

AUSTRALIA

Best of the Best 2023

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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 - <u>onthehouse.com.au</u>, <u>properytvalue.com.au</u> and <u>propertyvalue.co.nz</u> 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.

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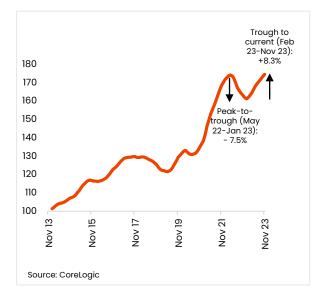
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2023 was a test of resilience for housing values and financial stability more broadly. The performance of the housing market has been stress tested under the pressure of climbing interest rates, stretched affordability and the transition of many mortgage holders from low fixed rates, to high variable-rate loans. Home values were not only resilient under these conditions, but reached new record highs. However, there were some subtle signs that high housing costs were biting. Housing activity rebounded through early 2023 as buyers took advantage of lower prices, however towards the end of 2023 affordability constraints have become more pressing, skewing demand towards the middle-to-lower end of the pricing spectrum. There was an unseasonal rise in new listings in the second half of 2023, and the year saw a spike in short-term resales, despite property historically being a 'long-term' investment due to high transaction costs. This section of the report explores some of these trends through 2023, as well as the outlook for the housing market in the year ahead.

An unlikely upswing in the face of rising rates, low sales volumes

Housing values made a full recovery through 2023, following a short, sharp decline of -7.5% between May 2022 and January this year. Nationally, home values rose 8.3% from the trough in January, and increased 7.0% in the year to November. This was the equivalent of an annual uplift in the median home value of \$49,583, to \$753,564.

Index value - National, dwellings (Index rebased at 100 in November 2013)





Annual change in home values - to November 2023

Annual growth was driven by a fairly broad-based uplift in home values across the country. The strongest annual growth rate to the end of November was concentrated in the capital city markets, with the largest uplifts in Perth (13.5%), Brisbane (10.7%) and Sydney (10.2%).

Despite the strong rise in housing values overall, this has been a 'thinly-traded' upswing. Since February, CoreLogic estimates there have been an average 41,810 dwelling transactions a month, compared with 48,547 in the previous upswing between July 2020 and April 2022. In the year to November, CoreLogic estimates there were 479,477 transactions nationally, which is actually below the decade annual average of 487,978.

Values may have risen in the face of low levels of transactions because advertised stock was still low to the end of 2023. Against 479,477 transactions over the year, CoreLogic estimates there were just 454,692 new listings added to the market for sale. At the end of November, total advertised stock levels were around 168,000 properties, -14.8% lower than the previous fiveyear average for the same time of year.

New housing completions have also been constrained by continued pressures in residential construction. The Cordell Construction Cost Index (CCCI), produced by CoreLogic, shows construction costs have increased by a further 4.0% in the year to September 2023. Although the pace of growth has slowed markedly from 11.9% in 2022, there was little sign of a reduction in construction cost input prices. In the 2022-23 financial year, dwelling completions were relatively steady on the previous year, despite far stronger population growth in the same period.

2023 was marked by staggering levels of net overseas migration. ABS figures to March 2023 showed net overseas migration to Australia reached a record 454,000, driven by a reduction in departures and a surge in arrivals. This trend has largely been influenced by the disruption that COVID-related border closures had on migration patterns (for example, a drop off in departures in 2023 ties back to a sharp drop in arrivals of international students through the pandemic). While this likely added some upwards pressure to home values, the most obvious response in housing metrics was in the rental market. Since the re-opening of international borders, strong rent growth was exhibited in markets with historically high exposure to overseas migration.

This is also reflected in the Best of the Best results for 2023. Kensington in Sydney's Eastern suburbs had the highest house rent growth in the year to November, up 24.9%. No doubt this was in part due to high demand from international students seeking proximity to the UNSW Kensington campus. In the unit segment, Lakemba in Sydney's Inner South West saw the strongest rent increases nationally at 28.1%. The Inner South West of Sydney has historically accounted for around 16.9% of net overseas migration to Sydney, and 5.4% of net overseas migration nationally¹.

The recovery in home values was unexpected in the context of higher interest rates. By the end of 2022, the RBA cash rate target had increased 300 basis points, which was already the largest rate-hiking cycle on record. In 2023, the cash rate increased a further 125 basis points.

Since the rate hiking cycle began, the average Australian is estimated to have seen a 30% drop in borrowing capacity². Yet home values are up 0.2% since before the start of rate hikes, and average home loan sizes reported by the ABS only dropped -5.6% between April 2022, and where they bottomed out in March this year. As of October, the average home loan size reported by the ABS was only -0.1% below where it was in April 2022. This means that much of the demand in housing through 2023 came from buyers that were less dependent on housing credit for property purchases. This is evidenced in ABS housing finance data, which suggests the previous upswing was characterised by more home loans. As values increased between July 2020 and April 2022, there was an average of around 56,000 new housing loans secured per month. Of all the new home loans secured through that upswing, ABS data suggests 23.1% were for first home purchases (where first home buyers tend to take out larger loans). In this upswing, new housing loans per month have averaged 44,757, and the share of loans to first home buyers has been lower to date, at 20.4% between February and October this year.

Lower dependence on housing credit for purchases was also seen in APRA data on ADI property exposures. From the March to September quarter of 2023, around 70% of new home loans were originated with a deposit of over 20%. From September 2020 to March 2022, which roughly covers the previous upswing, only around 60% of new housing loans were secured with a deposit of over 20%.

Buyers who take out smaller loans may be wealthier, or using profits from resale or some other windfall of capital to help with their purchase. Alternatively, buyers may be targeting relatively low-priced markets. It is reasonable to suggest that both of these factors were in play over the course of 2023, with lower-priced housing markets such as Perth, Brisbane and Adelaide seeing very resilient conditions through the national downswing period, and strong annual growth through to the end of November.



This dynamic is also represented in the Best of the Best report results. Take the strongest 12-month growth in house values by suburb. As with historic periods of upswing, some of the strongest annual capital growth rates in the year to November were concentrated across the relatively 'high end' of the market, such as Whitlam houses in the ACT and Bayview houses in Sydney's Northern Beaches. However, in the context of high interest rates, limited borrowing capacity diverted more demand to relatively affordable pockets as the year progressed. The highest annual growth occurred in the house market of Tralee in Queanbeyan (up 34.2%). This was followed Brookdale. Armadale and Hilbert in Perth, where house values increased over 30.0% annually, and median house values are less than \$550,000.

Most households are coping with the transition to higher mortgage rates.

Another aspect of the high interest rate environment that attracted scrutiny this year was how existing mortgage holders would cope with rising mortgage rates. The latest Financial Stability Review published by the RBA in October estimated that around 45% of low fixed-rate housing credit secured through the pandemic, by value, had rolled off onto higher interest rates. The RBA also notes the outstanding housing credit on fixed terms has reduced from 40% in January 2022, to 22% as of September.

Fixed mortgage rates for owner occupier borrowers reached average lows of 1.95% in May 2021, while as of October this year, the average mortgage rate across all loan types was 6.0%. For the average new loan size in May 2021³ (around \$550,000), this represents an increase in monthly mortgage payments of around 63.3%. This is one of the more extreme examples however, with the RBA estimating the rising rate environment has seen most mortgage payments increase 30–50% since May 2022⁴.

Despite the sticker shock experienced by mortgagors rolling off fixed terms secured through the pandemic, analysis by the RBA estimates that the 90+ day arrears rate (where loan payments are at least 90 days past the due date), was a little over 0.5% in July for this group. This was roughly in line with the total arrears rate across mortgagors.

APRA data to the September quarter suggests the overall portion of non-performing loans has increased, but remains low. The non-performing loan rate was 0.8% in the September quarter, up from a recent low of 0.7% in the December 2022 quarter. The latest rate is well below the 1.1% level in June 2020, when the pandemic produced a temporary spike in unemployment.

Borrowers transitioning from fixed rates, as well as borrowers on variable terms, have coped well with rapidly rising mortgage rates. They have done so in various ways, including leaning on savings buffers, reducing the rate of savings, working more hours or reducing discretionary spending. Mortgage arrears are expected to rise in 2024 as the full impact of rate increases is passed on to households, but are expected to remain contained overall.

The spring selling season returned, starting in winter

One of the more unusual trends through 2023 was an unseasonal rise in the flow of new listings. The chart below shows the rolling four-week count of new listings added to the market for sale in 2023, compared with 2022 and the historic five-year average volume for a given year.

Rolling count of new listings added to the market, national, dwellings





New listings increased 11.4% through winter nationally in 2023, while the previous five-year average shows a decline of -2.4% through the same period. New listings continued to increase through spring, resembling a spring selling-season that is far more in line with historic averages.

The uplift in new listings throughout the year may be partly due to the 'lacklustre' spring selling season in 2022, when prices were falling and vendors may have held off selling in a weak market. Market conditions became more favourable through 2023, as home values started to rise, auction clearance rates rose, selling times trended lower, and the extent of vendor discounting reduced.

As previously noted in CoreLogic research, an unseasonal increase in new listings could also be an indicator of motivated selling, as fixed-rate loan terms secured through the pandemic were expiring. 2023 was also marked by an unusually large increase in short-term resales, where around 15% of transactions in the year to August had only been held for up to three years (up from a decade average of 12.5%). Piecing these trends together suggests at least some of the increase in new listings may have been due to issues of mortgage serviceability.

The decision to sell a property in the face of rising mortgage interest costs, especially after a relatively short period of time, is not an easy decision. For owner occupier households, it can be extremely disruptive. However, one silver lining of the recovery in home values over 2023 is that resales have occurred in the context of strong market conditions, and the vast majority of resales continue to make a nominal gain. This would allow most mortgagors to service their debts.

1 Based on ABS regional migration data, average annual net overseas migration for the six years to June 2022. 2 Source: Smart Property Investment, November 2023, 'Borrowing power has dropped \$200k for the average Aussie', link: https://www.smartpropertyinvestment.com.au/finance/25277-borrowing-power-has-dropped-200k-for-the-average-aussie 3 According to ABS lending indicators, the average loan size nationally was \$549,498. 4 RBA, October 2023, Financial Stability Review, https://www.rba.gov.au/publications/fsr/2023/oct/

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Market Outlook - 2024

Weaker outlook at the high end of the market

Despite the recovery in housing values through 2023, the pace of increases slowed gradually from June, and market conditions have deteriorated more notably through November. This included a -0.1% fall in Melbourne home values in the month of November, and a sharp decline in the monthly growth rate across Sydney, to 0.3% (down from 0.7% in October and a cyclical high of 2.0% in May).

Transaction volumes nationally declined an estimated -1.7% through the month, which is unusual given sales volumes usually increase from October to November. The combined capital cities clearance rate has also declined gradually since June, peaking at 73.1% in the week ending June 4, but averaging just 61.7% through November.

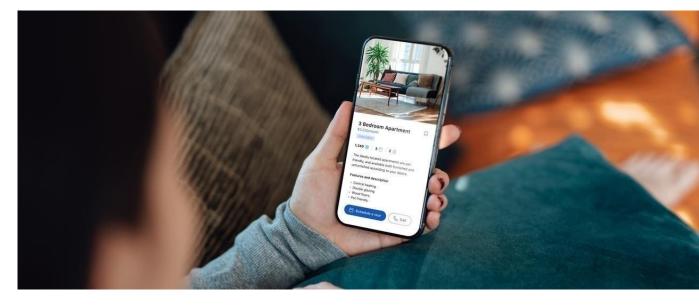
2024 is likely to see a continuation of this trend, as the peak of the rate-hiking cycle coalesces with high interest rates taking effect on economic conditions. The RBA is forecasting the unemployment rate to increase to 4.2% by the end of 2024, from a current rate of 3.7%. ABS national accounts data for the September quarter showed a subdued pace of growth in GDP at just 0.2%, slowing growth in disposable household income, and the lowest household saving rate since the GFC at just 1.1%. Combined with an expectation that interest rates could hold higher for longer, households are likely to see their budgets further stretched, and more households may fall into acute financial stress.

The weakening in market conditions has so far had a greater impact on the more expensive segment of Australia's housing market. In the three months to November, growth rates across the highest 25% of dwelling values nationally eased to 1.8%, down from a peak of 4.2% in the three months to June. However, it is not uncommon for downswings to eventually cascade down to the more affordable segments of the housing market at a lag. For this reason, even markets with very strong performance could see a reduction in the pace of growth through 2024. Market conditions could once again strengthen towards the end of the year however, if there is a loosening in monetary policy.

Rental growth will continue to slow, but may not decline nationally

The CoreLogic hedonic rent value index increased another 8.1% in the year to November, easing slightly from the 9.5% growth rate reported in the previous 12month period. This was the equivalent of a \$45 rise in weekly median rent values nationally, which is now at \$595. Supply in the rental market has also remained persistently low, with the national vacancy rate sitting at 1.1% through November, and total rent listings trending around 32% below the previous five-year average at the end of November.

2023 was marked by a renewal in demand pressures in the rental market, largely due to the extraordinary bounce-back in net overseas migration. Data on migrant outcomes from the ABS suggests that 60-70% of recent migrant arrivals are renters.



Market Outlook - 2024

In 2024, there are several factors which should support a further deceleration in rental growth. The first is that net overseas migration may start to normalise, as the 'catch-up' from overseas arrivals eases and departures increase through 2024. Secondly, stretched rental affordability is likely to see a gradual restructuring of rental demand. This includes migration to more affordable rent markets (both geographically and towards more affordable housing types such as units), and an increase in share housing and larger households. Thirdly, ABS lending data shows investment housing activity has seen a solid increase through 2023, while CoreLogic listings data indicates the rate of investment sales has been normalising. This should add to the supply of rentals in the coming months, helping to ease the rate of growth in rents. Annual growth in rent values has also broadly trended in line with interest rate movements over time, so if there is an easing in monetary policy next year, this will help to stem rent value increases. Finally, as the elevated number of dwellings in the construction pipeline move to completion, including some of those associated with the 'HomeBuilder' stimulus, we could see rental demand easing as tenants inhabit their newly built home.

Unfortunately for renters, a slowdown in the rate of rent increases does not necessarily mean rents will fall. Some markets such as Canberra and Hobart have seen distinct falls in rent values through 2023, but even these declines are small relative to the upswing in rents. Hobart rent values fell -3.3% annually, while Canberra rents fell -2.0%. However, this follows strong rent value uplifts in both cities in recent years, and in Canberra the pace of decline in rents appeared to be slowing toward the end of 2023.

A slowdown in residential construction activity that may ease cost pressures

The past few years have seen immense levels of residential construction, following a surge in demand from the HomeBuilder scheme, new home first home buyer concessions and a low interest rate environment. The spike in demand was met with a surge in material costs and labour shortages through the pandemic. The result is a swollen pipeline of dwellings that are approved for construction, but are yet to be completed.

Through 2023, ABS building activity data showed this pipeline was starting to trend lower. In September 2022, the number of dwellings under construction nationally hit a record high of 242,518. By the June quarter of 2023, this had eased by -2.5%. 2023 also saw the rise of employed persons in building construction, which increased 8.9% in the year to August and is now around 19.2% higher than pre-COVID levels. New dwellings approved were down -13.8% over the year to October, and in the year to June, commencements fell -17.0%.

The combination of a sharp drop in new commencements and approvals, but an extremely elevated pipeline, suggests only a gradual easing in residential construction activity in 2024. However, as project numbers gradually unwind and labour market conditions loosen, the result may be some mild decline in the cost of residential construction. Similar to pressures in the rental market, this does not mean a reversal in inflated costs to pre-COVID levels: the CoreLogic CCCI has increased an estimated 25.6% from the onset of the pandemic, and construction costs are likely to remain elevated for some time. However, provided there are no further fiscal stimulus measures for new construction, the volume of dwellings under construction should start to normalise over the year ahead. This may help to keep construction costs fairly steady, if not invite a marginal reduction in costs.

National

Top 10 Sales

#	Sales price	Sales date	Address
1	\$76,000,000	May-23	24 Victoria Road, Bellevue Hill NSW
2	\$61,500,000	May-23	70 Kambala Road Bellevue Hill NSW
3	\$41,000,000	Mar-23	20 Shakespeare Grove, Hawthorn VIC
4	\$39,350,000	Sep-23	66 Kambala Road Bellevue Hill NSW
5	\$39,000,000	Oct-23	13 Queens Avenue Vaucluse NSW
6	\$36,200,000	Jul-23	48 Vaucluse Road, Vaucluse NSW
7	\$35,000,000	Mar-23	23 Victoria Road, Bellevue Hill NSW
8	\$33,650,000	Apr-23	294 Picadilly Hill Road, Coopers Shoot NSW
9	\$33,500,000	Apr-23	1 Whernside Avenue, Toorak VIC
10	\$33,000,000	May-23	85D Victoria Road, Bellevue Hill



10 Best of the Best 2023 Australia

National

Best performers 2023

Houses	
Most expensive suburb	
BELLEVUE HILL (GREATER SYDNEY)	\$9,731,177
Most affordable suburb	
NORSEMAN (REST OF WA)	\$80,553
Strongest 12 month growth in values	
TRALEE (REST OF NSW)	34.2%
Strongest 12 month decline in values	
ROCHESTER (REST OF VIC.)	-26.0%
Strongest 12 month growth in rents	
KENSINGTON (GREATER SYDNEY)	24.9%
Highest gross rental yields	
KAMBALDA EAST (REST OF WA)	15.5%



Most expensive suburb	
POINT PIPER (GREATER SYDNEY)	\$3,316,847
Most affordable suburb	
LAGUNA QUAYS (REST OF QLD)	\$92,428
Strongest 12 month growth in values	
SLACKS CREEK (GREATER BRISBANE)	27.4%
Strongest 12 month decline in values	
MUDGEE (REST OF NSW)	-11.4%
Strongest 12 month growth in rents	
LAKEMBA (GREATER SYDNEY)	28.1%
Highest gross rental yields	
BOULDER (REST OF WA)	12.0%



National

Highest Total Value of Sales

Houses – City Suburbs

	Houses City	5454155			
#	Suburb	Region	Number sold (12m) Sept 2023	Total value 12m Sept 2023	Median value Nov 2023
1	Mosman	Greater Sydney	236	\$1,461,633,850	\$5,285,694
2	Brighton	Greater Melbourne	220	\$892,575,022	\$3,494,479
3	Glen Waverley	Greater Melbourne	447	\$860,680,544	\$1,787,498
4	Vaucluse	Greater Sydney	90	\$859,644,840	\$9,259,923
5	Toorak	Greater Melbourne	117	\$853,106,975	\$5,871,615
	Houses – Regi	onal Suburbs			
1	Hope Island	Rest of Qld	295	\$624,471,666	\$1,362,075
2	Buderim	Rest of Qld	506	\$600,196,744	\$1,119,233
3	Port Macquarie	Rest of NSW	602	\$562,458,323	\$877,087
4	Orange	Rest of NSW	621	\$482,657,499	\$664,400
5	Broadbeach Waters	Rest of Qld	179	\$447,999,076	\$2,005,020
100 0.10		burbs			
1	Melbourne	Greater Melbourne	1386	\$791,729,223	\$473,589
2	Macquarie Park	Greater Sydney	590	\$551,812,608	\$849,675
3	Mosman	Greater Sydney	310	\$543,743,813	\$1,384,510
4	Manly	Greater Sydney	263	\$539,950,876	\$1,744,301
5	Sydney	Greater Sydney	333	\$527,082,128	\$1,188,069
		al Suburbs			
1	Surfers Paradise	Rest of Qld	1499	\$1,174,281,329	\$672,734
2	Broadbeach	Rest of Qld	450	\$457,525,936	\$955,305
3	Southport	Rest of Qld	712	\$430,390,525	\$619,984
4	Wollongong	Rest of NSW	426	\$354,744,773	\$726,212
5	Maroochydore	Rest of Qld	399	\$339,411,708	\$781,397



Capital City

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Bellevue Hill	Greater Sydney	60	\$9,731,177
2.	Vaucluse	Greater Sydney	90	\$9,259,923
3.	Double Bay	Greater Sydney	22	\$6,363,510
4.	Rose Bay	Greater Sydney	64	\$6,278,977
5.	Dover Heights	Greater Sydney	37	\$6,098,661
6.	Toorak	Greater Melbourne	117	\$5,871,615
7.	Tamarama	Greater Sydney	16	\$5,809,787
8.	Mosman	Greater Sydney	236	\$5,285,694
9.	Bronte	Greater Sydney	60	\$5,195,702
10.	Longueville	Greater Sydney	29	\$4,862,219

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Brookdale	Greater Perth	32.8%	\$474,532
2.	Armadale	Greater Perth	31.4%	\$422,427
3.	Hilbert	Greater Perth	30.1%	\$525,827
4.	Ravenswood	Greater Perth	29.2%	\$630,258
5.	Whitlam	Australian Capital Territory	29.1%	\$1,158,983
6.	Camillo	Greater Perth	27.3%	\$440,749
7.	Haynes	Greater Perth	25.7%	\$494,323
8.	Bayview	Greater Sydney	25.3%	\$3,123,777
9.	Seville Grove	Greater Perth	25.2%	\$540,983
10.	Gosnells	Greater Perth	25.1%	\$475,030

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Kensington	Greater Sydney	24.9%	\$1,426
2.	Kew East	Greater Melbourne	24.5%	\$977
3.	Belfield	Greater Sydney	23.6%	\$842
4.	South Guildford	Greater Perth	22.8%	\$697
5.	Punchbowl	Greater Sydney	21.7%	\$774
6.	Campsie	Greater Sydney	21.5%	\$817
7.	South Coogee	Greater Sydney	21.3%	\$1,749
8.	Armadale	Greater Perth	21.1%	\$499
9.	Bondi Beach	Greater Sydney	21.0%	\$1,943
10.	Ballajura	Greater Perth	20.5%	\$655



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Gray	Greater Darwin	36	\$359,369
2.	Elizabeth North	Greater Adelaide	102	\$363,040
3.	Elizabeth South	Greater Adelaide	53	\$369,044
4.	Elizabeth	Greater Adelaide	13	\$375,594
5.	Kwinana Town Centre	Greater Perth	24	\$377,497
6.	Elizabeth Downs	Greater Adelaide	154	\$379,913
7.	Moulden	Greater Darwin	37	\$381,604
8.	Russell Island	Greater Brisbane	284	\$384,002
9.	Elizabeth Grove	Greater Adelaide	47	\$385,409
10.	Medina	Greater Perth	78	\$392,229

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	North Hobart	Greater Hobart	-13.9%	\$841,447
2.	Taroona	Greater Hobart	-13.8%	\$908,414
3.	Wulagi	Greater Darwin	-11.1%	\$526,637
4.	Gray	Greater Darwin	-10.3%	\$359,369
5.	Blackmans Ba	y Greater Hobart	-9.3%	\$845,710
6.	East Perth	Greater Perth	-8.9%	\$1,031,127
7.	Tiwi	Greater Darwin	-8.8%	\$502,151
8.	Carlton	Greater Hobart	-8.2%	\$580,163
9.	Driver	Greater Darwin	-8.1%	\$426,298
10.	Sandy Bay	Greater Hobart	-8.0%	\$1,236,201

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gray	Greater Darwin	7.9%	\$550
2.	Moulden	Greater Darwin	7.3%	\$545
3.	Woodroffe	Greater Darwin	7.3%	\$583
4.	Driver	Greater Darwin	7.0%	\$574
5.	Gunn	Greater Darwin	6.8%	\$641
6.	Zuccoli	Greater Darwin	6.8%	\$713
7.	Balga	Greater Perth	6.7%	\$540
8.	Rosebery	Greater Darwin	6.6%	\$685
9.	Bakewell	Greater Darwin	6.6%	\$590
10.	Armadale	Greater Perth	6.4%	\$499

Regional Suburbs

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Sunshine Beach	Rest of Qld	37	\$2,380,326
2.	Gerroa	Rest of NSW	17	\$2,337,203
3.	Surfers Paradise	Rest of Qld	130	\$2,261,713
4.	Burradoo	Rest of NSW	45	\$2,249,586
5.	Noosa Heads	Rest of Qld	84	\$2,235,255
6.	Mermaid Beach	Rest of Qld	37	\$2,203,048
7.	Byron Bay	Rest of NSW	56	\$2,201,363
8.	Austinmer	Rest of NSW	17	\$2,057,389
9.	Casuarina	Rest of NSW	51	\$2,055,635
10.	Broadbeach Waters	Rest of Qld	179	\$2,005,020

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Tralee	Rest of NSW	34.2%	\$782,764
2.	Port Vincent	Rest of SA	25.9%	\$404,359
3.	Angaston	Rest of SA	23.9%	\$573,883
4.	Mount Morgan	Rest of Qld	22.8%	\$198,636
5.	Kapunda	Rest of SA	21.4%	\$445,814
6.	Barraba	Rest of NSW	21.2%	\$258,652
7.	York	Rest of WA	21.1%	\$373,340
8.	Green Head	Rest of WA	21.0%	\$378,433
9.	Kingscote	Rest of SA	20.8%	\$434,232
10.	Waroona	Rest of WA	20.6%	\$430,990

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Baynton	Rest of WA	23.5%	\$1,281
2.	Moranbah	Rest of Qld	20.5%	\$608
3.	Nickol	Rest of WA	19.2%	\$1,138
4.	Mount Morgan	Rest of Qld	18.4%	\$370
5.	Murray Bridge	Rest of SA	18.1%	\$430
6.	Millars Well	Rest of WA	17.9%	\$1,005
7.	Bulgarra	Rest of WA	17.9%	\$912
8.	Kingaroy	Rest of Qld	17.8%	\$501
9.	Nanango	Rest of Qld	17.6%	\$441
10.	Dysart	Rest of Qld	16.9%	\$398



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Norseman	Rest of WA	27	\$80,553
2.	Southern Cross	Rest of WA	20	\$105,759
3.	Kambalda East	Rest of WA	30	\$120,241
4.	Rainbow	Rest of Vic.	17	\$149,475
5.	Collinsville	Rest of Qld	61	\$155,002
6.	Coolgardie	Rest of WA	22	\$159,666
7.	Peterborough	Rest of SA	56	\$162,775
8.	Kambalda West	Rest of WA	80	\$163,480
9.	Tara	Rest of Qld	50	\$165,308
10.	Ouyen	Rest of Vic.	21	\$167,782

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Rochester	Rest of Vic.	-26.0%	\$301,518
2.	Mullumbimby	Rest of NSW	-15.0%	\$928,098
3.	Lorne	Rest of Vic.	-13.9%	\$1,899,846
4.	Mount Helen	Rest of Vic.	-13.0%	\$618,552
5.	Bermagui	Rest of NSW	-12.8%	\$860,710
6.	Bellingen	Rest of NSW	-12.7%	\$762,935
7.	Portland	Rest of Vic.	-12.7%	\$391,095
8.	South Lismore	Rest of NSW	-11.7%	\$320,859
9.	Berry	Rest of NSW	-11.6%	\$1,496,992
10.	Yarram	Rest of Vic.	-11.6%	\$376,180

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Kambalda East	Rest of WA	15.5%	\$360
2.	Kambalda West	Rest of WA	13.0%	\$401
З.	Collinsville	Rest of Qld	12.8%	\$363
4.	Newman	Rest of WA	12.3%	\$684
5.	South Hedland	Rest of WA	12.0%	\$912
6.	Nickol	Rest of WA	11.4%	\$1,138
7.	South Boulder	Rest of WA	11.3%	\$533
8.	Millars Well	Rest of WA	10.9%	\$1,005
9.	Port Hedland	Rest of WA	10.9%	\$1,328
10.	Boulder	Rest of WA	10.7%	\$548

Capital City

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Point Piper	Greater Sydney	12	\$3,316,847
2.	Darling Point	Greater Sydney	62	\$2,656,789
3.	Millers Point	Greater Sydney	33	\$2,256,317
4.	Milsons Point	Greater Sydney	60	\$1,937,323
5.	The Rocks	Greater Sydney	28	\$1,842,271
6.	Seaforth	Greater Sydney	18	\$1,805,373
7.	Tamarama	Greater Sydney	25	\$1,768,869
8.	Cremorne Point	Greater Sydney	35	\$1,755,426
9.	Manly	Greater Sydney	263	\$1,744,301
10.	Fairlight	Greater Sydney	65	\$1,721,409

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Slacks Creek	Greater Brisbane	27.4%	\$341,460
2.	Beenleigh	Greater Brisbane	25.7%	\$336,763
3.	Girrawheen	Greater Perth	25.4%	\$376,868
4.	Edens Landing	Greater Brisbane	25.3%	\$414,288
5.	Rochedale South	Greater Brisbane	25.1%	\$480,626
6.	Andrews Farm	Greater Adelaide	22.9%	\$373,379
7.	Noranda	Greater Perth	22.7%	\$381,285
8.	Maddington	Greater Perth	22.4%	\$374,331
9.	Baldivis	Greater Perth	22.3%	\$399,966
10.	Morley	Greater Perth	22.3%	\$483,802

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Lakemba	Greater Sydney	28.1%	\$515
2.	Wiley Park	Greater Sydney	28.0%	\$501
3.	Punchbowl	Greater Sydney	24.2%	\$514
4.	Girrawheen	Greater Perth	23.4%	\$517
5.	Greenacre	Greater Sydney	23.0%	\$632
6.	Campsie	Greater Sydney	22.8%	\$559
7.	Belmore	Greater Sydney	22.7%	\$533
8.	Bankstown	Greater Sydney	22.6%	\$565
9.	Inglewood	Greater Perth	22.5%	\$538
10.	Travancore	Greater Melbourne	22.3%	\$517



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Furnissdale	Greater Perth	16	\$159,912
2.	Orelia	Greater Perth	48	\$240,284
3.	Kooralbyn	Greater Brisbane	27	\$259,091
4.	Logan Central	Greater Brisbane	32	\$269,862
5.	Bakewell	Greater Darwin	33	\$272,038
6.	Gray	Greater Darwin	18	\$274,981
7.	Lockridge	Greater Perth	15	\$280,426
8.	Driver	Greater Darwin	17	\$287,236
9.	Woodridge	Greater Brisbane	162	\$288,040
10.	Shoalwater	Greater Perth	39	\$289,354

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	West Moonah	Greater Hobart	-9.6%	\$465,613
2.	The Gardens	Greater Darwin	-9.5%	\$426,804
З.	Black Rock	Greater Melbourne	-9.0%	\$1,030,505
4.	New Town	Greater Hobart	-8.9%	\$498,975
5.	Leanyer	Greater Darwin	-8.6%	\$334,377
6.	Kingsville	Greater Melbourne	-7.7%	\$500,241
7.	Nightcliff	Greater Darwin	-7.0%	\$367,674
8.	Taylor	Australian Capital Territory	-6.7%	\$627,285
9.	Blackmans Bay	Greater Hobart	-5.5%	\$565,344
10.	Carlton	Greater Melbourne	-5.4%	\$353,375

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Orelia	Greater Perth	9.0%	\$395
2.	Bakewell	Greater Darwin	8.6%	\$461
3.	Rosebery	Greater Darwin	8.4%	\$518
4.	Glendalough	Greater Perth	8.2%	\$512
5.	Armadale	Greater Perth	8.1%	\$458
6.	Johnston	Greater Darwin	8.0%	\$508
7.	Millner	Greater Darwin	7.7%	\$475
8.	Kelmscott	Greater Perth	7.7%	\$456
9.	Parap	Greater Darwin	7.7%	\$524
10.	Darwin City	Greater Darwin	7.6%	\$609

Regional Suburbs

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Noosa Heads	Rest of Qld	127	\$1,707,637
2.	Sunshine Beach	Rest of Qld	34	\$1,374,595
3.	Byron Bay	Rest of NSW	79	\$1,355,910
4.	Hollywell	Rest of Qld	17	\$1,352,336
5.	Main Beach	Rest of Qld	182	\$1,297,431
6.	Paradise Point	Rest of Qld	95	\$1,214,999
7.	Suffolk Park	Rest of NSW	24	\$1,113,674
8.	Thirroul	Rest of NSW	27	\$1,064,612
9.	Coolangatta	Rest of Qld	190	\$1,058,276
10.	Lennox Head	Rest of NSW	64	\$1,037,539

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Emerald	Rest of Qld	20.9%	\$213,120
2.	Mount Gambier	Rest of SA	17.3%	\$312,294
3.	Victor Harbor	Rest of SA	17.3%	\$410,140
4.	Labrador	Rest of Qld	16.3%	\$594,435
5.	Paradise Point	Rest of Qld	15.7%	\$1,214,999
6.	Ayr	Rest of Qld	15.7%	\$215,187
7.	Yeppoon	Rest of Qld	15.4%	\$415,092
8.	Runaway Bay	Rest of Qld	15.0%	\$846,140
9.	Rosslea	Rest of Qld	14.4%	\$241,483
10.	West Busselton	Rest of WA	14.3%	\$431,695

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Moranbah	Rest of Qld	19.6%	\$559
2.	South Bunbury	Rest of WA	17.8%	\$463
3.	Cable Beach	Rest of WA	16.5%	\$588
4.	Cannonvale	Rest of Qld	15.8%	\$536
5.	Bunbury	Rest of WA	15.2%	\$545
6.	Narooma	Rest of NSW	13.2%	\$426
7.	Carey Park	Rest of WA	13.2%	\$449
8.	Bowen	Rest of Qld	13.1%	\$400
9.	Muswellbrook	Rest of NSW	12.8%	\$366
10.	Maryborough	Rest of Qld	12.3%	\$347



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Laguna Quays	Rest of Qld	24	\$92,428
2.	Dolphin Heads	Rest of Qld	25	\$116,087
3.	Bucasia	Rest of Qld	22	\$166,090
4.	Withers	Rest of WA	17	\$177,137
5.	New Auckland	Rest of Qld	24	\$182,115
6.	South Gladstone	Rest of Qld	56	\$186,817
7.	West Gladstone	Rest of Qld	52	\$193,516
8.	Boulder	Rest of WA	27	\$201,035
9.	Beresford	Rest of WA	21	\$202,353
10.	East Mackay	Rest of Qld	51	\$204,050

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Mudgee	Rest of NSW	-11.4%	\$418,119
2.	Torquay	Rest of Vic.	-8.8%	\$876,024
3.	Ocean Shores	Rest of NSW	-8.5%	\$784,936
4.	Drysdale	Rest of Vic.	-8.4%	\$492,594
5.	Suffolk Park	Rest of NSW	-8.3%	\$1,113,674
6.	Benalla	Rest of Vic.	-7.8%	\$307,544
7.	Soldiers Point	Rest of NSW	-7.6%	\$842,854
8.	Thirroul	Rest of NSW	-7.3%	\$1,064,612
9.	Lennox Head	Rest of NSW	-7.3%	\$1,037,539
10.	Yamba	Rest of NSW	-7.1%	\$649,882

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Boulder	Rest of WA	12.0%	\$450
2.	Kalgoorlie	Rest of WA	11.6%	\$503
3.	Somerville	Rest of WA	11.4%	\$525
4.	Moranbah	Rest of Qld	10.7%	\$559
5.	Piccadilly	Rest of WA	10.3%	\$461
6.	Cable Beach	Rest of WA	9.8%	\$588
7.	South Mackay	Rest of Qld	9.4%	\$404
8.	Blacks Beach	Rest of Qld	8.8%	\$454
9.	Broome	Rest of WA	8.8%	\$573
10.	Cranbrook	Rest of Qld	8.8%	\$321

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NSW

TOP 5 SALES

# 5	Sales price	Sales date	Address
1	\$76,000,000	May-23	24 Victoria Road, Bellevue Hill NSW
2	\$61,500,000	May-23	70 Kambala Road Bellevue Hill NSW
3	\$39,350,000	Sep-23	66 Kambala Road Bellevue Hill NSW
4	\$39,000,000	Oct-23	13 Queens Avenue Vaucluse NSW
5	\$36,200,000	Jul-23	48 Vaucluse Road, Vaucluse NSW

Best performers 2023

Houses			
Most expensive suburb		Most expensive suburb	
BELLEVUE HILL (SYDNEY – EASTERN SUBURBS)	\$9,731,177	POINT PIPER (SYDNEY – EASTERN SUBURBS)	\$3,316,847
Most affordable suburb		Most affordable suburb NORTH TAMWORTH (NEW ENGLAND	
PEAK HILL (CENTRAL WEST)	\$192,813	AND NORTH WEST)	\$294,987
Strongest 12 month growth in values		Strongest 12 month growth in values	
TRALEE (CAPITAL REGION)	34.2%	MAROUBRA (SYDNEY – EASTERN SUBURBS)	16.5%
Strongest 12 month decline in values		Strongest 12 month decline in values	
MULLUMBIMBY (RICHMOND - TWEED)	-15.0%	MUDGEE (CENTRAL WEST)	-11.4%
Strongest 12 month growth in rents KENSINGTON (SYDNEY - EASTERN		Strongest 12 month growth in rents	
SUBURBS)	24.9%	LAKEMBA (SYDNEY - INNER SOUTH WEST)	28.1%
Highest gross rental yields	_	Highest gross rental yields	
BOGGABRI (NEW ENGLAND AND NORTH WEST)	8.5%	SUSSEX INLET (SOUTHERN HIGHLANDS AND SHOALHAVEN)	7.6%

NSW

Highest Total Value of Sales

Houses - Greater Sydney

#	Suburb	Region	Number sold (12m) Sept 2023	Total value 12m Sept 2023	Median value Nov 2023
1	Mosman	Sydney - North Sydney and Hornsby	236	\$1,461,633,850	\$5,285,694
2	Vaucluse	Sydney - Eastern Suburbs	90	\$859,644,840	\$9,259,923
3	Castle Hill	Sydney - Baulkham Hills and Hawkesbury	347	\$792,489,874	\$2,278,707
4	Paddington	Sydney - Eastern Suburbs	211	\$723,152,250	\$3,359,777
5	St Ives	Sydney - North Sydney and Hornsby	213	\$688,899,171	\$2,921,875

📳 🛛 Houses – Regional NSW

1 Port Macquarie	Mid North Coast	602	\$562,458,323	\$877,087
2 Orange	Central West	621	\$482,657,499	\$664,400
3 Dubbo	Far West and Orana	692	\$414,403,588	\$503,233
4 Bowral	Southern Highlands and Shoalhaven	196	\$335,636,727	\$1,512,129
5 Goulburn	Capital Region	459	\$306,662,592	\$563,346

Units - Greater Sydney

1 Macquarie Park	Sydney - Ryde	590	\$551,812,608	\$849,675
2 Mosman	Sydney - North Sydney and Hornsby	310	\$543,743,813	\$1,384,510
3 Manly	Sydney - Northern Beaches	263	\$539,950,876	\$1,744,301
4 Sydney	Sydney - City and Inner South	333	\$527,082,128	\$1,188,069
5 St Leonards	Sydney - North Sydney and Hornsby	329	\$476,823,290	\$1,211,226

Units – Regional NSW

1 Wollongong	Illawarra	426	\$354,744,773	\$726,212
2 Port Macquarie	Mid North Coast	314	\$195,902,406	\$589,278
3 Tweed Heads	Richmond - Tweed	202	\$163,375,105	\$737,278
4 Byron Bay	Richmond - Tweed	79	\$162,977,000	\$1,355,910
5 Newcastle	Newcastle and Lake Macquarie	157	\$154,105,366	\$959,211

Greater Sydney

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Bellevue Hill	Sydney - Eastern Suburbs	60	\$9,731,177
2.	Vaucluse	Sydney - Eastern Suburbs	90	\$9,259,923
3.	Double Bay	Sydney - Eastern Suburbs	22	\$6,363,510
4.	Rose Bay	Sydney - Eastern Suburbs	64	\$6,278,977
5.	Dover Heights	Sydney - Eastern Suburbs	37	\$6,098,661
6.	Tamarama	Sydney - Eastern Suburbs	16	\$5,809,787
7.	Mosman	Sydney - North Sydney and Hornsby	236	\$5,285,694
8.	Bronte	Sydney - Eastern Suburbs	60	\$5,195,702
9.	Longueville	Sydney - North Sydney and Hornsby	29	\$4,862,219
10.	Northbridge	Sydney - North Sydney and Hornsby	63	\$4,794,757

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Bayview	Sydney - Northern Beaches	25.3%	\$3,123,777
2.	Bellevue Hill	Sydney - Eastern Suburbs	24.9%	\$9,731,177
3.	Canterbury	Sydney - Inner South West	23.5%	\$1,728,346
4.	Hurlstone Park	Sydney - Inner West	22.6%	\$2,080,06 3
5.	Dulwich Hill	Sydney - Inner West	22.1%	\$2,236,133
6.	North Strathfield	Sydney - Inner West	21.3%	\$2,589,82 4
7.	Kings Langley	Sydney - Blacktown	21.2%	\$1,366,876
8.	West Ryde	Sydney - Ryde	21.0%	\$2,233,787
9.	Lakemba	Sydney - Inner South West	21.0%	\$1,256,670
10.	Lewisham	Sydney - Inner West	20.9%	\$2,115,455

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Kensington	Sydney - Eastern Suburbs	24.9%	\$1,426
2.	Belfield	Sydney - Inner South West	23.6%	\$842
3.	Punchbowl	Sydney - Inner South West	21.7%	\$774
4.	Campsie	Sydney - Inner South West	21.5%	\$817
5.	South Coogee	Sydney - Eastern Suburbs	21.3%	\$1,749
6.	Bondi Beach	Sydney - Eastern Suburbs	21.0%	\$1,943
7.	Maroubra	Sydney - Eastern Suburbs	20.5%	\$1,382
8.	Kingsford	Sydney - Eastern Suburbs	20.3%	\$1,256
9.	Belmore	Sydney - Inner South West	19.6%	\$810
10.	Lakemba	Sydney - Inner South West	19.3%	\$742



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Tregear	Sydney - Blacktown	43	\$656,329
2.	San Remo	Central Coast	85	\$664,086
3.	Emerton	Sydney - Blacktown	21	\$664,141
4.	Gorokan	Central Coast	135	\$678,262
5.	Shalvey	Sydney - Blacktown	46	\$687,914
6.	Charmhaven	Central Coast	43	\$689,056
7.	Blackett	Sydney - Blacktown	34	\$691,795
8.	Lethbridge Park	Sydney - Blacktown	57	\$692,262
9.	Kanwal	Central Coast	53	\$695,869
10.	Dharruk	Sydney - Blacktown	23	\$698,265

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Bundeena	Sydney - Sutherland	-5.9%	\$1,570,586
2.	Wentworth Falls	Sydney - Outer West and Blue Mountains	-1.4%	\$921,883
3.	Caringbah	Sydney - Sutherland	-1.1%	\$1,658,180
4.	Gordon	Sydney - North Sydney and Hornsby	-0.8%	\$3,404,034
5.	Cecil Hills	Sydney - South West	-0.7%	\$1,292,414
6.	East Lindfield	Sydney - North Sydney and Hornsby	-0.6%	\$3,625,204
7.	Silverdale	Sydney - Outer West and Blue Mountains	0.1%	\$1,199,571
8.	Katoomba	Sydney - Outer West and Blue Mountains	0.5%	\$818,684
9.	Austral	Sydney - South West	0.7%	\$956,021
10.	Ashcroft	Sydney - South West	0.7%	\$756,206

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Blue Haven	Central Coast	4.2%	\$581
2.	San Remo	Central Coast	4.1%	\$541
3.	South Windsor	Sydney - Outer West and Blue Mountains	4.0%	\$614
4.	Charmhaven	Central Coast	4.0%	\$552
5.	Watanobbi	Central Coast	4.0%	\$565
6.	Gorokan	Central Coast	4.0%	\$543
7.	Windsor	Sydney - Outer West and Blue Mountains	4.0%	\$612
8.	Lake Haven	Central Coast	4.0%	\$569
9.	Kanwal	Central Coast	4.0%	\$566
10.	Emerton	Sydney - Blacktown	3.9%	\$530

Regional NSW

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Gerroa	Illawarra	17	\$2,337,203
2.	Burradoo	Southern Highlands and Shoalhaven	45	\$2,249,586
З.	Byron Bay	Richmond - Tweed	56	\$2,201,363
4.	Austinmer	Illawarra	17	\$2,057,389
5.	Casuarina	Richmond - Tweed	51	\$2,055,635
6.	Kangaroo Valley	Southern Highlands and Shoalhaven	18	\$1,898,153
7.	Suffolk Park	Richmond - Tweed	43	\$1,893,319
8.	Thirroul	Illawarra	65	\$1,808,933
9.	Merewether	Newcastle and Lake Macquarie	122	\$1,781,849
10.	Exeter	Southern Highlands and Shoalhaven	21	\$1,744,038

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Tralee	Capital Region	34.2%	\$782,764
2.	Barraba	New England and North West	21.2%	\$258,652
3.	Gundagai	Riverina	17.9%	\$406,614
4.	West Wyalong	Central West	17.6%	\$301,559
5.	Gilgandra	Far West and Orana	16.8%	\$214,936
6.	Gunnedah	New England and North West	15.0%	\$412,058
7.	Moore Creek	New England and North West	13.6%	\$764,756
8.	Lake Illawarra	Illawarra	13.4%	\$815,927
9.	Murrurundi	Hunter Valley exc Newcastle	12.7%	\$348,655
10.	North Tamworth	New England and North West	12.7%	\$596,654

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Deniliquin	Murray	14.4%	\$390
2.	Lochinvar	Hunter Valley exc Newcastle	11.5%	\$630
3.	Muswellbrook	Hunter Valley exc Newcastle	10.2%	\$502
4.	Gulgong	Central West	9.7%	\$506
5.	Bonny Hills	Mid North Coast	9.4%	\$675
6.	Boggabri	New England and North West	8.8%	\$398
7.	Scone	Hunter Valley exc Newcastle	8.2%	\$545
8.	Lake Cathie	Mid North Coast	8.1%	\$660
9.	Cootamundra	Riverina	7.8%	\$393
10.	Quirindi	New England and North West	7.6%	\$412



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Peak Hill	Central West	20	\$192,813
2.	Wee Waa	New England and North West	52	\$210,742
3.	Condobolin	Central West	50	\$211,253
4.	Gilgandra	Far West and Orana	49	\$214,936
5.	Coonabarabran	Far West and Orana	72	\$225,277
6.	Warialda	New England and North West	44	\$230,102
7.	Нау	Murray	52	\$233,157
8.	Hillston	Riverina	24	\$243,608
9.	Boggabri	New England and North West	41	\$245,026
10.	Barraba	New England and North West	40	\$258,652

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Mullumbimby	Richmond - Tweed	-15.0%	\$928,098
2.	Bermagui	Capital Region	-12.8%	\$860,710
3.	Bellingen	Coffs Harbour - Grafton	-12.7%	\$762,935
4.	South Lismore	Richmond - Tweed	-11.7%	\$320,859
5.	Berry	Southern Highlands and Shoalhaven	-11.6%	\$1,496,992
6.	Batehaven	Capital Region	-11.3%	\$696,136
7.	Lorn	Hunter Valley exc Newcastle	-11.0%	\$856,834
8.	Catalina	Capital Region	-10.5%	\$674,171
9.	Kianga	Capital Region	-9.9%	\$775,248
10.	Lismore Heights	Richmond - Tweed	-9.6%	\$381,749

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Boggabri	New England and North West	8.5%	\$398
2.	South Lismore	Richmond - Tweed	8.3%	\$504
З.	Wellington	Far West and Orana	8.0%	\$431
4.	Condobolin	Central West	7.5%	\$326
5.	Lismore	Richmond - Tweed	7.2%	\$520
6.	Lismore Heights	Richmond - Tweed	6.9%	\$542
7.	Narrandera	Riverina	6.9%	\$374
8.	Quirindi	New England and North West	6.8%	\$412
9.	West Wyalong	Central West	6.7%	\$392
10.	Narromine	Far West and Orana	6.6%	\$446

Greater Sydney

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Point Piper	Sydney - Eastern Suburbs	12	\$3,316,847
2.	Darling Point	Sydney - Eastern Suburbs	62	\$2,656,789
3.	Millers Point	Sydney - City and Inner South	33	\$2,256,317
4.	Milsons Point	Sydney - North Sydney and Hornsby	60	\$1,937,323
5.	The Rocks	Sydney - City and Inner South	28	\$1,842,271
6.	Seaforth	Sydney - Northern Beaches	18	\$1,805,373
7.	Tamarama	Sydney - Eastern Suburbs	25	\$1,768,869
8.	Cremorne Point	Sydney - North Sydney and Hornsby	35	\$1,755,426
9.	Manly	Sydney - Northern Beaches	263	\$1,744,301
10.	Fairlight	Sydney - Northern Beaches	65	\$1,721,409

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Maroubra	Sydney - Eastern Suburbs	16.5%	\$1,072,947
2.	Vaucluse	Sydney - Eastern Suburbs	16.0%	\$1,398,165
3.	Brookvale	Sydney - Northern Beaches	15.9%	\$1,093,674
4.	Glenfield	Sydney - Outer South West	15.9%	\$632,828
5.	Bondi Junctior	sydney - Eastern Suburbs	15.7%	\$1,275,222
6.	Centennial Park	Sydney - Eastern Suburbs	15.6%	\$973,934
7.	Rose Bay	Sydney - Eastern Suburbs	15.4%	\$1,641,045
8.	Freshwater	Sydney - Northern Beaches	15.2%	\$1,184,642
9.	Tamarama	Sydney - Eastern Suburbs	14.4%	\$1,768,869
10.	St Peters	Sydney - City and Inner South	14.0%	\$1,001,464

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Lakemba	Sydney - Inner South West	28.1%	\$515
2.	Wiley Park	Sydney - Inner South West	28.0%	\$501
3.	Punchbowl	Sydney - Inner South West	24.2%	\$514
4.	Greenacre	Sydney - Inner South West	23.0%	\$632
5.	Campsie	Sydney - Inner South West	22.8%	\$559
6.	Belmore	Sydney - Inner South West	22.7%	\$533
7.	Bankstown	Sydney - Inner South West	22.6%	\$565
8.	Kingsford	Sydney - Eastern Suburbs	21.3%	\$790
9.	Condell Park	Sydney - Inner South West	20.9%	\$734
10.	Hurstville	Sydney - Inner South West	20.4%	\$697



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Carramar	Sydney - Parramatta	30	\$413,810
2.	Warwick Farm	Sydney - South West	120	\$415,820
3.	Fairfield	Sydney - South West	147	\$416,280
4.	Lakemba	Sydney - Inner South West	170	\$429,941
5.	Mount Druitt	Sydney - Blacktown	217	\$443,188
6.	Canley Vale	Sydney - South West	50	\$449,516
7.	Wiley Park	Sydney - Inner South West	90	\$450,756
8.	Liverpool	Sydney - South West	613	\$451,020
9.	Cabramatta	Sydney - South West	139	\$451,134
10.	Jamisontown	Sydney - Outer West and Blue Mountains	39	\$455,851

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Marsden Park	Sydney - Blacktown	-4.3%	\$819,590
2.	The Entrance North	Central Coast	-2.8%	\$716,205
3.	Wyoming	Central Coast	-2.2%	\$547,285
4.	West Gosford	Central Coast	-1.8%	\$548,085
5.	Ramsgate Beach	Sydney - Inner South West	-1.8%	\$883,016
6.	Kirribilli	Sydney - North Sydney and Hornsby	-1.3%	\$1,599,506
7.	Narara	Central Coast	-1.3%	\$611,412
8.	Caringbah South	Sydney - Sutherland	-1.2%	\$1,572,810
9.	Guildford	Sydney - Parramatta	-1.1%	\$469,146
10.	The Entrance	Central Coast	-0.9%	\$638,691

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Lakemba	Sydney - Inner South West	6.5%	\$515
2.	Granville	Sydney - Parramatta	6.1%	\$553
3.	Wiley Park	Sydney - Inner South West	6.1%	\$501
4.	Mays Hill	Sydney - Parramatta	6.0%	\$620
5.	Rosehill	Sydney - Parramatta	6.0%	\$539
6.	Auburn	Sydney - Parramatta	6.0%	\$600
7.	Punchbowl	Sydney - Inner South West	5.9%	\$514
8.	Mascot	Sydney - City and Inner South	5.9%	\$912
9.	Harris Park	Sydney - Parramatta	5.9%	\$522
10.	Warwick Farm	Sydney - South West	5.9%	\$443

Regional NSW

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Byron Bay	Richmond - Tweed	79	\$1,355,910
2.	Suffolk Park	Richmond - Tweed	Richmond - Tweed 24	
3.	Thirroul	Illawarra	27	\$1,064,612
4.	Lennox Head	Richmond - Tweed	64	\$1,037,539
5.	Bowral	Southern Highlands and Shoalhaven	49	\$985,566
6.	Newcastle	Newcastle and Lake Macquarie	157	\$959,211
7.	Kiama	Illawarra	81	\$947,259
8.	Casuarina	Richmond - Tweed	63	\$899,083
9.	Pottsville	Richmond - Tweed	51	\$887,910
10.	Helensburgh	Illawarra	22	\$858,686

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Lavington	Murray	11.8%	\$303,275
2.	Pokolbin	Hunter Valley exc Newcastle	11.4%	\$447,816
3.	Tweed Heads West	Richmond - Tweed	10.8%	\$528,171
4.	Muswellbrook	Hunter Valley exc Newcastle	10.1%	\$315,423
5.	Singleton	Hunter Valley exc Newcastle	9.9%	\$396,739
6.	Kooringal	Riverina	9.8%	\$347,910
7.	Bomaderry	Southern Highlands and Shoalhaven	9.7%	\$520,914
8.	Grafton	Coffs Harbour - Grafton	8.6%	\$393,008
9.	Taree	Mid North Coast	8.1%	\$367,755
10.	Tweed Heads	Richmond - Tweed	7.8%	\$737,278

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Narooma	Capital Region	13.2%	\$426
2.	Muswellbrook	Hunter Valley exc Newcastle	12.8%	\$366
З.	Moama	Murray	9.6%	\$374
4.	Mulwala	Murray	9.4%	\$351
5.	Belmont	Newcastle and Lake Macquarie	9.3%	\$464
6.	Charlestown	Newcastle and Lake Macquarie	8.9%	\$526
7.	Jesmond	Newcastle and Lake Macquarie	8.7%	\$461
8.	Tweed Heads	Richmond - Tweed	8.7%	\$654
9.	Tweed Heads West	Richmond - Tweed	8.6%	\$555
10.	Cessnock	Hunter Valley exc Newcastle	8.5%	\$407



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	North Tamworth	New England and North West	17	\$294,987
2.	East Tamworth	New England and North West	19	\$296,273
3.	Lavington	Murray	86	\$303,275
4.	North Albury	Murray	21	\$307,885
5.	Muswellbrook	Hunter Valley exc Newcastle	60	\$315,423
6.	Moama	Murray	34	\$315,880
7.	East Albury	Murray	28	\$319,466
8.	Corowa	Murray	23	\$324,112
9.	Casino	Richmond - Tweed	25	\$331,229
10.	West Albury	Murray	25	\$340,726

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Mudgee	Central West	-11.4%	\$418,119
2.	Ocean Shores	Richmond - Tweed	-8.5%	\$784,936
З.	Suffolk Park	Richmond - Tweed	-8.3%	\$1,113,674
4.	Soldiers Point	Hunter Valley exc Newcastle	-7.6%	\$842,854
5.	Thirroul	Illawarra	-7.3%	\$1,064,612
6.	Lennox Head	Richmond - Tweed	-7.3%	\$1,037,539
7.	Yamba	Coffs Harbour - Grafton	-7.1%	\$649,882
8.	Batehaven	Capital Region	-6.5%	\$449,679
9.	Belmont	Newcastle and Lake Macquarie	-6.2%	\$558,492
10.	Byron Bay	Richmond - Tweed	-6.0%	\$1,355,910

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Sussex Inlet	Southern Highlands and Shoalhaven	7.6%	\$660
2.	Moama	Murray	6.3%	\$374
3.	Muswellbrook	Hunter Valley exc Newcastle	6.2%	\$366
4.	Crestwood	Capital Region	6.0%	\$446
5.	Lavington	Murray	5.8%	\$326
6.	Casino	Richmond - Tweed	5.8%	\$357
7.	Queanbeyan East	Capital Region	5.7%	\$450
8.	East Albury	Murray	5.6%	\$338
9.	Queanbeyan	Capital Region	5.6%	\$453
10.	Singleton	Hunter Valley exc Newcastle	5.5%	\$403

VIC



#	Sales price	Sales date	Address
1	\$41,000,000	Mar-23	20 Shakespeare Grove, Hawthorn VIC
2	\$33,500,000	Apr-23	1 Whernside Avenue, Toorak VIC
3	\$29,500,000	Feb-23	3 Macquarie Road, Toorak VIC
4	\$24,500,000	Jun-23	27-29 Kent Avenue, Brighton VIC
5	\$23,351,000	Jul-23	50 Clendon Road, Toorak VIC

Best performers 2023

		το Π Π Ο Π Ο Units	
Most expensive suburb		Most expensive suburb	
TOORAK (MELBOURNE - INNER)	\$5,871,615	BEAUMARIS (MELBOURNE - INNER SOUTH)	\$1,304,489
Most affordable suburb		Most affordable suburb	
RAINBOW (NORTH WEST)	\$149,475	MOE (LATROBE – GIPPSLAND)	\$267,646
Strongest 12 month growth in values		Strongest 12 month growth in values	
KYABRAM (SHEPPARTON)	13.9%	BALWYN NORTH (MELBOURNE – INNER EAST)	14.0%
Strongest 12 month decline in values		Strongest 12 month decline in values	
ROCHESTER (SHEPPARTON)	-26.0%	BLACK ROCK (MELBOURNE – INNER SOUTH)	-9.0%
Strongest 12 month growth in rents		Strongest 12 month growth in rents	
KEW EAST (MELBOURNE - INNER EAST)	24.5%	TRAVANCORE (MELBOURNE - INNER)	22.3%
Highest gross rental yields		Highest gross rental yields	
NHILL (NORTH WEST)	7.3%	CARLTON (MELBOURNE - INNER)	7.2%

Highest Total Value of Sales

Houses - Greater Melbourne

#	Suburb	Region	Number sold (12m) Sept 2023	Total value 12m Sept 2023	Median value Nov 2023
1	Brighton	Melbourne - Inner South	220	\$892,575,022	\$3,494,479
2	Glen Waverley	Melbourne - South East	447	\$860,680,544	\$1,787,498
3	Toorak	Melbourne - Inner	117	\$853,106,975	\$5,871,615
4	Point Cook	Melbourne - West	1,003	\$844,237,085	\$809,447
5	Kew	Melbourne - Inner East	245	\$815,723,187	\$2,685,171

Houses - Regional VIC

1 Ocean Grove	Geelong	260	\$307,932,350	\$1,056,106
2 Torquay	Geelong	211	\$302,754,714	\$1,316,540
3 Mildura	North West	592	\$272,109,472	\$438,924
4 Warrnambool	Warrnambool and South West	410	\$267,193,060	\$588,475
5 Highton	Geelong	262	\$250,941,800	\$968,660

Units - Greater Melbourne

1 Melbourne	Melbourne - Inner	1386	\$791,729,223	\$473,589
2 South Yarra	Melbourne - Inner	531	\$438,531,768	\$618,212
3 Southbank	Melbourne - Inner	555	\$325,721,813	\$585,805
4 Brighton	Melbourne - Inner South	198	\$294,019,151	\$1,165,834
5 Toorak	Melbourne - Inner	168	\$279,804,456	\$1,260,416

Units – Regional VIC

1 Geelong	Geelong	77	\$64,512,794	\$646,803
2 Ocean Grove	Geelong	48	\$42,894,500	\$850,939
3 Belmont	Geelong	81	\$42,832,999	\$506,043
4 Highton	Geelong	74	\$41,558,998	\$524,079
5 Mildura	North West	112	\$40,548,950	\$297,496

Greater Melbourne

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Toorak	Melbourne - Inner	117	\$5,871,615
2.	Brighton	Melbourne - Inner South	220	\$3,494,479
З.	Portsea	Mornington Peninsula	19	\$3,120,373
4.	Malvern	Melbourne - Inner South	109	\$3,087,157
5.	Canterbury	Melbourne - Inner East	77	\$3,023,736
6.	Balwyn	Melbourne - Inner East	177	\$2,770,922
7.	Armadale	Melbourne - Inner	86	\$2,746,602
8.	Kew	Melbourne - Inner East	245	\$2,685,171
9.	Middle Park	Melbourne - Inner	53	\$2,616,560
10.	St Kilda West	Melbourne - Inner	15	\$2,604,573

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Murrumbeena	Melbourne - Inner South	13.2%	\$1,714,620
2.	Mount Waverley	Melbourne - South East	11.1%	\$1,721,398
3.	Plenty	Melbourne - North East	10.9%	\$1,745,582
4.	Mont Albert	Melbourne - Inner East	10.8%	\$2,335,511
5.	Glen Waverley	Melbourne - South East	10.8%	\$1,787,498
6.	Wantirna	Melbourne - Outer East	10.4%	\$1,186,256
7.	Chelsea Heights	Melbourne - Inner South	10.3%	\$996,893
8.	Croydon South	Melbourne - Outer East	10.2%	\$949,709
9.	Wantirna South	Melbourne - Outer East	10.2%	\$1,271,587
10.	Wheelers Hill	Melbourne - South East	10.1%	\$1,480,208

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Kew East	Melbourne - Inner East	24.5%	\$977
2.	Niddrie	Melbourne - North West	19.9%	\$645
3.	Keilor East	Melbourne - North West	19.4%	\$610
4.	Clayton	Melbourne - South East	19.3%	\$603
5.	Coolaroo	Melbourne - North West	19.2%	\$466
6.	Kew	Melbourne - Inner East	19.1%	\$1,117
7.	Jacana	Melbourne - North West	19.1%	\$458
8.	Avondale Heights	Melbourne - North West	18.9%	\$567
9.	Hughesdale	Melbourne - Inner South	18.7%	\$793
10.	Airport West	Melbourne - North West	18.5%	\$559



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Melton	Melbourne - West	137	\$468,925
2.	Melton South	Melbourne - West	192	\$492,010
3.	Coolaroo	Melbourne - North West	31	\$515,628
4.	Dallas	Melbourne - North West	77	\$537,510
5.	Jacana	Melbourne - North West	19	\$556,703
6.	Campbellfield	Melbourne - North West	35	\$558,649
7.	Kurunjang	Melbourne - West	162	\$562,092
8.	Broadmeadows	Melbourne - North West	120	\$569,063
9.	Melton West	Melbourne - West	158	\$571,537
10.	Meadow Heights	Melbourne - North West	120	\$572,797

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Jacana	Melbourne - North West	-6.6%	\$556,703
2.	Albert Park	Melbourne - Inner	-6.3%	\$2,275,200
3.	Alphington	Melbourne - Inner	-5.7%	\$1,938,181
4.	Fairfield	Melbourne - Inner	-5.5%	\$1,779,385
5.	New Gisborne	Melbourne - North West	-4.3%	\$872,170
6.	Carlton North	Melbourne - Inner	-4.2%	\$1,549,990
7.	Gisborne	Melbourne - North West	-3.9%	\$990,385
8.	Melton	Melbourne - West	-3.6%	\$468,925
9.	Broadmeadows	Melbourne - North West	-3.6%	\$569,063
10.	Fitzroy	Melbourne - Inner	-3.6%	\$1,622,213

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Coolaroo	Melbourne - North West	4.8%	\$466
2.	Dallas	Melbourne - North West	4.5%	\$470
3.	Campbellfield	Melbourne - North West	4.5%	\$472
4.	Melton	Melbourne - West	4.4%	\$403
5.	Meadow Heights	Melbourne - North West	4.4%	\$471
6.	Melton South	Melbourne - West	4.4%	\$412
7.	Jacana	Melbourne - North West	4.3%	\$458
8.	Broadmeadows	Melbourne - North West	4.3%	\$457
9.	Wollert	Melbourne - North East	4.2%	\$582
10.	Roxburgh Park	Melbourne - North West	4.2%	\$510

Regional VIC

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Aireys Inlet	Geelong	22	\$1,929,346
2.	Lorne	Geelong	28	\$1,899,846
3.	Barwon Heads	Geelong	54	\$1,664,782
4.	Anglesea	Geelong	61	\$1,648,122
5.	Point Lonsdale	Geelong	57	\$1,487,393
6.	Jan Juc	Geelong	41	\$1,347,497
7.	Torquay	Geelong	211	\$1,316,540
8.	Queenscliff	Geelong	22	\$1,309,593
9.	Newtown	Geelong	137	\$1,216,661
10.	Inverleigh	Geelong	16	\$1,198,625

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Kyabram	Shepparton	13.9%	\$437,436
2.	Avenel	Hume	13.5%	\$618,877
3.	Nhill	North West	8.2%	\$222,670
4.	Korumburra	Latrobe - Gippsland	6.5%	\$587,858
5.	Baranduda	Hume	5.3%	\$682,731
6.	Hamlyn Heights	Geelong	5.1%	\$780,999
7.	Nagambie	Hume	4.8%	\$658,604
8.	Yarragon	Latrobe - Gippsland	4.5%	\$647,417
9.	Venus Bay	Latrobe - Gippsland	4.3%	\$648,714
10.	Thomson	Geelong	4.3%	\$742,106

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Kyabram	Shepparton	15.4%	\$475
2.	Mooroopna	Shepparton	11.4%	\$455
3.	Echuca	Shepparton	11.3%	\$540
4.	Port Fairy	Warrnambool and South West	10.1%	\$499
5.	Shepparton	Shepparton	9.8%	\$460
6.	Nagambie	Hume	9.7%	\$498
7.	Dennington	Warrnambool and South West	9.6%	\$533
8.	Maryborough	Ballarat	9.4%	\$385
9.	Cardigan	Ballarat	8.9%	\$480
10.	Winter Valley	Ballarat	8.8%	\$458



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Rainbow	North West	17	\$149,475
2.	Ouyen	North West	21	\$167,782
3.	Warracknabeal	North West	52	\$206,005
4.	Dimboola	North West	21	\$208,896
5.	Nhill	North West	51	\$222,670
6.	Kerang	North West	76	\$268,026
7.	St Arnaud	North West	37	\$275,632
8.	Edenhope	North West	19	\$281,452
9.	Casterton	Warrnambool and South West	26	\$292,309
10.	Cohuna	North West	49	\$298,180

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Rochester	Shepparton	-26.0%	\$301,518
2.	Lorne	Geelong	-13.9%	\$1,899,846
3.	Mount Helen	Ballarat	-13.0%	\$618,552
4.	Portland	Warrnambool and South West	-12.7%	\$391,095
5.	Yarram	Latrobe - Gippsland	-11.6%	\$376,180
6.	Ouyen	North West	-10.3%	\$167,782
7.	Soldiers Hill	Ballarat	-9.9%	\$572,111
8.	Buninyong	Ballarat	-9.8%	\$725,282
9.	Coronet Bay	Latrobe - Gippsland	-9.6%	\$558,004
10.	Elliminyt	Warrnambool and South West	-8.7%	\$626,099

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Nhill	North West	7.3%	\$314
2.	Red Cliffs	North West	6.3%	\$391
3.	Mortlake	Warrnambool and South West	6.2%	\$394
4.	Mooroopna	Shepparton	5.9%	\$455
5.	Morwell	Latrobe - Gippsland	5.9%	\$383
6.	Stawell	North West	5.7%	\$372
7.	Ararat	North West	5.6%	\$379
8.	Portland	Warrnambool and South West	5.6%	\$416
9.	Horsham	North West	5.5%	\$387
10.	Moe	Latrobe - Gippsland	5.4%	\$385

Greater Melbourne

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Beaumaris	Melbourne - Inner South	68	\$1,304,489
2.	Balwyn North	Melbourne - Inner East	59	\$1,303,414
3.	Ashburton	Melbourne - Inner East	19	\$1,299,381
4.	Toorak	Melbourne - Inner	168	\$1,260,416
5.	Brighton	Melbourne - Inner South	198	\$1,165,834
6.	Brighton East	Melbourne - Inner South	65	\$1,086,761
7.	Mount Waverley	Melbourne - South East	187	\$1,061,374
8.	Mont Albert North	Melbourne - Inner East	19	\$1,046,102
9.	Black Rock	Melbourne - Inner South	44	\$1,030,505
10.	Bentleigh East	Melbourne - Inner South	202	\$1,010,040

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Balwyn North	Melbourne - Inner East	14.0%	\$1,303,414
2.	Wheelers Hill	4 Melbourne - South East	13.7%	\$779,828
3.	Altona North	Melbourne - West	12.4%	\$774,936
4.	Ivanhoe	Melbourne - North East	11.6%	\$786,663
5.	Rosanna	Melbourne - North East	11.1%	\$799,823
6.	Brighton East	Melbourne - Inner South	10.9%	\$1,086,761
7.	Greensborough	Melbourne - North East	10.5%	\$723,217
8.	Bacchus Marsh	Melbourne - West	10.4%	\$423,691
9.	Blackburn North	Melbourne - Inner East	9.6%	\$924,814
10.	Aspendale	Melbourne - Inner South	9.5%	\$953,872

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Travancore	Melbourne - Inner	22.3%	\$517
2.	Clayton South	Melbourne - South East	21.6%	\$541
3.	Springvale South	Melbourne - South East	20.1%	\$480
4.	Noble Park	Melbourne - South East	19.0%	\$465
5.	Hawthorn	Melbourne - Inner East	18.2%	\$530
6.	Box Hill	Melbourne - Inner East	18.1%	\$558
7.	Hawthorn East	Melbourne - Inner East	17.9%	\$571
8.	Oakleigh	Melbourne - South East	17.0%	\$553
9.	Dandenong	Melbourne - South East	17.0%	\$434
10.	Springvale	Melbourne - South East	16.9%	\$484



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Carlton	Melbourne - Inner	254	\$353,375
2.	Melton South	Melbourne - West	37	\$357,852
3.	Melton	Melbourne - West	30	\$365,841
4.	Travancore	Melbourne - Inner	82	\$371,281
5.	Flemington	Melbourne - Inner	31	\$375,148
6.	Albion	Melbourne - West	56	\$383,785
7.	Notting Hill	Melbourne - South East	67	\$389,757
8.	Dandenong	Melbourne - South East	251	\$410,893
9.	Darley	Melbourne - West	22	\$422,329
10.	Werribee	Melbourne - West	150	\$422,974

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Black Rock	Melbourne - Inner South	-9.0%	\$1,030,505
2.	Kingsville	Melbourne - West	-7.7%	\$500,241
3.	Carlton	Melbourne - Inner	-5.4%	\$353,375
4.	Bulleen	Melbourne - Inner East	-5.3%	\$864,699
5.	Seddon	Melbourne - West	-5.2%	\$595,664
6.	North Melbourne	Melbourne - Inner	-5.2%	\$489,107
7.	St Albans	Melbourne - West	-4.5%	\$466,650
8.	Deer Park	Melbourne - West	-4.5%	\$480,004
9.	Clayton South	Melbourne - South East	-4.4%	\$581,075
10.	Sydenham	Melbourne - West	-4.1%	\$456,376

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Carlton	Melbourne - Inner	7.2%	\$502
2.	Travancore	Melbourne - Inner	6.8%	\$517
3.	Melbourne	Melbourne - Inner	6.4%	\$624
4.	Notting Hill	Melbourne - South East	6.3%	\$503
5.	West Melbourne	Melbourne - Inner	5.7%	\$588
6.	Southbank	Melbourne - Inner	5.7%	\$649
7.	Flemington	Melbourne - Inner	5.7%	\$443
8.	Box Hill	Melbourne - Inner East	5.5%	\$558
9.	Footscray	Melbourne - West	5.5%	\$479
10.	Docklands	Melbourne - Inner	5.4%	\$672

Regional VIC

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Lorne	Geelong	14	\$1,021,477
2.	Torquay	Geelong	37	\$876,024
3.	Ocean Grove	Geelong	48	\$850,939
4.	Portarlington	Geelong	17	\$648,389
5.	Geelong	Geelong	77	\$646,803
6.	Newtown	Geelong	56	\$567,995
7.	Cowes	Latrobe - Gippsland	40	\$560,738
8.	Highton	Geelong	74	\$524,079
9.	Hamlyn Heights	Geelong	34	\$516,372
10.	Mansfield	Hume	20	\$514,476

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Horsham	North West	9.4%	\$316,646
2.	Mildura	North West	9.1%	\$297,496
3.	Wodonga	Hume	7.8%	\$345,815
4.	West Wodonga	Hume	7.0%	\$346,071
5.	Мое	Latrobe - Gippsland	7.0%	\$267,646
6.	Echuca	Shepparton	5.8%	\$416,283
7.	Kyabram	Shepparton	5.5%	\$356,873
8.	Shepparton	Shepparton	5.3%	\$342,952
9.	Morwell	Latrobe - Gippsland	4.9%	\$284,534
10.	Drouin	Latrobe - Gippsland	3.7%	\$428,063

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Shepparton	Shepparton	11.2%	\$352
2.	Drouin	Latrobe - Gippsland	10.4%	\$384
3.	Wendouree	Ballarat	9.8%	\$334
4.	Warragul	Latrobe - Gippsland	9.5%	\$373
5.	Mount Clear	Ballarat	9.3%	\$361
6.	Mildura	North West	8.9%	\$337
7.	Wodonga	Hume	8.7%	\$367
8.	West Wodonga	Hume	8.2%	\$357
9.	Sebastopol	Ballarat	8.0%	\$336
10.	Flora Hill	Bendigo	7.9%	\$362



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Moe	Latrobe - Gippsland	37	\$267,646
2.	Morwell	Latrobe - Gippsland	33	\$284,534
3.	Ararat	North West	17	\$288,055
4.	Mildura	North West	112	\$297,496
5.	Portland	Warrnambool and South West	19	\$303,442
6.	Mooroopna	Shepparton	18	\$305,451
7.	Benalla	Hume	23	\$307,544
8.	Horsham	North West	45	\$316,646
9.	Traralgon	Latrobe - Gippsland	73	\$316,920
10.	Swan Hill	North West	28	\$322,601

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Torquay	Geelong	-8.8%	\$876,024
2.	Drysdale	Geelong	-8.4%	\$492,594
3.	Benalla	Hume	-7.8%	\$307,544
4.	Flora Hill	Bendigo	-6.4%	\$388,817
5.	Wonthaggi	Latrobe - Gippsland	-6.2%	\$461,114
6.	Norlane	Geelong	-5.6%	\$413,159
7.	Newtown	Geelong	-5.6%	\$567,995
8.	Hamlyn Heights	Geelong	-5.5%	\$516,372
9.	Cowes	Latrobe - Gippsland	-4.4%	\$560,738
10.	Grovedale	Geelong	-4.2%	\$473,439

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Benalla	Hume	5.8%	\$350
2.	Mildura	North West	5.7%	\$337
З.	Sale	Latrobe - Gippsland	5.7%	\$356
4.	Moe	Latrobe - Gippsland	5.6%	\$289
5.	Traralgon	Latrobe - Gippsland	5.6%	\$329
6.	Morwell	Latrobe - Gippsland	5.5%	\$294
7.	Wodonga	Hume	5.4%	\$367
8.	West Wodonga	Hume	5.3%	\$357
9.	Shepparton	Shepparton	5.2%	\$352
10.	Golden Square	Bendigo	5.2%	\$364

QLD

TOP 5 SALES

# 5	Sales price	Sales date	Address
1	\$24,800,000	Sep-23	5 Mcmillan Court, Southport QLD
2	\$24,000,000	Jul-23	59 the Corso, Surfers Paradise QLD
3	\$20,500,000	Apr-23	101A Welsby Street, New Farm QLD
4	\$19,300,000	Apr-23	91 Commodore Drive, Surfers Paradise QLD
5	\$14,100,000	Jul-23	89A Albatross Avenue, Mermaid Beach QLD

Best performers 2023

Houses			
Most expensive suburb		Most expensive suburb	
NEW FARM (BRISBANE INNER CITY)	\$2,795,456	NOOSA HEADS (SUNSHINE COAST)	\$1,707,637
Most affordable suburb		Most affordable suburb	
COLLINSVILLE (MACKAY - ISAAC - WHITSUNDAY)	\$155,002	LAGUNA QUAYS (MACKAY - ISAAC - WHITSUNDAY)	\$92,428
Strongest 12 month growth in values		Strongest 12 month growth in values	
MACGREGOR (BRISBANE - SOUTH)	24.7%	SLACKS CREEK (LOGAN - BEAUDESERT)	27.4%
Strongest 12 month decline in values		Strongest 12 month decline in values	
SUNRISE BEACH (SUNSHINE COAST)	-4.8%	SUNRISE BEACH (SUNSHINE COAST)	-6.7%
Strongest 12 month growth in rents		Strongest 12 month growth in rents	
MORANBAH (MACKAY - ISAAC - WHITSUNDAY)	20.5%	MORANBAH (MACKAY - ISAAC - WHITSUNDAY)	19.6%
Highest gross rental yields		Highest gross rental yields	
COLLINSVILLE (MACKAY - ISAAC - WHITSUNDAY)	12.8%	MORANBAH (MACKAY - ISAAC - WHITSUNDAY)	10.7%

QLD

Highest Total Value of Sales

Houses - Greater Brisbane

#	Suburb	Region	Number sold (12m) Sept 2023	Total value 12m Sept 2023	Median value Nov 2023
1	North Lakes	Moreton Bay - South	439	\$345,654,599	\$820,749
2	Caboolture	Moreton Bay - North	533	\$344,483,809	\$635,633
3	Morayfield	Moreton Bay - North	452	\$322,988,508	\$648,419
4	Camp Hill	Brisbane - South	187	\$299,841,155	\$1,533,949
5	Narangba	Moreton Bay - North	377	\$296,556,098	\$814,430
	` Houses – Regi	onal QLD			
1	Hope Island	Gold Coast	295	\$624,471,666	\$1,362,075
2	Buderim	Sunshine Coast	506	\$600,196,744	\$1,119,233
3	Broadbeach Waters	Gold Coast	179	\$447,999,076	\$2,005,020
4	Noosaville	Sunshine Coast	169	\$383,984,454	\$1,954,901
5	Palm Beach	Gold Coast	209	\$379,310,420	\$1,665,627
	Units - Greate	r Brisbane			
1	Brisbane City	Brisbane Inner City	753	\$484,525,643	\$599,457
2	Newstead	Brisbane Inner City	382	\$294,071,890	\$707,678
3	South Brisbane	Brisbane Inner City	469	\$291,455,514	\$625,144
4	New Farm	Brisbane Inner City	253	\$288,377,500	\$832,818
5	West End	Brisbane Inner City	398	\$271,675,943	\$707,173
	J Units – Region	al QLD			
1	Surfers Paradise	Gold Coast	1499	\$1,174,281,329	\$672,734
2	Broadbeach	Gold Coast	450	\$457,525,936	\$955,305
3	Southport	Gold Coast	712	\$430,390,525	\$619,984
4	Maroochydore	Sunshine Coast	399	\$339,411,708	\$781,397

258

\$260,842,076

5 Palm Beach

Gold Coast

CoreLogic

\$902,348

Greater Brisbane

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	New Farm	Brisbane Inner City	52	\$2,795,456
2.	Ascot	Brisbane Inner City	56	\$2,462,657
З.	Chandler	Brisbane - East	17	\$2,382,958
4.	Hamilton	Brisbane Inner City	67	\$2,296,135
5.	Teneriffe	Brisbane Inner City	28	\$2,167,338
6.	Hawthorne	Brisbane Inner City	63	\$2,020,014
7.	Bulimba	Brisbane Inner City	107	\$1,973,404
8.	Brookfield	Brisbane - West	54	\$1,838,101
9.	St Lucia	Brisbane - West	64	\$1,808,418
10.	Pullenvale	Brisbane - West	35	\$1,801,767

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Macgregor	Brisbane - South	24.7%	\$1,176,284
2.	Coopers Plains	Brisbane - South	24.6%	\$946,069
3.	Salisbury	Brisbane - South	23.0%	\$1,024,724
4.	Wishart	Brisbane - South	22.9%	\$1,297,882
5.	Eight Mile Plains	Brisbane - South	22.8%	\$1,300,767
6.	Ascot	Brisbane Inner City	22.6%	\$2,462,657
7.	Kuraby	Brisbane - South	21.3%	\$1,097,853
8.	Mackenzie	Brisbane - South	21.2%	\$1,442,528
9.	Gordon Park	Brisbane - North	20.9%	\$1,406,369
10.	Sunnybank	Brisbane - South	20.2%	\$1,233,951

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Teneriffe	Brisbane Inner City	18.3%	\$1,094
2.	Wooloowin	Brisbane Inner City	16.0%	\$833
3.	Grange	Brisbane Inner City	14.2%	\$924
4.	Windsor	Brisbane Inner City	13.4%	\$819
5.	Kelvin Grove	Brisbane Inner City	13.1%	\$782
6.	Inala	lpswich	12.2%	\$519
7.	Bald Hills	Brisbane - North	12.0%	\$650
8.	McDowall	Brisbane - North	11.7%	\$801
9.	Robertson	Brisbane - South	11.5%	\$773
10.	Hemmant	Brisbane - East	11.5%	\$700



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Russell Island	Brisbane - East	284	\$384,002
2.	Lamb Island	Brisbane - East	29	\$400,506
3.	Macleay Island	Brisbane - East	136	\$421,231
4.	Toogoolawah	Ipswich	39	\$425,802
5.	Riverview	Ipswich	47	\$440,325
6.	One Mile	Ipswich	47	\$444,386
7.	Coochiemudlo Island	Brisbane - East	32	\$447,887
8.	Leichhardt	Ipswich	132	\$450,529
9.	Laidley	Ipswich	124	\$452,303
10.	Basin Pocket	Ipswich	29	\$467,370

Strongest 12 month decline in values

			Annual	Median
#	Suburb	Region	change	value
1.	Woodford	Moreton Bay - North	1.2%	\$779,181
2.	Mundoolun	Logan - Beaudesert	2.2%	\$951,616
3.	Delaneys Creek	Moreton Bay - North	2.2%	\$975,803
4.	Jimboomba	Logan - Beaudesert	2.2%	\$903,900
5.	Ningi	Moreton Bay - North	2.3%	\$720,740
6.	Chambers Flat	Logan - Beaudesert	2.4%	\$1,156,982
7.	Banksia Beach	Moreton Bay - North	2.7%	\$914,544
8.	Munruben	Logan - Beaudesert	2.8%	\$986,290
9.	D'Aguilar	Moreton Bay - North	2.9%	\$760,919
10.	Thornlands	Brisbane - East	3.2%	\$893,120

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Russell Island	Brisbane - East	5.5%	\$415
2.	Laidley	Ipswich	5.5%	\$468
3.	Kilcoy	Moreton Bay - North	5.4%	\$491
4.	Lowood	Ipswich	5.3%	\$490
5.	Macleay Island	Brisbane - East	5.3%	\$434
6.	North Booval	Ipswich	5.3%	\$494
7.	Plainland	Ipswich	5.3%	\$583
8.	Eagleby	Logan - Beaudesert	5.3%	\$550
9.	One Mile	Ipswich	5.2%	\$459
10.	Rosewood	Ipswich	5.2%	\$508

Regional QLD

Top 10 Suburbs

Most expensive suburbs

			Number sold	Median
#	Suburb	Region	(12m to Sep 23)	value
1.	Sunshine Beach	Sunshine Coast	37	\$2,380,326
2.	Surfers Paradise	Gold Coast	130	\$2,261,713
3.	Noosa Heads	Sunshine Coast	84	\$2,235,255
4.	Mermaid Beach	Gold Coast	37	\$2,203,048
5.	Broadbeach Waters	Gold Coast	179	\$2,005,020
6.	Noosaville	Sunshine Coast	169	\$1,954,901
7.	Clear Island Waters	Gold Coast	36	\$1,945,605
8.	Bundall	Gold Coast	92	\$1,897,821
9.	Paradise Point	Gold Coast	136	\$1,874,263
10.	Peregian Beach	Sunshine Coast	96	\$1,836,973

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Mount Morgan	Central Queensland	22.8%	\$198,636
2.	Gilston	Gold Coast	17.4%	\$1,074,328
3.	Rosemount	Sunshine Coast	17.0%	\$1,247,260
4.	Blackwater	Central Queensland	17.0%	\$184,070
5.	Mount Perry	Wide Bay	16.5%	\$260,167
6.	Nerang	Gold Coast	16.3%	\$846,338
7.	Kawana	Central Queensland	16.1%	\$396,119
8.	Goombungee	Darling Downs - Maranoa	16.0%	\$415,637
9.	Leyburn	Darling Downs - Maranoa	16.0%	\$445,771
10.	Goondiwindi	Darling Downs - Maranoa	15.9%	\$430,669

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Moranbah	Mackay - Isaac - Whitsunday	20.5%	\$608
2.	Mount Morgan	Central Queensland	18.4%	\$370
3.	Kingaroy	Wide Bay	17.8%	\$501
4.	Nanango	Wide Bay	17.6%	\$441
5.	Dysart	Mackay - Isaac - Whitsunday	16.9%	\$398
6.	Pittsworth	Darling Downs - Maranoa	16.0%	\$433
7.	Wyreema	Toowoomba	15.5%	\$497
8.	Dalby	Darling Downs - Maranoa	14.7%	\$434
9.	Bowen	Mackay - Isaac - Whitsunday	14.0%	\$505
10.	Barney Point	Central Queensland	13.2%	\$408



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Collinsville	Mackay - Isaac - Whitsunday	61	\$155,002
2.	Tara	Darling Downs - Maranoa	50	\$165,308
3.	Sapphire Central	Central Queensland	33	\$179,282
4.	Blackwater	Central Queensland	137	\$184,070
5.	Mundubbera	Wide Bay	18	\$189,896
6.	Monto	Wide Bay	59	\$192,642
7.	Moura	Central Queensland	115	\$193,227
8.	Ingham	Townsville	98	\$195,112
9.	Capella	Central Queensland	27	\$196,864
10.	Mount Morgan	Central Queensland	78	\$198,636

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Sunrise Beach	Sunshine Coast	-4.8%	\$1,781,857
2.	Wonga Beach	Cairns	-4.5%	\$460,842
3.	Barney Point	Central Queensland	-4.4%	\$273,805
4.	Buddina	Sunshine Coast	-4.4%	\$1,496,952
5.	South Gladstone	Central Queensland	-4.1%	\$305,956
6.	Minyama	Sunshine Coast	-4.0%	\$1,632,350
7.	Nirimba	Sunshine Coast	-2.3%	\$777,851
8.	Gladstone Central	Central Queensland	-1.8%	\$288,207
9.	West Gladstone	Central Queensland	-1.8%	\$304,009
10.	River Heads	Wide Bay	-1.4%	\$592,871

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Collinsville	Mackay - Isaac - Whitsunday	12.8%	\$363
2.	Dysart	Mackay - Isaac - Whitsunday	10.6%	\$398
3.	Blackwater	Central Queensland	10.0%	\$384
4.	Moranbah	Mackay - Isaac - Whitsunday	9.8%	\$608
5.	Mount Morgan	Central Queensland	9.7%	\$370
6.	Moura	Central Queensland	9.6%	\$374
7.	Depot Hill	Central Queensland	9.6%	\$402
8.	Rockhampton City	Central Queensland	8.9%	\$411
9.	Clermont	Mackay - Isaac - Whitsunday	7.9%	\$389
10.	Berserker	Central Queensland	7.8%	\$429

Greater Brisbane

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Kenmore	Brisbane - West	30	\$941,189
2.	Point Lookout	Brisbane - East	21	\$921,510
3.	Bardon	Brisbane Inner City	30	\$868,490
4.	Bulimba	Brisbane Inner City	148	\$854,710
5.	Teneriffe	Brisbane Inner City	210	\$846,224
6.	The Gap	Brisbane - West	24	\$835,124
7.	New Farm	Brisbane Inner City	253	\$832,818
8.	Seven Hills	Brisbane Inner City	17	\$803,549
9.	Carindale	Brisbane - South	30	\$783,580
10.	Scarborough	Moreton Bay - North	82	\$780,387

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Slacks Creek	Logan - Beaudesert	27.4%	\$341,460
2.	Beenleigh	Logan - Beaudesert	25.7%	\$336,763
3.	Edens Landing	Logan - Beaudesert	25.3%	\$414,288
4.	Rochedale South	Logan - Beaudesert	25.1%	\$480,626
5.	Kooralbyn	Logan - Beaudesert	22.1%	\$259,091
6.	Eagleby	Logan - Beaudesert	21.4%	\$383,164
7.	Underwood	Logan - Beaudesert	21.1%	\$533,085
8.	Woodridge	Logan - Beaudesert	20.7%	\$288,040
9.	Kenmore	Brisbane - West	20.4%	\$941,189
10.	Waterford West	Logan - Beaudesert	19.9%	\$304,335

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Browns Plains	Logan - Beaudesert	18.8%	\$474
2.	Calamvale	Brisbane - South	18.5%	\$582
3.	Rochedale South	Logan - Beaudesert	18.4%	\$451
4.	Cannon Hill	Brisbane - South	17.7%	\$633
5.	Enoggera	Brisbane - West	17.6%	\$547
6.	Kelvin Grove	Brisbane Inner City	17.2%	\$566
7.	Windsor	Brisbane Inner City	17.0%	\$564
8.	Parkinson	Brisbane - South	17.0%	\$579
9.	Dutton Park	Brisbane - South	17.0%	\$528
10.	Brisbane City	Brisbane Inner City	17.0%	\$744



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Kooralbyn	Logan - Beaudesert	27	\$259,091
2.	Logan Central	Logan - Beaudesert	32	\$269,862
3.	Woodridge	Logan - Beaudesert	162	\$288,040
4.	Goodna	Ipswich	77	\$292,433
5.	Waterford West	Logan - Beaudesert	45	\$304,335
6.	Caboolture	Moreton Bay - North	98	\$328,020
7.	Booval	Ipswich	18	\$336,605
8.	Beenleigh	Logan - Beaudesert	110	\$336,763
9.	Slacks Creek	Logan - Beaudesert	71	\$341,460
10.	Bellbird Park	Ipswich	21	\$346,968

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Victoria Point	Brisbane - East	-0.9%	\$545,625
2.	Woody Point	Moreton Bay - North	3.3%	\$626,998
3.	Point Lookout	Brisbane - East	3.4%	\$921,510
4.	Thornlands	Brisbane - East	3.6%	\$563,774
5.	Wynnum	Brisbane - East	3.8%	\$646,789
6.	Brighton	Brisbane - North	3.9%	\$662,884
7.	Thorneside	Brisbane - East	4.0%	\$496,047
8.	Birkdale	Brisbane - East	4.1%	\$571,115
9.	Manly West	Brisbane - East	4.3%	\$624,485
10.	Cleveland	Brisbane - East	4.9%	\$619,629

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Spring Hill	Brisbane Inner City	7.2%	\$632
2.	Bethania	Logan - Beaudesert	7.1%	\$447
3.	Goodna	Ipswich	7.0%	\$398
4.	Woodridge	Logan - Beaudesert	7.0%	\$367
5.	Fortitude Valley	Brisbane Inner City	6.6%	\$612
6.	Waterford West	Logan - Beaudesert	6.5%	\$406
7.	Beenleigh	Logan - Beaudesert	6.5%	\$410
8.	Caboolture	Moreton Bay - North	6.5%	\$376
9.	Bundamba	Ipswich	6.4%	\$408
10.	Bowen Hills	Brisbane Inner City	6.3%	\$600

Regional QLD

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Noosa Heads	Sunshine Coast	127	\$1,707,637
2.	Sunshine Beach	Sunshine Coast	34	\$1,374,595
3.	Hollywell	Gold Coast	17	\$1,352,336
4.	Main Beach	Gold Coast	182	\$1,297,431
5.	Paradise Point	Gold Coast	95	\$1,214,999
6.	Coolangatta	Gold Coast	190	\$1,058,276
7.	Sunrise Beach	Sunshine Coast	36	\$1,013,607
8.	Burleigh Heads	Gold Coast	176	\$1,012,756
9.	Noosaville	Sunshine Coast	171	\$1,002,858
10.	Bilinga	Gold Coast	38	\$980,546

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Emerald	Central Queensland	20.9%	\$213,120
2.	Labrador	Gold Coast	16.3%	\$594,435
3.	Paradise Point	Gold Coast	15.7%	\$1,214,999
4.	Ayr	Townsville	15.7%	\$215,187
5.	Yeppoon	Central Queensland	15.4%	\$415,092
6.	Runaway Bay	Gold Coast	15.0%	\$846,140
7.	Rosslea	Townsville	14.4%	\$241,483
8.	Southport	Gold Coast	14.3%	\$619,984
9.	Centenary Heights	Toowoomba	14.2%	\$439,334
10.	South Gladstone	Central Queensland	14.1%	\$186,817

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Moranbah	Mackay - Isaac - Whitsunday	19.6%	\$559
2.	Cannonvale	Mackay - Isaac - Whitsunday	15.8%	\$536
3.	Bowen	Mackay - Isaac - Whitsunday	13.1%	\$400
4.	Maryborough	Wide Bay	12.3%	\$347
5.	Airlie Beach	Mackay - Isaac - Whitsunday	12.2%	\$537
6.	Holloways Beach	Cairns	12.1%	\$420
7.	Pialba	Wide Bay	12.0%	\$425
8.	South Mackay	Mackay - Isaac - Whitsunday	11.9%	\$404
9.	Palm Cove	Cairns	11.7%	\$519
10.	Atherton	Cairns	11.7%	\$342



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Laguna Quays	Mackay - Isaac - Whitsunday	24	\$92,428
2.	Dolphin Heads	Mackay - Isaac - Whitsunday	25	\$116,087
3.	Bucasia	Mackay - Isaac - Whitsunday	22	\$166,090
4.	New Auckland	Central Queensland	24	\$182,115
5.	South Gladstone	Central Queensland	56	\$186,817
6.	West Gladstone	Central Queensland	52	\$193,516
7.	East Mackay	Mackay - Isaac - Whitsunday	51	\$204,050
8.	Cranbrook	Townsville	36	\$205,938
9.	Emerald	Central Queensland	77	\$213,120
10.	Ayr	Townsville	24	\$215,187

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Sunrise Beach	Sunshine Coast	-6.7%	\$1,013,607
2.	Mackay	Mackay - Isaac - Whitsunday	-6.5%	\$261,163
3.	South Mackay	Mackay - Isaac - Whitsunday	-6.3%	\$237,686
4.	Rainbow Beach	Wide Bay	-4.9%	\$558,907
5.	Battery Hill	Sunshine Coast	-3.2%	\$522,604
6.	Scarness	Wide Bay	-2.9%	\$445,050
7.	Bowen	Mackay - Isaac - Whitsunday	-2.1%	\$269,863
8.	Cranbrook	Townsville	-1.7%	\$205,938
9.	Torquay	Wide Bay	-0.9%	\$388,073
10.	Belgian Gardens	Townsville	-0.9%	\$332,898

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Moranbah	Mackay - Isaac - Whitsunday	10.7%	\$559
2.	South Mackay	Mackay - Isaac - Whitsunday	9.4%	\$404
3.	Blacks Beach	Mackay - Isaac - Whitsunday	8.8%	\$454
4.	Cranbrook	Townsville	8.8%	\$321
5.	Woree	Cairns	8.7%	\$366
6.	Mackay	Mackay - Isaac - Whitsunday	8.7%	\$417
7.	Emerald	Central Queensland	8.3%	\$342
8.	Bowen	Mackay - Isaac - Whitsunday	8.2%	\$400
9.	Manunda	Cairns	7.9%	\$389
10.	Rosslea	Townsville	7.9%	\$357



TOP 5 SALES

# <mark>S</mark> o	ales price	Sales date	Address
1	\$7,750,000	Apr-23	39 Mills Terrace, North Adelaide SA
2	\$7,000,000	Jul-23	14 St Margaret Drive, Aldgate SA
3	\$5,900,000	Oct-23	23 Stirling Street, Tusmore SA
4	\$5,600,000	Feb-23	6 Church Road, Mitcham SA
5	\$5,350,000	Jan-23	14 Delamere Avenue, Netherby SA

Best performers 2023



Most expensive suburb

TOORAK GARDENS (ADELAIDE – CENTRAL AND HILLS)	\$2,280,433
Most affordable suburb	
PETERBOROUGH	
(BAROSSA – YORKE – MID NORTH)	\$162,775
Strongest 12 month growth in values	
PORT VINCENT (BAROSSA - YORKE -	
MID NORTH)	25.9%
Strongest 12 month decline in values	
BLACK FOREST (ADELAIDE - CENTRAL	
AND HILLS)	-6.1%
Strongest 12 month growth in rents	
MURRAY BRIDGE (SOUTH AUSTRALIA -	
SOUTH EAST)	18.1%
Highest gross rental yields	
PORT PIRIE WEST (BAROSSA - YORKE -	
MID NORTH)	9.3%



Most expensive suburb

KENT TOWN (ADELAIDE - CENTRAL AND HILLS)	\$672,240
Most affordable suburb	
WHYALLA (SOUTH AUSTRALIA - OUTBACK)	\$235,983
Strongest 12 month growth in values	
ANDREWS FARM (ADELAIDE - NORTH)	22.9%
Strongest 12 month decline in values	
WAYVILLE (ADELAIDE - CENTRAL AND HILLS)	-0.7%
Strongest 12 month growth in rents	
FINDON (ADELAIDE - WEST)	17.6%
Highest gross rental yields	
SALISBURY (ADELAIDE - NORTH)	6.7%

Highest Total Value of Sales

Houses - Greater Adelaide

#	Suburb	Region	Number sold (12m) Sept 2023	Total value 12m Sept 2023	Median value Nov 2023
1	Mount Barker	Adelaide - Central and Hills	426	\$289,102,313	\$673,803
2	Morphett Vale	Adelaide - South	386	\$203,641,363	\$560,764
3	Prospect	Adelaide - Central and Hills	151	\$169,421,512	\$1,114,931
4	Aldinga Beach	Adelaide - South	219	\$147,203,427	\$687,521
5	Hallett Cove	Adelaide - South	182	\$135,284,120	\$800,104

💾 Houses – Regional SA

1 Mount Gambier	South Australia - South East	434	\$180,532,082	\$394,043
2 Murray Bridge	South Australia - South East	322	\$123,561,789	\$377,126
3 Port Lincoln	South Australia - Outback	247	\$112,980,000	\$381,621
4 Encounter Bay	South Australia - South East	143	\$91,868,593	\$685,305
5 Strathalbyn	South Australia - South East	146	\$88,285,308	\$612,879

Units - Greater Adelaide

1 Adelaide	Adelaide - Central and Hills	591	\$294,170,859	\$463,046
2 Glenelg	Adelaide - South	101	\$88,785,560	\$601,250
3 Mawson Lakes	Adelaide - North	178	\$71,916,950	\$415,079
4 Norwood	Adelaide - Central and Hills	74	\$55,745,955	\$633,944
5 North Adelaide	Adelaide - Central and Hills	79	\$52,563,800	\$553,353

Units – Regional SA

1 Mount Gambier	South Australia - South East	93	\$29,056,621	\$312,294
2 Victor Harbor	South Australia - South East	24	\$10,417,500	\$410,140



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Greater Adelaide

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Toorak Gardens	Adelaide - Central and Hills	24	\$2,280,433
2.	Unley Park	Adelaide - Central and Hills	19	\$2,189,755
3.	Medindie	Adelaide - Central and Hills	18	\$2,079,899
4.	Tusmore	Adelaide - Central and Hills	14	\$2,041,924
5.	St Peters	Adelaide - Central and Hills	30	\$1,953,315
6.	Malvern	Adelaide - Central and Hills	25	\$1,950,308
7.	Joslin	Adelaide - Central and Hills	16	\$1,848,308
8.	St Georges	Adelaide - Central and Hills	20	\$1,776,131
9.	Millswood	Adelaide - Central and Hills	25	\$1,758,812
10.	Glenunga	Adelaide - Central and Hills	26	\$1,758,571

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Elizabeth North	Adelaide - North	18.4%	\$363,040
2.	Direk	Adelaide - North	18.0%	\$541,515
3.	Gawler West	Adelaide - North	17.6%	\$461,916
4.	Brahma Lodge	Adelaide - North	17.2%	\$544,034
5.	Ottoway	Adelaide - West	17.1%	\$611,954
6.	Mansfield Park	Adelaide - West	17.0%	\$690,311
7.	Sellicks Beach	Adelaide - South	16.6%	\$705,436
8.	Elizabeth Downs	Adelaide - North	16.5%	\$379,913
9.	Gawler South	Adelaide - North	16.4%	\$515,589
10.	Andrews Farm	Adelaide - North	16.3%	\$474,666

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Angle Vale	Adelaide - North	13.8%	\$547
2.	Richmond	Adelaide - West	13.6%	\$613
3.	Munno Para West	Adelaide - North	13.2%	\$497
4.	Port Willunga	Adelaide - South	12.8%	\$546
5.	Hillcrest	Adelaide - North	12.5%	\$603
6.	Sheidow Park	Adelaide - South	12.5%	\$634
7.	Valley View	Adelaide - North	12.3%	\$573
8.	Christie Downs	Adelaide - South	12.3%	\$501
9.	Ascot Park	Adelaide - South	12.3%	\$590
10.	Pennington	Adelaide - West	12.2%	\$568



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Elizabeth North	Adelaide - North	102	\$363,040
2.	Elizabeth South	Adelaide - North	53	\$369,044
3.	Elizabeth	Adelaide - North	13	\$375,594
4.	Elizabeth Downs	Adelaide - North	154	\$379,913
5.	Elizabeth Grove	Adelaide - North	47	\$385,409
6.	Davoren Park	Adelaide - North	167	\$392,303
7.	Smithfield	Adelaide - North	33	\$403,974
8.	Smithfield Plains	Adelaide - North	58	\$416,067
9.	Elizabeth Park	Adelaide - North	112	\$424,725
10.	Elizabeth Vale	Adelaide - North	62	\$433,130

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Black Forest	Adelaide - Central and Hills	-6.1%	\$1,102,033
2.	Beulah Park	Adelaide - Central and Hills	-1.2%	\$1,284,109
3.	Crafers	Adelaide - Central and Hills	-1.0%	\$1,215,053
4.	Henley Beach	Adelaide - West	-0.1%	\$1,296,036
5.	Glynde	Adelaide - Central and Hills	0.0%	\$892,692
6.	Marden	Adelaide - Central and Hills	0.1%	\$1,149,141
7.	Crafers West	Adelaide - Central and Hills	0.1%	\$1,279,672
8.	Fulham Gardens	Adelaide - West	0.2%	\$1,133,091
9.	Woodville Park	Adelaide - West	0.3%	\$808,694
10.	Hahndorf	Adelaide - Central and Hills	0.3%	\$1,052,929

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Elizabeth North	Adelaide - North	5.9%	\$412
2.	Elizabeth Downs	Adelaide - North	5.8%	\$426
3.	Smithfield	Adelaide - North	5.8%	\$441
4.	Eyre	Adelaide - North	5.7%	\$511
5.	Elizabeth South	Adelaide - North	5.7%	\$414
6.	Davoren Park	Adelaide - North	5.7%	\$427
7.	Elizabeth Grove	Adelaide - North	5.6%	\$418
8.	Elizabeth Park	Adelaide - North	5.6%	\$451
9.	Smithfield Plains	Adelaide - North	5.6%	\$443
10.	Munno Para	Adelaide - North	5.4%	\$487

Regional SA

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Port Elliot	South Australia - South East	49	\$746,045
2.	Hindmarsh Island	South Australia - South East	64	\$712,005
3.	Mount Compass	South Australia - South East	17	\$699,939
4.	Encounter Bay	South Australia - South East	143	\$685,305
5.	Middleton	South Australia - South East	41	\$683,283
6.	Carrickalinga	South Australia - South East	22	\$673,504
7.	Goolwa North	South Australia - South East	27	\$656,228
8.	Worrolong	South Australia - South East	22	\$651,663
9.	Lyndoch	Barossa - Yorke - Mid North	34	\$644,648
10.	Williamstown	Barossa - Yorke - Mid North	61	\$641,077

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Port Vincent	Barossa - Yorke - Mid North	25.9%	\$404,359
2.	Angaston	Barossa - Yorke - Mid North	23.9%	\$573,883
3.	Kapunda	Barossa - Yorke - Mid North	21.4%	\$445,814
4.	Kingscote	South Australia - South East	20.8%	\$434,232
5.	Moonta Bay	Barossa - Yorke - Mid North	19.1%	\$497,190
6.	Cleve	South Australia - Outback	18.5%	\$251,497
7.	Yorketown	Barossa - Yorke - Mid North	17.4%	\$365,369
8.	Carrickalinga	South Australia - South East	16.7%	\$673,504
9.	Wallaroo	Barossa - Yorke - Mid North	16.3%	\$399,487
10.	Freeling	Barossa - Yorke - Mid North	15.7%	\$560,442

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Murray Bridge	South Australia - South East	18.1%	\$430
2.	Port Lincoln	South Australia - Outback	15.7%	\$440
3.	Strathalbyn	South Australia - South East	12.6%	\$520
4.	Risdon Park	Barossa - Yorke - Mid North	10.5%	\$374
5.	Renmark	South Australia - South East	10.4%	\$395
6.	Port Pirie South	Barossa - Yorke - Mid North	10.0%	\$376
7.	Port Pirie West	Barossa - Yorke - Mid North	9.5%	\$361
8.	Nuriootpa	Barossa - Yorke - Mid North	9.0%	\$482
9.	Solomontown	Barossa - Yorke - Mid North	8.8%	\$360
10.	Angaston	Barossa - Yorke - Mid North	8.7%	\$466



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Peterborough	Barossa - Yorke - Mid North	56	\$162,775
2.	Pinnaroo	South Australia - South East	15	\$175,733
3.	Port Pirie West	Barossa - Yorke - Mid North	66	\$192,899
4.	Solomontown	Barossa - Yorke - Mid North	38	\$197,136
5.	Whyalla Stuart	South Australia - Outback	142	\$210,760
6.	Whyalla Norrie	South Australia - Outback	177	\$215,467
7.	Port Augusta	South Australia - Outback	133	\$219,069
8.	Keith	South Australia - South East	26	\$227,257
9.	Risdon Park	Barossa - Yorke - Mid North	108	\$231,375
10.	Port Pirie South	Barossa - Yorke - Mid North	82	\$234,699

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Roxby Downs	South Australia - Outback	-1.9%	\$263,511
2.	Kingston Se	South Australia - South East	-0.1%	\$405,486
3.	Berri	South Australia - South East	2.4%	\$298,345
4.	Barmera	South Australia - South East	2.9%	\$289,075
5.	Meningie	South Australia - South East	2.9%	\$344,773
6.	Goolwa North	South Australia - South East	3.2%	\$656,228
7.	Risdon Park South	Barossa - Yorke - Mid North	3.8%	\$259,984
8.	Robe	South Australia - South East	4.1%	\$554,186
9.	Renmark	South Australia - South East	4.3%	\$313,484
10.	Ceduna	South Australia - Outback	4.6%	\$240,226

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Port Pirie West	Barossa - Yorke - Mid North	9.3%	\$361
2.	Solomontown	Barossa - Yorke - Mid North	8.9%	\$360
3.	Risdon Park	Barossa - Yorke - Mid North	7.8%	\$374
4.	Port Pirie South	Barossa - Yorke - Mid North	7.7%	\$376
5.	Whyalla Norrie	South Australia - Outback	7.5%	\$328
6.	Roxby Downs	South Australia - Outback	7.5%	\$379
7.	Whyalla	South Australia - Outback	7.4%	\$381
8.	Whyalla Stuart	South Australia - Outback	7.3%	\$319
9.	Whyalla Jenkins	South Australia - Outback	6.4%	\$395
10.	Berri	South Australia - South East	6.2%	\$373

Greater Adelaide

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Kent Town	Adelaide - Central and Hills	34	\$672,240
2.	West Lakes Shore	Adelaide - West	14	\$653,250
З.	Burnside	Adelaide - Central and Hills	19	\$650,033
4.	Norwood	Adelaide - Central and Hills	74	\$633,944
5.	West Lakes	Adelaide - West	52	\$620,286
6.	Brompton	Adelaide - West	39	\$620,047
7.	Parkside	Adelaide - Central and Hills	56	\$602,837
8.	Glenelg	Adelaide - South	101	\$601,250
9.	Unley	Adelaide - Central and Hills	38	\$600,993
10.	Glenelg South	Adelaide - South	22	\$595,644

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Andrews Farm	Adelaide - North	22.9%	\$373,379
2.	Payneham	Adelaide - Central and Hills	19.2%	\$488,320
3.	Seaton	Adelaide - West	18.1%	\$490,783
4.	Munno Para	Adelaide - North	17.4%	\$381,298
5.	Findon	Adelaide - West	16.3%	\$440,998
6.	Klemzig	Adelaide - North	15.2%	\$403,696
7.	Marleston	Adelaide - West	14.0%	\$456,039
8.	Marden	Adelaide - Central and Hills	13.8%	\$495,528
9.	Mount Barker	Adelaide - Central and Hills	13.7%	\$455,786
10.	Camden Park	Adelaide - West	13.7%	\$463,260

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Findon	Adelaide - West	17.6%	\$474
2.	Seaton	Adelaide - West	16.6%	\$462
3.	Kilburn	Adelaide - North	15.2%	\$412
4.	Salisbury	Adelaide - North	15.1%	\$380
5.	St Clair	Adelaide - West	15.1%	\$512
6.	Mawson Lakes	Adelaide - North	14.6%	\$461
7.	Henley Beach South	Adelaide - West	13.9%	\$477
8.	Andrews Farm	Adelaide - North	13.9%	\$412
9.	Mitchell Park	Adelaide - South	12.4%	\$424
10.	Tonsley	Adelaide - South	11.9%	\$477



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Salisbury	Adelaide - North	80	\$292,894
2.	Salisbury East	Adelaide - North	29	\$312,784
3.	Salisbury Downs	Adelaide - North	17	\$317,050
4.	Gawler South	Adelaide - North	12	\$319,316
5.	Paralowie	Adelaide - North	15	\$353,226
6.	Andrews Farm	Adelaide - North	19	\$373,379
7.	Pooraka	Adelaide - North	15	\$378,549
8.	Munno Para	Adelaide - North	27	\$381,298
9.	Brooklyn Park	Adelaide - West	42	\$392,920
10.	Kilburn	Adelaide - North	21	\$396,545

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Wayville	Adelaide - Central and Hills	-0.7%	\$550,490
2.	Fullarton	Adelaide - Central and Hills	-0.5%	\$593,028
З.	Glenelg South	Adelaide - South	0.7%	\$595,644
4.	Glengowrie	Adelaide - South	1.0%	\$482,870
5.	Clarence Park	Adelaide - Central and Hills	1.8%	\$477,145
6.	Parkside	Adelaide - Central and Hills	2.4%	\$602,837
7.	Kurralta Park	Adelaide - West	3.2%	\$404,723
8.	Ascot Park	Adelaide - South	3.5%	\$426,745
9.	Glenelg	Adelaide - South	4.2%	\$601,250
10.	Woodville South	Adelaide - West	4.7%	\$449,613

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Salisbury	Adelaide - North	6.7%	\$380
2.	Adelaide	Adelaide - Central and Hills	6.2%	\$570
3.	Salisbury East	Adelaide - North	5.9%	\$357
4.	Andrews Farm	Adelaide - North	5.9%	\$412
5.	Mawson Lakes	Adelaide - North	5.8%	\$461
6.	Tonsley	Adelaide - South	5.8%	\$477
7.	Kilburn	Adelaide - North	5.5%	\$412
8.	Kurralta Park	Adelaide - West	5.5%	\$423
9.	Lightsview	Adelaide - North	5.5%	\$543
10.	New Port	Adelaide - West	5.4%	\$417

Regional SA

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Victor Harbor	South Australia - South East	24	\$410,140
2.	Mount Gambier	South Australia - South East	93	\$312,294
3.	Murray Bridge	South Australia - South East	21	\$293,509
4.	Whyalla	South Australia - Outback	17	\$235,983

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Mount Gambier	South Australia - South East	17.3%	\$312,294
2.	Victor Harbor	South Australia - South East	17.3%	\$410,140

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Victor Harbor	South Australia - South East	4.6%	\$365
2.	Mount Gambier	South Australia - South East	3.2%	\$292



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Whyalla	South Australia - Outback	17	\$235,983
2.	Murray Bridge	South Australia - South East	21	\$293,509
3.	Mount Gambier	South Australia - South East	93	\$312,294
4.	Victor Harbor	South Australia - South East	24	\$410,140

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Victor Harbor	South Australia - South East	17.3%	\$410,140
2.	Mount Gambier	South Australia - South East	17.3%	\$312,294

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Mount Gambier	South Australia - South East	4.9%	\$292
2.	Victor Harbor	South Australia - South East	4.8%	\$365

WA



TOP 5 SALES

# <mark>S</mark>	Sales price	Sales date	Address
1	\$13,750,000	Jul-23	4/63 South Perth Esplanade, South Perth WA
2	\$13,300,000	Aug-23	18 Richardson Avenue, Claremont WA
3	\$12,000,000	Jul-23	23 Andrews Place, Cottesloe WA
4	\$12,000,000	Apr-23	396 Caves Road, Siesta Park WA
5	\$11,350,000	Jan-23	41 Keane Street, Peppermint Grove WA

Best performers 2023

Houses			
Most expensive suburb		Most expensive suburb	
DALKEITH (PERTH - INNER)	\$3,226,548	COTTESLOE (PERTH - INNER)	\$909,801
Most affordable suburb		Most affordable suburb	
NORSEMAN (WESTERN AUSTRALIA – OUTBACK)	\$80,553	FURNISSDALE (MANDURAH)	\$159,912
Strongest 12 month growth in values		Strongest 12 month growth in values	
BROOKDALE (PERTH - SOUTH EAST)	32.8%	GIRRAWHEEN (PERTH - NORTH WEST)	25.4%
Strongest 12 month decline in values		Strongest 12 month decline in values	
EAST PERTH (PERTH - INNER)	-8.9%	SOMERVILLE (WESTERN AUSTRALIA - OUTBACK (SOUTH))	-6.5%
Strongest 12 month growth in rents		Strongest 12 month growth in rents	
BAYNTON (WESTERN AUSTRALIA – OUTBACK (NORTH))	23.5%	GIRRAWHEEN (PERTH – NORTH WEST)	23.4%
Highest gross rental yields		Highest gross rental yields	
KAMBALDA EAST (WESTERN AUSTRALIA – OUTBACK (SOUTH))	15.5%	BOULDER (WESTERN AUSTRALIA – OUTBACK (SOUTH))	12.0%

Highest Total Value of Sales

Houses - Greater Perth

# Sub	urb Region	Number sold (12m) Sept 2023	Total value 12m Sept 2023	Median value Nov 2023
1 Bald	livis Perth - South West	1,154	\$609,238,667	\$597,599
2 Cott	esloe Perth - Inner	110	\$372,610,500	\$3,087,816
3 Diar	Perth - North West	411	\$320,446,913	\$782,964
4 City	Beach Perth - Inner	109	\$318,453,225	\$2,631,236
5 Can	ning Vale Perth - South East	439	\$311,130,897	\$775,676

Houses - Regional WA

l Dunsborough	Bunbury	199	\$211,767,205	\$982,543
2 Australind	Bunbury	340	\$169,545,400	\$553,492
3 Margaret River	Bunbury	202	\$165,378,073	\$757,660
4 West Busselton	Bunbury	183	\$127,308,750	\$681,128
5 Dalyellup	Bunbury	242	\$122,020,286	\$550,642

Units - Greater Perth

1 Perth	Perth - Inner	606	\$284,422,855	\$457,769
2 East Perth	Perth - Inner	535	\$270,085,468	\$499,873
3 South Perth	Perth - South East	290	\$217,205,000	\$560,352
4 Scarborough	Perth - North West	360	\$216,904,505	\$613,590
5 Subiaco	Perth - Inner	233	\$145,921,900	\$559,767

Units – Regional WA

1	Bunbury	Bunbury	88	\$38,391,250	\$422,415
2	Port Hedland	Western Australia - Outback (North)	54	\$28,767,181	\$451,094
3	Cable Beach	Western Australia - Outback (North)	64	\$21,917,500	\$321,441
4	South Hedland	Western Australia - Outback (North)	67	\$20,486,917	\$295,263
5	South Bunbury	Bunbury	58	\$20,444,500	\$354,042

Greater Perth

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Dalkeith	Perth - Inner	74	\$3,226,548
2.	Cottesloe	Perth - Inner	110	\$3,087,816
3.	Peppermint Grove	Perth - Inner	22	\$2,909,384
4.	City Beach	Perth - Inner	109	\$2,631,236
5.	Swanbourne	Perth - Inner	61	\$2,318,149
6.	Nedlands	Perth - Inner	127	\$2,094,949
7.	Mosman Park	Perth - Inner	103	\$2,056,882
8.	Mount Claremont	Perth - Inner	50	\$2,048,572
9.	Claremont	Perth - Inner	103	\$2,039,468
10.	Floreat	Perth - Inner	122	\$1,923,616

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Brookdale	Perth - South East	32.8%	\$474,532
2.	Armadale	Perth - South East	31.4%	\$422,427
3.	Hilbert	Perth - South East	30.1%	\$525,827
4.	Ravenswood	Mandurah	29.2%	\$630,258
5.	Camillo	Perth - South East	27.3%	\$440,749
6.	Haynes	Perth - South East	25.7%	\$494,323
7.	Seville Grove	Perth - South East	25.2%	\$540,983
8.	Gosnells	Perth - South East	25.1%	\$475,030
9.	Maddington	Perth - South East	24.2%	\$488,123
10.	Kelmscott	Perth - South East	24.1%	\$502,293

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	South Guildford	Perth - North East	22.8%	\$697
2.	Armadale	Perth - South East	21.1%	\$499
3.	Ballajura	Perth - North East	20.5%	\$655
4.	Midland	Perth - North East	20.4%	\$527
5.	Kenwick	Perth - South East	20.0%	\$565
6.	Ashfield	Perth - North East	19.8%	\$616
7.	Forrestfield	Perth - South East	19.8%	\$595
8.	Dayton	Perth - North East	19.7%	\$615
9.	Wattle Grove	Perth - South East	19.7%	\$687
10.	Doubleview	Perth - North West	19.4%	\$766



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Kwinana Town Centre	Perth - South West	24	\$377,497
2.	Medina	Perth - South West	78	\$392,229
3.	Calista	Perth - South West	50	\$408,788
4.	Armadale	Perth - South East	481	\$422,427
5.	Mandurah	Mandurah	299	\$424,467
6.	Orelia	Perth - South West	118	\$427,522
7.	Balga	Perth - North West	356	\$436,589
8.	Parmelia	Perth - South West	172	\$438,101
9.	Camillo	Perth - South East	126	\$440,749
10.	Koongamia	Perth - North East	23	\$449,819

Strongest 12 month decline in values

#	Suburb	Region	Annual	Median
			change	value
1.	East Perth	Perth - Inner	-8.9%	\$1,031,127
2.	Guildford	Perth - North East	1.8%	\$600,010
3.	Dalkeith	Perth - Inner	2.3%	\$3,226,548
4.	Perth	Perth - Inner	2.9%	\$956,768
5.	Henley Brook	Perth - North East	4.4%	\$641,773
6.	Mount Hawthorn	Perth - Inner	4.5%	\$1,184,462
7.	Mount Lawley	Perth - Inner	5.3%	\$1,318,118
8.	Bayswater	Perth - North East	5.3%	\$778,496
9.	Glendalough	Perth - Inner	5.8%	\$734,202
10.	Ascot	Perth - South East	5.9%	\$722,232

Highest gross rental yields

# Suburb Bogion					
2.ArmadalePerth - South East6.4%\$4993.MedinaPerth - South West6.4%\$4664.HaynesPerth - South East6.3%\$5815.CamilloPerth - South East6.2%\$5096.CalistaPerth - South West6.2%\$4767.OreliaPerth - South West6.2%\$4978.StrattonPerth - North East6.2%\$545	#	Suburb	Region		Median rental value
3.MedinaPerth - South West6.4%\$4664.HaynesPerth - South East6.3%\$5815.CamilloPerth - South East6.2%\$5096.CalistaPerth - South West6.2%\$4767.OreliaPerth - South West6.2%\$4978.StrattonPerth - North East6.2%\$545	1.	Balga	Perth - North West	6.7%	\$540
4.HaynesPerth - South East6.3%\$5815.CamilloPerth - South East6.2%\$5096.CalistaPerth - South West6.2%\$4767.OreliaPerth - South West6.2%\$4978.StrattonPerth - North East6.2%\$545	2.	Armadale	Perth - South East	6.4%	\$499
5.CamilloPerth - South East6.2%\$5096.CalistaPerth - South West6.2%\$4767.OreliaPerth - South West6.2%\$4978.StrattonPerth - North East6.2%\$545	3.	Medina	Perth - South West	6.4%	\$466
6.CalistaPerth - South West6.2%\$4767.OreliaPerth - South West6.2%\$4978.StrattonPerth - North East6.2%\$545	4.	Haynes	Perth - South East	6.3%	\$581
7.OreliaPerth - South West6.2%\$4978.StrattonPerth - North East6.2%\$545	5.	Camillo	Perth - South East	6.2%	\$509
8. Stratton Perth - North East 6.2% \$545	6.	Calista	Perth - South West	6.2%	\$476
	7.	Orelia	Perth - South West	6.2%	\$497
9. Midland Perth - North East 6.2% \$527	8.	Stratton	Perth - North East	6.2%	\$545
	9.	Midland	Perth - North East	6.2%	\$527
10. Dayton Perth - North East 6.1% \$615	10.	Dayton	Perth - North East	6.1%	\$615

Regional WA

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Yallingup	Bunbury	28	\$1,583,658
2.	Quindalup	Bunbury	42	\$1,006,464
3.	Dunsborough	Bunbury	199	\$982,543
4.	Lower Chittering	Western Australia - Wheat Belt	45	\$905,576
5.	Cowaramup	Bunbury	51	\$843,997
6.	Chittering	Western Australia - Wheat Belt	23	\$836,497
7.	Shadforth	Western Australia - Wheat Belt	17	\$811,771
8.	Leschenault	Bunbury	43	\$788,562
9.	Roelands	Bunbury	16	\$766,675
10.	Margaret River	Bunbury	202	\$757,660

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	York	Western Australia - Wheat Belt	21.1%	\$373,340
2.	Green Head	Western Australia - Outback (South)	21.0%	\$378,433
3.	Waroona	Bunbury	20.6%	\$430,990
4.	College Grove	Bunbury	19.0%	\$487,565
5.	Usher	Bunbury	18.4%	\$412,295
6.	West Beach	Western Australia - Outback (South)	17.8%	\$607,196
7.	Carey Park	Bunbury	17.4%	\$358,454
8.	Withers	Bunbury	17.2%	\$344,921
9.	Katanning	Western Australia - Wheat Belt	16.7%	\$222,699
10.	Collie	Bunbury	16.5%	\$302,720

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Baynton	Western Australia - Outback (North)	23.5%	\$1,281
2.	Nickol	Western Australia - Outback (North)	19.2%	\$1,138
3.	Millars Well	Western Australia - Outback (North)	17.9%	\$1,005
4.	Bulgarra	Western Australia - Outback (North)	17.9%	\$912
5.	East Bunbury	Bunbury	16.9%	\$534
6.	Bunbury	Bunbury	16.7%	\$609
7.	Binningup	Bunbury	16.3%	\$567
8.	Rangeway	Western Australia - Outback (South)	15.9%	\$392
9.	Pegs Creek	Western Australia - Outback (North)	15.6%	\$918
10.	Carey Park	Bunbury	14.7%	\$485

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Norseman	Western Australia - Outback (South)	27	\$80,553
2.	Southern Cross	Western Australia - Wheat Belt	20	\$105,759
3.	Kambalda East	Western Australia - Outback (South)	30	\$120,241
4.	Coolgardie	Western Australia - Outback (South)	22	\$159,666
5.	Kambalda West	Western Australia - Outback (South)	80	\$163,480
6.	Wongan Hills	Western Australia - Wheat Belt	24	\$170,405
7.	Quairading	Western Australia - Wheat Belt	16	\$172,227
8.	Merredin	Western Australia - Wheat Belt	92	\$183,625
9.	Ravensthorpe	Western Australia - Outback (South)	22	\$201,782
10.	Derby	Western Australia - Outback (North)	32	\$202,192

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Beachlands	Western Australia - Outback (South)	-5.2%	\$271,531
2.	Geraldton	Western Australia - Outback (South)	-3.8%	\$291,916
3.	Wonthella	Western Australia - Outback (South)	-3.0%	\$285,094
4.	Beresford	Western Australia - Outback (South)	-1.7%	\$315,090
5.	Dampier	Western Australia - Outback (North)	-1.4%	\$721,210
6.	Broome	Western Australia - Outback (North)	-1.2%	\$505,382
7.	Pegs Creek	Western Australia - Outback (North)	-1.1%	\$490,431
8.	Bilingurr	Western Australia - Outback (North)	-0.9%	\$709,568
9.	Millars Well	Western Australia - Outback (North)	-0.3%	\$510,868
10.	Djugun	Western Australia - Outback (North)	0.0%	\$690,842

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Kambalda East	Western Australia - Outback (South)	15.5%	\$360
2.	Kambalda West	Western Australia - Outback (South)	13.0%	\$401
3.	Newman	Western Australia - Outback (North)	12.3%	\$684
4.	South Hedland	Western Australia - Outback (North)	12.0%	\$912
5.	Nickol	Western Australia - Outback (North)	11.4%	\$1,138
6.	South Boulder	Western Australia - Outback (South)	11.3%	\$533
7.	Millars Well	Western Australia - Outback (North)	10.9%	\$1,005
8.	Port Hedland	Western Australia - Outback (North)	10.9%	\$1,328
9.	Boulder	Western Australia - Outback (South)	10.7%	\$548
10.	Pegs Creek	Western Australia - Outback (North)	10.5%	\$918

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Greater Perth

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Cottesloe	Perth - Inner	59	\$909,801
2.	Crawley	Perth - Inner	59	\$853,391
3.	North Fremantle	Perth - South West	79	\$851,199
4.	Nedlands	Perth - Inner	34	\$848,268
5.	Applecross	Perth - South West	80	\$742,487
6.	Wannanup	Mandurah	23	\$733,165
7.	Claremont	Perth - Inner	138	\$725,961
8.	Mount Pleasant	Perth - South West	63	\$719,918
9.	Hillarys	Perth - North West	18	\$713,385
10.	North Beach	Perth - North West	22	\$659,066

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Girrawheen	Perth - North West	25.4%	\$376,868
2.	Noranda	Perth - North East	22.7%	\$381,285
3.	Maddington	Perth - South East	22.4%	\$374,331
4.	Baldivis	Perth - South West	22.3%	\$399,966
5.	Morley	Perth - North East	22.3%	\$483,802
6.	Orelia	Perth - South West	22.0%	\$240,284
7.	Nollamara	Perth - North West	21.9%	\$479,715
8.	Armadale	Perth - South East	21.5%	\$323,163
9.	Balga	Perth - North West	21.4%	\$416,170
10.	Westminster	Perth - North West	20.6%	\$463,990

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Girrawheen	Perth - North West	23.4%	\$517
2.	Inglewood	Perth - Inner	22.5%	\$538
3.	Victoria Park	Perth - South East	21.7%	\$546
4.	Churchlands	Perth - North West	21.3%	\$577
5.	Glendalough	Perth - Inner	20.5%	\$512
6.	Wembley	Perth - Inner	20.3%	\$495
7.	Baldivis	Perth - South West	20.2%	\$462
8.	Osborne Park	Perth - North West	20.2%	\$500
9.	Mosman Park	Perth - Inner	20.0%	\$558
10.	Kewdale	Perth - South East	20.0%	\$534



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Furnissdale	Mandurah	16	\$159,912
2.	Orelia	Perth - South West	48	\$240,284
3.	Lockridge	Perth - North East	15	\$280,426
4.	Shoalwater	Perth - South West	39	\$289,354
5.	Dudley Park	Mandurah	34	\$296,205
6.	Glendalough	Perth - Inner	65	\$310,400
7.	Greenfields	Mandurah	20	\$315,431
8.	Safety Bay	Perth - South West	20	\$318,424
9.	Bibra Lake	Perth - South West	36	\$320,814
10.	Kelmscott	Perth - South East	50	\$321,430

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	North Fremantle	Perth - South West	-3.0%	\$851,199
2.	Applecross	Perth - South West	-0.7%	\$742,487
3.	Mount Pleasant	Perth - South West	-0.4%	\$719,918
4.	Bicton	Perth - South West	0.0%	\$486,456
5.	Kardinya	Perth - South West	0.7%	\$428,738
6.	North Coogee	Perth - South West	1.4%	\$645,115
7.	East Fremantle	Perth - South West	2.2%	\$550,705
8.	Fremantle	Perth - South West	3.5%	\$523,508
9.	Attadale	Perth - South West	4.9%	\$581,009
10.	Northbridge	Perth - Inner	5.0%	\$458,543

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Orelia	Perth - South West	9.0%	\$395
2.	Glendalough	Perth - Inner	8.2%	\$512
3.	Armadale	Perth - South East	8.1%	\$458
4.	Kelmscott	Perth - South East	7.7%	\$456
5.	Thornlie	Perth - South East	7.5%	\$475
6.	Wembley	Perth - Inner	7.4%	\$495
7.	Midland	Perth - North East	7.4%	\$459
8.	East Cannington	Perth - South East	7.3%	\$531
9.	Girrawheen	Perth - North West	7.3%	\$517
10.	Ascot	Perth - South East	7.3%	\$572

Regional WA

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Port Hedland	Western Australia - Outback (North)	54	\$451,094
2.	Baynton	Western Australia - Outback (North)	17	\$439,021
З.	West Busselton	Bunbury	25	\$431,695
4.	Bunbury	Bunbury	88	\$422,415
5.	Djugun	Western Australia - Outback (North)	16	\$374,186
6.	Broadwater	Bunbury	13	\$357,818
7.	Broome	Western Australia - Outback (North)	35	\$357,297
8.	South Bunbury	Bunbury	58	\$354,042
9.	Margaret River	Bunbury	25	\$352,997
10.	Australind	Bunbury	27	\$350,682

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	West Busselton	Bunbury	14.3%	\$431,695
2.	South Bunbury	Bunbury	14.2%	\$354,042
3.	Australind	Bunbury	13.3%	\$350,682
4.	Kalbarri	Western Australia - Outback (South)	11.8%	\$239,514
5.	Carey Park	Bunbury	11.3%	\$333,092
6.	Broome	Western Australia - Outback (North)	9.7%	\$357,297
7.	Bunbury	Bunbury	6.9%	\$422,415
8.	Piccadilly	Western Australia - Outback (South)	6.1%	\$224,047
9.	Kalgoorlie	Western Australia - Outback (South)	6.1%	\$226,515
10.	Eaton	Bunbury	4.8%	\$328,242

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	South Bunbury	Bunbury	17.8%	\$463
2.	Cable Beach	Western Australia - Outback (North)	16.5%	\$588
З.	Bunbury	Bunbury	15.2%	\$545
4.	Carey Park	Bunbury	13.2%	\$449
5.	Australind	Bunbury	12.1%	\$460
6.	Kalgoorlie	Western Australia - Outback (South)	11.5%	\$503
7.	Boulder	Western Australia - Outback (South)	10.9%	\$450
8.	West Busselton	Bunbury	10.4%	\$537
9.	Somerville	Western Australia - Outback (South)	9.1%	\$525
10.	Broome	Western Australia - Outback (North)	6.7%	\$573



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Withers	Bunbury	17	\$177,137
2.	Boulder	Western Australia - Outback (South)	27	\$201,035
3.	Beresford	Western Australia - Outback (South)	21	\$202,353
4.	Piccadilly	Western Australia - Outback (South)	25	\$224,047
5.	Kalgoorlie	Western Australia - Outback (South)	39	\$226,515
6.	Kalbarri	Western Australia - Outback (South)	30	\$239,514
7.	Somerville	Western Australia - Outback (South)	39	\$247,229
8.	Geraldton	Western Australia - Outback (South)	34	\$250,005
9.	South Hedland	Western Australia - Outback (North)	67	\$295,263
10.	Cable Beach	Western Australia - Outback (North)	64	\$321,441

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Somerville	Western Australia - Outback (South)	-6.5%	\$247,229
2.	Boulder	Western Australia - Outback (South)	-3.0%	\$201,035
3.	Cable Beach	Western Australia - Outback (North)	3.3%	\$321,441
4.	Eaton	Bunbury	4.8%	\$328,242
5.	Kalgoorlie	Western Australia - Outback (South)	6.1%	\$226,515
6.	Piccadilly	Western Australia - Outback (South)	6.1%	\$224,047
7.	Bunbury	Bunbury	6.9%	\$422,415
8.	Broome	Western Australia - Outback (North)	9.7%	\$357,297
9.	Carey Park	Bunbury	11.3%	\$333,092
10.	Kalbarri	Western Australia - Outback (South)	11.8%	\$239,514

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Boulder	Western Australia - Outback (South)	12.0%	\$450
2.	Kalgoorlie	Western Australia - Outback (South)	11.6%	\$503
3.	Somerville	Western Australia - Outback (South)	11.4%	\$525
4.	Piccadilly	Western Australia - Outback (South)	10.3%	\$461
5.	Cable Beach	Western Australia - Outback (North)	9.8%	\$588
6.	Broome	Western Australia - Outback (North)	8.8%	\$573
7.	Carey Park	Bunbury	7.3%	\$449
8.	Australind	Bunbury	6.9%	\$460
9.	Bunbury	Bunbury	6.9%	\$545
10.	South Bunbury	Bunbury	6.9%	\$463

TAS

TOP 5 SALES

#	Sales price	Sales date	Address
1	\$6,300,000	Nov-23	10 Howrah Point Court, Howrah TAS
2	\$4,800,000	Feb-23	688A Sandy Bay Road, Sandy Bay TAS
3	\$4,300,000	Oct-23	726A Sandy Bay Road, Sandy Bay TAS
4	\$4,300,000	Aug-23	11 Cooper Street, Seymour TAS
5	\$4,250,000	Feb-23	501 Sandy Bay Road, Sandy Bay TAS

Best performers 2023

Houses			
Most expensive suburb		Most expensive suburb	
BATTERY POINT (HOBART)	\$1,588,039	BATTERY POINT (HOBART)	\$828,035
Most affordable suburb		Most affordable suburb	
ROSEBERY (WEST AND NORTH WEST)	\$185,069	WYNYARD (WEST AND NORTH WEST)	\$343,415
Strongest 12 month growth in values		Strongest 12 month growth in values	
ST HELENS (LAUNCESTON AND NORTH EAST)	12.3%	SOUTH LAUNCESTON (LAUNCESTON AND NORTH EAST)	10.1%
Strongest 12 month decline in values		Strongest 12 month decline in values	
NORTH HOBART (HOBART)	-13.9%	WEST MOONAH (HOBART)	-9.6%
Strongest 12 month growth in rents		Strongest 12 month growth in rents	
SCOTTSDALE (LAUNCESTON AND NORTH EAST)	8.0%	LATROBE (WEST AND NORTH WEST)	7.8%
Highest gross rental yields		Highest gross rental yields	
RAVENSWOOD (LAUNCESTON AND NORTH EAST)	6.6%	GLENORCHY (HOBART)	5.4%

Highest Total Value of Sales

Houses - Greater Hobart

#	Suburb	Region	Number sold (12m) Sept 2023	Total value 12m Sept 2023	Median value Nov 2023
1	Sandy Bay	Hobart	118	\$177,923,501	\$1,236,201
2	Kingston	Hobart	140	\$119,171,426	\$738,996
3	Blackmans Bay	Hobart	104	\$90,440,500	\$845,710
4	Howrah	Hobart	99	\$89,350,352	\$764,678
5	West Hobart	Hobart	76	\$82,027,406	\$951,593

Houses - Regional TAS

1 Devonport	West and North West	235	\$113,377,031	\$449,283
2 Riverside	Launceston and North East	91	\$59,658,100	\$622,864
3 Legana	Launceston and North East	83	\$58,331,770	\$709,839
4 Newstead	Launceston and North East	73	\$57,171,000	\$628,158
5 Ulverstone	West and North West	90	\$48,406,090	\$474,033

Units - Greater Hobart

1 Sandy Bay	Hobart	81	\$70,453,699	\$681,901
2 Kingston	Hobart	74	\$42,720,599	\$554,078
3 Glenorchy	Hobart	84	\$37,248,349	\$436,714
4 Hobart	Hobart	34	\$33,114,300	\$759,845
5 Battery Point	Hobart	30	\$32,857,000	\$828,035

Units – Regional TAS

1	Devonport	West and North West	81	\$44,729,512	\$356,685
2	Prospect Vale	Launceston and North East	41	\$19,201,000	\$418,291
3	Launceston	Launceston and North East	29	\$16,327,000	\$469,047
4	Riverside	Launceston and North East	38	\$16,275,900	\$412,900
5	Latrobe	West and North West	20	\$16,178,000	\$386,562

Greater Hobart

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Battery Point	Hobart	17	\$1,588,039
2.	Sandy Bay	Hobart	118	\$1,236,201
3.	Acton Park	Hobart	28	\$1,232,656
4.	Tranmere	Hobart	27	\$1,180,332
5.	Seven Mile Beach	Hobart	20	\$1,116,927
6.	Sandford	Hobart	24	\$1,113,232
7.	Mount Nelson	Hobart	26	\$969,580
8.	West Hobart	Hobart	76	\$951,593
9.	Taroona	Hobart	33	\$908,414
10.	Kingston Beach	Hobart	31	\$897,216

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Oakdowns	Hobart	11.8%	\$648,773
2.	Tranmere	Hobart	10.6%	\$1,180,332
3.	Seven Mile Beach	Hobart	8.1%	\$1,116,927
4.	Rokeby	Hobart	6.5%	\$531,997
5.	Warrane	Hobart	6.4%	\$552,841
6.	Mornington	Hobart	6.0%	\$591,893
7.	Lauderdale	Hobart	3.5%	\$834,482
8.	Acton Park	Hobart	3.2%	\$1,232,656
9.	Austins Ferry	Hobart	2.3%	\$638,414
10.	Bridgewater	Hobart	2.1%	\$485,347

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Primrose Sands	Hobart	1.6%	\$441
2.	Dodges Ferry	Hobart	1.4%	\$497
3.	Old Beach	Hobart	0.8%	\$545
4.	Lauderdale	Hobart	0.5%	\$585
5.	Midway Point	Hobart	0.3%	\$519
6.	Risdon Vale	Hobart	-0.7%	\$483
7.	Lindisfarne	Hobart	-0.8%	\$565
8.	Bellerive	Hobart	-0.9%	\$558
9.	Howrah	Hobart	-1.3%	\$573
10.	Taroona	Hobart	-1.4%	\$612



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Risdon Vale	Hobart	48	\$439,456
2.	Clarendon Vale	Hobart	17	\$463,162
3.	New Norfolk	Hobart	112	\$469,170
4.	Bridgewater	Hobart	50	\$485,347
5.	Chigwell	Hobart	31	\$507,840
6.	Primrose Sands	Hobart	40	\$519,116
7.	Berriedale	Hobart	30	\$525,960
8.	Rokeby	Hobart	67	\$531,997
9.	Claremont	Hobart	92	\$534,349
10.	Warrane	Hobart	25	\$552,841

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	North Hobart	Hobart	-13.9%	\$841,447
2.	Taroona	Hobart	-13.8%	\$908,414
3.	Blackmans Ba	y Hobart	-9.3%	\$845,710
4.	Carlton	Hobart	-8.2%	\$580,163
5.	Sandy Bay	Hobart	-8.0%	\$1,236,201
6.	New Town	Hobart	-7.7%	\$831,491
7.	Lenah Valley	Hobart	-7.6%	\$716,649
8.	Moonah	Hobart	-7.3%	\$592,173
9.	Dodges Ferry	Hobart	-6.4%	\$597,288
10.	West Hobart	Hobart	-5.9%	\$951,593

Highest gross rental yields

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#	Suburb	Region	Rental yield	Median rental value
1.	Risdon Vale	Hobart	5.7%	\$483
2.	Chigwell	Hobart	5.2%	\$497
3.	New Norfolk	Hobart	5.0%	\$464
4.	Bridgewater	Hobart	5.0%	\$484
5.	Rokeby	Hobart	5.0%	\$527
6.	Berriedale	Hobart	4.9%	\$518
7.	Warrane	Hobart	4.9%	\$525
8.	Glenorchy	Hobart	4.9%	\$522
9.	Claremont	Hobart	4.9%	\$510
10.	Mornington	Hobart	4.7%	\$529

Regional Tasmania

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	East Launceston	Launceston and North East	36	\$843,444
2.	Blackstone Heights	Launceston and North East	16	\$782,855
3.	Launceston	Launceston and North East	31	\$727,357
4.	Cygnet	South East	31	\$723,726
5.	Legana	Launceston and North East	83	\$709,839
6.	Ranelagh	South East	34	\$707,890
7.	Franklin	South East	11	\$702,720
8.	Bicheno	South East	18	\$695,351
9.	Shearwater	West and North West	34	\$676,254
10.	Turners Beach	West and North West	20	\$659,181

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	St Helens	Launceston and North East	12.3%	\$576,812
2.	Bridport	Launceston and North East	9.4%	\$614,856
3.	Deloraine	Launceston and North East	8.4%	\$514,798
4.	Cygnet	South East	7.1%	\$723,726
5.	Scottsdale	Launceston and North East	6.8%	\$408,500
6.	George Town	Launceston and North East	6.2%	\$380,888
7.	Mowbray	Launceston and North East	5.2%	\$434,633
8.	Newnham	Launceston and North East	5.0%	\$447,265
9.	Longford	Launceston and North East	4.1%	\$527,621
10.	Railton	West and North West	3.8%	\$379,500

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Scottsdale	Launceston and North East	8.0%	\$404
2.	St Helens	Launceston and North East	6.2%	\$409
3.	Devonport	West and North West	4.2%	\$426
4.	St Leonards	Launceston and North East	3.8%	\$474
5.	West Launceston	Launceston and North East	3.0%	\$511
6.	Prospect	Launceston and North East	2.8%	\$493
7.	George Town	Launceston and North East	2.7%	\$383
8.	Youngtown	Launceston and North East	2.4%	\$496
9.	Invermay	Launceston and North East	1.9%	\$460
10.	Mowbray	Launceston and North East	1.8%	\$450



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Rosebery	West and North West	26	\$185,069
2.	Queenstown	West and North West	44	\$195,795
3.	Ravenswood	Launceston and North East	53	\$336,022
4.	Acton	West and North West	25	\$349,525
5.	Upper Burnie	West and North West	24	\$360,029
6.	Hillcrest	West and North West	21	\$364,179
7.	Campbell Town	Launceston and North East	16	\$366,459
8.	Montello	West and North West	25	\$377,131
9.	Railton	West and North West	21	\$379,500
10.	Brooklyn	West and North West	17	\$379,848

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Newstead	Launceston and North East	-11.1%	\$628,158
2.	Montello	West and North West	-8.0%	\$377,131
3.	Park Grove	West and North West	-5.8%	\$495,692
4.	East Launceston	Launceston and North East	-5.4%	\$843,444
5.	Trevallyn	Launceston and North East	-5.3%	\$613,219
6.	Spreyton	West and North West	-4.6%	\$538,360
7.	Ulverstone	West and North West	-3.8%	\$474,033
8.	Latrobe	West and North West	-3.7%	\$491,110
9.	Upper Burnie	West and North West	-3.5%	\$360,029
10.	Ravenswood	Launceston and North East	-3.3%	\$336,022

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental
,	Davisaria	Louise action and Marthe Frick		value
1.	Ravenswood	Launceston and North East	6.6%	\$424
2.	Acton	West and North West	5.8%	\$392
З.	Mayfield	Launceston and North East	5.8%	\$442
4.	Upper Burnie	West and North West	5.7%	\$396
5.	Montello	West and North West	5.4%	\$396
6.	Mowbray	Launceston and North East	5.3%	\$450
7.	Newnham	Launceston and North East	5.2%	\$451
8.	George Town	Launceston and North East	5.1%	\$383
9.	St Leonards	Launceston and North East	5.0%	\$474
10.	East Devonpor	t West and North West	5.0%	\$414

Greater Hobart

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Battery Point	Hobart	30	\$828,035
2.	Hobart	Hobart	34	\$759,845
3.	Sandy Bay	Hobart	81	\$681,901
4.	West Hobart	Hobart	22	\$628,395
5.	Mount Stuart	Hobart	14	\$565,889
6.	Blackmans Bay	Hobart	44	\$565,344
7.	Howrah	Hobart	31	\$564,940
8.	Oakdowns	Hobart	22	\$561,420
9.	Kingston	Hobart	74	\$554,078
10.	South Hobart	Hobart	24	\$553,734

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Sandy Bay	Hobart	6.3%	\$681,901
2.	West Hobart	Hobart	0.8%	\$628,395
3.	Battery Point	Hobart	0.5%	\$828,035
4.	Lindisfarne	Hobart	-0.6%	\$521,535
5.	Glenorchy	Hobart	-0.6%	\$436,714
6.	Howrah	Hobart	-2.1%	\$564,940
7.	Kingston	Hobart	-2.2%	\$554,078
8.	Claremont	Hobart	-2.4%	\$437,836
9.	Hobart	Hobart	-3.4%	\$759,845
10.	Brighton	Hobart	-4.6%	\$457,792

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	West Moonah	Hobart	-2.3%	\$432
2.	Glenorchy	Hobart	-2.5%	\$433
3.	Kingston	Hobart	-2.8%	\$460
4.	Lindisfarne	Hobart	-3.4%	\$450
5.	Bellerive	Hobart	-4.0%	\$460
6.	Brighton	Hobart	-4.1%	\$442
7.	Hobart	Hobart	-4.2%	\$546
8.	New Town	Hobart	-4.2%	\$458
9.	Sorell	Hobart	-4.6%	\$425
10.	Sandy Bay	Hobart	-4.7%	\$493



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Glenorchy	Hobart	84	\$436,714
2.	Claremont	Hobart	36	\$437,836
3.	Montrose	Hobart	15	\$445,530
4.	Lutana	Hobart	19	\$456,854
5.	Brighton	Hobart	28	\$457,792
6.	Moonah	Hobart	16	\$462,754
7.	West Moonah	Hobart	28	\$465,613
8.	Sorell	Hobart	24	\$470,380
9.	New Town	Hobart	42	\$498,975
10.	Margate	Hobart	17	\$500,378

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	West Moonah	Hobart	-9.6%	\$465,613
2.	New Town	Hobart	-8.9%	\$498,975
3.	Blackmans Bay	Hobart	-5.5%	\$565,344
4.	Bellerive	Hobart	-4.8%	\$539,450
5.	Sorell	Hobart	-4.6%	\$470,380
6.	Brighton	Hobart	-4.6%	\$457,792
7.	Hobart	Hobart	-3.4%	\$759,845
8.	Claremont	Hobart	-2.4%	\$437,836
9.	Kingston	Hobart	-2.2%	\$554,078
10.	Howrah	Hobart	-2.1%	\$564,940

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Glenorchy	Hobart	5.4%	\$433
2.	Brighton	Hobart	5.3%	\$442
3.	Claremont	Hobart	5.0%	\$411
4.	West Moonah	Hobart	5.0%	\$432
5.	Sorell	Hobart	5.0%	\$425
6.	New Town	Hobart	4.8%	\$458
7.	Kingston	Hobart	4.5%	\$460
8.	Lindisfarne	Hobart	4.5%	\$450
9.	Bellerive	Hobart	4.5%	\$460
10.	Blackmans Bay	Hobart	4.5%	\$477

Regional TAS

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Legana	Launceston and North East	29	\$483,520
2.	Launceston	Launceston and North East	29	\$469,047
3.	Prospect	Launceston and North East	17	\$433,233
4.	Newstead	Launceston and North East	24	\$420,439
5.	Prospect Vale	Launceston and North East	41	\$418,291
6.	Riverside	Launceston and North East	38	\$412,900
7.	South Launceston	Launceston and North East	22	\$409,274
8.	Ulverstone	West and North West	29	\$395,420
9.	Longford	Launceston and North East	17	\$392,265
10.	Latrobe	West and North West	20	\$386,562

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	South Launceston	Launceston and North East	10.1%	\$409,274
2.	Ulverstone	West and North West	7.9%	\$395,420
3.	Newnham	Launceston and North East	7.9%	\$370,129
4.	Newstead	Launceston and North East	7.0%	\$420,439
5.	Latrobe	West and North West	5.4%	\$386,562
6.	Riverside	Launceston and North East	1.6%	\$412,900
7.	Legana	Launceston and North East	0.4%	\$483,520
8.	Prospect Vale	Launceston and North East	-0.3%	\$418,291
9.	Launceston	Launceston and North East	-2.3%	\$469,047
10.	Devonport	West and North West	-3.4%	\$356,685

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Latrobe	West and North West	7.8%	\$358
2.	Devonport	West and North West	3.5%	\$336
З.	Ulverstone	West and North West	1.8%	\$334
4.	South Launceston	Launceston and North East	0.3%	\$407
5.	Newnham	Launceston and North East	-0.2%	\$369
6.	Newstead	Launceston and North East	-0.8%	\$404
7.	Prospect Vale	Launceston and North East	-3.1%	\$393
8.	Launceston	Launceston and North East	-3.1%	\$416
9.	Riverside	Launceston and North East	-4.4%	\$386



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Wynyard	West and North West	18	\$343,415
2.	East Devonport	West and North West	17	\$352,853
3.	Devonport	West and North West	81	\$356,685
4.	Newnham	Launceston and North East	21	\$370,129
5.	Latrobe	West and North West	20	\$386,562
6.	Longford	Launceston and North East	17	\$392,265
7.	Ulverstone	West and North West	29	\$395,420
8.	South Launceston	Launceston and North East	22	\$409,274
9.	Riverside	Launceston and North East	38	\$412,900
10.	Prospect Vale	Launceston and North East	41	\$418,291

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Devonport	West and North West	-3.4%	\$356,685
2.	Launceston	Launceston and North East	-2.3%	\$469,047
3.	Prospect Vale	Launceston and North East	-0.3%	\$418,291
4.	Legana	Launceston and North East	0.4%	\$483,520
5.	Riverside	Launceston and North East	1.6%	\$412,900
6.	Latrobe	West and North West	5.4%	\$386,562
7.	Newstead	Launceston and North East	7.0%	\$420,439
8.	Newnham	Launceston and North East	7.9%	\$370,129
9.	Ulverstone	West and North West	7.9%	\$395,420
10.	South Launceston	Launceston and North East	10.1%	\$409,274

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Newnham	Launceston and North East	5.2%	\$369
2.	South Launceston	Launceston and North East	5.2%	\$407
3.	Devonport	West and North West	5.1%	\$336
4.	Riverside	Launceston and North East	5.0%	\$386
5.	Newstead	Launceston and North East	5.0%	\$404
6.	Prospect Vale	Launceston and North East	4.9%	\$393
7.	Latrobe	West and North West	4.9%	\$358
8.	Launceston	Launceston and North East	4.6%	\$416
9.	Ulverstone	West and North West	4.5%	\$334

NT



#	Sales price	Sales date	Address
1	\$3,250,000	Nov-23	98 Cullen Bay Crescent, Larrakeyah NT
2	\$3,075,000	Jun-23	12 Perkins Court Larrakeyah NT
3	\$2,950,000	Jan-23	100 East Point Road, Fannie Bay NT
4	\$2,600,000	Jan-23	95 Thorak Road Knuckey Lagoon NT
5	\$2,250,000	Nov-23	7 Paspaley Place Larrakeyah NT

Best performers 2023

Houses		1 □□ Units	
Most expensive suburb		Most expensive suburb	
FANNIE BAY (DARWIN)	\$927,417	BAYVIEW (DARWIN)	\$516,942
Most affordable suburb		Most affordable suburb	
TENNANT CREEK (NORTHERN TERRITORY – OUTBACK)	\$245,877	BAKEWELL (DARWIN)	\$272,038
Strongest 12 month growth in values		Strongest 12 month growth in values	
ZUCCOLI (DARWIN)	7.3%	LARRAKEYAH (DARWIN)	9.4%
Strongest 12 month decline in values		Strongest 12 month decline in values	
WULAGI (DARWIN)	-11.1%	THE GARDENS (DARWIN)	-9.5%
Strongest 12 month growth in rents		Strongest 12 month growth in rents	
JOHNSTON (DARWIN)	8.1%	PARAP (DARWIN)	4.8%
Highest gross rental yields		Highest gross rental yields	
GRAY (DARWIN)	7.9%	BAKEWELL (DARWIN)	8.6%

Highest Total Value of Sales

Houses - Greater Darwin

# Suburb	Region	Number sold (12m) Sept 2023	Total value 12m Sept 2023	Median value Nov 2023
1 Zuccoli	Darwin	106	\$56,788,350	\$554,715
2 Durack	Darwin	79	\$46,623,250	\$575,647
3 Rosebery	Darwin	68	\$38,152,000	\$559,931
4 Leanyer	Darwin	60	\$36,187,000	\$575,742
5 Humpty Doo	Darwin	51	\$33,637,000	\$649,800

Houses - Regional NT

1 Gillen	Northern Territory - Outback	66	\$30,966,000	\$474,240
2 Braitling	Northern Territory - Outback	41	\$20,192,499	\$471,886
3 East Side	Northern Territory - Outback	32	\$19,836,000	\$481,767
4 Araluen	Northern Territory - Outback	33	\$18,218,920	\$513,030
5 Katherine East	Northern Territory - Outback	35	\$15,168,990	\$377,179

Units - Greater Darwin

1 Darwin City	Darwin	249	\$117,745,893	\$425,173
2 Larrakeyah	Darwin	72	\$37,364,000	\$473,248
3 Stuart Park	Darwin	76	\$34,503,200	\$429,940
4 Rapid Creek	Darwin	69	\$28,558,500	\$387,946
5 Fannie Bay	Darwin	43	\$25,174,500	\$467,602

Units - Regional NT

1 Gillen Northern Territory - Outback	18	\$5,369,000	\$279,133
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Greater Darwin

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Fannie Bay	Darwin	19	\$927,417
2.	Bayview	Darwin	15	\$870,714
3.	Marlow Lagoon	Darwin	15	\$861,970
4.	Nightcliff	Darwin	30	\$859,004
5.	Lyons	Darwin	20	\$838,263
6.	Stuart Park	Darwin	35	\$818,113
7.	Parap	Darwin	19	\$801,477
8.	Rapid Creek	Darwin	22	\$776,113
9.	Ludmilla	Darwin	20	\$735,304
10.	Girraween	Darwin	15	\$702,072

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Zuccoli	Darwin	7.3%	\$554,715
2.	Lyons	Darwin	3.7%	\$838,263
3.	Bakewell	Darwin	3.6%	\$483,134
4.	Stuart Park	Darwin	2.4%	\$818,113
5.	Fannie Bay	Darwin	1.2%	\$927,417
6.	Parap	Darwin	1.0%	\$801,477
7.	Ludmilla	Darwin	0.7%	\$735,304
8.	Moulden	Darwin	0.6%	\$381,604
9.	Jingili	Darwin	0.5%	\$558,533
10.	Moil	Darwin	0.4%	\$542,351

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Johnston	Darwin	8.1%	\$733
2.	Rosebery	Darwin	7.0%	\$685
3.	Moulden	Darwin	6.0%	\$545
4.	Stuart Park	Darwin	5.6%	\$839
5.	Woodroffe	Darwin	5.5%	\$583
6.	Malak	Darwin	5.3%	\$673
7.	Parap	Darwin	5.2%	\$817
8.	Driver	Darwin	5.0%	\$574
9.	Durack	Darwin	3.9%	\$676
10.	Gunn	Darwin	3.8%	\$641

Most affordable suburbs

#				
#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Gray	Darwin	36	\$359,369
2.	Moulden	Darwin	37	\$381,604
З.	Woodroffe	Darwin	48	\$421,200
4.	Driver	Darwin	25	\$426,298
5.	Karama	Darwin	45	\$446,322
6.	Bakewell	Darwin	44	\$483,134
7.	Wagaman	Darwin	21	\$487,209
8.	Alawa	Darwin	31	\$497,093
9.	Tiwi	Darwin	20	\$502,151
10.	Berrimah	Darwin	19	\$502,254

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Wulagi	Darwin	-11.1%	\$526,637
2.	Gray	Darwin	-10.3%	\$359,369
3.	Tiwi	Darwin	-8.8%	\$502,151
4.	Driver	Darwin	-8.1%	\$426,298
5.	Nightcliff	Darwin	-6.8%	\$859,004
6.	Rapid Creek	Darwin	-6.7%	\$776,113
7.	Woodroffe	Darwin	-6.2%	\$421,200
8.	Bellamack	Darwin	-5.0%	\$593,019
9.	Leanyer	Darwin	-3.8%	\$575,742
10.	Rosebery	Darwin	-3.7%	\$559,931

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gray	Darwin	7.9%	\$550
2.	Moulden	Darwin	7.3%	\$545
3.	Woodroffe	Darwin	7.3%	\$583
4.	Driver	Darwin	7.0%	\$574
5.	Gunn	Darwin	6.8%	\$641
6.	Zuccoli	Darwin	6.8%	\$713
7.	Rosebery	Darwin	6.6%	\$685
8.	Bakewell	Darwin	6.6%	\$590
9.	Johnston	Darwin	6.3%	\$733
10.	Farrar	Darwin	6.3%	\$693

Regional NT

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Desert Springs	Northern Territory - Outback	18	\$611,380
2.	Araluen	Northern Territory - Outback	33	\$513,030
3.	East Side	Northern Territory - Outback	32	\$481,767
4.	Gillen	Northern Territory - Outback	66	\$474,240
5.	Braitling	Northern Territory - Outback	41	\$471,886
6.	Larapinta	Northern Territory - Outback	25	\$466,965
7.	Sadadeen	Northern Territory - Outback	18	\$459,774
8.	Katherine East	Northern Territory - Outback	35	\$377,179
9.	Katherine	Northern Territory - Outback	17	\$372,114
10.	Tennant Creek	Northern Territory - Outback	32	\$245,877

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Katherine East	Northern Territory - Outback	4.2%	\$377,179
2.	Gillen	Northern Territory - Outback	4.0%	\$474,240
3.	Braitling	Northern Territory - Outback	3.6%	\$471,886
4.	Tennant Creek	Northern Territory - Outback	2.2%	\$245,877
5.	East Side	Northern Territory - Outback	-0.7%	\$481,767
6.	Larapinta	Northern Territory - Outback	-1.6%	\$466,965
7.	Araluen	Northern Territory - Outback	-2.0%	\$513,030

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Larapinta	Northern Territory - Outback	-2.3%	\$559
2.	Gillen	Northern Territory - Outback	-6.9%	\$564
3.	Araluen	Northern Territory - Outback	-7.1%	\$641
4.	East Side	Northern Territory - Outback	-8.4%	\$610
5.	Braitling	Northern Territory - Outback	-11.2%	\$582
6.	Katherine East	Northern Territory - Outback	-13.1%	\$548



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Tennant Creek	Northern Territory - Outback	32	\$245,877
2.	Katherine	Northern Territory - Outback	17	\$372,114
3.	Katherine East	Northern Territory - Outback	35	\$377,179
4.	Sadadeen	Northern Territory - Outback	18	\$459,774
5.	Larapinta	Northern Territory - Outback	25	\$466,965
6.	Braitling	Northern Territory - Outback	41	\$471,886
7.	Gillen	Northern Territory - Outback	66	\$474,240
8.	East Side	Northern Territory - Outback	32	\$481,767
9.	Araluen	Northern Territory - Outback	33	\$513,030
10.	Desert Springs	Northern Territory - Outback	18	\$611,380

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Araluen	Northern Territory - Outback	-2.0%	\$513,030
2.	Larapinta	Northern Territory - Outback	-1.6%	\$466,965
3.	East Side	Northern Territory - Outback	-0.7%	\$481,767
4.	Tennant Creek	Northern Territory - Outback	2.2%	\$245,877
5.	Braitling	Northern Territory - Outback	3.6%	\$471,886
6.	Gillen	Northern Territory - Outback	4.0%	\$474,240
7.	Katherine East	Northern Territory - Outback	4.2%	\$377,179

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Katherine East	Northern Territory - Outback	7.3%	\$548
2.	Araluen	Northern Territory - Outback	6.6%	\$641
3.	East Side	Northern Territory - Outback	6.5%	\$610
4.	Larapinta	Northern Territory - Outback	6.4%	\$559
5.	Braitling	Northern Territory - Outback	6.3%	\$582
6.	Gillen	Northern Territory - Outback	6.3%	\$564

Greater Darwin

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Bayview	Darwin	31	\$516,942
2.	Larrakeyah	Darwin	72	\$473,248
3.	Fannie Bay	Darwin	43	\$467,602
4.	Stuart Park	Darwin	76	\$429,940
5.	The Gardens	Darwin	24	\$426,804
6.	Darwin City	Darwin	249	\$425,173
7.	Rapid Creek	Darwin	69	\$387,946
8.	Parap	Darwin	59	\$384,598
9.	Nightcliff	Darwin	45	\$367,674
10.	Coconut Grove	Darwin	44	\$342,812

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Larrakeyah	Darwin	9.4%	\$473,248
2.	Rapid Creek	Darwin	5.0%	\$387,946
3.	Darwin City	Darwin	1.9%	\$425,173
4.	Millner	Darwin	1.8%	\$333,656
5.	Stuart Park	Darwin	1.6%	\$429,940
6.	Parap	Darwin	-1.3%	\$384,598
7.	Bakewell	Darwin	-1.5%	\$272,038
8.	Coconut Grove	Darwin	-2.0%	\$342,812
9.	Rosebery	Darwin	-2.4%	\$318,720
10.	Bayview	Darwin	-2.7%	\$516,942

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Parap	Darwin	4.8%	\$524
2.	Johnston	Darwin	4.8%	\$508
3.	Millner	Darwin	4.6%	\$475
4.	Rosebery	Darwin	4.0%	\$518
5.	Nightcliff	Darwin	3.9%	\$499
6.	Stuart Park	Darwin	3.3%	\$579
7.	Larrakeyah	Darwin	3.0%	\$596
8.	Rapid Creek	Darwin	2.9%	\$497
9.	Darwin City	Darwin	2.9%	\$609
10.	The Gardens	Darwin	2.3%	\$563



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Bakewell	Darwin	33	\$272,038
2.	Gray	Darwin	18	\$274,981
З.	Driver	Darwin	17	\$287,236
4.	Rosebery	Darwin	25	\$318,720
5.	Brinkin	Darwin	16	\$331,307
6.	Johnston	Darwin	18	\$331,670
7.	Millner	Darwin	32	\$333,656
8.	Leanyer	Darwin	23	\$334,377
9.	Marrara	Darwin	19	\$338,712
10.	Coconut Grove	Darwin	44	\$342,812

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	The Gardens	Darwin	-9.5%	\$426,804
2.	Leanyer	Darwin	-8.6%	\$334,377
3.	Nightcliff	Darwin	-7.0%	\$367,674
4.	Johnston	Darwin	-3.9%	\$331,670
5.	Bayview	Darwin	-2.7%	\$516,942
6.	Rosebery	Darwin	-2.4%	\$318,720
7.	Coconut Grove	Darwin	-2.0%	\$342,812
8.	Bakewell	Darwin	-1.5%	\$272,038
9.	Parap	Darwin	-1.3%	\$384,598
10.	Stuart Park	Darwin	1.6%	\$429,940

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Bakewell	Darwin	8.6%	\$461
2.	Rosebery	Darwin	8.4%	\$518
3.	Johnston	Darwin	8.0%	\$508
4.	Millner	Darwin	7.7%	\$475
5.	Parap	Darwin	7.7%	\$524
6.	Darwin City	Darwin	7.6%	\$609
7.	Leanyer	Darwin	7.5%	\$469
8.	Coconut Grove	Darwin	7.4%	\$469
9.	Nightcliff	Darwin	7.4%	\$499
10.	Stuart Park	Darwin	7.0%	\$579

Regional NT

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Sadadeen	Northern Territory - Outback	19	\$302,546
2.	Gillen	Northern Territory - Outback	18	\$279,133



Annual

change

-6.9%

Median

\$279,133

value

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Gillen	Northern Territory - Outback	18	\$279,133
2.	Sadadeen	Northern Territory - Outback	19	\$302,546

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Gillen	Northern Territory - Outback	-6.9%	\$279,133

Highest gross rental yields

Suburb

Gillen

#

1.

Strongest 12 month decline in values

Region

Northern Territory -Outback

#	Suburb	Region	Rental yield	Median rental value
1.	Gillen	Northern Territory - Outback	7.6%	\$436

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Gillen	Northern Territory - Outback	-0.7%	\$436



ACT



# <mark>Sc</mark>	Iles price	Sales date	Address
1	\$8,000,000	Apr-23	33 Bennet Street, Spence ACT
2	\$8,000,000	Nov-23	4 Wickham Crescent, Red Hill ACT
3	\$6,770,000	Feb-23	9 Northcote Crescent, Deakin ACT
4	\$6,000,000	Aug-23	11 Torres Street, Red Hill ACT 2603
5	\$5,800,000	Apr-23	27 Macgillivray Street, Yarralumla ACT

Best performers 2023

Houses		Tool Tool Units	
Most expensive suburb		Most expensive suburb	
RED HILL (ACT)	\$2,441,832	YARRALUMLA (ACT)	\$1,079,639
Most affordable suburb		Most affordable suburb	
PHILLIP (ACT)	\$587,806	HAWKER (ACT)	\$413,328
Strongest 12 month growth in values		Strongest 12 month growth in values	
WHITLAM (ACT)	29.1%	CHIFLEY (ACT)	6.2%
Strongest 12 month decline in values		Strongest 12 month decline in values	
HUGHES (ACT)	-7.1%	TAYLOR (ACT)	-6.7%
Strongest 12 month growth in rents		Strongest 12 month growth in rents	
DICKSON (ACT)	1.2%	BONYTHON (ACT)	2.0%
Highest gross rental yields		Highest gross rental yields	
BELCONNEN (ACT)	4.7%	HAWKER (ACT)	6.0%



ACT

Highest Total Value of Sales

Houses - Canberra

#	Suburb	Region	Number sold (12m) Sept 2023	Total value 12m Sept 2023	Median value Nov 2023
1	Kambah	Australian Capital Territory	212	\$186,092,716	\$804,956
2	Narrabundah	Australian Capital Territory	94	\$130,200,975	\$1,275,125
3	O'Connor	Australian Capital Territory	70	\$112,230,404	\$1,543,470
4	Red Hill	Australian Capital Territory	47	\$110,820,500	\$2,441,832
5	Ngunnawal	Australian Capital Territory	138	\$110,591,195	\$819,328

Units - Canberra

1 Kingston	Australian Capital Territory	221	\$185,961,232	\$693,227
2 Belconnen	Australian Capital Territory	277	\$140,987,368	\$539,876
3 Phillip	Australian Capital Territory	177	\$139,985,777	\$502,287
4 Braddon	Australian Capital Territory	215	\$134,333,220	\$519,834
5 Griffith	Australian Capital Territory	132	\$96,605,508	\$642,908



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Canberra

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Red Hill	Australian Capital Territory	47	\$2,441,832
2.	Griffith	Australian Capital Territory	43	\$2,311,937
3.	Yarralumla	Australian Capital Territory	41	\$2,025,283
4.	Deakin	Australian Capital Territory	49	\$1,985,525
5.	Campbell	Australian Capital Territory	38	\$1,832,462
6.	O'Connor	Australian Capital Territory	70	\$1,543,470
7.	Braddon	Australian Capital Territory	30	\$1,484,339
8.	Garran	Australian Capital Territory	37	\$1,479,425
9.	Ainslie	Australian Capital Territory	56	\$1,459,867
10.	Aranda	Australian Capital Territory	25	\$1,388,959

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Whitlam	Australian Capital Territory	29.1%	\$1,158,983
2.	Denman Prospect	Australian Capital Territory	18.2%	\$1,237,190
3.	Taylor	Australian Capital Territory	14.8%	\$1,020,612
4.	Braddon	Australian Capital Territory	11.1%	\$1,484,339
5.	Belconnen	Australian Capital Territory	11.1%	\$627,959
6.	Coombs	Australian Capital Territory	9.5%	\$1,127,482
7.	Strathnairn	Australian Capital Territory	7.0%	\$956,019
8.	Hackett	Australian Capital Territory	6.7%	\$1,235,609
9.	Bruce	Australian Capital Territory	6.7%	\$1,088,666
10.	Watson	Australian Capital Territory	6.7%	\$1,107,482

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Dickson	Australian Capital Territory	1.2%	\$686
2.	Rivett	Australian Capital Territory	1.0%	\$630
3.	Fisher	Australian Capital Territory	1.0%	\$631
4.	Red Hill	Australian Capital Territory	1.0%	\$984
5.	Conder	Australian Capital Territory	0.7%	\$726
6.	Holder	Australian Capital Territory	0.6%	\$637
7.	Richardson	Australian Capital Territory	0.4%	\$630
8.	Calwell	Australian Capital Territory	0.3%	\$682
9.	Taylor	Australian Capital Territory	0.3%	\$766
10.	Waramanga	Australian Capital Territory	0.2%	\$623



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Phillip	Australian Capital Territory	19	\$587,806
2.	Greenway	Australian Capital Territory	17	\$622,418
3.	Belconnen	Australian Capital Territory	17	\$627,959
4.	Charnwood	Australian Capital Territory	42	\$666,513
5.	Holt	Australian Capital Territory	100	\$725,444
6.	Richardson	Australian Capital Territory	48	\$740,056
7.	Isabella Plains	Australian Capital Territory	58	\$755,967
8.	Chisholm	Australian Capital Territory	76	\$765,246
9.	Latham	Australian Capital Territory	65	\$773,342
10.	Higgins	Australian Capital Territory	47	\$776,750

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Hughes	Australian Capital Territory	-7.1%	\$1,352,827
2.	Kaleen	Australian Capital Territory	-6.4%	\$953,814
3.	Higgins	Australian Capital Territory	-6.2%	\$776,750
4.	Chifley	Australian Capital Territory	-6.1%	\$965,422
5.	Melba	Australian Capital Territory	-5.1%	\$897,062
6.	Flynn	Australian Capital Territory	-5.1%	\$900,651
7.	Franklin	Australian Capital Territory	-5.1%	\$1,052,837
8.	Palmerston	Australian Capital Territory	-5.0%	\$1,051,106
9.	Charnwood	Australian Capital Territory	-4.5%	\$666,513
10.	Narrabundah	Australian Capital Territory	-4.2%	\$1,275,125

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Belconnen	Australian Capital Territory	4.7%	\$576
2.	Richardson	Australian Capital Territory	4.5%	\$630
3.	Holt	Australian Capital Territory	4.4%	\$615
4.	Isabella Plains	Australian Capital Territory	4.3%	\$634
5.	Chisholm	Australian Capital Territory	4.3%	\$629
6.	Calwell	Australian Capital Territory	4.3%	\$682
7.	Banks	Australian Capital Territory	4.2%	\$647
8.	Conder	Australian Capital Territory	4.2%	\$726
9.	Gordon	Australian Capital Territory	4.2%	\$726
10.	Gilmore	Australian Capital Territory	4.2%	\$659

Canberra

Top 10 Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Yarralumla	Australian Capital Territory	14	\$1,079,639
2.	Forde	Australian Capital Territory	14	\$853,267
З.	Garran	Australian Capital Territory	23	\$826,685
4.	Forrest	Australian Capital Territory	41	\$803,169
5.	Nicholls	Australian Capital Territory	20	\$790,313
6.	Cook	Australian Capital Territory	19	\$718,800
7.	Campbell	Australian Capital Territory	63	\$706,860
8.	Bonython	Australian Capital Territory	26	\$699,852
9.	Lawson	Australian Capital Territory	48	\$697,005
10.	Kingston	Australian Capital Territory	221	\$693,227

Strongest 12 month growth in values

#	Suburb	Region	Annual change	Median value
1.	Chifley	Australian Capital Territory	6.2%	\$574,337
2.	Garran	Australian Capital Territory	5.2%	\$826,685
3.	Forrest	Australian Capital Territory	4.4%	\$803,169
4.	Bruce	Australian Capital Territory	3.2%	\$590,863
5.	Belconnen	Australian Capital Territory	2.9%	\$539,876
6.	City	Australian Capital Territory	2.6%	\$623,944
7.	Macquarie	Australian Capital Territory	2.2%	\$551,654
8.	Lyons	Australian Capital Territory	2.0%	\$431,067
9.	Holt	Australian Capital Territory	2.0%	\$569,194
10.	Griffith	Australian Capital Territory	1.9%	\$642,908

Strongest 12 month growth in rents

#	Suburb	Region	Annual change	Median rental value
1.	Bonython	Australian Capital Territory	2.0%	\$600
2.	Narrabundah	Australian Capital Territory	1.8%	\$622
3.	Barton	Australian Capital Territory	1.4%	\$630
4.	Mawson	Australian Capital Territory	1.3%	\$562
5.	Campbell	Australian Capital Territory	1.1%	\$657
6.	Watson	Australian Capital Territory	1.1%	\$555
7.	Greenway	Australian Capital Territory	0.9%	\$548
8.	Dickson	Australian Capital Territory	0.9%	\$607
9.	Kingston	Australian Capital Territory	0.9%	\$639
10.	Gordon	Australian Capital Territory	0.6%	\$565



Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 23)	Median value
1.	Hawker	Australian Capital Territory	32	\$413,328
2.	Curtin	Australian Capital Territory	15	\$414,043
3.	Lyons	Australian Capital Territory	28	\$431,067
4.	Scullin	Australian Capital Territory	16	\$461,212
5.	Gungahlin	Australian Capital Territory	180	\$468,526
6.	Crace	Australian Capital Territory	17	\$485,636
7.	Phillip	Australian Capital Territory	177	\$502,287
8.	Reid	Australian Capital Territory	20	\$515,209
9.	Braddon	Australian Capital Territory	215	\$519,834
10.	Franklin	Australian Capital Territory	87	\$529,389

Strongest 12 month decline in values

#	Suburb	Region	Annual change	Median value
1.	Taylor	Australian Capital Territory	-6.7%	\$627,285
2.	O'Connor	Australian Capital Territory	-4.8%	\$567,454
3.	Ngunnawal	Australian Capital Territory	-4.5%	\$634,320
4.	Hawker	Australian Capital Territory	-4.4%	\$413,328
5.	Nicholls	Australian Capital Territory	-3.3%	\$790,313
6.	Barton	Australian Capital Territory	-3.2%	\$617,892
7.	Palmerston	Australian Capital Territory	-3.0%	\$652,125
8.	Gordon	Australian Capital Territory	-3.0%	\$591,602
9.	Denman Prospect	Australian Capital Territory	-2.9%	\$633,164
10.	Turner	Australian Capital Territory	-2.5%	\$638,889

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Hawker	Australian Capital Territory	6.0%	\$517
2.	Gungahlin	Australian Capital Territory	6.0%	\$529
3.	Braddon	Australian Capital Territory	5.6%	\$592
4.	Franklin	Australian Capital Territory	5.6%	\$544
5.	Belconnen	Australian Capital Territory	5.4%	\$530
6.	Phillip	Australian Capital Territory	5.3%	\$533
7.	Harrison	Australian Capital Territory	5.3%	\$542
8.	Greenway	Australian Capital Territory	5.3%	\$548
9.	Wright	Australian Capital Territory	5.3%	\$539
10.	Macquarie	Australian Capital Territory	5.3%	\$568



Disclaimer

The Best of the Best 2023 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 2023, with the exception of Total Value of Sales data which reflect sales that occurred over the 12 months to 30 September 2023.

Top sales are based on properties that have transacted over the 2023 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 23); 100 AVM observations; 20 Rental observations (12m to Nov 23).

Data Dictionary

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

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

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

Total Value of Sales: the total value of all property transactions recorded over the 12 months to September 2023.

12 month change in value – the percentage difference between the hedonic home value index as at 30 November 2023 compared to 12 months ago.

12 month change in rents – the percentage difference between the hedonic rental value index as at 30 November 2023 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/pd f_file/0015/4083/clau-residential-propertyindex-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/pd f_file/0015/4083/clau-residential-propertyindex-series.pdf



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