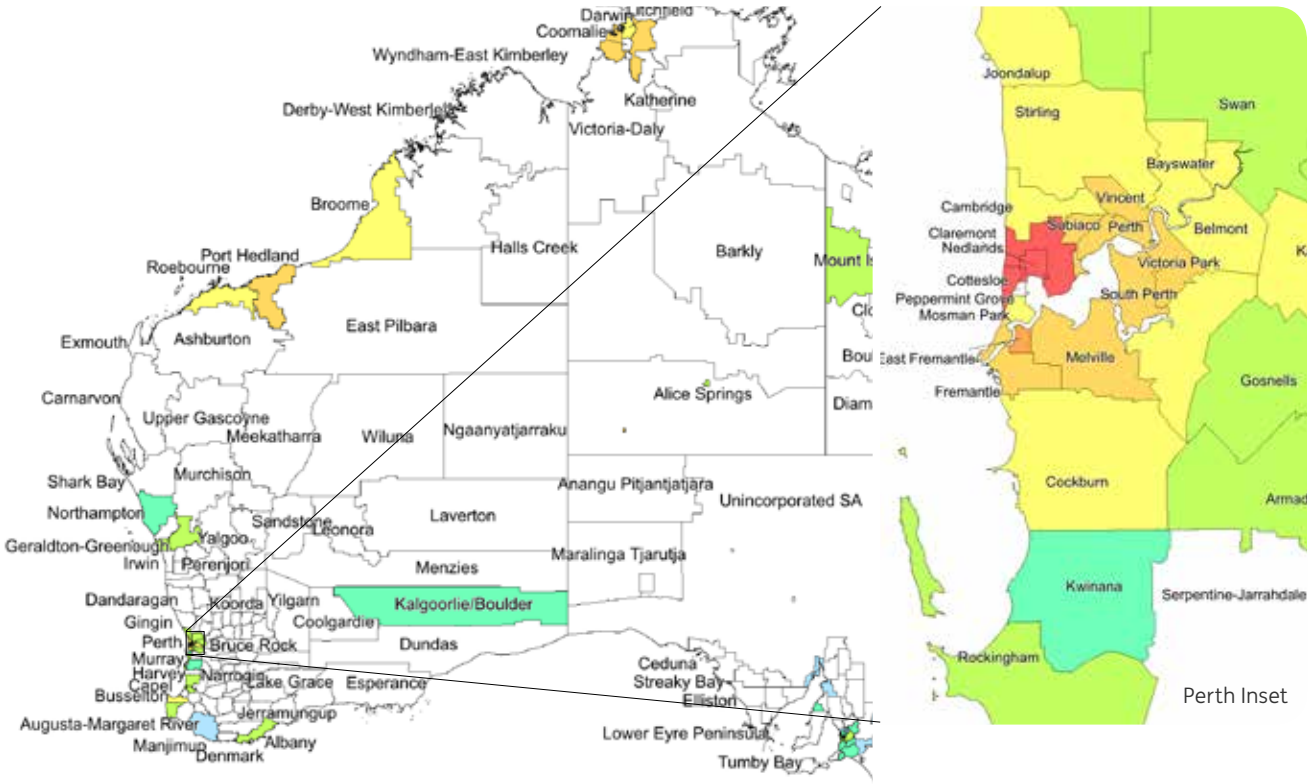
Units

Western Australia's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Stirling	1,270	$488,265	-4.1%	35	$380	4.8%
Perth	856	$543,879	-5.8%	56	$525	5.2%
South Perth	470	$578,938	-4.7%	46	$450	4.6%
Bayswater	319	$460,108	-4.1%	37	$360	5.3%
Melville	315	$573,693	-4.3%	34	$420	4.5%
Mandurah	297	$302,069	-5.0%	86	$360	5.6%
Cockburn	262	$417,352	-5.3%	47	$400	5.0%
Victoria Park	260	$509,982	-4.5%	45	$400	5.1%
Rockingham	244	$333,829	-4.7%	68	$320	5.5%
Subiaco	223	$591,876	-5.6%	32	$500	4.6%
Joondalup	212	$442,986	-3.3%	44	$420	5.0%
Belmont	197	$451,499	-4.1%	54	$400	5.4%
Fremantle	188	$554,226	-4.5%	49	$475	4.6%
Cambridge	186	$413,222	-4.3%	34	$350	5.4%
Swan	162	$374,424	-4.1%	48	$380	5.1%
Canning	160	$477,457	-4.0%	38	$400	5.0%
Vincent	135	$539,489	-4.4%	32	$440	4.8%
Busselton	134	$413,058	-3.5%	89	$365	5.0%
Bunbury	129	$315,726	-4.1%	88	$350	5.3%
Armadale	112	$301,392	-3.3%	43	$330	5.9%

Units

Median unit value by council region



$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

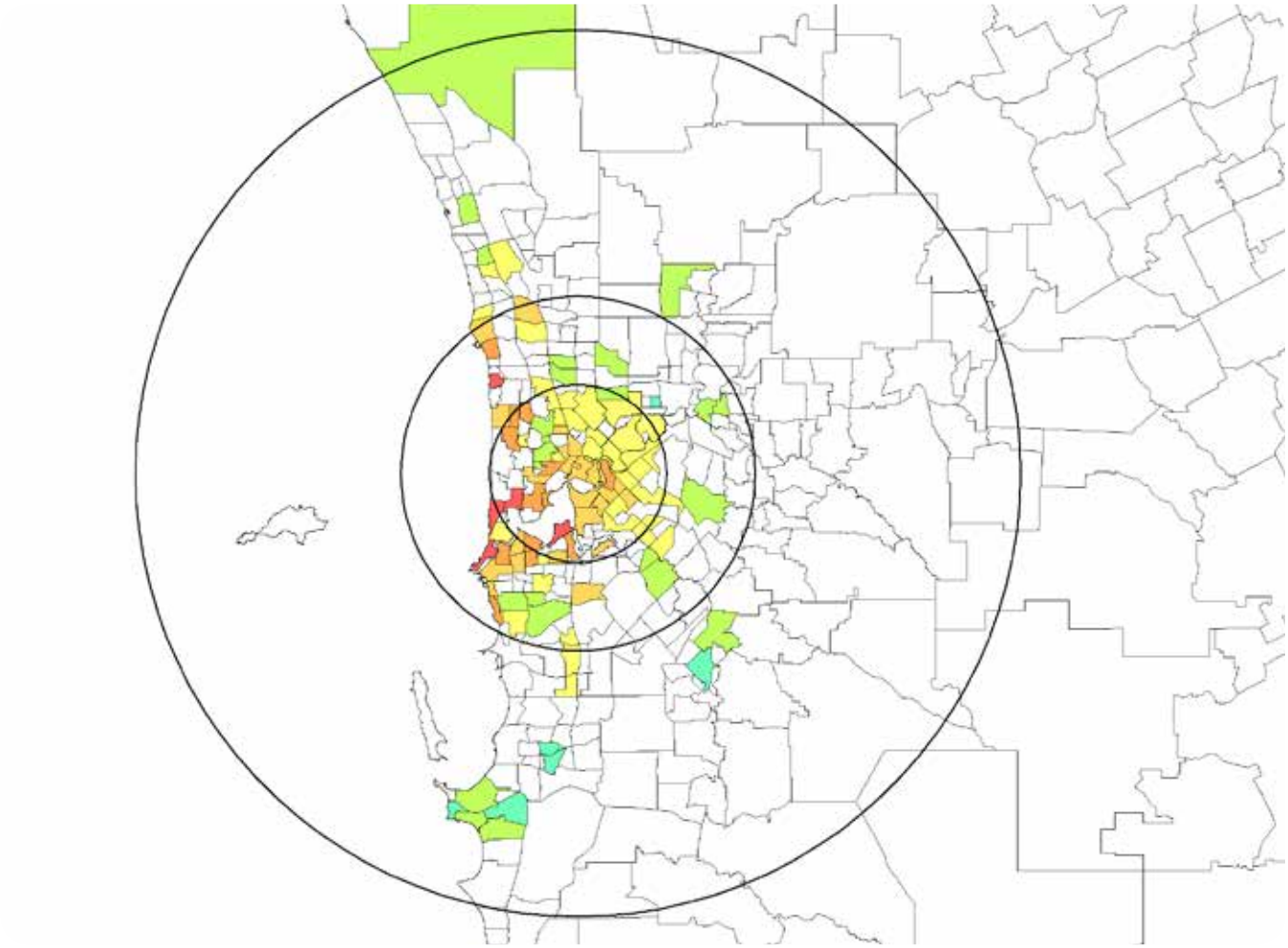
Units

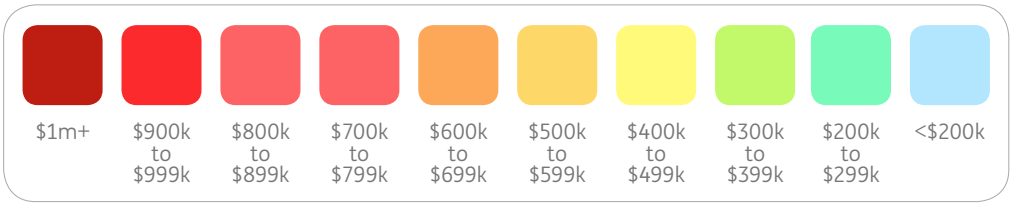
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
CLAREMONT	Claremont	93	$815,640	-5.7%	42	$495	4.3%
NORTH FREMANTLE	Fremantle	37	$787,926	-4.5%	38	$640	4.0%
COTTESLOE	Cottesloe	48	$777,417	-9.1%	62	$550	4.0%
NORTH BEACH	Stirling	16	$733,142	-3.8%	28	$430	4.4%
APPLECROSS	Melville	53	$726,397	-5.0%	45	$450	4.3%
CRAWLEY	Subiaco	55	$693,484	-2.7%	20	$420	4.5%
MOUNT PLEASANT	Melville	23	$691,779	-4.9%	28	$463	4.5%
ATTADALE	Melville	28	$677,279	-4.4%	30	$425	4.3%
MELVILLE	Melville	16	$675,712	-2.4%	31	$420	4.5%
NEDLANDS	Nedlands	36	$667,844	-6.9%	44	$500	4.3%
SAFETY BAY	Rockingham	14	$321,114	-2.5%	40	$325	5.3%
GIRRAWHEEN	Wanneroo	38	$318,426	-5.0%	36	$360	6.2%
KELMSCOTT	Armadale	20	$315,731	-3.0%	33	$340	5.6%
MIDVALE	Swan	10	$313,154				
LOCKRIDGE	Swan	10	$292,645	-5.6%	89	$333	5.8%
COOLOONGUP	Rockingham	11	$291,055	-5.5%	47		
ARMADALE	Armadale	81	$288,098	-3.3%	52	$310	6.3%
SHOALWATER	Rockingham	38	$286,316	-5.6%	49	$295	5.6%
PARMELIA	Kwinana	10	$216,665			$278	6.8%
ORELIA	Kwinana	26	$209,009	-5.7%	101	$270	6.7%

Units

Median unit value by suburb





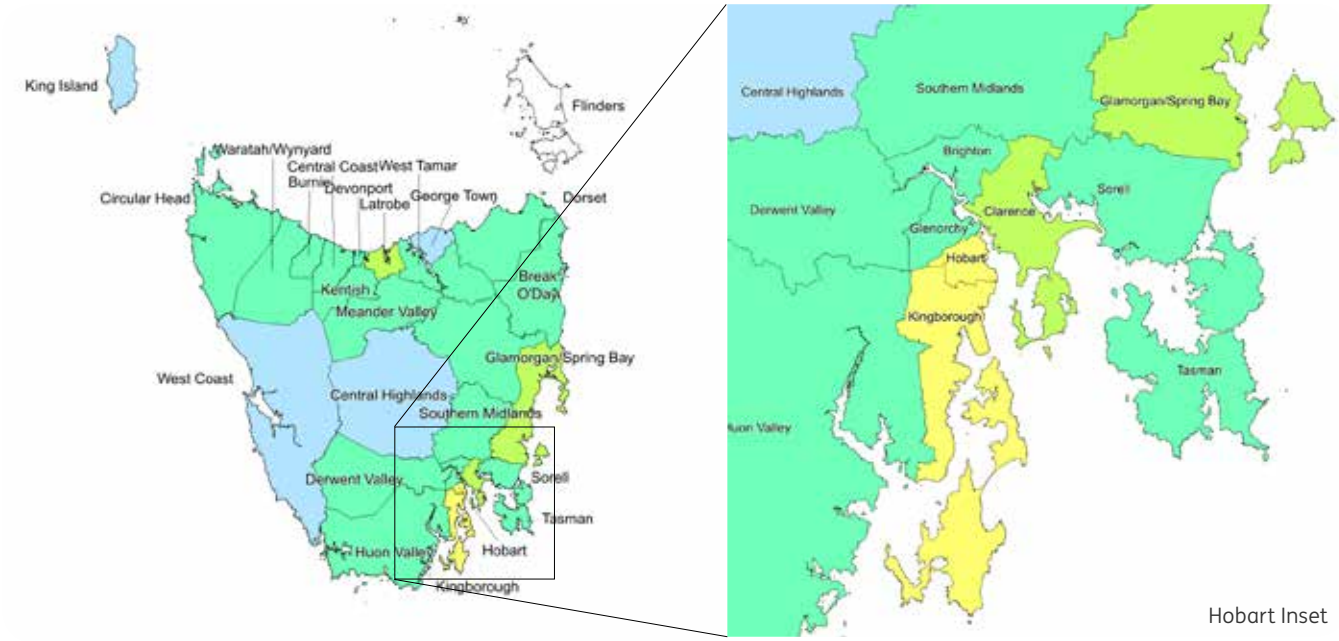
Houses

Tasmania's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Launceston	1,081	$257,789	-6.5%	61	$283	6.2%
Clarence	884	$354,973	-5.1%	53	$330	5.7%
Glenorchy	661	$263,015	-5.3%	49	$310	6.3%
Hobart	652	$484,973	-4.7%	35	$410	4.8%
Kingborough	610	$403,289	-4.9%	52	$360	5.2%
West Tamar	475	$299,385	-5.9%	71	$300	5.6%
Devonport	375	$245,478	-5.9%	89	$260	6.0%
Huon Valley	345	$299,496	-5.3%	85	$270	5.1%
Burnie	331	$226,296	-6.1%	79	$250	6.3%
Central Coast	316	$260,202	-5.8%	90	$260	5.6%
Meander Valley	274	$293,396	-6.1%	59	$290	5.6%
Sorell	250	$274,359	-5.7%	85	$280	5.5%
Waratah/Wynyard	221	$241,481	-7.0%	101	$260	5.8%
Northern Midlands	196	$248,461	-5.5%	74	$280	6.0%
Brighton	194	$207,544	-6.0%	66	$260	7.4%
Derwent Valley	175	$221,043	-6.3%	86	$270	6.5%
Latrobe	158	$300,307	-5.9%	105	$280	5.3%
George Town	132	$182,420	-7.0%	72	$200	6.8%
Glamorgan/Spring Bay	125	$300,186	-6.9%	93	$230	6.0%
Dorset	117	$222,518	-7.5%	87	$210	6.5%

Houses

Median house value by council region



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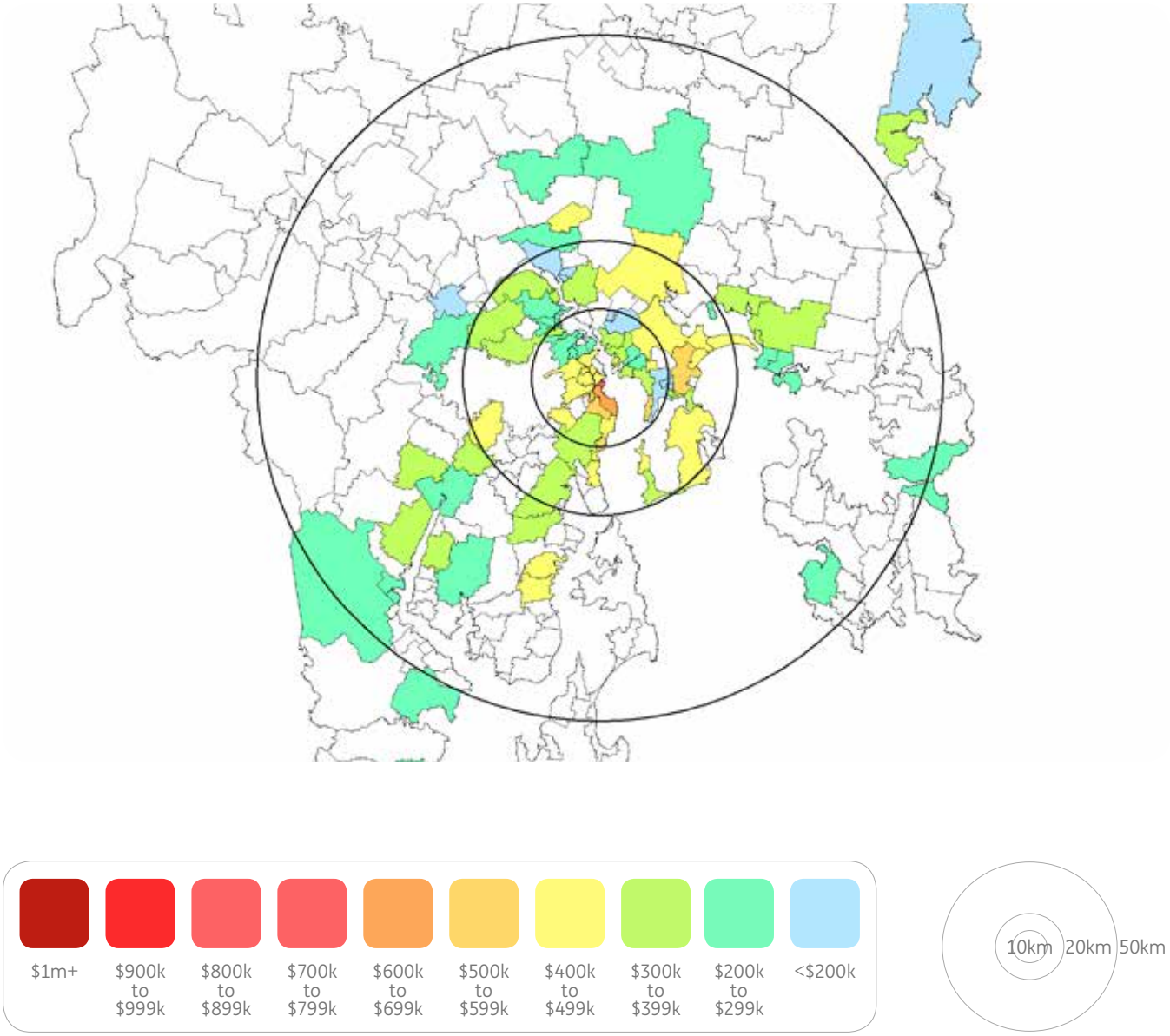
Houses

Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
BATTERY POINT	Hobart	16	$887,652			$500	4.0%
SANDY BAY	Hobart	161	$651,973	-5.4%	37	$485	4.6%
ACTON PARK	Clarence	28	$585,948	-3.8%	103		
BONNET HILL	Kingborough	10	$556,120				
GLEBE	Hobart	11	$516,863	-7.0%	67	$388	4.9%
TRANMERE	Clarence	32	$512,991	-1.6%	104	$485	4.9%
DYNNYRNE	Hobart	15	$510,877	-5.6%	63	$400	4.6%
MOUNT NELSON	Hobart	29	$503,940	-3.3%	33	$395	4.3%
WEST HOBART	Hobart	95	$498,954	-5.4%	28	$420	4.7%
TAROONA	Kingborough	50	$497,255	-4.6%	37	$440	4.8%
PRIMROSE SANDS	Sorell	34	$206,666	-4.3%	78	$203	5.5%
GOODWOOD	Glenorchy	12	$204,386	-4.4%	44	$280	7.1%
CHIGWELL	Glenorchy	41	$204,116	-3.9%	42	$273	6.6%
NEW NORFOLK	Derwent Valley	87	$199,336	-5.0%	106	$270	6.6%
ROKEBY	Clarence	41	$196,713	-6.0%	57	$260	6.9%
RISDON VALE	Clarence	48	$177,177	-7.7%	62	$270	7.7%
BRIDGEWATER	Brighton	52	$170,091	-6.7%	69	$250	7.7%
CLARENDON VALE	Clarence	14	$155,882	-6.3%	34	$220	7.9%
HERDSMANS COVE	Brighton	10	$142,402				
GAGEBROOK	Brighton	14	$137,359	-10.7%	87	$230	8.6%

Houses

Median house value by suburb



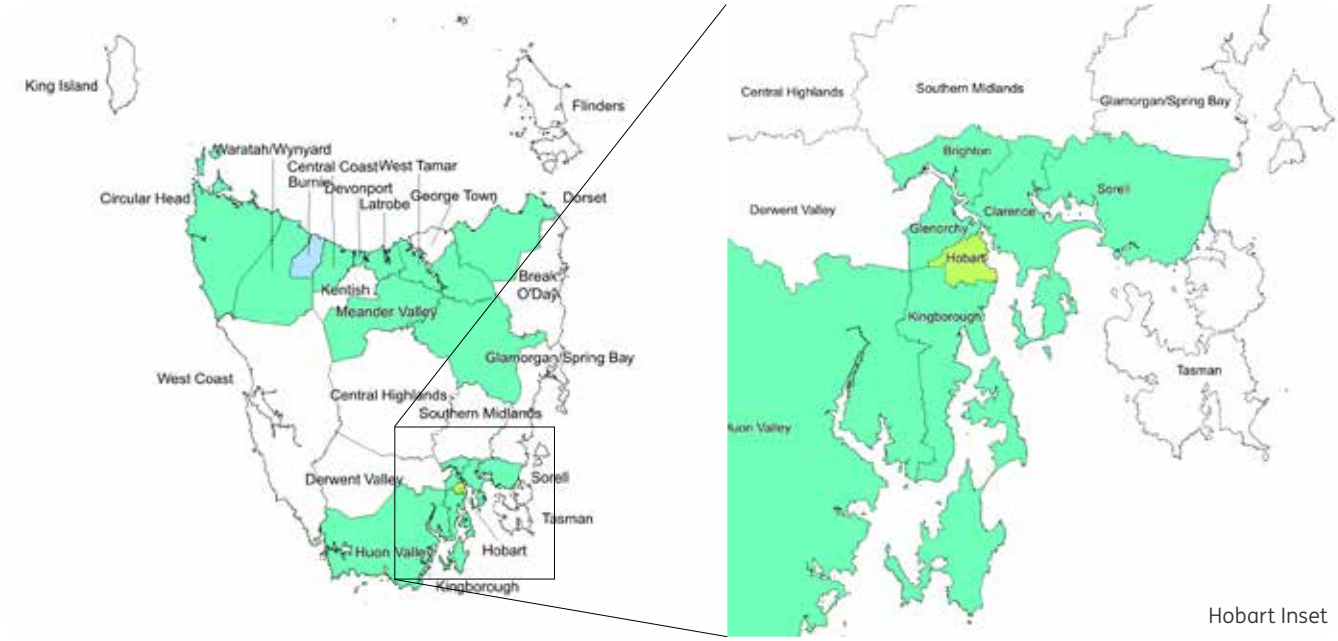
Units

Tasmania's 20 top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Hobart	342	$333,264	-4.5%	49	$315	5.4%
Launceston	215	$214,401	-7.0%	89	$240	6.3%
Glenorchy	188	$210,181	-6.5%	80	$250	6.5%
Clarence	181	$285,885	-6.0%	61	$290	5.8%
Kingborough	134	$276,962	-4.2%	42	$300	5.9%
Devonport	80	$214,599	-6.5%	103	$240	5.9%
West Tamar	59	$229,106	-2.6%	75	$240	6.3%
Meander Valley	48	$217,256	-4.8%	77	$225	6.0%
Burnie	38	$187,955	-4.2%	63	$200	6.5%
Central Coast	38	$232,561	-3.8%	94	$235	5.6%
Northern Midlands	35	$209,473	-2.9%	127	$215	6.4%
Latrobe	34	$236,464	-4.7%	63	$240	5.4%
Waratah/Wynyard	33	$218,928	-5.7%	141	$220	5.8%
Brighton	31	$209,164	-7.0%	153	$260	6.9%
Sorell	24	$243,398	-4.7%	118	$260	6.0%
Huon Valley	15	$211,037	-2.5%	65	$250	6.4%
Circular Head	11	$209,788				
Dorset	10	$214,209			$200	6.3%
Southern Midlands	7					
Break O'Day	5					

Units

Median unit value by council region



$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

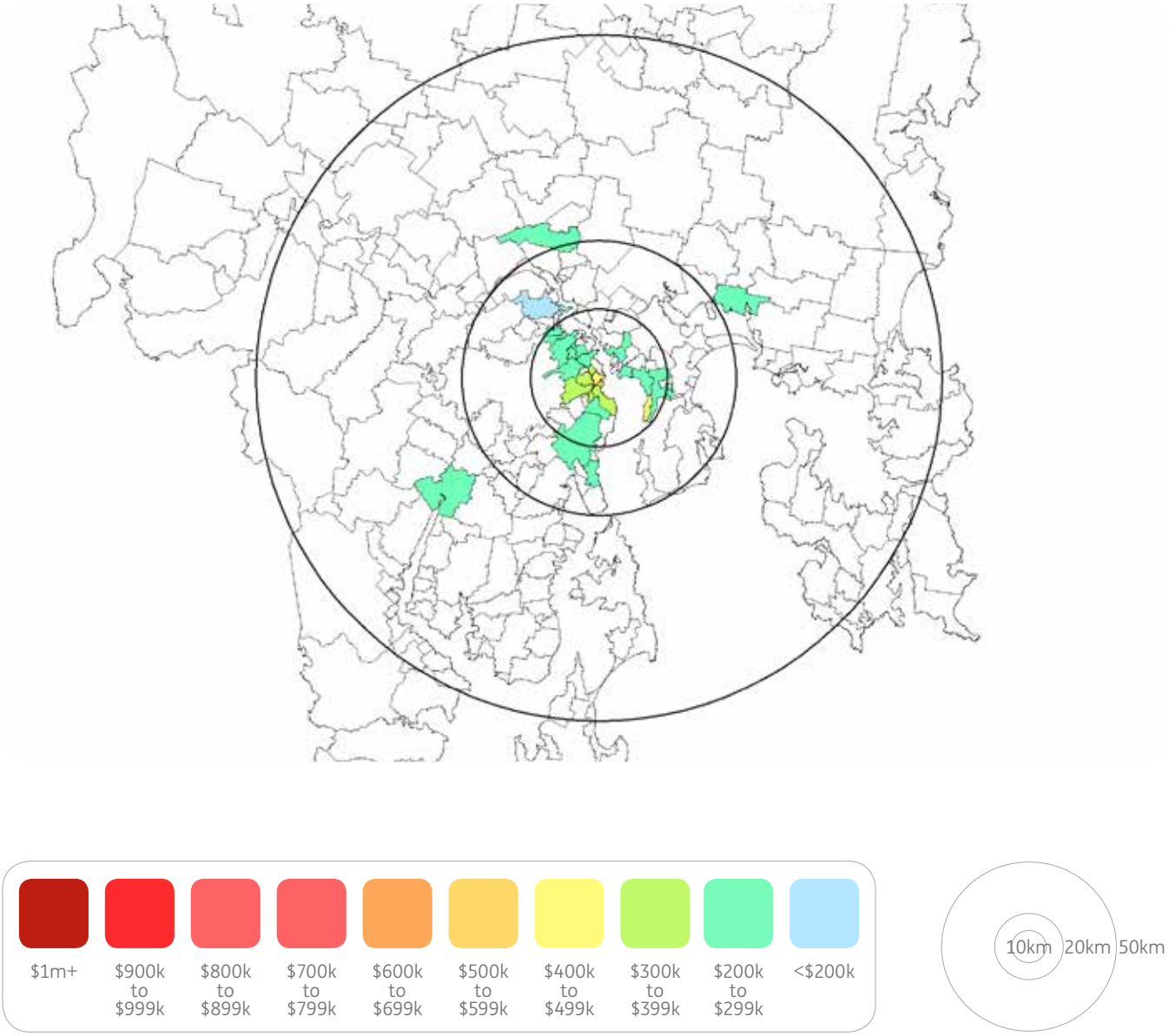
Units

Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
BATTERY POINT	Hobart	32	$573,295	-3.9%	49	$400	5.1%
TRANMERE	Clarence	11	$428,610			$400	5.2%
HOBART	Hobart	48	$413,722	-3.4%	53	$495	5.5%
NORTH HOBART	Hobart	20	$381,081	-5.6%	56	$373	5.1%
SANDY BAY	Hobart	89	$364,433	-4.4%	55	$320	5.3%
WEST HOBART	Hobart	23	$331,024	-5.2%	29	$290	5.1%
DYNNYRNE	Hobart	18	$301,423	-6.3%	51	$390	6.0%
SOUTH HOBART	Hobart	21	$300,700	-3.5%	39	$280	5.4%
LINDISFARNE	Clarence	18	$293,312	-5.9%	27	$285	5.8%
HOWRAH	Clarence	49	$293,081	-5.4%	91	$280	6.1%
NEW TOWN	Hobart	38	$247,930	-5.7%	49	$260	5.6%
WEST MOONAH	Glenorchy	12	$243,660	-4.8%	76	$260	6.0%
SORELL	Sorell	16	$242,831	-4.8%	133	$260	5.6%
ROSETTA	Glenorchy	13	$226,882	-4.3%	77	$278	6.3%
MOONAH	Glenorchy	21	$225,792	-2.9%	36	$268	6.2%
ROKEBY	Clarence	10	$210,777			$278	7.0%
MONTROSE	Glenorchy	17	$205,958	-8.8%	75	$240	6.9%
BRIGHTON	Brighton	21	$205,640	-6.7%	179	$265	6.9%
GLENORCHY	Glenorchy	51	$200,736	-6.4%	80	$255	6.6%
CLAREMONT	Glenorchy	47	$199,910	-6.9%	123	$230	7.0%

Units

Median unit value by suburb.



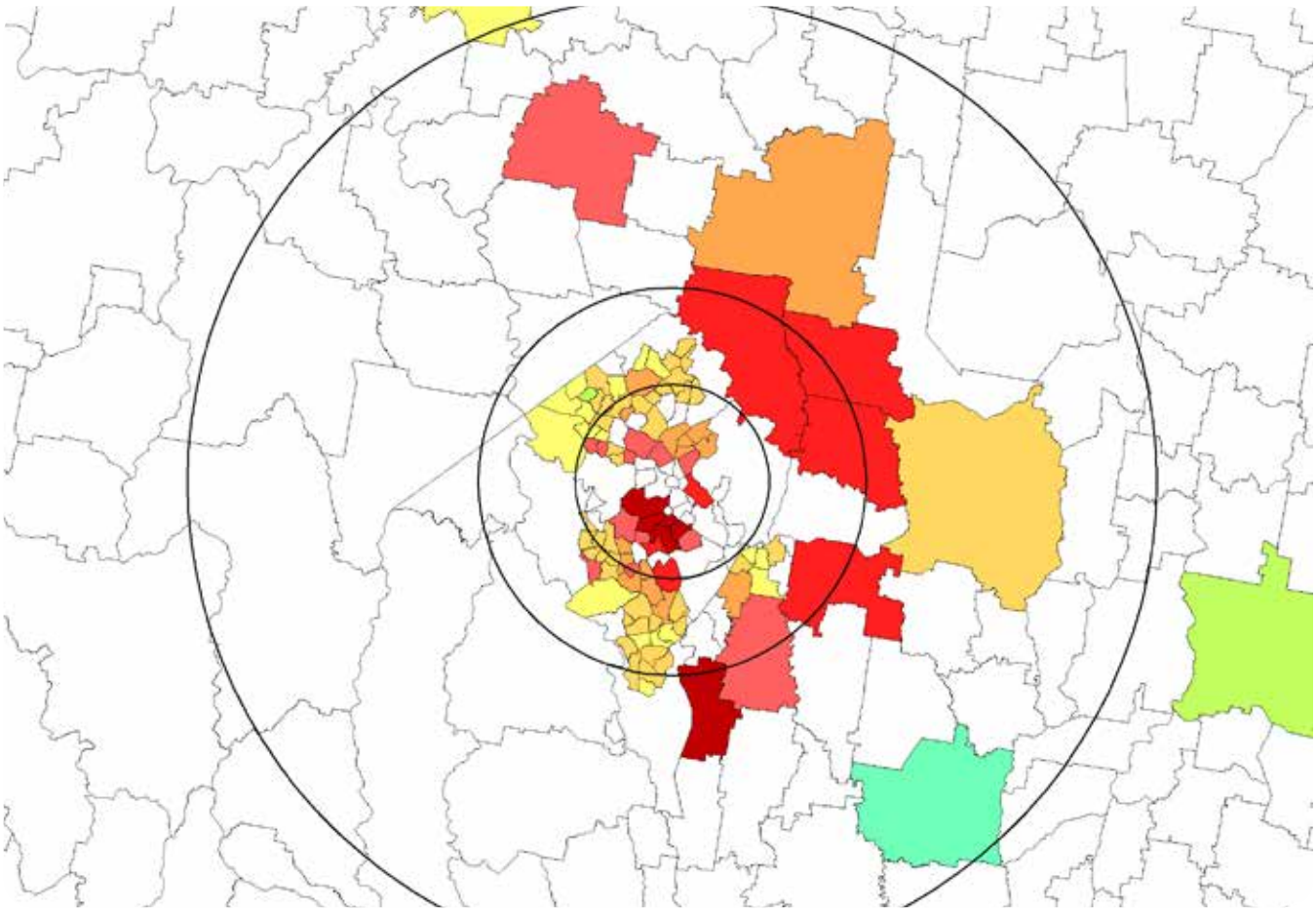
Houses

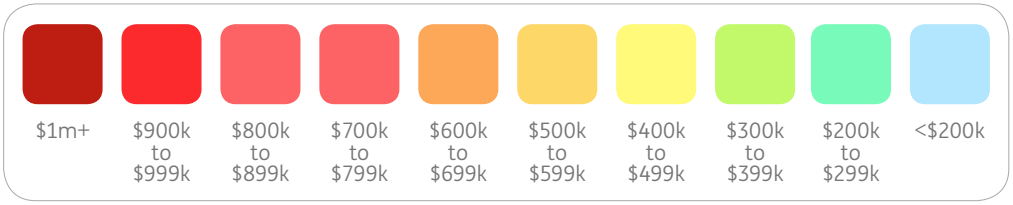
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
FORREST	Canberra	16	$1,954,284	-6.8%	32	$1,100	3.7%
YARRALUMLA	Canberra	34	$1,460,429	-5.6%	71	$638	3.1%
GRIFFITH	Canberra	31	$1,233,420			$750	3.8%
RED HILL	Canberra	36	$1,208,855	-4.8%	107	$720	3.4%
DEAKIN	Canberra	33	$1,036,641	-5.2%	51	$650	3.7%
ISAACS	Canberra	14	$985,562			$650	4.2%
CAMPBELL	Canberra	38	$979,409	-3.7%	44	$580	3.9%
GARRAN	Canberra	33	$954,553	-2.9%	58	$555	3.9%
O'CONNOR	Canberra	64	$809,669		53	$500	3.7%
BRUCE	Canberra	16	$784,781			$550	4.3%
ISABELLA PLAINS	Canberra	38	$477,440	-3.8%	47	$440	5.2%
CASEY	Canberra	143	$470,509	-1.6%	69	$450	5.4%
PAGE	Canberra	27	$468,825	-8.0%	23	$420	4.7%
SCULLIN	Canberra	40	$467,419	-2.7%	34	$440	4.8%
LATHAM	Canberra	35	$466,434	-3.7%	46	$413	4.8%
RICHARDSON	Canberra	31	$450,894	-1.3%	38	$420	5.1%
MACGREGOR	Canberra	104	$444,872	-2.2%	54	$415	5.2%
HIGGINS	Canberra	38	$434,173	-2.2%	55	$420	4.9%
HOLT	Canberra	51	$433,720	-4.2%	45	$410	4.9%
CHARNWOOD	Canberra	29	$392,784	-3.5%	51	$400	5.5%

Houses

Median house value by suburb





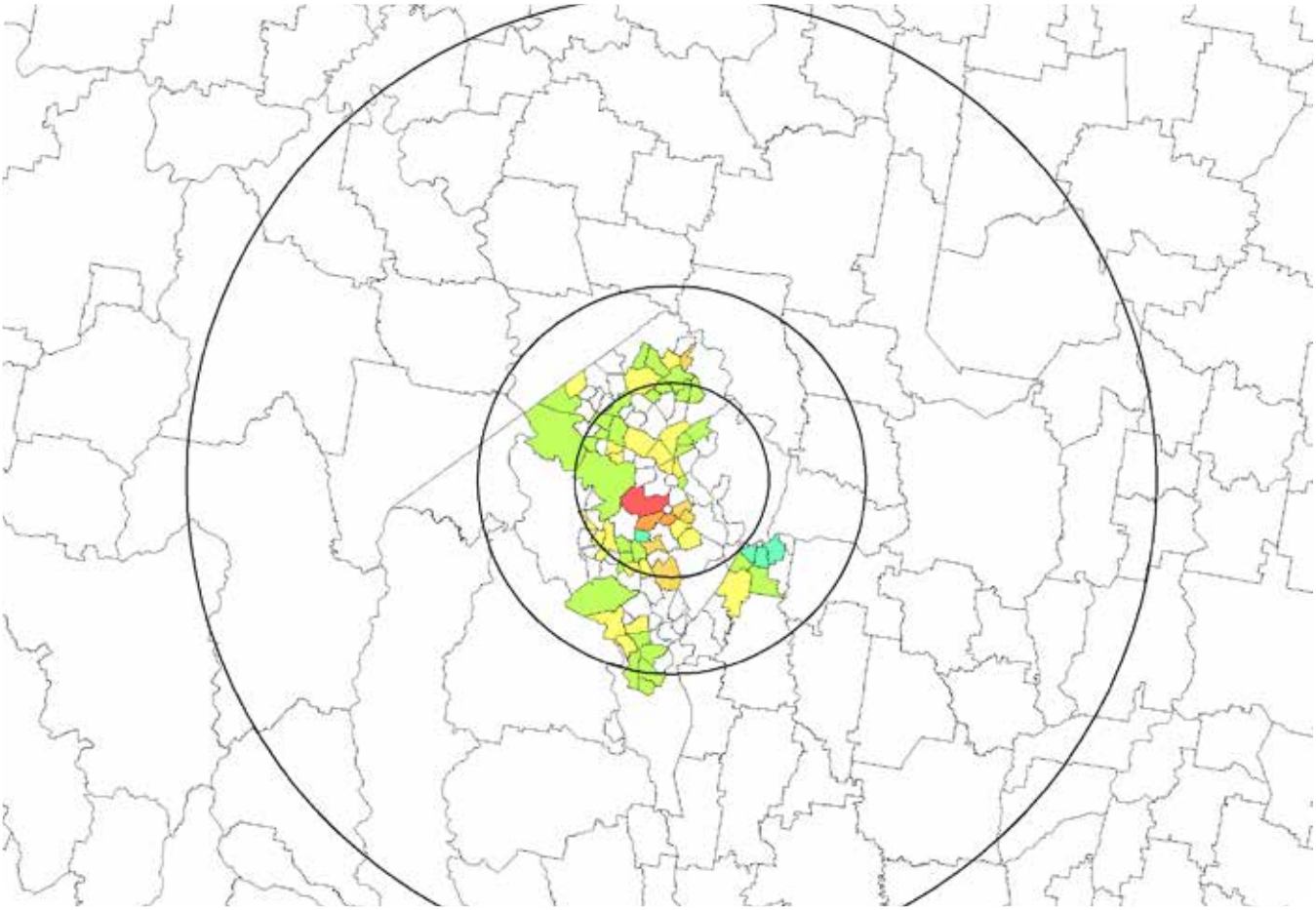
Units

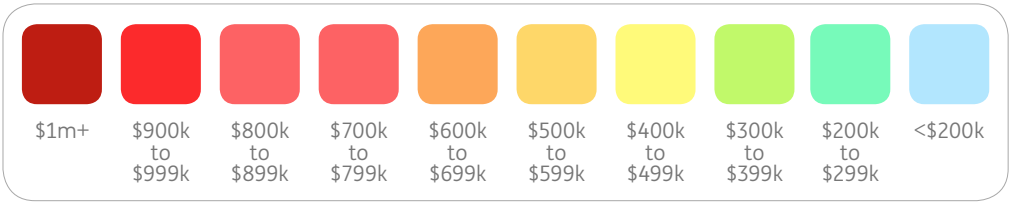
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
YARRALUMLA	Canberra	14	$834,842			$450	4.5%
DEAKIN	Canberra	11	$680,128			$450	5.0%
FORREST	Canberra	22	$601,677			$550	4.9%
BARTON	Canberra	27	$543,131			$510	4.8%
GARRAN	Canberra	22	$542,803	-2.2%	77	$498	5.0%
ISAACS	Canberra	15	$538,831			$465	5.0%
KINGSTON	Canberra	120	$504,151	-3.6%	68	$460	4.9%
FORDE	Canberra	22	$502,391	-3.0%	72	$495	5.0%
NICHOLLS	Canberra	20	$486,756	-3.9%	54	$450	4.9%
O'CONNOR	Canberra	19	$474,627			$440	5.0%
PHILLIP	Canberra	41	$364,068	-1.4%	62	$360	5.4%
DOWNER	Canberra	11	$355,522			$310	5.3%
FRANKLIN	Canberra	95	$351,454	-3.7%	123	$350	5.5%
MACGREGOR	Canberra	13	$349,769	-1.5%	84	$360	5.3%
HOLT	Canberra	32	$343,621	-4.6%	75	$340	5.5%
GUNGAHLIN	Canberra	28	$342,968	-2.8%	49	$370	5.2%
HAWKER	Canberra	28	$332,674	-5.0%	76	$330	5.6%
LYONS	Canberra	25	$316,015	-4.1%	88	$350	5.5%
CHIFLEY	Canberra	11	$307,012			$320	5.6%
HUGHES	Canberra	11	$283,448			$260	5.8%

Units

Median unit value by suburb





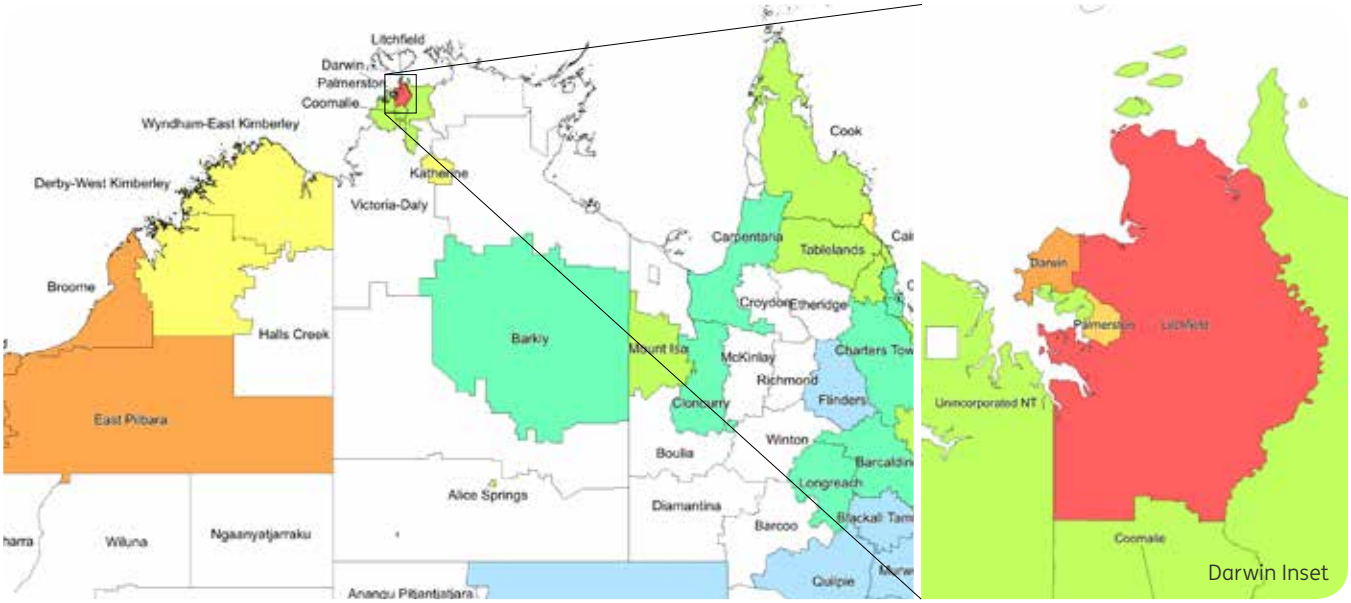
Houses

The Northern Territory's top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Darwin	791	$616,289	-5.3%	65	$650	5.3%
Palmerston	685	$540,463	-4.5%	75	$620	5.5%
Alice Springs	360	$468,492	-4.1%	63	$520	5.9%
Litchfield	245	$735,942	-4.1%	83	$650	4.4%
Katherine	118	$412,778	-4.9%	71	$450	6.2%
Barkly	34	$295,110	-6.2%	112	$450	8.0%
Unincorporated NT	30	$383,513	-8.6%	178		
Coomalie	18	$342,879	-4.0%	125		

Houses

Median house value by council region



$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

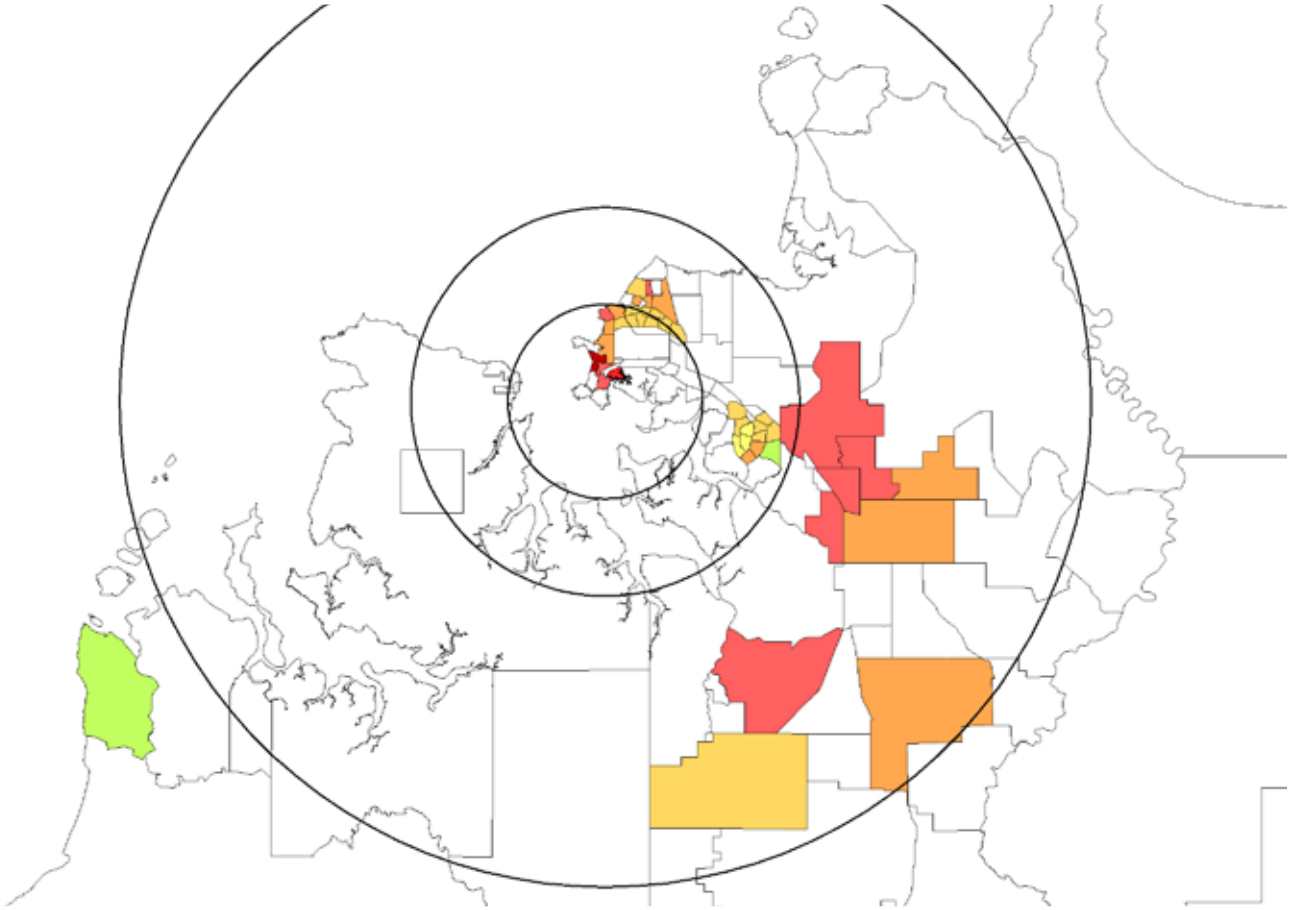
Houses

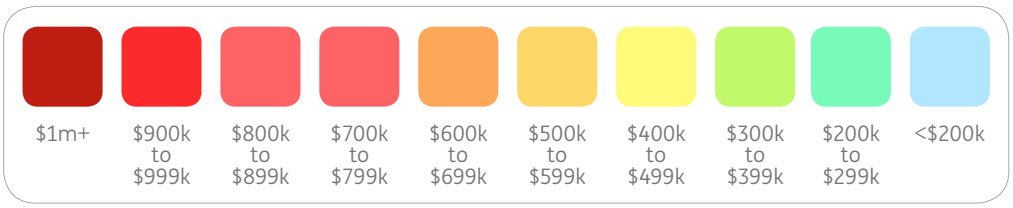
Top 10 most affordable and most expensive suburbs

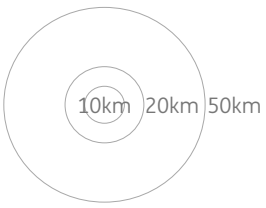
Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
FANNIE BAY	Darwin	22	$1,138,612			$950	4.3%
BAYVIEW	Darwin	16	$995,212			$950	5.2%
HOWARD SPRINGS	Litchfield	40	$833,599	-3.7%	65	$675	4.3%
MCMINNS LAGOON	Litchfield	11	$821,215	-2.6%	120		
PARAP	Darwin	26	$818,470	-4.5%	79	$850	5.2%
LYONS	Darwin	35	$816,414			$720	4.6%
NIGHTCLIFF	Darwin	58	$796,933	-11.7%	101	$750	4.7%
BEES CREEK	Litchfield	17	$777,196	-7.3%	143		
STUART PARK	Darwin	26	$772,308			$720	5.2%
GIRRAWEEN	Litchfield	22	$763,774	-7.5%	106		
MILLNER	Darwin	25	$559,372	-5.2%	53	$613	5.5%
KARAMA	Darwin	56	$557,730	-5.4%	65	$590	5.6%
WAGAMAN	Darwin	24	$554,634	-4.2%	52	$625	5.4%
BAKEWELL	Palmerston	31	$550,909	-3.8%	57	$565	5.3%
JOHNSTON	Palmerston	124	$521,812	-4.1%	96	$700	6.7%
DRIVER	Palmerston	49	$507,702	-6.5%	69	$550	5.5%
WOODROFFE	Palmerston	48	$498,525	-3.9%	86	$540	5.6%
GRAY	Palmerston	36	$475,618	-5.6%	95	$550	5.7%
MOULDEN	Palmerston	48	$451,372	-4.8%	67	$520	5.7%
ZUCCOLI	Palmerston	59	$388,596			$700	8.3%

Houses

Median house value by suburb.







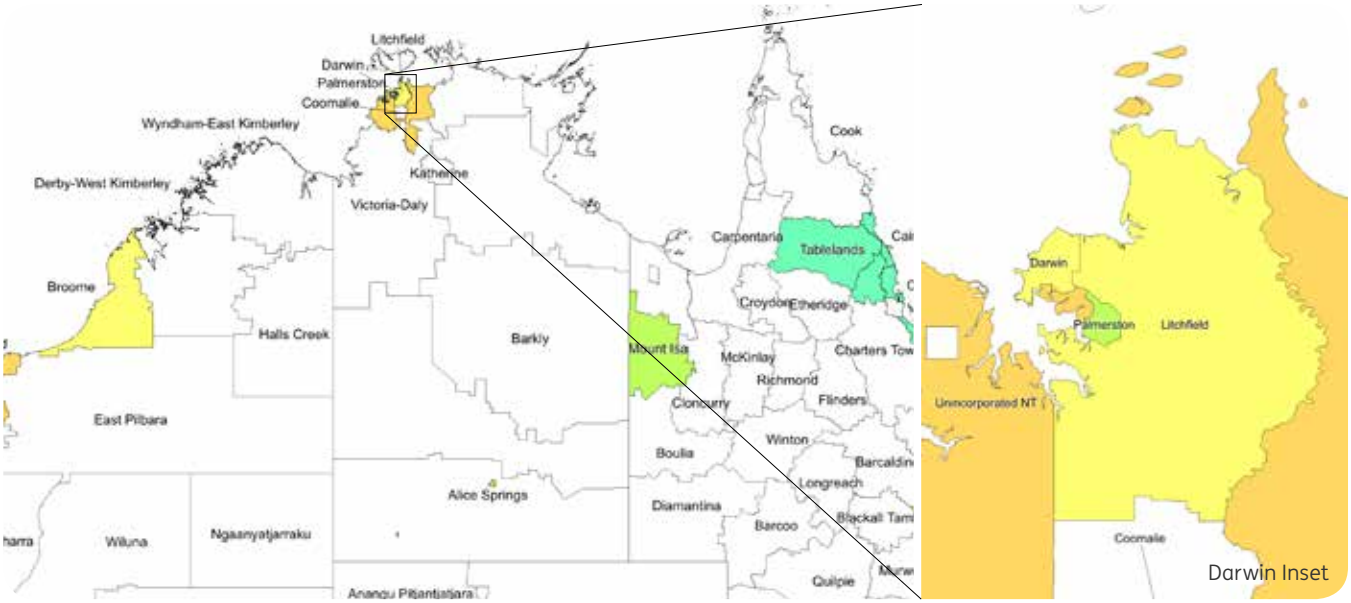
Units

The Northern Territory's top-selling council regions

Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
Darwin	719	$469,689	-5.5%	81	$500	5.9%
Palmerston	264	$393,029	-4.8%	76	$450	6.0%
Alice Springs	193	$332,822	-3.2%	66	$415	6.5%
Unincorporated NT	32	$527,858				
Litchfield	19	$421,435			$460	5.5%
Katherine	7					

Units

Median unit value by council region



$1m+	$900k to $999k	$800k to $899k	$700k to $799k	$600k to $699k	$500k to $599k	$400k to $499k	$300k to $399k	$200k to $299k	<$200k

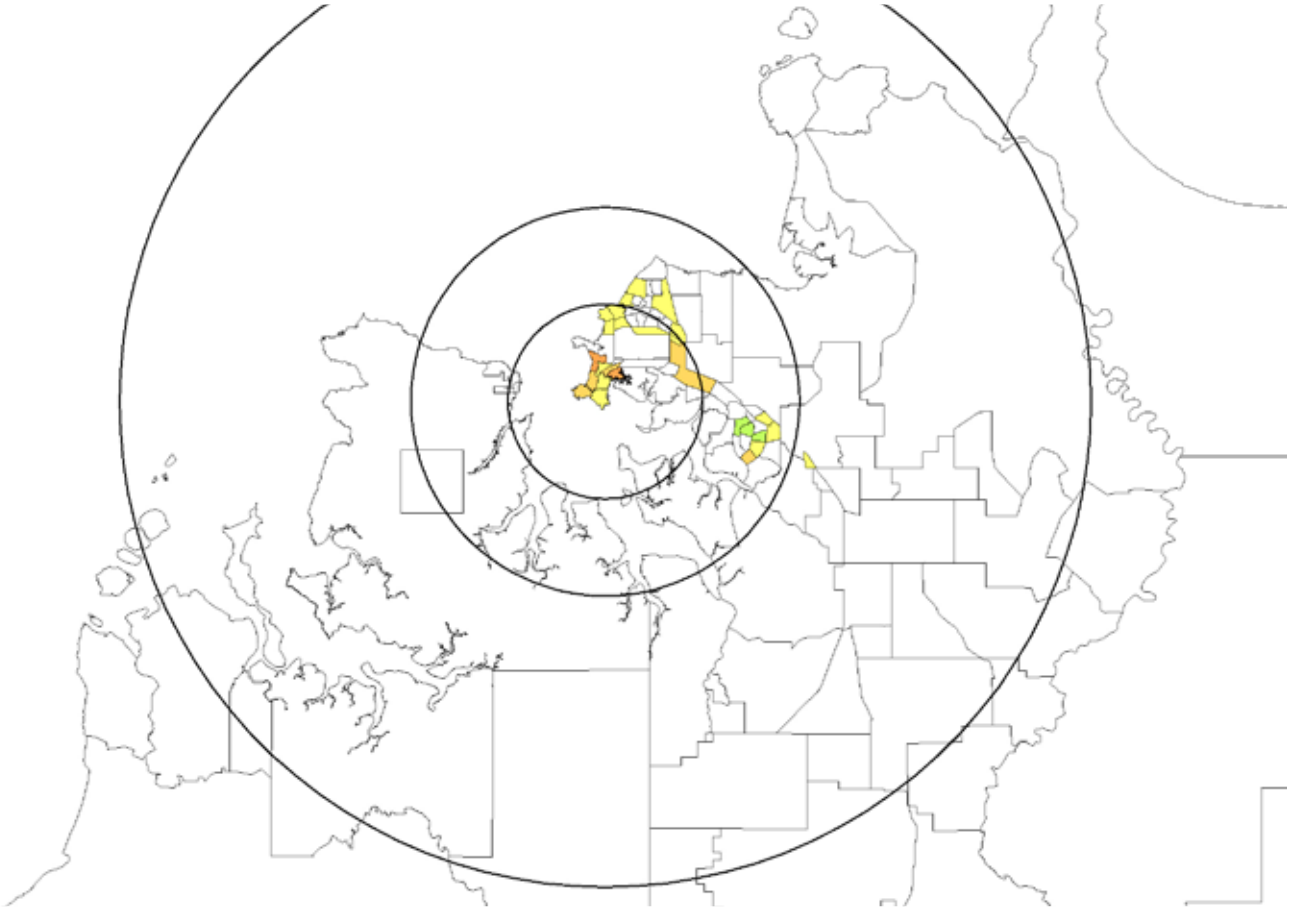
Units

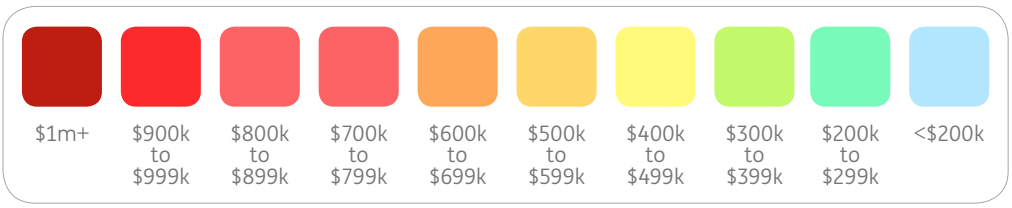
Top 10 most affordable and most expensive suburbs

Suburb	Council Region	No. Sales (past 12 mths)	Median Value	Vendor Discount	Days on Market	Median Asking Rent	Gross Rental Yield
BAYVIEW	Darwin	19	$649,722	-1.0%	57	$700	5.3%
FANNIE BAY	Darwin	38	$606,217	-5.0%	67	$550	5.3%
BERRIMAH	Unincorporated NT	32	$528,054				
WOOLNER	Darwin	27	$527,903	-6.9%	121	$585	5.5%
LARRAKEYAH	Darwin	74	$523,454	-7.0%	120	$600	5.8%
BELLAMACK	Palmerston	10	$513,200				
THE GARDENS	Darwin	20	$502,456			$530	5.7%
DARWIN CITY	Darwin	123	$497,058	-6.2%	94	$600	6.4%
STUART PARK	Darwin	72	$496,479	-5.9%	64	$550	5.9%
JOHNSTON	Palmerston	63	$482,373				
FARRAR	Palmerston	58	$442,041			$500	5.6%
ROSEBERY	Palmerston	25	$437,971	-4.5%	59	$490	5.8%
COCONUT GROVE	Darwin	38	$431,520	-4.8%	56	$500	6.0%
BRINKIN	Darwin	21	$427,371	-6.5%	75	$460	5.9%
TIWI	Darwin	11	$424,512	-6.8%	91	$500	5.8%
MILLNER	Darwin	33	$414,596	-3.7%	52	$450	5.9%
KARAMA	Darwin	18	$401,360	-8.7%	102	$450	6.0%
BAKEWELL	Palmerston	34	$389,880	-4.4%	74	$450	6.0%
DRIVER	Palmerston	21	$381,997	-2.7%	97	$440	6.3%
GRAY	Palmerston	28	$353,017	-5.7%	71	$435	6.1%

Units

Median unit value by suburb





About CoreLogic RP Data

CoreLogic RP Data is a wholly owned subsidiary of CoreLogic (NYSE: CLGX),which is the largest data and analytics company in the world with revenues of $1.3Bn USD from 50,000 business and government customers and over 1 million end users. CoreLogic RP Data provides property information, analytics and services across Australia and New Zealand and is currently developing and growing partnerships throughout Asia.

With Australia's most comprehensive property databases, the company's combined data offering is derived from public, contributory and proprietary sources and includes over 500 million decision points spanning over three decades of collection, providing detailed coverage of property and other encumbrances such as tenancy, location, hazard risk and related performance information. With over 11,000 customers and 120,000 end users, CoreLogic RP Data is the leading provider of property data, analytics and related services to consumers, investors, real estate, mortgage, finance, banking, insurance, developers, wealth management and government.

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