

CoreLogic



AUSTRALIA

# Best of the Best 2024

RELEASED DECEMBER 2024





# Contents

<b>Best Of the Best 2024</b>		<b>SA Summary</b>	<b>33</b>
About CoreLogic	3	Adelaide	
Market Overview 2024	4	Regional SA	
Market Outlook 2025	7		
<b>National Summary</b>	<b>9</b>	<b>WA Summary</b>	<b>39</b>
Capital Cities		Perth	
Regional Suburbs		Regional WA	
<b>NSW Summary</b>	<b>15</b>	<b>TAS Summary</b>	<b>45</b>
Sydney		Hobart	
Regional NSW		Regional TAS	
<b>VIC Summary</b>	<b>21</b>	<b>NT Summary</b>	<b>51</b>
Melbourne		Darwin	
Regional VIC		Regional NT	
<b>QLD Summary</b>	<b>27</b>	<b>ACT Summary</b>	<b>57</b>
Brisbane		Canberra	
Regional QLD			

# About CoreLogic

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

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

## Contact

Call us 1300 734 318

[ask@corelogic.com.au](mailto:ask@corelogic.com.au)

[corelogic.com.au](https://corelogic.com.au)

## Copyright & Disclaimer

This publication reproduces materials and content owned or licenced by CoreLogic Asia Pacific Pty Ltd (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

© Copyright 2024. CoreLogic and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication, including any data, analytics, statistics and other information contained in this publication. All rights reserved.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy, currency or completeness of the data and commentary contained in this publication and to the full extent not prohibited by law excludes all loss or damage arising in connection with the data and commentary contained in this publication.

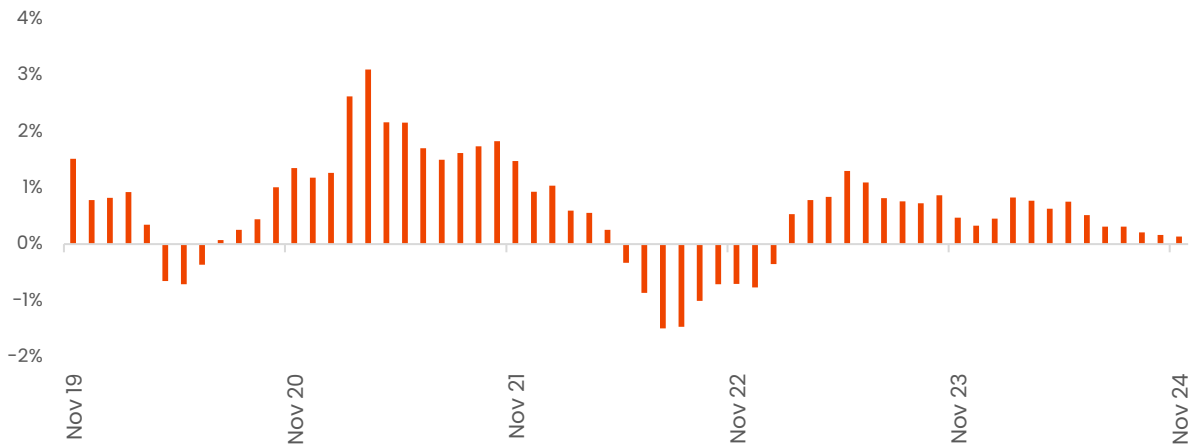
# Market Overview 2024

## Market slows amid the wait for rate relief

At first glance, the Australian housing market was surprisingly resilient through 2024. In the 12 months to November, home sales totalled 528,000 nationally, up 8.0% from the previous year, and 6.0% from the previous five-year average. Home values have risen 5.5% over the past 12 months, and the combined value of Australian homes surpassed \$11 trillion.

However, 2024 can be characterised as having stronger conditions 'out of the gate', which slowed over the course of the year under waning demand, rising levels of advertised supply and a changed outlook for inflation and interest rates. This can be seen in the monthly change in the national CoreLogic Home Value Index, which slowed to just 0.1% in November (Figure 1).

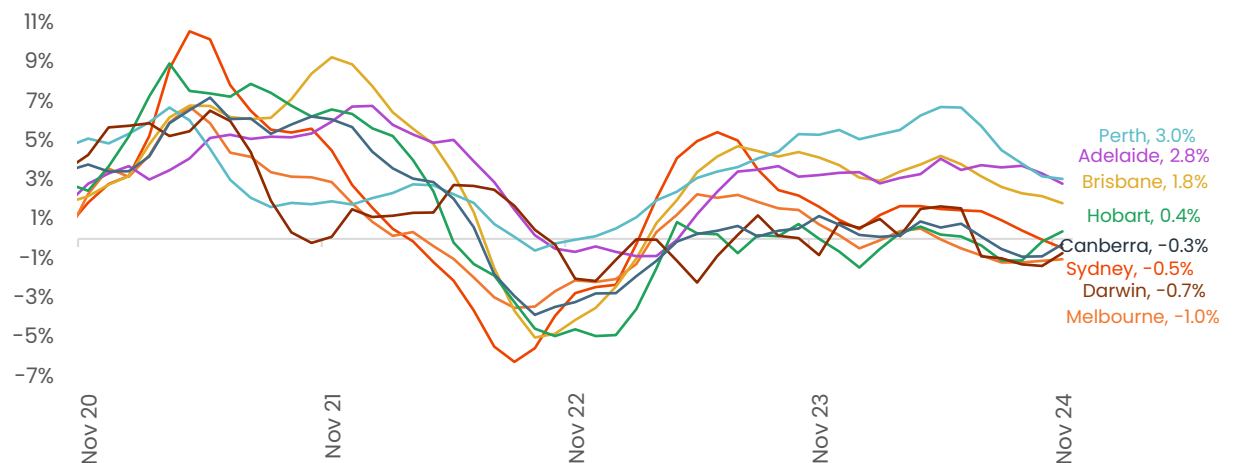
**Figure 1. Monthly change in the national Home Value Index**



Growth conditions remained highly diverse over the course of the year, with annual value change across the capitals ranging from a -2.3% fall in Melbourne to a 21.0% rise across Perth. The regional markets mirrored a similar diversity in results, ranging from a -2.7% fall in regional Victorian home values to a 15.5% uplift in home values across regional WA. However, even in the high-growth markets of Adelaide, Brisbane and Perth, there are distinct signs of a cyclical slowdown, with the quarterly pace of gains easing over the year (Figure 2).

Interestingly, the quarterly value decline across weaker capital city performers has shown marginal signs of easing toward the end of 2024. This could signal some stabilising of values in weaker markets through 2025, and a narrowing of the range in capital growth over the next 12 months.

**Figure 2. Rolling quarterly changes in the Home Value Index by capital city**



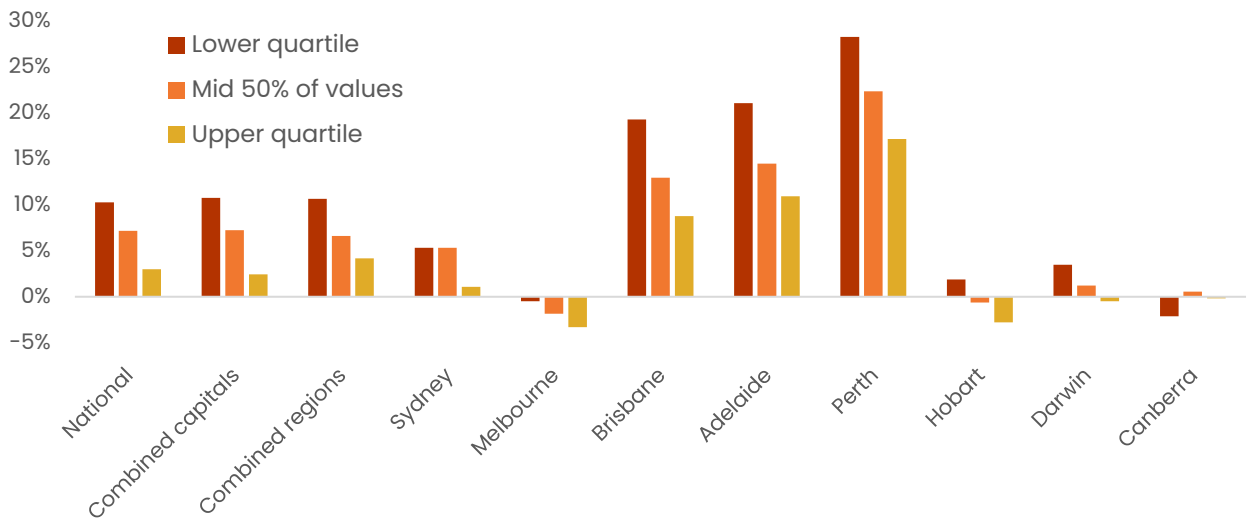
# Market Overview 2024

Several factors have weighed on the number of buyers in the market. National accounts data showed the household saving rate, while rising to 3.2% in the September quarter, remained well below the decade average of 7.5%. While some households may be saving less because of high housing values, growth in the price of non-discretionary goods and services over the year to September may also be making it harder for home buyers to save for a deposit or upfront transaction costs. Housing affordability continued to deteriorate in September 2024, with the latest report from ANZ and CoreLogic showing the median dwelling value has climbed to 8 times the median household income. This is up from 7.6 a year ago and matched a series high from early 2022.

The relatively high cash rate setting, which did not move through 2024, may also be weighing on the amount of new housing credit demanded. While overall housing credit growth has been surprisingly resilient in 2024, ABS lending data suggests new lending commitments for housing softened in September, and the RBA recently noted housing credit has declined as a share of disposable income. Through the rate-hiking cycle, it is possible prospective buyers have used higher deposits to partially offset higher interest costs, and may also have targeted lower-value housing markets to demonstrate an appropriate level of serviceability to their lender and minimise housing debt. Through the year to November, the bottom quartile of national market values rose 10.3%, far outperforming the middle of the market and upper quartile of home values, where stretched affordability may have constrained further growth. Figure 3 shows this trend was consistent across most housing markets over the course of the year.

This trend toward faster growth in more affordable markets was reflected in the Best of the Best results for capital cities in 2024. The top growth house markets were all located in Perth, and half of the suburbs had a median house value below \$661,000, which is the 25th percentile house value nationally. The top growth unit markets were located across Perth, Brisbane and Adelaide, and each of the top 10 had a median unit value below \$600,000.

**Figure 3. Annual change in tiered home value indices across regions and value tiers**



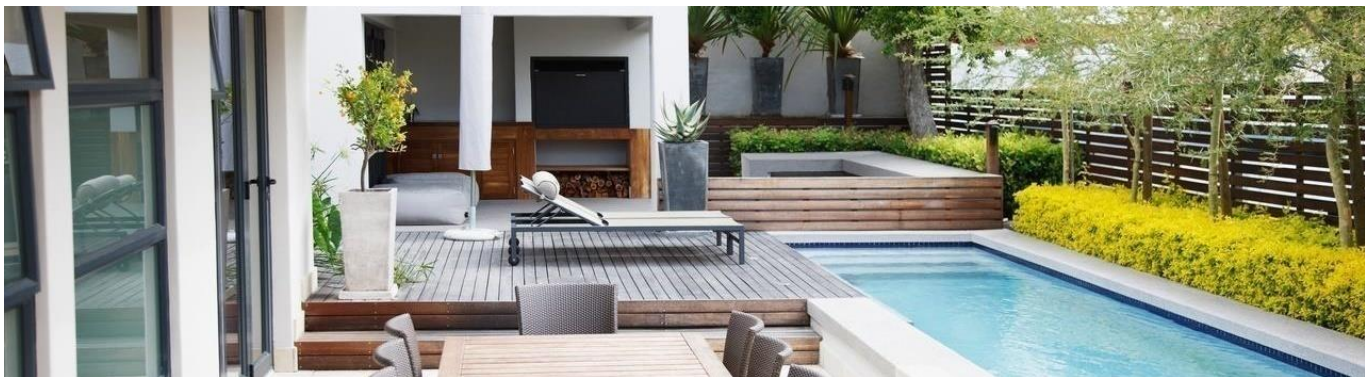
# Market Overview 2024

However, the wealthy, high-deposit buyer pool may thin out the longer the cash rate sits at 4.35%, and low-value markets may lose their appeal as demand pushes previously affordable markets higher. Expectations for a cash rate reduction have also been pushed out over the course of year, with bank economist expectations of the first rate cut now broadly around mid-2025.

While the buyer demand pool may be shrinking amid tough economic settings, advertised housing supply increased through a robust spring selling season in 2024. In the three months to November, CoreLogic has observed 139,000 new 'for sale' listings nationally, the highest level for this time of year since 2018. It is difficult to pinpoint why vendor activity has increased in 2024, but it likely reflects a 'catch up' from the relatively low vendor activity through the uncertainty of the pandemic, or rising interest rates prompting some home owners to sell as household balance sheets are squeezed.

Between softer demand and higher supply, the Australian housing market on aggregate appears to be erring on the side of buyers. The combined capital cities clearance rate averaged 58.0% in the four weeks to December 1, slipping from an average of 63.9% through the year-to-date. Properties are taking slightly longer to sell than this time last year, with the median selling time nationally up to 32 days, from 27 days a year ago. Based on recent monthly growth trends, it is possible the year will end with five of the eight capital cities in value decline (Melbourne, Sydney, Hobart, Darwin and Canberra).

Rent values in Australia remained high in 2024, but even here the strain on household demand was reflected in softer rental growth rates. Annual growth in rent values slowed to 5.3% in the year to November, down from 8.1% in the year prior and a high of 9.6% in the year to September 2022. Rental demand may be slowing in response to high cost of living pressures, prompting more share housing or multi-generational living, which might help to explain the rise in average household size reported by the RBA across capital cities in 2024. Less net overseas migration was another factor helping to ease rental demand, and investors also made up an increasing portion of buyer demand in 2024, which may be helping to ease rent growth pressures through higher levels of rental supply.



# Market Outlook – 2025

## Outlook for housing market performance in 2025

The start of 2025 may see a continuation of the drag on buyer demand exhibited towards the end of this year and could result in a small decline in national home values in the first part of the year. A change in the official cash rate target could then mark an inflection point, increasing demand in the second half of the year. However, it is worth keeping in mind that most expectations are for a ‘shallow’ rate-cutting path, with the forecasts across the big four banks placing the cash rate between 3.1% and 3.6% by the end of 2025.

As of the November Statement of Monetary Policy, the RBA has a base assumption of rates moving lower by mid-2025. NAB, ANZ and Westpac have forecast May for the first rate cut, while CBA has pencilled in February. There is also some uncertainty as to how much a reduction in interest rates would boost buyer demand given affordability constraints are still so high.

CoreLogic estimates that an affordable dwelling purchase for the median income household in Australia under the current average owner occupier rate (6.27%) would be around \$507,000 – a far cry from the current median of \$813,000. Even in the event of average mortgage rates reducing by 125 basis points (assuming the cash rate reduces to 3.1%, and reductions are passed on to mortgage rates in full), this only takes an affordable purchase price to \$581,000. This analysis assumes that the buyer is going in with a 20% subvented using no more than 30% of income to service a loan. For this reason, 2025 might be another year marked by low-deposit buyers, such as first home buyers, dropping out of the market. Meanwhile, relatively affordable market segments, like the unit sector, may outperform over the course of the year.

This year had another hint that lower interest rates may have a mild effect on buyer demand. The implementation of stage 3 tax cuts from July this year showed an anemic response in the housing market, with national home value growth continuing to slow. The Council of Financial Regulators may also be conscious of excessive credit growth if interest rates move lower, with the banking regulator, APRA, maintaining a three-percentage point serviceability buffer on new home lending for the foreseeable future.

The slowdown in rent growth seen in 2024 is also expected to continue in 2025, as rental demand continues to be squeezed amid high cost of living constraints. Should the unemployment rate trend higher in 2025, renting households may also be disproportionately affected by job loss, where renting households tend to skew towards younger, lower-skilled workers on more precarious employment arrangements.

However, there are also tailwinds for households that could boost buyer and renter demand in 2025. Wages growth, while slowing, is well above the pre-COVID, decade average, at 3.5% in the year to September. Real household income has been boosted by the Stage 3 tax cuts, despite this boost to income seemingly being saved by households for now. Real household income growth is expected to pick up further as inflation continues to ease in 2025.

Reporting by Westpac and the Melbourne Institute suggests consumer sentiment is rising, and attitudes around whether it is a good time to buy a dwelling have improved in recent months. The ‘Time to Buy a Dwelling’ sub-index within the consumer sentiment report surged 11.3% in the month of November and was particularly strong in Victoria where housing affordability has improved since early 2022.

While market conditions are broadly expected to improve off the back of a cash rate reduction in 2025, there will still be considerable diversity in housing market performance. For example, Melbourne and Hobart may see a subtle rise in value off the back of increased affordability, while the demand shock that has created strong price growth in the likes of Perth and Adelaide may start to ease. This will be underscored by household and private-sector responses to recent capital growth trends. Across Melbourne and Hobart, new listings through spring 2024 were lower than the same time last year, with sellers potentially holding back amid soft market conditions, helping to curtail supply. Should weak housing trends emerge at the start of 2025, most households should be well-placed to hold their property off the market until selling conditions improve. New housing construction also remains subdued across the country, which is expected to continue into 2025, and may help to keep a floor under home values.

# National

## Top 10 Sales

#	Sales price	Sales date	Address
1	\$51,500,000	Mar-24	142 Wolseley Road, Point Piper NSW
2	\$43,500,000	Aug-24	53-55 Cranbrook Road, Bellevue Hill, NSW
3	\$42,000,000	Nov-24	96 Victoria Road, Bellevue Hill, NSW
4	\$40,000,000	Feb-24	14 St Georges Road, Toorak VIC
5	\$38,500,000	Jul-24	1 Rawson Road, Rose Bay NSW
6	\$31,750,000	Sep-24	1 Wentworth Road, Vaucluse NSW
7	\$30,388,000	Mar-24	81 Fitzwilliam Road, Vaucluse NSW
8	\$30,000,000	May-24	43 Witta Circle, Noosa Heads QLD
9	\$30,000,000	Apr-24	7 Collins Avenue, Rose Bay NSW
10	\$30,000,000	Mar-24	46 the Grove, Mosman NSW





# National

## Best performers 2024



### Houses

#### Most expensive suburb

BELLEVUE HILL (GREATER SYDNEY) **\$9,994,537**

#### Most affordable suburb

NORSEMAN (REST OF WA) **\$80,289**

#### Highest 12 month change in values

BEACHLANDS (REST OF WA) **38.4%**

#### Lowest 12 month change in values

VENUS BAY (REST OF VIC.) **-15.4%**

#### Highest 12 month change in rents

NOOSA HEADS (REST OF QLD) **23.7%**

#### Highest gross rental yields

COLLINSVILLE (REST OF QLD) **12.6%**



### Units

#### Most expensive suburb

POINT PIPER (GREATER SYDNEY) **\$3,118,700**

#### Most affordable suburb

LAGUNA QUAYS (REST OF QLD) **\$142,689**

#### Highest 12 month change in values

DOLPHIN HEADS (REST OF QLD) **52.8%**

#### Lowest 12 month change in values

SUNSHINE (GREATER MELBOURNE) **-13.8%**

#### Highest 12 month change in rents

GERALDTON (REST OF WA) **21.5%**

#### Highest gross rental yields

BOULDER (REST OF WA) **10.3%**



# National

## Highest Total Value of Sales

### Houses – City Suburbs

#	Suburb	Region	Number sold (12m) Sept 2024	Total value 12m Sept 2024	Median value Nov 2024
1	Mosman	Greater Sydney	238	\$1,652,297,857	\$5,580,736
2	Castle Hill	Greater Sydney	412	\$1,078,435,313	\$2,339,382
3	Point Cook	Greater Melbourne	1,203	\$1,009,171,653	\$817,048
4	Brighton	Greater Melbourne	245	\$957,831,310	\$3,287,022
5	Bellevue Hill	Greater Sydney	76	\$946,091,800	\$9,994,537

### Houses – Regional Suburbs

1	Buderim	Rest of Qld	573	\$731,859,655	\$1,220,772
2	Hope Island	Rest of Qld	331	\$714,791,465	\$1,480,038
3	Port Macquarie	Rest of NSW	684	\$652,280,511	\$877,991
4	Orange	Rest of NSW	749	\$567,638,826	\$645,103
5	Broadbeach Waters	Rest of Qld	204	\$558,291,522	\$2,237,026

### Units – City Suburbs

1	Melbourne	Greater Melbourne	1,347	\$782,311,226	\$466,115
2	Manly	Greater Sydney	305	\$691,459,490	\$1,838,354
3	Mosman	Greater Sydney	359	\$687,643,494	\$1,466,508
4	Sydney	Greater Sydney	402	\$629,850,015	\$1,163,180
5	Dee Why	Greater Sydney	575	\$596,325,200	\$1,017,075

### Units – Regional Suburbs

1	Surfers Paradise	Rest of Qld	1467	\$1,200,985,846	\$768,908
2	Broadbeach	Rest of Qld	498	\$579,560,790	\$1,067,793
3	Southport	Rest of Qld	758	\$553,995,389	\$719,347
4	Wollongong	Rest of NSW	563	\$453,791,833	\$762,563
5	Maroochydore	Rest of Qld	462	\$427,142,915	\$844,755

# Capital City



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Bellevue Hill	Greater Sydney	76	\$9,994,537
2.	Vaucluse	Greater Sydney	83	\$8,652,302
3.	Rose Bay	Greater Sydney	55	\$6,424,613
4.	Dover Heights	Greater Sydney	36	\$6,259,269
5.	Double Bay	Greater Sydney	21	\$5,866,752
6.	Mosman	Greater Sydney	238	\$5,580,736
7.	Longueville	Greater Sydney	27	\$5,140,914
8.	Bronte	Greater Sydney	57	\$5,118,859
9.	Northbridge	Greater Sydney	58	\$5,064,845
10.	Toorak	Greater Melbourne	109	\$4,749,740

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Moulden	Greater Darwin	40	\$392,008
2.	Gray	Greater Darwin	35	\$396,319
3.	Lamb Island	Greater Brisbane	31	\$416,295
4.	Russell Island	Greater Brisbane	299	\$423,067
5.	Driver	Greater Darwin	33	\$429,628
6.	Woodroffe	Greater Darwin	48	\$438,311
7.	Karama	Greater Darwin	35	\$444,528
8.	Gagebrook	Greater Hobart	21	\$450,557
9.	Belconnen	Australian Capital Territory	27	\$457,727
10.	Darwin City	Greater Darwin	27	\$458,216

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Bellevue	Greater Perth	36.9%	\$674,768
2.	Balga	Greater Perth	35.0%	\$619,885
3.	Stratton	Greater Perth	34.1%	\$662,263
4.	Armadale	Greater Perth	33.0%	\$579,011
5.	Yangebup	Greater Perth	32.8%	\$850,317
6.	Koondoola	Greater Perth	32.2%	\$639,655
7.	Midvale	Greater Perth	31.2%	\$636,361
8.	Midland	Greater Perth	31.1%	\$602,639
9.	Lockridge	Greater Perth	31.0%	\$668,101
10.	Beechboro	Greater Perth	30.7%	\$723,147

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Millner	Greater Darwin	-11.0%	\$515,102
2.	Chelsea	Greater Melbourne	-10.2%	\$1,048,625
3.	Kingston Beach	Greater Hobart	-10.0%	\$823,879
4.	Zetland	Greater Sydney	-9.7%	\$1,895,093
5.	Doncaster	Greater Melbourne	-9.3%	\$1,454,863
6.	Dromana	Greater Melbourne	-9.2%	\$969,071
7.	Bonbeach	Greater Melbourne	-8.9%	\$1,071,288
8.	Cronulla	Greater Sydney	-8.6%	\$2,708,424
9.	Ormond	Greater Melbourne	-8.5%	\$1,794,670
10.	Rye	Greater Melbourne	-8.5%	\$1,033,885

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Middle Swan	Greater Perth	17.0%	\$643
2.	East Cannington	Greater Perth	15.0%	\$714
3.	Burns Beach	Greater Perth	14.9%	\$1,111
4.	North Gosford	Greater Sydney	14.8%	\$695
5.	Nollamara	Greater Perth	14.7%	\$655
6.	Westminster	Greater Perth	14.5%	\$649
7.	Greenfield Park	Greater Sydney	14.5%	\$756
8.	Medina	Greater Perth	14.4%	\$539
9.	Lynwood	Greater Perth	14.4%	\$674
10.	The Entrance North	Greater Sydney	14.2%	\$711

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Karama	Greater Darwin	7.7%	\$651
2.	Gray	Greater Darwin	7.5%	\$560
3.	Driver	Greater Darwin	7.4%	\$597
4.	Moulden	Greater Darwin	7.3%	\$543
5.	Tiwi	Greater Darwin	7.0%	\$675
6.	Woodroffe	Greater Darwin	7.0%	\$579
7.	Zuccoli	Greater Darwin	6.9%	\$742
8.	Bakewell	Greater Darwin	6.9%	\$619
9.	Millner	Greater Darwin	6.9%	\$666
10.	Anula	Greater Darwin	6.8%	\$645

# Regional Suburbs



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Byron Bay	Rest of NSW	56	\$2,477,453
2.	Casuarina	Rest of NSW	37	\$2,257,916
3.	Broadbeach Waters	Rest of Qld	204	\$2,237,026
4.	Burradoo	Rest of NSW	66	\$2,205,953
5.	Sunshine Beach	Rest of Qld	47	\$2,156,771
6.	Surfers Paradise	Rest of Qld	152	\$2,098,210
7.	Minyama	Rest of Qld	50	\$2,071,496
8.	Coledale	Rest of NSW	19	\$2,071,208
9.	Paradise Point	Rest of Qld	126	\$2,065,386
10.	Gerroa	Rest of NSW	25	\$2,054,398

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Norseman	Rest of WA	38	\$80,289
2.	Southern Cross	Rest of WA	19	\$99,132
3.	Morawa	Rest of WA	23	\$99,273
4.	Sapphire Central	Rest of Qld	20	\$133,508
5.	Kambalda East	Rest of WA	37	\$143,617
6.	Binnaway	Rest of NSW	17	\$165,194
7.	Coolgardie	Rest of WA	26	\$170,624
8.	Collinsville	Rest of Qld	82	\$171,567
9.	Minyip	Rest of Vic.	19	\$173,002
10.	Rosebery	Rest of Tas.	21	\$174,997

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Beachlands	Rest of WA	38.4%	\$391,659
2.	Rasmussen	Rest of Qld	35.9%	\$456,080
3.	Toooloa	Rest of Qld	35.6%	\$425,800
4.	Beverley	Rest of WA	35.6%	\$397,288
5.	Barney Point	Rest of Qld	34.6%	\$383,567
6.	Cosgrove	Rest of Qld	34.4%	\$627,400
7.	Wonthella	Rest of WA	34.2%	\$391,658
8.	Vincent	Rest of Qld	33.8%	\$443,312
9.	Wulguru	Rest of Qld	33.6%	\$470,934
10.	Karloo	Rest of WA	33.5%	\$306,675

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Venus Bay	Rest of Vic.	-15.4%	\$530,202
2.	Tocumwal	Rest of NSW	-12.2%	\$450,298
3.	Katherine	Rest of NT	-11.6%	\$338,367
4.	Beechwood	Rest of NSW	-11.5%	\$818,545
5.	Lake Wendouree	Rest of Vic.	-11.3%	\$803,741
6.	Port Fairy	Rest of Vic.	-11.1%	\$876,023
7.	Cygnets	Rest of Tas.	-11.0%	\$624,715
8.	Katherine East	Rest of NT	-11.0%	\$341,991
9.	Port Douglas	Rest of Qld	-11.0%	\$782,556
10.	Daylesford	Rest of Vic.	-10.8%	\$825,766

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Noosa Heads	Rest of Qld	23.7%	\$1,293
2.	Northam	Rest of WA	22.6%	\$498
3.	Doonan	Rest of Qld	22.0%	\$1,038
4.	Sunshine Beach	Rest of Qld	19.1%	\$1,142
5.	Canungra	Rest of Qld	18.6%	\$784
6.	Eden	Rest of NSW	18.1%	\$565
7.	Derby	Rest of WA	18.1%	\$569
8.	Noosaville	Rest of Qld	17.9%	\$1,116
9.	Kununurra	Rest of WA	17.2%	\$716
10.	McKail	Rest of WA	17.1%	\$594

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Collinsville	Rest of Qld	12.6%	\$423
2.	Derby	Rest of WA	12.1%	\$569
3.	Kambalda West	Rest of WA	12.1%	\$408
4.	Newman	Rest of WA	11.8%	\$671
5.	South Hedland	Rest of WA	11.5%	\$965
6.	Nickol	Rest of WA	10.9%	\$1,158
7.	Millars Well	Rest of WA	10.6%	\$1,102
8.	Dysart	Rest of Qld	10.4%	\$419
9.	Pegs Creek	Rest of WA	10.4%	\$1,014
10.	Baynton	Rest of WA	10.3%	\$1,301



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Point Piper	Greater Sydney	17	\$3,118,700
2.	Darling Point	Greater Sydney	86	\$2,512,397
3.	Millers Point	Greater Sydney	32	\$2,317,024
4.	Barangaroo	Greater Sydney	48	\$2,207,094
5.	Milsons Point	Greater Sydney	58	\$2,122,492
6.	Kirribilli	Greater Sydney	67	\$2,058,689
7.	Cabarita	Greater Sydney	17	\$2,057,112
8.	The Rocks	Greater Sydney	40	\$1,986,607
9.	Cremorne Point	Greater Sydney	37	\$1,935,694
10.	Tamarama	Greater Sydney	18	\$1,893,062

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Bakewell	Greater Darwin	32	\$278,855
2.	Gray	Greater Darwin	27	\$285,429
3.	Kooralbyn	Greater Brisbane	28	\$294,273
4.	Driver	Greater Darwin	18	\$296,563
5.	Orelia	Greater Perth	44	\$309,576
6.	Millner	Greater Darwin	27	\$310,109
7.	Rosebery	Greater Darwin	27	\$319,892
8.	Coconut Grove	Greater Darwin	37	\$323,047
9.	Marrara	Greater Darwin	13	\$330,045
10.	Johnston	Greater Darwin	28	\$337,950

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Armadale	Greater Perth	45.6%	\$484,906
2.	Dudley Park	Greater Perth	43.5%	\$426,790
3.	Loganlea	Greater Brisbane	43.4%	\$556,086
4.	Bethania	Greater Brisbane	43.1%	\$517,609
5.	Waterford West	Greater Brisbane	42.4%	\$438,011
6.	Salisbury East	Greater Adelaide	40.2%	\$445,872
7.	North Booval	Greater Brisbane	39.5%	\$529,927
8.	Shailer Park	Greater Brisbane	38.3%	\$564,365
9.	Balga	Greater Perth	37.6%	\$592,495
10.	Kelmscott	Greater Perth	36.5%	\$437,577

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Sunshine	Greater Melbourne	-13.8%	\$469,448
2.	Frankston South	Greater Melbourne	-13.5%	\$712,315
3.	Carnegie	Greater Melbourne	-13.0%	\$587,032
4.	Murrumbeena	Greater Melbourne	-11.6%	\$578,384
5.	Caulfield South	Greater Melbourne	-11.3%	\$805,591
6.	Kincumber	Greater Sydney	-10.8%	\$577,604
7.	Caulfield North	Greater Melbourne	-10.5%	\$649,380
8.	Elsternwick	Greater Melbourne	-10.5%	\$645,912
9.	Ormond	Greater Melbourne	-10.4%	\$599,125
10.	Balwyn North	Greater Melbourne	-10.1%	\$1,151,950

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Melville	Greater Perth	19.5%	\$727
2.	Attadale	Greater Perth	17.8%	\$750
3.	Tonsley	Greater Adelaide	17.4%	\$532
4.	West Beach	Greater Adelaide	16.1%	\$524
5.	Westminster	Greater Perth	15.6%	\$628
6.	Dianella	Greater Perth	15.2%	\$617
7.	Gosnells	Greater Perth	15.2%	\$564
8.	Balga	Greater Perth	14.9%	\$614
9.	Dudley Park	Greater Perth	14.6%	\$481
10.	Palmyra	Greater Perth	14.5%	\$645

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Bakewell	Greater Darwin	9.0%	\$489
2.	Gray	Greater Darwin	9.0%	\$476
3.	Rosebery	Greater Darwin	8.7%	\$524
4.	Driver	Greater Darwin	8.7%	\$490
5.	Johnston	Greater Darwin	8.6%	\$552
6.	Coconut Grove	Greater Darwin	8.2%	\$500
7.	Parap	Greater Darwin	8.2%	\$550
8.	Darwin City	Greater Darwin	8.2%	\$641
9.	Orelia	Greater Perth	7.9%	\$456
10.	Carlton	Greater Melbourne	7.5%	\$537

# Regional Suburbs



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Noosa Heads	Rest of Qld	121	\$1,717,878
2.	Hollywell	Rest of Qld	20	\$1,450,636
3.	Main Beach	Rest of Qld	176	\$1,449,276
4.	Sunshine Beach	Rest of Qld	47	\$1,373,172
5.	Bilinga	Rest of Qld	52	\$1,358,160
6.	Paradise Point	Rest of Qld	79	\$1,358,076
7.	Coolangatta	Rest of Qld	188	\$1,263,169
8.	Thirroul	Rest of NSW	22	\$1,210,761
9.	Byron Bay	Rest of NSW	120	\$1,193,051
10.	Suffolk Park	Rest of NSW	26	\$1,175,191

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Laguna Quays	Rest of Qld	20	\$142,689
2.	Middlemount	Rest of Qld	18	\$181,822
3.	Dolphin Heads	Rest of Qld	26	\$224,429
4.	New Auckland	Rest of Qld	33	\$231,337
5.	Newman	Rest of WA	24	\$235,560
6.	Roma	Rest of Qld	17	\$236,159
7.	South Gladstone	Rest of Qld	71	\$243,475
8.	Koongal	Rest of Qld	18	\$246,176
9.	Cranbrook	Rest of Qld	32	\$247,069
10.	Boulder	Rest of WA	26	\$248,742

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Dolphin Heads	Rest of Qld	52.8%	\$224,429
2.	East Mackay	Rest of Qld	49.6%	\$350,448
3.	West End	Rest of Qld	42.0%	\$348,306
4.	Railway Estate	Rest of Qld	41.9%	\$372,882
5.	South Mackay	Rest of Qld	36.6%	\$344,447
6.	Blacks Beach	Rest of Qld	35.1%	\$413,973
7.	Aitkenvale	Rest of Qld	35.0%	\$362,095
8.	South Bunbury	Rest of WA	34.4%	\$509,168
9.	Geraldton	Rest of WA	32.4%	\$315,706
10.	Rosslea	Rest of Qld	32.1%	\$319,524

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Sawtell	Rest of NSW	-13.4%	\$580,589
2.	Ocean Grove	Rest of Vic.	-11.2%	\$775,261
3.	Gillen	Rest of NT	-10.7%	\$250,849
4.	Orange	Rest of NSW	-10.4%	\$395,451
5.	Taree	Rest of NSW	-10.4%	\$356,338
6.	Goulburn	Rest of NSW	-8.6%	\$384,908
7.	Highton	Rest of Vic.	-8.5%	\$477,452
8.	Leopold	Rest of Vic.	-7.8%	\$452,422
9.	Kennington	Rest of Vic.	-7.8%	\$379,995
10.	Wendouree	Rest of Vic.	-7.0%	\$328,017

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Geraldton	Rest of WA	21.5%	\$418
2.	Echuca	Rest of Vic.	18.5%	\$642
3.	Railway Estate	Rest of Qld	16.4%	\$418
4.	Mooroopna	Rest of Vic.	14.7%	\$381
5.	Moranbah	Rest of Qld	14.6%	\$663
6.	Mundingburra	Rest of Qld	13.2%	\$399
7.	Mildura	Rest of Vic.	13.2%	\$349
8.	South Townsville	Rest of Qld	13.2%	\$481
9.	Sunrise Beach	Rest of Qld	13.0%	\$775
10.	North Ward	Rest of Qld	12.6%	\$451

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Boulder	Rest of WA	10.3%	\$480
2.	Somerville	Rest of WA	9.8%	\$579
3.	Moranbah	Rest of Qld	9.7%	\$663
4.	Kalgoorlie	Rest of WA	9.6%	\$512
5.	South Kalgoorlie	Rest of WA	9.1%	\$529
6.	Gillen	Rest of NT	8.8%	\$422
7.	Emerald	Rest of Qld	8.4%	\$400
8.	Woree	Rest of Qld	8.4%	\$392
9.	Echuca	Rest of Vic.	8.1%	\$642
10.	Manunda	Rest of Qld	7.4%	\$427

# NSW

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$51,500,000	Mar-24	142 Wolseley Road, Point Piper NSW
2	\$43,500,000	Aug-24	53-55 Cranbrook Road, Bellevue Hill, NSW
3	\$42,000,000	Nov-24	96 Victoria Road, Bellevue Hill, NSW
4	\$38,500,000	Jul-24	1 Rawson Road, Rose Bay NSW
5	\$31,750,000	Sep-24	1 Wentworth Road, Vaucluse NSW

## Best performers 2024



### Houses

#### Most expensive suburb

BELLEVUE HILL (SYDNEY - EASTERN SUBURBS) **\$9,994,537**

#### Most affordable suburb

BINNAWAY (FAR WEST AND ORANA) **\$165,194**

#### Highest 12 month change in values

CORAKI (RICHMOND - TWEED) **26.1%**

#### Lowest 12 month change in values

TOCUMWAL (MURRAY) **-12.2%**

#### Highest 12 month change in rents

EDEN (CAPITAL REGION) **18.1%**

#### Highest gross rental yields

WEST WYALONG (CENTRAL WEST) **8.9%**



### Units

#### Most expensive suburb

POINT PIPER (SYDNEY - EASTERN SUBURBS) **\$3,118,700**

#### Most affordable suburb

ARMIDALE (NEW ENGLAND AND NORTH WEST) **\$301,175**

#### Highest 12 month change in values

FIGTREE (ILLAWARRA) **19.4%**

#### Lowest 12 month change in values

SAWTELL (COFFS HARBOUR - GRAFTON) **-13.4%**

#### Highest 12 month change in rents

JINDABYNE (CAPITAL REGION) **12.2%**

#### Highest gross rental yields

ROSEHILL (SYDNEY - PARRAMATTA) **6.4%**

# NSW

## Highest Total Value of Sales

### Houses – Greater Sydney

#	Suburb	Region	Number sold (12m) Sept 2024	Total value 12m Sept 2024	Median value Nov 2024
1	Mosman	Sydney – North Sydney and Hornsby	238	\$1,652,297,857	\$5,580,736
2	Castle Hill	Sydney – Baulkham Hills and Hawkesbury	412	\$1,078,435,313	\$2,339,382
3	Bellevue Hill	Sydney – Eastern Suburbs	76	\$946,091,800	\$9,994,537
4	Vaucluse	Sydney – Eastern Suburbs	83	\$870,452,284	\$8,652,302
5	Paddington	Sydney – Eastern Suburbs	230	\$856,035,000	\$3,303,168

### Houses – Regional NSW

1	Port Macquarie	Mid North Coast	684	\$652,280,511	\$877,991
2	Orange	Central West	749	\$567,638,826	\$645,103
3	Dubbo	Far West and Orana	823	\$518,390,061	\$539,199
4	Bowral	Southern Highlands and Shoalhaven	201	\$364,019,995	\$1,570,268
5	Goulburn	Capital Region	514	\$341,083,448	\$579,515

### Units – Greater Sydney

1	Manly	Sydney – Northern Beaches	305	\$691,459,490	\$1,838,354
2	Mosman	Sydney – North Sydney and Hornsby	359	\$687,643,494	\$1,466,508
3	Sydney	Sydney – City and Inner South	402	\$629,850,015	\$1,163,180
4	Dee Why	Sydney – Northern Beaches	575	\$596,325,200	\$1,017,075
5	Parramatta	Sydney – Parramatta	822	\$592,174,232	\$618,564

### Units – Regional NSW

1	Wollongong	Illawarra	563	\$453,791,833	\$762,563
2	Port Macquarie	Mid North Coast	406	\$276,679,180	\$606,792
3	Newcastle	Newcastle and Lake Macquarie	229	\$254,785,340	\$939,985
4	Tweed Heads	Richmond – Tweed	260	\$231,983,559	\$824,899
5	Byron Bay	Richmond – Tweed	120	\$207,307,500	\$1,193,051



# Greater Sydney



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Bellevue Hill	Eastern Suburbs	76	\$9,994,537
2.	Vaucluse	Eastern Suburbs	83	\$8,652,302
3.	Rose Bay	Eastern Suburbs	55	\$6,424,613
4.	Dover Heights	Eastern Suburbs	36	\$6,259,269
5.	Double Bay	Eastern Suburbs	21	\$5,866,752
6.	Mosman	North Sydney and Hornsby	238	\$5,580,736
7.	Longueville	North Sydney and Hornsby	27	\$5,140,914
8.	Bronte	Eastern Suburbs	57	\$5,118,859
9.	Northbridge	North Sydney and Hornsby	58	\$5,064,845
10.	Clovelly	Eastern Suburbs	42	\$4,636,586

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	San Remo	Central Coast	85	\$692,302
2.	Gorokan	Central Coast	145	\$698,598
3.	Mount Victoria	Outer West and Blue Mountains	39	\$719,364
4.	Charmhaven	Central Coast	50	\$727,767
5.	Budgewoi	Central Coast	71	\$729,150
6.	Manning Park	Central Coast	65	\$731,469
7.	Watanobbi	Central Coast	63	\$731,686
8.	Lake Haven	Central Coast	56	\$731,873
9.	Kanwal	Central Coast	57	\$736,759
10.	Halekulani	Central Coast	44	\$739,612

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Bonnyrigg	South West	19.0%	\$1,079,267
2.	Wiley Park	Inner South West	18.5%	\$1,352,924
3.	Emerton	Blacktown	17.9%	\$807,690
4.	Bonnyrigg Heights	South West	17.4%	\$1,172,390
5.	Mount Pritchard	South West	16.8%	\$1,089,466
6.	Lansvale	South West	16.2%	\$1,139,382
7.	Tregear	Blacktown	15.7%	\$770,793
8.	St Johns Park	South West	15.7%	\$1,224,412
9.	Wetherill Park	South West	15.5%	\$1,216,157
10.	Edensor Park	South West	15.5%	\$1,322,438

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Zetland	City and Inner South	-9.7%	\$1,895,093
2.	Cronulla	Sutherland	-8.6%	\$2,708,424
3.	Bellevue Hill	Eastern Suburbs	-8.0%	\$9,994,537
4.	Rodd Point	Inner West	-7.9%	\$3,039,401
5.	Pagewood	City and Inner South	-7.5%	\$2,254,361
6.	North Manly	Northern Beaches	-6.6%	\$3,104,152
7.	Waverley	Eastern Suburbs	-6.1%	\$3,649,282
8.	East Ryde	Ryde	-6.0%	\$2,333,847
9.	Forest Lodge	City and Inner South	-6.0%	\$2,253,314
10.	Bayview	Northern Beaches	-5.7%	\$2,910,969

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	North Gosford	Central Coast	14.8%	\$695
2.	Greenfield Park	South West	14.5%	\$756
3.	The Entrance North	Central Coast	14.2%	\$711
4.	Cabramatta	South West	14.2%	\$657
5.	Prairiewood	South West	14.2%	\$763
6.	Lansvale	South West	13.5%	\$645
7.	Appin	Outer South West	13.3%	\$759
8.	Fairfield West	South West	13.3%	\$714
9.	Green Point	Central Coast	13.3%	\$877
10.	Ashcroft	South West	13.2%	\$599

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Blue Haven	Central Coast	4.5%	\$654
2.	San Remo	Central Coast	4.4%	\$595
3.	Kanwal	Central Coast	4.3%	\$629
4.	Gorokan	Central Coast	4.2%	\$583
5.	Manning Park	Central Coast	4.2%	\$613
6.	Lake Haven	Central Coast	4.2%	\$624
7.	Watanobbi	Central Coast	4.2%	\$611
8.	Wyoming	Central Coast	4.2%	\$696
9.	Halekulani	Central Coast	4.2%	\$622
10.	Wadalba	Central Coast	4.2%	\$733

# Regional NSW



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Byron Bay	Richmond - Tweed	56	\$2,477,453
2.	Casuarina	Richmond - Tweed	37	\$2,257,916
3.	Burradoo	Southern Highlands and Shoalhaven	66	\$2,205,953
4.	Coledale	Illawarra	19	\$2,071,208
5.	Gerroa	Illawarra	25	\$2,054,398
6.	Suffolk Park	Richmond - Tweed	56	\$2,019,095
7.	Austinmer	Illawarra	36	\$1,981,334
8.	Merewether	Newcastle and Lake Macquarie	133	\$1,898,088
9.	Exeter	Southern Highlands and Shoalhaven	23	\$1,830,672
10.	Kingscliff	Richmond - Tweed	117	\$1,812,500

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Binnaway	Far West and Orana	17	\$165,194
2.	Peak Hill	Central West	25	\$195,521
3.	Hay	Murray	63	\$223,782
4.	Gilgandra	Far West and Orana	65	\$246,330
5.	Warialda	New England and North West	26	\$247,040
6.	Darlington Point	Riverina	24	\$248,645
7.	Hillston	Riverina	36	\$252,442
8.	Barraba	New England and North West	32	\$255,601
9.	Trangie	Far West and Orana	22	\$255,731
10.	Coolah	Far West and Orana	20	\$255,763

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Coraki	Richmond - Tweed	26.1%	\$447,343
2.	South Lismore	Richmond - Tweed	23.9%	\$382,972
3.	Lismore	Richmond - Tweed	22.4%	\$445,817
4.	Lismore Heights	Richmond - Tweed	22.0%	\$479,319
5.	Terranora	Richmond - Tweed	20.8%	\$1,360,010
6.	Girards Hill	Richmond - Tweed	19.8%	\$456,128
7.	North Lismore	Richmond - Tweed	19.3%	\$385,044
8.	Bermagui	Capital Region	17.6%	\$1,006,591
9.	Woodburn	Richmond - Tweed	15.5%	\$542,785
10.	East Lismore	Richmond - Tweed	15.2%	\$496,053

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Tocumwal	Murray	-12.2%	\$450,298
2.	Beechwood	Mid North Coast	-11.5%	\$818,545
3.	Gundagai	Riverina	-10.1%	\$372,609
4.	South Gundagai	Riverina	-9.9%	\$365,759
5.	Gobbagombalin	Riverina	-9.8%	\$761,536
6.	Springvale	Riverina	-7.6%	\$893,506
7.	West Wyalong	Central West	-7.1%	\$268,423
8.	Hamilton Valley	Murray	-6.5%	\$554,023
9.	Bundanoon	Southern Highlands and Shoalhaven	-6.1%	\$1,103,645
10.	Barraba	New England and North West	-5.8%	\$255,601

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Eden	Capital Region	18.1%	\$565
2.	Moama	Murray	15.9%	\$784
3.	Casuarina	Richmond - Tweed	15.3%	\$1,268
4.	West Wyalong	Central West	14.8%	\$450
5.	Caerleon	Central West	14.2%	\$732
6.	Culcairn	Murray	12.9%	\$461
7.	Colo Vale	Southern Highlands and Shoalhaven	12.6%	\$698
8.	Hunterview	Hunter Valley exc Newcastle	12.4%	\$698
9.	South Kempsey	Mid North Coast	12.4%	\$490
10.	East Branxton	Hunter Valley exc Newcastle	11.9%	\$621

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	West Wyalong	Central West	8.9%	\$450
2.	Boggabri	New England and North West	8.5%	\$431
3.	Wellington	Far West and Orana	7.8%	\$442
4.	South Lismore	Richmond - Tweed	7.6%	\$553
5.	Werris Creek	New England and North West	7.5%	\$426
6.	Culcairn	Murray	7.2%	\$461
7.	Deniliquin	Murray	7.1%	\$437
8.	Narromine	Far West and Orana	6.9%	\$451
9.	Narrandera	Riverina	6.8%	\$397
10.	Lismore	Richmond - Tweed	6.5%	\$565

# Greater Sydney



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Point Piper	Eastern Suburbs	17	\$3,118,700
2.	Darling Point	Eastern Suburbs	86	\$2,512,397
3.	Millers Point	City and Inner South	32	\$2,317,024
4.	Barangaroo	City and Inner South	48	\$2,207,094
5.	Milsons Point	North Sydney and Hornsby	58	\$2,122,492
6.	Kirribilli	North Sydney and Hornsby	67	\$2,058,689
7.	Cabarita	Inner West	17	\$2,057,112
8.	The Rocks	City and Inner South	40	\$1,986,607
9.	Cremorne Point	North Sydney and Hornsby	37	\$1,935,694
10.	Tamarama	Eastern Suburbs	18	\$1,893,062

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Berkeley Vale	Central Coast	23	\$404,554
2.	Carramar	Parramatta	40	\$410,784
3.	Warwick Farm	South West	173	\$414,056
4.	Fairfield	South West	172	\$447,943
5.	Cabramatta	South West	205	\$452,523
6.	Liverpool	South West	763	\$453,096
7.	Mount Druitt	Blacktown	308	\$462,306
8.	Canley Vale	South West	50	\$473,838
9.	Leumeah	Outer South West	65	\$482,523
10.	Merrylands West	Parramatta	47	\$484,933

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Monterey	Inner South West	18.3%	\$886,980
2.	Strathfield South	Inner West	15.3%	\$765,699
3.	Bass Hill	Inner South West	13.5%	\$902,636
4.	South Windsor	Outer West and Blue Mountains	13.0%	\$742,057
5.	Camperdown	City and Inner South	11.8%	\$986,178
6.	Kingswood	Outer West and Blue Mountains	11.6%	\$573,685
7.	Queenscliff	Northern Beaches	10.7%	\$1,375,911
8.	Summer Hill	Inner West	10.5%	\$1,023,018
9.	Wyoming	Central Coast	10.3%	\$644,556
10.	Brighton-Le-Sands	Inner South West	10.3%	\$854,407

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Kincumber	Central Coast	-10.8%	\$577,604
2.	Avoca Beach	Central Coast	-10.1%	\$1,129,811
3.	Pennant Hills	Ryde	-10.0%	\$652,363
4.	Huntleys Cove	Ryde	-9.4%	\$1,289,654
5.	Darling Point	Eastern Suburbs	-8.6%	\$2,512,397
6.	Chatswood	North Sydney and Hornsby	-8.0%	\$1,139,283
7.	St Leonards	North Sydney and Hornsby	-6.9%	\$1,162,546
8.	Erina	Central Coast	-6.3%	\$629,369
9.	North Kellyville	Baulkham Hills and Hawkesbury	-6.0%	\$654,355
10.	Moorebank	South West	-5.8%	\$737,313

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Wyong	Central Coast	12.0%	\$497
2.	Chipping Norton	South West	11.5%	\$623
3.	Jordan Springs	Outer West and Blue Mountains	11.4%	\$515
4.	Fairfield	South West	10.6%	\$487
5.	Berkeley Vale	Central Coast	10.2%	\$464
6.	The Entrance	Central Coast	9.9%	\$544
7.	Gorokan	Central Coast	9.9%	\$462
8.	Carramar	Parramatta	9.9%	\$441
9.	Oxley Park	Outer West and Blue Mountains	9.8%	\$603
10.	North Gosford	Central Coast	9.4%	\$582

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Rosehill	Parramatta	6.4%	\$573
2.	Warwick Farm	South West	6.3%	\$486
3.	Granville	Parramatta	6.1%	\$573
4.	Harris Park	Parramatta	6.0%	\$556
5.	Berkeley Vale	Central Coast	6.0%	\$464
6.	Liverpool	South West	6.0%	\$507
7.	Auburn	Parramatta	6.0%	\$629
8.	Merrylands	Parramatta	5.9%	\$552
9.	Lakemba	Inner South West	5.9%	\$534
10.	Fairfield	South West	5.8%	\$487

# Regional NSW



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Thirroul	Illawarra	22	\$1,210,761
2.	Byron Bay	Richmond - Tweed	120	\$1,193,051
3.	Suffolk Park	Richmond - Tweed	26	\$1,175,191
4.	Shell Cove	Illawarra	20	\$1,094,749
5.	Lennox Head	Richmond - Tweed	82	\$1,079,153
6.	Gerringsong	Illawarra	16	\$1,054,267
7.	Pottsville	Richmond - Tweed	49	\$957,791
8.	Newcastle	Newcastle and Lake Macquarie	229	\$939,985
9.	Kingscliff	Richmond - Tweed	145	\$939,586
10.	Bowral	Southern Highlands and Shoalhaven	88	\$928,003

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Armidale	New England and North West	73	\$301,175
2.	Muswellbrook	Hunter Valley exc Newcastle	62	\$328,005
3.	Lavington	Murray	102	\$332,095
4.	Leeton	Riverina	24	\$338,506
5.	Griffith	Riverina	20	\$339,184
6.	Corowa	Murray	21	\$340,638
7.	Koorinal	Riverina	27	\$345,355
8.	East Tamworth	New England and North West	23	\$348,411
9.	Grafton	Coffs Harbour - Grafton	56	\$348,750
10.	Gunnedah	New England and North West	19	\$352,950

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Figtree	Illawarra	19.4%	\$786,588
2.	West Albury	Murray	17.6%	\$415,449
3.	Banora Point	Richmond - Tweed	16.4%	\$765,220
4.	Tweed Heads West	Richmond - Tweed	16.2%	\$616,630
5.	Raymond Terrace	Hunter Valley exc Newcastle	14.5%	\$463,098
6.	Tweed Heads South	Richmond - Tweed	13.6%	\$769,333
7.	Thornton	Hunter Valley exc Newcastle	11.3%	\$524,555
8.	Evans Head	Richmond - Tweed	11.0%	\$663,119
9.	Pottsville	Richmond - Tweed	10.8%	\$957,791
10.	Lavington	Murray	10.5%	\$332,095

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Sawtell	Coffs Harbour - Grafton	-13.4%	\$580,589
2.	Orange	Central West	-10.4%	\$395,451
3.	Taree	Mid North Coast	-10.4%	\$356,338
4.	Goulburn	Capital Region	-8.6%	\$384,908
5.	Jindabyne	Capital Region	-6.9%	\$736,037
6.	Narooma	Capital Region	-6.5%	\$486,291
7.	Batemans Bay	Capital Region	-4.8%	\$495,287
8.	Ulladulla	Southern Highlands and Shoalhaven	-4.3%	\$689,316
9.	Moss Vale	Southern Highlands and Shoalhaven	-4.0%	\$749,155
10.	Wauchope	Mid North Coast	-3.7%	\$507,892

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Jindabyne	Capital Region	12.2%	\$560
2.	Tweed Heads West	Richmond - Tweed	12.0%	\$619
3.	Pottsville	Richmond - Tweed	11.4%	\$751
4.	Kurri Kurri	Hunter Valley exc Newcastle	11.2%	\$442
5.	Bomaderry	Southern Highlands and Shoalhaven	11.0%	\$427
6.	Banora Point	Richmond - Tweed	11.0%	\$706
7.	Morrisset	Newcastle and Lake Macquarie	10.4%	\$503
8.	Murwillumbah	Richmond - Tweed	10.2%	\$493
9.	Kingscliff	Richmond - Tweed	9.9%	\$777
10.	Merimbula	Capital Region	9.8%	\$495

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Muswellbrook	Hunter Valley exc Newcastle	6.1%	\$381
2.	Murwillumbah	Richmond - Tweed	6.0%	\$493
3.	Grafton	Coffs Harbour - Grafton	6.0%	\$402
4.	Orange	Central West	5.9%	\$431
5.	Wagga Wagga	Riverina	5.9%	\$411
6.	Crestwood	Capital Region	5.8%	\$448
7.	Moama	Murray	5.8%	\$388
8.	Taree	Mid North Coast	5.8%	\$365
9.	Lavington	Murray	5.8%	\$354
10.	Queanbeyan	Capital Region	5.7%	\$458

# VIC

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$40,000,000	Feb-24	14 St Georges Road, Toorak VIC
2	\$23,230,000	Apr-24	3808 Point Nepean Road, Portsea VIC
3	\$23,000,000	Aug-24	5 St Ninians Road, Brighton VIC
4	\$21,000,000	May-24	2 Hopetoun Road, Toorak VIC
5	\$19,986,888	Mar-24	35 Harcourt Street, Hawthorn East VIC

## Best performers 2024



### Houses

#### Most expensive suburb

TOORAK (MELBOURNE - INNER) **\$4,749,740**

#### Most affordable suburb

MINYIP (NORTH WEST) **\$173,002**

#### Highest 12 month change in values

ROCHESTER (SHEPPARTON) **12.5%**

#### Lowest 12 month change in values

VENUS BAY (LATROBE - GIPPSLAND) **-15.4%**

#### Highest 12 month change in rents

MOUNT EVELYN (MELBOURNE - OUTER EAST) **13.9%**

#### Highest gross rental yields

ECHUCA (SHEPPARTON) **7.5%**



### Units

#### Most expensive suburb

ASHBURTON (MELBOURNE - INNER EAST) **\$1,301,265**

#### Most affordable suburb

NUMURKAH (SHEPPARTON) **\$260,402**

#### Highest 12 month change in values

PARKVILLE (MELBOURNE - INNER) **10.2%**

#### Lowest 12 month change in values

SUNSHINE (MELBOURNE - WEST) **-13.8%**

#### Highest 12 month change in rents

ECHUCA (SHEPPARTON) **18.5%**

#### Highest gross rental yields

ECHUCA (SHEPPARTON) **8.1%**

## Highest Total Value of Sales

### Houses – Greater Melbourne

#	Suburb	Region	Number sold (12m) Sept 2024	Total value 12m Sept 2024	Median value Nov 2024
1	Point Cook	Melbourne – West	1,203	\$1,009,171,653	\$817,048
2	Brighton	Melbourne – Inner South	245	\$957,831,310	\$3,287,022
3	Glen Waverley	Melbourne – South East	495	\$939,901,792	\$1,701,722
4	Tarneit	Melbourne – West	1,375	\$888,121,329	\$681,149
5	Kew	Melbourne – Inner East	245	\$814,532,741	\$2,715,067

### Houses – Regional VIC

1	Torquay	Geelong	260	\$361,443,830	\$1,249,262
2	Ocean Grove	Geelong	307	\$336,784,400	\$989,611
3	Warrnambool	Warrnambool and South West	478	\$306,966,635	\$597,583
4	Armstrong Creek	Geelong	443	\$297,359,059	\$684,540
5	Mildura	North West	617	\$292,702,390	\$473,345

### Units – Greater Melbourne

1	Melbourne	Melbourne – Inner	1,347	\$782,311,226	\$466,115
2	South Yarra	Melbourne – Inner	621	\$446,440,859	\$583,219
3	Brighton	Melbourne – Inner South	221	\$314,040,483	\$1,180,847
4	Toorak	Melbourne – Inner	184	\$308,893,867	\$1,085,210
5	Richmond	Melbourne – Inner	420	\$307,144,270	\$612,256

### Units – Regional VIC

1	Geelong	Geelong	60	\$47,718,000	\$591,274
2	Belmont	Geelong	84	\$44,799,675	\$483,811
3	Mildura	North West	131	\$44,621,611	\$306,226
4	Warrnambool	Warrnambool and South West	95	\$42,765,713	\$432,126
5	Torquay	Geelong	44	\$41,274,800	\$878,631

# Greater Melbourne



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Toorak	Inner	109	\$4,749,740
2.	Deepondene	Inner East	29	\$3,532,264
3.	Brighton	Inner South	245	\$3,287,022
4.	Malvern	Inner South	131	\$3,121,913
5.	Canterbury	Inner East	106	\$3,028,516
6.	Portsea	Mornington Peninsula	31	\$2,784,191
7.	Balwyn	Inner East	176	\$2,783,829
8.	Kew	Inner East	245	\$2,715,067
9.	Middle Park	Inner	46	\$2,678,327
10.	Hawthorn	Inner East	164	\$2,631,613

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Melton	West	175	\$474,970
2.	Melton South	West	228	\$499,956
3.	Coolaroo	North West	47	\$539,203
4.	Campbellfield	North West	34	\$542,010
5.	Kurunjang	West	171	\$545,438
6.	Dallas	North West	74	\$551,549
7.	Melton West	West	175	\$552,768
8.	Broadmeadows	North West	132	\$567,770
9.	Weir Views	West	142	\$569,505
10.	Meadow Heights	North West	128	\$578,590

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Balaclava	Inner	5.2%	\$1,463,856
2.	Beaconsfield	South East	4.5%	\$1,048,334
3.	Pearcedale	South East	4.3%	\$982,976
4.	Narre Warren North	South East	3.8%	\$1,550,520
5.	Jacana	North West	3.7%	\$578,626
6.	Gembrook	South East	3.6%	\$998,163
7.	Coolaroo	North West	3.5%	\$539,203
8.	Noble Park	South East	3.4%	\$790,862
9.	Coburg North	North West	2.9%	\$1,052,591
10.	Middle Park	Inner	2.7%	\$2,678,327

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Chelsea	Inner South	-10.2%	\$1,048,625
2.	Doncaster	Inner East	-9.3%	\$1,454,863
3.	Dromana	Mornington Peninsula	-9.2%	\$969,071
4.	Bonbeach	Inner South	-8.9%	\$1,071,288
5.	Ormond	Inner South	-8.5%	\$1,794,670
6.	Rye	Mornington Peninsula	-8.5%	\$1,033,885
7.	Prahran	Inner	-8.1%	\$1,599,580
8.	Mont Albert North	Inner East	-8.0%	\$1,538,265
9.	Bulleen	Inner East	-7.9%	\$1,318,140
10.	Glen Huntly	Inner South	-7.7%	\$1,713,549

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Mount Evelyn	Outer East	13.9%	\$689
2.	Bayswater North	Outer East	13.6%	\$659
3.	Edithvale	Inner South	13.5%	\$816
4.	Lancefield	North West	12.9%	\$592
5.	Vermont South	Outer East	12.6%	\$761
6.	Aspendale	Inner South	12.4%	\$816
7.	Mooroolbark	Outer East	12.1%	\$677
8.	Lang Lang	South East	11.8%	\$657
9.	Kilsyth	Outer East	11.0%	\$654
10.	Montrose	Outer East	11.0%	\$715

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Campbellfield	North West	5.2%	\$523
2.	Coolaroo	North West	5.1%	\$517
3.	Dallas	North West	5.0%	\$519
4.	Broadmeadows	North West	4.8%	\$505
5.	Meadow Heights	North West	4.7%	\$514
6.	Melton	West	4.6%	\$425
7.	Hastings	Mornington Peninsula	4.6%	\$610
8.	Melton South	West	4.6%	\$434
9.	Jacana	North West	4.6%	\$500
10.	Lang Lang	South East	4.6%	\$657

# Regional VIC



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Lorne	Geelong	23	\$1,961,389
2.	Aireys Inlet	Geelong	22	\$1,698,825
3.	Anglesea	Geelong	60	\$1,514,602
4.	Jan Juc	Geelong	37	\$1,433,664
5.	Point Lonsdale	Geelong	58	\$1,406,268
6.	Barwon Heads	Geelong	57	\$1,401,134
7.	Queenscliff	Geelong	20	\$1,290,008
8.	Torquay	Geelong	260	\$1,249,262
9.	Newtown	Geelong	124	\$1,220,132
10.	Fyansford	Geelong	24	\$1,068,325

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Minyip	North West	19	\$173,002
2.	Warracknabeal	North West	55	\$204,374
3.	Ouyen	North West	21	\$204,686
4.	Nhill	North West	50	\$220,338
5.	Donald	North West	25	\$238,051
6.	Dimboola	North West	39	\$246,207
7.	St Arnaud	North West	42	\$262,686
8.	Casterton	Warrnambool and South West	21	\$287,059
9.	Kerang	North West	76	\$302,632
10.	Stawell	North West	118	\$316,194

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Rochester	Shepparton	12.5%	\$334,574
2.	Red Cliffs	North West	11.3%	\$358,034
3.	Tatura	Shepparton	11.0%	\$499,265
4.	Merbein	North West	9.5%	\$337,673
5.	Kialla	Shepparton	8.0%	\$706,777
6.	Rutherglen	Hume	7.5%	\$517,057
7.	Irymple	North West	6.9%	\$621,414
8.	Mooroopna	Shepparton	6.5%	\$394,792
9.	Marong	Bendigo	5.9%	\$685,292
10.	Bandiana	Hume	5.6%	\$642,992

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Venus Bay	Latrobe - Gippsland	-15.4%	\$530,202
2.	Lake Wendouree	Ballarat	-11.3%	\$803,741
3.	Port Fairy	Warrnambool and South West	-11.1%	\$876,023
4.	Daylesford	Ballarat	-10.8%	\$825,766
5.	Yarragon	Latrobe - Gippsland	-10.7%	\$594,102
6.	Smythes Creek	Ballarat	-10.6%	\$588,365
7.	Barwon Heads	Geelong	-10.5%	\$1,401,134
8.	Cardigan	Ballarat	-10.5%	\$776,461
9.	Redan	Ballarat	-10.4%	\$420,113
10.	Canadian	Ballarat	-10.0%	\$527,328

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Wonthaggi	Latrobe - Gippsland	10.7%	\$478
2.	Echuca	Shepparton	10.5%	\$829
3.	Mildura	North West	10.3%	\$498
4.	Korumburra	Latrobe - Gippsland	9.8%	\$485
5.	Traralgon	Latrobe - Gippsland	9.7%	\$497
6.	Bendigo	Bendigo	9.7%	\$481
7.	Huntly	Bendigo	9.5%	\$510
8.	Churchill	Latrobe - Gippsland	9.5%	\$418
9.	Trafalgar	Latrobe - Gippsland	9.4%	\$521
10.	Woodend	Bendigo	9.4%	\$598

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Echuca	Shepparton	7.5%	\$829
2.	Stawell	North West	6.6%	\$412
3.	Morwell	Latrobe - Gippsland	6.4%	\$415
4.	Mortlake	Warrnambool and South West	6.2%	\$422
5.	Red Cliffs	North West	6.0%	\$428
6.	Portland	Warrnambool and South West	6.0%	\$475
7.	Moe	Latrobe - Gippsland	5.9%	\$416
8.	Ararat	North West	5.9%	\$401
9.	Mooroopna	Shepparton	5.9%	\$467
10.	Horsham	North West	5.6%	\$405



# Greater Melbourne



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Ashburton	Inner East	28	\$1,301,265
2.	Beaumaris	Inner South	59	\$1,211,757
3.	Brighton	Inner South	221	\$1,180,847
4.	Balwyn North	Inner East	81	\$1,151,950
5.	Brighton East	Inner South	81	\$1,135,268
6.	Mount Waverley	South East	217	\$1,116,262
7.	Toorak	Inner	184	\$1,085,210
8.	Black Rock	Inner South	36	\$1,074,018
9.	Mont Albert North	Inner East	36	\$1,065,830
10.	Templestowe Lower	Inner East	58	\$1,007,910

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Melton South	West	54	\$358,389
2.	Carlton	Inner	239	\$364,298
3.	Notting Hill	South East	63	\$365,081
4.	Melton	West	38	\$375,142
5.	Bacchus Marsh	West	29	\$388,836
6.	Travancore	Inner	60	\$399,348
7.	Albion	West	52	\$405,650
8.	Darley	West	20	\$407,856
9.	Harkness	West	33	\$425,266
10.	Werribee South	West	15	\$428,320

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Parkville	Inner	10.2%	\$569,333
2.	Carlton	Inner	7.7%	\$364,298
3.	Sydenham	West	6.7%	\$504,983
4.	Eumemmerring	South East	6.0%	\$529,802
5.	Kew	Inner East	4.9%	\$874,055
6.	Whittlesea	North East	4.7%	\$461,121
7.	Sunbury	North West	4.3%	\$489,726
8.	Clarinda	South East	3.8%	\$755,891
9.	Travancore	Inner	3.8%	\$399,348
10.	Thomastown	North East	3.5%	\$503,066

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Sunshine	West	-13.8%	\$469,448
2.	Frankston South	Mornington Peninsula	-13.5%	\$712,315
3.	Carnegie	Inner South	-13.0%	\$587,032
4.	Murrumbeena	Inner South	-11.6%	\$578,384
5.	Caulfield South	Inner South	-11.3%	\$805,591
6.	Caulfield North	Inner South	-10.5%	\$649,380
7.	Elsternwick	Inner South	-10.5%	\$645,912
8.	Ormond	Inner South	-10.4%	\$599,125
9.	Balwyn North	Inner East	-10.1%	\$1,151,950
10.	McKinnon	Inner South	-10.0%	\$780,796

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Carrum Downs	Mornington Peninsula	13.2%	\$529
2.	Somerville	Mornington Peninsula	11.8%	\$520
3.	Dandenong North	South East	11.6%	\$497
4.	Hastings	Mornington Peninsula	11.2%	\$502
5.	Endeavour Hills	South East	11.1%	\$524
6.	Dandenong	South East	10.8%	\$482
7.	Mornington	Mornington Peninsula	10.7%	\$594
8.	Carrum	Inner South	10.5%	\$635
9.	Moorabbin	Inner South	10.4%	\$616
10.	Albion	West	10.3%	\$439

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Carlton	Inner	7.5%	\$537
2.	Melbourne	Inner	6.9%	\$652
3.	Notting Hill	South East	6.8%	\$552
4.	Travancore	Inner	6.6%	\$533
5.	West Melbourne	Inner	6.4%	\$622
6.	Southbank	Inner	6.3%	\$689
7.	Box Hill	Inner East	6.0%	\$574
8.	Abbotsford	Inner	5.9%	\$624
9.	Broadmeadows	North West	5.9%	\$482
10.	Docklands	Inner	5.8%	\$695

# Regional VIC



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Torquay	Geelong	44	\$878,631
2.	Barwon Heads	Geelong	16	\$793,985
3.	Lorne	Geelong	17	\$784,383
4.	Ocean Grove	Geelong	40	\$775,261
5.	Geelong	Geelong	60	\$591,274
6.	Cowes	Latrobe - Gippsland	35	\$561,667
7.	Newtown	Geelong	48	\$546,390
8.	Inverloch	Latrobe - Gippsland	16	\$531,553
9.	Drysdale	Geelong	28	\$508,064
10.	Bell Park	Geelong	24	\$490,703

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Numurkah	Shepparton	22	\$260,402
2.	Morwell	Latrobe - Gippsland	48	\$267,213
3.	Moe	Latrobe - Gippsland	44	\$277,591
4.	Portland	Warrnambool and South West	21	\$278,104
5.	Maryborough	Ballarat	21	\$280,108
6.	Mildura	North West	131	\$306,226
7.	Benalla	Hume	26	\$312,730
8.	Sebastopol	Ballarat	82	\$314,429
9.	Redan	Ballarat	21	\$317,210
10.	Sale	Latrobe - Gippsland	53	\$320,588

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Shepparton	Shepparton	8.0%	\$351,123
2.	Mooroopna	Shepparton	7.1%	\$325,629
3.	Mildura	North West	5.9%	\$306,226
4.	Echuca	Shepparton	5.5%	\$419,160
5.	Wodonga	Hume	4.0%	\$352,542
6.	Drouin	Latrobe - Gippsland	3.9%	\$417,029
7.	Drysdale	Geelong	3.7%	\$508,064
8.	Moe	Latrobe - Gippsland	3.5%	\$277,591
9.	Benalla	Hume	3.1%	\$312,730
10.	Golden Square	Bendigo	3.0%	\$389,030

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Ocean Grove	Geelong	-11.2%	\$775,261
2.	Highton	Geelong	-8.5%	\$477,452
3.	Leopold	Geelong	-7.8%	\$452,422
4.	Kennington	Bendigo	-7.8%	\$379,995
5.	Wendouree	Ballarat	-7.0%	\$328,017
6.	Hamlyn Heights	Geelong	-6.9%	\$466,515
7.	Geelong	Geelong	-6.8%	\$591,274
8.	Grovedale	Geelong	-6.3%	\$448,679
9.	Norlane	Geelong	-6.2%	\$385,633
10.	Sebastopol	Ballarat	-6.1%	\$314,429

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Echuca	Shepparton	18.5%	\$642
2.	Mooroopna	Shepparton	14.7%	\$381
3.	Mildura	North West	13.2%	\$349
4.	Sebastopol	Ballarat	8.8%	\$364
5.	Shepparton	Shepparton	8.5%	\$379
6.	Traralgon	Latrobe - Gippsland	8.3%	\$359
7.	Leopold	Geelong	8.1%	\$440
8.	Kangaroo Flat	Bendigo	7.6%	\$397
9.	Wendouree	Ballarat	7.5%	\$346
10.	Lara	Geelong	6.6%	\$441

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Echuca	Shepparton	8.1%	\$642
2.	Sebastopol	Ballarat	6.1%	\$364
3.	Morwell	Latrobe - Gippsland	6.1%	\$311
4.	Mooroopna	Shepparton	6.1%	\$381
5.	Sale	Latrobe - Gippsland	6.1%	\$370
6.	Benalla	Hume	6.0%	\$366
7.	Traralgon	Latrobe - Gippsland	5.9%	\$359
8.	Mildura	North West	5.8%	\$349
9.	Whittington	Geelong	5.8%	\$423
10.	West Wodonga	Hume	5.7%	\$382

# QLD

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$30,000,000	May-24	43 Witta Circle, Noosa Heads QLD
2	\$28,000,000	Feb-24	41-45 Hedges Avenue, Mermaid Beach QLD
3	\$25,300,000	Jun-24	1A Fourth Avenue, Palm Beach QLD
4	\$23,000,000	Nov-24	32 Sutherland Avenue, Ascot QLD
5	\$22,500,000	Oct-24	10 Noosa Parade, Noosa Heads QLD

## Best performers 2024



### Houses

#### Most expensive suburb

CHANDLER (BRISBANE - EAST) **\$2,932,778**

#### Most affordable suburb

SAPPHIRE CENTRAL (CENTRAL QUEENSLAND) **\$133,508**

#### Highest 12 month change in values

RASMUSSEN (TOWNSVILLE) **35.9%**

#### Lowest 12 month change in values

PORT DOUGLAS (CAIRNS) **-11.0%**

#### Highest 12 month change in rents

NOOSA HEADS (SUNSHINE COAST) **23.7%**

#### Highest gross rental yields

COLLINSVILLE (MACKAY - ISAAC - WHITSUNDAY) **12.6%**



### Units

#### Most expensive suburb

NOOSA HEADS (SUNSHINE COAST) **\$1,717,878**

#### Most affordable suburb

LAGUNA QUAYS (MACKAY - ISAAC - WHITSUNDAY) **\$142,689**

#### Highest 12 month change in values

DOLPHIN HEADS (MACKAY - ISAAC - WHITSUNDAY) **52.8%**

#### Lowest 12 month change in values

SUNSHINE BEACH (SUNSHINE COAST) **-0.9%**

#### Highest 12 month change in rents

RAILWAY ESTATE (TOWNSVILLE) **16.4%**

#### Highest gross rental yields

MORANBAH (MACKAY - ISAAC - WHITSUNDAY) **9.7%**

## Highest Total Value of Sales

### Houses – Greater Brisbane

#	Suburb	Region	Number sold (12m) Sept 2024	Total value 12m Sept 2024	Median value Nov 2024
1	Camp Hill	Brisbane – South	232	\$443,674,299	\$1,657,280
2	Morayfield	Moreton Bay – North	549	\$431,771,122	\$758,099
3	Caboolture	Moreton Bay – North	567	\$430,682,610	\$738,458
4	Redbank Plains	Ipswich	615	\$404,424,348	\$676,922
5	North Lakes	Moreton Bay – South	434	\$389,429,040	\$931,802

### Houses – Regional QLD

1	Buderim	Sunshine Coast	573	\$731,859,655	\$1,220,772
2	Hope Island	Gold Coast	331	\$714,791,465	\$1,480,038
3	Broadbeach Waters	Gold Coast	204	\$558,291,522	\$2,237,026
4	Palm Beach	Gold Coast	225	\$530,564,500	\$1,833,657
5	Pimpama	Gold Coast	622	\$521,411,866	\$867,271

### Units – Greater Brisbane

1	Brisbane City	Brisbane Inner City	812	\$585,552,127	\$709,314
2	South Brisbane	Brisbane Inner City	584	\$393,342,671	\$730,285
3	Newstead	Brisbane Inner City	447	\$373,817,244	\$793,837
4	Fortitude Valley	Brisbane Inner City	662	\$360,579,668	\$568,232
5	West End	Brisbane Inner City	376	\$321,920,838	\$815,906

### Units – Regional QLD

1	Surfers Paradise	Gold Coast	1467	\$1,200,985,846	\$768,908
2	Broadbeach	Gold Coast	498	\$579,560,790	\$1,067,793
3	Southport	Gold Coast	758	\$553,995,389	\$719,347
4	Maroochydore	Sunshine Coast	462	\$427,142,915	\$844,755
5	Palm Beach	Gold Coast	290	\$333,814,999	\$1,042,342

# Greater Brisbane



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Chandler	Brisbane - East	17	\$2,932,778
2.	New Farm	Brisbane Inner City	80	\$2,905,792
3.	Ascot	Brisbane Inner City	76	\$2,588,983
4.	Hamilton	Brisbane Inner City	85	\$2,208,273
5.	Hawthorne	Brisbane Inner City	93	\$2,200,140
6.	St Lucia	Brisbane - West	54	\$2,162,507
7.	Bulimba	Brisbane Inner City	83	\$2,141,466
8.	Highgate Hill	Brisbane Inner City	38	\$2,041,927
9.	Brookfield	Brisbane - West	40	\$1,996,014
10.	Robertson	Brisbane - South	47	\$1,976,917

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Lamb Island	Brisbane - East	31	\$416,295
2.	Russell Island	Brisbane - East	299	\$423,067
3.	Toogoolawah	Ipswich	24	\$461,063
4.	Macleay Island	Brisbane - East	180	\$464,544
5.	Dinmore	Ipswich	21	\$534,912
6.	Coochiemudlo Island	Brisbane - East	35	\$542,509
7.	Laidley	Ipswich	121	\$545,752
8.	One Mile	Ipswich	53	\$564,986
9.	Basin Pocket	Ipswich	30	\$567,952
10.	Riverview	Ipswich	45	\$568,602

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Leichhardt	Ipswich	24.8%	\$579,323
2.	Brisbane City	Brisbane Inner City	23.7%	\$629,007
3.	One Mile	Ipswich	23.6%	\$564,986
4.	Tivoli	Ipswich	23.5%	\$619,982
5.	Fernvale	Ipswich	23.4%	\$736,096
6.	Churchill	Ipswich	22.2%	\$601,690
7.	Kingston	Logan - Beaudesert	21.4%	\$650,100
8.	North Ipswich	Ipswich	21.0%	\$627,576
9.	Lowood	Ipswich	20.6%	\$596,825
10.	Gailes	Ipswich	20.4%	\$634,514

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Hamilton	Brisbane Inner City	-2.5%	\$2,208,273
2.	East Brisbane	Brisbane Inner City	-1.4%	\$1,470,562
3.	Woorim	Moreton Bay - North	-0.5%	\$908,383
4.	Lamb Island	Brisbane - East	0.1%	\$416,295
5.	Teneriffe	Brisbane Inner City	0.5%	\$1,753,779
6.	Sunnybank	Brisbane - South	0.7%	\$1,273,219
7.	Yeronga	Brisbane - South	1.0%	\$1,451,716
8.	Bongaree	Moreton Bay - North	1.4%	\$759,522
9.	Rochedale	Brisbane - South	1.5%	\$1,666,628
10.	Hawthorne	Brisbane Inner City	1.7%	\$2,200,140

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Coochiemudlo Island	Brisbane - East	14.0%	\$519
2.	Yamanto	Ipswich	9.2%	\$590
3.	Laidley	Ipswich	9.0%	\$528
4.	Riverview	Ipswich	9.0%	\$494
5.	Macleay Island	Brisbane - East	8.8%	\$480
6.	Woody Point	Moreton Bay - North	8.7%	\$617
7.	Belmont	Brisbane - East	8.6%	\$844
8.	Churchill	Ipswich	8.6%	\$522
9.	Inala	Ipswich	8.5%	\$561
10.	Birkdale	Brisbane - East	8.4%	\$790

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Brisbane City	Brisbane Inner City	6.5%	\$743
2.	Newstead	Brisbane Inner City	6.4%	\$795
3.	Russell Island	Brisbane - East	5.4%	\$439
4.	Macleay Island	Brisbane - East	5.3%	\$480
5.	Laidley	Ipswich	5.1%	\$528
6.	Laidley North	Ipswich	4.9%	\$576
7.	Kilcoy	Moreton Bay - North	4.9%	\$529
8.	Coochiemudlo Island	Brisbane - East	4.8%	\$519
9.	Basin Pocket	Ipswich	4.8%	\$519
10.	North Booval	Ipswich	4.8%	\$535

# Regional QLD



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Broadbeach Waters	Gold Coast	204	\$2,237,026
2.	Sunshine Beach	Sunshine Coast	47	\$2,156,771
3.	Surfers Paradise	Gold Coast	152	\$2,098,210
4.	Minyama	Sunshine Coast	50	\$2,071,496
5.	Paradise Point	Gold Coast	126	\$2,065,386
6.	Noosa Heads	Sunshine Coast	118	\$2,043,251
7.	Currumbin Valley	Gold Coast	30	\$2,010,305
8.	Clear Island Waters	Gold Coast	47	\$2,002,930
9.	Bundall	Gold Coast	113	\$1,942,127
10.	Doonan	Sunshine Coast	71	\$1,934,023

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Sapphire Central	Central Queensland	20	\$133,508
2.	Collinsville	Mackay - Isaac - Whitsunday	82	\$171,567
3.	Scottville	Mackay - Isaac - Whitsunday	18	\$175,256
4.	Wandoan	Darling Downs - Maranoa	18	\$198,599
5.	Tara	Darling Downs - Maranoa	68	\$202,097
6.	Dysart	Mackay - Isaac - Whitsunday	90	\$210,928
7.	Moura	Central Queensland	79	\$214,041
8.	Inglewood	Darling Downs - Maranoa	30	\$233,134
9.	Monto	Wide Bay	44	\$233,585
10.	Springsure	Central Queensland	23	\$234,431

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Rasmussen	Townsville	35.9%	\$456,080
2.	Toooloa	Central Queensland	35.6%	\$425,800
3.	Barney Point	Central Queensland	34.6%	\$383,567
4.	Cosgrove	Townsville	34.4%	\$627,400
5.	Vincent	Townsville	33.8%	\$443,312
6.	Wulguru	Townsville	33.6%	\$470,934
7.	Condon	Townsville	33.0%	\$465,332
8.	Currajong	Townsville	32.9%	\$457,912
9.	Balgol Beach	Townsville	32.8%	\$499,321
10.	Deeragun	Townsville	32.5%	\$528,135

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Port Douglas	Cairns	-11.0%	\$782,556
2.	Mossman	Cairns	-5.4%	\$547,757
3.	Yorkeys Knob	Cairns	-2.0%	\$566,392
4.	Caloundra	Sunshine Coast	-1.9%	\$917,132
5.	Noosa Heads	Sunshine Coast	-1.9%	\$2,043,251
6.	Roma	Darling Downs - Maranoa	-1.3%	\$299,425
7.	Sunshine Beach	Sunshine Coast	-1.2%	\$2,156,771
8.	Kings Beach	Sunshine Coast	-1.2%	\$902,694
9.	Woodgate	Wide Bay	-0.6%	\$741,450
10.	Palm Cove	Cairns	-0.6%	\$1,012,338

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Noosa Heads	Sunshine Coast	23.7%	\$1,293
2.	Doonan	Sunshine Coast	22.0%	\$1,038
3.	Sunshine Beach	Sunshine Coast	19.1%	\$1,142
4.	Canungra	Gold Coast	18.6%	\$784
5.	Noosaville	Sunshine Coast	17.9%	\$1,116
6.	Tewantin	Sunshine Coast	17.0%	\$877
7.	Cooroibah	Sunshine Coast	16.8%	\$940
8.	Peregian Beach	Sunshine Coast	16.2%	\$996
9.	Sunrise Beach	Sunshine Coast	16.1%	\$1,083
10.	Slade Point	Mackay - Isaac - Whitsunday	16.0%	\$629

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Collinsville	Mackay - Isaac - Whitsunday	12.6%	\$423
2.	Dysart	Mackay - Isaac - Whitsunday	10.4%	\$419
3.	Moranbah	Mackay - Isaac - Whitsunday	10.0%	\$699
4.	Blackwater	Central Queensland	10.0%	\$443
5.	Mount Morgan	Central Queensland	8.7%	\$409
6.	Capella	Central Queensland	8.7%	\$442
7.	Ingham	Townsville	8.2%	\$418
8.	Charters Towers City	Townsville	8.0%	\$398
9.	Clermont	Mackay - Isaac - Whitsunday	8.0%	\$421
10.	Depot Hill	Central Queensland	7.8%	\$420

# Greater Brisbane



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Hendra	Brisbane Inner City	19	\$1,152,811
2.	New Farm	Brisbane Inner City	259	\$1,023,229
3.	Point Lookout	Brisbane - East	18	\$1,013,510
4.	Teneriffe	Brisbane Inner City	210	\$1,007,328
5.	Rochedale	Brisbane - South	18	\$987,609
6.	Bardon	Brisbane Inner City	32	\$982,392
7.	Kenmore	Brisbane - West	24	\$980,098
8.	Carindale	Brisbane - South	26	\$974,984
9.	Bulimba	Brisbane Inner City	138	\$965,785
10.	The Gap	Brisbane - West	31	\$940,698

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Kooralbyn	Logan - Beaudesert	28	\$294,273
2.	Goodna	Ipswich	55	\$380,532
3.	Logan Central	Logan - Beaudesert	47	\$390,063
4.	Woodridge	Logan - Beaudesert	163	\$400,771
5.	Brassall	Ipswich	71	\$411,827
6.	Caboolture	Moreton Bay - North	99	\$418,847
7.	Booval	Ipswich	25	\$427,465
8.	Mount Warren Park	Logan - Beaudesert	41	\$429,672
9.	Waterford West	Logan - Beaudesert	42	\$438,011
10.	Beenleigh	Logan - Beaudesert	96	\$446,370

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Loganlea	Logan - Beaudesert	43.4%	\$556,086
2.	Bethania	Logan - Beaudesert	43.1%	\$517,609
3.	Waterford West	Logan - Beaudesert	42.4%	\$438,011
4.	North Booval	Ipswich	39.5%	\$529,927
5.	Shailer Park	Logan - Beaudesert	38.3%	\$564,365
6.	Waterford	Logan - Beaudesert	36.0%	\$541,487
7.	Logan Central	Logan - Beaudesert	32.8%	\$390,063
8.	Kingston	Logan - Beaudesert	32.6%	\$502,130
9.	Goodna	Ipswich	32.3%	\$380,532
10.	Redbank	Ipswich	30.5%	\$514,168

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Bardon	Brisbane Inner City	7.0%	\$982,392
2.	The Gap	Brisbane - West	8.2%	\$940,698
3.	South Brisbane	Brisbane Inner City	9.9%	\$730,285
4.	Cleveland	Brisbane - East	10.1%	\$712,309
5.	Camp Hill	Brisbane - South	11.2%	\$819,486
6.	Victoria Point	Brisbane - East	11.2%	\$635,483
7.	Carseldine	Brisbane - North	12.0%	\$685,232
8.	Newstead	Brisbane Inner City	12.7%	\$793,837
9.	Brisbane City	Brisbane Inner City	12.9%	\$709,314
10.	Bulimba	Brisbane Inner City	13.2%	\$965,785

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Scarborough	Moreton Bay - North	11.6%	\$679
2.	Lawnton	Moreton Bay - South	10.2%	\$469
3.	Caboolture	Moreton Bay - North	9.6%	\$412
4.	Woorim	Moreton Bay - North	9.2%	\$545
5.	Deception Bay	Moreton Bay - North	9.1%	\$508
6.	Bellara	Moreton Bay - North	8.6%	\$503
7.	Redcliffe	Moreton Bay - North	8.5%	\$608
8.	Clontarf	Moreton Bay - North	8.3%	\$529
9.	Goodna	Ipswich	8.2%	\$429
10.	Margate	Moreton Bay - North	7.8%	\$542

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Goodna	Ipswich	6.0%	\$429
2.	Spring Hill	Brisbane Inner City	6.0%	\$632
3.	Caboolture	Moreton Bay - North	5.9%	\$412
4.	Fortitude Valley	Brisbane Inner City	5.8%	\$641
5.	Brisbane City	Brisbane Inner City	5.6%	\$786
6.	Bowen Hills	Brisbane Inner City	5.5%	\$622
7.	Upper Mount Gravatt	Brisbane - South	5.5%	\$640
8.	South Brisbane	Brisbane Inner City	5.5%	\$744
9.	Woodridge	Logan - Beaudesert	5.4%	\$397
10.	Logan Central	Logan - Beaudesert	5.3%	\$391

# Regional QLD



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Noosa Heads	Sunshine Coast	121	\$1,717,878
2.	Hollywell	Gold Coast	20	\$1,450,636
3.	Main Beach	Gold Coast	176	\$1,449,276
4.	Sunshine Beach	Sunshine Coast	47	\$1,373,172
5.	Bilinga	Gold Coast	52	\$1,358,160
6.	Paradise Point	Gold Coast	79	\$1,358,076
7.	Coolangatta	Gold Coast	188	\$1,263,169
8.	Burleigh Heads	Gold Coast	214	\$1,157,884
9.	Currumbin	Gold Coast	67	\$1,104,551
10.	Sunrise Beach	Sunshine Coast	38	\$1,099,694

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Laguna Quays	Mackay - Isaac - Whitsunday	20	\$142,689
2.	Middlemount	Mackay - Isaac - Whitsunday	18	\$181,822
3.	Dolphin Heads	Mackay - Isaac - Whitsunday	26	\$224,429
4.	New Auckland	Central Queensland	33	\$231,337
5.	Roma	Darling Downs - Maranoa	17	\$236,159
6.	South Gladstone	Central Queensland	71	\$243,475
7.	Koongal	Central Queensland	18	\$246,176
8.	Cranbrook	Townsville	32	\$247,069
9.	Ayr	Townsville	27	\$251,173
10.	Woree	Cairns	76	\$256,040

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Dolphin Heads	Mackay - Isaac - Whitsunday	52.8%	\$224,429
2.	East Mackay	Mackay - Isaac - Whitsunday	49.6%	\$350,448
3.	West End	Townsville	42.0%	\$348,306
4.	Railway Estate	Townsville	41.9%	\$372,882
5.	South Mackay	Mackay - Isaac - Whitsunday	36.6%	\$344,447
6.	Blacks Beach	Mackay - Isaac - Whitsunday	35.1%	\$413,973
7.	Aitkenvale	Townsville	35.0%	\$362,095
8.	Rosslea	Townsville	32.1%	\$319,524
9.	Mackay	Mackay - Isaac - Whitsunday	31.6%	\$394,206
10.	Pimlico	Townsville	31.4%	\$311,890

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Sunshine Beach	Sunshine Coast	-0.9%	\$1,373,172
2.	Noosaville	Sunshine Coast	0.0%	\$1,049,857
3.	Craiglie	Cairns	0.2%	\$587,454
4.	Coolum Beach	Sunshine Coast	2.8%	\$1,000,460
5.	Alexandra Headland	Sunshine Coast	3.0%	\$813,431
6.	Palm Cove	Cairns	3.7%	\$530,754
7.	Edmonton	Cairns	4.7%	\$328,993
8.	Sunrise Beach	Sunshine Coast	4.8%	\$1,099,694
9.	Mooloolaba	Sunshine Coast	5.2%	\$862,405
10.	Coombah	Gold Coast	5.5%	\$684,900

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Railway Estate	Townsville	16.4%	\$418
2.	Moranbah	Mackay - Isaac - Whitsunday	14.6%	\$663
3.	Mundingburra	Townsville	13.2%	\$399
4.	South Townsville	Townsville	13.2%	\$481
5.	Sunrise Beach	Sunshine Coast	13.0%	\$775
6.	North Ward	Townsville	12.6%	\$451
7.	Pialba	Wide Bay	12.5%	\$459
8.	Agnes Water	Central Queensland	12.3%	\$522
9.	Hermit Park	Townsville	12.0%	\$380
10.	Kirwan	Townsville	11.7%	\$409

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Moranbah	Mackay - Isaac - Whitsunday	9.7%	\$663
2.	Emerald	Central Queensland	8.4%	\$400
3.	Woree	Cairns	8.4%	\$392
4.	Manunda	Cairns	7.4%	\$427
5.	Bungalow	Cairns	7.2%	\$428
6.	Manoora	Cairns	7.2%	\$434
7.	Barney Point	Central Queensland	7.1%	\$388
8.	East Mackay	Mackay - Isaac - Whitsunday	7.0%	\$430
9.	Douglas	Townsville	7.0%	\$458
10.	Earlville	Cairns	7.0%	\$435



# SA

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$12,500,000	May-24	4 Victoria Avenue, Unley Park, SA 5061
2	\$8,300,000	Aug-24	16 Dutton Terrace, Medindie SA
3	\$7,650,000	Feb-24	21 Whistler Avenue, Unley Park SA
4	\$7,000,000	Oct-24	15 Trinity Street, College Park SA
5	\$6,987,000	May-24	19 Cygnet Court, Glenelg North SA

## Best performers 2024



### Houses

#### Most expensive suburb

TOORAK GARDENS (ADELAIDE - CENTRAL AND HILLS) **\$2,427,222**

#### Most affordable suburb

PETERBOROUGH (BAROSSA - YORKE - MID NORTH) **\$189,667**

#### Highest 12 month change in values

ELIZABETH EAST (ADELAIDE - NORTH) **26.6%**

#### Lowest 12 month change in values

CLEVE (SA - OUTBACK) **-1.7%**

#### Highest 12 month change in rents

POORAKA (ADELAIDE - NORTH) **12.7%**

#### Highest gross rental yields

PORT PIRIE WEST (BAROSSA - YORKE - MID NORTH) **8.9%**



### Units

#### Most expensive suburb

NORTH HAVEN (ADELAIDE - WEST) **\$791,220**

#### Most affordable suburb

MOUNT GAMBIER (SA - SOUTH EAST) **\$345,007**

#### Highest 12 month change in values

SALISBURY EAST (ADELAIDE - NORTH) **40.2%**

#### Lowest 12 month change in values

BURNSIDE (ADELAIDE - CENTRAL AND HILLS) **1.7%**

#### Highest 12 month change in rents

TONSLEY (ADELAIDE - SOUTH) **17.4%**

#### Highest gross rental yields

ADELAIDE (ADELAIDE - CENTRAL AND HILLS) **5.7%**

# SA

## Highest Total Value of Sales

### Houses – Greater Adelaide

#	Suburb	Region	Number sold (12m) Sept 2024	Total value 12m Sept 2024	Median value Nov 2024
1	Mount Barker	Adelaide – Central and Hills	488	\$372,579,442	\$751,316
2	Morphett Vale	Adelaide – South	438	\$276,575,738	\$665,925
3	Aldinga Beach	Adelaide – South	231	\$172,581,276	\$781,798
4	Rostrevor	Adelaide – Central and Hills	145	\$160,790,340	\$1,121,167
5	Magill	Adelaide – Central and Hills	144	\$157,762,790	\$1,180,608

### Houses – Regional SA

1	Mount Gambier	South Australia – South East	510	\$239,974,006	\$464,451
2	Murray Bridge	South Australia – South East	351	\$162,655,117	\$461,655
3	Encounter Bay	South Australia – South East	164	\$120,031,955	\$745,538
4	Port Lincoln	South Australia – Outback	250	\$119,399,938	\$457,624
5	Strathalbyn	South Australia – South East	174	\$115,062,522	\$717,522

### Units – Greater Adelaide

1	Adelaide	Adelaide – Central and Hills	739	\$417,085,215	\$534,473
2	Norwood	Adelaide – Central and Hills	138	\$106,003,601	\$683,968
3	Glenelg	Adelaide – South	113	\$91,767,850	\$750,684
4	Glenelg North	Adelaide – South	102	\$83,996,501	\$693,353
5	Mawson Lakes	Adelaide – North	165	\$79,971,716	\$547,989

### Units – Regional SA

1	Mount Gambier	South Australia – South East	102	\$35,229,000	\$345,007
2	Victor Harbor	South Australia – South East	33	\$16,037,250	\$471,153

# Greater Adelaide



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Toorak Gardens	Adelaide - Central and Hills	22	\$2,427,222
2.	Unley Park	Adelaide - Central and Hills	18	\$2,398,921
3.	Tusmore	Adelaide - Central and Hills	18	\$2,172,462
4.	Leabrook	Adelaide - Central and Hills	13	\$2,156,419
5.	Malvern	Adelaide - Central and Hills	31	\$2,093,219
6.	St Peters	Adelaide - Central and Hills	36	\$2,087,072
7.	Glenelg South	Adelaide - South	23	\$2,029,713
8.	Dulwich	Adelaide - Central and Hills	17	\$1,976,085
9.	Millswood	Adelaide - Central and Hills	23	\$1,927,505
10.	Erindale	Adelaide - Central and Hills	17	\$1,875,250

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Elizabeth North	Adelaide - North	108	\$468,890
2.	Elizabeth Downs	Adelaide - North	156	\$477,297
3.	Elizabeth South	Adelaide - North	45	\$496,628
4.	Elizabeth	Adelaide - North	18	\$508,328
5.	Smithfield	Adelaide - North	57	\$510,857
6.	Elizabeth Grove	Adelaide - North	44	\$514,854
7.	Davoren Park	Adelaide - North	237	\$517,004
8.	Smithfield Plains	Adelaide - North	97	\$529,887
9.	Elizabeth Park	Adelaide - North	114	\$544,756
10.	Elizabeth Vale	Adelaide - North	83	\$550,219

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Elizabeth East	Adelaide - North	26.6%	\$574,027
2.	Elizabeth South	Adelaide - North	26.5%	\$496,628
3.	Salisbury North	Adelaide - North	25.6%	\$579,319
4.	Davoren Park	Adelaide - North	25.5%	\$517,004
5.	Elizabeth Grove	Adelaide - North	24.8%	\$514,854
6.	Elizabeth Park	Adelaide - North	23.7%	\$544,756
7.	Elizabeth North	Adelaide - North	23.2%	\$468,890
8.	Evanston Gardens	Adelaide - North	22.7%	\$605,196
9.	Munno Para	Adelaide - North	22.5%	\$598,505
10.	Munno Para West	Adelaide - North	22.3%	\$650,813

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Goodwood	Central and Hills	2.3%	\$1,512,487
2.	Maylands	Central and Hills	4.2%	\$1,499,502
3.	Walkerville	Central and Hills	4.3%	\$1,844,948
4.	Woodforde	Central and Hills	4.8%	\$1,041,768
5.	Aldgate	Central and Hills	5.2%	\$1,319,203
6.	St Peters	Central and Hills	5.3%	\$2,087,072
7.	Glenunga	Central and Hills	5.4%	\$1,790,518
8.	Glen Osmond	Central and Hills	5.8%	\$1,598,774
9.	Stepney	Central and Hills	5.9%	\$1,386,128
10.	Bridgewater	Central and Hills	6.0%	\$1,016,901

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Pooraka	Adelaide - North	12.7%	\$589
2.	Modbury North	Adelaide - North	11.7%	\$631
3.	Elizabeth South	Adelaide - North	11.5%	\$470
4.	Woodforde	Central and Hills	11.5%	\$728
5.	Elizabeth Grove	Adelaide - North	11.2%	\$474
6.	Salisbury Heights	Adelaide - North	11.1%	\$608
7.	Elizabeth East	Adelaide - North	10.9%	\$497
8.	Queenstown	Adelaide - West	10.9%	\$624
9.	Craigmore	Adelaide - North	10.8%	\$564
10.	Brooklyn Park	Adelaide - West	10.8%	\$691

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Elizabeth Downs	Adelaide - North	5.3%	\$482
2.	Elizabeth North	Adelaide - North	5.2%	\$467
3.	Smithfield	Adelaide - North	5.1%	\$495
4.	Davoren Park	Adelaide - North	5.0%	\$484
5.	Smithfield Plains	Adelaide - North	5.0%	\$500
6.	Elizabeth South	Adelaide - North	4.9%	\$470
7.	Elizabeth Park	Adelaide - North	4.8%	\$495
8.	Elizabeth Grove	Adelaide - North	4.8%	\$474
9.	Salisbury North	Adelaide - North	4.8%	\$529
10.	Andrews Farm	Adelaide - North	4.8%	\$534

# Regional SA



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Port Elliot	South East	48	\$794,791
2.	Hindmarsh Island	South East	80	\$791,875
3.	Mount Compass	South East	28	\$790,645
4.	Middleton	South East	44	\$765,605
5.	Goolwa North	South East	31	\$754,846
6.	Carrickalinga	South East	22	\$746,524
7.	Encounter Bay	South East	164	\$745,538
8.	Chiton	South East	19	\$733,335
9.	McCracken	South East	70	\$723,984
10.	Normanville	South East	72	\$722,363

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Peterborough	Barossa - Yorke - Mid North	40	\$189,667
2.	Port Pirie West	Barossa - Yorke - Mid North	72	\$203,676
3.	Solomontown	Barossa - Yorke - Mid North	31	\$232,163
4.	Whyalla Stuart	Outback	181	\$240,984
5.	Whyalla Norrie	Outback	172	\$246,058
6.	Morgan	South East	14	\$249,501
7.	Port Augusta	Outback	161	\$250,638
8.	Cleve	Outback	20	\$254,364
9.	Port Augusta West	Outback	86	\$258,983
10.	Risdon Park	Barossa - Yorke - Mid North	100	\$270,454

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Ardrossan	Barossa - Yorke - Mid North	22.5%	\$476,413
2.	Maitland	Barossa - Yorke - Mid North	20.3%	\$411,276
3.	North Beach	Barossa - Yorke - Mid North	19.4%	\$595,890
4.	Waikerie	South East	19.3%	\$344,909
5.	Murray Bridge	South East	18.7%	\$461,655
6.	Port Pirie South	Barossa - Yorke - Mid North	18.6%	\$283,274
7.	Walleroo	Barossa - Yorke - Mid North	18.5%	\$472,685
8.	Mannum	South East	18.3%	\$479,647
9.	Nuriootpa	Barossa - Yorke - Mid North	17.7%	\$645,726
10.	Solomontown	Barossa - Yorke - Mid North	17.6%	\$232,163

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Cleve	Outback	-1.7%	\$254,364
2.	Cowell	Outback	-0.1%	\$298,680
3.	Naracoorte	South East	2.7%	\$355,735
4.	Minlaton	Barossa - Yorke - Mid North	3.2%	\$380,963
5.	Port Macdonnell	South East	4.1%	\$461,506
6.	Port Elliot	South East	5.2%	\$794,791
7.	Robe	South East	6.3%	\$636,317
8.	Chiton	South East	7.1%	\$733,335
9.	Streaky Bay	Outback	7.8%	\$413,657
10.	Port Pirie West	Barossa - Yorke - Mid North	7.9%	\$203,676

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Port Elliot	South East	11.7%	\$538
2.	Normanville	South East	10.8%	\$552
3.	Middleton	South East	9.8%	\$537
4.	Encounter Bay	South East	8.2%	\$530
5.	Walleroo	Barossa - Yorke - Mid North	8.1%	\$416
6.	Mount Gambier	South East	7.9%	\$456
7.	Hindmarsh Island	South East	7.7%	\$548
8.	Strathalbyn	South East	7.3%	\$557
9.	Victor Harbor	South East	7.0%	\$519
10.	Berri	South East	7.0%	\$414

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Port Pirie West	Barossa - Yorke - Mid North	8.9%	\$362
2.	Port Augusta West	Outback	7.1%	\$365
3.	Port Augusta	Outback	7.0%	\$344
4.	Risdon Park	Barossa - Yorke - Mid North	6.8%	\$374
5.	Whyalla Norrie	Outback	6.8%	\$338
6.	Whyalla Stuart	Outback	6.7%	\$336
7.	Whyalla Playford	Outback	6.5%	\$355
8.	Whyalla	Outback	6.4%	\$378
9.	Port Pirie South	Barossa - Yorke - Mid North	6.4%	\$374
10.	Berri	South East	6.1%	\$414

# Greater Adelaide



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	North Haven	Adelaide - West	23	\$791,220
2.	West Lakes Shore	Adelaide - West	16	\$760,990
3.	Brighton	Adelaide - South	18	\$755,839
4.	Glenelg	Adelaide - South	113	\$750,684
5.	North Adelaide	Adelaide - Central and Hills	91	\$742,588
6.	Glenelg South	Adelaide - South	32	\$729,937
7.	Somerton Park	Adelaide - South	33	\$723,592
8.	Parkside	Adelaide - Central and Hills	54	\$710,299
9.	Seacliff	Adelaide - South	13	\$708,975
10.	Hove	Adelaide - South	21	\$708,432

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Gawler South	Adelaide - North	19	\$396,697
2.	Salisbury	Adelaide - North	80	\$418,756
3.	Hackham	Adelaide - South	18	\$430,083
4.	Salisbury East	Adelaide - North	28	\$445,872
5.	Paralowie	Adelaide - North	30	\$459,381
6.	Kurralt Park	Adelaide - West	89	\$476,773
7.	Klemzig	Adelaide - North	57	\$477,812
8.	Rosewater	Adelaide - West	16	\$478,317
9.	New Port	Adelaide - West	38	\$483,986
10.	Kilburn	Adelaide - North	18	\$487,839

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Salisbury East	Adelaide - North	40.2%	\$445,872
2.	Edwardstown	Adelaide - South	35.5%	\$585,027
3.	Hove	Adelaide - South	35.0%	\$708,432
4.	South Plympton	Adelaide - South	34.3%	\$572,118
5.	Brighton	Adelaide - South	32.2%	\$755,839
6.	Ascot Park	Adelaide - South	32.2%	\$602,440
7.	Warradale	Adelaide - South	32.2%	\$647,077
8.	Salisbury	Adelaide - North	30.8%	\$418,756
9.	Oaklands Park	Adelaide - South	29.4%	\$607,513
10.	Paralowie	Adelaide - North	27.3%	\$459,381

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Burnside	Adelaide - Central and Hills	1.7%	\$682,542
2.	Walkerville	Adelaide - Central and Hills	3.1%	\$560,991
3.	Prospect	Adelaide - Central and Hills	6.4%	\$579,494
4.	Payneham	Adelaide - Central and Hills	6.5%	\$537,951
5.	Kent Town	Adelaide - Central and Hills	9.1%	\$685,158
6.	Unley	Adelaide - Central and Hills	9.3%	\$703,626
7.	Rostrevor	Adelaide - Central and Hills	9.8%	\$529,836
8.	Hectorville	Adelaide - Central and Hills	10.2%	\$537,703
9.	Glenside	Adelaide - Central and Hills	11.0%	\$605,677
10.	Parkside	Adelaide - Central and Hills	11.2%	\$710,299

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Tonsley	Adelaide - South	17.4%	\$532
2.	West Beach	Adelaide - West	16.1%	\$524
3.	Payneham	Adelaide - Central and Hills	13.7%	\$520
4.	Camden Park	Adelaide - West	13.5%	\$499
5.	Marden	Adelaide - Central and Hills	13.4%	\$526
6.	Lockleys	Adelaide - West	12.5%	\$492
7.	Plympton	Adelaide - West	12.2%	\$473
8.	Brooklyn Park	Adelaide - West	12.2%	\$464
9.	Broadview	Adelaide - North	12.2%	\$484
10.	Brompton	Adelaide - West	12.1%	\$641

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Adelaide	Adelaide - Central and Hills	5.7%	\$614
2.	Salisbury	Adelaide - North	5.6%	\$438
3.	Tonsley	Adelaide - South	5.3%	\$532
4.	Munno Para	Adelaide - North	5.3%	\$481
5.	Kurralt Park	Adelaide - West	5.2%	\$466
6.	Bowden	Adelaide - West	5.2%	\$605
7.	Woodville	Adelaide - West	5.1%	\$506
8.	Plympton	Adelaide - West	5.1%	\$473
9.	Klemzig	Adelaide - North	5.1%	\$463
10.	Payneham	Adelaide - Central and Hills	5.1%	\$520

# Regional SA



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Victor Harbor	South East	33	\$471,153
2.	Mount Gambier	South East	102	\$345,007

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Mount Gambier	South East	15.2%	\$345,007

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Mount Gambier	South East	12.0%	\$304

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Mount Gambier	South East	102	\$345,007
2.	Victor Harbor	South East	33	\$471,153

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Mount Gambier	South East	15.2%	\$345,007

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Mount Gambier	South East	4.7%	\$304

# WA

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$25,000,000	May-24	177 Wellington Street, Mosman Park WA
2	\$22,000,000	Feb-24	3 Owston Street, Mosman Park WA
3	\$20,100,000	Apr-24	59 Keane Street Peppermint Grove WA
4	\$15,500,000	Mar-24	20A Deane Street, Cottesloe WA
5	\$15,000,000	Mar-24	74 Cape Clairault Road, Yallingup WA

## Best performers 2024



### Houses

#### Most expensive suburb

PEPPERMINT GROVE (PERTH - INNER) **\$3,566,148**

#### Most affordable suburb

NORSEMAN (WA - OUTBACK SOUTH) **\$80,289**

#### Highest 12 month change in values

BEACHLANDS (WA - OUTBACK SOUTH) **38.4%**

#### Lowest 12 month change in values

BROCKMAN (WA - OUTBACK SOUTH) **1.2%**

#### Highest 12 month change in rents

NORTHAM (WA - WHEAT BELT) **22.6%**

#### Highest gross rental yields

DERBY (WA - OUTBACK NORTH) **12.1%**



### Units

#### Most expensive suburb

COTTESLOE (PERTH - INNER) **\$1,233,031**

#### Most affordable suburb

NEWMAN (WA - OUTBACK NORTH) **\$235,560**

#### Highest 12 month change in values

ARMADALE (PERTH - SOUTH EAST) **45.6%**

#### Lowest 12 month change in values

BURSWOOD (PERTH - SOUTH EAST) **8.7%**

#### Highest 12 month change in rents

GERALDTON (WA - OUTBACK SOUTH) **21.5%**

#### Highest gross rental yields

BOULDER (WA - OUTBACK SOUTH) **10.3%**

## Highest Total Value of Sales

### Houses – Greater Perth

#	Suburb	Region	Number sold (12m) Sept 2024	Total value 12m Sept 2024	Median value Nov 2024
1	Baldivis	Perth – South West	1,065	\$695,657,799	\$751,481
2	Ellenbrook	Perth – North East	667	\$415,018,325	\$751,611
3	Nedlands	Perth – Inner	181	\$412,241,876	\$2,283,467
4	Cottesloe	Perth – Inner	107	\$400,362,178	\$3,157,508
5	Applecross	Perth – South West	148	\$385,873,541	\$2,216,497

### Houses – Regional WA

1	Dunsborough	Bunbury	217	\$257,954,204	\$1,202,223
2	Australind	Bunbury	401	\$239,261,379	\$702,010
3	Millars Well	Western Australia – Outback (North)	63	\$222,253,600	\$555,632
4	Margaret River	Bunbury	211	\$183,536,962	\$885,124
5	Dalyellup	Bunbury	238	\$146,852,055	\$698,949

### Units – Greater Perth

1	East Perth	Perth – Inner	652	\$373,697,299	\$590,493
2	Perth	Perth – Inner	694	\$366,516,029	\$551,259
3	South Perth	Perth – South East	386	\$332,332,815	\$725,861
4	Scarborough	Perth – North West	424	\$319,226,029	\$768,097
5	Subiaco	Perth – Inner	279	\$202,843,140	\$684,255

### Units – Regional WA

1	Bunbury	Bunbury	106	\$46,335,490	\$492,471
2	South Bunbury	Bunbury	67	\$29,976,000	\$509,168
3	Port Hedland	Western Australia – Outback (North)	46	\$23,090,759	\$422,292
4	Cable Beach	Western Australia – Outback (North)	56	\$21,178,500	\$371,966
5	South Hedland	Western Australia – Outback (North)	50	\$16,095,990	\$302,764



# Greater Perth



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Peppermint Grove	Perth - Inner	33	\$3,566,148
2.	Dalkeith	Perth - Inner	84	\$3,436,806
3.	Cottesloe	Perth - Inner	107	\$3,157,508
4.	City Beach	Perth - Inner	100	\$2,884,631
5.	Swanbourne	Perth - Inner	75	\$2,450,259
6.	Mosman Park	Perth - Inner	139	\$2,296,402
7.	Nedlands	Perth - Inner	181	\$2,283,467
8.	Mount Claremont	Perth - Inner	65	\$2,243,013
9.	Daglish	Perth - Inner	20	\$2,219,598
10.	Applecross	Perth - South West	148	\$2,216,497

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Leda	Perth - South West	62	\$521,373
2.	Calista	Perth - South West	67	\$523,952
3.	Kwinana Town Centre	Perth - South West	27	\$532,133
4.	Medina	Perth - South West	89	\$534,209
5.	Mandurah	Mandurah	361	\$559,926
6.	Pinjarra	Mandurah	165	\$562,416
7.	Armadale	Perth - South East	527	\$579,011
8.	Parmelia	Perth - South West	181	\$580,712
9.	Orelia	Perth - South West	116	\$590,413
10.	Brookdale	Perth - South East	81	\$593,446

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Bellevue	Perth - North East	36.9%	\$674,768
2.	Balga	Perth - North West	35.0%	\$619,885
3.	Stratton	Perth - North East	34.1%	\$662,263
4.	Armadale	Perth - South East	33.0%	\$579,011
5.	Yangebup	Perth - South West	32.8%	\$850,317
6.	Koondoola	Perth - North West	32.2%	\$639,655
7.	Midvale	Perth - North East	31.2%	\$636,361
8.	Midland	Perth - North East	31.1%	\$602,639
9.	Lockridge	Perth - North East	31.0%	\$668,101
10.	Beechboro	Perth - North East	30.7%	\$723,147

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Dalkeith	Perth - Inner	6.5%	\$3,436,806
2.	City Beach	Perth - Inner	7.6%	\$2,884,631
3.	Claremont	Perth - Inner	7.8%	\$2,031,966
4.	Cottesloe	Perth - Inner	8.3%	\$3,157,508
5.	Mosman Park	Perth - Inner	10.6%	\$2,296,402
6.	Swanbourne	Perth - Inner	11.2%	\$2,450,259
7.	Gidgegannup	Perth - North East	11.7%	\$1,250,259
8.	Mount Claremont	Perth - Inner	12.0%	\$2,243,013
9.	Hilbert	Perth - South East	12.2%	\$595,741
10.	Furnissdale	Mandurah	12.3%	\$783,829

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Middle Swan	Perth - North East	17.0%	\$643
2.	East Cannington	Perth - South East	15.0%	\$714
3.	Burns Beach	Perth - North West	14.9%	\$1,111
4.	Nollamara	Perth - North West	14.7%	\$655
5.	Westminster	Perth - North West	14.5%	\$649
6.	Medina	Perth - South West	14.4%	\$539
7.	Lynwood	Perth - South East	14.4%	\$674
8.	Iluka	Perth - North West	14.2%	\$1,128
9.	Carlisle	Perth - South East	13.9%	\$736
10.	Stratton	Perth - North East	13.8%	\$633

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Leda	Perth - South West	5.9%	\$588
2.	Midvale	Perth - North East	5.7%	\$674
3.	Calista	Perth - South West	5.6%	\$543
4.	Hilbert	Perth - South East	5.6%	\$637
5.	Medina	Perth - South West	5.5%	\$539
6.	Balga	Perth - North West	5.4%	\$628
7.	Haynes	Perth - South East	5.4%	\$633
8.	Brookdale	Perth - South East	5.4%	\$599
9.	Armadale	Perth - South East	5.3%	\$575
10.	Camillo	Perth - South East	5.3%	\$591

# Regional WA



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Yallingup	Bunbury	40	\$1,628,489
2.	Quindalup	Bunbury	51	\$1,267,712
3.	Dunsborough	Bunbury	217	\$1,202,223
4.	Stratham	Bunbury	16	\$1,164,657
5.	Lake Clifton	Bunbury	22	\$1,067,274
6.	Lower Chittering	Wheat Belt	38	\$1,020,410
7.	Gelorup	Bunbury	33	\$991,531
8.	Chittering	Wheat Belt	39	\$972,091
9.	Hay	Wheat Belt	27	\$967,297
10.	Leschenault	Bunbury	44	\$931,199

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Norseman	Outback (South)	38	\$80,289
2.	Southern Cross	Wheat Belt	19	\$99,132
3.	Morawa	Outback (South)	23	\$99,273
4.	Kambalda East	Outback (South)	37	\$143,617
5.	Coolgardie	Outback (South)	26	\$170,624
6.	Kambalda West	Outback (South)	81	\$180,432
7.	Gnowangerup	Wheat Belt	18	\$187,001
8.	Wongan Hills	Wheat Belt	38	\$207,105
9.	Kellerberrin	Wheat Belt	28	\$207,768
10.	Corrigin	Wheat Belt	26	\$219,586

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Beachlands	Outback (South)	38.4%	\$391,659
2.	Beverley	Wheat Belt	35.6%	\$397,288
3.	Wonthella	Outback (South)	34.2%	\$391,658
4.	Karloo	Outback (South)	33.5%	\$306,675
5.	Rangeway	Outback (South)	32.7%	\$303,487
6.	Sunset Beach	Outback (South)	32.6%	\$526,860
7.	Nulsen	Outback (South)	32.5%	\$378,437
8.	Kellerberrin	Wheat Belt	32.1%	\$207,768
9.	Withers	Bunbury	31.7%	\$479,490
10.	Geraldton	Outback (South)	31.6%	\$398,287

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Brockman	Outback (South)	1.2%	\$268,324
2.	Newman	Outback (North)	1.7%	\$307,144
3.	South Carnarvon	Outback (South)	2.1%	\$260,160
4.	Northampton	Outback (South)	2.8%	\$317,709
5.	South Hedland	Outback (North)	3.0%	\$462,009
6.	West Lamington	Outback (South)	5.3%	\$411,747
7.	Kojonup	Wheat Belt	5.8%	\$276,126
8.	Hannans	Outback (South)	5.8%	\$500,135
9.	Jurien Bay	Wheat Belt	6.1%	\$543,027
10.	Gabbadah	Wheat Belt	6.4%	\$754,277

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Northam	Wheat Belt	22.6%	\$498
2.	Derby	Outback (North)	18.1%	\$569
3.	Kununurra	Outback (North)	17.2%	\$716
4.	McKail	Wheat Belt	17.1%	\$594
5.	Margaret River	Bunbury	16.9%	\$751
6.	Jurien Bay	Wheat Belt	16.4%	\$556
7.	Djugun	Outback (North)	16.1%	\$1,218
8.	Bilingurr	Outback (North)	15.5%	\$1,266
9.	Spencer Park	Wheat Belt	15.2%	\$527
10.	Utakarra	Outback (South)	15.1%	\$457

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Derby	Outback (North)	12.1%	\$569
2.	Kambalda West	Outback (South)	12.1%	\$408
3.	Newman	Outback (North)	11.8%	\$671
4.	South Hedland	Outback (North)	11.5%	\$965
5.	Nickol	Outback (North)	10.9%	\$1,158
6.	Millars Well	Outback (North)	10.6%	\$1,102
7.	Pegs Creek	Outback (North)	10.4%	\$1,014
8.	Baynton	Outback (North)	10.3%	\$1,301
9.	Bulgarra	Outback (North)	10.2%	\$985
10.	Kununurra	Outback (North)	9.9%	\$716

# Greater Perth



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Cottesloe	Perth - Inner	48	\$1,233,031
2.	North Fremantle	Perth - South West	107	\$1,059,175
3.	Floreat	Perth - Inner	41	\$1,047,352
4.	Swanbourne	Perth - Inner	18	\$1,023,825
5.	Crawley	Perth - Inner	71	\$964,620
6.	Claremont	Perth - Inner	160	\$933,663
7.	Applecross	Perth - South West	114	\$921,865
8.	Mount Pleasant	Perth - South West	80	\$881,396
9.	Hillarys	Perth - North West	16	\$879,655
10.	Wannanup	Mandurah	21	\$877,110

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Orelia	Perth - South West	44	\$309,576
2.	Mirrabooka	Perth - North West	26	\$374,739
3.	Swan View	Perth - North East	17	\$385,928
4.	Wellard	Perth - South West	21	\$400,943
5.	Shoalwater	Perth - South West	46	\$404,208
6.	Glendalough	Perth - Inner	100	\$416,515
7.	Bibra Lake	Perth - South West	24	\$419,936
8.	Wembley	Perth - Inner	236	\$424,961
9.	Dudley Park	Mandurah	28	\$426,790
10.	Kelmscott	Perth - South East	46	\$437,577

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Armadale	Perth - South East	45.6%	\$484,906
2.	Dudley Park	Mandurah	43.5%	\$426,790
3.	Balga	Perth - North West	37.6%	\$592,495
4.	Kelmscott	Perth - South East	36.5%	\$437,577
5.	Halls Head	Mandurah	35.1%	\$566,248
6.	Noranda	Perth - North East	34.4%	\$497,820
7.	Waikiki	Perth - South West	34.4%	\$493,101
8.	Osborne Park	Perth - North West	34.2%	\$476,845
9.	Coolbellup	Perth - South West	33.8%	\$529,454
10.	Lockridge	Perth - North East	33.7%	\$458,021

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Burswood	Perth - South East	8.7%	\$666,901
2.	Lathlain	Perth - South East	12.2%	\$589,172
3.	Crawley	Perth - Inner	14.6%	\$964,620
4.	West Perth	Perth - Inner	15.8%	\$573,992
5.	Northbridge	Perth - Inner	16.5%	\$558,003
6.	Kalamunda	Perth - South East	16.7%	\$560,426
7.	East Perth	Perth - Inner	16.7%	\$590,493
8.	Perth	Perth - Inner	17.0%	\$551,259
9.	North Perth	Perth - Inner	17.8%	\$631,696
10.	Applecross	Perth - South West	18.0%	\$921,865

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Melville	Perth - South West	19.5%	\$727
2.	Attadale	Perth - South West	17.8%	\$750
3.	Westminster	Perth - North West	15.6%	\$628
4.	Dianella	Perth - North West	15.2%	\$617
5.	Gosnells	Perth - South East	15.2%	\$564
6.	Balga	Perth - North West	14.9%	\$614
7.	Dudley Park	Mandurah	14.6%	\$481
8.	Palmyra	Perth - South West	14.5%	\$645
9.	Ellenbrook	Perth - North East	14.4%	\$563
10.	Success	Perth - South West	14.1%	\$552

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Orelia	Perth - South West	7.9%	\$456
2.	Glendalough	Perth - Inner	6.8%	\$566
3.	Ascot	Perth - South East	6.7%	\$661
4.	Cockburn Central	Perth - South West	6.7%	\$583
5.	Northbridge	Perth - Inner	6.6%	\$687
6.	Perth	Perth - Inner	6.6%	\$688
7.	Kelmscott	Perth - South East	6.6%	\$550
8.	Spearwood	Perth - South West	6.6%	\$590
9.	East Perth	Perth - Inner	6.5%	\$739
10.	Midland	Perth - North East	6.5%	\$543

# Regional WA



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Dunsborough	Bunbury	20	\$638,827
2.	West Busselton	Bunbury	23	\$583,838
3.	Margaret River	Bunbury	21	\$569,156
4.	Australind	Bunbury	19	\$524,918
5.	South Bunbury	Bunbury	67	\$509,168
6.	Baynton	Outback (North)	29	\$503,911
7.	Bunbury	Bunbury	106	\$492,471
8.	Carey Park	Bunbury	33	\$462,830
9.	East Bunbury	Bunbury	22	\$460,657
10.	Eaton	Bunbury	18	\$425,218

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Newman	Outback (North)	24	\$235,560
2.	Boulder	Outback (South)	26	\$248,742
3.	Kalbarri	Outback (South)	28	\$270,168
4.	Kalgoorlie	Outback (South)	34	\$280,580
5.	South Hedland	Outback (North)	50	\$302,764
6.	South Kalgoorlie	Outback (South)	50	\$306,937
7.	Somerville	Outback (South)	32	\$315,133
8.	Geraldton	Outback (South)	44	\$315,706
9.	Bulgarra	Outback (North)	22	\$358,298
10.	Cable Beach	Outback (North)	56	\$371,966

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	South Bunbury	Bunbury	34.4%	\$509,168
2.	Geraldton	Outback (South)	32.4%	\$315,706
3.	Carey Park	Bunbury	29.6%	\$462,830
4.	West Busselton	Bunbury	28.3%	\$583,838
5.	Somerville	Outback (South)	24.5%	\$315,133
6.	Bunbury	Bunbury	20.1%	\$492,471
7.	Kalgoorlie	Outback (South)	19.8%	\$280,580
8.	South Kalgoorlie	Outback (South)	19.7%	\$306,937
9.	Dunsborough	Bunbury	19.1%	\$638,827
10.	Kalbarri	Outback (South)	17.5%	\$270,168

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Boulder	Outback (South)	16.1%	\$248,742
2.	Kalbarri	Outback (South)	17.5%	\$270,168
3.	Dunsborough	Bunbury	19.1%	\$638,827
4.	South Kalgoorlie	Outback (South)	19.7%	\$306,937
5.	Kalgoorlie	Outback (South)	19.8%	\$280,580
6.	Bunbury	Bunbury	20.1%	\$492,471
7.	Somerville	Outback (South)	24.5%	\$315,133
8.	West Busselton	Bunbury	28.3%	\$583,838
9.	Carey Park	Bunbury	29.6%	\$462,830
10.	Geraldton	Outback (South)	32.4%	\$315,706

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Geraldton	Outback (South)	21.5%	\$418
2.	Somerville	Outback (South)	10.2%	\$579
3.	South Bunbury	Bunbury	9.0%	\$524
4.	Bunbury	Bunbury	8.9%	\$593
5.	West Busselton	Bunbury	7.9%	\$579
6.	Kalgoorlie	Outback (South)	7.3%	\$512
7.	Carey Park	Bunbury	6.7%	\$532
8.	Boulder	Outback (South)	3.1%	\$480
9.	South Kalgoorlie	Outback (South)	2.3%	\$529

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Boulder	Outback (South)	10.3%	\$480
2.	Somerville	Outback (South)	9.8%	\$579
3.	Kalgoorlie	Outback (South)	9.6%	\$512
4.	South Kalgoorlie	Outback (South)	9.1%	\$529
5.	Geraldton	Outback (South)	7.0%	\$418
6.	Carey Park	Bunbury	6.3%	\$532
7.	Bunbury	Bunbury	6.2%	\$593
8.	South Bunbury	Bunbury	5.5%	\$524
9.	West Busselton	Bunbury	5.2%	\$579

# TAS

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$9,510,000	Jan-24	1097 Cressy Road Cressy TAS
2	\$7,600,000	Jan-24	3101 Channel Highway, Kettering TAS
3	\$4,400,000	May-24	5 Ilfracombe Crescent, Sandy Bay TAS
4	\$4,044,000	Aug-24	50 Onslows Road, Plenty TAS
5	\$3,800,000	Mar-24	4 Weld Street, South Hobart TAS
6	\$3,800,000	Mar-24	25A Anglesea Street South Hobart TAS

## Best performers 2024



### Houses

#### Most expensive suburb

BATTERY POINT (HOBART) **\$1,313,127**

#### Most affordable suburb

ROSEBERY (WEST AND NORTH WEST) **\$174,997**

#### Highest 12 month change in values

PARKLANDS (WEST AND NORTH WEST) **16.3%**

#### Lowest 12 month change in values

CYGNET (SOUTH EAST) **-11.0%**

#### Highest 12 month change in rents

HUONVILLE (SOUTH EAST) **12.5%**

#### Highest gross rental yields

RAVENSWOOD (LAUNCESTON AND NORTH EAST) **6.0%**



### Units

#### Most expensive suburb

BATTERY POINT (HOBART) **\$795,428**

#### Most affordable suburb

NEWNHAM (LAUNCESTON AND NORTH EAST) **\$352,906**

#### Highest 12 month change in values

LATROBE (WEST AND NORTH WEST) **11.9%**

#### Lowest 12 month change in values

SANDY BAY (HOBART) **-6.1%**

#### Highest 12 month change in rents

PROSPECT VALE (LAUNCESTON AND NORTH EAST) **12.4%**

#### Highest gross rental yields

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

# TAS

## Highest Total Value of Sales

### Houses – Greater Hobart

#	Suburb	Region	Number sold (12m) Sept 2024	Total value 12m Sept 2024	Median value Nov 2024
1	Sandy Bay	Hobart	116	\$176,137,500	\$1,267,056
2	Howrah	Hobart	152	\$118,988,597	\$714,064
3	Kingston	Hobart	144	\$110,878,450	\$731,583
4	Blackmans Bay	Hobart	79	\$75,417,900	\$868,704
5	Lindisfarne	Hobart	92	\$74,595,750	\$749,247

### Houses – Regional Tasmania

1	Devonport	West and North West	244	\$124,429,346	\$460,964
2	Wynyard	West and North West	113	\$82,485,989	\$512,296
3	Newstead	Launceston and North East	78	\$61,638,000	\$722,360
4	Riverside	Launceston and North East	90	\$61,605,999	\$638,928
5	Legana	Launceston and North East	75	\$56,788,500	\$731,768

### Units – Greater Hobart

1	Sandy Bay	Hobart	88	\$64,585,000	\$628,261
2	Kingston	Hobart	71	\$41,499,999	\$563,288
3	Battery Point	Hobart	31	\$35,251,100	\$795,428
4	Glenorchy	Hobart	63	\$27,491,100	\$445,523
5	Howrah	Hobart	41	\$26,502,100	\$586,538

### Units – Regional Tasmania

1	Devonport	West and North West	65	\$27,077,899	\$388,389
2	Launceston	Launceston and North East	25	\$19,311,000	\$515,117
3	Prospect Vale	Launceston and North East	38	\$17,040,750	\$403,898
4	Riverside	Launceston and North East	31	\$14,432,000	\$405,361
5	Newnham	Launceston and North East	36	\$13,659,998	\$352,906

# Greater Hobart



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Battery Point	Hobart	21	\$1,313,127
2.	Sandy Bay	Hobart	116	\$1,267,056
3.	Acton Park	Hobart	25	\$1,199,792
4.	Sandford	Hobart	23	\$1,055,761
5.	Tranmere	Hobart	26	\$1,049,210
6.	Hobart	Hobart	13	\$1,003,447
7.	Seven Mile Beach	Hobart	17	\$966,289
8.	Taroona	Hobart	37	\$918,715
9.	North Hobart	Hobart	34	\$908,931
10.	West Hobart	Hobart	62	\$881,819

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Gagebrook	Hobart	21	\$450,557
2.	New Norfolk	Hobart	99	\$464,622
3.	Risdon Vale	Hobart	35	\$467,823
4.	Bridgewater	Hobart	40	\$472,780
5.	Chigwell	Hobart	36	\$488,675
6.	Berriedale	Hobart	46	\$513,928
7.	Goodwood	Hobart	17	\$532,291
8.	Claremont	Hobart	104	\$532,791
9.	Rokeby	Hobart	66	\$533,402
10.	Primrose Sands	Hobart	38	\$535,906

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Moonah	Hobart	9.2%	\$633,985
2.	Primrose Sands	Hobart	7.4%	\$535,906
3.	Risdon Vale	Hobart	4.7%	\$467,823
4.	Carlton	Hobart	4.2%	\$631,240
5.	Lindisfarne	Hobart	4.0%	\$749,247
6.	Geilston Bay	Hobart	2.6%	\$682,639
7.	North Hobart	Hobart	2.5%	\$908,931
8.	Dodges Ferry	Hobart	2.4%	\$613,318
9.	Midway Point	Hobart	2.3%	\$621,208
10.	Glenorchy	Hobart	1.2%	\$559,750

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Kingston Beach	Hobart	-10.0%	\$823,879
2.	Tranmere	Hobart	-6.8%	\$1,049,210
3.	Lutana	Hobart	-5.4%	\$562,379
4.	Acton Park	Hobart	-5.1%	\$1,199,792
5.	Sandford	Hobart	-4.7%	\$1,055,761
6.	Mornington	Hobart	-4.3%	\$558,249
7.	Howrah	Hobart	-3.6%	\$714,064
8.	Rosetta	Hobart	-3.5%	\$606,352
9.	Gagebrook	Hobart	-3.3%	\$450,557
10.	Bridgewater	Hobart	-2.9%	\$472,780

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	North Hobart	Hobart	11.3%	\$647
2.	Sandy Bay	Hobart	10.7%	\$705
3.	West Hobart	Hobart	9.8%	\$649
4.	Kingston Beach	Hobart	9.0%	\$598
5.	Blackmans Bay	Hobart	8.8%	\$628
6.	Margate	Hobart	8.8%	\$604
7.	Austins Ferry	Hobart	8.7%	\$567
8.	New Norfolk	Hobart	8.1%	\$481
9.	Lauderdale	Hobart	8.0%	\$650
10.	Lenah Valley	Hobart	7.6%	\$613

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gagebrook	Hobart	5.6%	\$502
2.	Risdon Vale	Hobart	5.6%	\$503
3.	Chigwell	Hobart	5.5%	\$505
4.	Bridgewater	Hobart	5.4%	\$501
5.	New Norfolk	Hobart	5.3%	\$481
6.	Berriedale	Hobart	5.2%	\$511
7.	Warrane	Hobart	5.2%	\$543
8.	Mornington	Hobart	5.2%	\$547
9.	Claremont	Hobart	5.1%	\$521
10.	Glenorchy	Hobart	5.1%	\$541

# Regional Tasmania



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Kettering	South East	20	\$879,330
2.	East Launceston	Launceston and North East	35	\$869,370
3.	Launceston	Launceston and North East	49	\$750,390
4.	Legana	Launceston and North East	75	\$731,768
5.	Swansea	South East	16	\$728,421
6.	Newstead	Launceston and North East	78	\$722,360
7.	Franklin	South East	23	\$686,706
8.	Shearwater	West and North West	37	\$677,894
9.	Turners Beach	West and North West	37	\$669,023
10.	Port Sorell	West and North West	27	\$666,004

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Rosebery	West and North West	21	\$174,997
2.	Queenstown	West and North West	57	\$179,385
3.	Miena	South East	18	\$327,525
4.	Smithton	West and North West	81	\$358,149
5.	Ravenswood	Launceston and North East	47	\$370,250
6.	George Town	Launceston and North East	65	\$371,362
7.	Acton	West and North West	31	\$384,335
8.	Shorewell Park	West and North West	37	\$386,473
9.	Upper Burnie	West and North West	44	\$391,072
10.	Hillcrest	West and North West	16	\$391,140

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Parklands	West and North West	16.3%	\$506,410
2.	Park Grove	West and North West	12.1%	\$551,958
3.	Montello	West and North West	11.5%	\$428,585
4.	Ulverstone	West and North West	10.9%	\$503,716
5.	Newstead	Launceston and North East	10.5%	\$722,360
6.	Ravenswood	Launceston and North East	10.4%	\$370,250
7.	Acton	West and North West	10.0%	\$384,335
8.	Norwood	Launceston and North East	9.2%	\$629,200
9.	Upper Burnie	West and North West	8.6%	\$391,072
10.	Somerset	West and North West	8.2%	\$451,944

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Cygnets	South East	-11.0%	\$624,715
2.	Evandale	Launceston and North East	-6.9%	\$540,174
3.	Westbury	Launceston and North East	-6.0%	\$511,035
4.	East Devonport	West and North West	-5.9%	\$405,680
5.	Stieglitz	Launceston and North East	-5.5%	\$483,127
6.	Huonville	South East	-3.7%	\$641,680
7.	Deloraine	Launceston and North East	-3.6%	\$498,378
8.	St Helens	Launceston and North East	-3.5%	\$524,904
9.	Ranelagh	South East	-3.4%	\$663,394
10.	Perth	Launceston and North East	-2.8%	\$595,782

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Huonville	South East	12.5%	\$493
2.	Cygnets	South East	12.4%	\$486
3.	Latrobe	West and North West	7.5%	\$460
4.	East Devonport	West and North West	7.4%	\$428
5.	Mayfield	Launceston and North East	6.3%	\$463
6.	Summerhill	Launceston and North East	6.0%	\$504
7.	Newnham	Launceston and North East	5.7%	\$479
8.	Newstead	Launceston and North East	5.6%	\$543
9.	Ravenswood	Launceston and North East	4.9%	\$437
10.	Legana	Launceston and North East	4.7%	\$555

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Ravenswood	Launceston and North East	6.0%	\$437
2.	Mayfield	Launceston and North East	5.9%	\$463
3.	East Devonport	West and North West	5.5%	\$428
4.	Mowbray	Launceston and North East	5.5%	\$457
5.	Newnham	Launceston and North East	5.4%	\$479
6.	Acton	West and North West	5.4%	\$395
7.	George Town	Launceston and North East	5.3%	\$390
8.	Invermay	Launceston and North East	5.1%	\$476
9.	Summerhill	Launceston and North East	4.9%	\$504
10.	Devonport	West and North West	4.9%	\$434



# Greater Hobart



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Battery Point	Hobart	31	\$795,428
2.	Hobart	Hobart	30	\$742,135
3.	Sandy Bay	Hobart	88	\$628,261
4.	West Hobart	Hobart	21	\$607,606
5.	Howrah	Hobart	41	\$586,538
6.	Bellerive	Hobart	29	\$580,167
7.	Kingston	Hobart	71	\$563,288
8.	Blackmans Bay	Hobart	31	\$559,751
9.	Rokeyby	Hobart	20	\$556,603
10.	Oakdowns	Hobart	21	\$546,239

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Claremont	Hobart	37	\$439,028
2.	Glenorchy	Hobart	63	\$445,523
3.	Brighton	Hobart	30	\$447,421
4.	Moonah	Hobart	25	\$471,814
5.	Sorell	Hobart	24	\$474,232
6.	West Moonah	Hobart	14	\$477,098
7.	New Town	Hobart	37	\$490,978
8.	Mount Nelson	Hobart	15	\$497,783
9.	South Hobart	Hobart	24	\$521,505
10.	Lenah Valley	Hobart	24	\$529,875

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Bellerive	Hobart	8.9%	\$580,167
2.	Lindisfarne	Hobart	5.6%	\$540,301
3.	Howrah	Hobart	4.8%	\$586,538
4.	Kingston	Hobart	2.8%	\$563,288
5.	Blackmans Bay	Hobart	1.8%	\$559,751
6.	Glenorchy	Hobart	1.2%	\$445,523
7.	Oakdowns	Hobart	1.1%	\$546,239
8.	Brighton	Hobart	1.0%	\$447,421
9.	Moonah	Hobart	0.8%	\$471,814
10.	Claremont	Hobart	-0.1%	\$439,028

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Sandy Bay	Hobart	-6.1%	\$628,261
2.	Lenah Valley	Hobart	-0.6%	\$529,875
3.	Claremont	Hobart	-0.1%	\$439,028
4.	Moonah	Hobart	0.8%	\$471,814
5.	Brighton	Hobart	1.0%	\$447,421
6.	Oakdowns	Hobart	1.1%	\$546,239
7.	Glenorchy	Hobart	1.2%	\$445,523
8.	Blackmans Bay	Hobart	1.8%	\$559,751
9.	Kingston	Hobart	2.8%	\$563,288
10.	Howrah	Hobart	4.8%	\$586,538

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Bellerive	Hobart	7.5%	\$480
2.	Lenah Valley	Hobart	6.9%	\$475
3.	Lindisfarne	Hobart	6.3%	\$476
4.	Howrah	Hobart	5.7%	\$489
5.	Sandy Bay	Hobart	4.7%	\$509
6.	Claremont	Hobart	3.8%	\$460
7.	Blackmans Bay	Hobart	2.1%	\$479
8.	Brighton	Hobart	2.0%	\$451
9.	Moonah	Hobart	1.4%	\$454
10.	Kingston	Hobart	0.8%	\$469

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Claremont	Hobart	5.5%	\$460
2.	Brighton	Hobart	5.4%	\$451
3.	Glenorchy	Hobart	5.3%	\$448
4.	Moonah	Hobart	5.1%	\$454
5.	Lenah Valley	Hobart	4.6%	\$475
6.	Lindisfarne	Hobart	4.6%	\$476
7.	Blackmans Bay	Hobart	4.5%	\$479
8.	Kingston	Hobart	4.5%	\$469
9.	Howrah	Hobart	4.4%	\$489
10.	Bellerive	Hobart	4.3%	\$480

# Regional Tasmania



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Launceston	Launceston and North East	25	\$515,117
2.	Legana	Launceston and North East	20	\$488,663
3.	Latrobe	West and North West	27	\$432,415
4.	Prospect	Launceston and North East	14	\$425,751
5.	Perth	Launceston and North East	20	\$410,928
6.	Newstead	Launceston and North East	26	\$408,340
7.	Riverside	Launceston and North East	31	\$405,361
8.	Prospect Vale	Launceston and North East	38	\$403,898
9.	Youngtown	Launceston and North East	19	\$401,461
10.	Longford	Launceston and North East	21	\$397,610

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Newnham	Launceston and North East	36	\$352,906
2.	Mowbray	Launceston and North East	17	\$353,799
3.	South Launceston	Launceston and North East	13	\$386,772
4.	Devonport	West and North West	65	\$388,389
5.	Longford	Launceston and North East	21	\$397,610
6.	Youngtown	Launceston and North East	19	\$401,461
7.	Prospect Vale	Launceston and North East	38	\$403,898
8.	Riverside	Launceston and North East	31	\$405,361
9.	Newstead	Launceston and North East	26	\$408,340
10.	Perth	Launceston and North East	20	\$410,928

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Latrobe	West and North West	11.9%	\$432,415
2.	Launceston	Launceston and North East	9.3%	\$515,117
3.	Devonport	West and North West	8.4%	\$388,389
4.	Legana	Launceston and North East	3.2%	\$488,663
5.	Perth	Launceston and North East	2.1%	\$410,928
6.	Prospect Vale	Launceston and North East	1.1%	\$403,898
7.	Riverside	Launceston and North East	1.0%	\$405,361
8.	Newnham	Launceston and North East	-2.4%	\$352,906
9.	Newstead	Launceston and North East	-3.3%	\$408,340

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Newstead	Launceston and North East	-3.3%	\$408,340
2.	Newnham	Launceston and North East	-2.4%	\$352,906
3.	Riverside	Launceston and North East	1.0%	\$405,361
4.	Prospect Vale	Launceston and North East	1.1%	\$403,898
5.	Perth	Launceston and North East	2.1%	\$410,928
6.	Legana	Launceston and North East	3.2%	\$488,663
7.	Devonport	West and North West	8.4%	\$388,389
8.	Launceston	Launceston and North East	9.3%	\$515,117
9.	Latrobe	West and North West	11.9%	\$432,415

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Prospect Vale	Launceston and North East	12.4%	\$448
2.	Devonport	West and North West	10.2%	\$371
3.	Newnham	Launceston and North East	8.0%	\$400
4.	Latrobe	West and North West	7.3%	\$393
5.	Launceston	Launceston and North East	7.3%	\$439
6.	Riverside	Launceston and North East	5.4%	\$409
7.	Newstead	Launceston and North East	0.5%	\$406

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Newnham	Launceston and North East	5.8%	\$400
2.	Prospect Vale	Launceston and North East	5.7%	\$448
3.	Riverside	Launceston and North East	5.3%	\$409
4.	Devonport	West and North West	5.1%	\$371
5.	Newstead	Launceston and North East	5.0%	\$406
6.	Latrobe	West and North West	4.8%	\$393
7.	Launceston	Launceston and North East	4.4%	\$439

# NT

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$5,325,000	Apr-24	19 Kirkland Crescent, Larrakeyah NT
2	\$3,000,000	Jul-24	216 Casuarina Drive, Nightcliff
3	\$2,000,000	Oct-24	13 Perkins Court, Larrakeyah NT
4	\$2,000,000	Apr-24	2 Notley Place, Parap NT
5	\$2,000,000	Mar-24	2 Kuru Court, Brinkin NT

## Best performers 2024



### Houses

#### Most expensive suburb

FANNIE BAY (DARWIN) **\$884,376**

#### Most affordable suburb

TENNANT CREEK (NT- OUTBACK) **\$238,491**

#### Highest 12 month change in values

WOODROFFE (DARWIN) **9.0%**

#### Lowest 12 month change in values

KATHERINE (NT- OUTBACK) **-11.6%**

#### Highest 12 month change in rents

TIWI (DARWIN) **8.8%**

#### Highest gross rental yields

KATHERINE (NT - OUTBACK) **8.8%**



### Units

#### Most expensive suburb

BAYVIEW (DARWIN) **\$547,767**

#### Most affordable suburb

GILLEN (NT- OUTBACK) **\$250,849**

#### Highest 12 month change in values

NIGHTCLIFF (DARWIN) **5.3%**

#### Lowest 12 month change in values

GILLEN (NT- OUTBACK) **-10.7%**

#### Highest 12 month change in rents

COCONUT GROVE (DARWIN) **7.6%**

#### Highest gross rental yields

BAKEWELL (DARWIN) **9.0%**

# NT

## Highest Total Value of Sales

### Houses – Greater Darwin

#	Suburb	Region	Number sold (12m) Sept 2024	Total value 12m Sept 2024	Median value Nov 2024
1	Zuccoli	Darwin	145	\$78,097,436	\$575,502
2	Howard Springs	Darwin	52	\$40,982,950	\$696,236
3	Rosebery	Darwin	73	\$40,469,000	\$583,625
4	Durack	Darwin	70	\$39,895,249	\$581,168
5	Leanyer	Darwin	67	\$39,691,950	\$611,614

### Houses – Regional NT

1	Braitling	Northern Territory – Outback	50	\$23,138,000	\$439,051
2	Gillen	Northern Territory – Outback	51	\$22,404,750	\$418,748
3	East Side	Northern Territory – Outback	29	\$16,967,371	\$479,184
4	Desert Springs	Northern Territory – Outback	21	\$16,211,000	\$637,804
5	Araluen	Northern Territory – Outback	32	\$15,768,500	\$499,437

### Units – Greater Darwin

1	Darwin City	Darwin	220	\$104,107,150	\$402,855
2	Larrakeyah	Darwin	88	\$42,743,700	\$433,400
3	Stuart Park	Darwin	80	\$37,708,563	\$425,434
4	Fannie Bay	Darwin	43	\$22,281,500	\$410,799
5	Nightcliff	Darwin	58	\$22,043,550	\$358,269

### Units – Regional NT

1	Gillen	Northern Territory – Outback	29	\$14,327,500	\$250,849
2	The Gap	Northern Territory – Outback	27	\$9,846,500	\$252,357

# Greater Darwin



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Fannie Bay	Darwin	22	\$884,376
2.	Bayview	Darwin	15	\$835,206
3.	Nightcliff	Darwin	17	\$785,850
4.	Lyons	Darwin	27	\$773,871
5.	Stuart Park	Darwin	34	\$766,701
6.	Parap	Darwin	21	\$761,513
7.	Larrakeyah	Darwin	16	\$760,370
8.	Rapid Creek	Darwin	26	\$759,091
9.	Ludmilla	Darwin	22	\$728,869
10.	Virginia	Darwin	24	\$719,498

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Moulden	Darwin	40	\$392,008
2.	Gray	Darwin	35	\$396,319
3.	Driver	Darwin	33	\$429,628
4.	Woodroffe	Darwin	48	\$438,311
5.	Karama	Darwin	35	\$444,528
6.	Darwin City	Darwin	27	\$458,216
7.	Bakewell	Darwin	44	\$481,339
8.	Anula	Darwin	31	\$496,247
9.	Tiwi	Darwin	25	\$503,307
10.	Wagaman	Darwin	26	\$513,037

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Woodroffe	Darwin	9.0%	\$438,311
2.	Johnston	Darwin	8.4%	\$630,230
3.	Gray	Darwin	7.0%	\$396,319
4.	Moulden	Darwin	6.9%	\$392,008
5.	Bellamack	Darwin	6.2%	\$605,519
6.	Howard Springs	Darwin	5.4%	\$696,236
7.	Gunn	Darwin	5.0%	\$531,634
8.	Rosebery	Darwin	3.5%	\$583,625
9.	Bakewell	Darwin	3.4%	\$481,339
10.	Herbert	Darwin	3.1%	\$662,467

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Millner	Darwin	-11.0%	\$515,102
2.	Anula	Darwin	-7.2%	\$496,247
3.	Nightcliff	Darwin	-4.4%	\$785,850
4.	Lyons	Darwin	-3.6%	\$773,871
5.	Darwin City	Darwin	-3.1%	\$458,216
6.	Alawa	Darwin	-2.3%	\$515,849
7.	Parap	Darwin	-2.0%	\$761,513
8.	Fannie Bay	Darwin	-1.7%	\$884,376
9.	Stuart Park	Darwin	-1.6%	\$766,701
10.	Tiwi	Darwin	-1.4%	\$503,307

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Tiwi	Darwin	8.8%	\$675
2.	Wanguri	Darwin	8.5%	\$717
3.	Karama	Darwin	7.5%	\$651
4.	Wulagi	Darwin	7.3%	\$650
5.	Johnston	Darwin	5.3%	\$766
6.	Malak	Darwin	5.3%	\$680
7.	Millner	Darwin	4.8%	\$666
8.	Nakara	Darwin	4.5%	\$744
9.	Farrar	Darwin	4.5%	\$728
10.	Driver	Darwin	3.8%	\$597

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Karama	Darwin	7.7%	\$651
2.	Gray	Darwin	7.5%	\$560
3.	Driver	Darwin	7.4%	\$597
4.	Moulden	Darwin	7.3%	\$543
5.	Tiwi	Darwin	7.0%	\$675
6.	Woodroffe	Darwin	7.0%	\$579
7.	Zuccoli	Darwin	6.9%	\$742
8.	Bakewell	Darwin	6.9%	\$619
9.	Millner	Darwin	6.9%	\$666
10.	Anula	Darwin	6.8%	\$645

# Regional NT



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Desert Springs	Northern Territory - Outback	21	\$637,804
2.	Cossack	Northern Territory - Outback	15	\$622,278
3.	Araluen	Northern Territory - Outback	32	\$499,437
4.	East Side	Northern Territory - Outback	29	\$479,184
5.	Braitling	Northern Territory - Outback	50	\$439,051
6.	Sadadeen	Northern Territory - Outback	22	\$435,111
7.	Larapinta	Northern Territory - Outback	23	\$420,520
8.	Gillen	Northern Territory - Outback	51	\$418,748
9.	The Gap	Northern Territory - Outback	18	\$398,254
10.	Katherine East	Northern Territory - Outback	24	\$341,991

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Tennant Creek	Northern Territory - Outback	24	\$238,491
2.	Katherine	Northern Territory - Outback	25	\$338,367
3.	Katherine East	Northern Territory - Outback	24	\$341,991
4.	The Gap	Northern Territory - Outback	18	\$398,254
5.	Gillen	Northern Territory - Outback	51	\$418,748
6.	Larapinta	Northern Territory - Outback	23	\$420,520
7.	Sadadeen	Northern Territory - Outback	22	\$435,111
8.	Braitling	Northern Territory - Outback	50	\$439,051
9.	East Side	Northern Territory - Outback	29	\$479,184
10.	Araluen	Northern Territory - Outback	32	\$499,437

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Sadadeen	Northern Territory - Outback	1.9%	\$435,111
2.	East Side	Northern Territory - Outback	1.7%	\$479,184
3.	Larapinta	Northern Territory - Outback	-0.9%	\$420,520
4.	Araluen	Northern Territory - Outback	-1.6%	\$499,437
5.	Braitling	Northern Territory - Outback	-4.3%	\$439,051
6.	Gillen	Northern Territory - Outback	-5.0%	\$418,748
7.	Katherine East	Northern Territory - Outback	-11.0%	\$341,991
8.	Katherine	Northern Territory - Outback	-11.6%	\$338,367

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Katherine	Northern Territory - Outback	-11.6%	\$338,367
2.	Katherine East	Northern Territory - Outback	-11.0%	\$341,991
3.	Gillen	Northern Territory - Outback	-5.0%	\$418,748
4.	Braitling	Northern Territory - Outback	-4.3%	\$439,051
5.	Araluen	Northern Territory - Outback	-1.6%	\$499,437
6.	Larapinta	Northern Territory - Outback	-0.9%	\$420,520
7.	East Side	Northern Territory - Outback	1.7%	\$479,184
8.	Sadadeen	Northern Territory - Outback	1.9%	\$435,111

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Sadadeen	Northern Territory - Outback	-2.1%	\$610
2.	Katherine East	Northern Territory - Outback	-2.1%	\$567
3.	Braitling	Northern Territory - Outback	-2.3%	\$608
4.	Araluen	Northern Territory - Outback	-3.4%	\$655
5.	Larapinta	Northern Territory - Outback	-3.5%	\$583
6.	Katherine	Northern Territory - Outback	-3.7%	\$564
7.	East Side	Northern Territory - Outback	-5.2%	\$620
8.	Gillen	Northern Territory - Outback	-5.2%	\$603

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Katherine	Northern Territory - Outback	8.8%	\$564
2.	Katherine East	Northern Territory - Outback	8.6%	\$567
3.	Gillen	Northern Territory - Outback	7.8%	\$603
4.	Sadadeen	Northern Territory - Outback	7.5%	\$610
5.	Braitling	Northern Territory - Outback	7.4%	\$608
6.	Larapinta	Northern Territory - Outback	7.4%	\$583
7.	Araluen	Northern Territory - Outback	7.0%	\$655
8.	East Side	Northern Territory - Outback	6.9%	\$620

# Greater Darwin



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Bayview	Darwin	30	\$547,767
2.	Larrakeyah	Darwin	88	\$433,400
3.	Stuart Park	Darwin	80	\$425,434
4.	Woolner	Darwin	18	\$412,591
5.	Fannie Bay	Darwin	43	\$410,799
6.	Darwin City	Darwin	220	\$402,855
7.	Rapid Creek	Darwin	43	\$361,208
8.	Brinkin	Darwin	15	\$358,865
9.	Nightcliff	Darwin	58	\$358,269
10.	Parap	Darwin	44	\$357,334

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Bakewell	Darwin	32	\$278,855
2.	Gray	Darwin	27	\$285,429
3.	Driver	Darwin	18	\$296,563
4.	Millner	Darwin	27	\$310,109
5.	Rosebery	Darwin	27	\$319,892
6.	Coconut Grove	Darwin	37	\$323,047
7.	Marrara	Darwin	13	\$330,045
8.	Johnston	Darwin	28	\$337,950
9.	Leanyer	Darwin	30	\$338,252
10.	Parap	Darwin	44	\$357,334

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Nightcliff	Darwin	5.3%	\$358,269
2.	Stuart Park	Darwin	4.1%	\$425,434
3.	Driver	Darwin	2.0%	\$296,563
4.	Johnston	Darwin	2.0%	\$337,950
5.	Rapid Creek	Darwin	1.4%	\$361,208
6.	Coconut Grove	Darwin	0.9%	\$323,047
7.	Rosebery	Darwin	0.7%	\$319,892
8.	Gray	Darwin	0.1%	\$285,429
9.	Bayview	Darwin	0.1%	\$547,767
10.	Darwin City	Darwin	-0.1%	\$402,855

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Fannie Bay	Darwin	-3.6%	\$410,799
2.	Parap	Darwin	-3.5%	\$357,334
3.	Larrakeyah	Darwin	-3.0%	\$433,400
4.	Bakewell	Darwin	-1.8%	\$278,855
5.	Darwin City	Darwin	-0.1%	\$402,855
6.	Bayview	Darwin	0.1%	\$547,767
7.	Gray	Darwin	0.1%	\$285,429
8.	Rosebery	Darwin	0.7%	\$319,892
9.	Coconut Grove	Darwin	0.9%	\$323,047
10.	Rapid Creek	Darwin	1.4%	\$361,208

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Coconut Grove	Darwin	7.6%	\$500
2.	Bayview	Darwin	6.4%	\$703
3.	Johnston	Darwin	5.3%	\$552
4.	Fannie Bay	Darwin	5.1%	\$598
5.	Bakewell	Darwin	5.1%	\$489
6.	Larrakeyah	Darwin	4.6%	\$613
7.	Stuart Park	Darwin	4.3%	\$613
8.	Darwin City	Darwin	4.3%	\$641
9.	Rapid Creek	Darwin	4.0%	\$516
10.	Parap	Darwin	3.0%	\$550

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Bakewell	Darwin	9.0%	\$489
2.	Gray	Darwin	9.0%	\$476
3.	Rosebery	Darwin	8.7%	\$524
4.	Driver	Darwin	8.7%	\$490
5.	Johnston	Darwin	8.6%	\$552
6.	Coconut Grove	Darwin	8.2%	\$500
7.	Parap	Darwin	8.2%	\$550
8.	Darwin City	Darwin	8.2%	\$641
9.	Stuart Park	Darwin	7.4%	\$613
10.	Larrakeyah	Darwin	7.4%	\$613

# Regional NT



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	The Gap	Northern Territory - Outback	27	\$252,357
2.	Gillen	Northern Territory - Outback	29	\$250,849

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Gillen	Northern Territory - Outback	29	\$250,849
2.	The Gap	Northern Territory - Outback	27	\$252,357

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Gillen	Northern Territory - Outback	-10.7%	\$250,849

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Gillen	Northern Territory - Outback	-10.7%	\$250,849

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Gillen	Northern Territory - Outback	2.3%	\$422

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gillen	Northern Territory - Outback	8.8%	\$422



# ACT

## TOP 5 SALES

#	Sales price	Sales date	Address
1	\$8,000,000	Jan-24	4 Wickham Crescent, Red Hill ACT
2	\$7,800,000	Aug-24	405/45 Honeysett View, Kingston ACT
3	\$7,000,000	Aug-24	6 Moresby Street, Red Hill ACT
4	\$6,100,000	May-24	4 Sorell Street, Forrest ACT
5	\$6,000,000	Jan-24	9 Dampier Crescent, Forrest ACT 2603

## Best performers 2024



### Houses

#### Most expensive suburb

YARRALUMLA (ACT) **\$2,020,061**

#### Most affordable suburb

BELCONNEN (ACT) **\$457,727**

#### Highest 12 month change in values

WHITLAM (ACT) **12.6%**

#### Lowest 12 month change in values

HOLDER (ACT) **-5.7%**

#### Highest 12 month change in rents

BELCONNEN (ACT) **8.5%**

#### Highest gross rental yields

BELCONNEN (ACT) **6.0%**



### Units

#### Most expensive suburb

FORREST (ACT) **\$871,555**

#### Most affordable suburb

LYONS (ACT) **\$384,143**

#### Highest 12 month change in values

GORDON (ACT) **2.1%**

#### Lowest 12 month change in values

GARRAN (ACT) **-7.9%**

#### Highest 12 month change in rents

MACQUARIE (ACT) **5.0%**

#### Highest gross rental yields

GUNGAHLIN (ACT) **6.2%**

# ACT

## Highest Total Value of Sales

### Houses – Canberra

#	Suburb	Region	Number sold (12m) Sept 2024	Total value 12m Sept 2024	Median value Nov 2024
1	Kambah	Australian Capital Territory	208	\$188,600,262	\$830,061
2	Taylor	Australian Capital Territory	142	\$145,290,199	\$1,111,491
3	Curtin	Australian Capital Territory	83	\$123,522,200	\$1,320,876
4	Macgregor	Australian Capital Territory	153	\$120,868,615	\$775,897
5	Red Hill	Australian Capital Territory	46	\$117,002,400	\$1,951,091

### Units – Canberra

1	Kingston	Australian Capital Territory	203	\$171,679,380	\$681,800
2	Braddon	Australian Capital Territory	222	\$151,042,949	\$520,468
3	Belconnen	Australian Capital Territory	280	\$142,320,399	\$497,564
4	Phillip	Australian Capital Territory	191	\$110,744,500	\$487,302
5	Bruce	Australian Capital Territory	130	\$79,104,788	\$578,189

# Canberra



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Yarralumla	Australian Capital Territory	40	\$2,020,061
2.	Campbell	Australian Capital Territory	32	\$2,007,223
3.	Red Hill	Australian Capital Territory	46	\$1,951,091
4.	Griffith	Australian Capital Territory	50	\$1,875,940
5.	Deakin	Australian Capital Territory	40	\$1,872,604
6.	O'Connor	Australian Capital Territory	63	\$1,556,778
7.	Ainslie	Australian Capital Territory	63	\$1,505,686
8.	Garran	Australian Capital Territory	38	\$1,479,415
9.	Turner	Australian Capital Territory	32	\$1,472,588
10.	Hughes	Australian Capital Territory	47	\$1,441,246

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Belconnen	Australian Capital Territory	27	\$457,727
2.	Greenway	Australian Capital Territory	22	\$593,321
3.	Phillip	Australian Capital Territory	18	\$630,102
4.	Charnwood	Australian Capital Territory	51	\$686,470
5.	Holt	Australian Capital Territory	70	\$748,877
6.	Richardson	Australian Capital Territory	36	\$757,657
7.	Isabella Plains	Australian Capital Territory	36	\$766,144
8.	Macgregor	Australian Capital Territory	153	\$775,897
9.	Latham	Australian Capital Territory	60	\$782,439
10.	Page	Australian Capital Territory	28	\$795,580

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Whitlam	Australian Capital Territory	12.6%	\$1,106,780
2.	Gowrie	Australian Capital Territory	8.1%	\$1,012,806
3.	Campbell	Australian Capital Territory	6.5%	\$2,007,223
4.	Giralang	Australian Capital Territory	6.5%	\$882,184
5.	Chisholm	Australian Capital Territory	4.9%	\$810,671
6.	Denman Prospect	Australian Capital Territory	4.8%	\$1,190,562
7.	Bonython	Australian Capital Territory	4.7%	\$938,634
8.	Conder	Australian Capital Territory	4.6%	\$918,748
9.	Cook	Australian Capital Territory	4.6%	\$1,022,419
10.	Theodore	Australian Capital Territory	4.5%	\$800,775

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Holder	Australian Capital Territory	-5.7%	\$862,773
2.	Turner	Australian Capital Territory	-5.5%	\$1,472,588
3.	Throsby	Australian Capital Territory	-5.1%	\$1,155,066
4.	Ngunnawal	Australian Capital Territory	-5.0%	\$798,993
5.	Harrison	Australian Capital Territory	-4.9%	\$1,036,568
6.	Moncrieff	Australian Capital Territory	-4.3%	\$1,000,305
7.	Pearce	Australian Capital Territory	-4.3%	\$1,101,782
8.	Page	Australian Capital Territory	-4.2%	\$795,580
9.	Oxley	Australian Capital Territory	-4.1%	\$980,720
10.	Waramanga	Australian Capital Territory	-3.8%	\$853,403

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Belconnen	Australian Capital Territory	8.5%	\$571
2.	Garran	Australian Capital Territory	7.0%	\$937
3.	Banks	Australian Capital Territory	6.8%	\$724
4.	Kaleen	Australian Capital Territory	6.1%	\$699
5.	Macquarie	Australian Capital Territory	5.7%	\$639
6.	Pearce	Australian Capital Territory	5.7%	\$762
7.	Fisher	Australian Capital Territory	5.7%	\$634
8.	Forde	Australian Capital Territory	5.5%	\$798
9.	Weston	Australian Capital Territory	5.0%	\$672
10.	Holder	Australian Capital Territory	4.8%	\$661

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Belconnen	Australian Capital Territory	6.0%	\$571
2.	Greenway	Australian Capital Territory	5.3%	\$608
3.	Charnwood	Australian Capital Territory	4.7%	\$599
4.	Holt	Australian Capital Territory	4.6%	\$616
5.	Banks	Australian Capital Territory	4.4%	\$724
6.	Isabella Plains	Australian Capital Territory	4.4%	\$627
7.	Strathnairn	Australian Capital Territory	4.3%	\$721
8.	Macgregor	Australian Capital Territory	4.3%	\$620
9.	Gordon	Australian Capital Territory	4.2%	\$766
10.	Latham	Australian Capital Territory	4.2%	\$610

# Canberra



## Top 10 Performing Suburbs

### Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Forrest	Australian Capital Territory	39	\$871,555
2.	Nicholls	Australian Capital Territory	21	\$791,974
3.	Garran	Australian Capital Territory	25	\$735,672
4.	Bonython	Australian Capital Territory	20	\$730,704
5.	Monash	Australian Capital Territory	19	\$712,836
6.	Amaroo	Australian Capital Territory	17	\$706,484
7.	Lawson	Australian Capital Territory	57	\$690,141
8.	Kingston	Australian Capital Territory	203	\$681,800
9.	Barton	Australian Capital Territory	63	\$675,901
10.	Campbell	Australian Capital Territory	58	\$673,906

### Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 24)	Median value
1.	Lyons	Australian Capital Territory	38	\$384,143
2.	Gungahlin	Australian Capital Territory	165	\$457,650
3.	Crace	Australian Capital Territory	18	\$476,282
4.	Chifley	Australian Capital Territory	30	\$478,220
5.	Mawson	Australian Capital Territory	39	\$479,158
6.	Phillip	Australian Capital Territory	191	\$487,302
7.	Lyneham	Australian Capital Territory	104	\$497,358
8.	Belconnen	Australian Capital Territory	280	\$497,564
9.	Franklin	Australian Capital Territory	86	\$502,118
10.	Harrison	Australian Capital Territory	75	\$509,553

### Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Gordon	Australian Capital Territory	2.1%	\$630,496
2.	O'Connor	Australian Capital Territory	1.7%	\$588,266
3.	Bonython	Australian Capital Territory	0.8%	\$730,704
4.	Barton	Australian Capital Territory	0.8%	\$675,901
5.	Macquarie	Australian Capital Territory	0.6%	\$569,367
6.	Braddon	Australian Capital Territory	-0.4%	\$520,468
7.	Dickson	Australian Capital Territory	-0.8%	\$604,672
8.	Mawson	Australian Capital Territory	-1.1%	\$479,158
9.	Bruce	Australian Capital Territory	-1.5%	\$578,189
10.	Watson	Australian Capital Territory	-1.9%	\$623,920

### Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Garran	Australian Capital Territory	-7.9%	\$735,672
2.	Lyons	Australian Capital Territory	-7.3%	\$384,143
3.	City	Australian Capital Territory	-6.9%	\$561,272
4.	Moncrieff	Australian Capital Territory	-6.7%	\$645,467
5.	Forrest	Australian Capital Territory	-6.1%	\$871,555
6.	Chifley	Australian Capital Territory	-5.7%	\$478,220
7.	Griffith	Australian Capital Territory	-5.6%	\$587,496
8.	Belconnen	Australian Capital Territory	-4.9%	\$497,564
9.	Phillip	Australian Capital Territory	-4.9%	\$487,302
10.	Harrison	Australian Capital Territory	-4.7%	\$509,553

### Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Macquarie	Australian Capital Territory	5.0%	\$604
2.	Lyons	Australian Capital Territory	4.8%	\$471
3.	Reid	Australian Capital Territory	3.1%	\$583
4.	Bruce	Australian Capital Territory	2.9%	\$593
5.	Harrison	Australian Capital Territory	2.5%	\$562
6.	Mawson	Australian Capital Territory	2.3%	\$575
7.	Belconnen	Australian Capital Territory	2.3%	\$544
8.	Holt	Australian Capital Territory	2.2%	\$580
9.	Chifley	Australian Capital Territory	1.8%	\$531
10.	Lawson	Australian Capital Territory	1.8%	\$646

### Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gungahlin	Australian Capital Territory	6.2%	\$530
2.	Belconnen	Australian Capital Territory	5.8%	\$544
3.	Franklin	Australian Capital Territory	5.8%	\$556
4.	Harrison	Australian Capital Territory	5.8%	\$562
5.	Lyons	Australian Capital Territory	5.8%	\$471
6.	City	Australian Capital Territory	5.7%	\$629
7.	Phillip	Australian Capital Territory	5.7%	\$539
8.	Reid	Australian Capital Territory	5.7%	\$583
9.	Braddon	Australian Capital Territory	5.6%	\$595
10.	Wright	Australian Capital Territory	5.6%	\$569

# Disclaimer

The Best of the Best 2024 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 2024, with the exception of Total Value of Sales data which reflect sales that occurred over the 12 months to 30 September 2024.

Top sales are based on properties that have transacted over the 2024 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 24);

100 AVM observations;

20 Rental observations (12m to Nov 24).

## Data Dictionary

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

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

**12 month sales volumes** – A count of all transactions over the 12 months to September 2024.

**Total Value of Sales:** the total value of all property transactions recorded over the 12 months to September 2024.

**12 month change in value** – the percentage difference between the hedonic home value index as at 30 November 2024 compared to 12 months ago.

**12 month change in rents** – the percentage difference between the hedonic rental value index as at 30 November 2024 compared to 12 months ago.

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

**Hedonic Home Value Index** – CoreLogic's headline measure for property market performance. It measures the organic change in underlying sale values of properties using the hedonic imputation methodology. The full detailed methodology description available at: [https://www.corelogic.com.au/\\_data/assets/pdf\\_file/0015/4083/clau-residential-property-index-series.pdf](https://www.corelogic.com.au/_data/assets/pdf_file/0015/4083/clau-residential-property-index-series.pdf)

**Hedonic Rental Value Index** – A measure of the organic change in underlying 'for rent' listing values of properties using the hedonic imputation methodology. The full detailed methodology description available at: [https://www.corelogic.com.au/\\_data/assets/pdf\\_file/0015/4083/clau-residential-property-index-series.pdf](https://www.corelogic.com.au/_data/assets/pdf_file/0015/4083/clau-residential-property-index-series.pdf)

# Disclaimer

In compiling this publication, RP Data Pty Ltd trading as CoreLogic has relied upon information supplied by a number of external sources. CoreLogic does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to CoreLogic for the supply of such information.

## Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2024. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

## South Australian Data

This information is based on data supplied by the South Australian Government and is published by permission. © 2024 Copyright in the supplied data belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy, completeness or suitability for any purpose of the published information or the underlying data.

## New South Wales Data

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

## Victorian Data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability

whatsoever for any errors, faults, defects or omissions in the information supplied.

## Western Australian Data

Based on information provided by and with the permission of the Western Australian Land Information Authority (2024) trading as Landgate.

## Australian Capital Territory Data

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

## Tasmanian Data

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

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

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



[corelogic.com.au](https://corelogic.com.au)

© 2024 RP Data Pty Ltd t/as CoreLogic Asia Pacific.  
Proprietary and confidential.  
This material may not be reproduced in any form  
without express written permission.

CoreLogic