

# Top Performing Suburbs

National  
November 2020





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# Welcome

## Welcome to the National Top Performing Suburbs Report for November 2020.

The CoreLogic Top Performing Suburbs Report identifies those suburbs and towns that have overperformed as judged by their change in median value over the past 12 months and the longer term.

The report uses methodologies, data and analytics from CoreLogic, Australia's largest property analytics company. It features listings and AVM data current to 30 September 2020 and settled sales data, as confirmed by the government agencies, to 31 July 2020 extracted from the CoreLogic Market Trends dataset for October 2020.

This report identifies the top 50 suburbs across Australia that have performed strongly and consistently across an extended period of time. Suburbs selected for this report have had a minimum of 50 sales across the past 12 months, and demonstrated median value growth across the past year, three years and five years. They are then ranked in descending order from highest 12 month median value change down.

Across Australia, CoreLogic has identified 50 suburbs where the change in median value is higher than 10% over the past 12 months. In addition, there were 36 suburbs where the change in median value has been higher than 10% over the past 3 years, and 48 suburbs where the change in median value has been higher than that level over the past five years.

Across Australia, the top performing property market has been houses in Mermaid Beach, Qld with change in median value over the past 12 months of 31.1%. The median value of houses in Mermaid Beach, Qld is currently \$1,451,746. Mermaid Beach, Qld has also shown consistent growth over the medium to longer term, with 3 year change in median value of 11.5% and five year change in median value of 36.4%.

This report provides you with a starting point when considering purchasing property, and helps identify areas where change in median value has historically been strong. For sellers, it helps you to understand how your suburb has performed and provides an indication of the likely capital gain you should hope to realise upon sale.

But as with all property investing, it is important you do your own detailed research, including visiting the area, understanding local development and infrastructure plans, and assessing your own personal financial circumstances. For buyers, paying the right price for the right property is also crucial, while for sellers, meeting the market to achieve a sale is equally important.

If the suburb that you are interested in is not featured in this report, don't panic. It may still have performed well, but fallen outside the criteria for selection. To see how individual suburbs have performed, you can look up individual suburbs on [OnTheHouse.com.au](http://OnTheHouse.com.au) and [Propertyvalue.com.au](http://Propertyvalue.com.au) or access CoreLogic's more detailed data sets through Market Trends or ResiTrends.

We wish you the best for your property research.

**The CoreLogic Team**

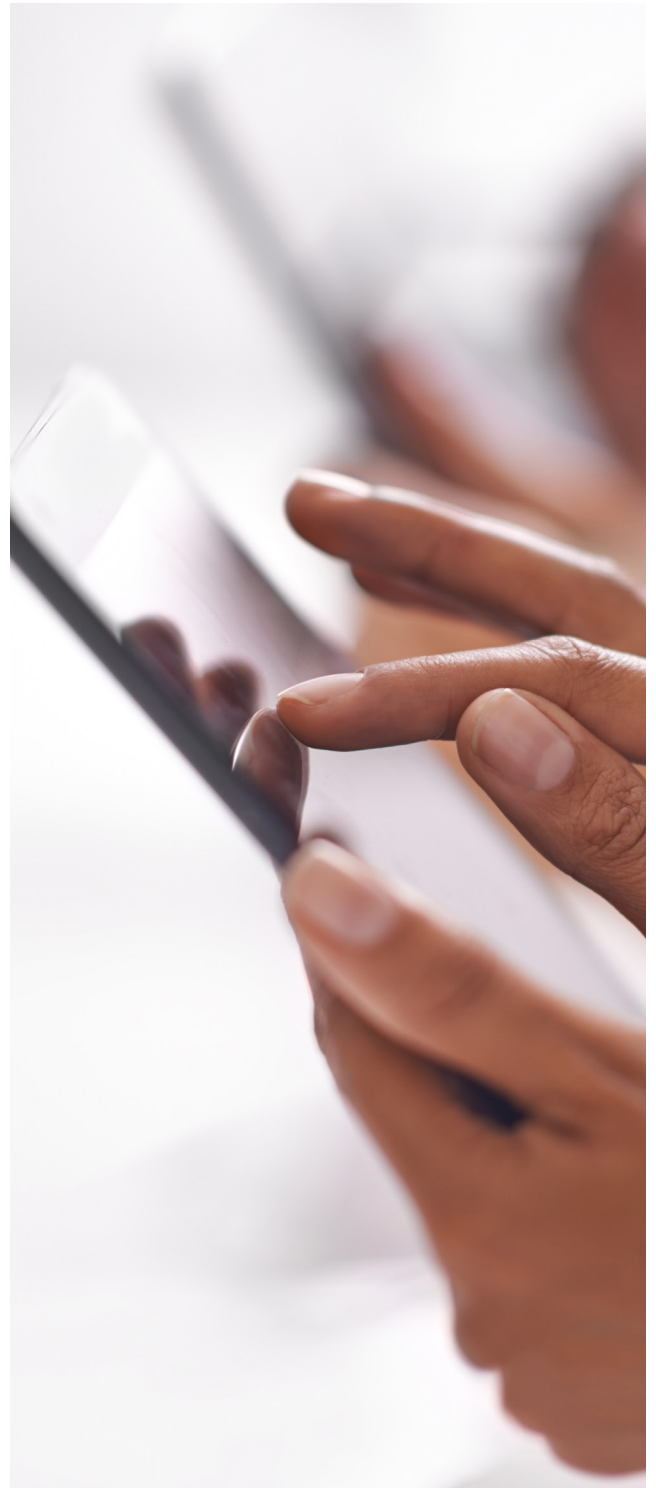
### **Median value and median sales price - what is the difference?**

In this report, CoreLogic uses both median value and compares this to median sales price. The difference between these two figures is this: CoreLogic calculates a median value on a daily basis for every property across Australia. This is seen as more reliable and stable insight into the actual value of a property within the area than a median sales price, which is based only on properties that have sold recently. Median sales can be skewed if a particular type of property is selling (ie: the top end of the market). A median value is therefore more representative of the true value of a property within a suburb or town, while the median sales prices provides an insight into what the middle price property sales are achieving.

### **Why is the agent's typical sale price sometimes higher or lower than median value?**

In suburbs where more sales are occurring at the higher end of the price spectrum, the agent's typical sale price may well exceed the median value. The reverse can be true if sales are occurring at the lower end of the market.

In a buyers market where there are more buyers than sellers, competition for a property will also push prices up. All these factors should be taken into account in your research.



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HO EMERALD BEACH, NSW	59
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HO JINDALEE, QLD	61
HO KIAMA DOWNS, NSW	9
HO KIAMA, NSW	97
HO KORORA, NSW	33
HO MARYBOROUGH, VIC	15
HO MERMAID BEACH, QLD	1
HO MULLUMBIMBY, NSW	71
HO NEWPORT, NSW	53
HO NORTH NARRABEEN, NSW	19
HO NORWOOD, SA	93
HO PORTLAND, VIC	29
HO RANDWICK, NSW	81
HO RAVENSWOOD, TAS	99
HO ROSEBERY, TAS	41
HO ST LUCIA, QLD	3
HO STAWELL, VIC	11
HO TALLAI, QLD	67
HO TARINGA, QLD	21
HO THIRROUL, NSW	7
HO WORONGARY, QLD	83
UN AVALON BEACH, NSW	87
UN BILINGA, QLD	31
UN CAMPBELL, ACT	45
UN ENDEAVOUR HILLS, VIC	51
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UN SUNSHINE BEACH, QLD	63

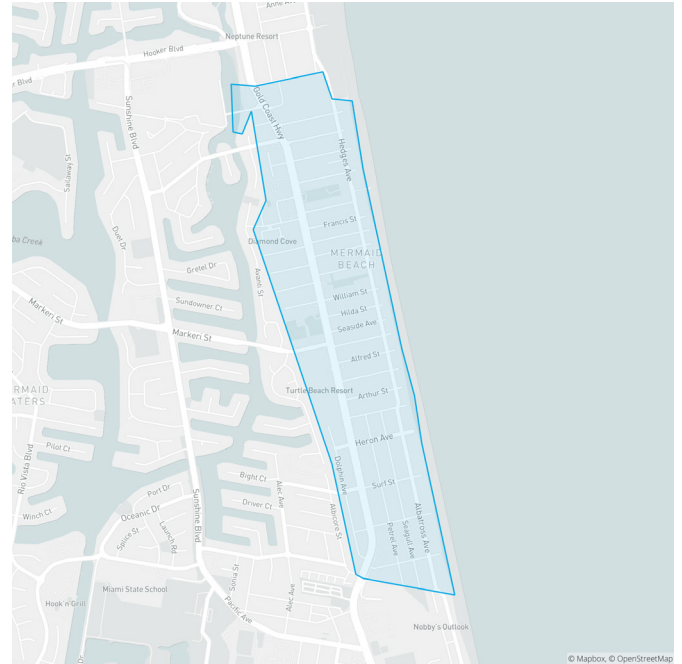
## RANKING: #1



# Houses - Mermaid Beach, QLD 4218

### About the area

The size of Mermaid Beach is approximately 1.5 square kilometres.  
 It has 11 parks covering nearly 4% of total area.  
 The population of Mermaid Beach in 2011 was 5,722 people. By 2016 the population was 6,524 showing a population growth of 14.0% in the area during that time.  
 The predominant age group in Mermaid Beach is 20-29 years. Households in Mermaid Beach are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.  
 In general, people in Mermaid Beach work in a professional occupation.  
 In 2011, 41.3% of the homes in Mermaid Beach were owner-occupied compared with 43.5% in 2016.



### Property Value



**Bottom 25%**  
**\$1,189,945**



**Mid 50%**  
**\$1,451,746**



**Top 25%**  
**\$1,834,082**

### Current



**Annual Change Median Value**  
**31.1%**



**3 Year Change Median Value**  
**11.5%**



**5 Year Change Median Value**  
**36.4%**



**Number of Listings For Sale Last Month**  
**18**



**Number of Sales Last 12 Months**  
**60**



**Days on Market**  
**67**



**Vendor Discount**  
**-5%**

### Dwelling Types



**Houses**  
**17.3%**



**Units**  
**50%**

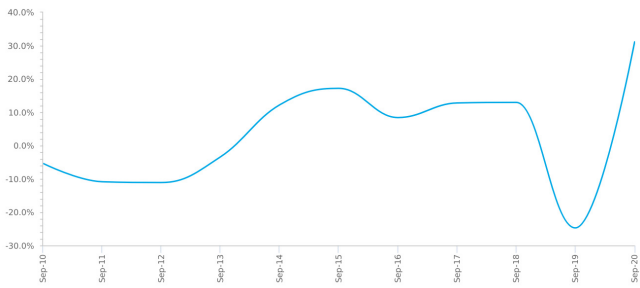


**Semi-Detached**  
**14%**

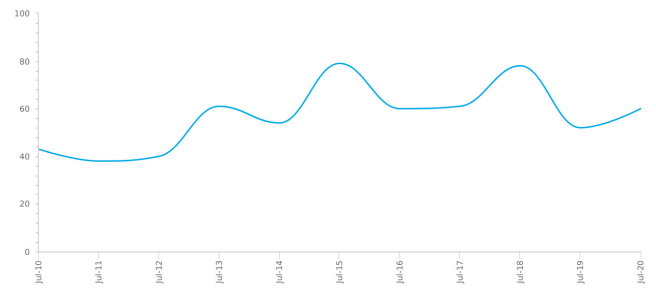
**Other**  
**18.7%**

## Market Performance

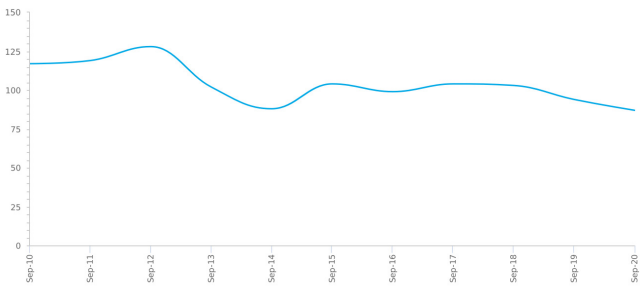
### Annual Change in Median Value



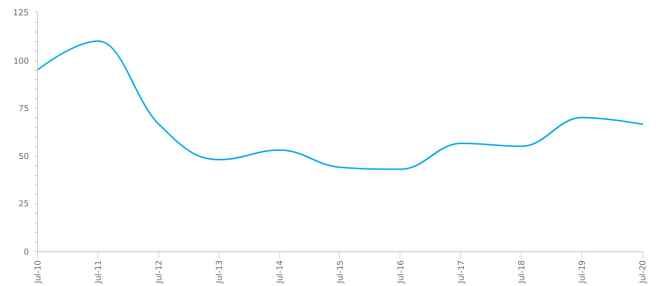
### Annual Sales Volume



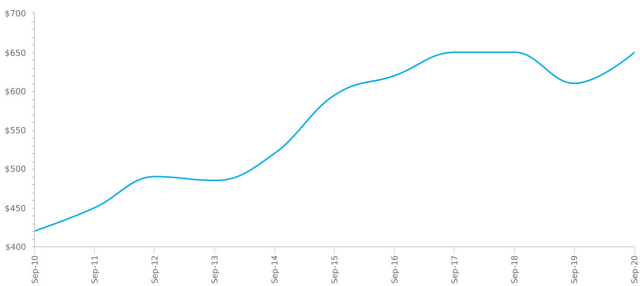
### Annual For Sale Listings



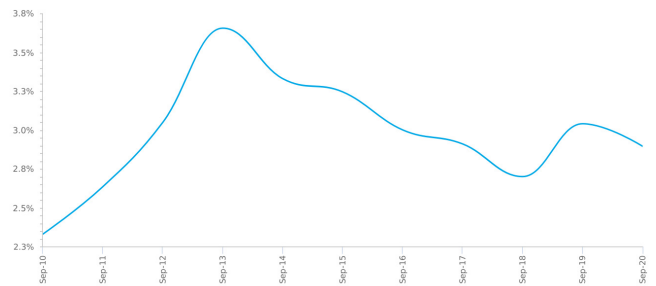
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population

**6524**



Age Group

**20-29 23.8%**  
**30-39 19.6%**  
**50-59 12.6%**



Median Weekly Household Income

**\$1,210 /wk**



Education

**Not Stated 36.7%**  
**University 21.1%**  
**Primary School 14.8%**



Family Household Composition

**Childless Couple 52.1%**  
**Couple with Children 27.9%**  
**Other 20%**



Born in Australia/Overseas

**Australia 65%**  
**Overseas 35%**



Occupation

**Professional 22%**  
**Community 14.6%**  
**Trades 13.7%**



Tenure

**Renting 53.2%**  
**Purchaser 23.2%**  
**Owns Outright 20.3%**

**RANKING: #2**

**Houses - St Lucia, QLD 4067**

**About the area**

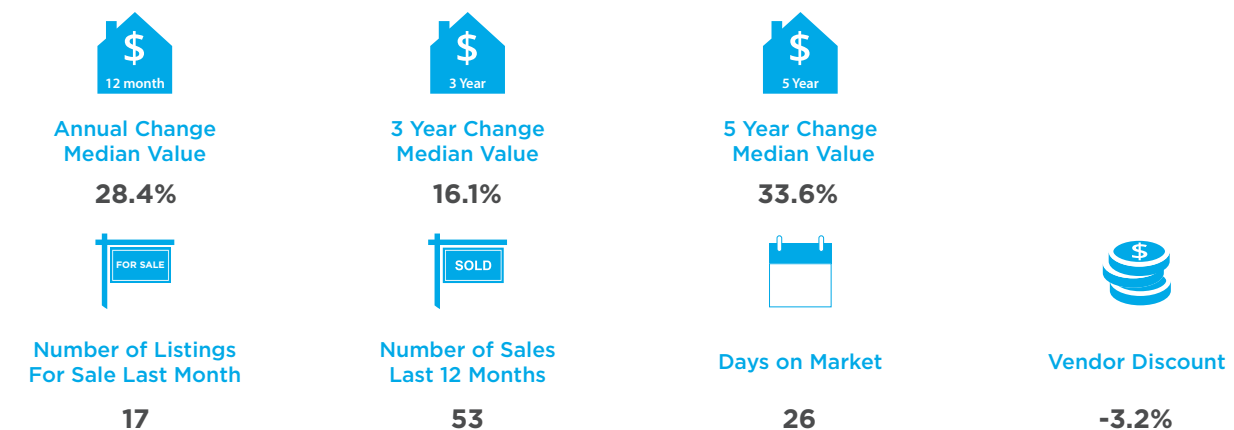
The size of St Lucia is approximately 4.6 square kilometres. It has 12 parks covering nearly 2.8% of total area. The population of St Lucia in 2011 was 11,194 people. By 2016 the population was 12,586 showing a population growth of 12.4% in the area during that time. The predominant age group in St Lucia is 20-29 years. Households in St Lucia are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in St Lucia work in a professional occupation. In 2011, 41.9% of the homes in St Lucia were owner-occupied compared with 41.6% in 2016.



**Property Value**



**Current**

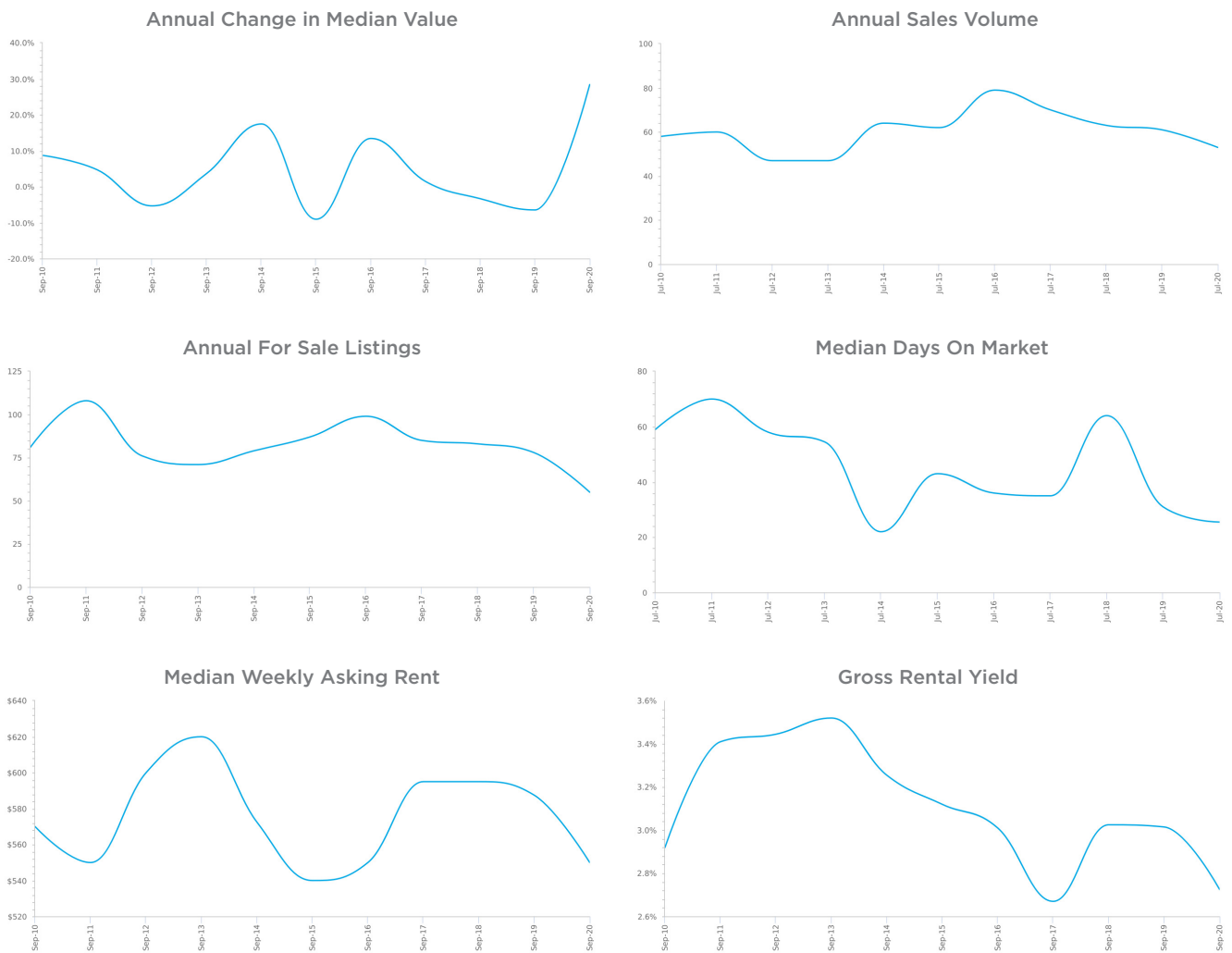


**Dwelling Types**

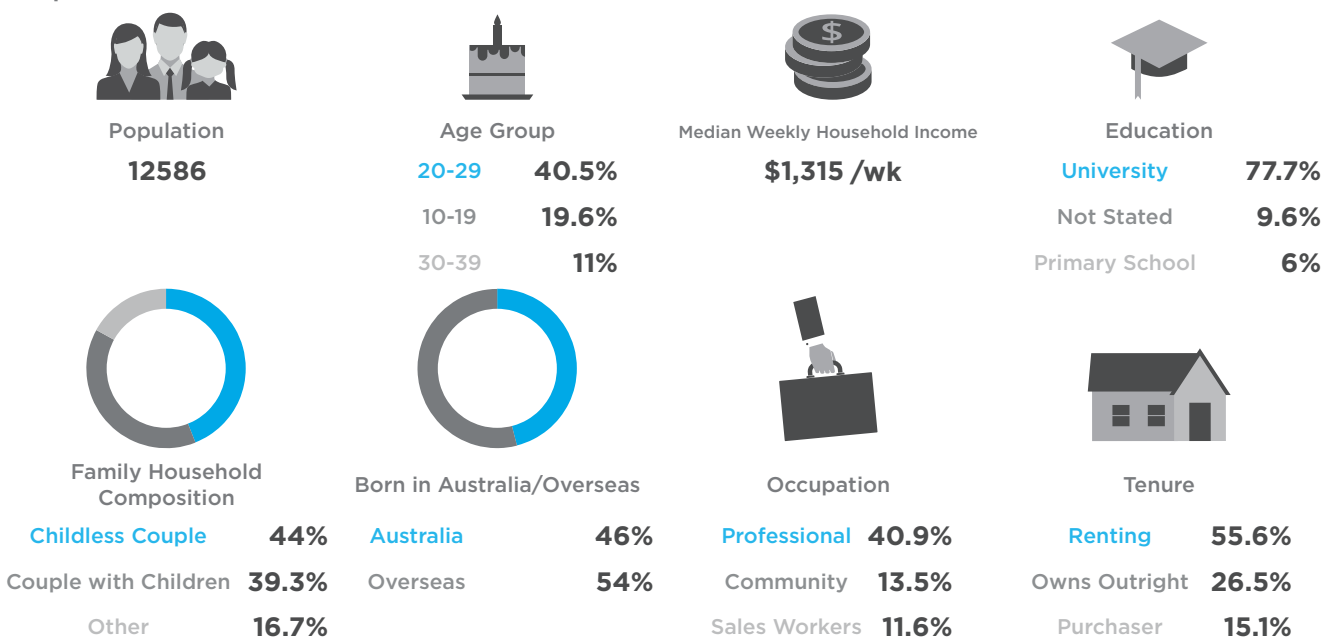




## Market Performance



## People

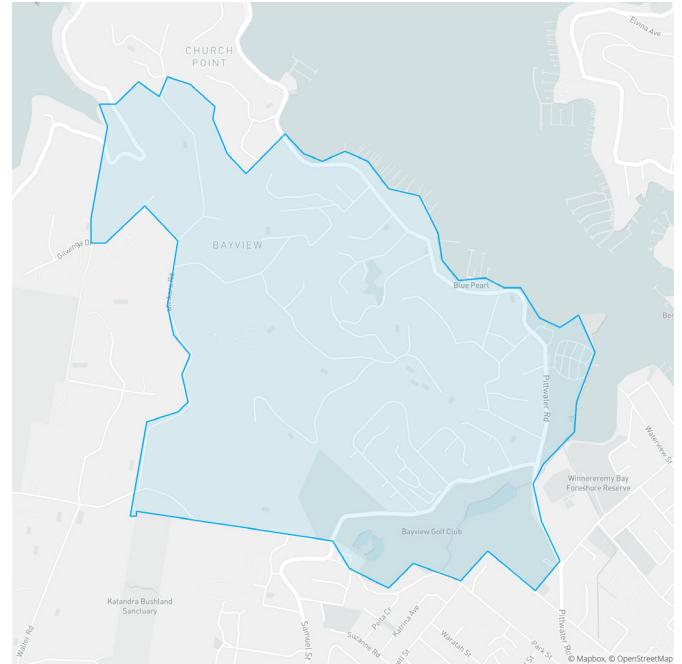


**RANKING: #3**

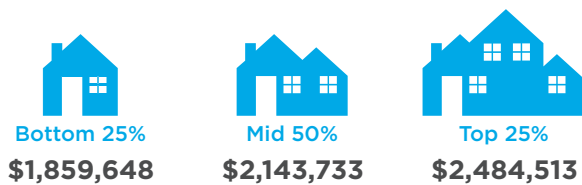
## Houses - Bayview, NSW 2104

### About the area

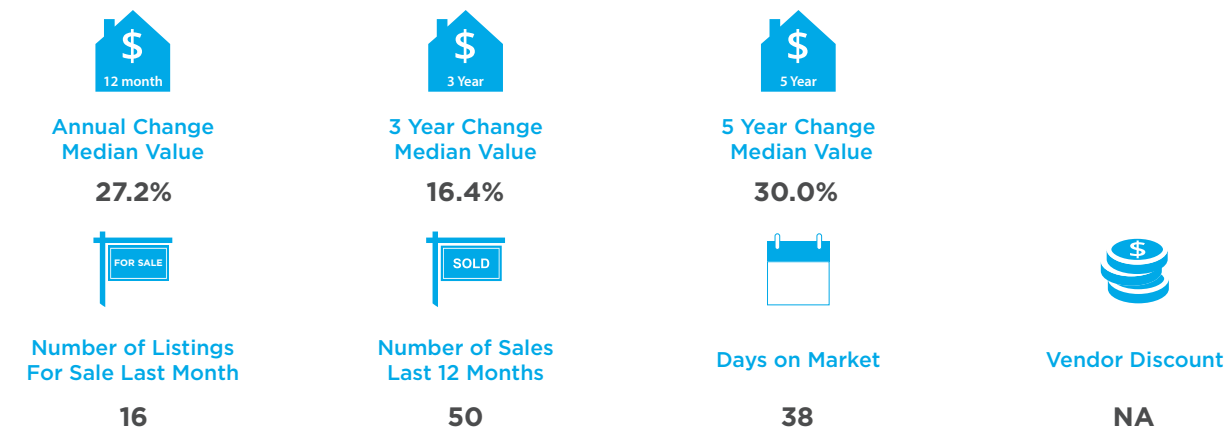
The size of Bayview is approximately 3.6 square kilometres. It has 13 parks covering nearly 7.1% of total area. The population of Bayview in 2011 was 3,093 people. By 2016 the population was 3,619 showing a population growth of 17.0% in the area during that time. The predominant age group in Bayview is 60-69 years. Households in Bayview are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Bayview work in a professional occupation. In 2011, 78% of the homes in Bayview were owner-occupied compared with 73.5% in 2016.



### Property Value



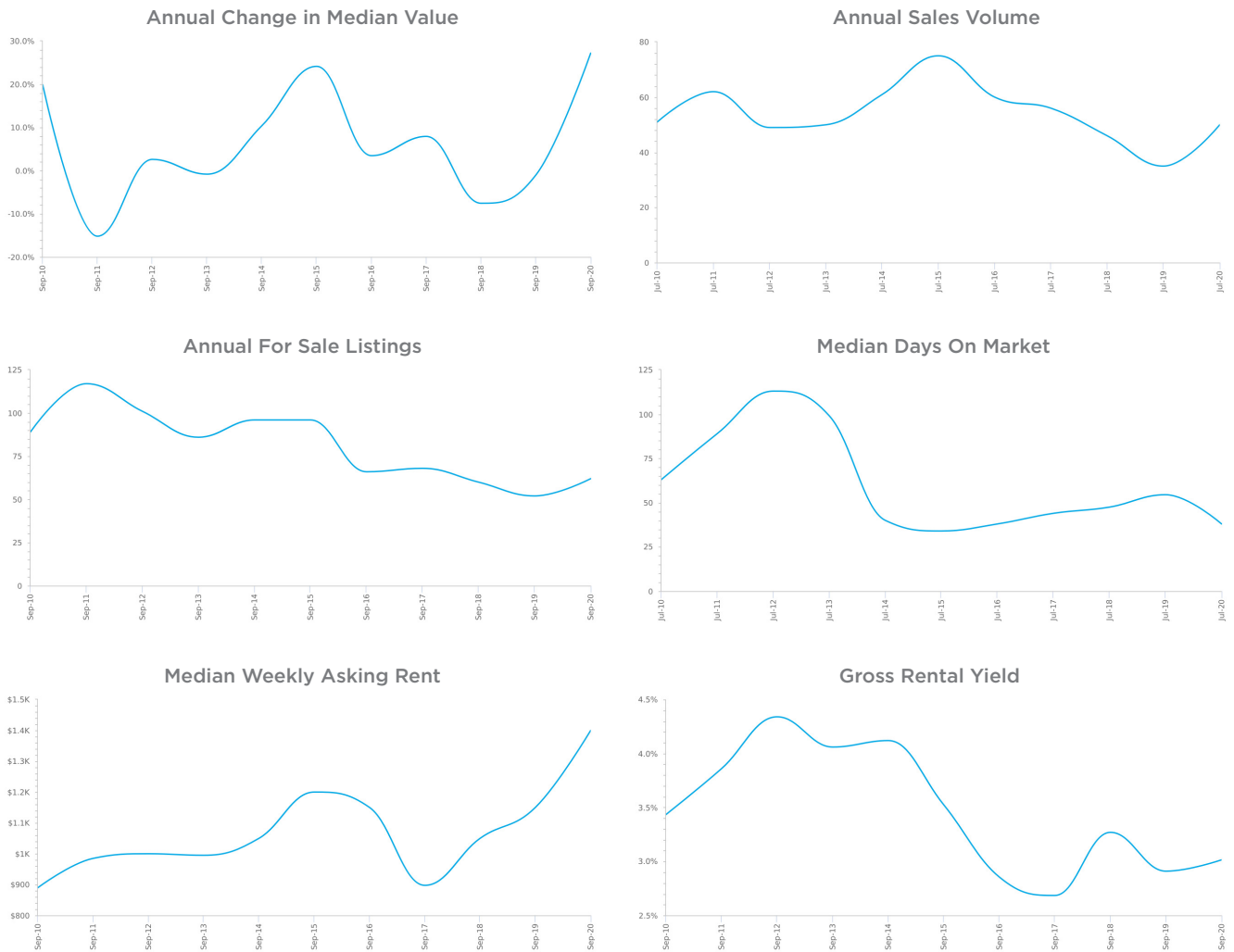
### Current



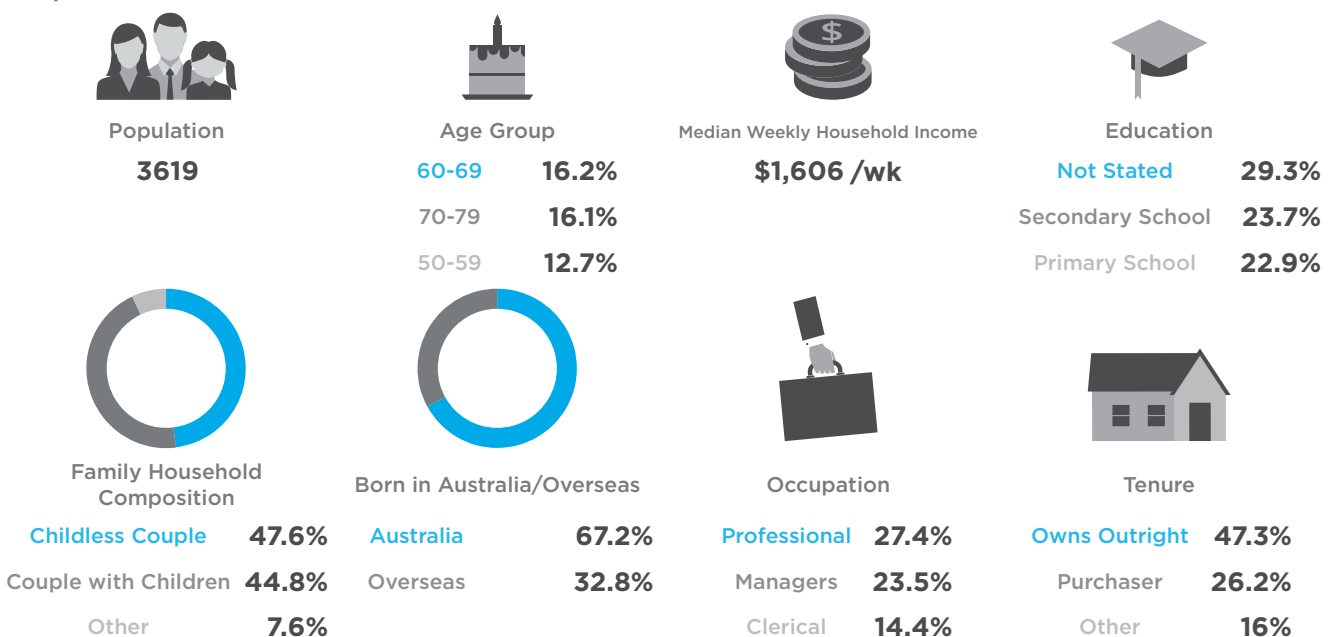
### Dwelling Types



## Market Performance



## People



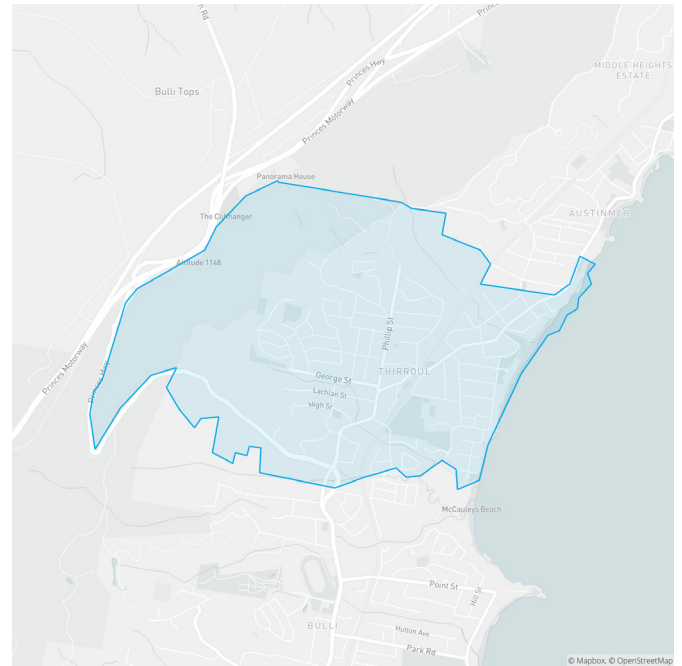
**RANKING: #4**



# Houses - Thirroul, NSW 2515

## About the area

The size of Thirroul is approximately 4.9 square kilometres. It has 16 parks covering nearly 30.7% of total area. The population of Thirroul in 2011 was 5,619 people. By 2016 the population was 6,086 showing a population growth of 8.3% in the area during that time. The predominant age group in Thirroul is 50-59 years. Households in Thirroul are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Thirroul work in a professional occupation. In 2011, 74.2% of the homes in Thirroul were owner-occupied compared with 77.2% in 2016.



## Property Value



**Bottom 25%**  
**\$1,124,342**



**Mid 50%**  
**\$1,267,601**



**Top 25%**  
**\$1,450,273**

## Current



**Annual Change Median Value**  
**26.1%**



**3 Year Change Median Value**  
**11.0%**



**5 Year Change Median Value**  
**38.3%**



**Number of Listings For Sale Last Month**  
**19**



**Number of Sales Last 12 Months**  
**74**



**Days on Market**  
**30**



**Vendor Discount**  
**-2.3%**

## Dwelling Types



**Houses**  
**67.9%**



**Units**  
**9.4%**

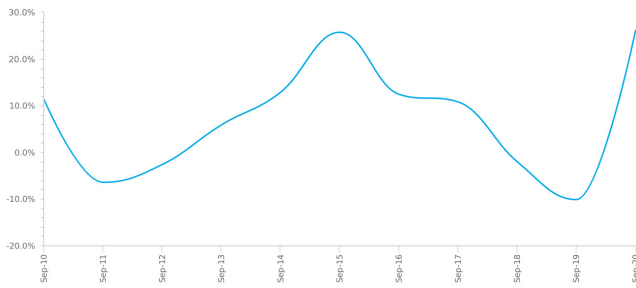


**Semi-Detached**  
**11.1%**

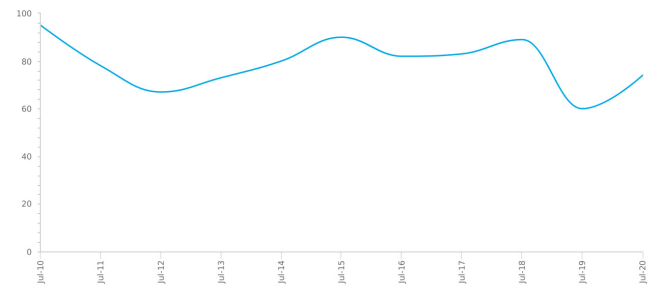
**Other**  
**11.6%**

## Market Performance

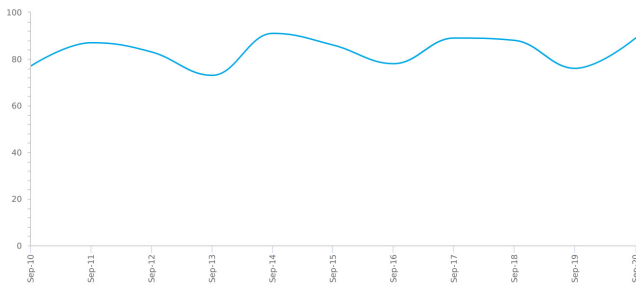
### Annual Change in Median Value



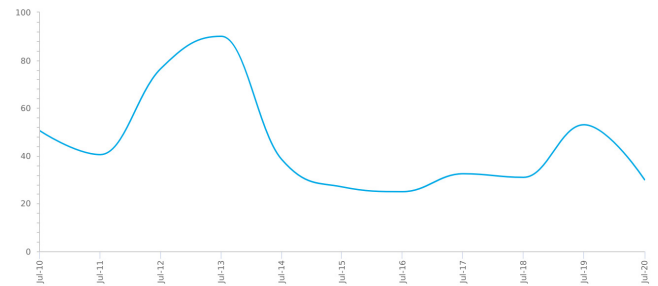
### Annual Sales Volume



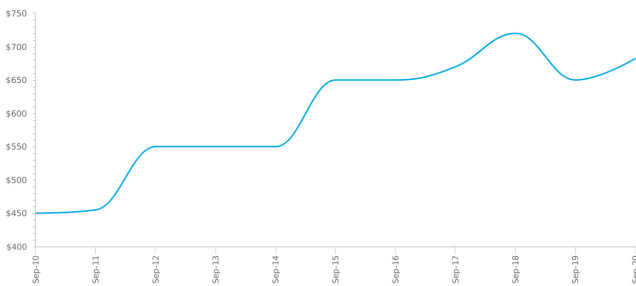
### Annual For Sale Listings



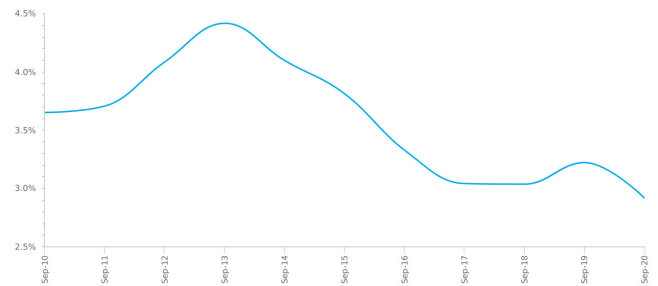
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**6086**



Age Group

50-59	15.8%
40-49	14.6%
0-9	13.4%



Median Weekly Household Income  
**\$1,625 /wk**



Education

Primary School	32.4%
Secondary School	24.3%
Not Stated	15.8%



Family Household Composition

Childless Couple	37.7%
Couple with Children	49.7%
Other	12.6%



Born in Australia/Overseas

Australia	79.4%
Overseas	20.6%



Occupation

Professional	32.4%
Managers	14.4%
Clerical	13.2%



Tenure

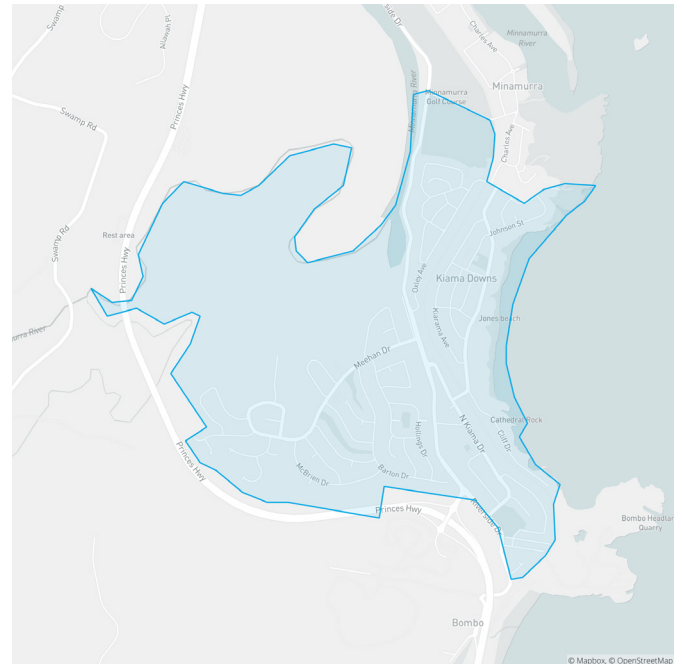
Owns Outright	39.6%
Purchaser	37.6%
Renting	19.9%

**RANKING: #5**

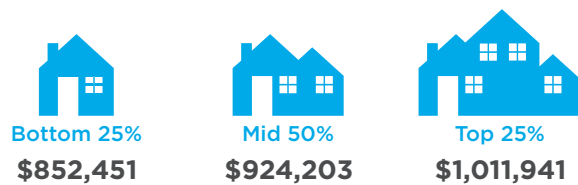
**Houses - Kiama Downs, NSW 2533**

**About the area**

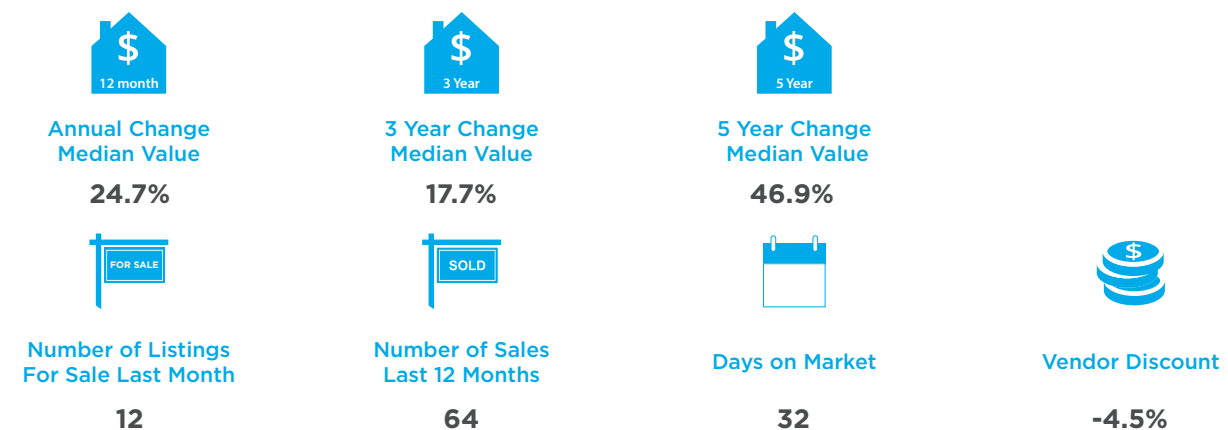
The size of Kiama Downs is approximately 3.9 square kilometres.  
 It has 9 parks covering nearly 12% of total area.  
 The population of Kiama Downs in 2011 was 4,848 people. By 2016 the population was 5,016 showing a population growth of 3.5% in the area during that time.  
 The predominant age group in Kiama Downs is 50-59 years. Households in Kiama Downs are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.  
 In general, people in Kiama Downs work in a professional occupation.  
 In 2011, 82.6% of the homes in Kiama Downs were owner-occupied compared with 83.8% in 2016.



**Property Value**



**Current**

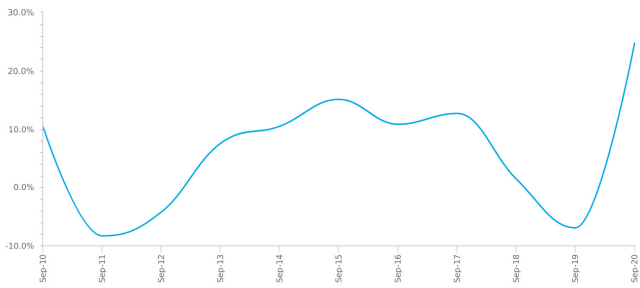


**Dwelling Types**

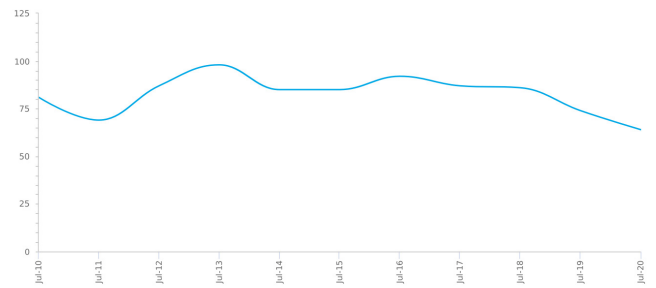


## Market Performance

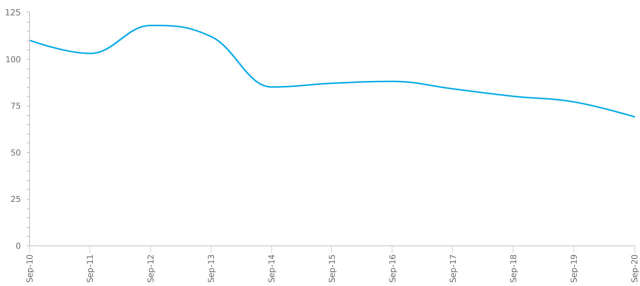
### Annual Change in Median Value



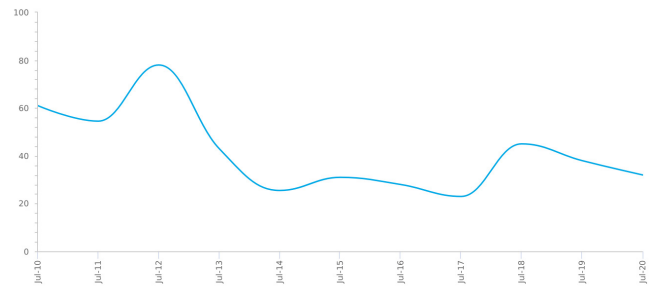
### Annual Sales Volume



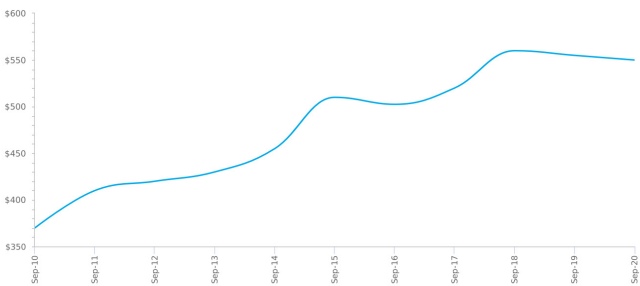
### Annual For Sale Listings



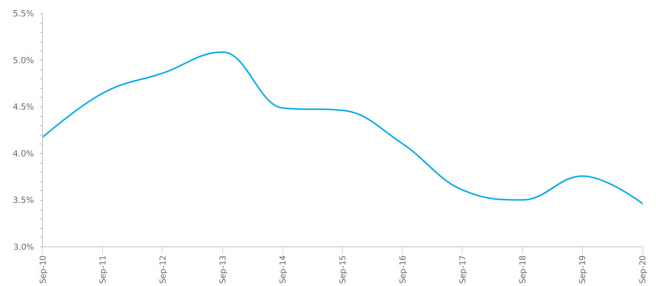
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**5016**



Age Group

50-59	15.3%
60-69	14%
40-49	12.9%



Median Weekly Household Income  
**\$1,558 /wk**



Education

Primary School	31.8%
Secondary School	24.6%
Not Stated	13.6%



Family Household Composition

Childless Couple	39%
Couple with Children	48.9%
Other	12.1%



Born in Australia/Overseas

Australia	83%
Overseas	17%



Occupation

Professional	24.7%
Trades	16.1%
Clerical	13%



Tenure

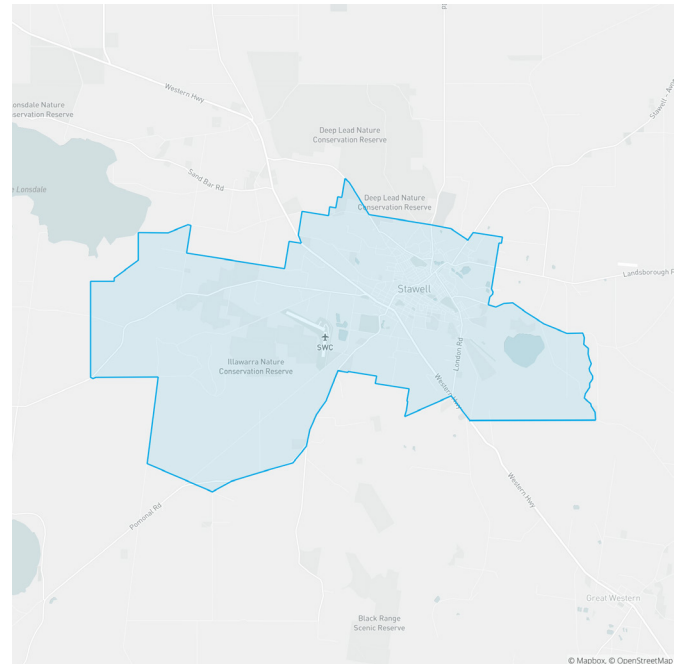
Owns Outright	44.3%
Purchaser	39.5%
Renting	14.1%

**RANKING: #6**

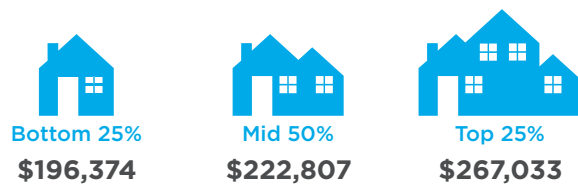
**Houses - Stawell, VIC 3380**

**About the area**

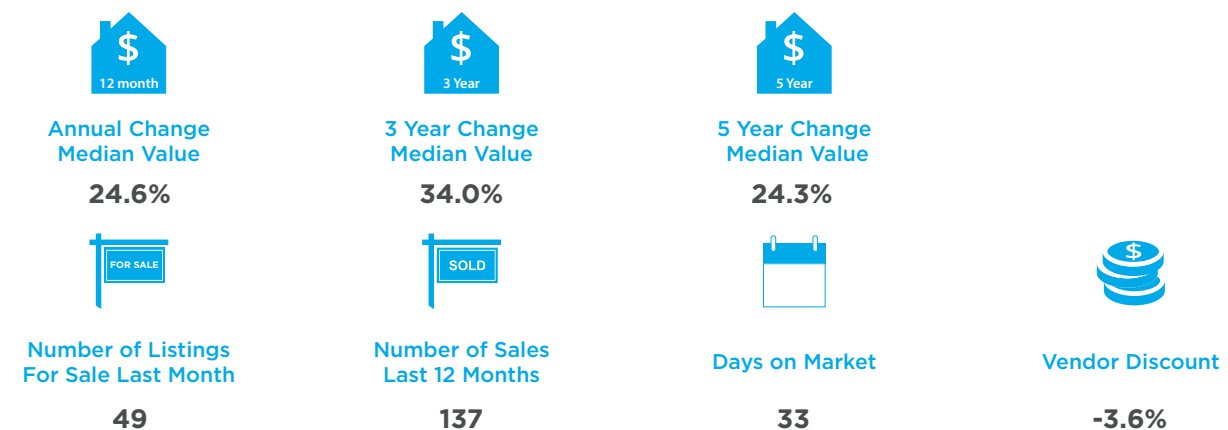
The size of Stawell is approximately 92.4 square kilometres. It has 9 parks covering nearly 0.2% of total area. The population of Stawell in 2011 was 6,150 people. By 2016 the population was 6,034 showing a population decline of 1.9% in the area during that time. The predominant age group in Stawell is 60-69 years. Households in Stawell are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Stawell work in a labourer occupation. In 2011, 71.2% of the homes in Stawell were owner-occupied compared with 69.7% in 2016.



**Property Value**



**Current**



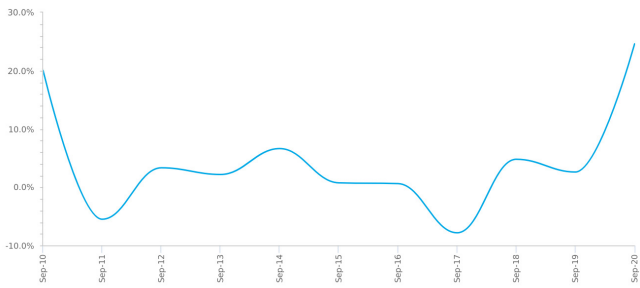
**Dwelling Types**



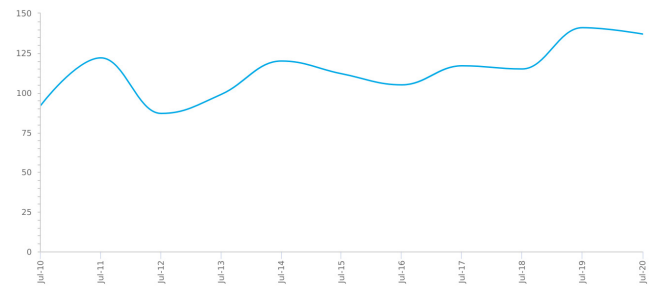


## Market Performance

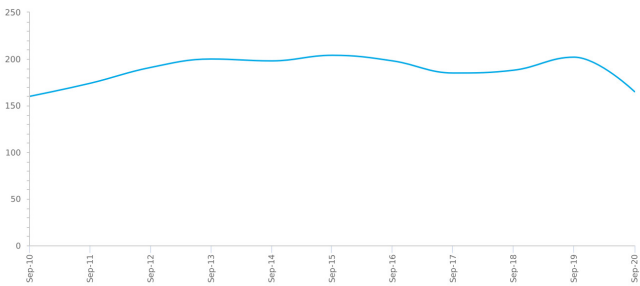
### Annual Change in Median Value



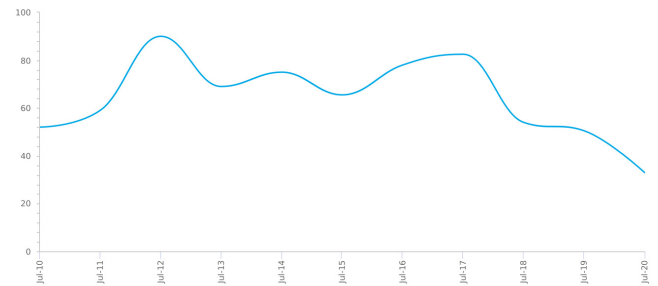
### Annual Sales Volume



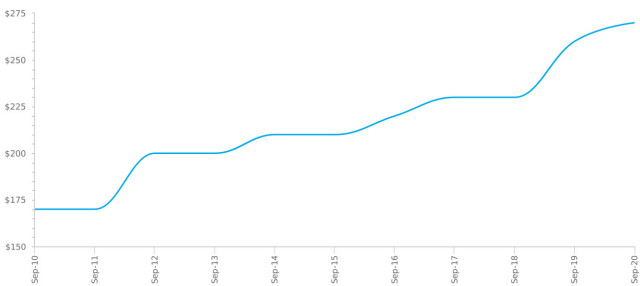
### Annual For Sale Listings



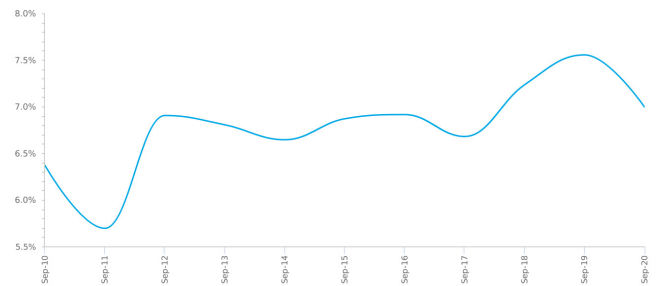
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**6034**



Age Group

60-69	14.9%
50-59	14.1%
40-49	11.9%



Median Weekly Household Income  
**\$824 /wk**



Education

Not Stated	36.1%
Primary School	25.2%
Secondary School	23.3%



Family Household Composition

Childless Couple	48.6%
Couple with Children	33.4%
Other	18%



Born in Australia/Overseas

Australia	83.9%
Overseas	16.1%



Occupation

Labourer	20.2%
Community	16.1%
Trades	12.4%



Tenure

Owns Outright	42.3%
Purchaser	27.4%
Renting	26.4%

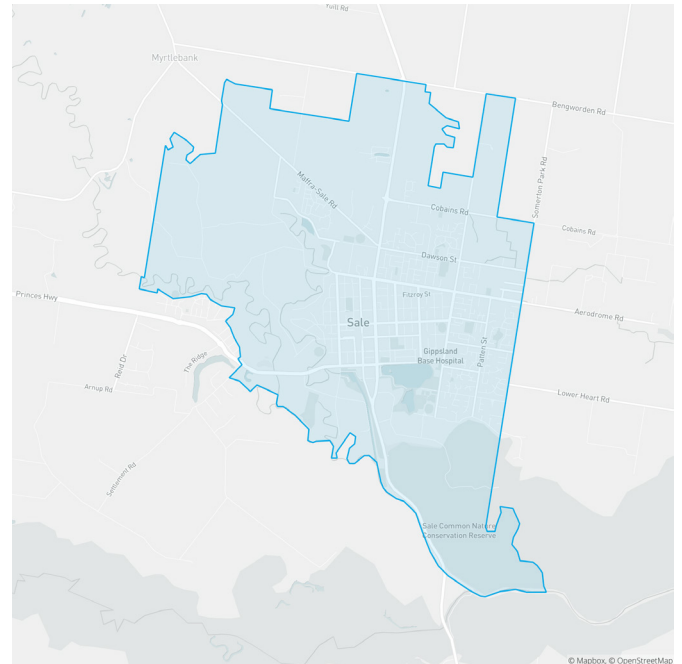


## RANKING: #7

# Units - Sale, VIC 3850

### About the area

The size of Sale is approximately 46 square kilometres. It has 13 parks covering nearly 9% of total area. The population of Sale in 2011 was 13,185 people. By 2016 the population was 13,673 showing a population growth of 3.7% in the area during that time. The predominant age group in Sale is 0-9 years. Households in Sale are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Sale work in a professional occupation. In 2011, 64.9% of the homes in Sale were owner-occupied compared with 63.9% in 2016.



### Property Value



Bottom 25%  
**\$204,336**



Mid 50%  
**\$232,383**



Top 25%  
**\$267,778**

### Current



Annual Change  
Median Value  
**23.3%**



3 Year Change  
Median Value  
**0.8%**



5 Year Change  
Median Value  
**5.5%**



Number of Listings  
For Sale Last Month  
**34**



Number of Sales  
Last 12 Months  
**53**



Days on Market  
**91**



Vendor Discount  
**-4.2%**

### Dwelling Types



Houses  
**73.3%**



Units  
**5.1%**

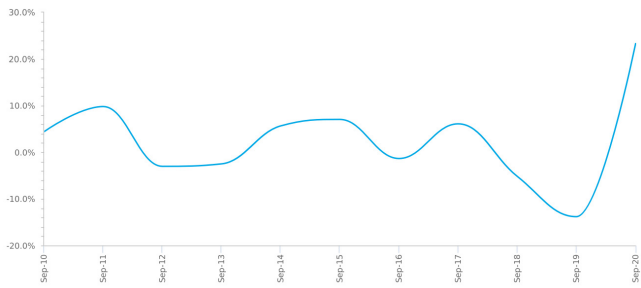


Semi-Detached  
**7.7%**

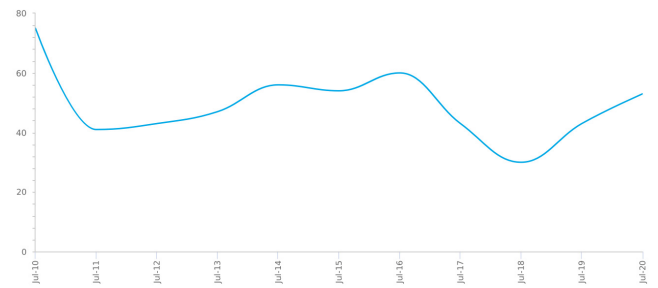
Other  
**13.9%**

## Market Performance

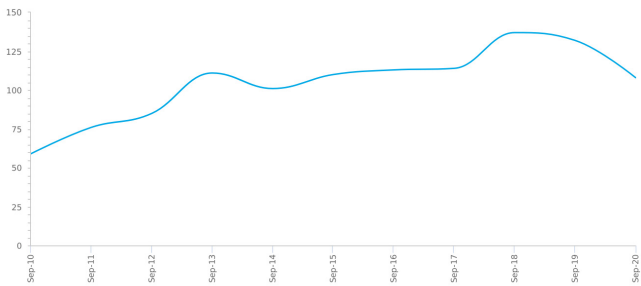
### Annual Change in Median Value



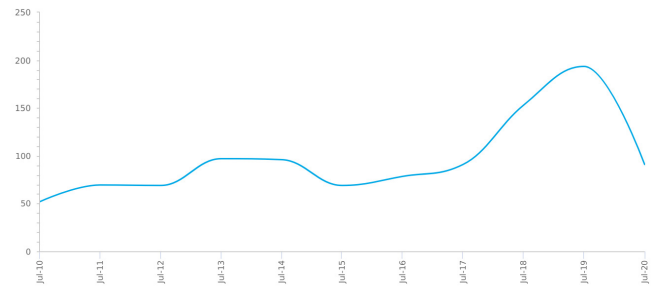
### Annual Sales Volume



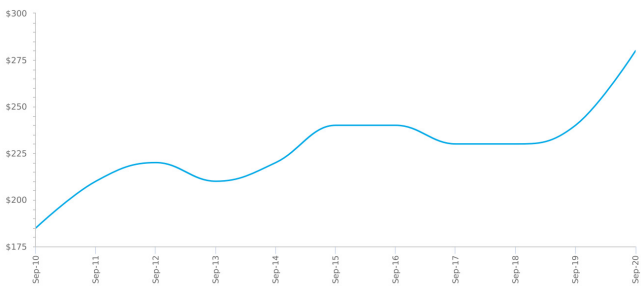
### Annual For Sale Listings



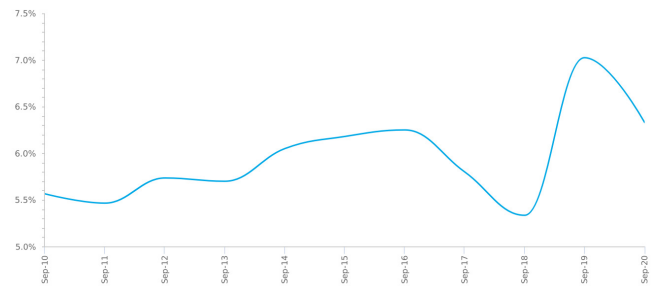
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**13673**



Age Group

0-9	13.1%
50-59	13.1%
30-39	12.4%



Median Weekly Household Income  
**\$946 /wk**



Education

Not Stated	29%
Primary School	28.3%
Secondary School	21.2%



Family Household Composition

Childless Couple	41.3%
Couple with Children	39.6%
Other	19.1%



Born in Australia/Overseas

Australia	79.3%
Overseas	20.7%



Occupation

Professional	20.5%
Trades	15.8%
Community	12.6%



Tenure

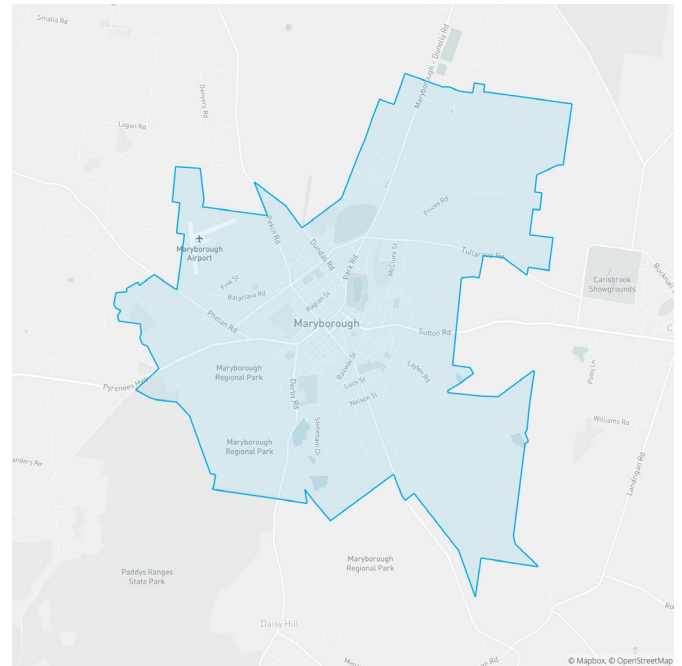
Owns Outright	34.2%
Renting	32.6%
Purchaser	29.7%

**RANKING: #8**

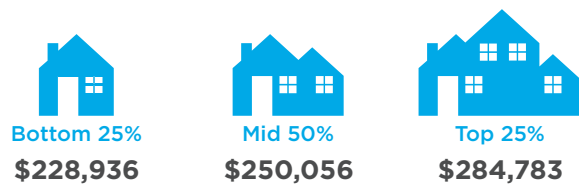
**Houses - Maryborough, VIC 3465**

**About the area**

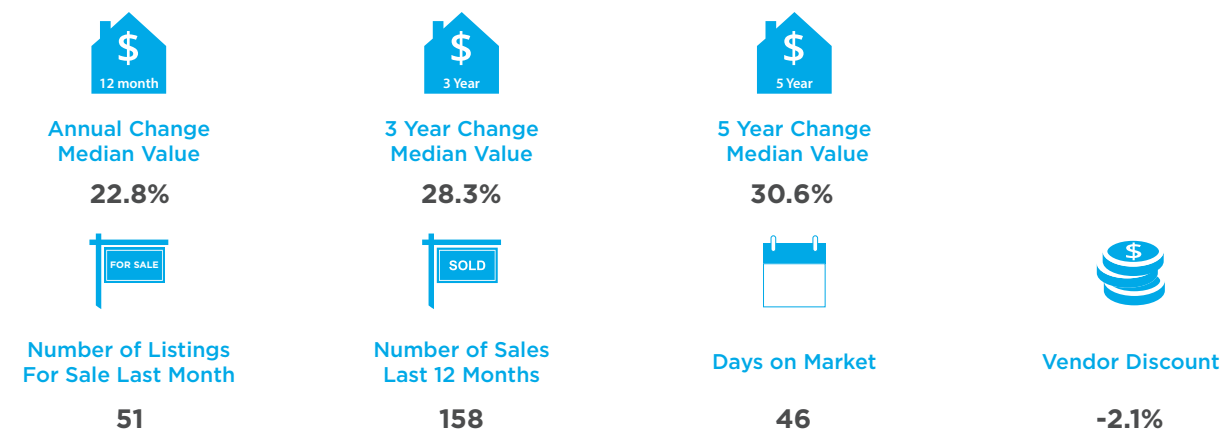
The size of Maryborough is approximately 48 square kilometres.  
 It has 81 parks covering nearly 50.5% of total area.  
 The population of Maryborough in 2011 was 7,631 people. By 2016 the population was 7,922 showing a population growth of 3.8% in the area during that time.  
 The predominant age group in Maryborough is 60-69 years. Households in Maryborough are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.  
 In general, people in Maryborough work in a labourer occupation.  
 In 2011, 68.8% of the homes in Maryborough were owner-occupied compared with 66.6% in 2016.



**Property Value**



**Current**

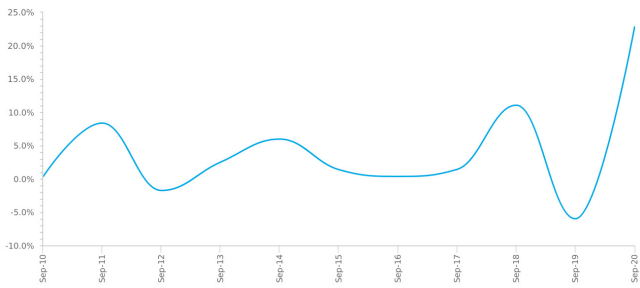


**Dwelling Types**

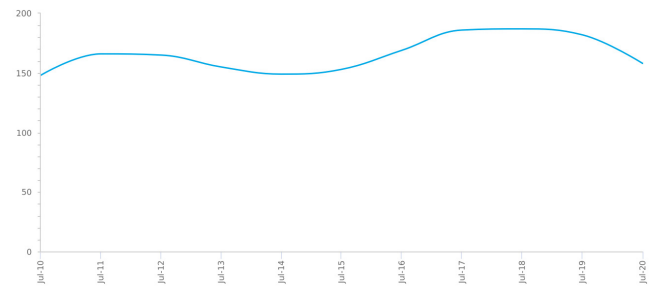


## Market Performance

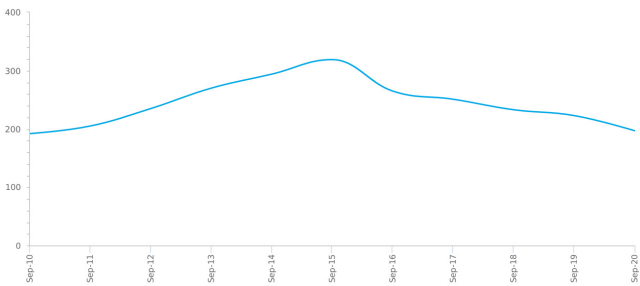
### Annual Change in Median Value



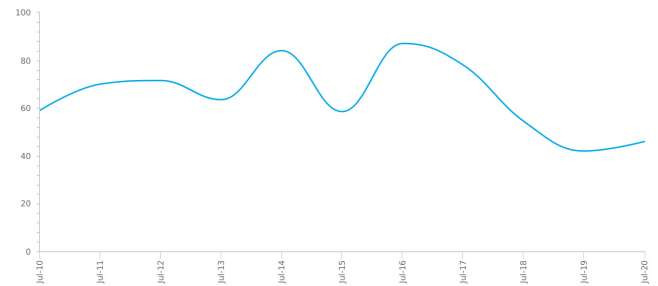
### Annual Sales Volume



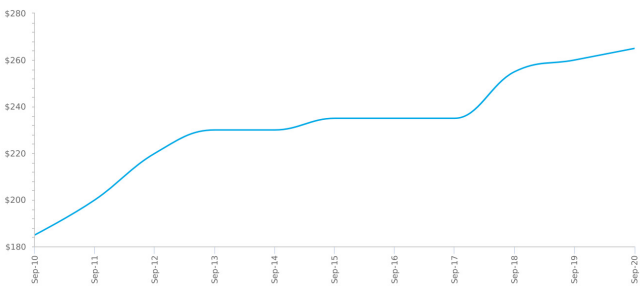
### Annual For Sale Listings



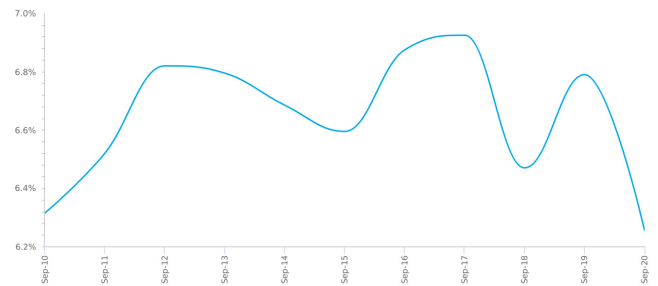
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**7922**



Age Group

60-69	15.4%
70-79	13.2%
50-59	13.1%



Median Weekly Household Income  
**\$672 /wk**



Education

Not Stated	33.9%
Primary School	27.9%
Secondary School	21.7%



Family Household Composition

Childless Couple	47.1%
Couple with Children	29.8%
Other	23.1%



Born in Australia/Overseas

Australia	82.9%
Overseas	17.1%



Occupation

Labourer	17.6%
Trades	16.9%
Community	14.1%



Tenure

Owns Outright	41.2%
Renting	27.6%
Purchaser	25.4%

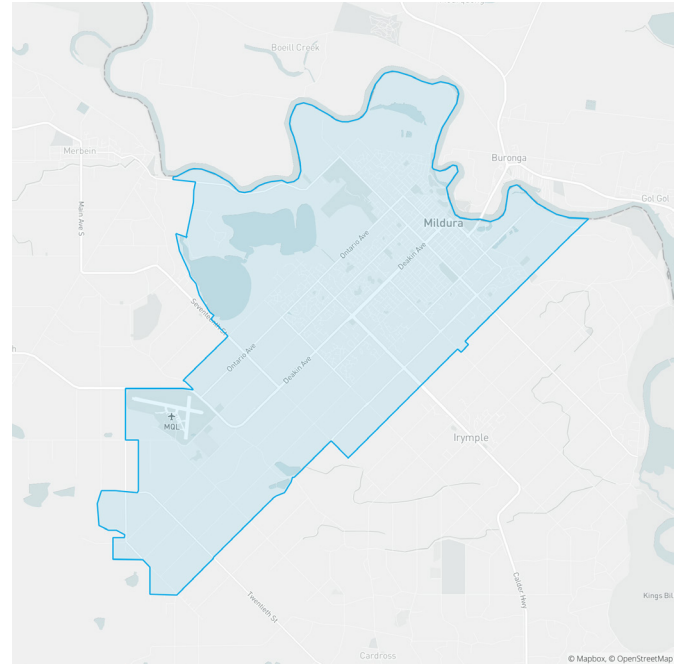


**RANKING: #9**

## Units - Mildura, VIC 3500

### About the area

The size of Mildura is approximately 77.8 square kilometres. It has 42 parks covering nearly 13.3% of total area. The population of Mildura in 2011 was 30,647 people. By 2016 the population was 32,739 showing a population growth of 6.8% in the area during that time. The predominant age group in Mildura is 20-29 years. Households in Mildura are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Mildura work in a professional occupation. In 2011, 59.6% of the homes in Mildura were owner-occupied compared with 58.1% in 2016.



### Property Value



**Bottom 25%**  
**\$196,875**



**Mid 50%**  
**\$211,077**



**Top 25%**  
**\$247,479**

### Current



**Annual Change  
Median Value**  
**22.1%**



**3 Year Change  
Median Value**  
**17.7%**



**5 Year Change  
Median Value**  
**32.1%**



**Number of Listings  
For Sale Last Month**  
**21**



**Number of Sales  
Last 12 Months**  
**109**



**Days on Market**  
**26**



**Vendor Discount**  
**-2.9%**

### Dwelling Types



**Houses**  
**69.4%**



**Units**  
**6.7%**

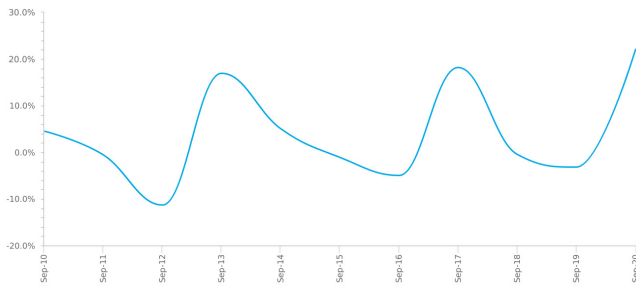


**Semi-Detached**  
**12.1%**

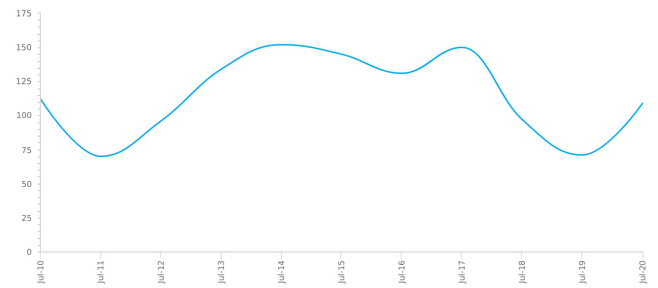
**Other**  
**11.8%**

## Market Performance

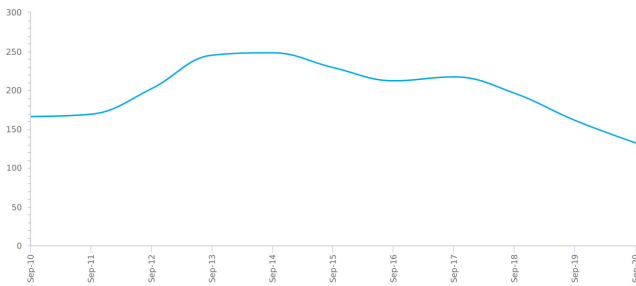
### Annual Change in Median Value



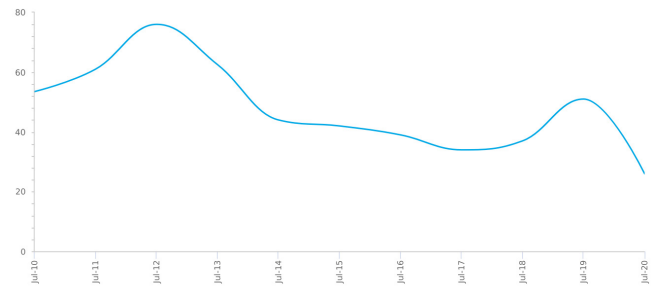
### Annual Sales Volume



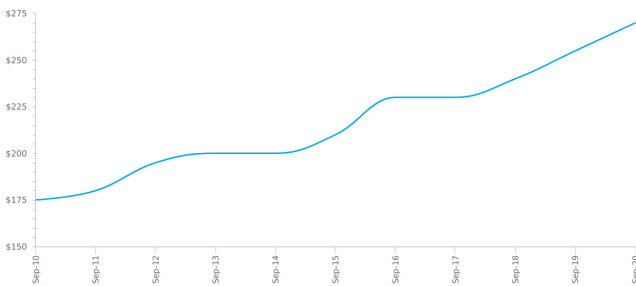
### Annual For Sale Listings



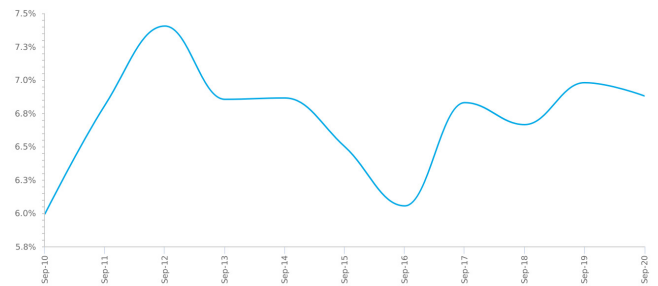
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



**Population**  
**32739**



**Age Group**

20-29	13.8%
0-9	12.8%
50-59	12.3%



**Median Weekly Household Income**  
**\$854 /wk**



**Education**

Not Stated	32.7%
Primary School	25.6%
Secondary School	20.1%



**Family Household Composition**

Childless Couple	41.2%
Couple with Children	36.3%
Other	22.5%



**Born in Australia/Overseas**

Australia	77%
Overseas	23%



**Occupation**

Professional	18%
Labourer	13.5%
Trades	13.1%



**Tenure**

Renting	36.7%
Purchaser	29.2%
Owns Outright	28.9%

**RANKING: #10**

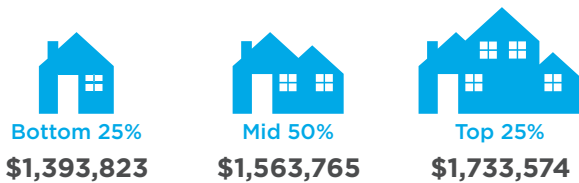
**Houses - North Narrabeen, NSW 2101**

**About the area**

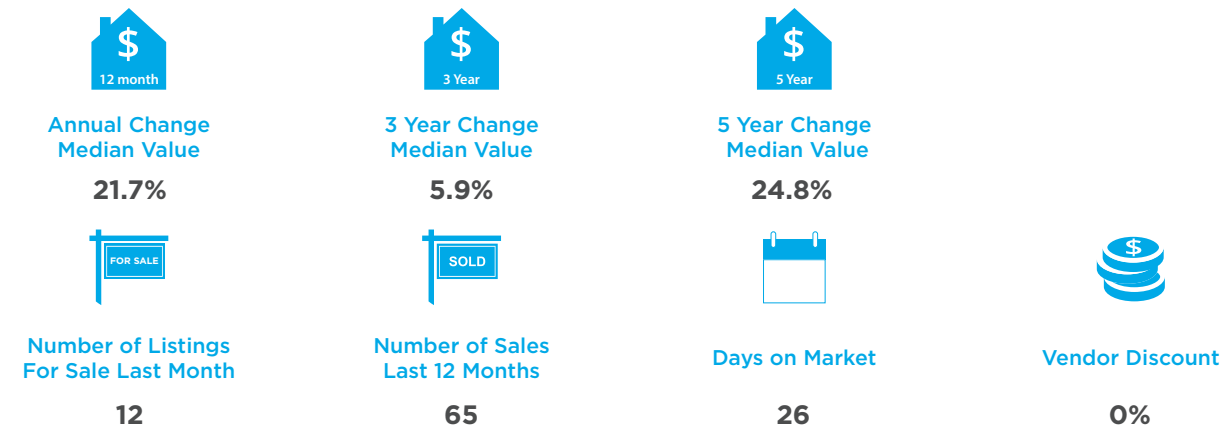
The size of North Narrabeen is approximately 3 square kilometres.  
 It has 17 parks covering nearly 27% of total area.  
 The population of North Narrabeen in 2011 was 5,535 people. By 2016 the population was 5,860 showing a population growth of 5.9% in the area during that time.  
 The predominant age group in North Narrabeen is 40-49 years.  
 Households in North Narrabeen are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments.  
 In general, people in North Narrabeen work in a professional occupation.  
 In 2011, 80.9% of the homes in North Narrabeen were owner-occupied compared with 79.1% in 2016.



**Property Value**



**Current**



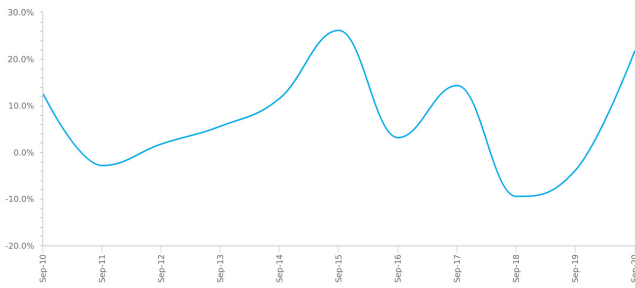
**Dwelling Types**



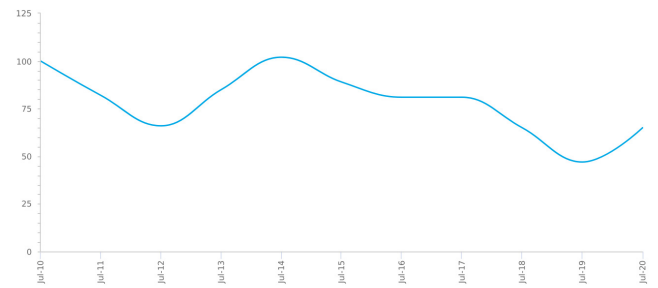


## Market Performance

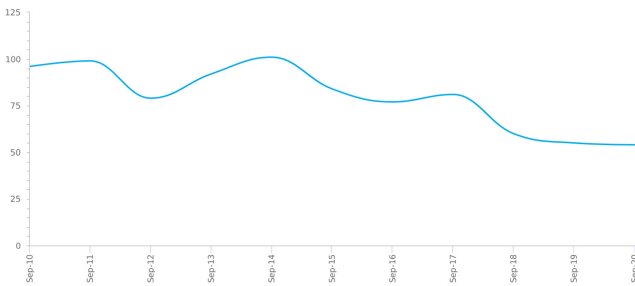
### Annual Change in Median Value



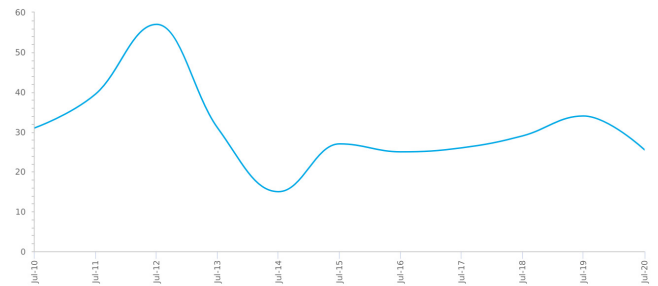
### Annual Sales Volume



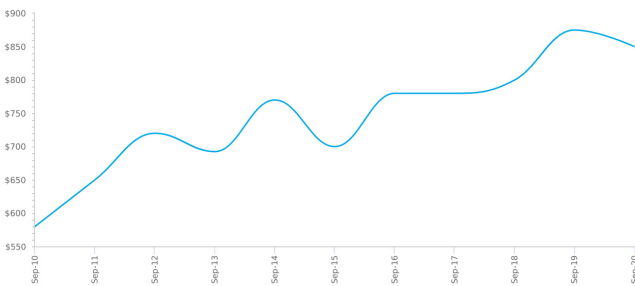
### Annual For Sale Listings



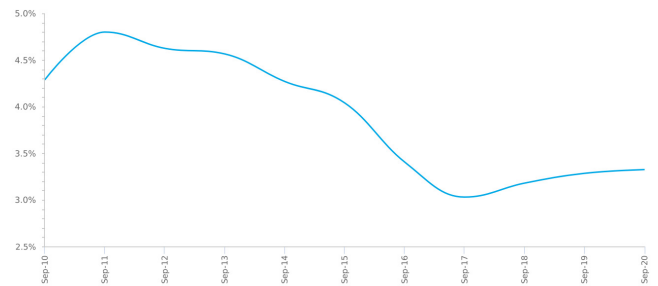
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**5860**



Age Group

40-49	16.3%
0-9	15.7%
50-59	13.7%



Median Weekly Household Income  
**\$1,793 /wk**



Education

Primary School	32.9%
Secondary School	21.8%
Not Stated	18%



Family Household Composition

Childless Couple	29.9%
Couple with Children	56.4%
Other	13.7%



Born in Australia/Overseas

Australia	73.6%
Overseas	26.4%



Occupation

Professional	22.3%
Managers	17.1%
Trades	16.4%



Tenure

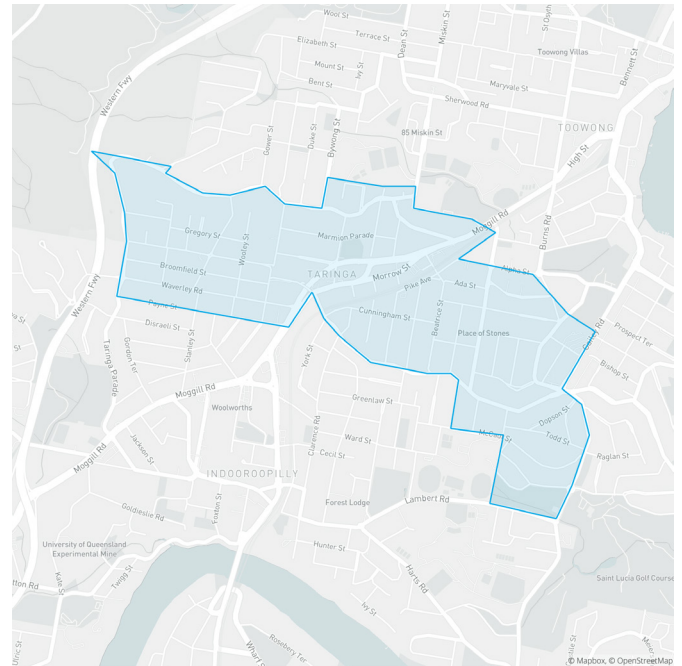
Purchaser	43%
Owns Outright	36.1%
Renting	16.9%

**RANKING: #11**

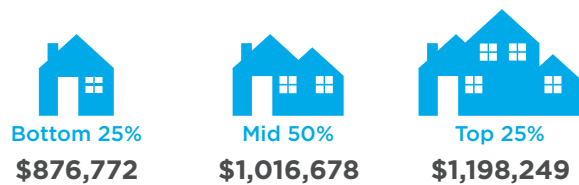
**Houses - Taringa, QLD 4068**

**About the area**

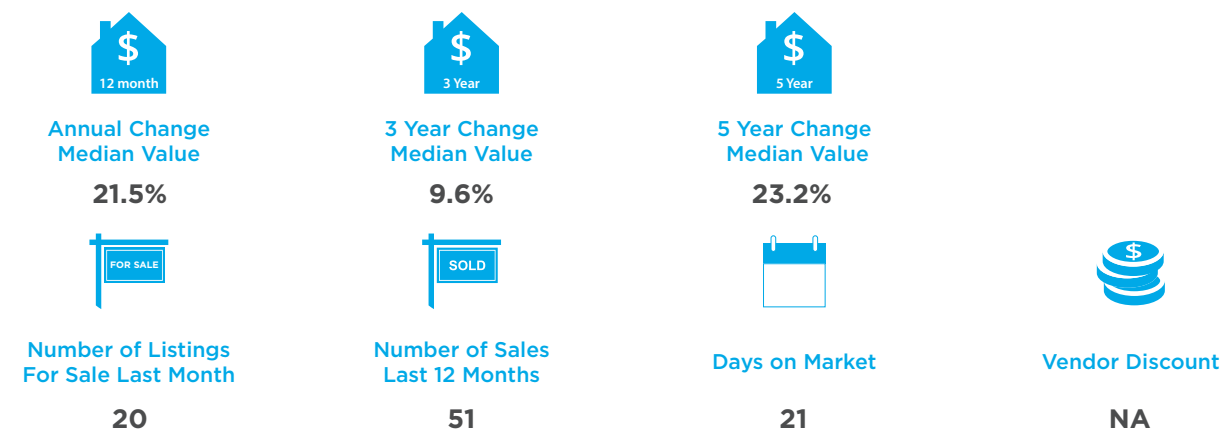
The size of Taringa is approximately 2.1 square kilometres. It has 8 parks covering nearly 7.9% of total area. The population of Taringa in 2011 was 7,175 people. By 2016 the population was 8,386 showing a population growth of 16.9% in the area during that time. The predominant age group in Taringa is 20-29 years. Households in Taringa are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Taringa work in a professional occupation. In 2011, 46.1% of the homes in Taringa were owner-occupied compared with 43.6% in 2016.



**Property Value**



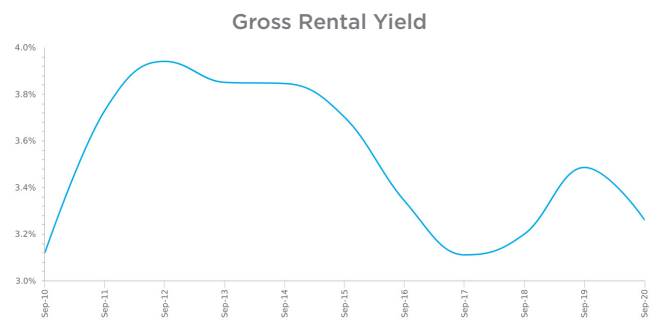
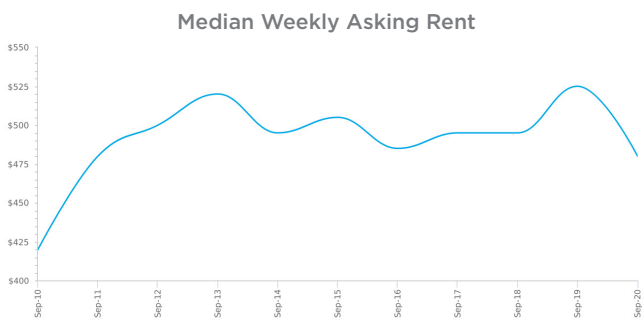
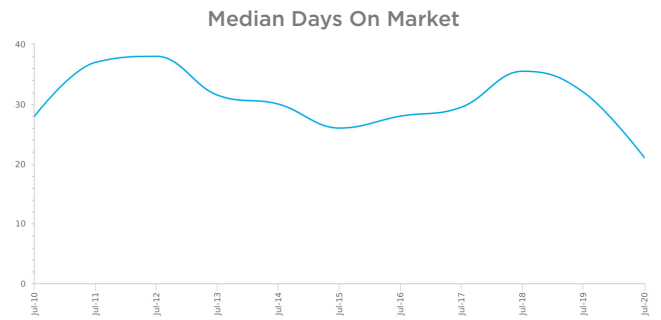
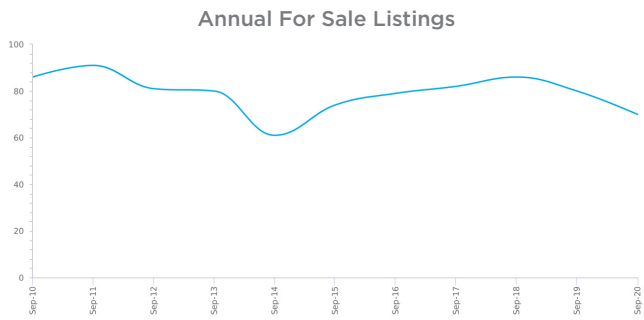
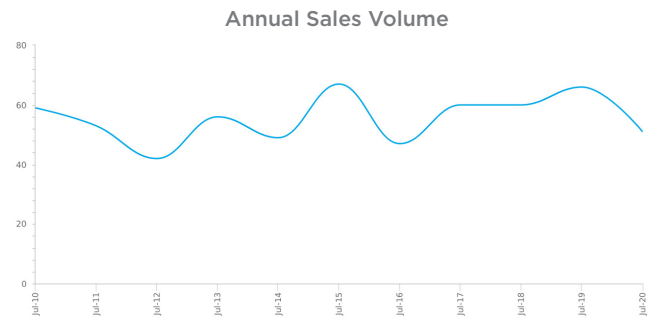
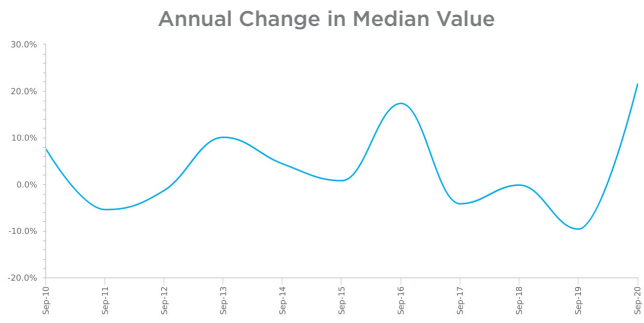
**Current**



**Dwelling Types**



## Market Performance



## People



Population  
**8386**



Age Group

20-29	31.1%
30-39	17%
40-49	10.4%



Median Weekly Household Income  
**\$1,491 /wk**



Education

University	55.6%
Not Stated	13.8%
Primary School	12.8%



Family Household Composition



Born in Australia/Overseas



Occupation

Professional	41.9%
Clerical	12.4%
Managers	11%



Tenure

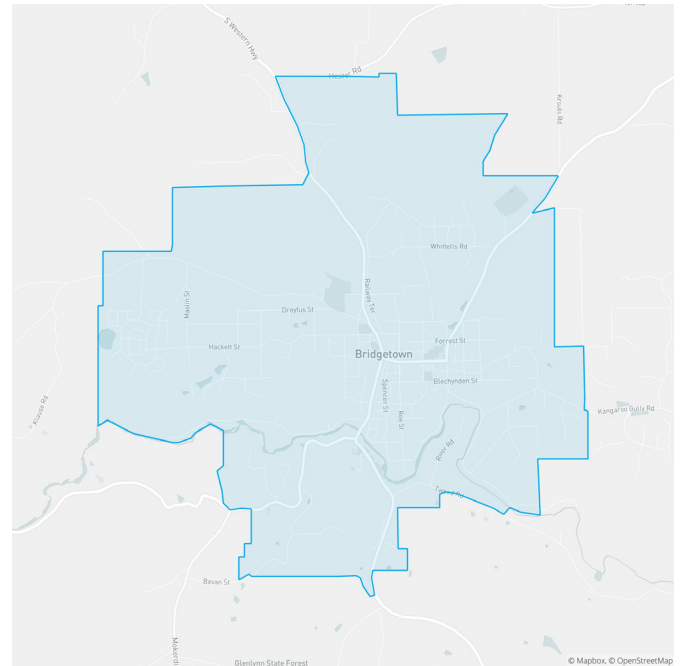
Renting	51.9%
Owns Outright	23.1%
Purchaser	20.5%

**RANKING: #12**

# Houses - Bridgetown, WA 6255

## About the area

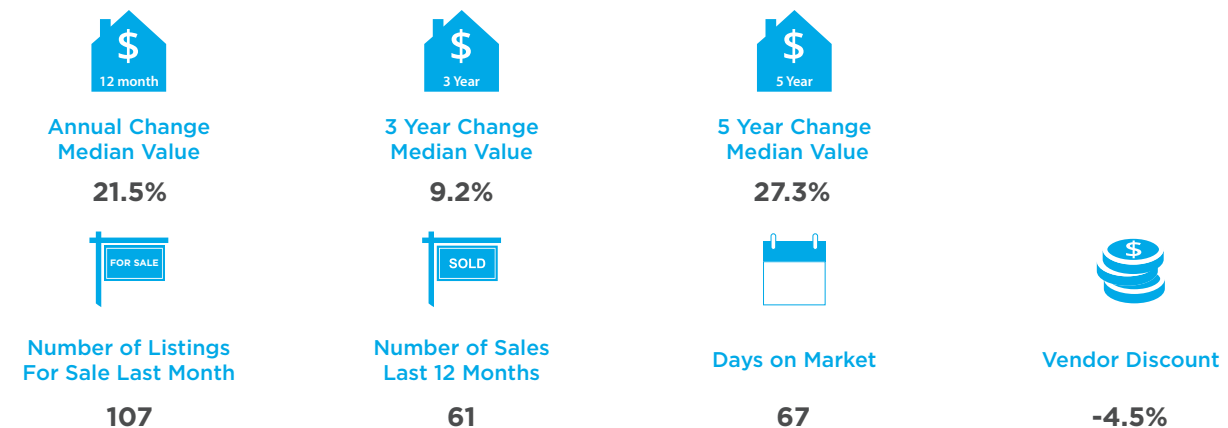
The size of Bridgetown is approximately 35 square kilometres. It has 7 parks covering nearly 0.3% of total area. The population of Bridgetown in 2011 was 2,732 people. By 2016 the population was 2,821 showing a population growth of 3.3% in the area during that time. The predominant age group in Bridgetown is 60-69 years. Households in Bridgetown are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Bridgetown work in a trades occupation. In 2011, 73% of the homes in Bridgetown were owner-occupied compared with 75% in 2016.



## Property Value



## Current

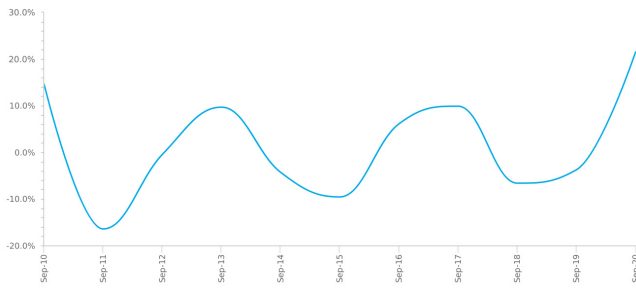


## Dwelling Types

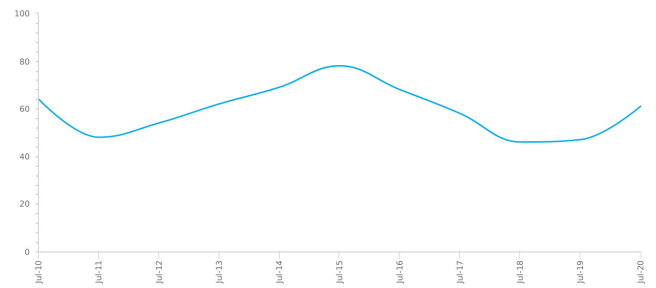


## Market Performance

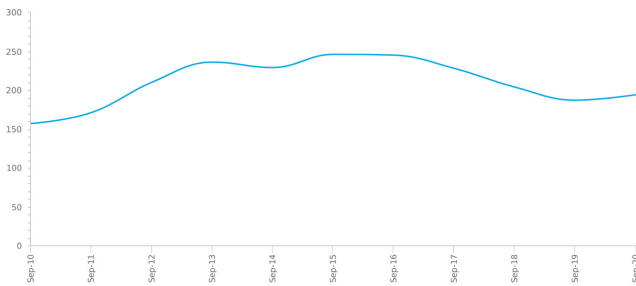
### Annual Change in Median Value



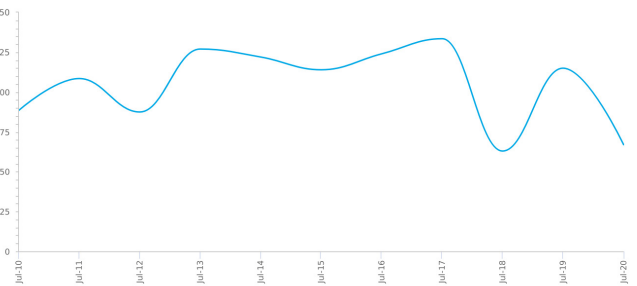
### Annual Sales Volume



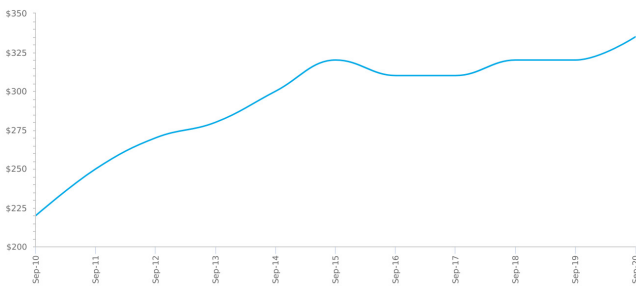
### Annual For Sale Listings



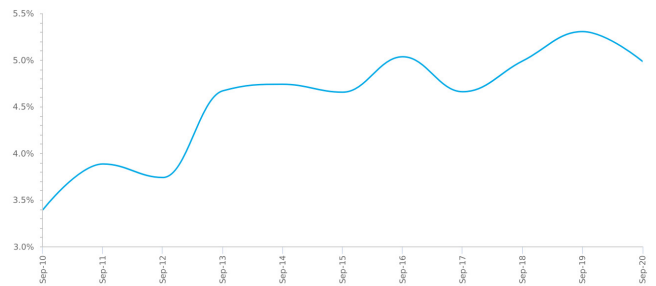
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**2821**



Age Group

60-69	19%
50-59	15.5%
40-49	13.4%



Median Weekly Household Income  
**\$843 /wk**



Education

Not Stated	36.5%
Primary School	29.2%
Secondary School	20.8%



Family Household Composition

Childless Couple	56.1%
Couple with Children	31.1%
Other	12.8%



Born in Australia/Overseas

Australia	66.4%
Overseas	33.6%



Occupation

Trades	18.1%
Professional	16.5%
Community	12.4%



Tenure

Owns Outright	41.8%
Purchaser	33.2%
Renting	20%

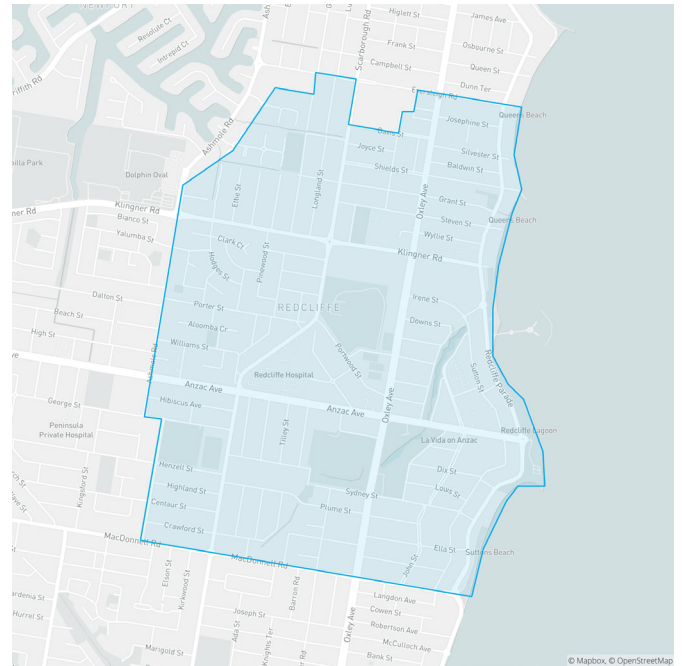


**RANKING: #13**

# Units - Redcliffe, QLD 4020

## About the area

The size of Redcliffe is approximately 4.2 square kilometres. It has 17 parks covering nearly 6.6% of total area. The population of Redcliffe in 2011 was 9,200 people. By 2016 the population was 10,378 showing a population growth of 12.8% in the area during that time. The predominant age group in Redcliffe is 60-69 years. Households in Redcliffe are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Redcliffe work in a professional occupation. In 2011, 50.7% of the homes in Redcliffe were owner-occupied compared with 49.9% in 2016.



## Property Value



**Bottom 25%**  
**\$361,927**



**Mid 50%**  
**\$436,992**



**Top 25%**  
**\$548,673**

## Current



**Annual Change Median Value**  
**21.4%**



**3 Year Change Median Value**  
**6.4%**



**5 Year Change Median Value**  
**17.4%**



**Number of Listings For Sale Last Month**  
**106**



**Number of Sales Last 12 Months**  
**125**



**Days on Market**  
**71**



**Vendor Discount**  
**-4.3%**

## Dwelling Types



**Houses**  
**49.1%**



**Units**  
**30.7%**

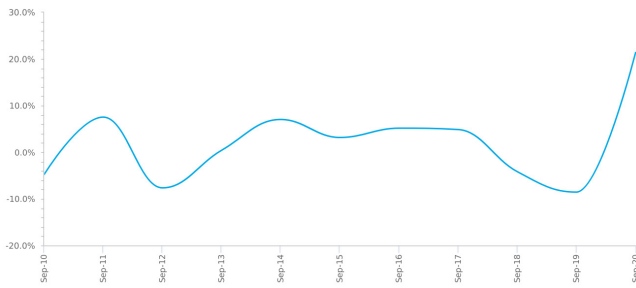


**Semi-Detached**  
**9.9%**

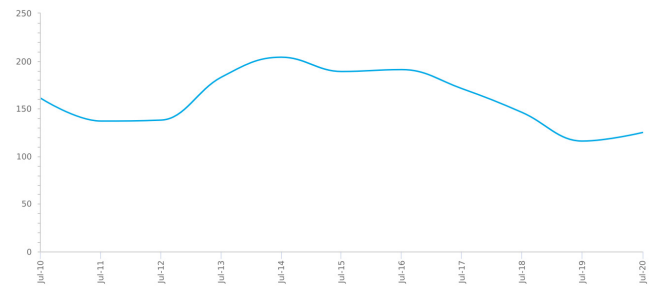
**Other**  
**10.3%**

## Market Performance

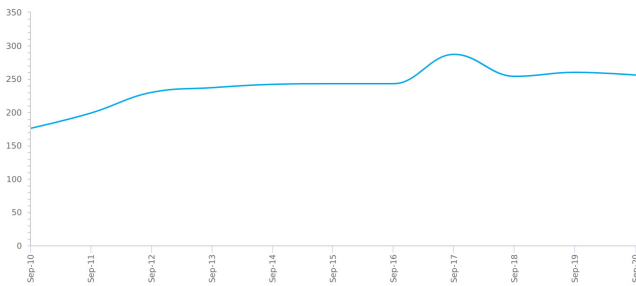
### Annual Change in Median Value



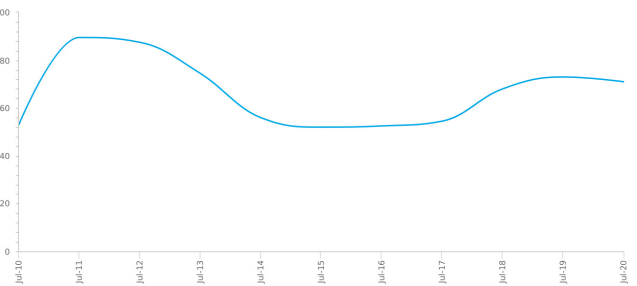
### Annual Sales Volume



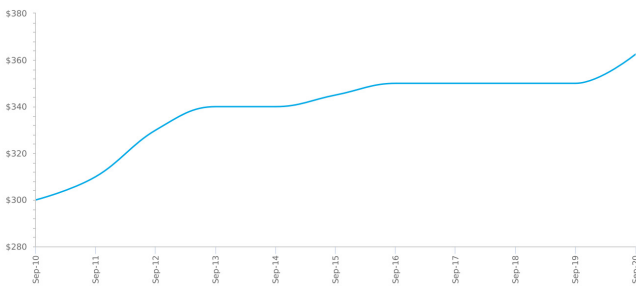
### Annual For Sale Listings



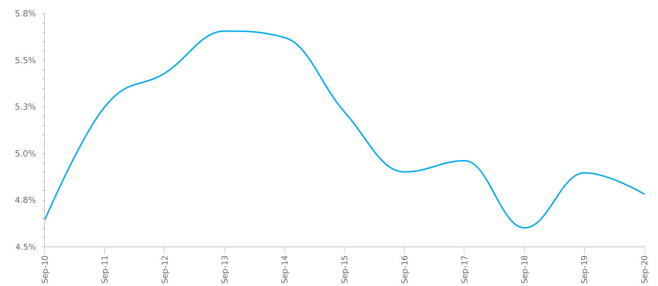
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**10378**



Age Group

60-69	<b>16.3%</b>
50-59	<b>14.5%</b>
40-49	<b>13.6%</b>



Median Weekly Household Income  
**\$882 /wk**



Education

Not Stated	<b>38.6%</b>
Primary School	<b>21.6%</b>
Secondary School	<b>19%</b>



Family Household Composition

Childless Couple	<b>45.9%</b>
Couple with Children	<b>29.3%</b>
Other	<b>24.8%</b>



Born in Australia/Overseas

Australia	<b>66.7%</b>
Overseas	<b>33.3%</b>



Occupation

Professional	<b>16%</b>
Trades	<b>14.8%</b>
Clerical	<b>14.2%</b>



Tenure

Renting	<b>45.9%</b>
Owns Outright	<b>27.2%</b>
Purchaser	<b>22.7%</b>

**RANKING: #14**



# Houses - Berkeley, NSW 2506

## About the area

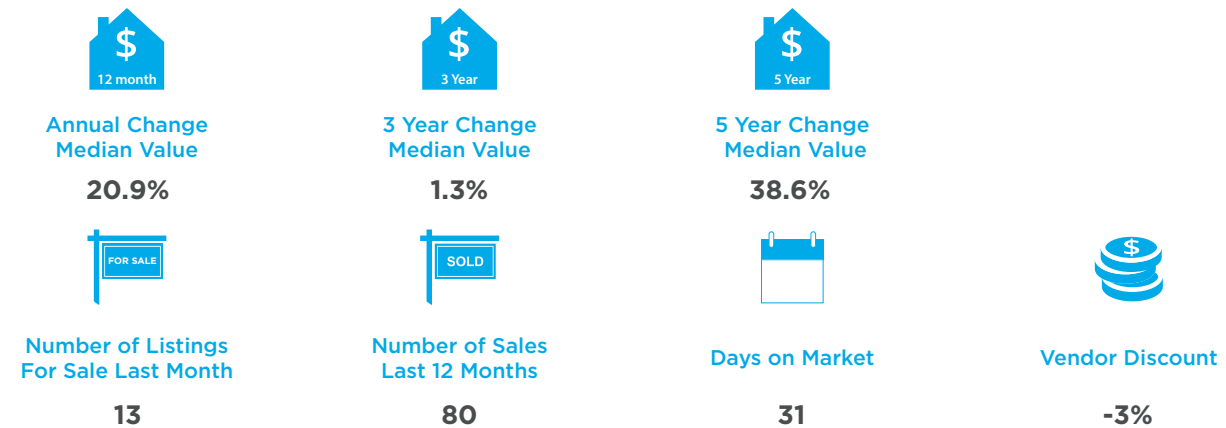
The size of Berkeley is approximately 7.2 square kilometres. It has 20 parks covering nearly 12.4% of total area. The population of Berkeley in 2011 was 7,426 people. By 2016 the population was 7,612 showing a population growth of 2.5% in the area during that time. The predominant age group in Berkeley is 50-59 years. Households in Berkeley are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Berkeley work in a trades occupation. In 2011, 60.6% of the homes in Berkeley were owner-occupied compared with 59.3% in 2016.



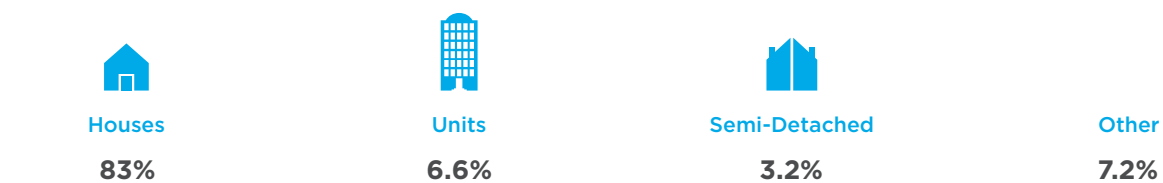
## Property Value



## Current



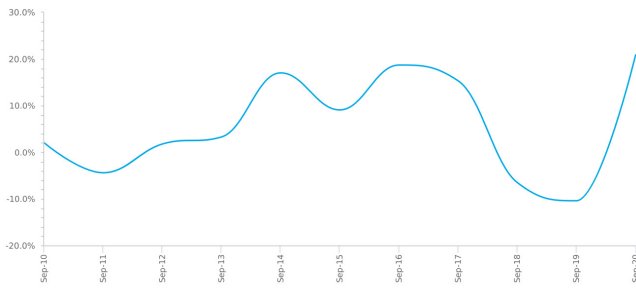
## Dwelling Types



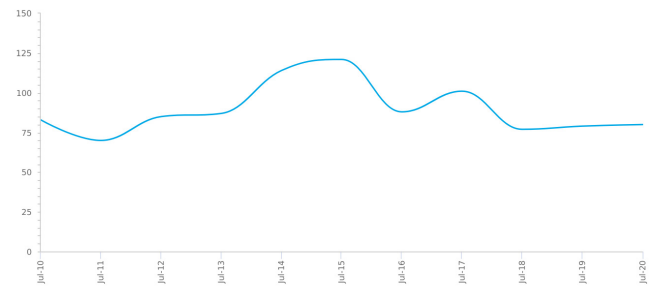


## Market Performance

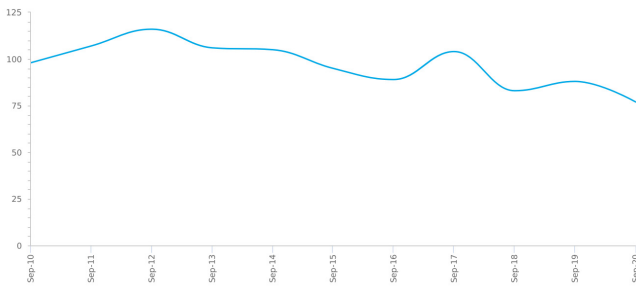
### Annual Change in Median Value



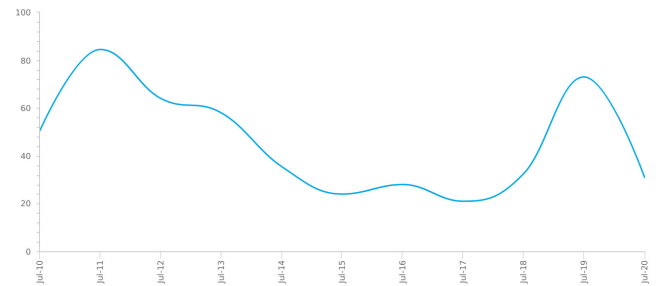
### Annual Sales Volume



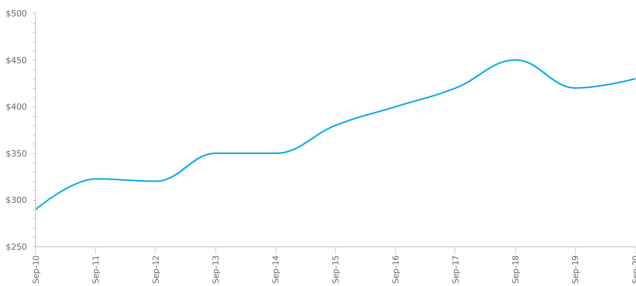
### Annual For Sale Listings



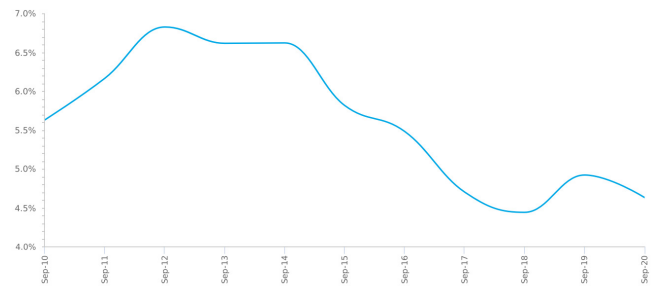
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**7612**



Age Group

50-59	14.5%
0-9	13.1%
20-29	13.1%



Median Weekly Household Income  
**\$885 /wk**



Education

Primary School	28.1%
Not Stated	24%
Secondary School	22%



Family Household Composition

Childless Couple	32.3%
Couple with Children	40.6%
Other	27.1%



Born in Australia/Overseas

Australia	71.1%
Overseas	28.9%



Occupation

Trades	17%
Labourer	14.6%
Community	13.2%



Tenure

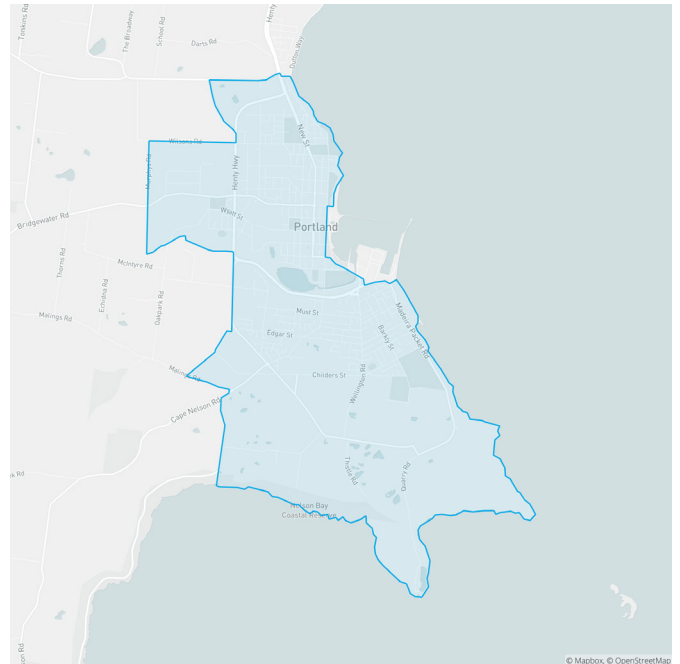
Renting	36.1%
Owns Outright	32.2%
Purchaser	27.1%

**RANKING: #15**

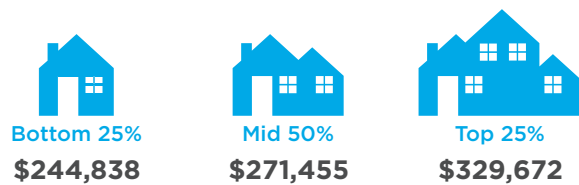
**Houses - Portland, VIC 3305**

**About the area**

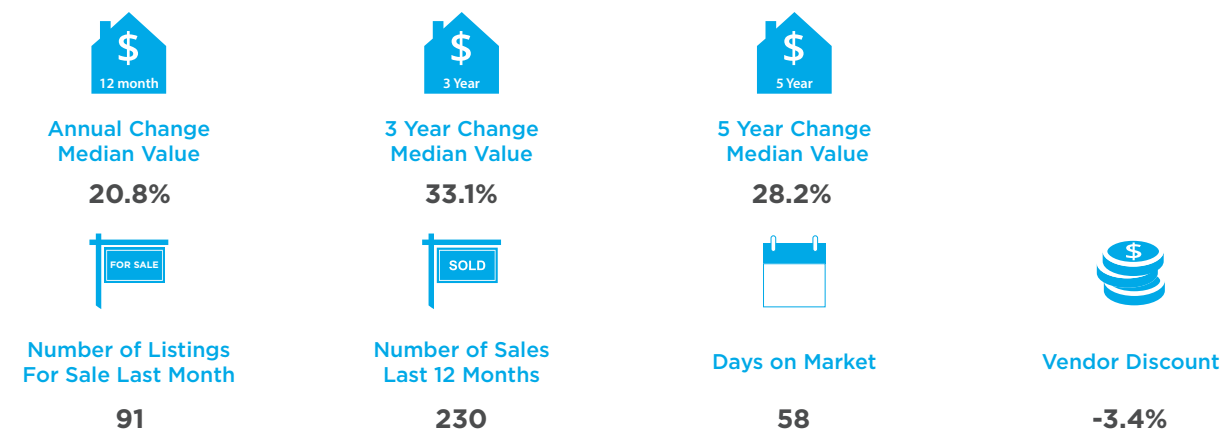
The size of Portland is approximately 33.5 square kilometres. It has 5 parks covering nearly 1.9% of total area. The population of Portland in 2011 was 9,600 people. By 2016 the population was 9,717 showing a population growth of 1.2% in the area during that time. The predominant age group in Portland is 50-59 years. Households in Portland are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Portland work in a trades occupation. In 2011, 68% of the homes in Portland were owner-occupied compared with 65.2% in 2016.



**Property Value**



**Current**

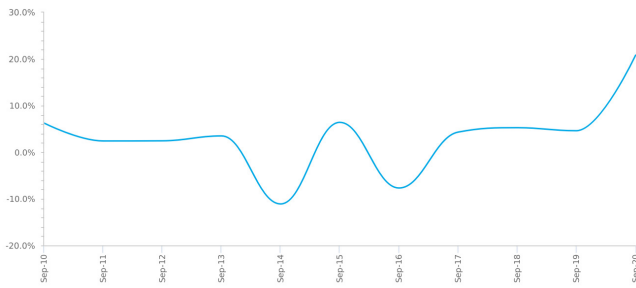


**Dwelling Types**

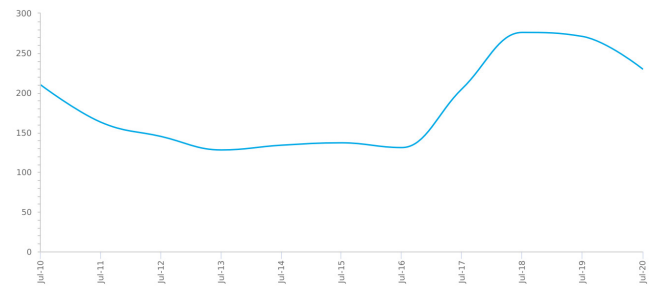


## Market Performance

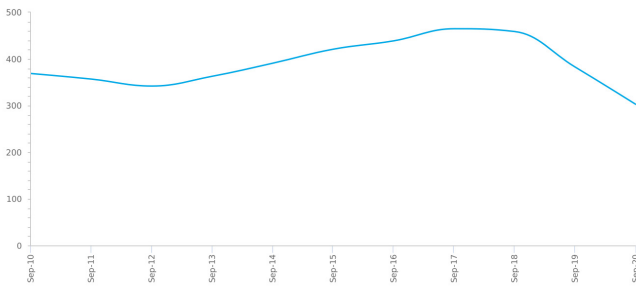
### Annual Change in Median Value



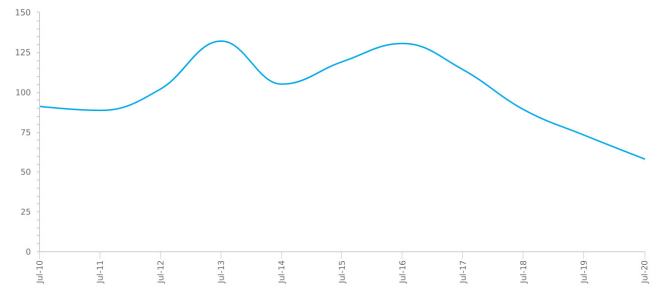
### Annual Sales Volume



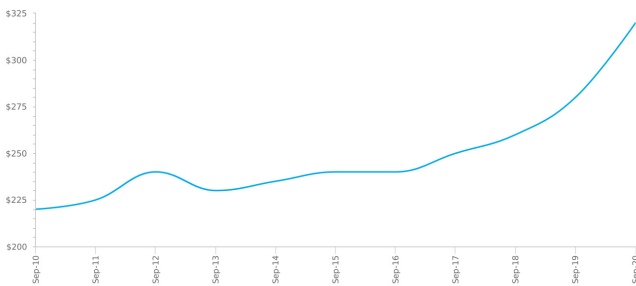
### Annual For Sale Listings



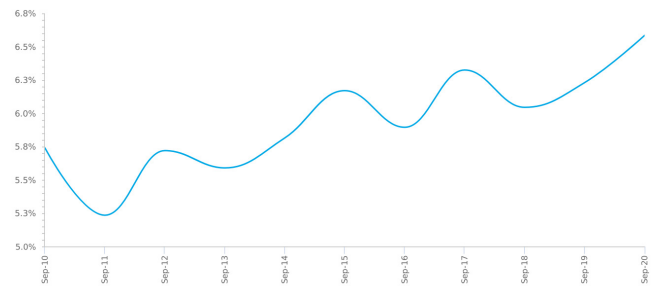
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population

**9717**



Age Group

**50-59 15.3%**  
**60-69 14.2%**  
**40-49 12.6%**



Median Weekly Household Income

**\$898 /wk**



Education

**Not Stated 35.2%**  
**Primary School 25.7%**  
**Secondary School 21.6%**



Family Household Composition

**Childless Couple 42.6%**  
**Couple with Children 36%**  
**Other 21.4%**



Born in Australia/Overseas

**Australia 82.3%**  
**Overseas 17.7%**



Occupation

**Trades 15.7%**  
**Professional 14.6%**  
**Labourer 14.6%**



Tenure

**Owns Outright 35.1%**  
**Renting 30.7%**  
**Purchaser 30.1%**

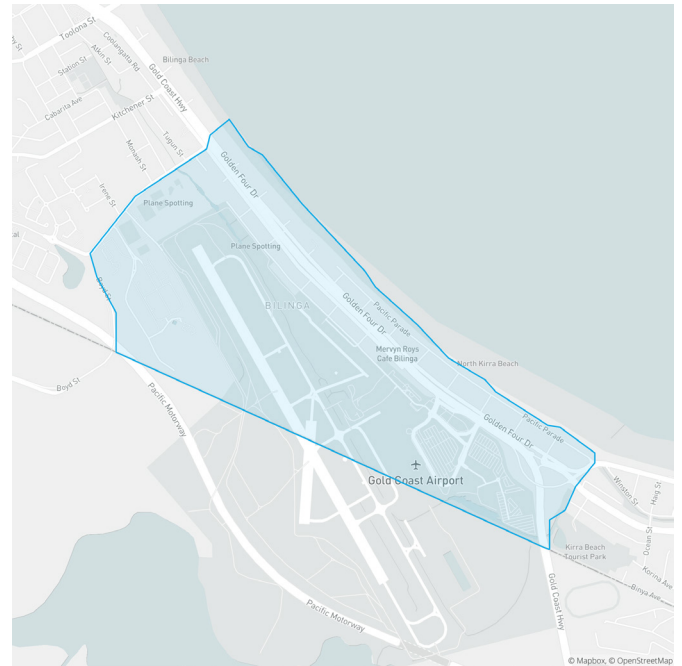


**RANKING: #16**

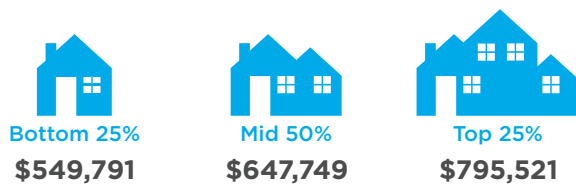
## Units - Bilinga, QLD 4225

### About the area

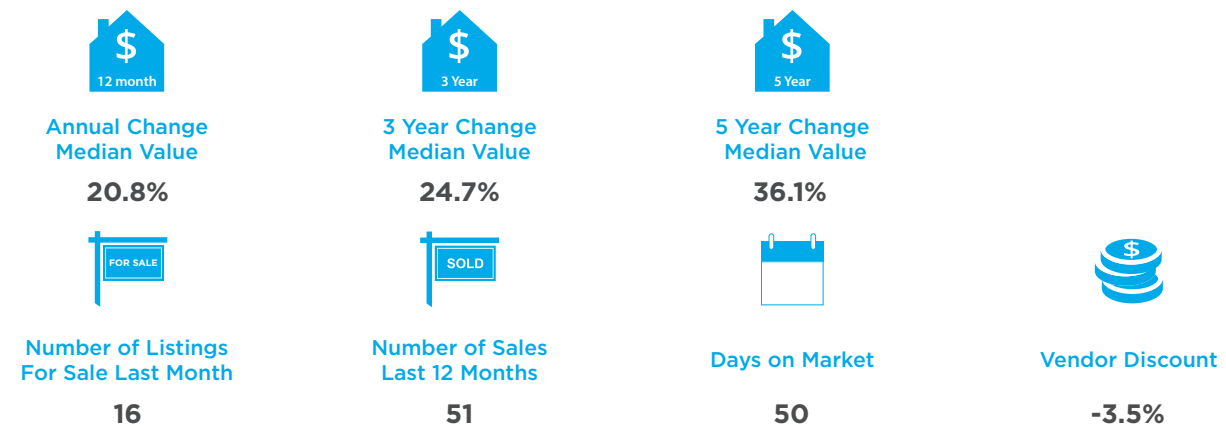
The size of Bilinga is approximately 2.6 square kilometres. It has 6 parks covering nearly 8.6% of total area. The population of Bilinga in 2011 was 1,662 people. By 2016 the population was 1,833 showing a population growth of 10.3% in the area during that time. The predominant age group in Bilinga is 50-59 years. Households in Bilinga are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bilinga work in a professional occupation. In 2011, 42.7% of the homes in Bilinga were owner-occupied compared with 46.2% in 2016.



### Property Value



### Current

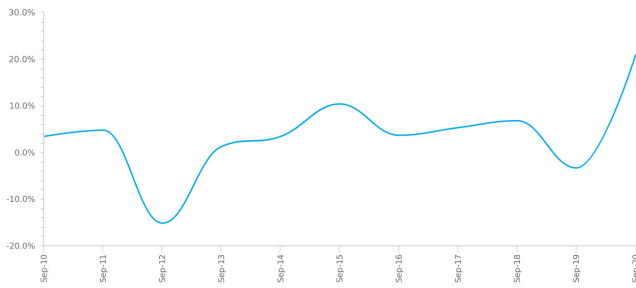


### Dwelling Types

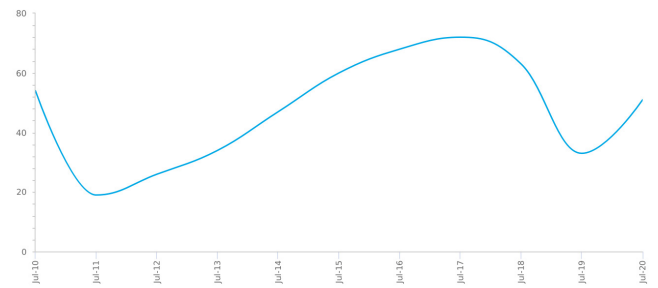


## Market Performance

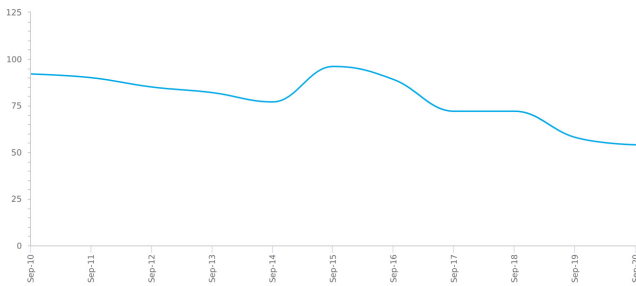
### Annual Change in Median Value



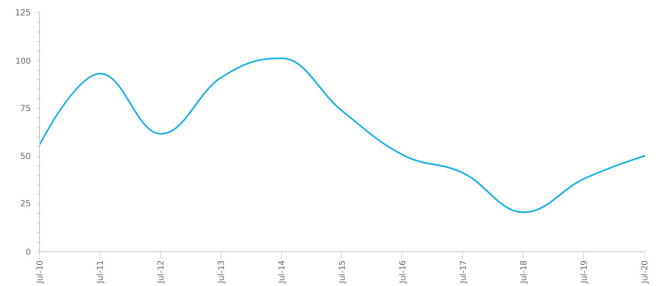
### Annual Sales Volume



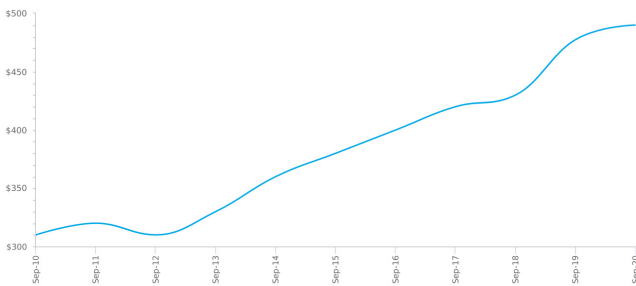
### Annual For Sale Listings



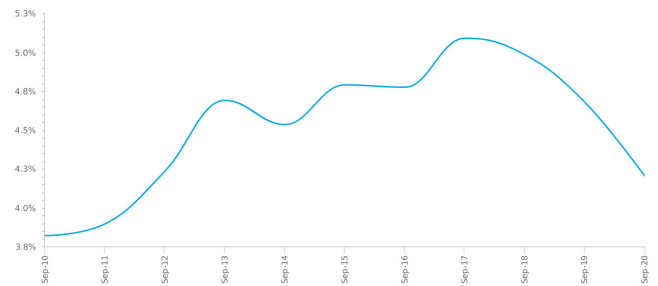
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**1833**



Age Group

50-59	16.6%
60-69	16.1%
20-29	15.9%



Median Weekly Household Income  
**\$872 /wk**



Education

Not Stated	57.2%
University	13.5%
Primary School	12.1%



Family Household Composition

Childless Couple	48.6%
Couple with Children	29%
Other	22.4%



Born in Australia/Overseas

Australia	65.5%
Overseas	34.5%



Occupation

Professional	18.4%
Trades	14.9%
Community	13.5%



Tenure

Renting	48.7%
Owns Outright	28.8%
Purchaser	17.4%

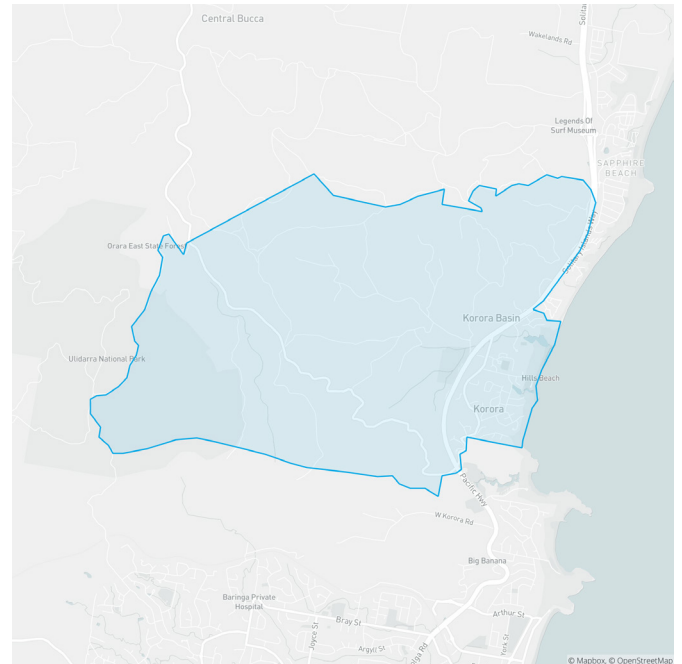
**RANKING: #17**



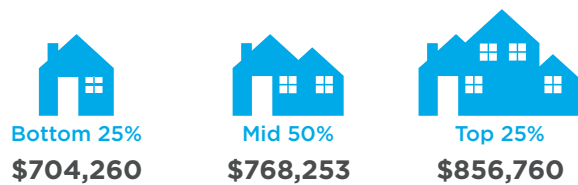
## Houses - Korora, NSW 2450

### About the area

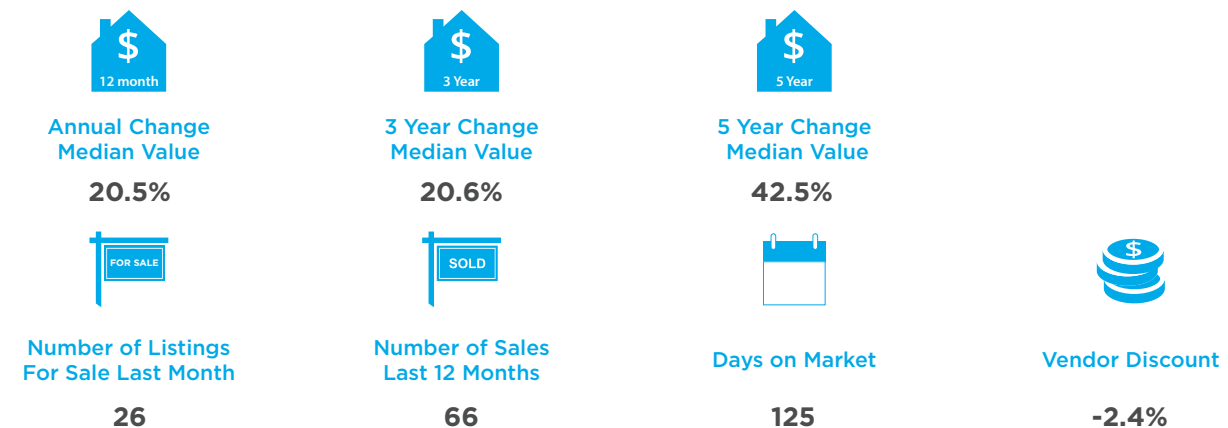
The size of Korora is approximately 16.7 square kilometres. It has 6 parks covering nearly 38.6% of total area. The population of Korora in 2011 was 2,224 people. By 2016 the population was 2,494 showing a population growth of 12.1% in the area during that time. The predominant age group in Korora is 50-59 years. Households in Korora are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Korora work in a professional occupation. In 2011, 69.8% of the homes in Korora were owner-occupied compared with 71.7% in 2016.



### Property Value



### Current

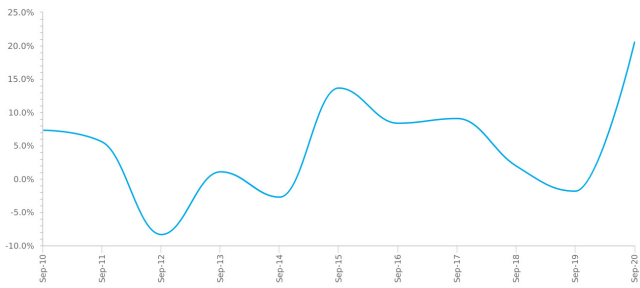


### Dwelling Types

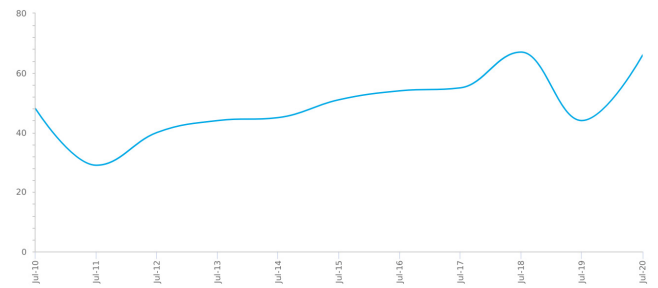


## Market Performance

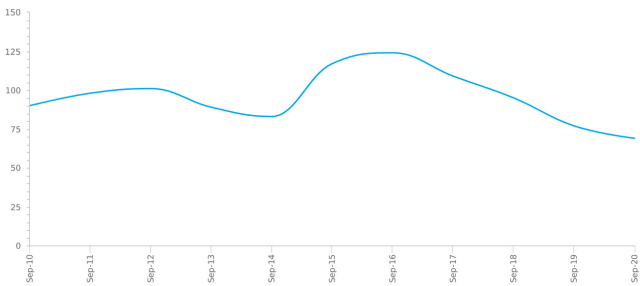
### Annual Change in Median Value



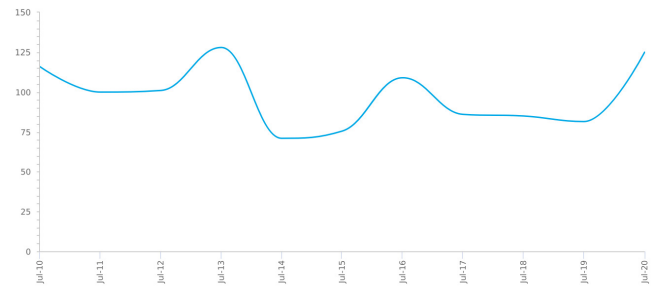
### Annual Sales Volume



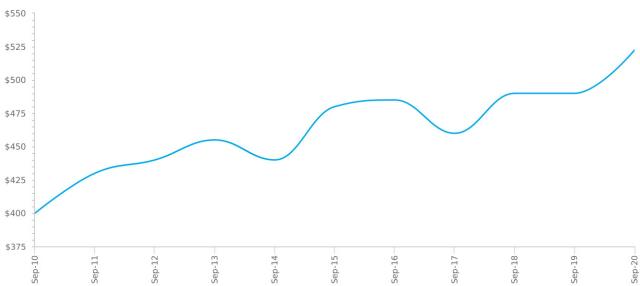
### Annual For Sale Listings



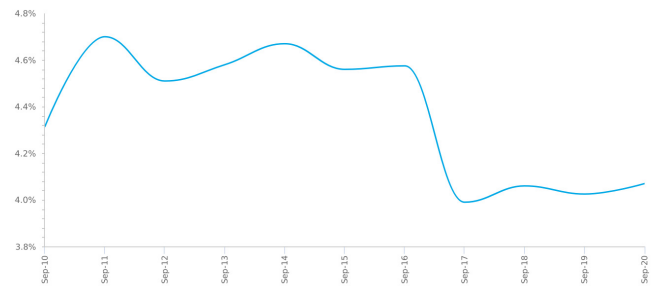
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**2494**



Age Group

50-59	16.3%
60-69	15.9%
40-49	13%



Median Weekly Household Income  
**\$1,267 /wk**



Education

Primary School	30%
Not Stated	23.4%
Secondary School	23%



Family Household Composition

Childless Couple	47.3%
Couple with Children	37%
Other	15.7%



Born in Australia/Overseas

Australia	76.4%
Overseas	23.6%



Occupation

Professional	24.8%
Managers	15.7%
Trades	12.6%



Tenure

Owns Outright	39.3%
Purchaser	32.4%
Renting	25.9%

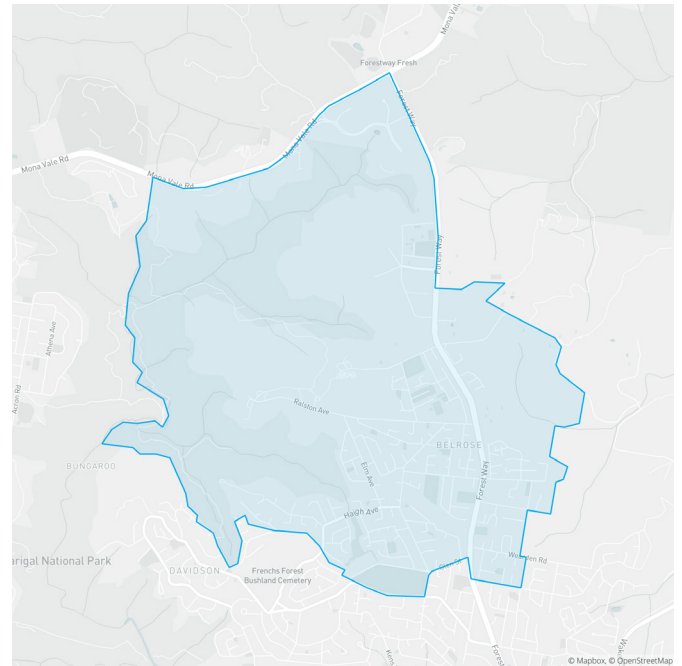
**RANKING: #18**



## Houses - Belrose, NSW 2085

### About the area

The size of Belrose is approximately 14 square kilometres. It has 24 parks covering nearly 23% of total area. The population of Belrose in 2011 was 8,287 people. By 2016 the population was 8,800 showing a population growth of 6.2% in the area during that time. The predominant age group in Belrose is 40-49 years. Households in Belrose are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Belrose work in a professional occupation. In 2011, 87.6% of the homes in Belrose were owner-occupied compared with 84.2% in 2016.



### Property Value



**Bottom 25%**  
**\$1,501,505**



**Mid 50%**  
**\$1,600,156**



**Top 25%**  
**\$1,744,027**

### Current



**Annual Change Median Value**  
**20.0%**



**3 Year Change Median Value**  
**4.4%**



**5 Year Change Median Value**  
**20.7%**



**Number of Listings For Sale Last Month**  
**14**



**Number of Sales Last 12 Months**  
**85**



**Days on Market**  
**25**



**Vendor Discount**  
**NA**

### Dwelling Types



**Houses**  
**73.5%**



**Units**  
**0.9%**



**Semi-Detached**  
**20.4%**

**Other**  
**5.2%**



## Market Performance



## People



Population  
**8800**



Age Group

40-49	15.1%
10-19	13.7%
0-9	12.7%



Median Weekly Household Income  
**\$1,782 /wk**



Education

Primary School	32.5%
Secondary School	26.6%
Not Stated	15.7%



Family Household Composition

Childless Couple	33.8%
Couple with Children	55.2%
Other	11%



Born in Australia/Overseas

Australia	67.6%
Overseas	32.4%



Occupation

Professional	27.1%
Managers	18.9%
Clerical	15.6%



Tenure

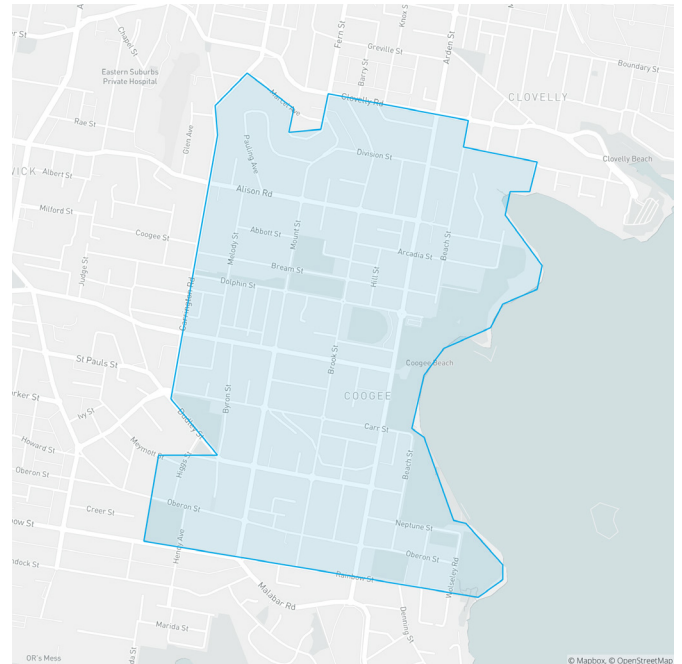
Owns Outright	45.1%
Purchaser	39.1%
Renting	8.9%

**RANKING: #19**

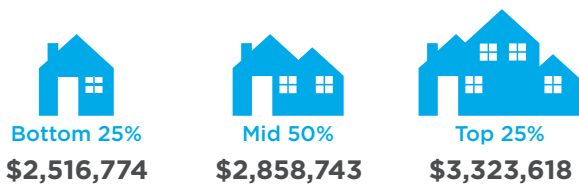
# Houses - Coogee, NSW 2034

## About the area

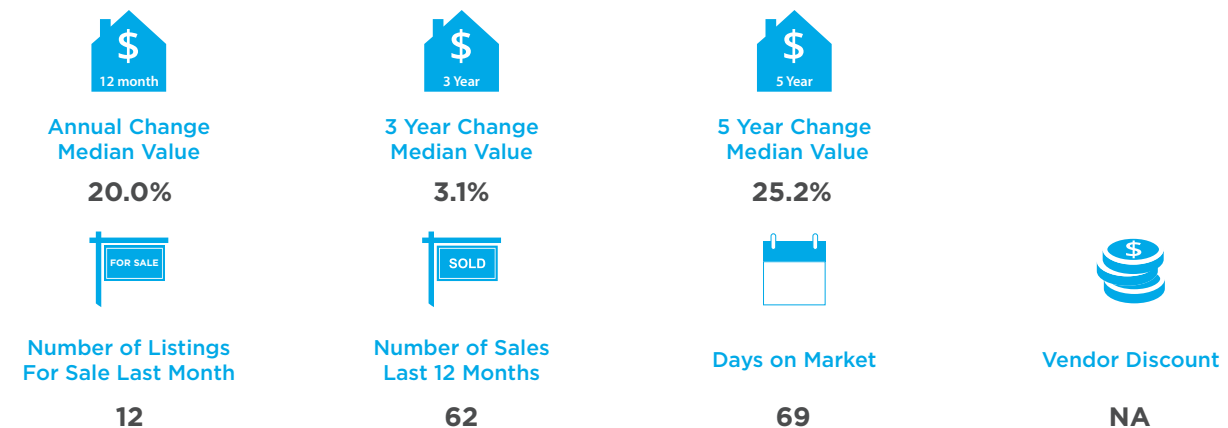
The size of Coogee is approximately 2 square kilometres. It has 13 parks covering nearly 15.1% of total area. The population of Coogee in 2011 was 14,012 people. By 2016 the population was 15,212 showing a population growth of 8.6% in the area during that time. The predominant age group in Coogee is 30-39 years. Households in Coogee are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Coogee work in a professional occupation. In 2011, 45.7% of the homes in Coogee were owner-occupied compared with 43.6% in 2016.



## Property Value



## Current

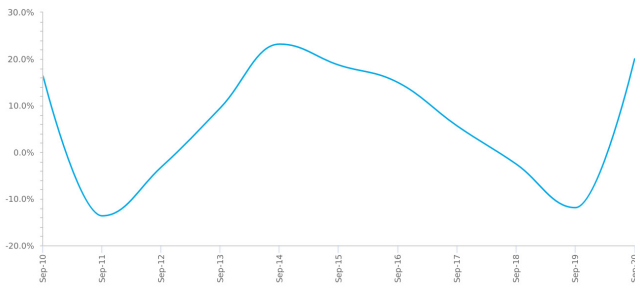


## Dwelling Types

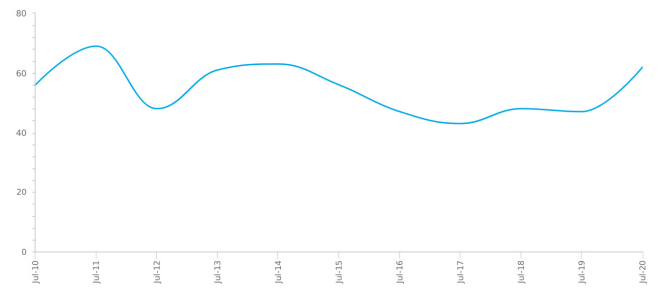


## Market Performance

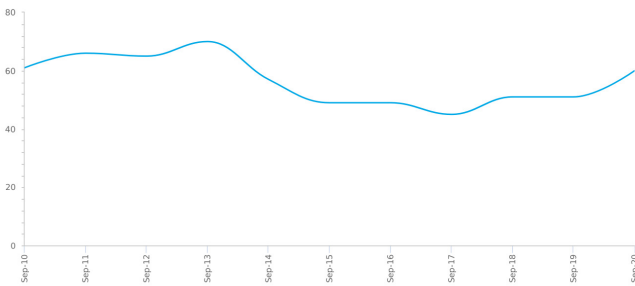
### Annual Change in Median Value



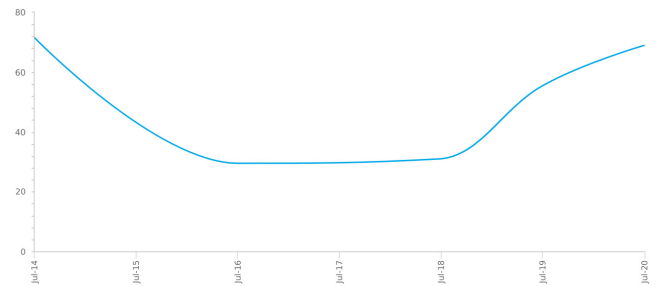
### Annual Sales Volume



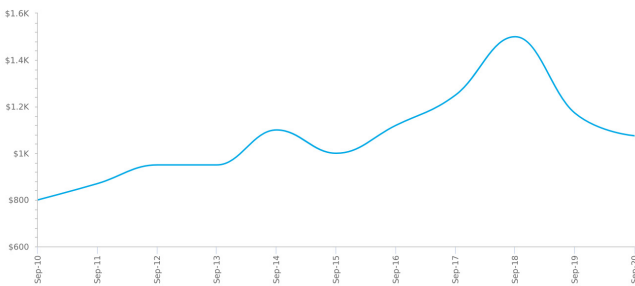
### Annual For Sale Listings



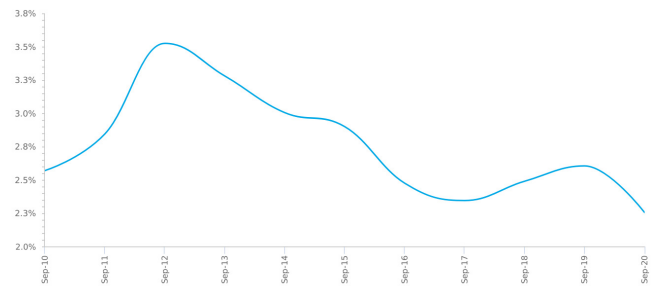
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**15212**



Age Group

30-39	25.3%
20-29	19%
40-49	14.5%



Median Weekly Household Income  
**\$2,099 /wk**



Education

Not Stated	34.1%
University	21.6%
Primary School	17.6%



Family Household Composition

Childless Couple	47.7%
Couple with Children	39.8%
Other	12.5%



Born in Australia/Overseas

Australia	54.3%
Overseas	45.7%



Occupation

Professional	40.5%
Managers	17.5%
Clerical	12.1%



Tenure

Renting	53.4%
Owns Outright	22.1%
Purchaser	21.5%

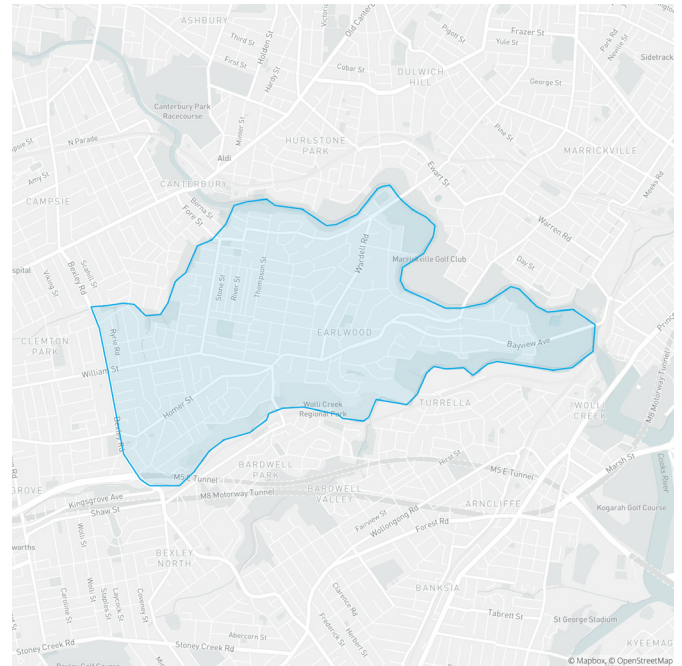
**RANKING: #20**



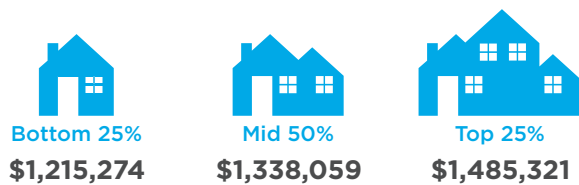
**Houses - Earlwood, NSW 2206**

**About the area**

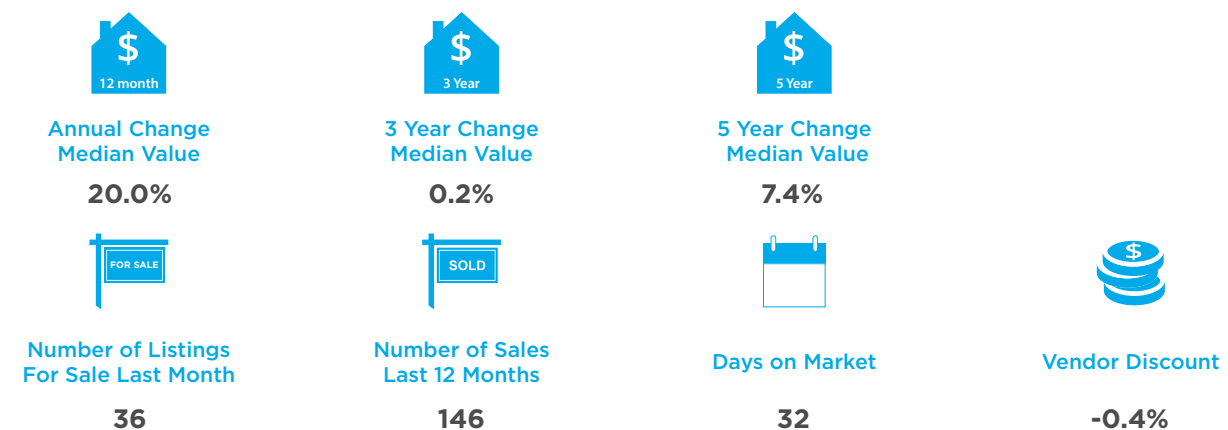
The size of Earlwood is approximately 5.6 square kilometres. It has 25 parks covering nearly 16.4% of total area. The population of Earlwood in 2011 was 16,752 people. By 2016 the population was 17,734 showing a population growth of 5.9% in the area during that time. The predominant age group in Earlwood is 40-49 years. Households in Earlwood are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Earlwood work in a professional occupation. In 2011, 77.9% of the homes in Earlwood were owner-occupied compared with 76.4% in 2016.



**Property Value**



**Current**

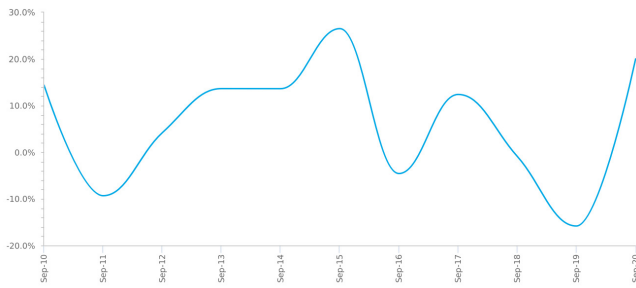


**Dwelling Types**

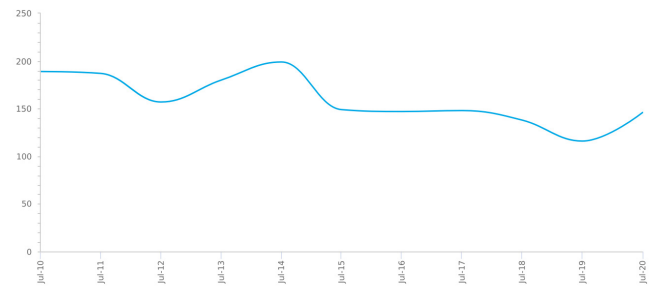


## Market Performance

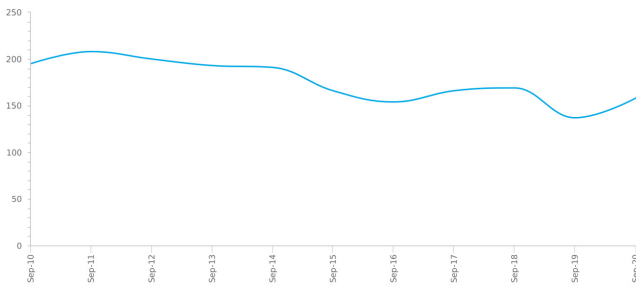
### Annual Change in Median Value



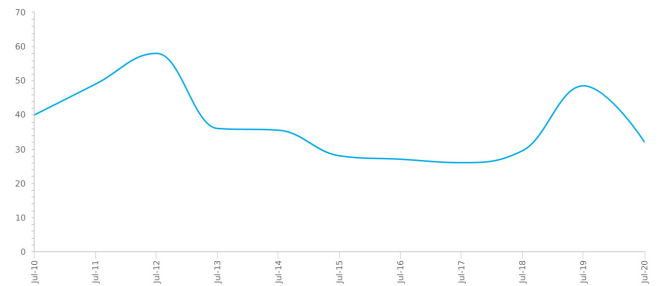
### Annual Sales Volume



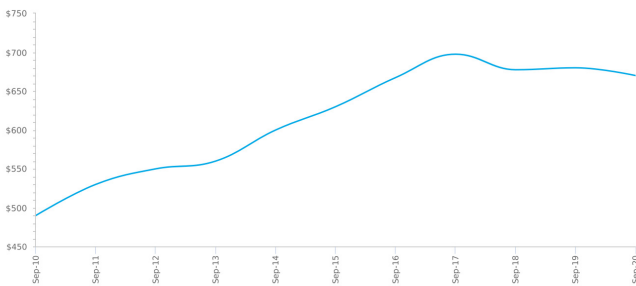
### Annual For Sale Listings



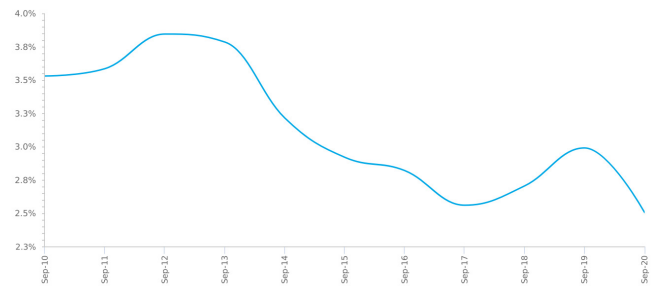
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**17734**



Age Group

40-49	16.3%
50-59	13.1%
10-19	12.4%



Median Weekly Household Income  
**\$1,391 /wk**



Education

Primary School	26.9%
Secondary School	22.3%
Not Stated	21.5%



Family Household Composition

Childless Couple	31.2%
Couple with Children	52.3%
Other	16.5%



Born in Australia/Overseas

Australia	58.8%
Overseas	41.2%



Occupation

Professional	26.5%
Clerical	15.3%
Managers	14.9%



Tenure

Owns Outright	44.6%
Purchaser	31.8%
Renting	20.2%

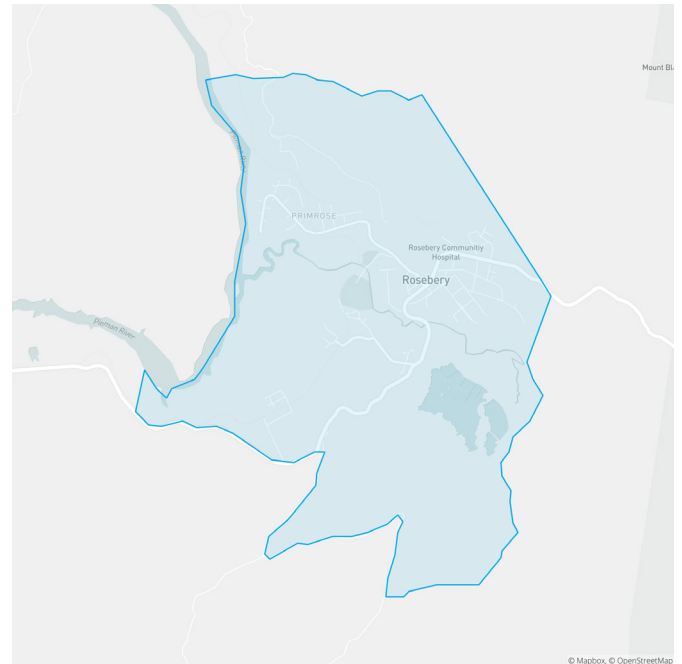
**RANKING: #21**



# Houses - Rosebery, TAS 7470

**About the area**

The size of Rosebery is approximately 107.6 square kilometres. It has 12 parks covering nearly 89.6% of total area. The population of Rosebery in 2011 was 922 people. By 2016 the population was 709 showing a population decline of 23.1% in the area during that time. The predominant age group in Rosebery is 50-59 years. Households in Rosebery are primarily childless couples and are likely to be repaying \$600 - \$799 per month on mortgage repayments. In general, people in Rosebery work in a machinery operators and drivers occupation. In 2011, 61.7% of the homes in Rosebery were owner-occupied compared with 59.9% in 2016.



**Property Value**



**Bottom 25%**  
**\$91,035**



**Mid 50%**  
**\$99,219**



**Top 25%**  
**\$107,703**

**Current**



**Annual Change Median Value**  
**19.9%**



**3 Year Change Median Value**  
**48.2%**



**5 Year Change Median Value**  
**35.4%**



**Number of Listings For Sale Last Month**  
**22**



**Number of Sales Last 12 Months**  
**51**



**Days on Market**  
**79**



**Vendor Discount**  
**-6.3%**

**Dwelling Types**



**Houses**  
**55%**



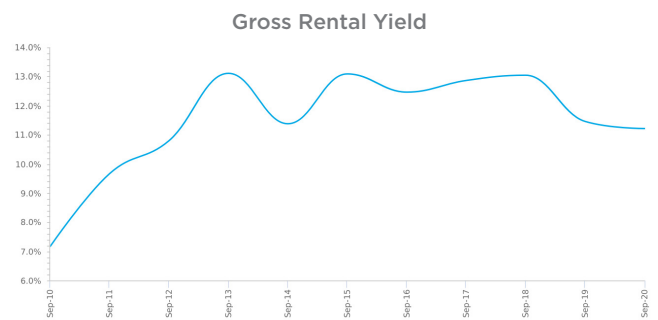
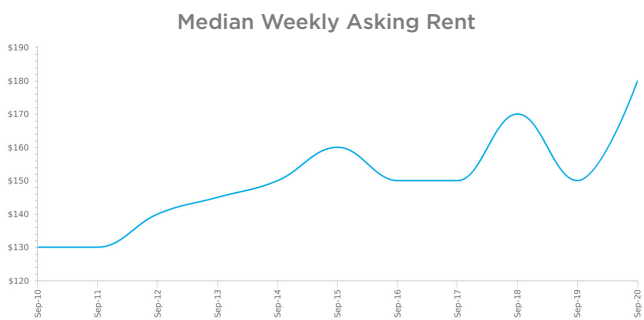
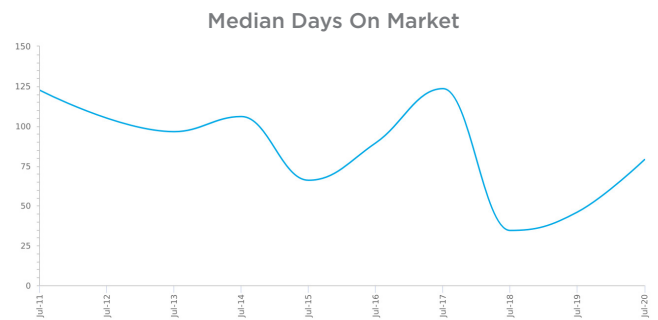
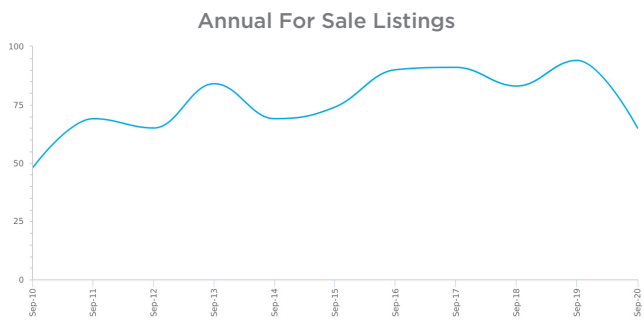
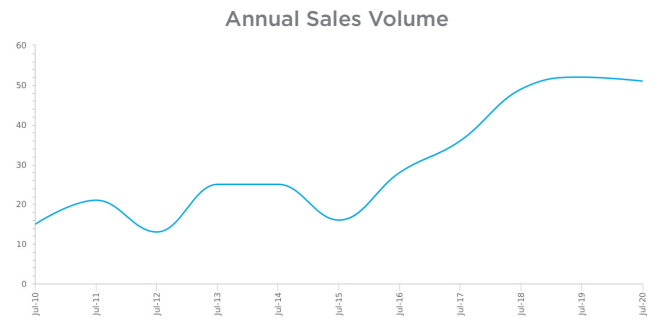
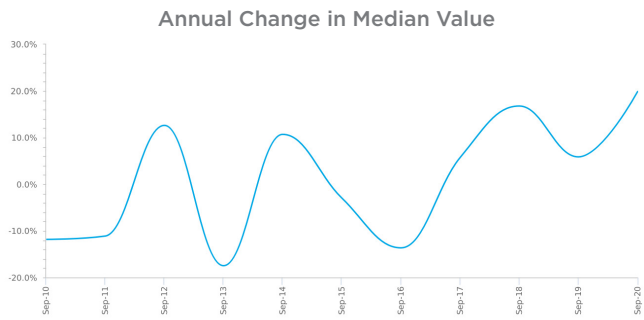
**Units**  
**0%**



**Semi-Detached**  
**1.2%**

**Other**  
**43.8%**

## Market Performance



## People



Population  
**709**



Age Group

50-59	17.7%
0-9	14.1%
40-49	14%



Median Weekly Household Income  
**\$1,295 /wk**



Education

Not Stated	36.5%
Primary School	33%
Secondary School	16.3%



Family Household Composition



Born in Australia/Overseas



Occupation

Machinery	19.7%
Trades	19.3%
Professional	17.8%



Tenure

Owns Outright	37.6%
Renting	37.3%
Purchaser	22.3%

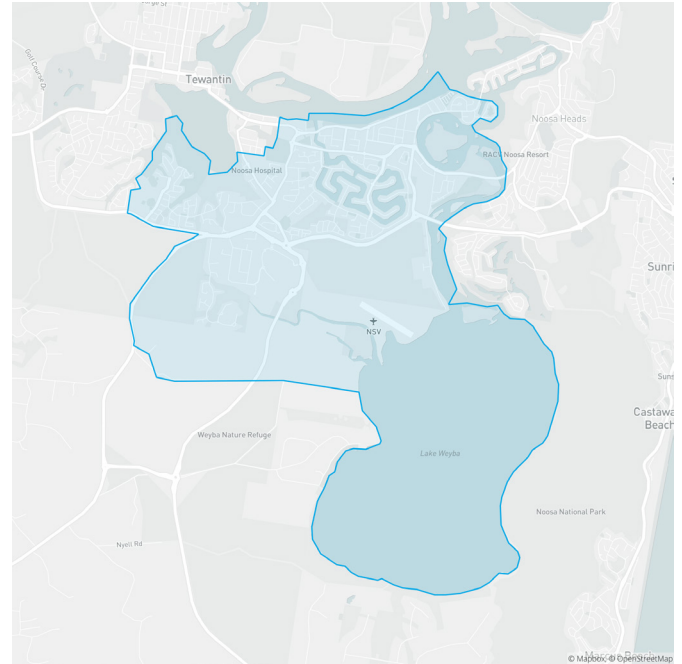


**RANKING: #22**

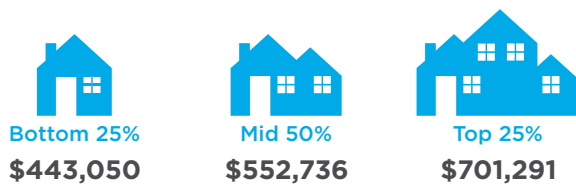
## Units - Noosaville, QLD 4566

### About the area

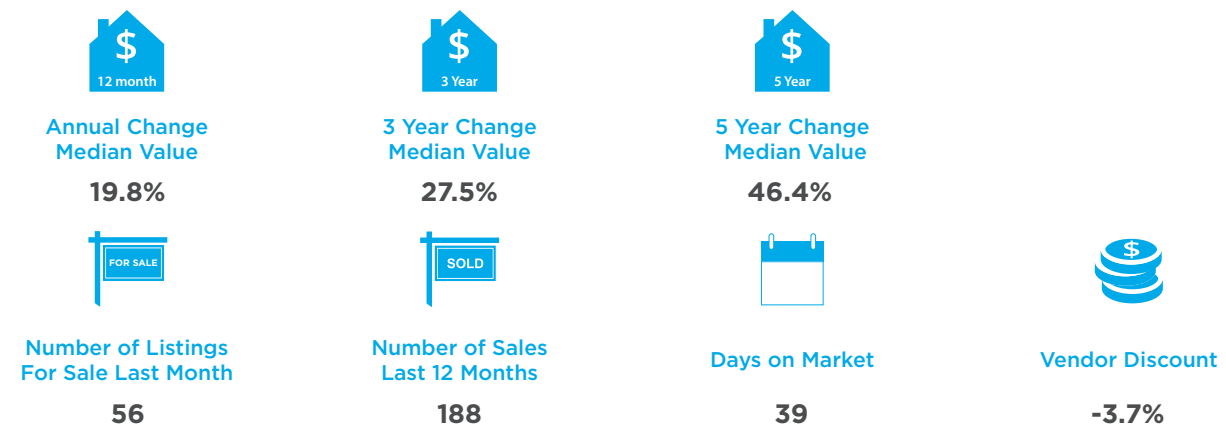
The size of Noosaville is approximately 25.9 square kilometres. It has 60 parks covering nearly 13.5% of total area. The population of Noosaville in 2011 was 7,116 people. By 2016 the population was 8,128 showing a population growth of 14.2% in the area during that time. The predominant age group in Noosaville is 60-69 years. Households in Noosaville are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Noosaville work in a professional occupation. In 2011, 60.6% of the homes in Noosaville were owner-occupied compared with 65.8% in 2016.



### Property Value



### Current

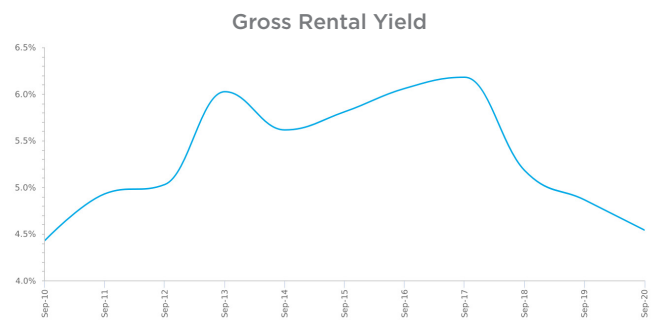
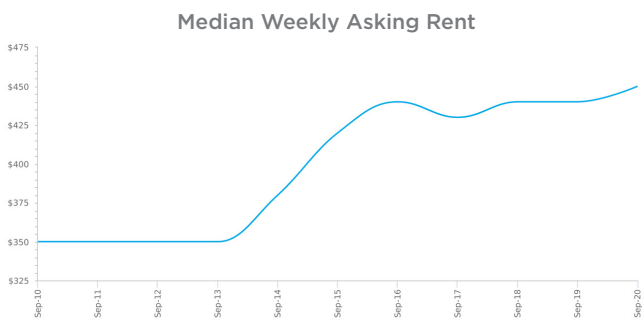
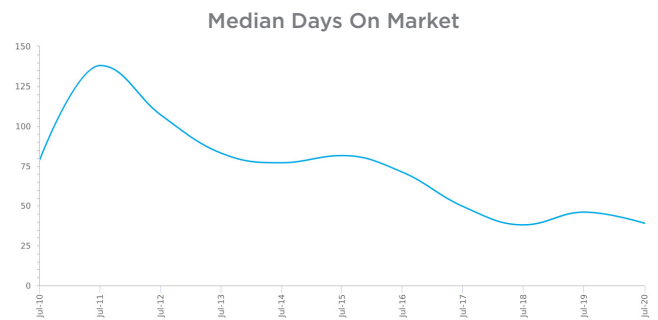
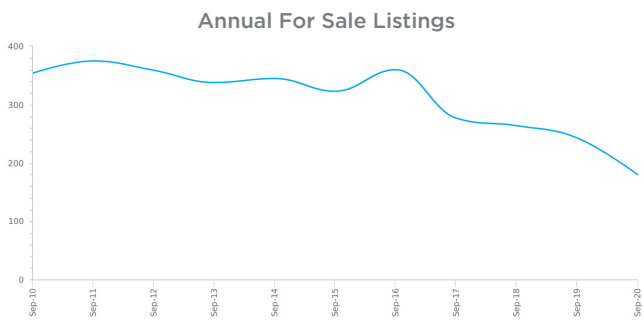
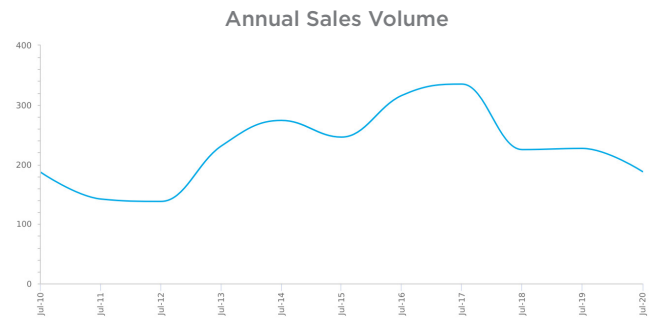
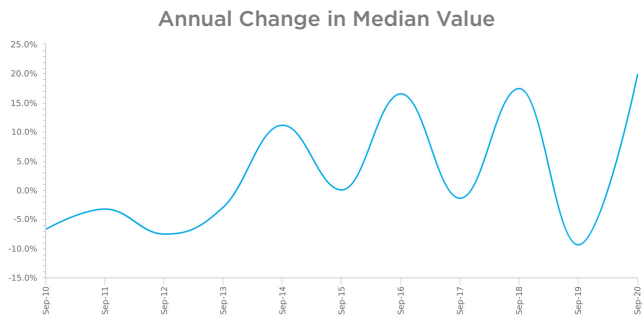


### Dwelling Types





## Market Performance



## People



Population  
**8128**



Age Group

60-69	19.2%
70-79	14.5%
50-59	14.3%



Median Weekly Household Income  
**\$1,152 /wk**



Education

Not Stated	30.8%
Primary School	25.8%
Secondary School	23.3%



Family Household Composition

Childless Couple	57.3%
Couple with Children	28.8%
Other	13.9%



Born in Australia/Overseas

Australia	66.1%
Overseas	33.9%



Occupation

Professional	18%
Managers	16.2%
Trades	14.3%



Tenure

Owns Outright	42.6%
Renting	27.4%
Purchaser	23.2%

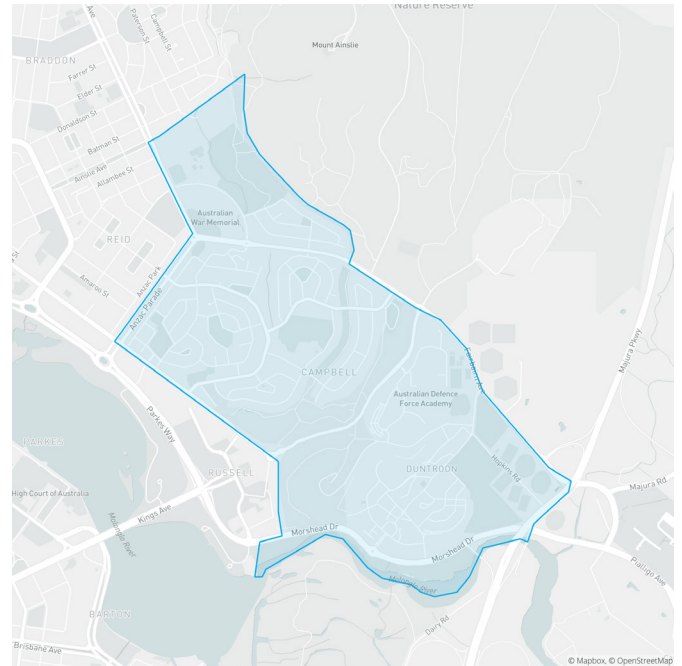


**RANKING: #23**

## Units - Campbell, ACT 2612

### About the area

The size of Campbell is approximately 5.5 square kilometres. It has 31 parks covering nearly 23.8% of total area. The population of Campbell in 2011 was 4,928 people. By 2016 the population was 4,989 showing a population growth of 1.2% in the area during that time. The predominant age group in Campbell is 20-29 years. Households in Campbell are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Campbell work in a managers occupation. In 2011, 61.1% of the homes in Campbell were owner-occupied compared with 60.4% in 2016.



### Property Value



**Bottom 25%**  
**\$382,223**



**Mid 50%**  
**\$505,409**



**Top 25%**  
**\$613,604**

### Current



**Annual Change Median Value**  
**19.7%**



**3 Year Change Median Value**  
**18.9%**



**5 Year Change Median Value**  
**27.6%**



**Number of Listings For Sale Last Month**  
**8**



**Number of Sales Last 12 Months**  
**51**



**Days on Market**  
**80**



**Vendor Discount**  
**-2.5%**

### Dwelling Types



**Houses**  
**63%**



**Units**  
**13%**

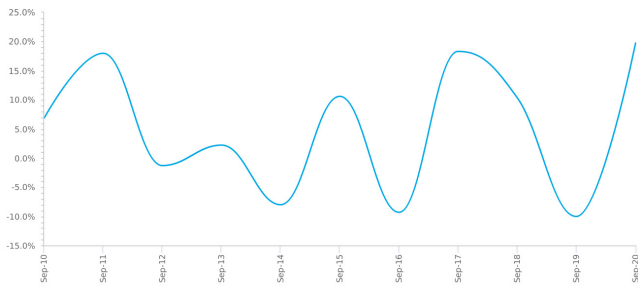


**Semi-Detached**  
**11.7%**

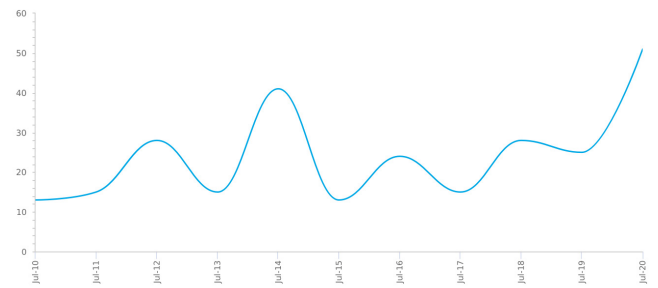
**Other**  
**12.3%**

## Market Performance

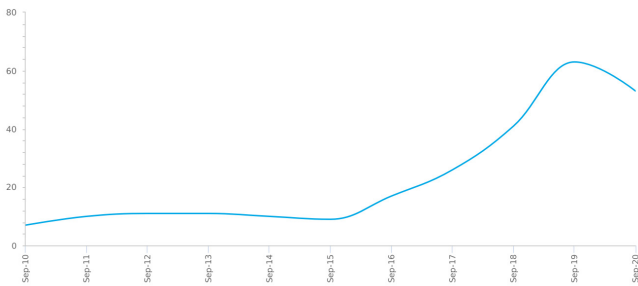
### Annual Change in Median Value



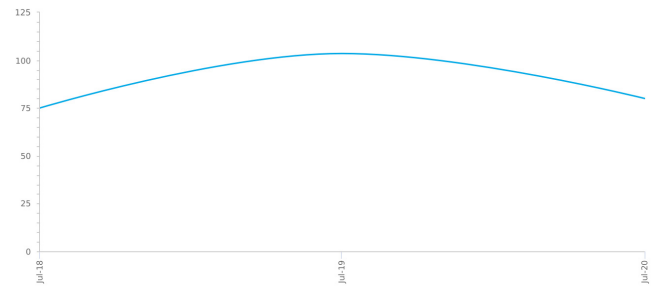
### Annual Sales Volume



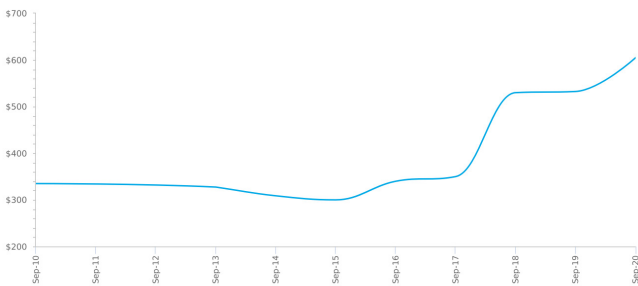
### Annual For Sale Listings



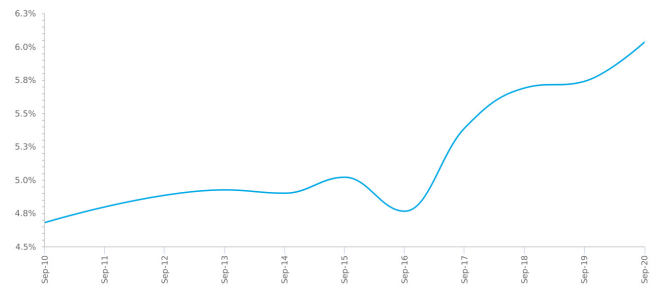
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population

**4989**



Age Group

**20-29 29.8%**  
**10-19 14.5%**  
**30-39 11%**



Median Weekly Household Income

**\$2,416 /wk**



Education

**University 53.7%**  
**Not Stated 14.9%**  
**Primary School 12.8%**



Family Household Composition

**Childless Couple 43.6%**  
**Couple with Children 48%**  
**Other 8.4%**



Born in Australia/Overseas

**Australia 73.5%**  
**Overseas 26.5%**



Occupation

**Managers 43.3%**  
**Professional 26.5%**  
**Community 10.9%**



Tenure

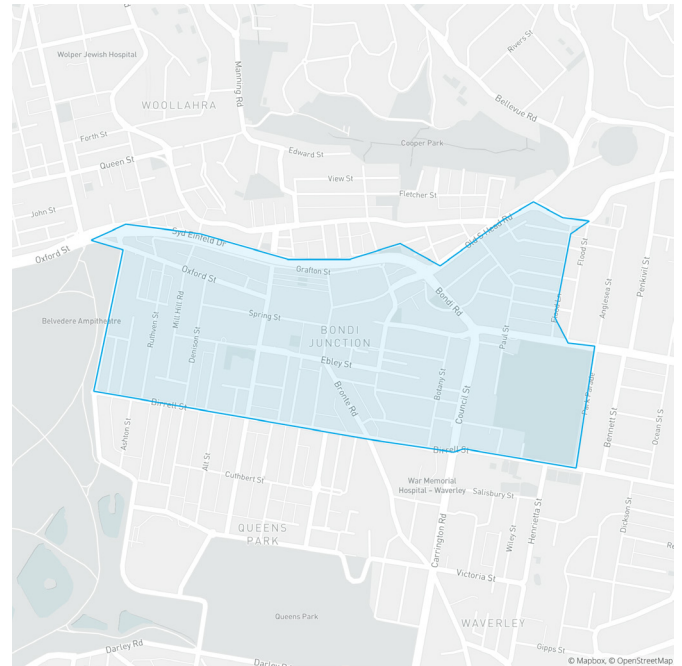
**Renting 37.1%**  
**Owns Outright 35.5%**  
**Purchaser 24.9%**

**RANKING: #24**

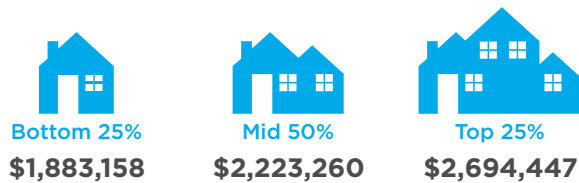
**Houses - Bondi Junction, NSW 2022**

**About the area**

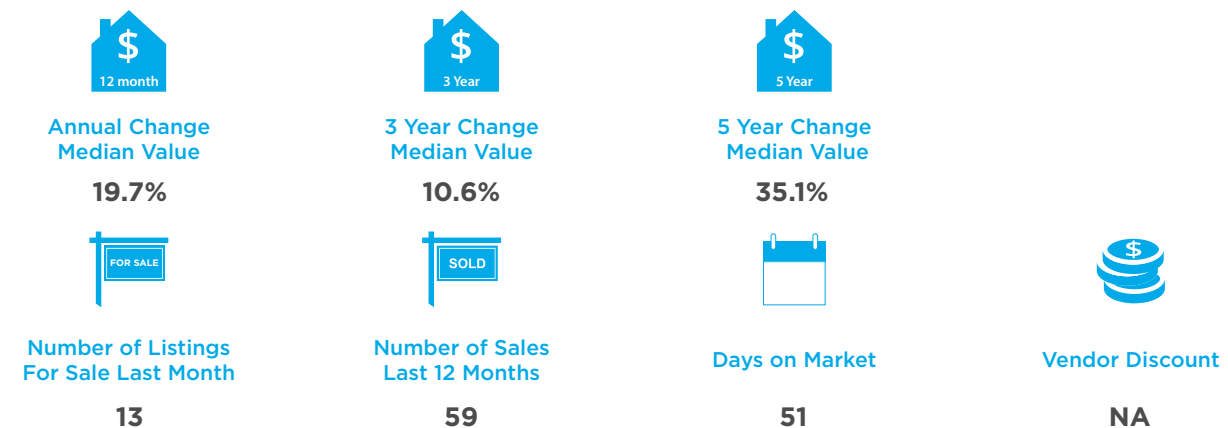
The size of Bondi Junction is approximately 1.1 square kilometres.  
 It has 4 parks covering nearly 10.8% of total area.  
 The population of Bondi Junction in 2011 was 8,660 people. By 2016 the population was 9,430 showing a population growth of 8.9% in the area during that time.  
 The predominant age group in Bondi Junction is 30-39 years.  
 Households in Bondi Junction are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments.  
 In general, people in Bondi Junction work in a professional occupation.  
 In 2011, 46.6% of the homes in Bondi Junction were owner-occupied compared with 45.7% in 2016.



**Property Value**



**Current**

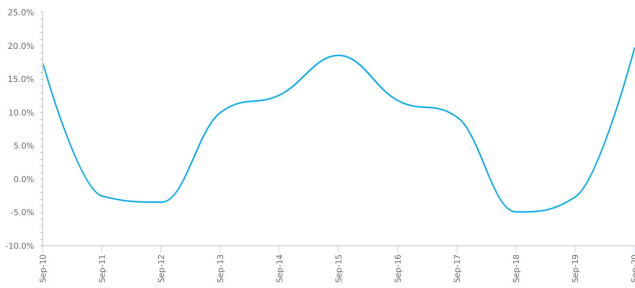


**Dwelling Types**

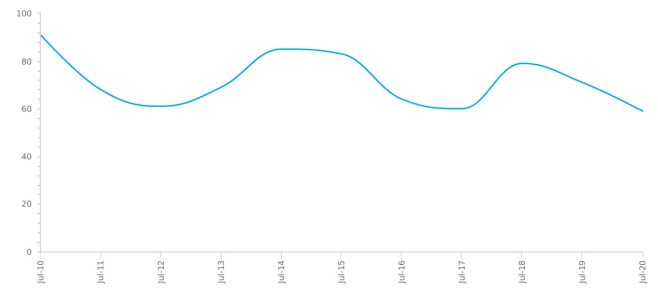


## Market Performance

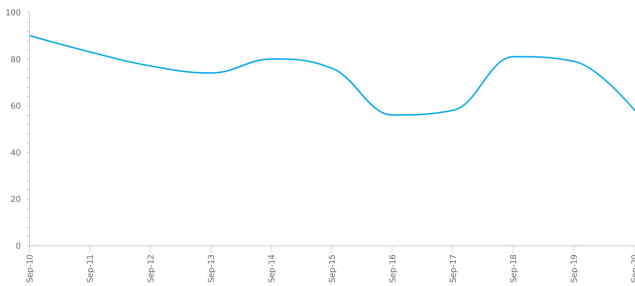
### Annual Change in Median Value



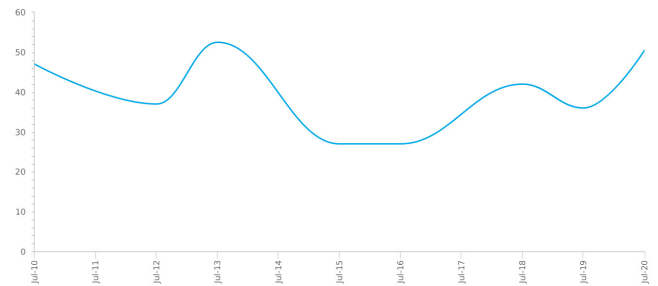
### Annual Sales Volume



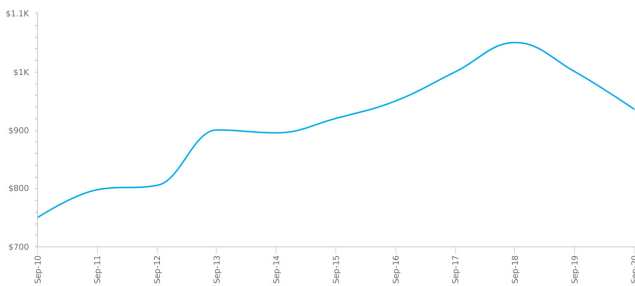
### Annual For Sale Listings



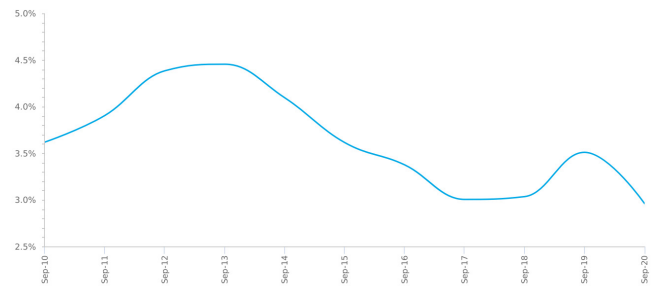
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**9430**



Age Group

30-39	22.3%
20-29	20.3%
40-49	12.8%



Median Weekly Household Income  
**\$1,634 /wk**



Education

Not Stated	41.6%
University	16.7%
Primary School	13.6%



Family Household Composition

Childless Couple	48.5%
Couple with Children	35.2%
Other	16.3%



Born in Australia/Overseas

Australia	40.6%
Overseas	59.4%



Occupation

Professional	37.3%
Managers	17.7%
Clerical	10.7%



Tenure

Renting	50%
Owns Outright	26.6%
Purchaser	19.1%

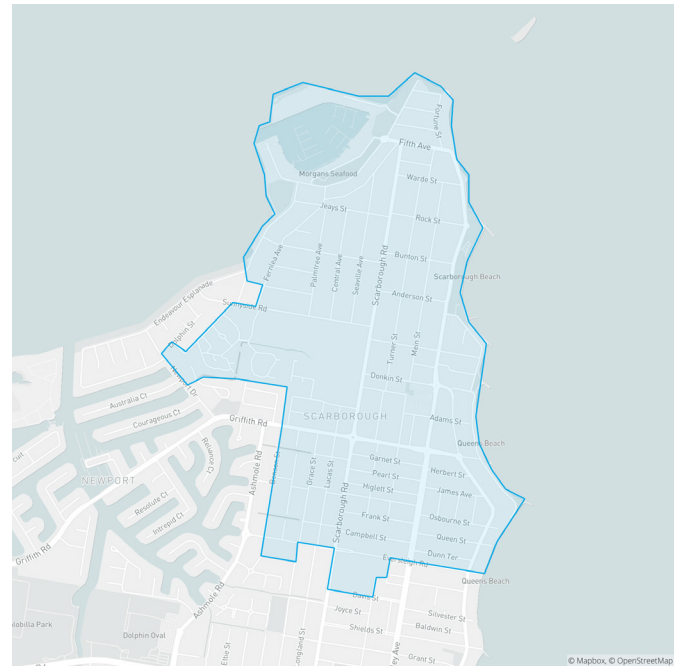


**RANKING: #25**

# Units - Scarborough, QLD 4020

## About the area

The size of Scarborough is approximately 3.3 square kilometres.  
 It has 13 parks covering nearly 2.7% of total area.  
 The population of Scarborough in 2011 was 7,985 people. By 2016 the population was 8,704 showing a population growth of 9.0% in the area during that time.  
 The predominant age group in Scarborough is 50-59 years. Households in Scarborough are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.  
 In general, people in Scarborough work in a professional occupation.  
 In 2011, 57% of the homes in Scarborough were owner-occupied compared with 60% in 2016.



## Property Value



**Bottom 25%**  
**\$453,149**



**Mid 50%**  
**\$533,197**



**Top 25%**  
**\$654,481**

## Current



**Annual Change Median Value**  
**19.5%**



**3 Year Change Median Value**  
**15.9%**



**5 Year Change Median Value**  
**32.9%**



**Number of Listings For Sale Last Month**  
**60**



**Number of Sales Last 12 Months**  
**81**



**Days on Market**  
**64**



**Vendor Discount**  
**-2.3%**

## Dwelling Types



**Houses**  
**55.3%**



**Units**  
**22.6%**

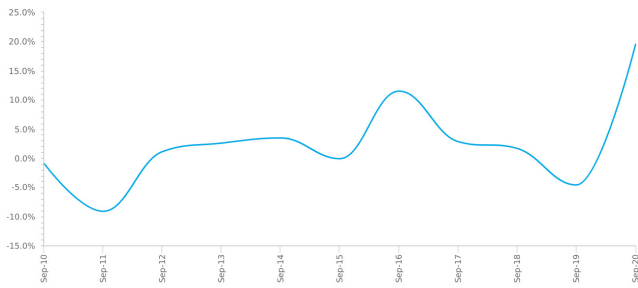


**Semi-Detached**  
**9.2%**

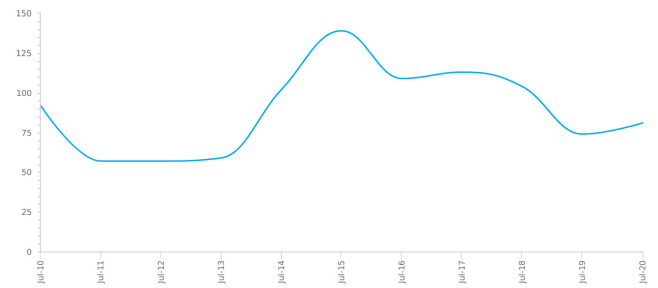
**Other**  
**12.9%**

## Market Performance

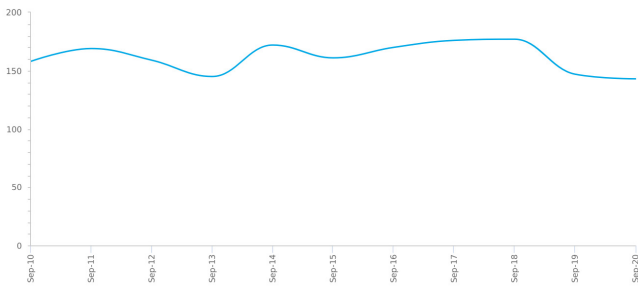
### Annual Change in Median Value



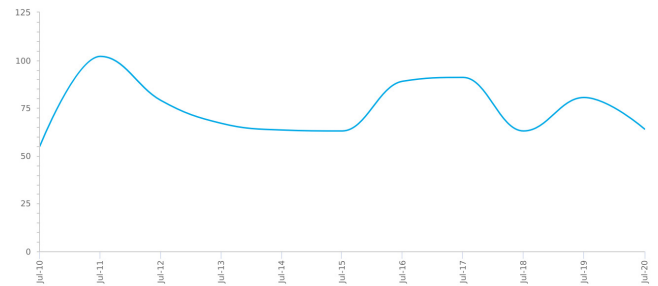
### Annual Sales Volume



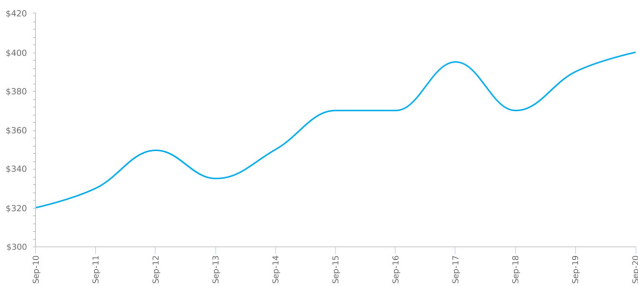
### Annual For Sale Listings



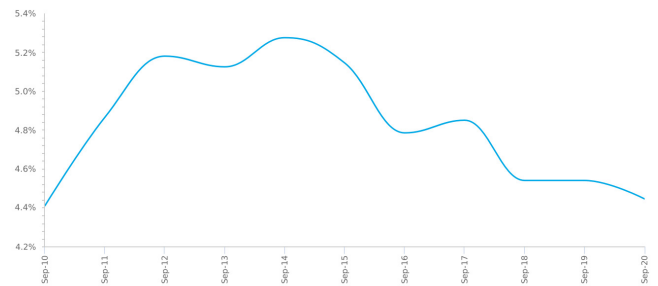
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**8704**



Age Group

50-59	15.8%
60-69	15.2%
40-49	14%



Median Weekly Household Income  
**\$966 /wk**



Education

Not Stated	28.2%
Primary School	28.1%
Secondary School	23.1%



Family Household Composition

Childless Couple	47.7%
Couple with Children	34.1%
Other	18.2%



Born in Australia/Overseas

Australia	68.7%
Overseas	31.3%



Occupation

Professional	20.4%
Clerical	16.3%
Trades	13.5%



Tenure

Renting	34.4%
Owns Outright	33.3%
Purchaser	26.7%

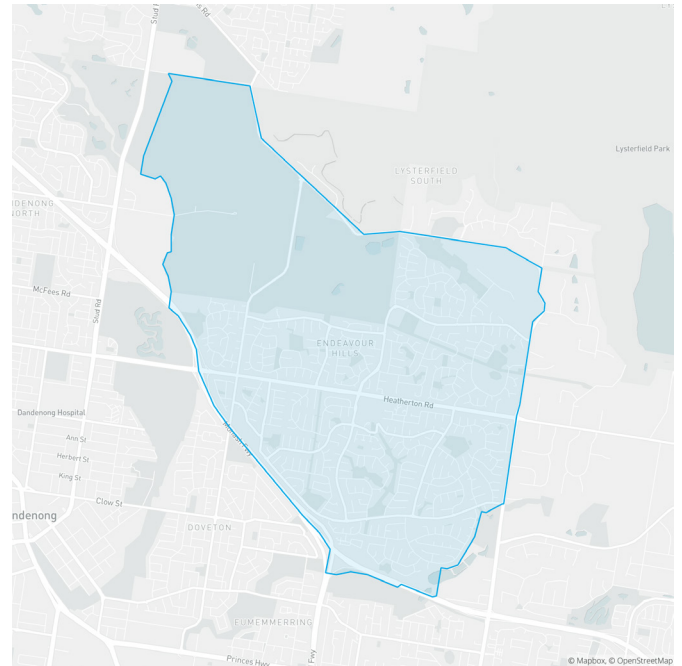


**RANKING: #26**

# Units - Endeavour Hills, VIC 3802

## About the area

The size of Endeavour Hills is approximately 15.5 square kilometres.  
 It has 101 parks covering nearly 10.6% of total area.  
 The population of Endeavour Hills in 2011 was 24,574 people. By 2016 the population was 24,290 showing a population decline of 1.2% in the area during that time.  
 The predominant age group in Endeavour Hills is 50-59 years. Households in Endeavour Hills are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.  
 In general, people in Endeavour Hills work in a professional occupation.  
 In 2011, 79.7% of the homes in Endeavour Hills were owner-occupied compared with 79.6% in 2016.



## Property Value



**Bottom 25%**  
**\$474,009**



**Mid 50%**  
**\$514,304**



**Top 25%**  
**\$582,536**

## Current



**Annual Change Median Value**  
**19.5%**



**3 Year Change Median Value**  
**11.1%**



**5 Year Change Median Value**  
**34.5%**



**Number of Listings For Sale Last Month**  
**10**



**Number of Sales Last 12 Months**  
**50**



**Days on Market**  
**41**



**Vendor Discount**  
**NA**

## Dwelling Types



**Houses**  
**83.5%**



**Units**  
**0%**



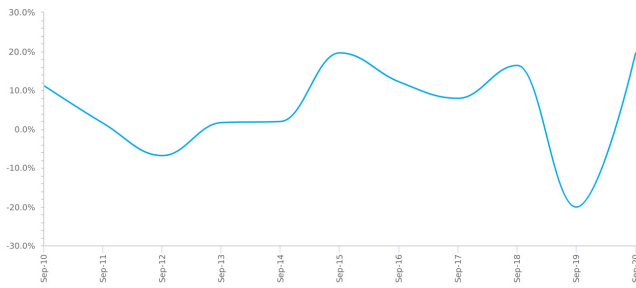
**Semi-Detached**  
**10.1%**

**Other**  
**6.4%**

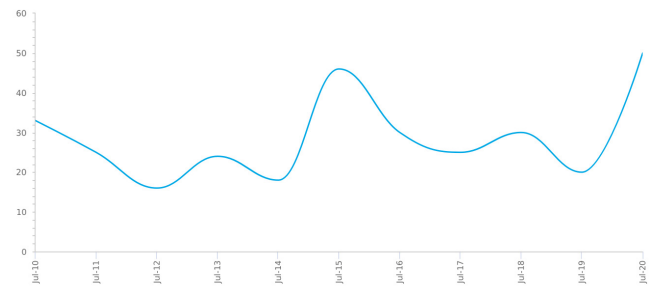


## Market Performance

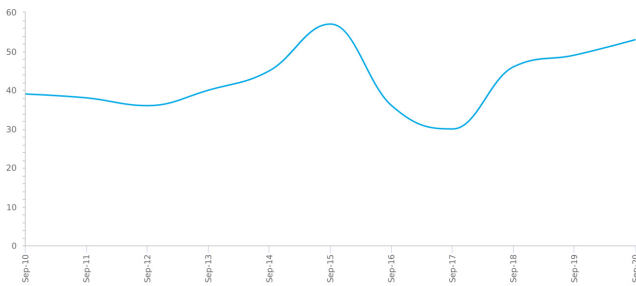
### Annual Change in Median Value



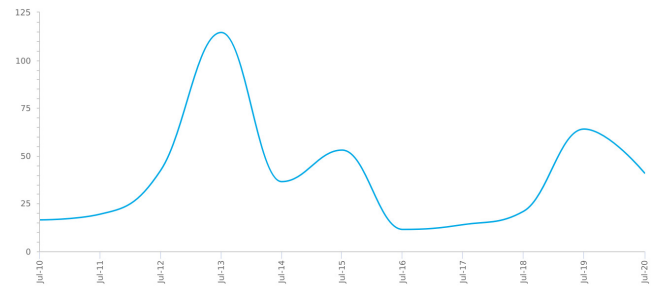
### Annual Sales Volume



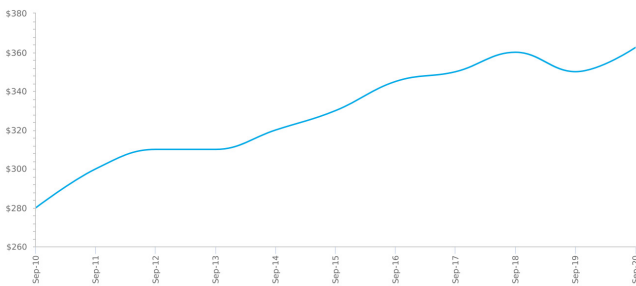
### Annual For Sale Listings



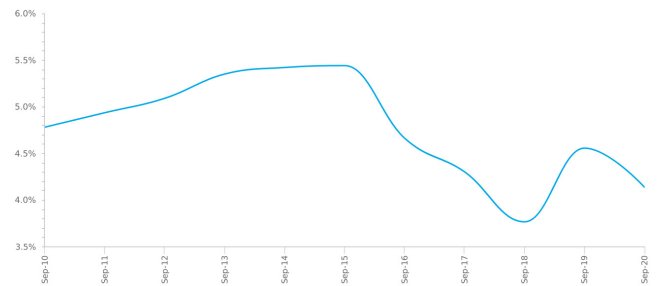
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**24290**



Age Group

50-59	14.9%
20-29	14.3%
30-39	13.4%



Median Weekly Household Income  
**\$1,321 /wk**



Education

Primary School	26.9%
Secondary School	23.1%
Not Stated	18.4%



Family Household Composition

Childless Couple	30.2%
Couple with Children	53%
Other	16.8%



Born in Australia/Overseas

Australia	46.8%
Overseas	53.2%



Occupation

Professional	17.8%
Trades	16%
Clerical	14.4%



Tenure

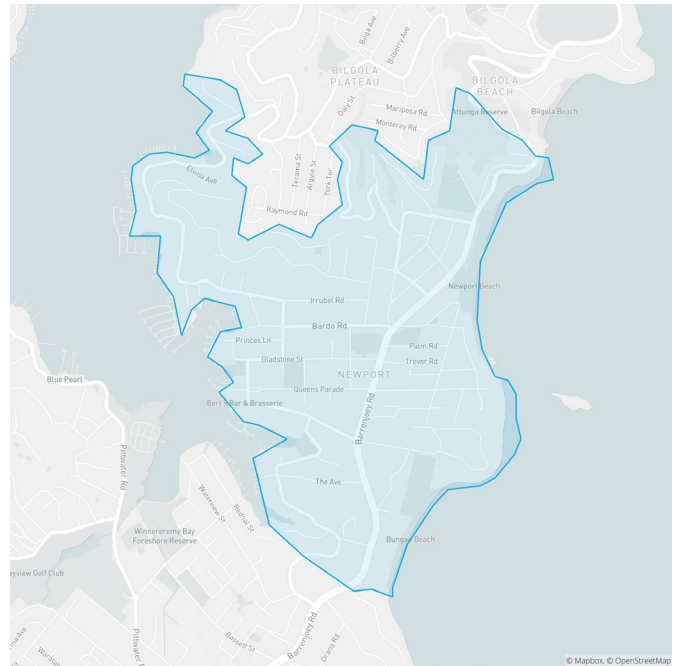
Purchaser	43.5%
Owns Outright	36.1%
Renting	17.5%

**RANKING: #27**

**Houses - Newport, NSW 2106**

**About the area**

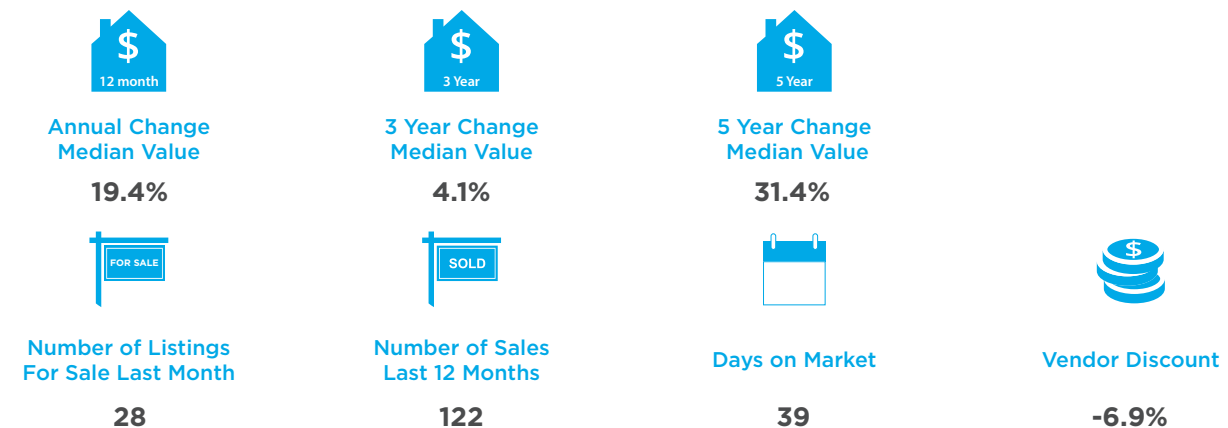
The size of Newport is approximately 3.8 square kilometres. It has 18 parks covering nearly 11.3% of total area. The population of Newport in 2011 was 9,036 people. By 2016 the population was 9,302 showing a population growth of 2.9% in the area during that time. The predominant age group in Newport is 50-59 years. Households in Newport are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Newport work in a professional occupation. In 2011, 72.5% of the homes in Newport were owner-occupied compared with 74.2% in 2016.



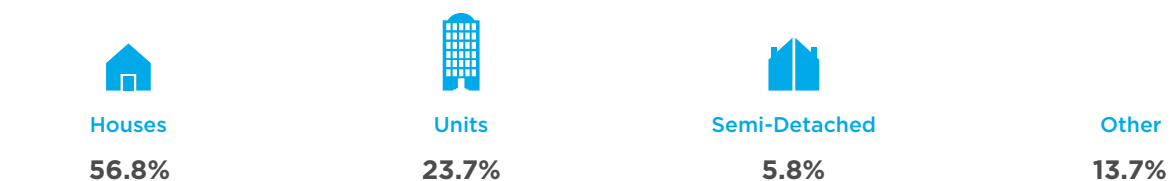
**Property Value**



**Current**

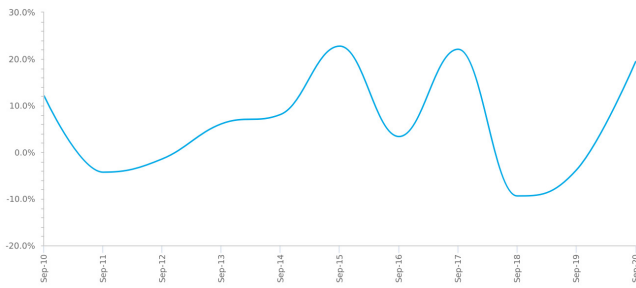


**Dwelling Types**

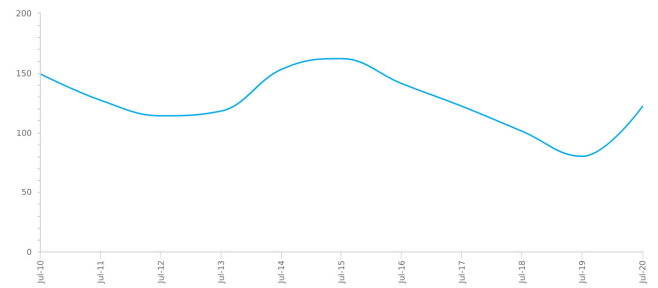


## Market Performance

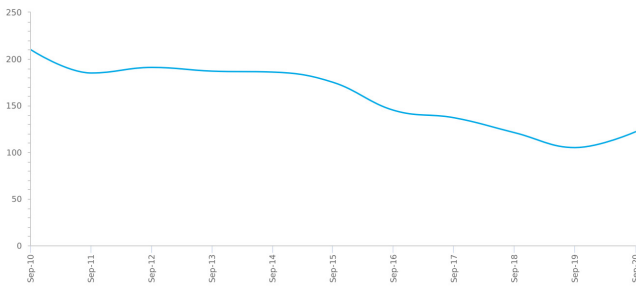
### Annual Change in Median Value



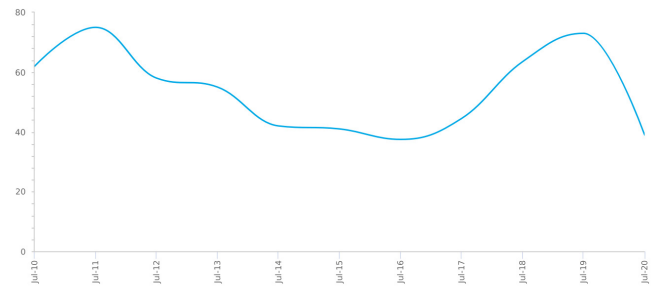
### Annual Sales Volume



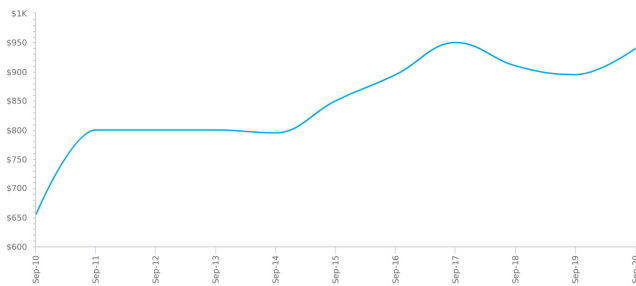
### Annual For Sale Listings



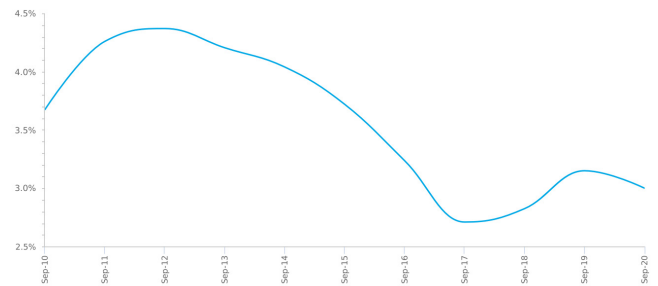
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population

**9302**



Age Group

**50-59 16.7%**  
**40-49 14.8%**  
**10-19 13.1%**



Median Weekly Household Income

**\$1,778 /wk**



Education

**Primary School 30.1%**  
**Secondary School 26.5%**  
**University 15.9%**



Family Household Composition

**Childless Couple 36.3%**  
**Couple with Children 49%**  
**Other 14.7%**



Born in Australia/Overseas

**Australia 74.3%**  
**Overseas 25.7%**



Occupation

**Professional 26.9%**  
**Managers 18.8%**  
**Clerical 12.9%**



Tenure

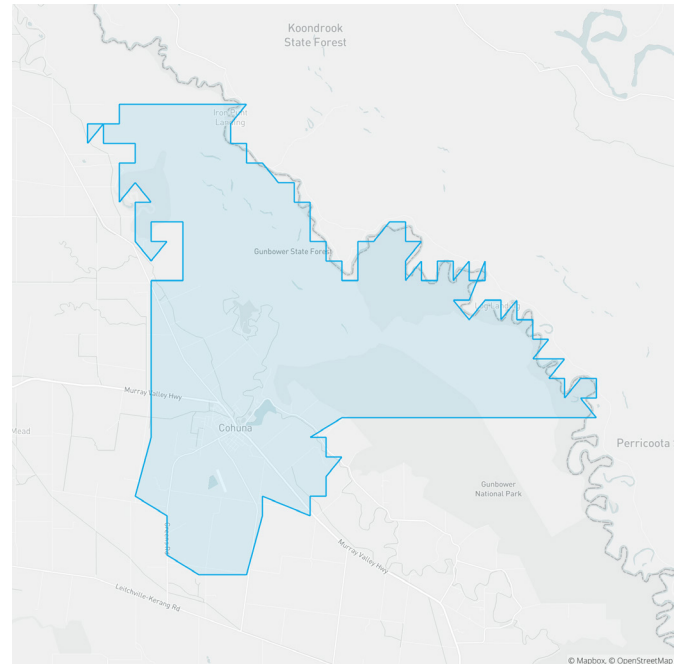
**Owns Outright 37.1%**  
**Purchaser 37.1%**  
**Renting 21.7%**

**RANKING: #28**

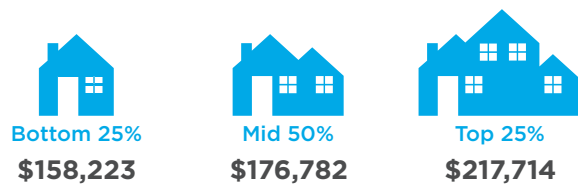
**Houses - Cohuna, VIC 3568**

**About the area**

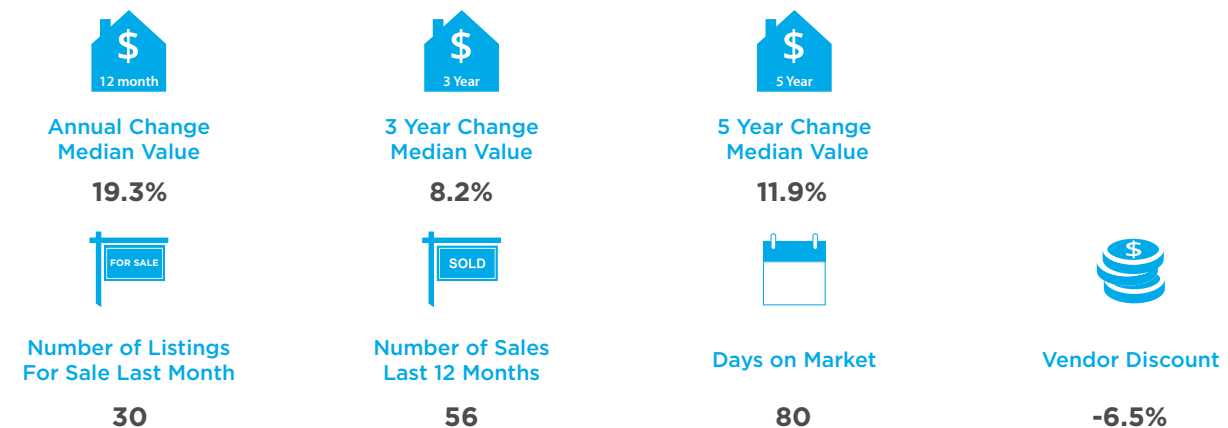
The size of Cohuna is approximately 160.9 square kilometres. It has 3 parks covering nearly 17.7% of total area. The population of Cohuna in 2011 was 2,313 people. By 2016 the population was 2,416 showing a population growth of 4.5% in the area during that time. The predominant age group in Cohuna is 60-69 years. Households in Cohuna are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Cohuna work in a managers occupation. In 2011, 73.7% of the homes in Cohuna were owner-occupied compared with 77.6% in 2016.



**Property Value**



**Current**

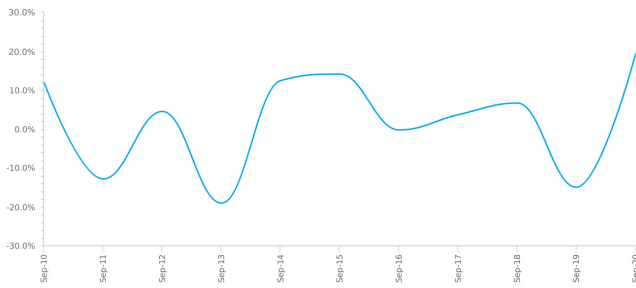


**Dwelling Types**

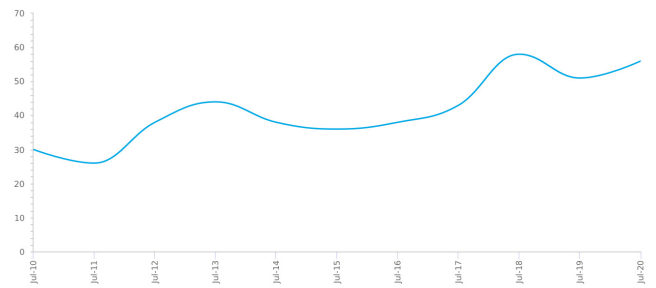


## Market Performance

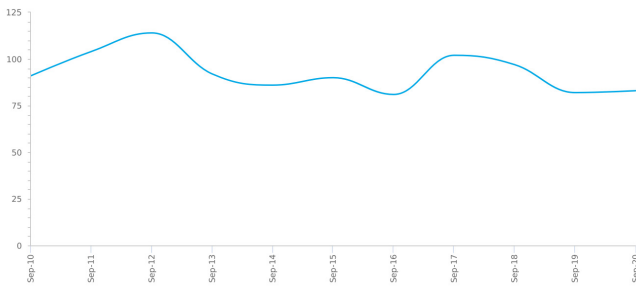
### Annual Change in Median Value



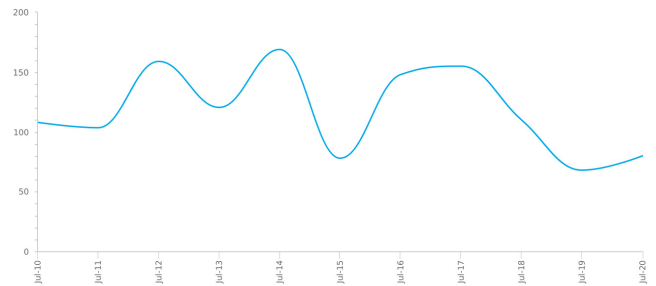
### Annual Sales Volume



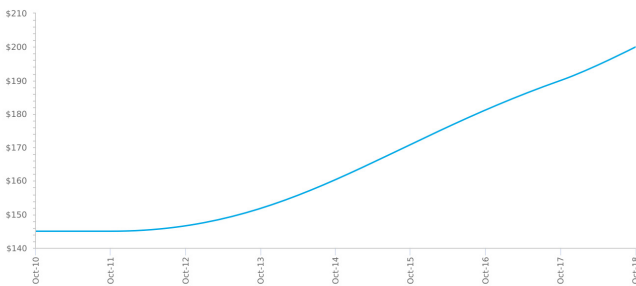
### Annual For Sale Listings



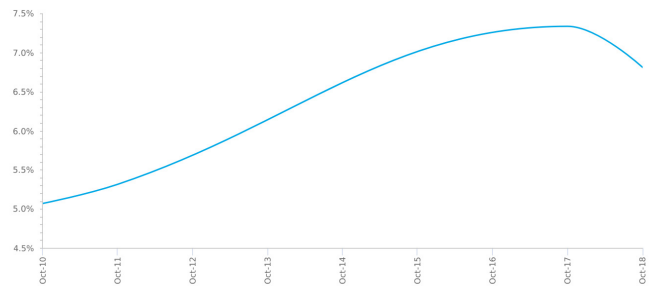
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**2416**



Age Group

60-69	17.2%
70-79	14%
50-59	12.6%



Median Weekly Household Income  
**\$813 /wk**



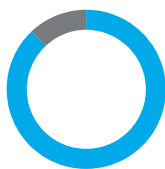
Education

Not Stated	31.8%
Primary School	27.9%
Secondary School	25.8%



Family Household Composition

Childless Couple	53.5%
Couple with Children	33.4%
Other	13.1%



Born in Australia/Overseas

Australia	88%
Overseas	12%



Occupation

Managers	19%
Trades	14.8%
Professional	13.2%



Tenure

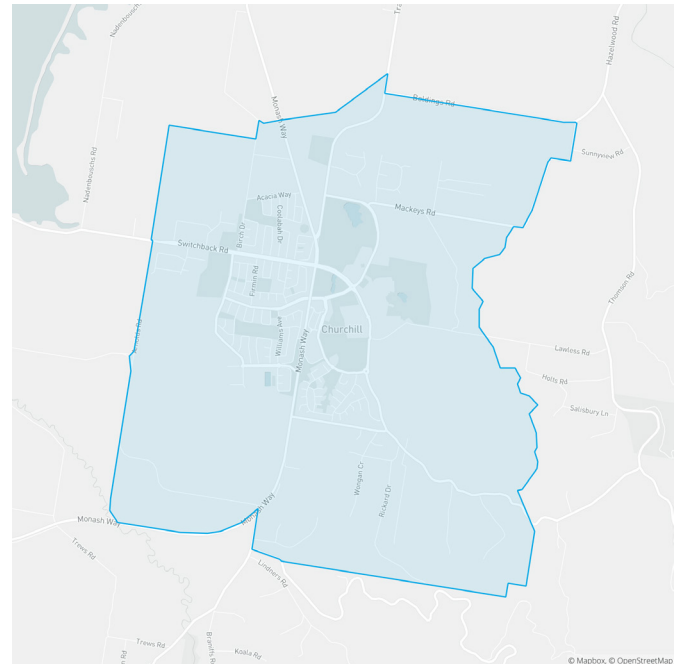
Owns Outright	49.9%
Purchaser	27.7%
Renting	18.6%

**RANKING: #29**

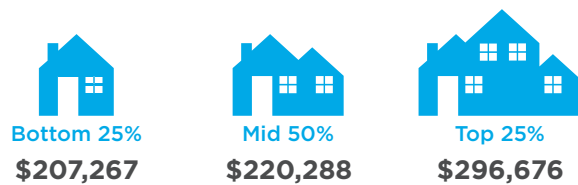
# Houses - Churchill, VIC 3842

## About the area

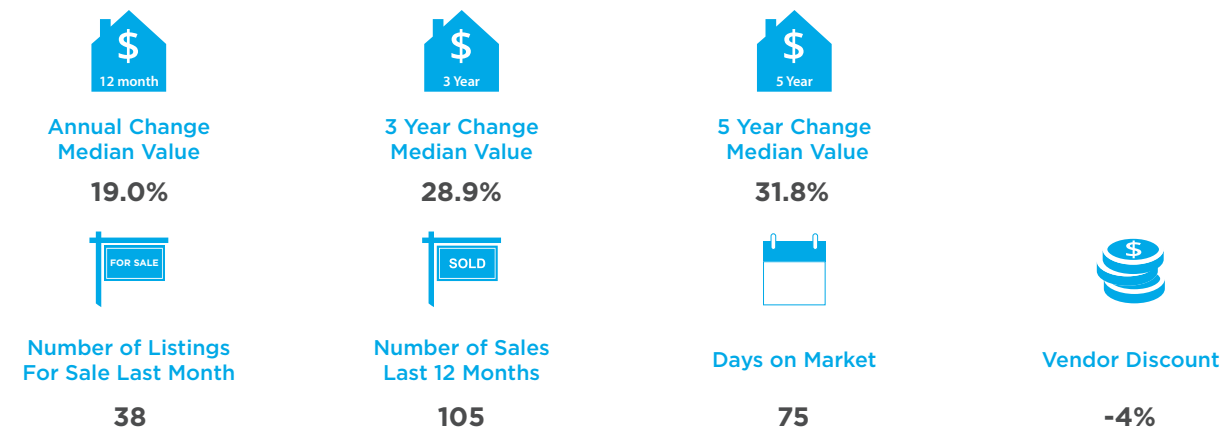
The size of Churchill is approximately 21.2 square kilometres. It has 9 parks covering nearly 3.8% of total area. The population of Churchill in 2011 was 4,943 people. By 2016 the population was 4,772 showing a population decline of 3.5% in the area during that time. The predominant age group in Churchill is 20-29 years. Households in Churchill are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Churchill work in a trades occupation. In 2011, 68.5% of the homes in Churchill were owner-occupied compared with 65.6% in 2016.



## Property Value



## Current

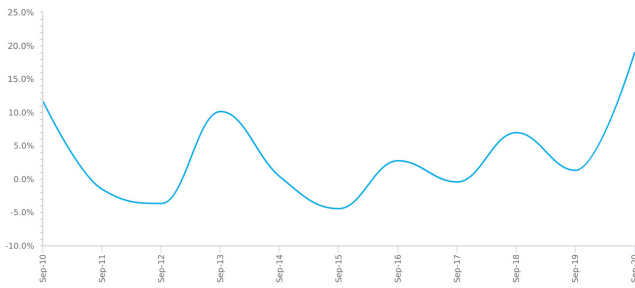


## Dwelling Types

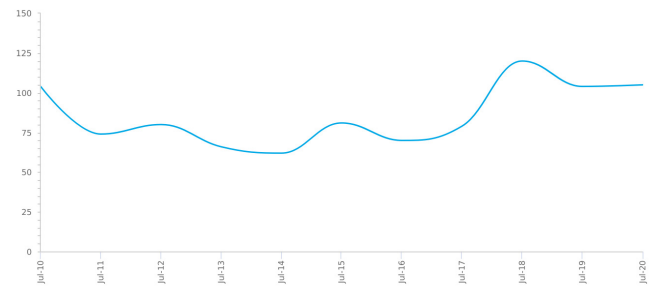


## Market Performance

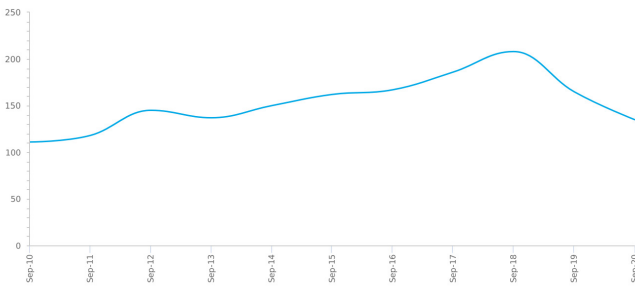
### Annual Change in Median Value



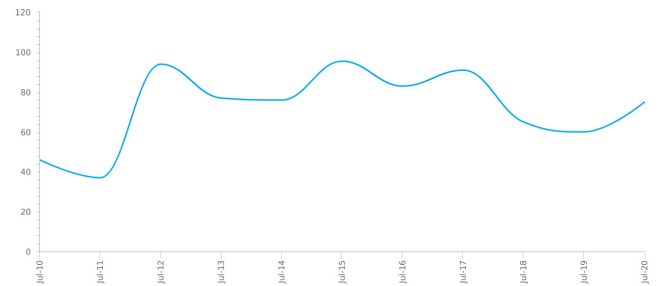
### Annual Sales Volume



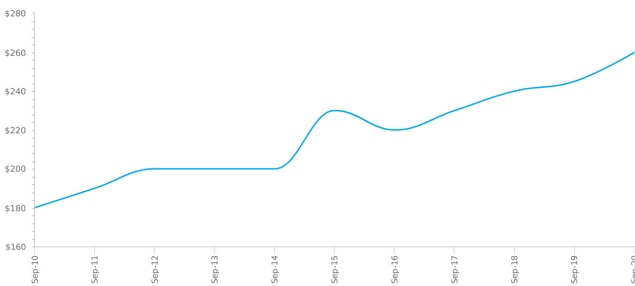
### Annual For Sale Listings



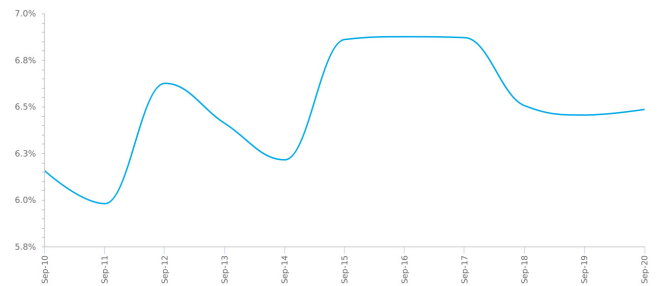
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**4772**



Age Group

20-29	16.8%
60-69	13.5%
0-9	12.6%



Median Weekly Household Income  
**\$905 /wk**



Education

Not Stated	32.1%
Primary School	20.4%
University	19.3%



Family Household Composition

Childless Couple	42%
Couple with Children	33.6%
Other	24.4%



Born in Australia/Overseas

Australia	75.5%
Overseas	24.5%



Occupation

Trades	16.7%
Professional	15%
Labourer	13.3%



Tenure

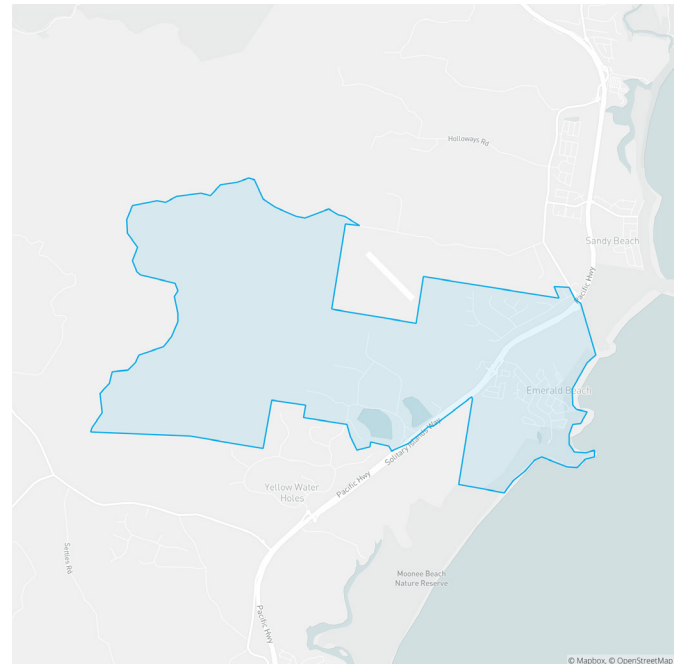
Owns Outright	34.9%
Purchaser	30.7%
Renting	30.6%

**RANKING: #30**

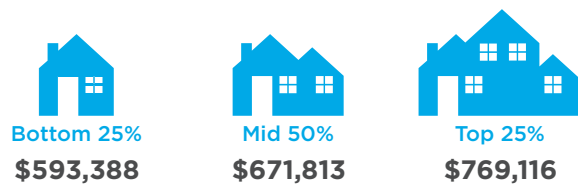
**Houses - Emerald Beach, NSW 2456**

**About the area**

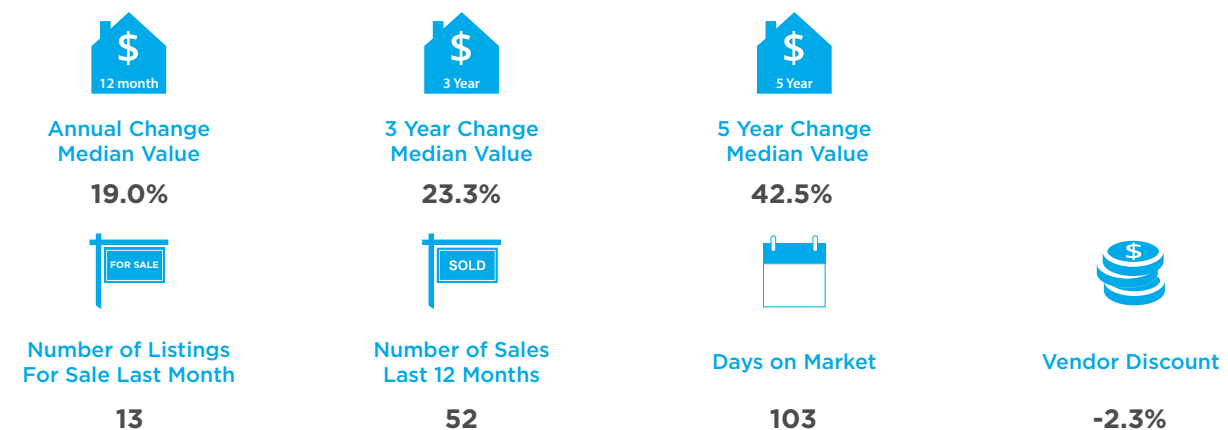
The size of Emerald Beach is approximately 14.8 square kilometres.  
 It has 4 parks covering nearly 55.7% of total area.  
 The population of Emerald Beach in 2011 was 2,135 people. By 2016 the population was 2,220 showing a population growth of 4.0% in the area during that time.  
 The predominant age group in Emerald Beach is 40-49 years.  
 Households in Emerald Beach are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.  
 In general, people in Emerald Beach work in a professional occupation.  
 In 2011, 75.9% of the homes in Emerald Beach were owner-occupied compared with 76.8% in 2016.



**Property Value**



**Current**



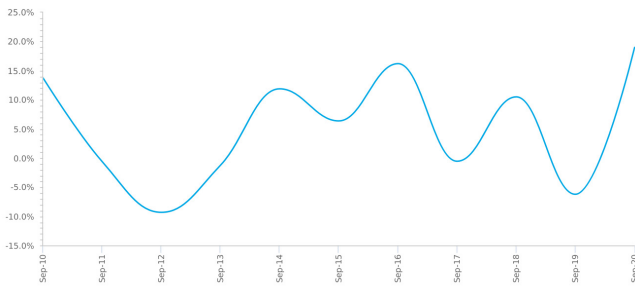
**Dwelling Types**



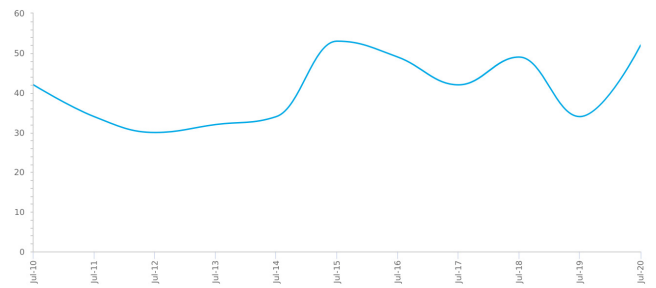


## Market Performance

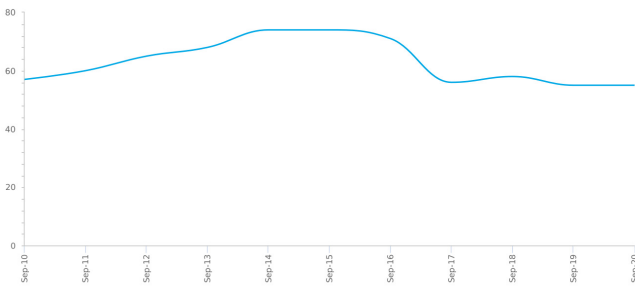
### Annual Change in Median Value



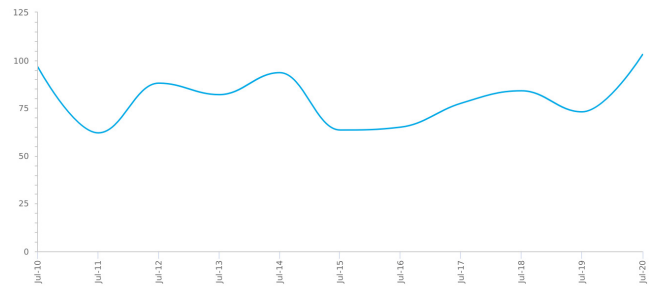
### Annual Sales Volume



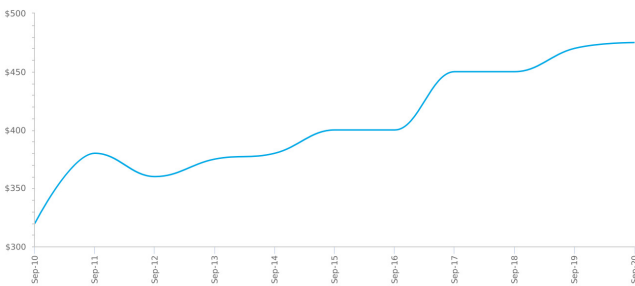
### Annual For Sale Listings



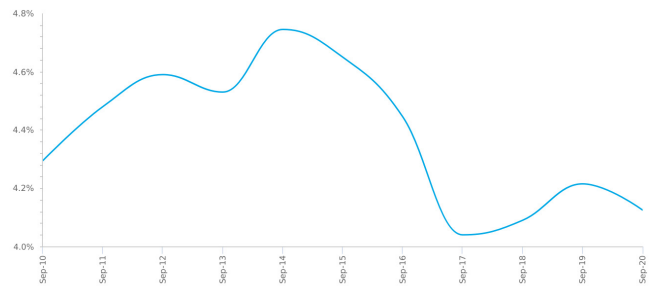
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**2220**



Age Group

40-49	15.5%
50-59	14.8%
10-19	14.5%



Median Weekly Household Income  
**\$1,183 /wk**



Education

Primary School	33.5%
Secondary School	25.8%
Not Stated	15.7%



Family Household Composition

Childless Couple	41.9%
Couple with Children	44.1%
Other	14%



Born in Australia/Overseas

Australia	82.1%
Overseas	17.9%



Occupation

Professional	23.4%
Trades	14.8%
Clerical	13.8%



Tenure

Purchaser	40.3%
Owns Outright	36.5%
Renting	19.4%

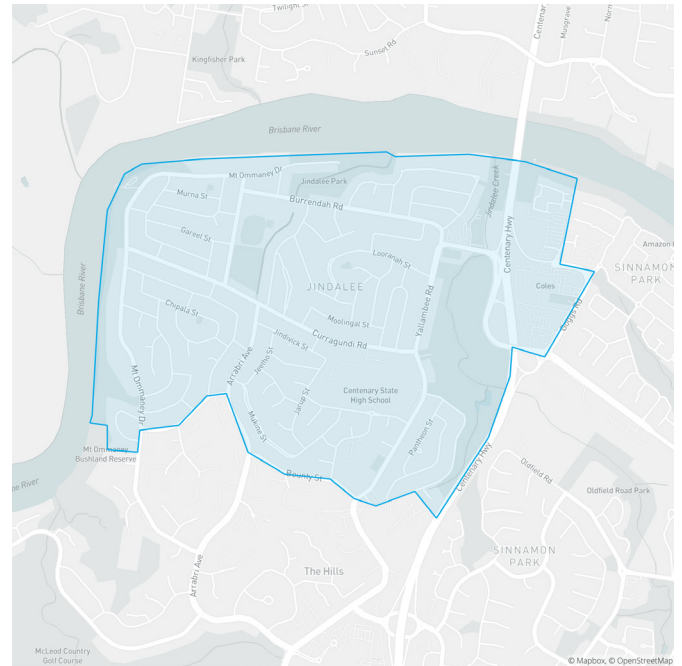
**RANKING: #31**



## Houses - Jindalee, QLD 4074

### About the area

The size of Jindalee is approximately 3.1 square kilometres. It has 10 parks covering nearly 9.2% of total area. The population of Jindalee in 2011 was 5,111 people. By 2016 the population was 5,295 showing a population growth of 3.6% in the area during that time. The predominant age group in Jindalee is 40-49 years. Households in Jindalee are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Jindalee work in a professional occupation. In 2011, 80% of the homes in Jindalee were owner-occupied compared with 79.2% in 2016.



### Property Value



**Bottom 25%**  
**\$597,463**



**Mid 50%**  
**\$647,352**



**Top 25%**  
**\$704,630**

### Current



**Annual Change Median Value**  
**18.9%**



**3 Year Change Median Value**  
**16.6%**



**5 Year Change Median Value**  
**19.1%**



**Number of Listings For Sale Last Month**  
**29**



**Number of Sales Last 12 Months**  
**93**



**Days on Market**  
**23**



**Vendor Discount**  
**-4%**

### Dwelling Types



**Houses**  
**90.4%**



**Units**  
**0.5%**



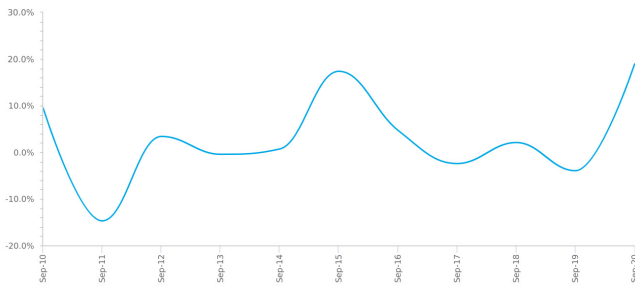
**Semi-Detached**  
**3.8%**



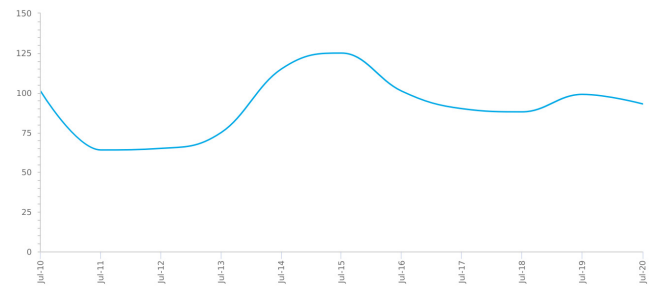
**Other**  
**5.3%**

## Market Performance

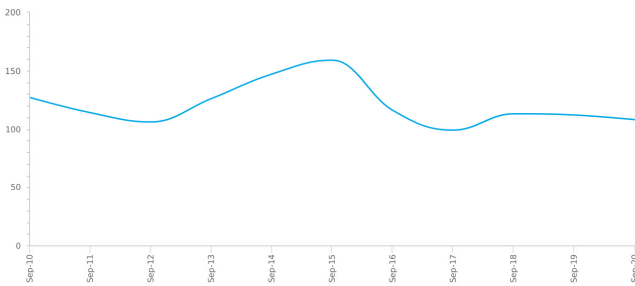
### Annual Change in Median Value



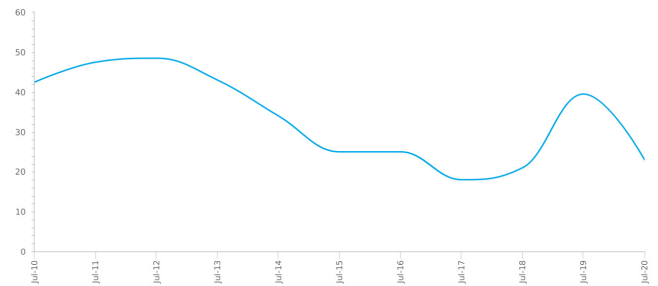
### Annual Sales Volume



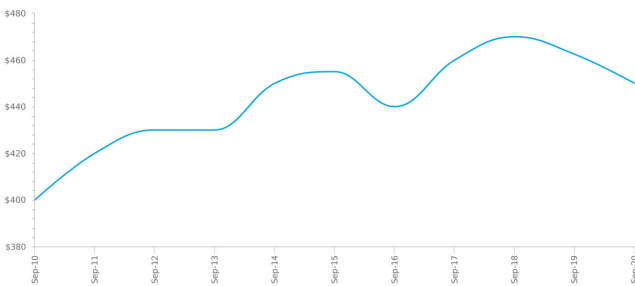
### Annual For Sale Listings



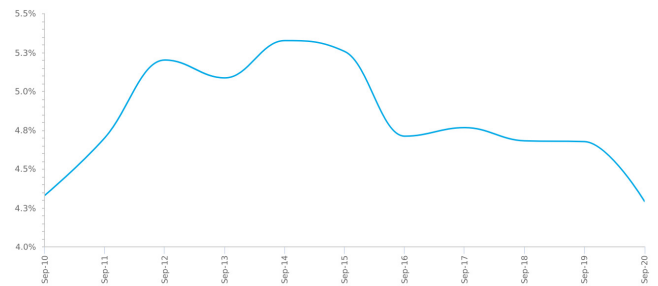
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population

**5295**



Age Group

**40-49 15.5%**

**30-39 14.5%**

**0-9 13.5%**



Median Weekly Household Income

**\$1,745 /wk**



Education

**Primary School 32.3%**

**Secondary School 25.1%**

**University 19.6%**



Family Household Composition

**Childless Couple 35.9%**

**Couple with Children 48%**

**Other 16.1%**



Born in Australia/Overseas

**Australia 69.2%**

**Overseas 30.8%**



Occupation

**Professional 28.9%**

**Clerical 16%**

**Managers 14.1%**



Tenure

**Purchaser 44.3%**

**Owns Outright 34.9%**

**Renting 19.5%**

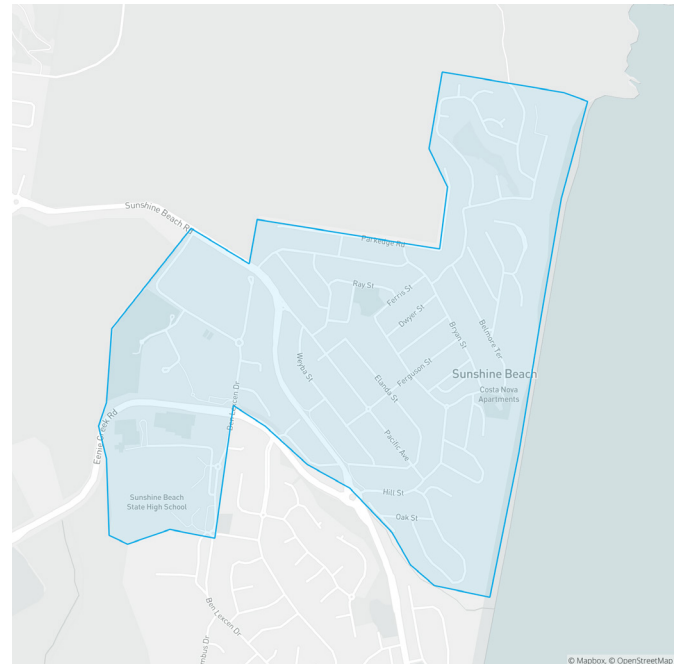


**RANKING: #32**

# Units - Sunshine Beach, QLD 4567

## About the area

The size of Sunshine Beach is approximately 1.9 square kilometres.  
 It has 7 parks covering nearly 11% of total area.  
 The population of Sunshine Beach in 2011 was 2,287 people. By 2016 the population was 2,458 showing a population growth of 7.5% in the area during that time.  
 The predominant age group in Sunshine Beach is 50-59 years. Households in Sunshine Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.  
 In general, people in Sunshine Beach work in a professional occupation.  
 In 2011, 55.7% of the homes in Sunshine Beach were owner-occupied compared with 60% in 2016.



## Property Value



**Bottom 25%**  
**\$629,120**



**Mid 50%**  
**\$765,123**



**Top 25%**  
**\$937,939**

## Current



**Annual Change Median Value**  
**18.7%**



**3 Year Change Median Value**  
**42.3%**



**5 Year Change Median Value**  
**47.4%**



**Number of Listings For Sale Last Month**  
**24**



**Number of Sales Last 12 Months**  
**68**



**Days on Market**  
**64**



**Vendor Discount**  
**-3.8%**

## Dwelling Types



**Houses**  
**35.7%**



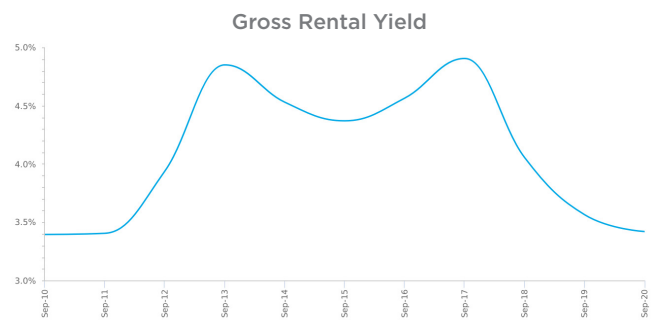
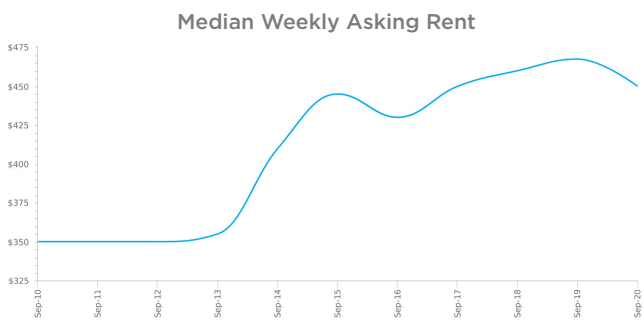
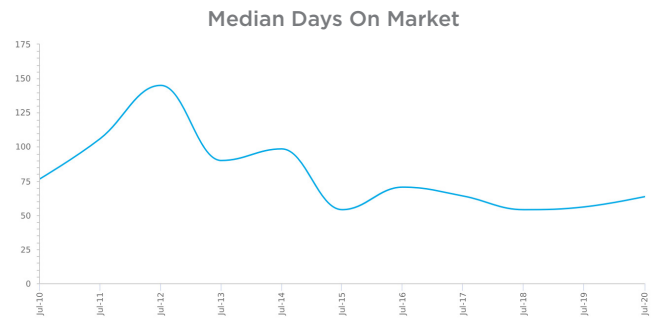
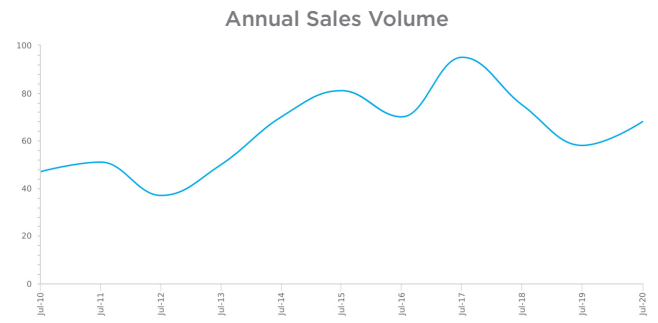
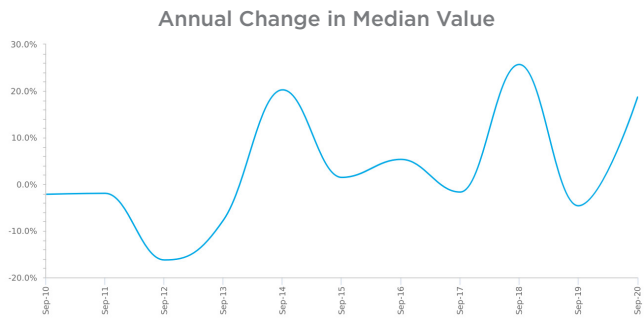
**Units**  
**16.1%**



**Semi-Detached**  
**8.7%**

**Other**  
**39.5%**

## Market Performance



## People



Population  
**2458**



Age Group

50-59	17.1%
60-69	16.3%
40-49	14.8%



Median Weekly Household Income  
**\$1,340 /wk**



Education

Not Stated	33%
Primary School	25.5%
Secondary School	22.3%



Family Household Composition

Childless Couple **48.9%**  
Couple with Children **32.5%**  
Other **18.6%**



Born in Australia/Overseas

Australia **67.2%**  
Overseas **32.8%**



Occupation

Professional **24%**  
Trades **14.9%**  
Managers **14.5%**



Tenure

Renting **36.8%**  
Owns Outright **34.4%**  
Purchaser **25.6%**

**RANKING: #33**

**Houses - Bilgola Plateau, NSW 2107**
**About the area**

The size of Bilgola Plateau is approximately 1.3 square kilometres.

It has 9 parks covering nearly 4.9% of total area.

The population of Bilgola Plateau in 2011 was 3,863 people.

By 2016 the population was 3,517 showing a population decline of 9.0% in the area during that time.

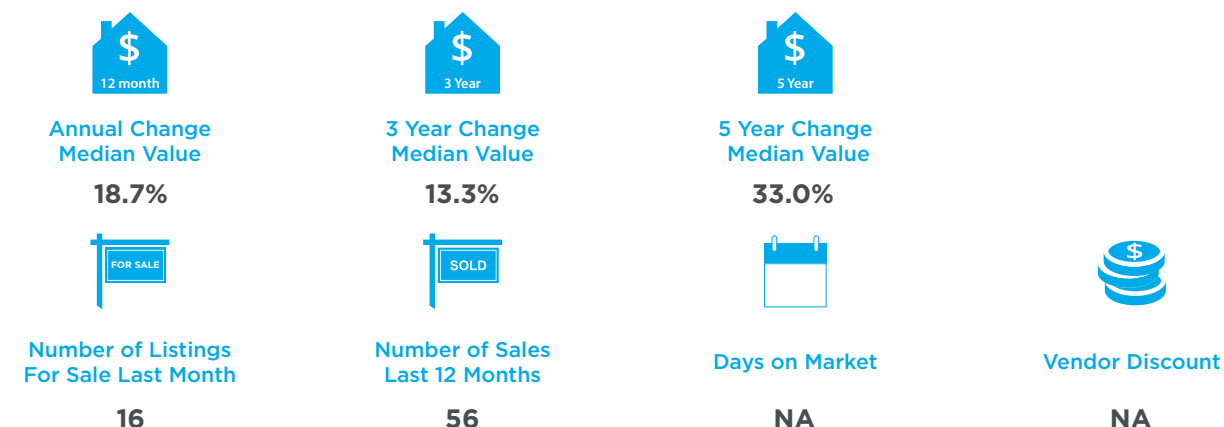
The predominant age group in Bilgola Plateau is 40-49 years.

Households in Bilgola Plateau are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments.

In general, people in Bilgola Plateau work in a professional occupation.

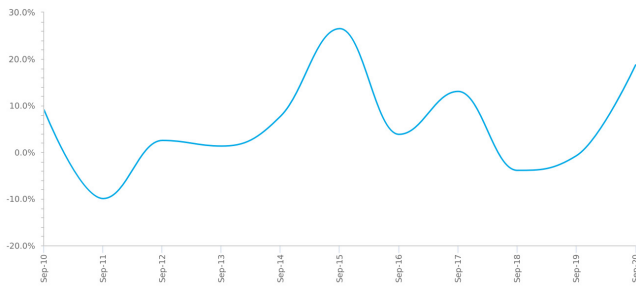
In 2011, 87.8% of the homes in Bilgola Plateau were owner-occupied compared with 89.2% in 2016.

**Property Value**

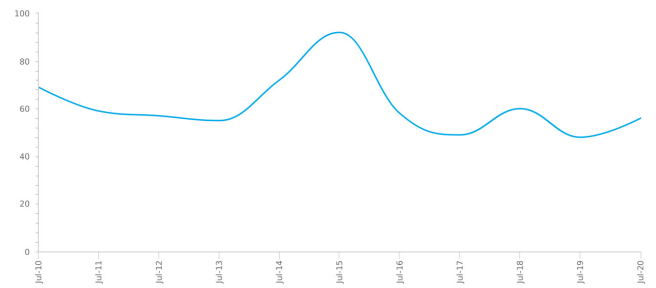
**Current**

**Dwelling Types**


## Market Performance

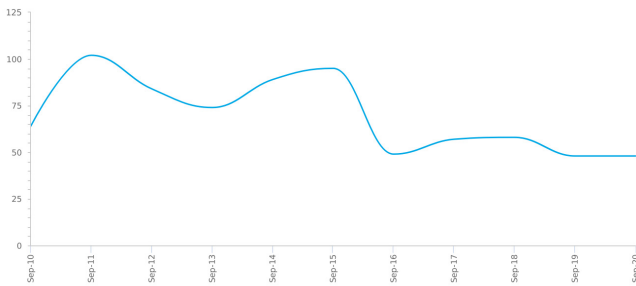
### Annual Change in Median Value



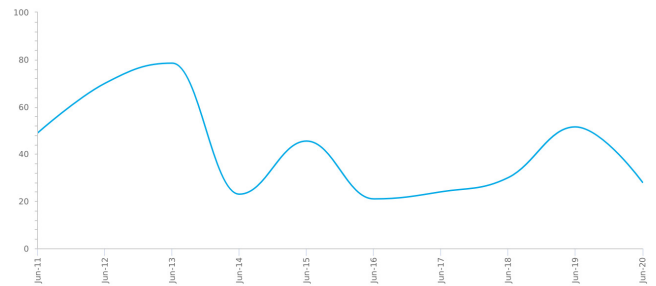
### Annual Sales Volume



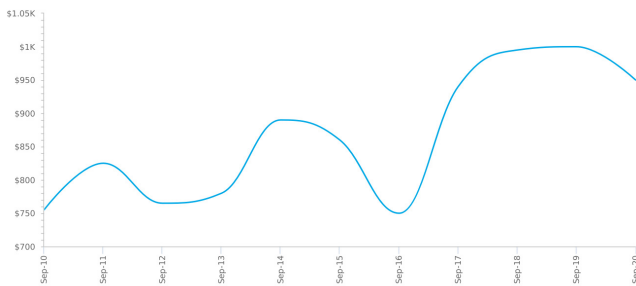
### Annual For Sale Listings



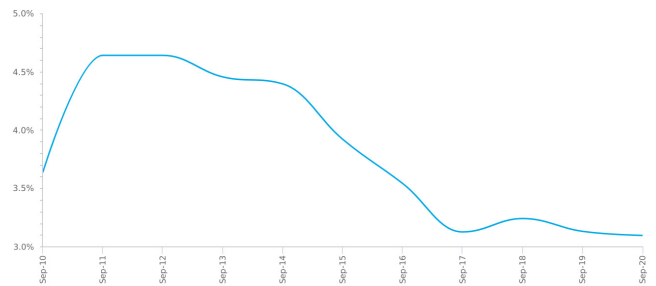
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population

**3517**



Age Group

**40-49 15.9%**

**50-59 15.7%**

**0-9 14.7%**



Median Weekly Household Income

**\$2,399 /wk**



Education

**Primary School 38.9%**

**Secondary School 24.4%**

**University 11.9%**



Family Household Composition

**Childless Couple 34.7%**

**Couple with Children 55.3%**

**Other 10%**



Born in Australia/Overseas

**Australia 71%**

**Overseas 29%**



Occupation

**Professional 30.6%**

**Managers 20%**

**Clerical 13.3%**



Tenure

**Purchaser 46.9%**

**Owns Outright 42.3%**

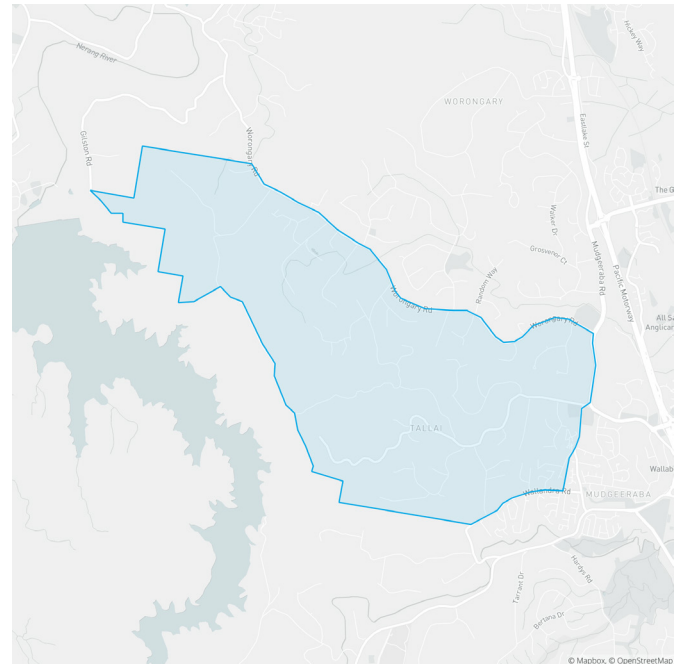
**Renting 9.4%**

**RANKING: #34**

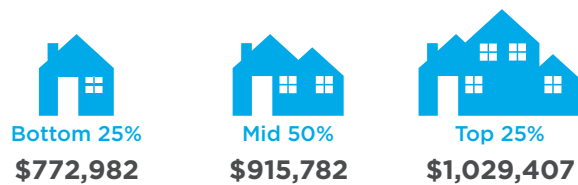
**Houses - Tallai, QLD 4213**

**About the area**

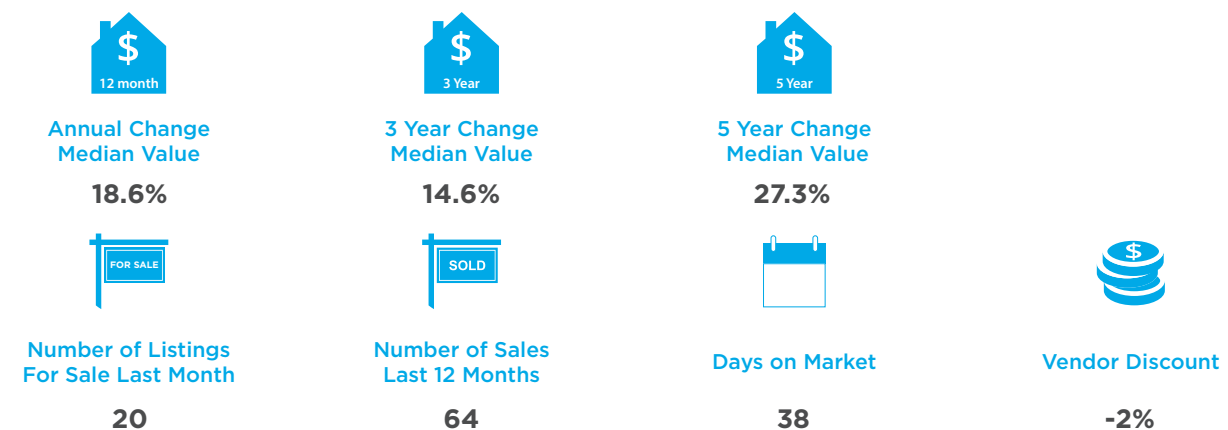
The size of Tallai is approximately 13 square kilometres. It has 14 parks covering nearly 5.5% of total area. The population of Tallai in 2011 was 3,765 people. By 2016 the population was 4,138 showing a population growth of 9.9% in the area during that time. The predominant age group in Tallai is 50-59 years. Households in Tallai are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Tallai work in a professional occupation. In 2011, 85% of the homes in Tallai were owner-occupied compared with 77.8% in 2016.



**Property Value**



**Current**



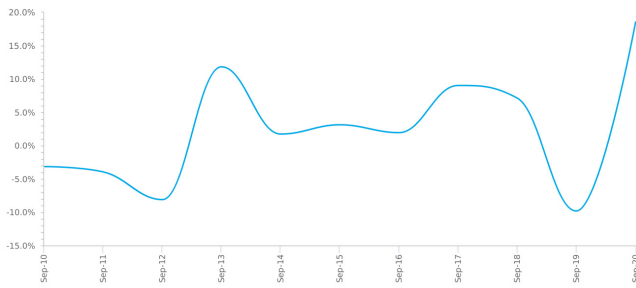
**Dwelling Types**



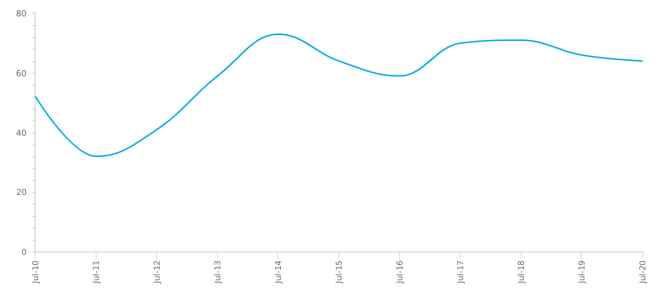


## Market Performance

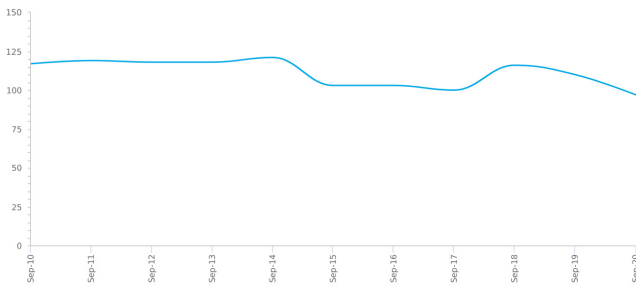
### Annual Change in Median Value



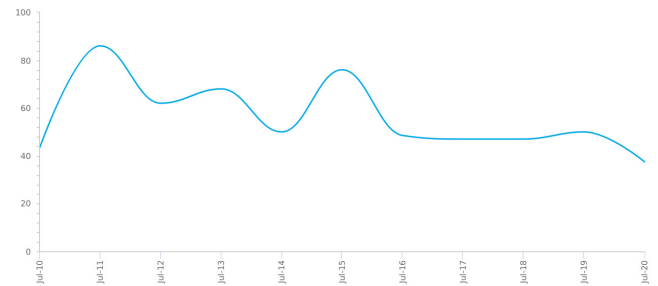
### Annual Sales Volume



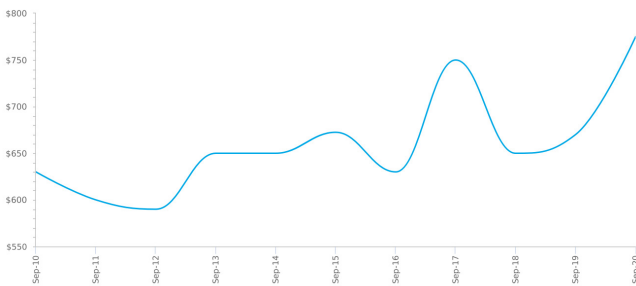
### Annual For Sale Listings



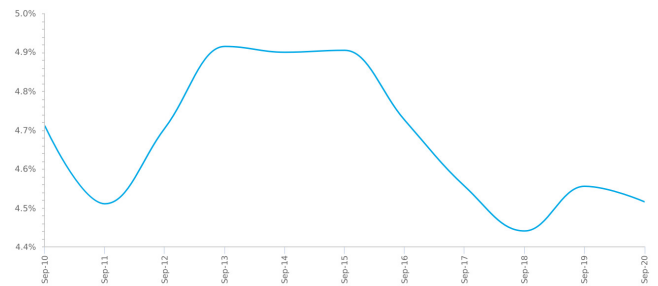
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**4138**



Age Group

50-59	15.6%
40-49	14.4%
10-19	13.4%



Median Weekly Household Income  
**\$1,369 /wk**



Education

Not Stated	33.7%
Primary School	24.7%
Secondary School	21.9%



Family Household Composition

Childless Couple	36.8%
Couple with Children	49.4%
Other	13.8%



Born in Australia/Overseas

Australia	62.7%
Overseas	37.3%



Occupation

Professional	24.5%
Trades	15.5%
Managers	13%



Tenure

Purchaser	44.4%
Owns Outright	33.4%
Not Stated	11.4%

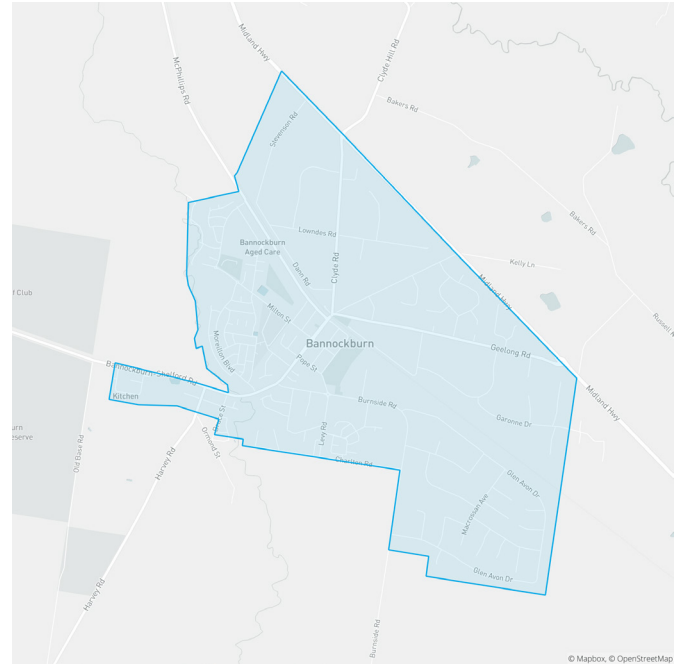
**RANKING: #35**



# Houses - Bannockburn, VIC 3331

## About the area

The size of Bannockburn is approximately 82.7 square kilometres. It has 3 parks covering nearly 4% of total area. The population of Bannockburn in 2011 was 3,513 people. By 2016 the population was 5,256 showing a population growth of 49.6% in the area during that time. The predominant age group in Bannockburn is 0-9 years. Households in Bannockburn are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bannockburn work in a trades occupation. In 2011, 86.8% of the homes in Bannockburn were owner-occupied compared with 84.4% in 2016.



## Property Value



**Bottom 25%**  
**\$480,420**



**Mid 50%**  
**\$532,814**



**Top 25%**  
**\$661,363**

## Current



**Annual Change Median Value**  
**18.2%**



**3 Year Change Median Value**  
**22.2%**



**5 Year Change Median Value**  
**36.6%**



**Number of Listings For Sale Last Month**  
**18**



**Number of Sales Last 12 Months**  
**76**



**Days on Market**  
**28**



**Vendor Discount**  
**-1.5%**

## Dwelling Types



**Houses**  
**93.2%**



**Units**  
**0.2%**

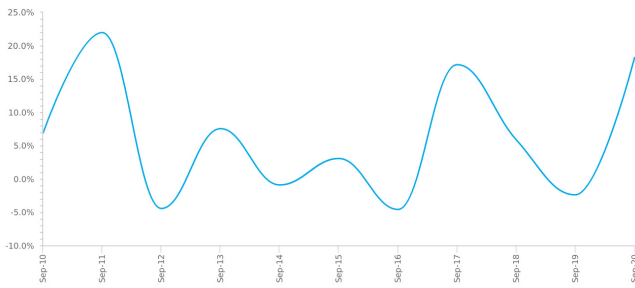


**Semi-Detached**  
**0.2%**

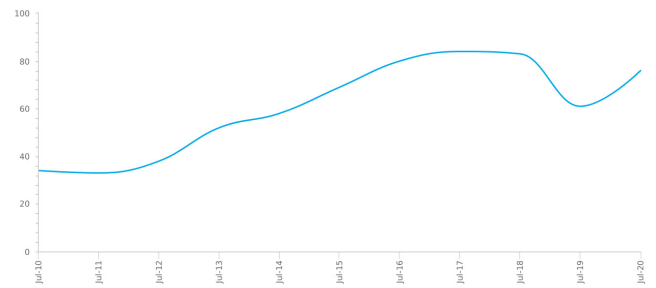
**Other**  
**6.4%**

## Market Performance

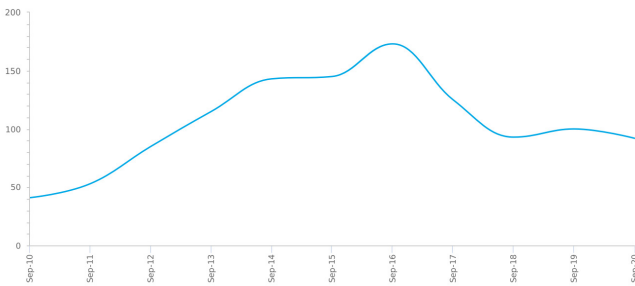
### Annual Change in Median Value



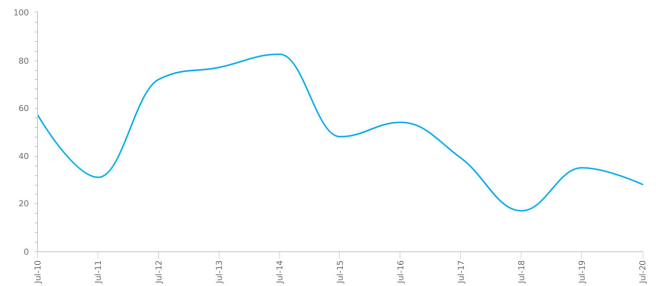
### Annual Sales Volume



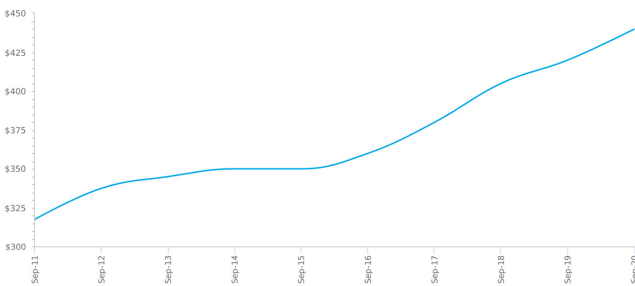
### Annual For Sale Listings



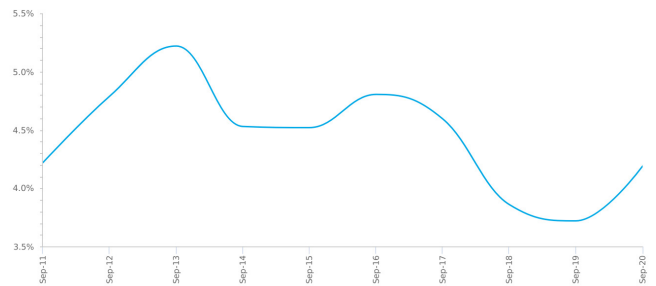
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**5256**



Age Group

0-9	17.3%
30-39	15.2%
10-19	14.8%



Median Weekly Household Income  
**\$1,493 /wk**



Education

Primary School	35.1%
Secondary School	23.2%
Not Stated	19.3%



Family Household Composition

Childless Couple	33.8%
Couple with Children	53.5%
Other	12.7%



Born in Australia/Overseas

Australia	85.1%
Overseas	14.9%



Occupation

Trades	20%
Professional	14.8%
Clerical	13.2%



Tenure

Purchaser	58%
Owns Outright	26.4%
Renting	13.4%

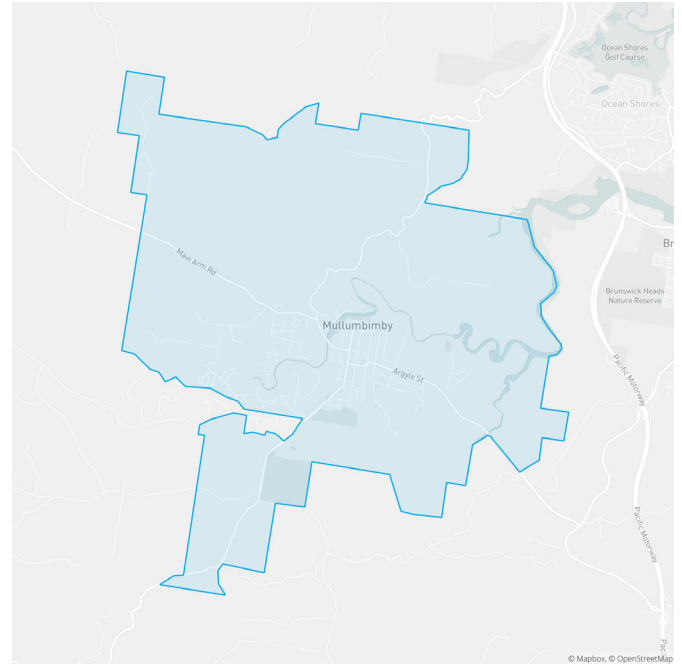
**RANKING: #36**



## Houses - Mullumbimby, NSW 2482

### About the area

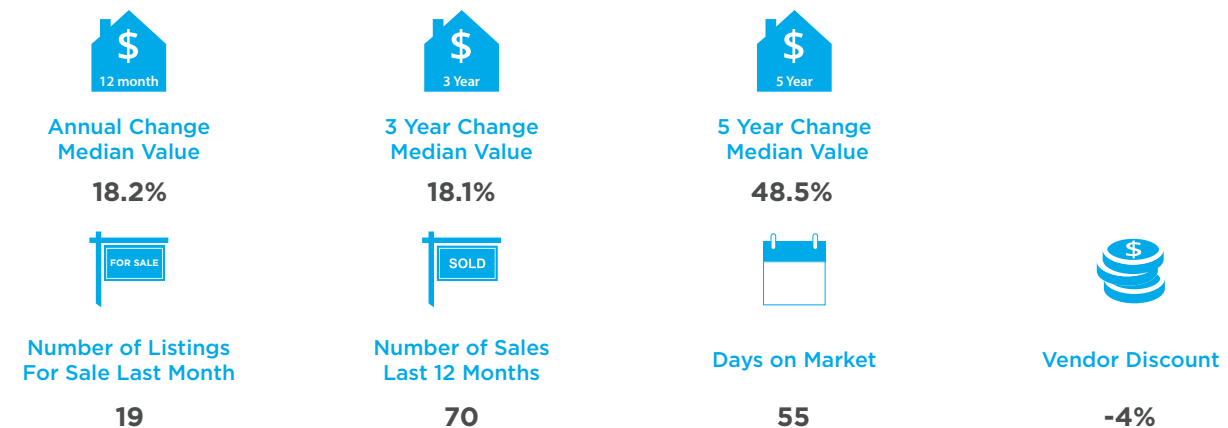
The size of Mullumbimby is approximately 27.6 square kilometres. It has 4 parks covering nearly 0.7% of total area. The population of Mullumbimby in 2011 was 3,171 people. By 2016 the population was 3,600 showing a population growth of 13.5% in the area during that time. The predominant age group in Mullumbimby is 50-59 years. Households in Mullumbimby are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Mullumbimby work in a professional occupation. In 2011, 66.7% of the homes in Mullumbimby were owner-occupied compared with 65.8% in 2016.



### Property Value



### Current

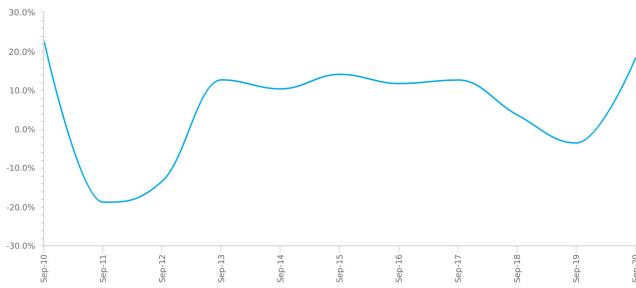


### Dwelling Types

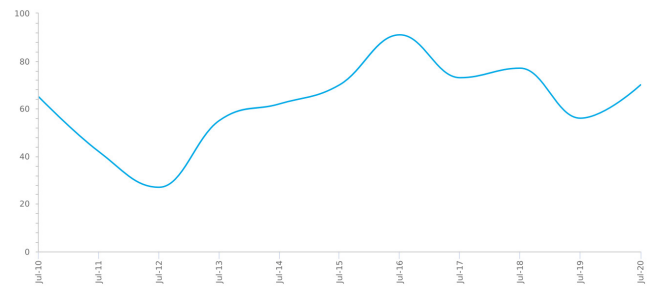


## Market Performance

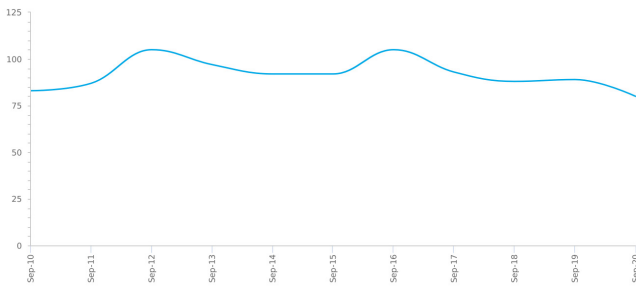
### Annual Change in Median Value



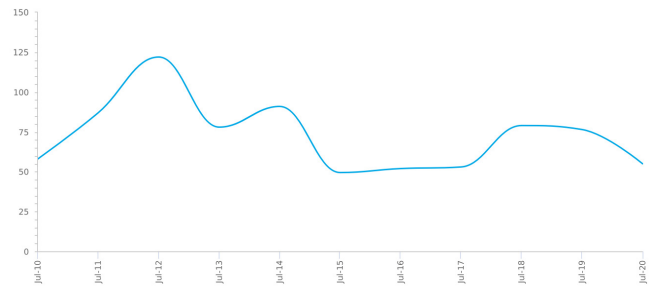
### Annual Sales Volume



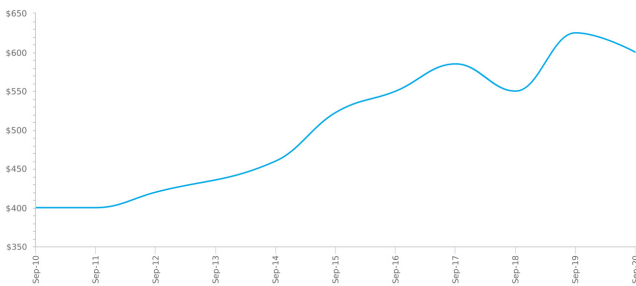
### Annual For Sale Listings



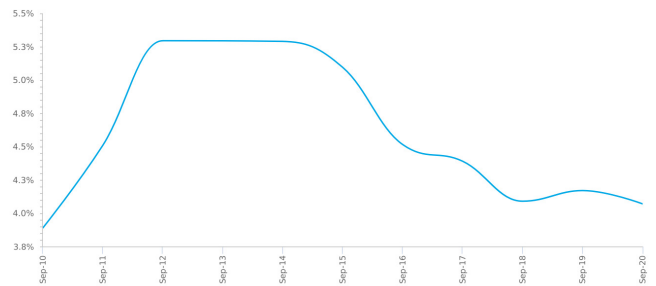
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**3600**



Age Group

50-59	<b>16.3%</b>
40-49	<b>16.1%</b>
60-69	<b>13.7%</b>



Median Weekly Household Income  
**\$784 /wk**



Education

Not Stated	<b>34.7%</b>
Primary School	<b>25.4%</b>
Secondary School	<b>20.9%</b>



Family Household Composition

Childless Couple	<b>32.9%</b>
Couple with Children	<b>38.8%</b>
Other	<b>28.3%</b>



Born in Australia/Overseas

Australia	<b>69.8%</b>
Overseas	<b>30.2%</b>



Occupation

Professional	<b>24%</b>
Trades	<b>14.4%</b>
Community	<b>12.7%</b>



Tenure

Owns Outright	<b>38.3%</b>
Renting	<b>30.1%</b>
Purchaser	<b>27.5%</b>

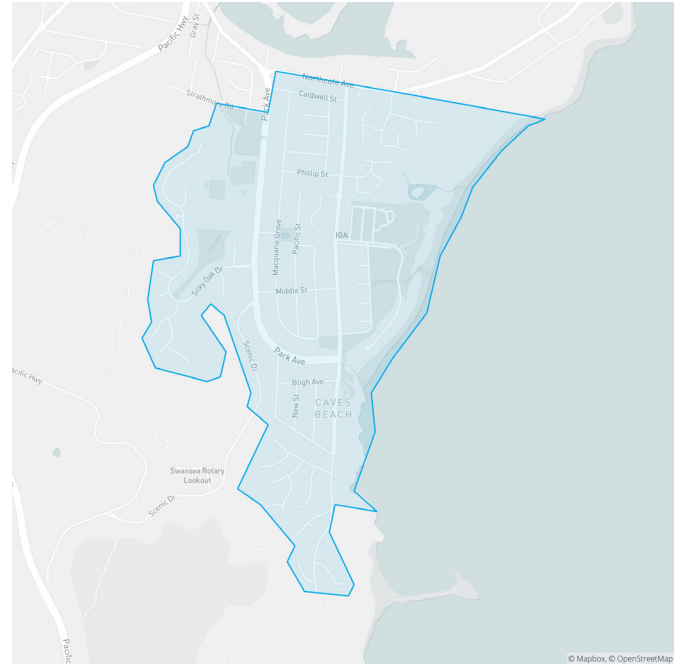
**RANKING: #37**



## Houses - Caves Beach, NSW 2281

### About the area

The size of Caves Beach is approximately 2.6 square kilometres.  
 It has 7 parks covering nearly 22.2% of total area.  
 The population of Caves Beach in 2011 was 3,935 people. By 2016 the population was 4,053 showing a population growth of 3.0% in the area during that time.  
 The predominant age group in Caves Beach is 50-59 years.  
 Households in Caves Beach are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.  
 In general, people in Caves Beach work in a professional occupation.  
 In 2011, 78% of the homes in Caves Beach were owner-occupied compared with 80.4% in 2016.



### Property Value



**Bottom 25%**  
**\$706,886**



**Mid 50%**  
**\$750,819**



**Top 25%**  
**\$844,895**

### Current



**Annual Change  
 Median Value**  
**17.9%**



**3 Year Change  
 Median Value**  
**14.4%**



**5 Year Change  
 Median Value**  
**44.0%**



**Number of Listings  
 For Sale Last Month**  
**20**



**Number of Sales  
 Last 12 Months**  
**60**



**Days on Market**  
**80**



**Vendor Discount**  
**-5.1%**

### Dwelling Types



**Houses**  
**78.4%**



**Units**  
**3.1%**

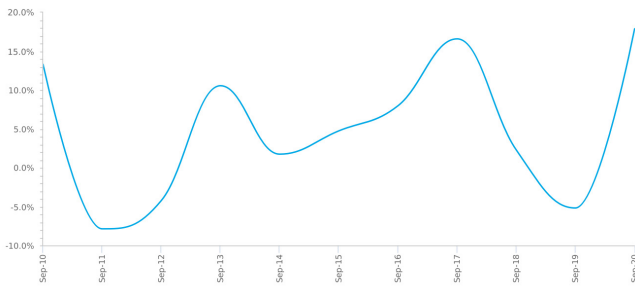


**Semi-Detached**  
**7.2%**

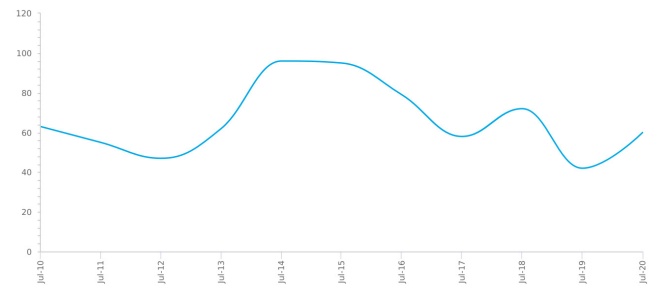
**Other**  
**11.3%**

## Market Performance

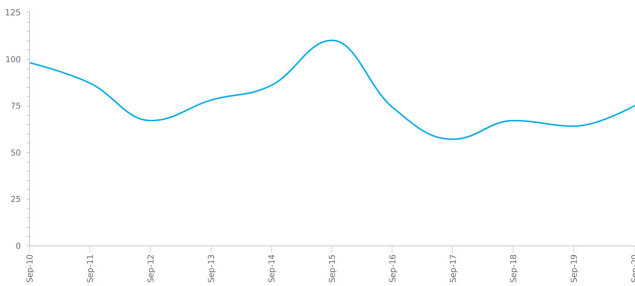
### Annual Change in Median Value



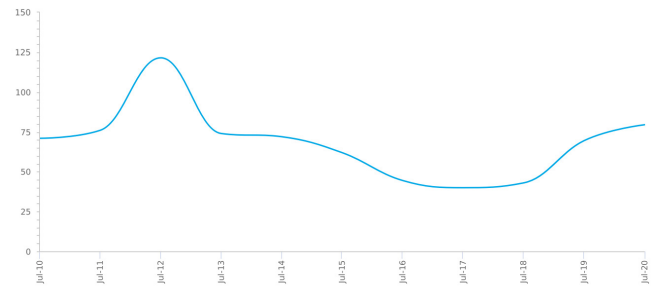
### Annual Sales Volume



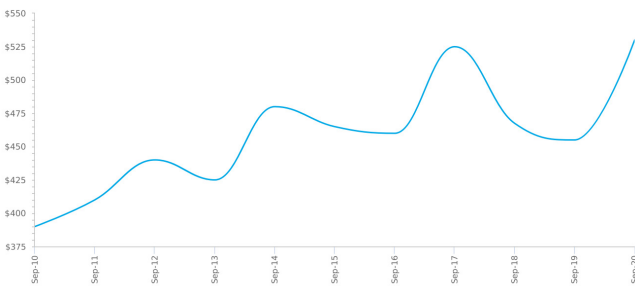
### Annual For Sale Listings



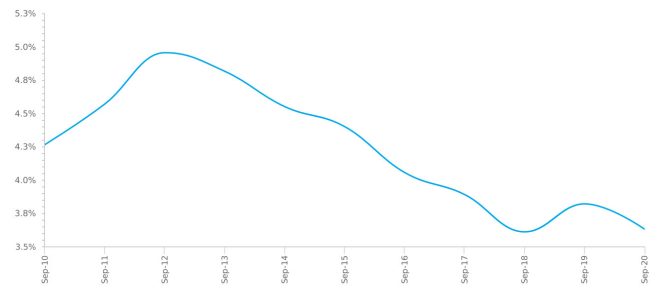
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**4053**



Age Group

60-69	15%
50-59	15%
10-19	12.6%



Median Weekly Household Income  
**\$1,187 /wk**



Education

Primary School	29.7%
Secondary School	25.7%
Not Stated	15.7%



Family Household Composition

Childless Couple	41.7%
Couple with Children	42.5%
Other	15.8%



Born in Australia/Overseas

Australia	86%
Overseas	14%



Occupation

Professional	20.7%
Trades	15.3%
Clerical	13.8%



Tenure

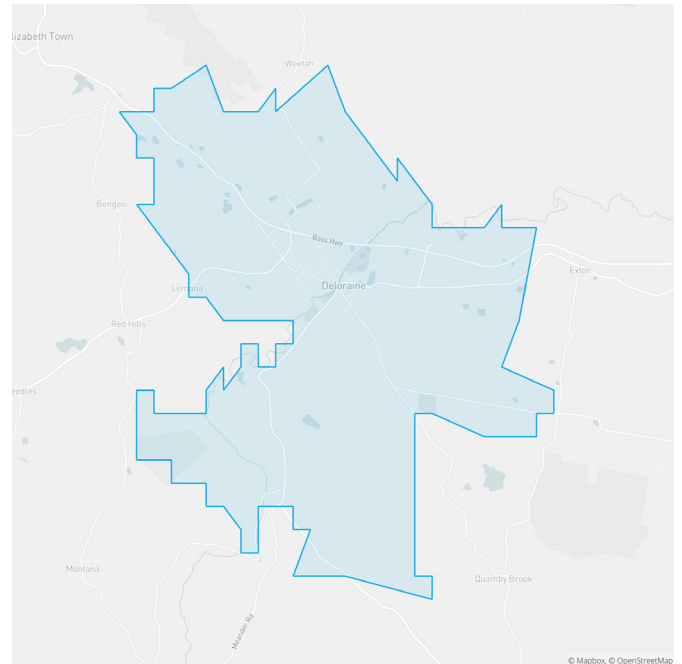
Owns Outright	48.2%
Purchaser	32.2%
Renting	17%

**RANKING: #38**

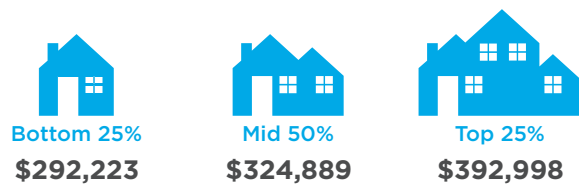
**Houses - Deloraine, TAS 7304**

**About the area**

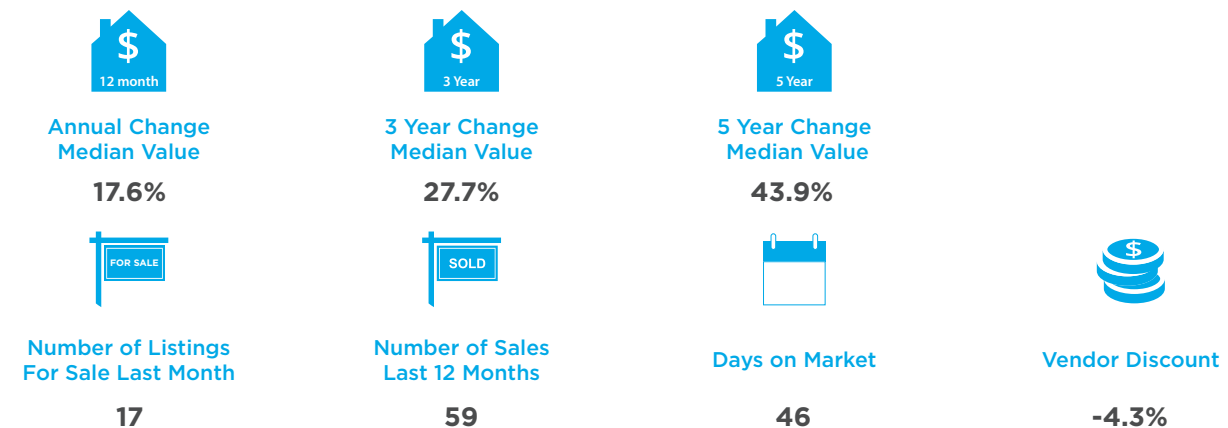
The size of Deloraine is approximately 90.6 square kilometres. It has 19 parks covering nearly 9.7% of total area. The population of Deloraine in 2011 was 2,741 people. By 2016 the population was 2,843 showing a population growth of 3.7% in the area during that time. The predominant age group in Deloraine is 60-69 years. Households in Deloraine are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Deloraine work in a trades occupation. In 2011, 71.4% of the homes in Deloraine were owner-occupied compared with 66.3% in 2016.



**Property Value**



**Current**



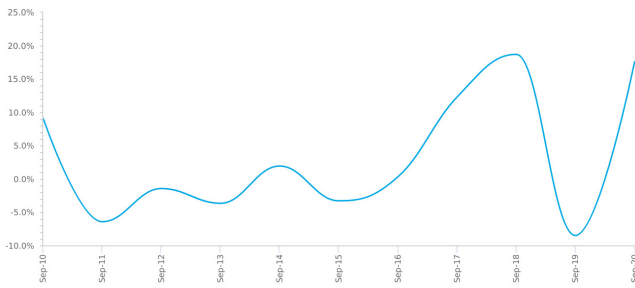
**Dwelling Types**



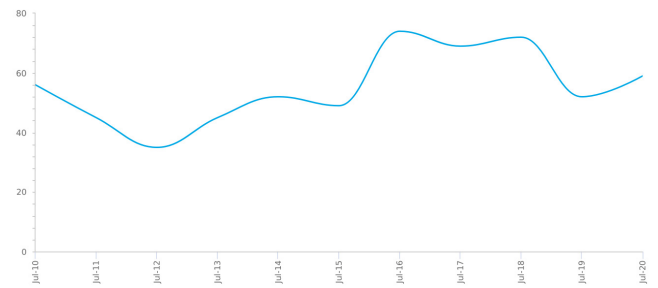


## Market Performance

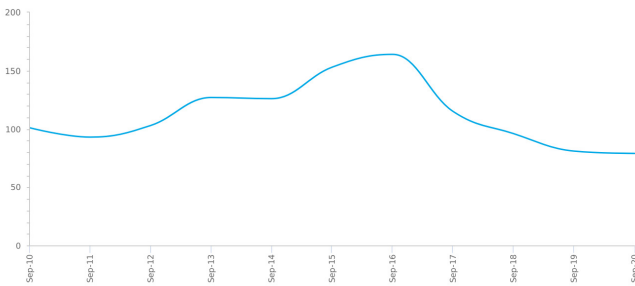
### Annual Change in Median Value



### Annual Sales Volume



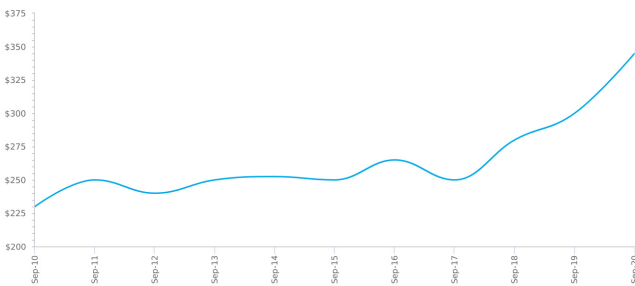
### Annual For Sale Listings



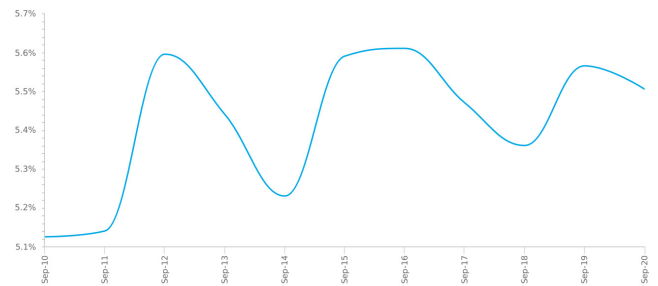
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**2843**



Age Group

60-69	15.5%
70-79	12.8%
10-19	11.9%



Median Weekly Household Income  
**\$741 /wk**



Education

Not Stated	34.6%
Primary School	31.5%
Secondary School	19.6%



Family Household Composition

Childless Couple	47.9%
Couple with Children	34.1%
Other	18%



Born in Australia/Overseas

Australia	80.4%
Overseas	19.6%



Occupation

Trades	15.2%
Managers	14.9%
Community	14%



Tenure

Owns Outright	41.2%
Renting	30.9%
Purchaser	25.1%

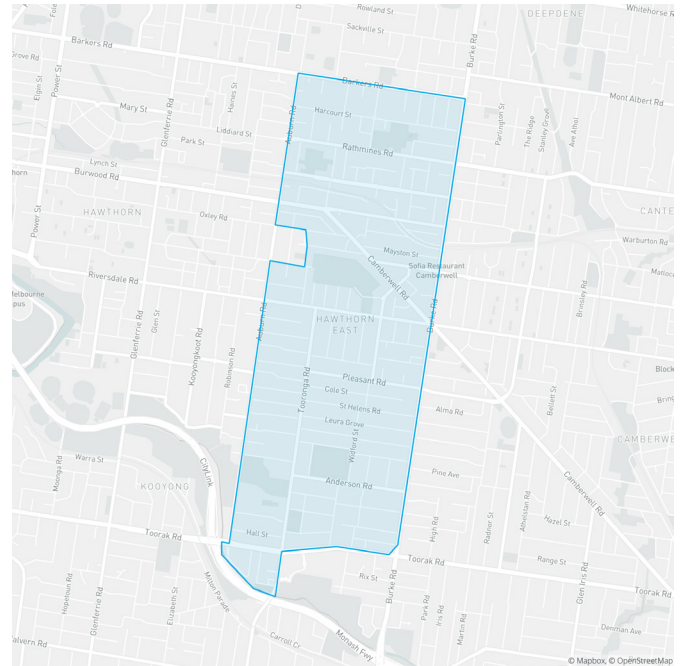


**RANKING: #39**

# Units - Hawthorn East, VIC 3123

## About the area

The size of Hawthorn East is approximately 3.5 square kilometres. It has 6 parks covering nearly 6% of total area. The population of Hawthorn East in 2011 was 13,101 people. By 2016 the population was 14,306 showing a population growth of 9.2% in the area during that time. The predominant age group in Hawthorn East is 20-29 years. Households in Hawthorn East are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Hawthorn East work in a professional occupation. In 2011, 59% of the homes in Hawthorn East were owner-occupied compared with 53.1% in 2016.



## Property Value



**Bottom 25%**  
**\$532,531**



**Mid 50%**  
**\$685,941**



**Top 25%**  
**\$815,968**

## Current



**Annual Change Median Value**  
**17.6%**



**3 Year Change Median Value**  
**10.7%**



**5 Year Change Median Value**  
**15.2%**



**Number of Listings For Sale Last Month**  
**37**



**Number of Sales Last 12 Months**  
**135**



**Days on Market**  
**63**



**Vendor Discount**  
**-7.3%**

## Dwelling Types



**Houses**  
**31.2%**



**Units**  
**41.1%**

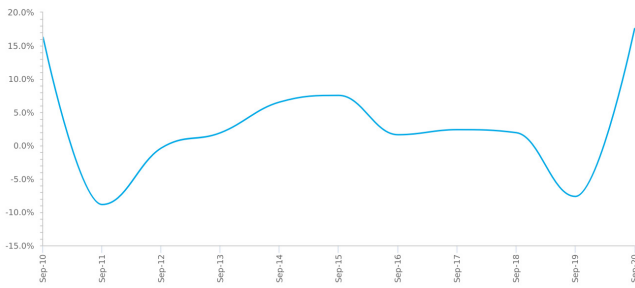


**Semi-Detached**  
**17.5%**

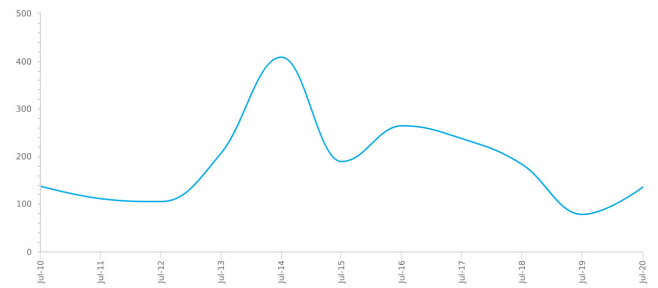
**Other**  
**10.2%**

## Market Performance

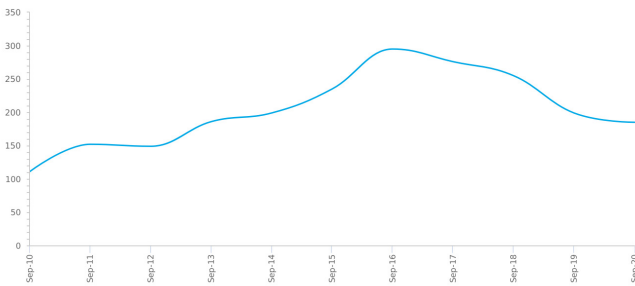
### Annual Change in Median Value



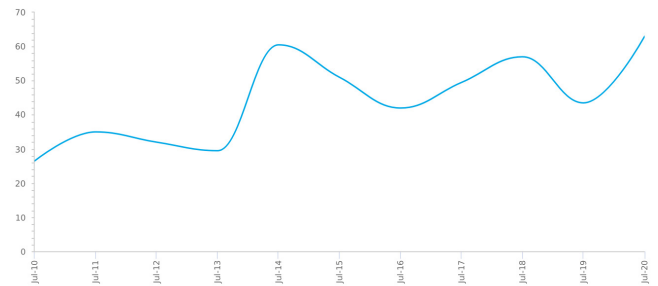
### Annual Sales Volume



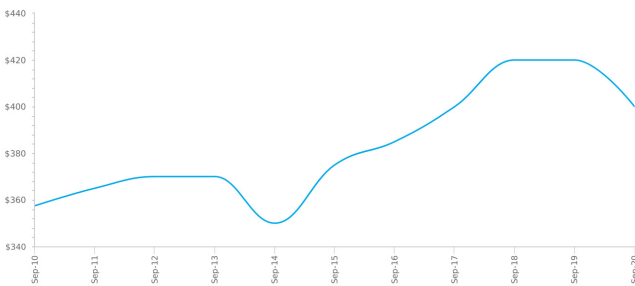
### Annual For Sale Listings



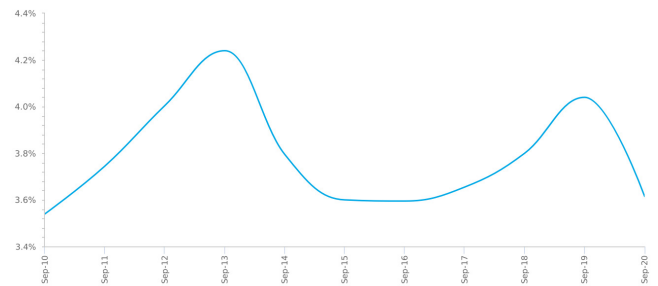
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**14306**



Age Group

20-29	20.8%
30-39	17%
40-49	12.7%



Median Weekly Household Income  
**\$1,832 /wk**



Education

University	32.1%
Primary School	22.1%
Not Stated	16.9%



Family Household Composition

Childless Couple	42%
Couple with Children	44.1%
Other	13.9%



Born in Australia/Overseas

Australia	63.5%
Overseas	36.5%



Occupation

Professional	41.3%
Managers	17.8%
Clerical	12.3%



Tenure

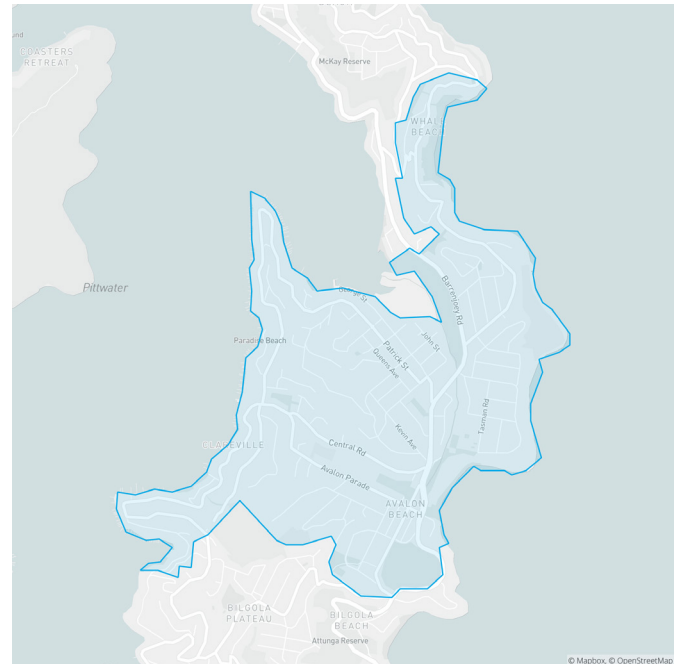
Renting	42.6%
Owns Outright	27.9%
Purchaser	25.2%

**RANKING: #40**

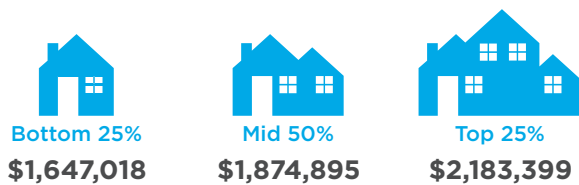
**Houses - Avalon Beach, NSW 2107**

**About the area**

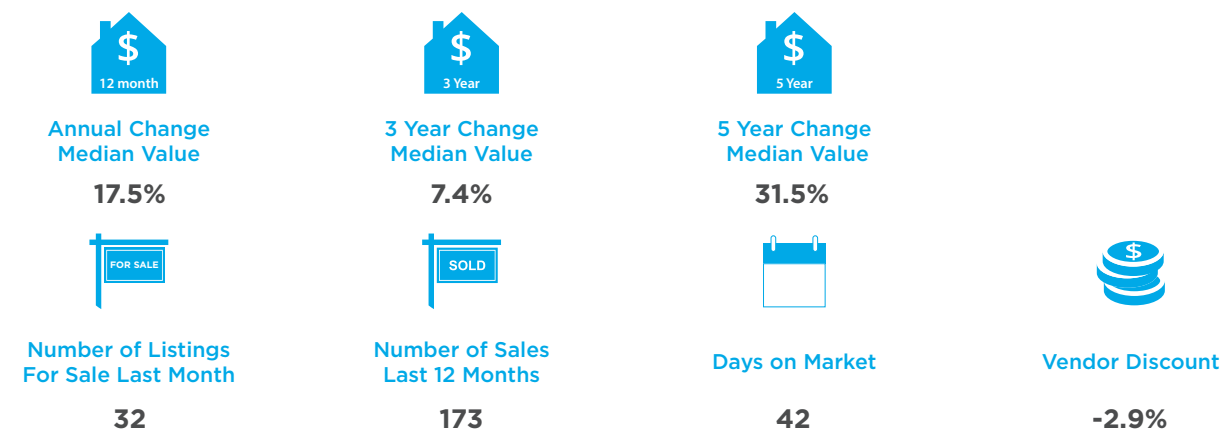
The size of Avalon Beach is approximately 5.2 square kilometres.  
 It has 23 parks covering nearly 14.6% of total area.  
 The population of Avalon Beach in 2011 was 10,601 people. By 2016 the population was 9,910 showing a population decline of 6.5% in the area during that time.  
 The predominant age group in Avalon Beach is 50-59 years. Households in Avalon Beach are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments.  
 In general, people in Avalon Beach work in a professional occupation.  
 In 2011, 78.5% of the homes in Avalon Beach were owner-occupied compared with 81.4% in 2016.



**Property Value**



**Current**

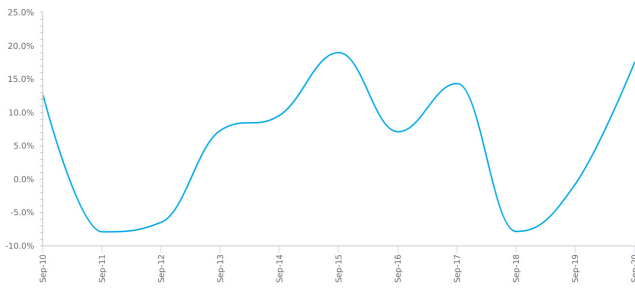


**Dwelling Types**

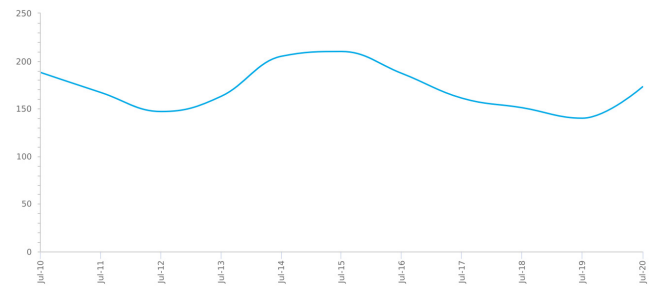


## Market Performance

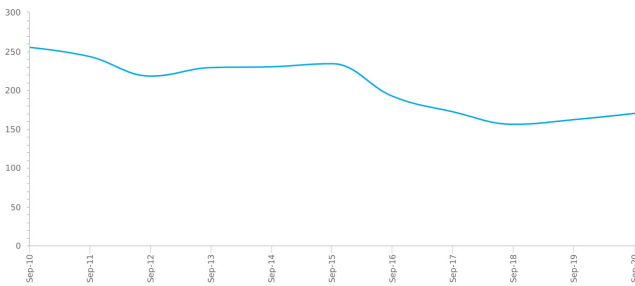
### Annual Change in Median Value



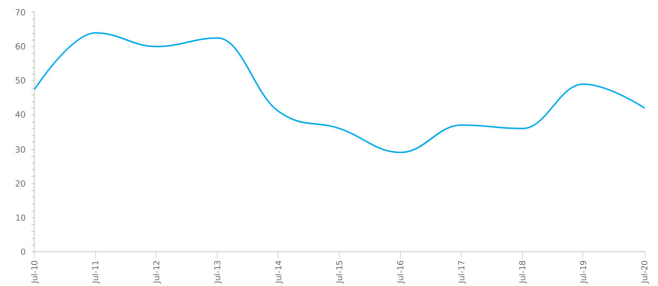
### Annual Sales Volume



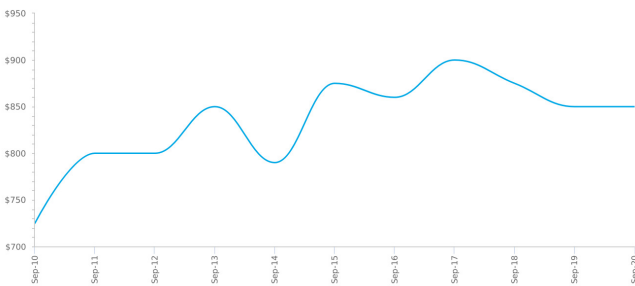
### Annual For Sale Listings



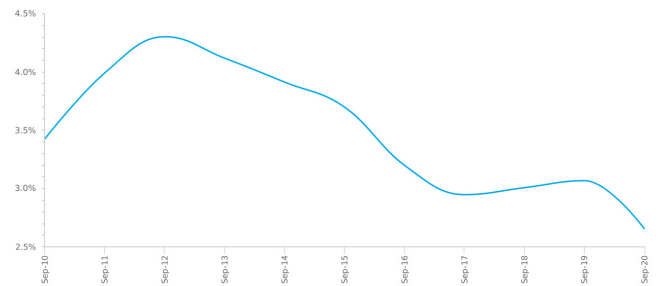
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**9910**



Age Group

50-59	16.7%
40-49	14.4%
10-19	14.2%



Median Weekly Household Income  
**\$2,137 /wk**



Education

Primary School	30.6%
Secondary School	27.6%
Not Stated	15.6%



Family Household Composition

Childless Couple	35.8%
Couple with Children	51.7%
Other	12.5%



Born in Australia/Overseas

Australia	73.1%
Overseas	26.9%



Occupation

Professional	28.6%
Managers	18.1%
Clerical	13%



Tenure

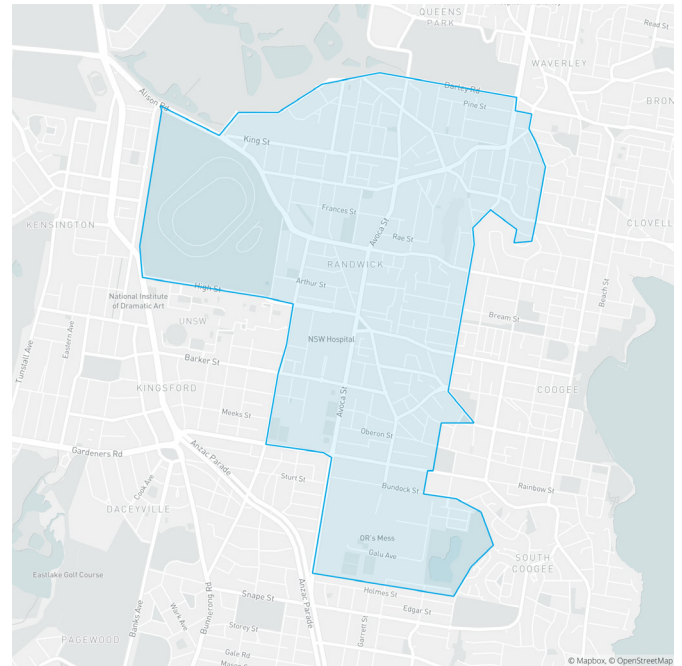
Owns Outright	41.8%
Purchaser	39.6%
Renting	15.5%

**RANKING: #41**

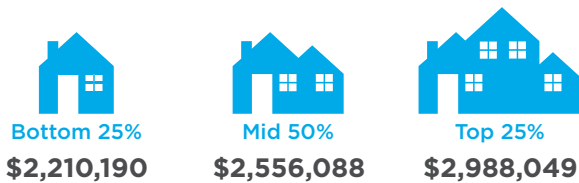
**Houses - Randwick, NSW 2031**

**About the area**

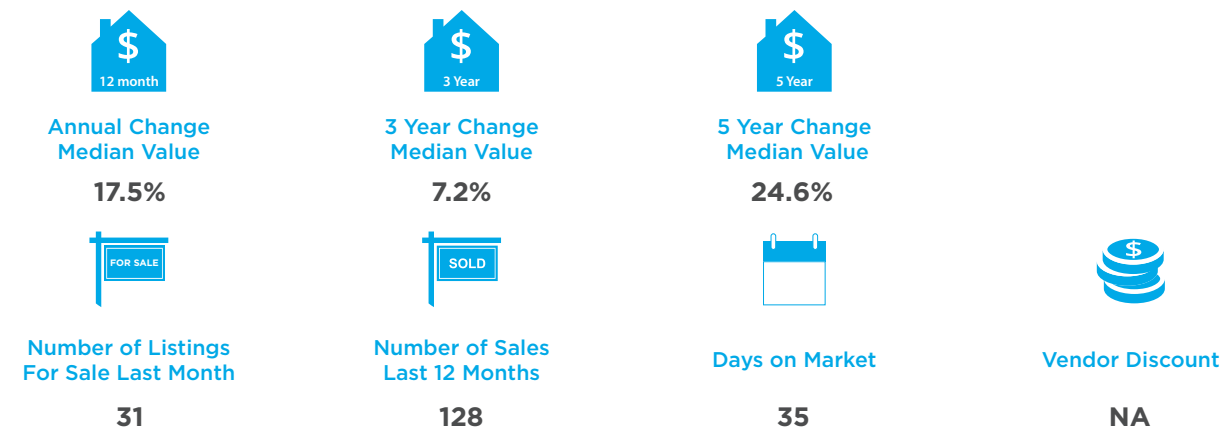
The size of Randwick is approximately 5.4 square kilometres. It has 13 parks covering nearly 1.2% of total area. The population of Randwick in 2011 was 27,740 people. By 2016 the population was 29,998 showing a population growth of 8.1% in the area during that time. The predominant age group in Randwick is 30-39 years. Households in Randwick are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Randwick work in a professional occupation. In 2011, 49.3% of the homes in Randwick were owner-occupied compared with 46.4% in 2016.



**Property Value**



**Current**

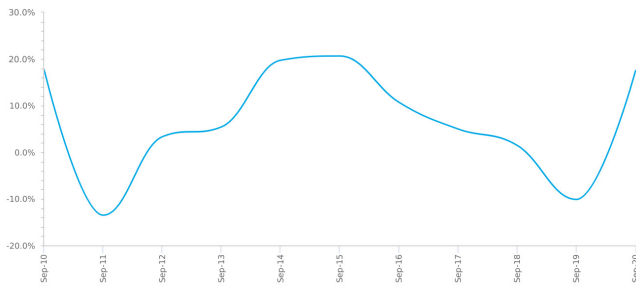


**Dwelling Types**

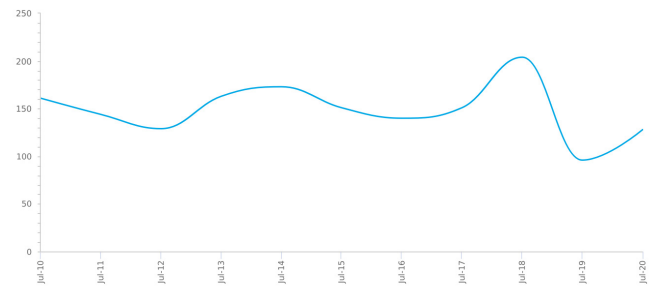


## Market Performance

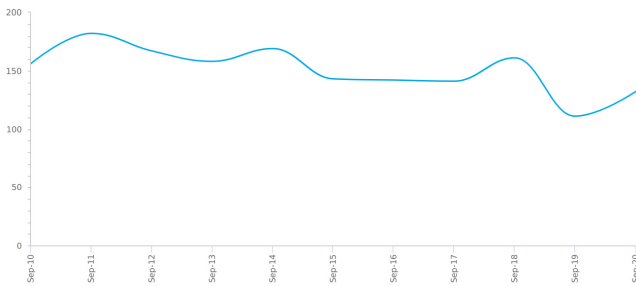
### Annual Change in Median Value



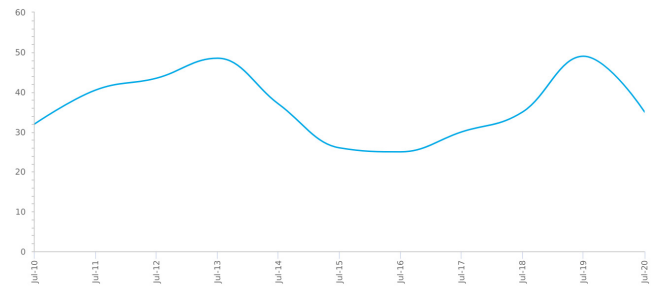
### Annual Sales Volume



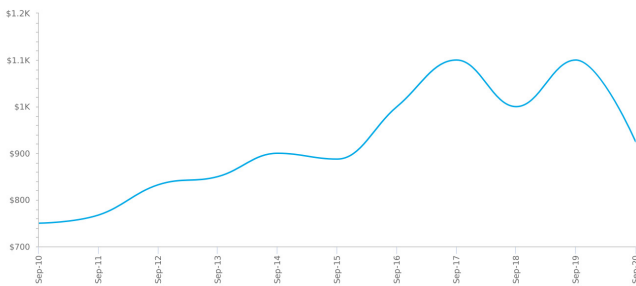
### Annual For Sale Listings



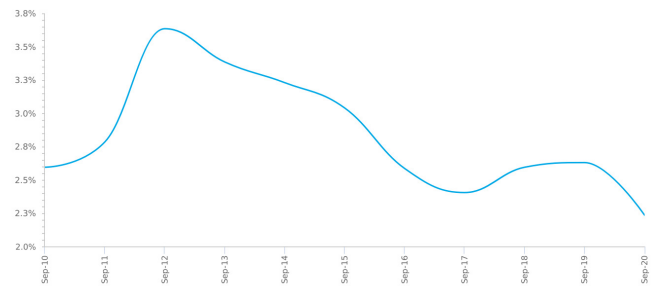
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**29998**



Age Group

30-39	21.2%
20-29	19.4%
40-49	14.1%



Median Weekly Household Income  
**\$1,786 /wk**



Education

University	29.9%
Not Stated	25.4%
Primary School	19.8%



Family Household Composition

Childless Couple	41.6%
Couple with Children	42.7%
Other	15.7%



Born in Australia/Overseas

Australia	51.7%
Overseas	48.3%



Occupation

Professional	39.2%
Managers	16.1%
Clerical	12.5%



Tenure

Renting	50.7%
Purchaser	23.3%
Owns Outright	23.1%

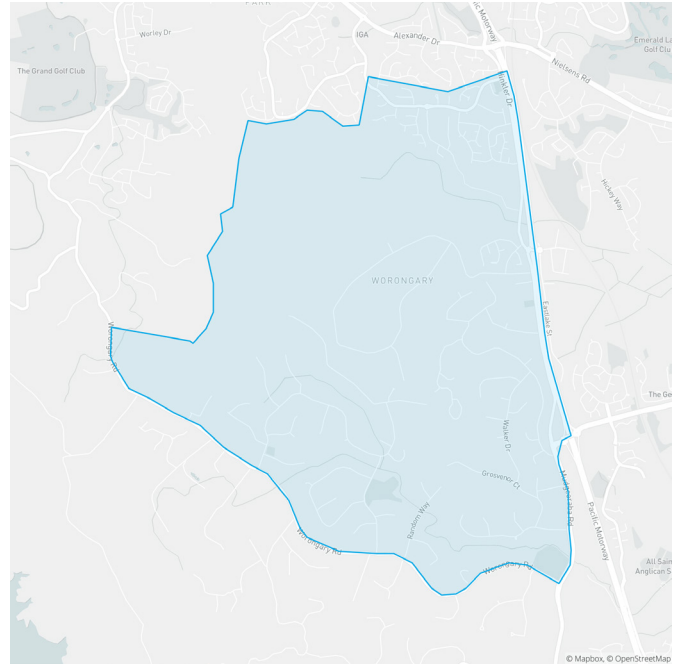
**RANKING: #42**



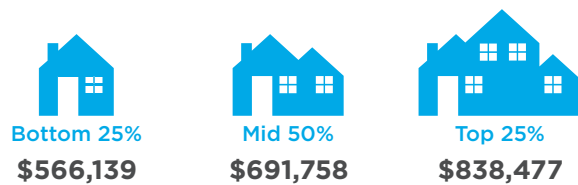
## Houses - Worongary, QLD 4213

### About the area

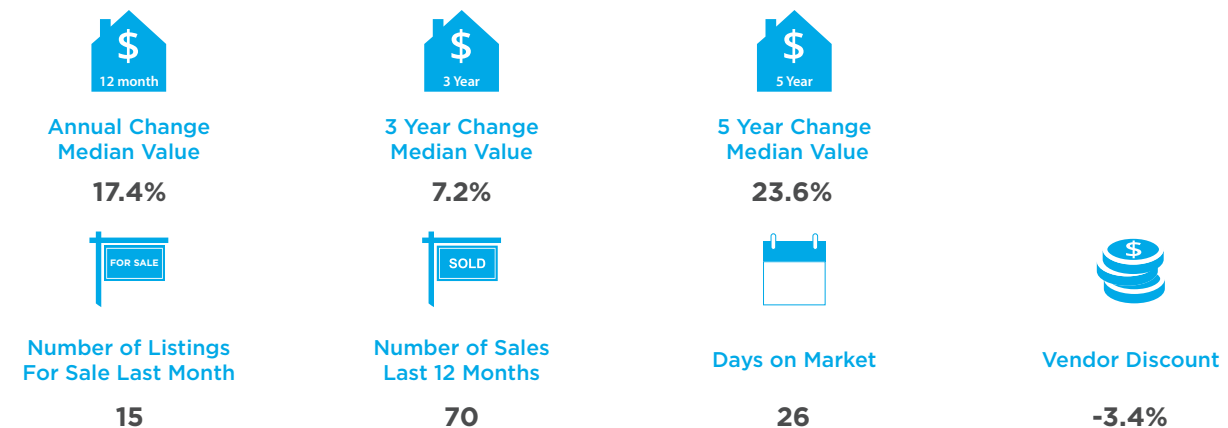
The size of Worongary is approximately 14.1 square kilometres. It has 31 parks covering nearly 5.7% of total area. The population of Worongary in 2011 was 5,573 people. By 2016 the population was 5,630 showing a population growth of 1.0% in the area during that time. The predominant age group in Worongary is 50-59 years. Households in Worongary are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Worongary work in a trades occupation. In 2011, 82.2% of the homes in Worongary were owner-occupied compared with 83.1% in 2016.



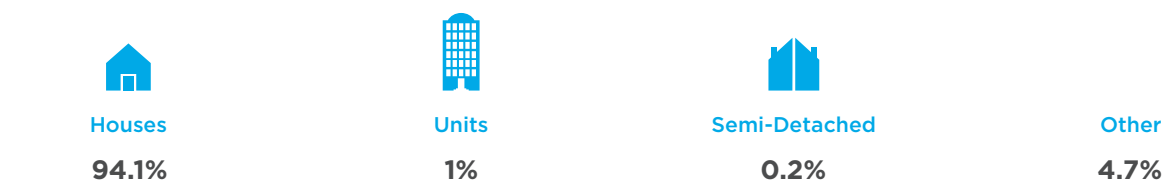
### Property Value



### Current



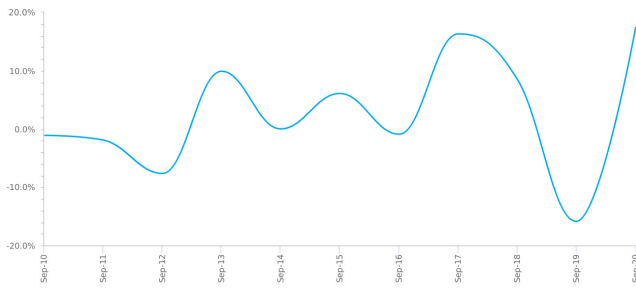
### Dwelling Types



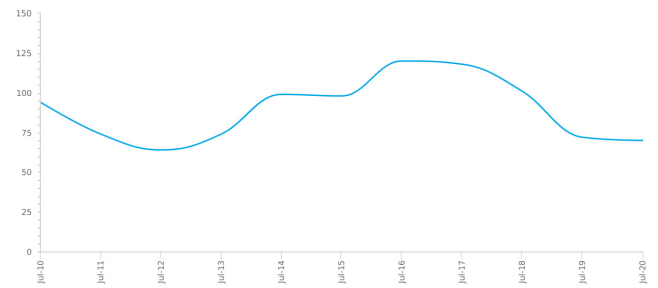


## Market Performance

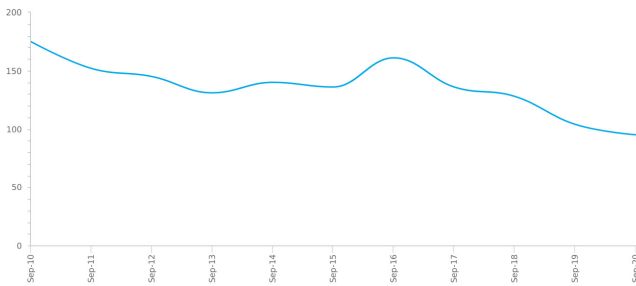
### Annual Change in Median Value



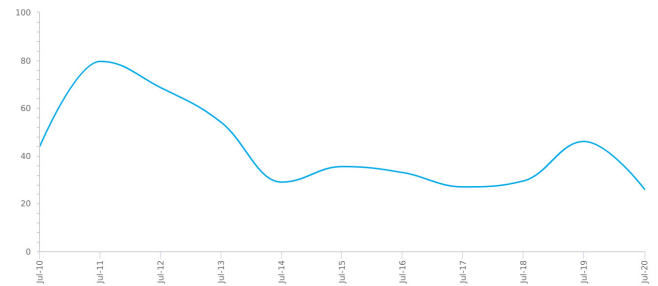
### Annual Sales Volume



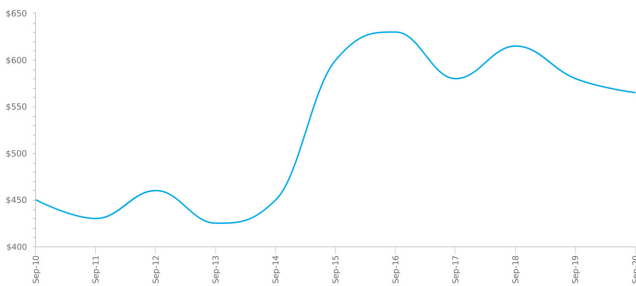
### Annual For Sale Listings



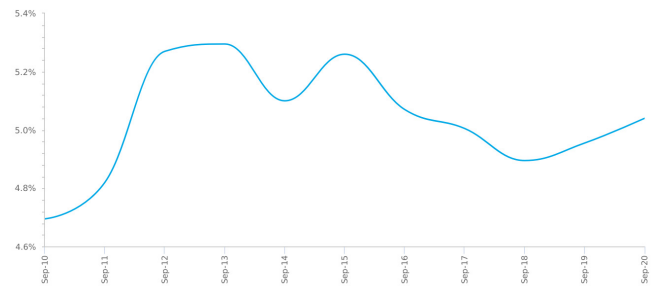
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**5630**



Age Group

50-59	15.4%
40-49	15.3%
10-19	15.1%



Median Weekly Household Income  
**\$1,435 /wk**



Education

Primary School	29.8%
Secondary School	26%
Not Stated	18.7%



Family Household Composition

Childless Couple	34.8%
Couple with Children	47.8%
Other	17.4%



Born in Australia/Overseas

Australia	73.7%
Overseas	26.3%



Occupation

Trades	17.4%
Professional	16.5%
Clerical	13.8%



Tenure

Purchaser	54.8%
Owns Outright	28.3%
Renting	14.4%

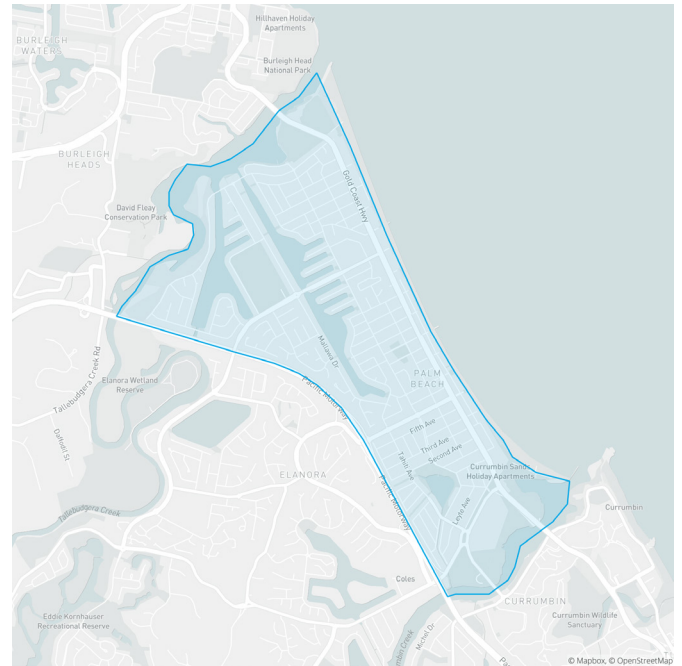


**RANKING: #43**

## Units - Palm Beach, QLD 4221

### About the area

The size of Palm Beach is approximately 6.2 square kilometres. It has 35 parks covering nearly 13.3% of total area. The population of Palm Beach in 2011 was 13,956 people. By 2016 the population was 14,689 showing a population growth of 5.3% in the area during that time. The predominant age group in Palm Beach is 30-39 years. Households in Palm Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Palm Beach work in a professional occupation. In 2011, 54.5% of the homes in Palm Beach were owner-occupied compared with 55.2% in 2016.



### Property Value



**Bottom 25%**  
**\$445,767**



**Mid 50%**  
**\$525,914**



**Top 25%**  
**\$639,739**

### Current



**Annual Change Median Value**  
**17.3%**



**3 Year Change Median Value**  
**16.9%**



**5 Year Change Median Value**  
**39.2%**



**Number of Listings For Sale Last Month**  
**72**



**Number of Sales Last 12 Months**  
**232**



**Days on Market**  
**35**



**Vendor Discount**  
**-4.8%**

### Dwelling Types



**Houses**  
**39.4%**



**Units**  
**31.9%**

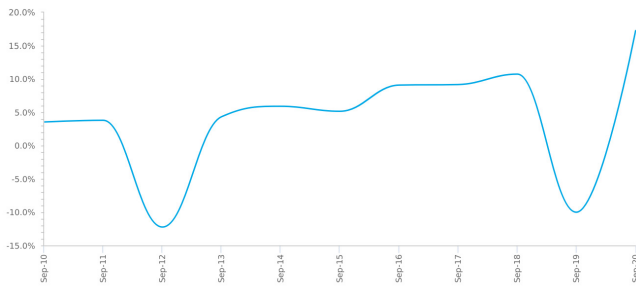


**Semi-Detached**  
**14.9%**

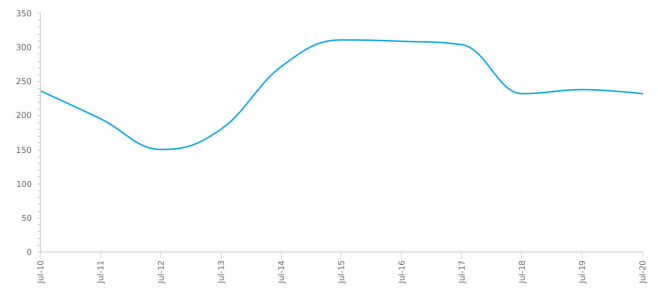
**Other**  
**13.8%**

## Market Performance

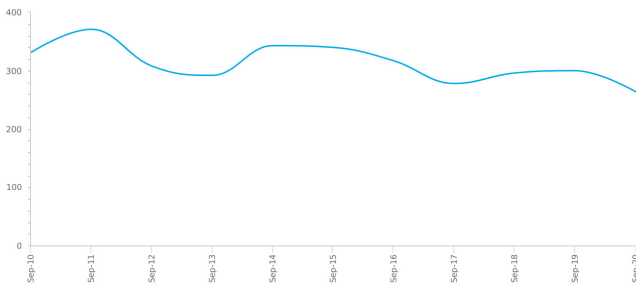
### Annual Change in Median Value



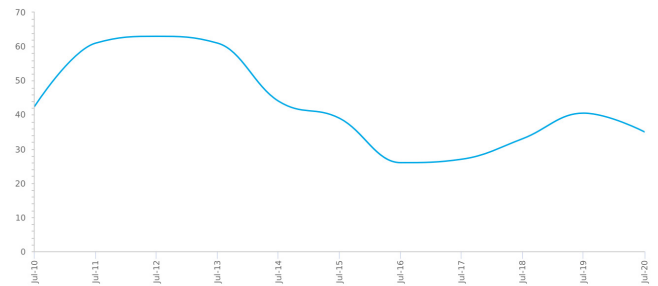
### Annual Sales Volume



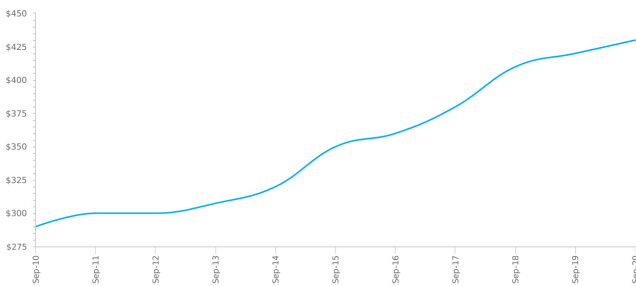
### Annual For Sale Listings



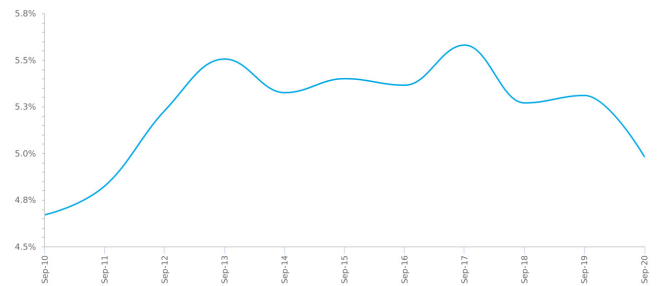
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**14689**



Age Group

30-39	15.2%
40-49	14.2%
50-59	13.1%



Median Weekly Household Income  
**\$957 /wk**



Education

Not Stated	26.9%
Primary School	25.8%
Secondary School	20.9%



Family Household Composition

Childless Couple	39.7%
Couple with Children	38.6%
Other	21.7%



Born in Australia/Overseas

Australia	76.5%
Overseas	23.5%



Occupation

Professional	20.4%
Trades	16.2%
Community	13.5%



Tenure

Renting	41.4%
Purchaser	28.6%
Owns Outright	26.6%

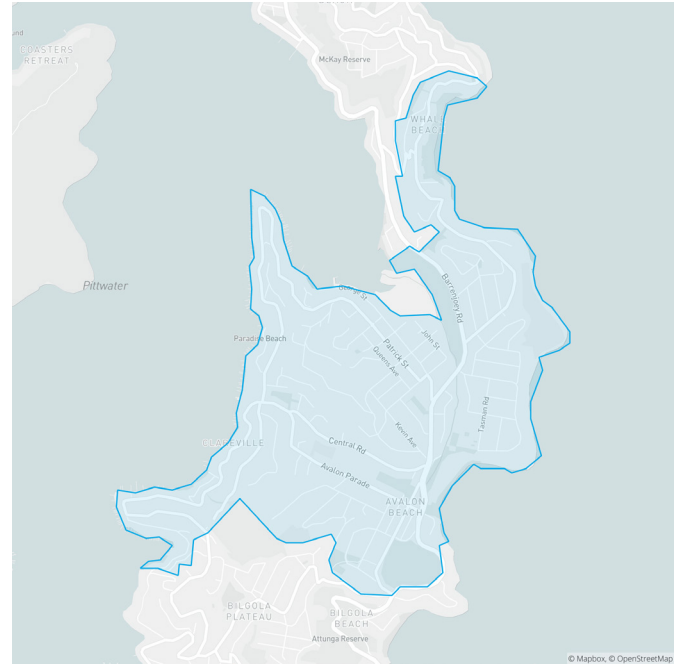


**RANKING: #44**

# Units - Avalon Beach, NSW 2107

## About the area

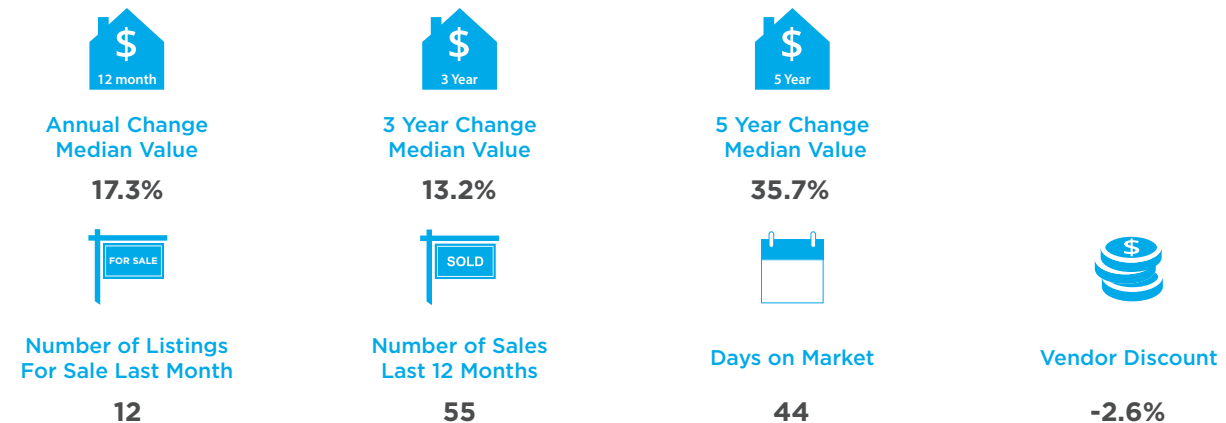
The size of Avalon Beach is approximately 5.2 square kilometres.  
 It has 23 parks covering nearly 14.6% of total area.  
 The population of Avalon Beach in 2011 was 10,601 people. By 2016 the population was 9,910 showing a population decline of 6.5% in the area during that time.  
 The predominant age group in Avalon Beach is 50-59 years. Households in Avalon Beach are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments.  
 In general, people in Avalon Beach work in a professional occupation.  
 In 2011, 78.5% of the homes in Avalon Beach were owner-occupied compared with 81.4% in 2016.



## Property Value



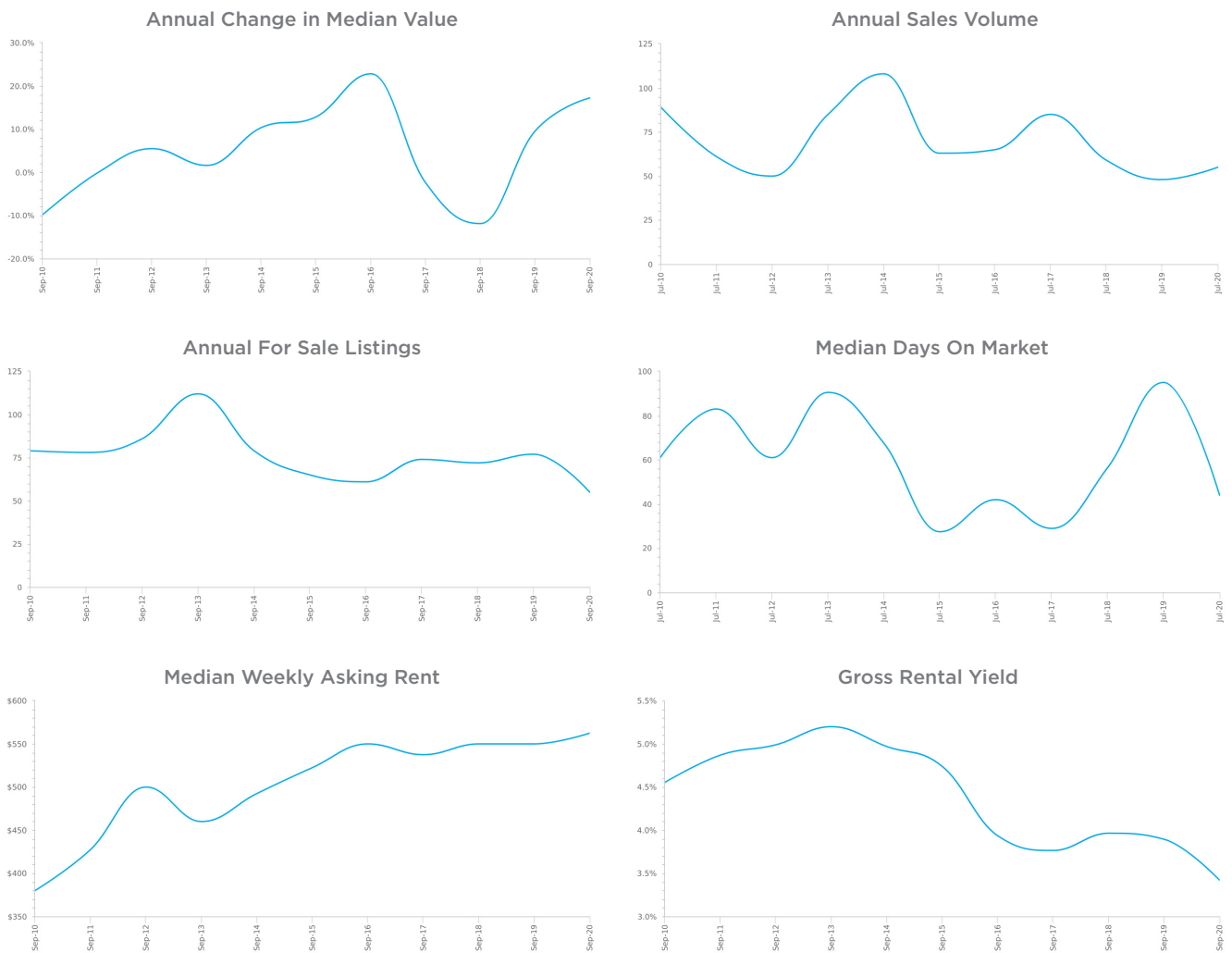
## Current



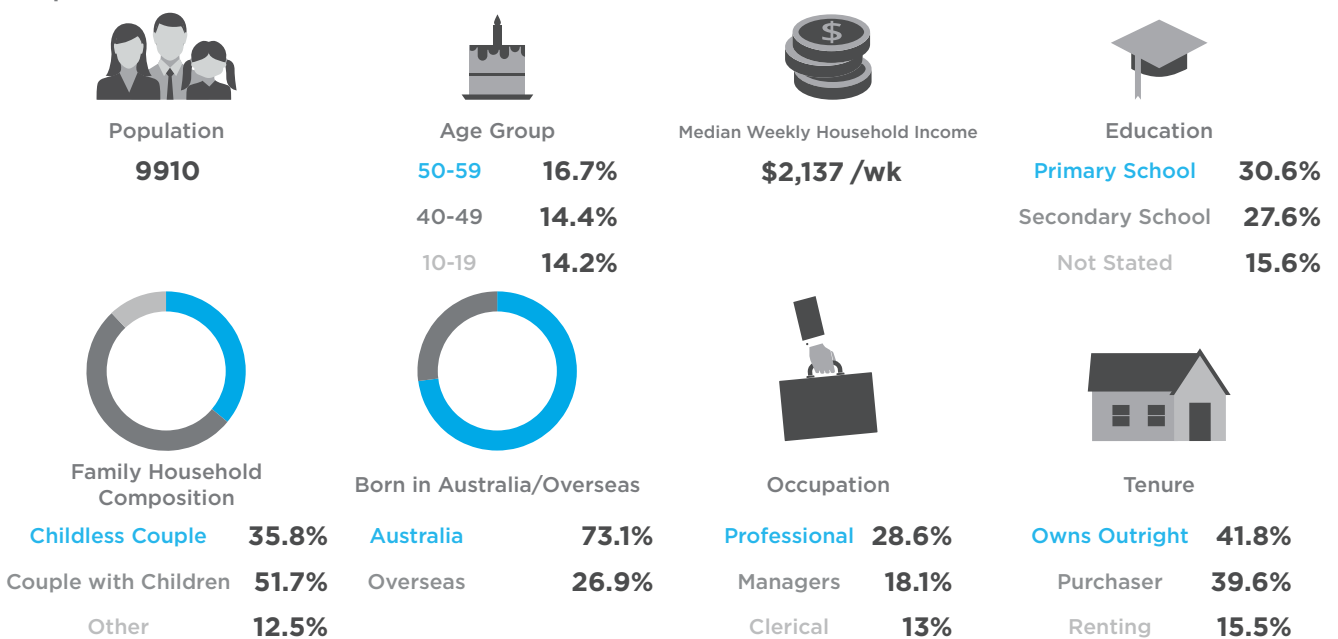
## Dwelling Types



## Market Performance



## People

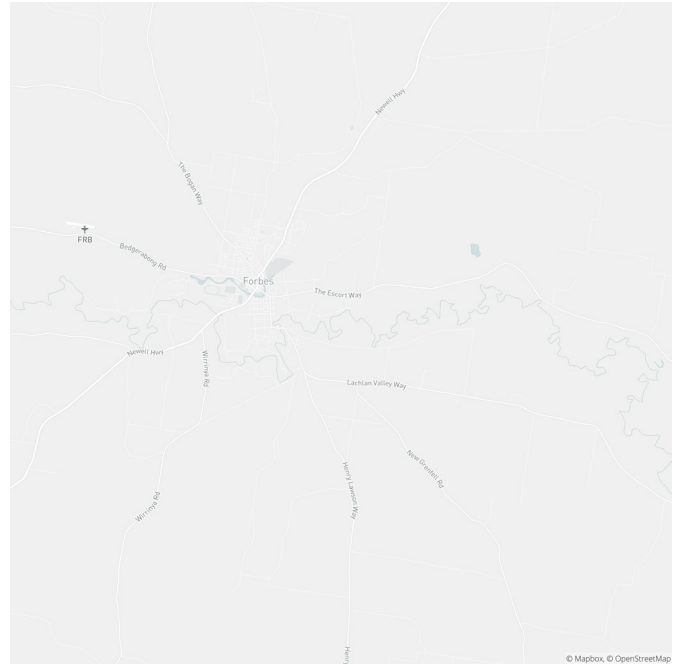


**RANKING: #45**

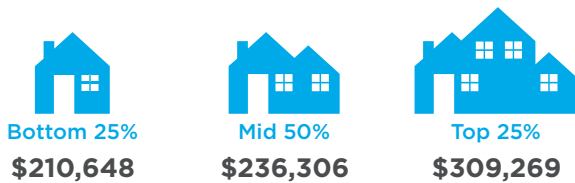
 **Houses - Forbes, NSW 2871**

**About the area**

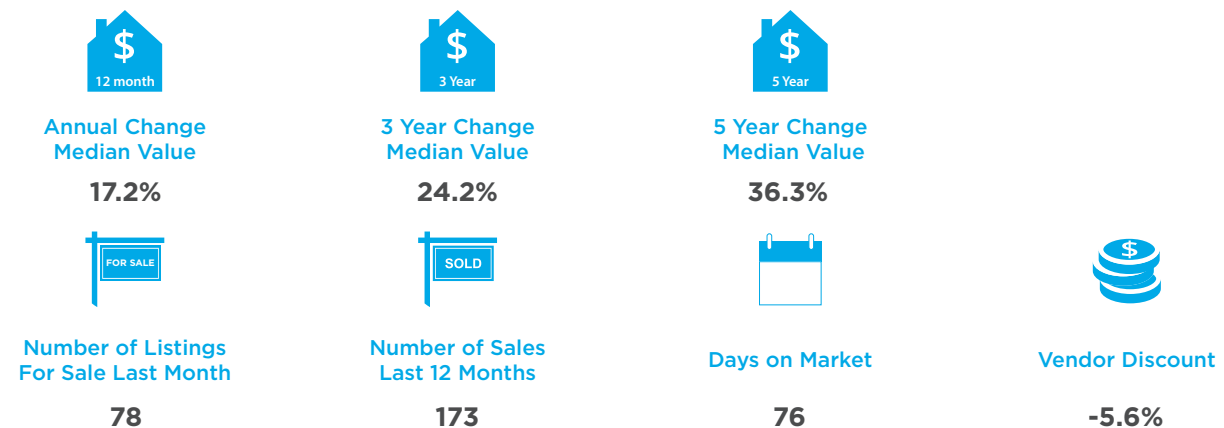
The size of Forbes is approximately 980.3 square kilometres. It has 30 parks covering nearly 0.3% of total area. The population of Forbes in 2011 was 7,559 people. By 2016 the population was 8,435 showing a population growth of 11.6% in the area during that time. The predominant age group in Forbes is 0-9 years. Households in Forbes are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Forbes work in a professional occupation. In 2011, 66.7% of the homes in Forbes were owner-occupied compared with 68.3% in 2016.



**Property Value**



**Current**

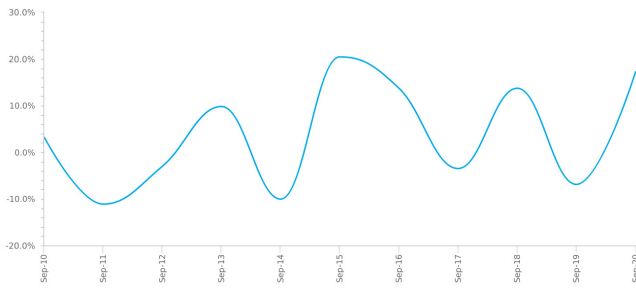


**Dwelling Types**

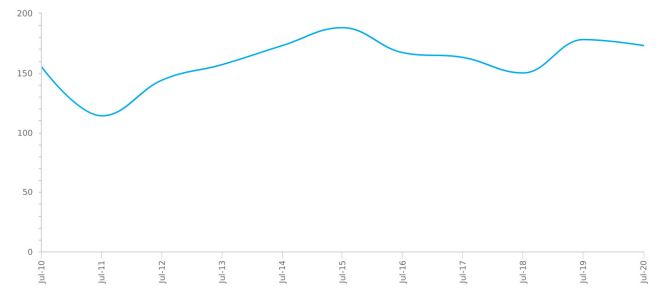


## Market Performance

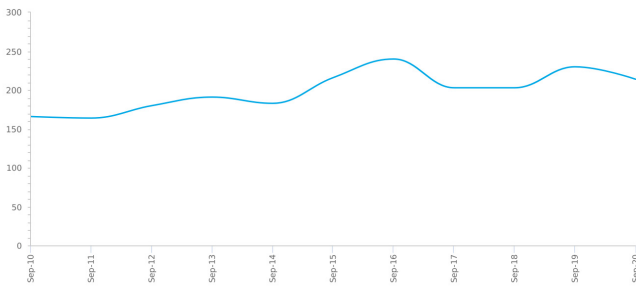
### Annual Change in Median Value



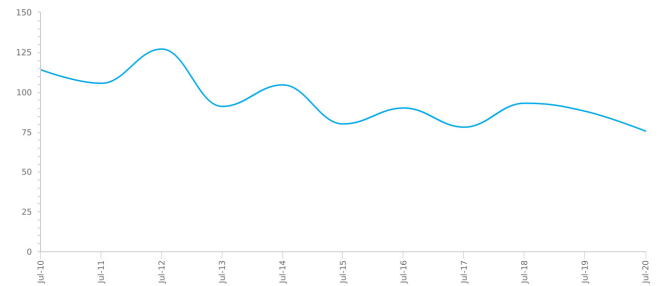
### Annual Sales Volume



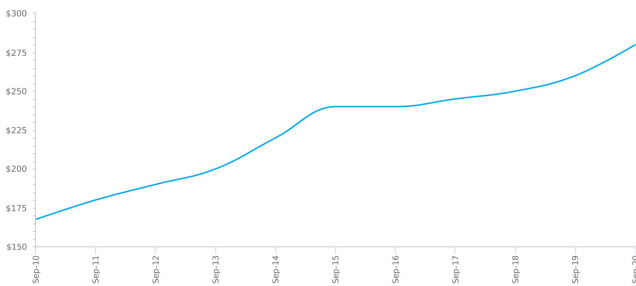
### Annual For Sale Listings



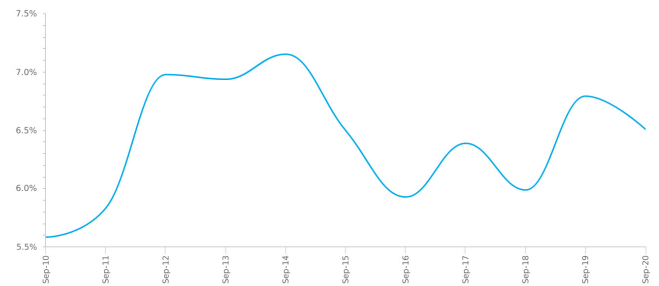
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population

**8435**



Age Group

**0-9 13.4%**  
**10-19 13.3%**  
**50-59 13.2%**



Median Weekly Household Income

**\$805 /wk**



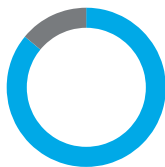
Education

**Not Stated 32.1%**  
**Primary School 27.2%**  
**Secondary School 22.8%**



Family Household Composition

**Childless Couple 44%**  
**Couple with Children 35.6%**  
**Other 20.4%**



Born in Australia/Overseas

**Australia 85.9%**  
**Overseas 14.1%**



Occupation

**Professional 15.1%**  
**Trades 14.8%**  
**Managers 14.6%**



Tenure

**Owns Outright 37.8%**  
**Purchaser 30.5%**  
**Renting 27.7%**

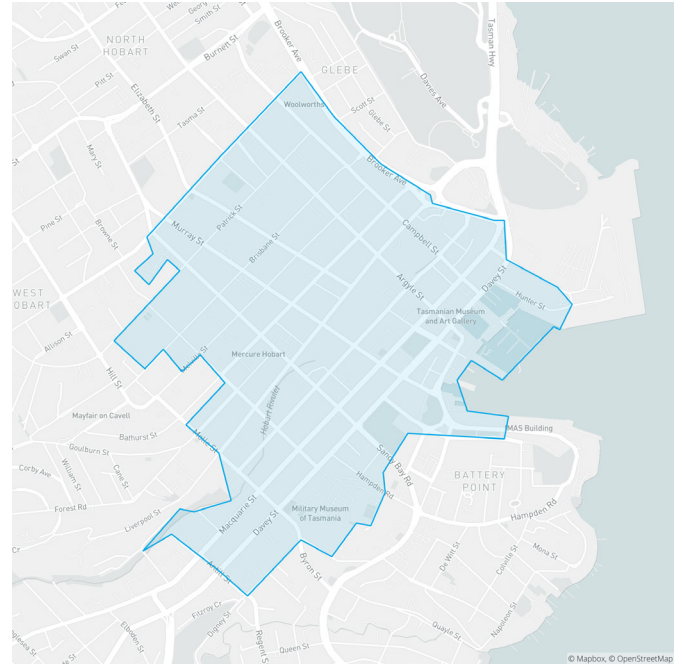


**RANKING: #46**

# Units - Hobart, TAS 7000

## About the area

The size of Hobart is approximately 2.1 square kilometres. It has 6 parks covering nearly 1.7% of total area. The population of Hobart in 2011 was 2,102 people. By 2016 the population was 2,298 showing a population growth of 9.3% in the area during that time. The predominant age group in Hobart is 20-29 years. Households in Hobart are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Hobart work in a professional occupation. In 2011, 31.3% of the homes in Hobart were owner-occupied compared with 26.4% in 2016.



## Property Value



**Bottom 25%**  
**\$530,071**



**Mid 50%**  
**\$652,695**



**Top 25%**  
**\$808,371**

## Current



**Annual Change Median Value**  
**17.2%**



**3 Year Change Median Value**  
**21.5%**



**5 Year Change Median Value**  
**40.4%**



**Number of Listings For Sale Last Month**  
**16**



**Number of Sales Last 12 Months**  
**92**



**Days on Market**  
**19**



**Vendor Discount**  
**NA**

## Dwelling Types



**Houses**  
**14.6%**



**Units**  
**54.4%**

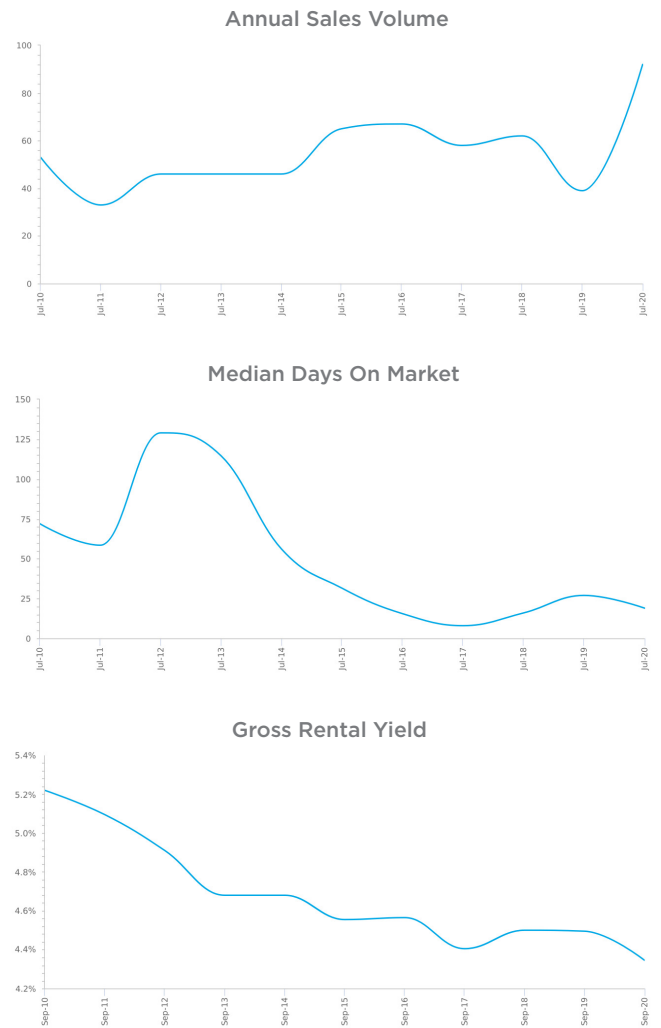
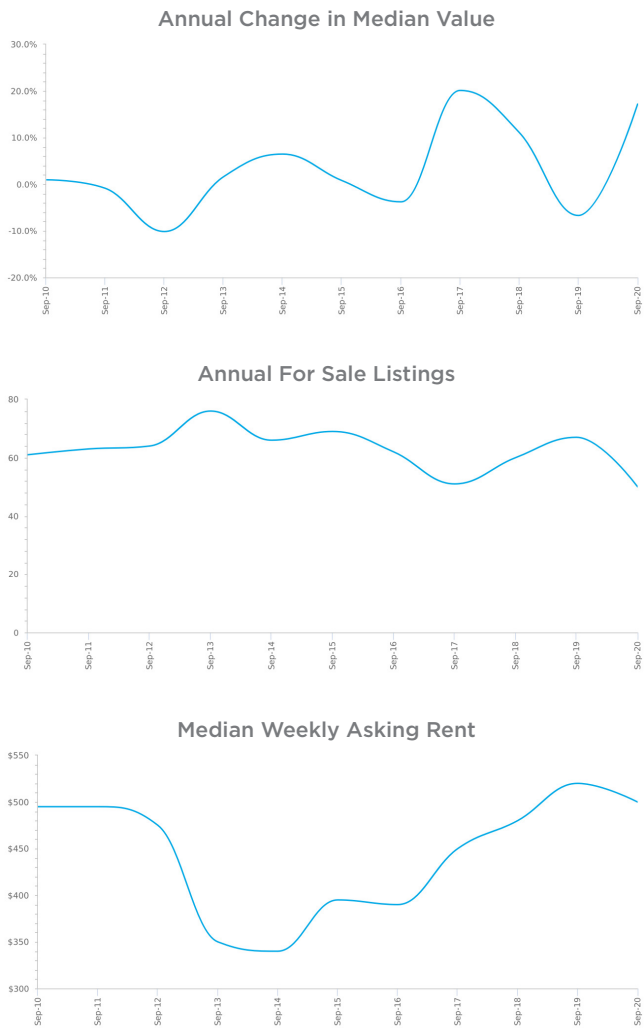


**Semi-Detached**  
**10.3%**

**Other**  
**20.7%**



## Market Performance



## People



Population  
**2298**



Age Group

20-29	32.1%
30-39	16.2%
40-49	12%



Median Weekly Household Income  
**\$1,099 /wk**



Education

University	37.7%
Not Stated	36.5%
Secondary School	8.7%



Family Household Composition

Childless Couple	59.2%
Couple with Children	19.7%
Other	21.1%



Born in Australia/Overseas

Australia	58.9%
Overseas	41.1%



Occupation

Professional	33.5%
Community Managers	14.1%
Managers	12.9%



Tenure

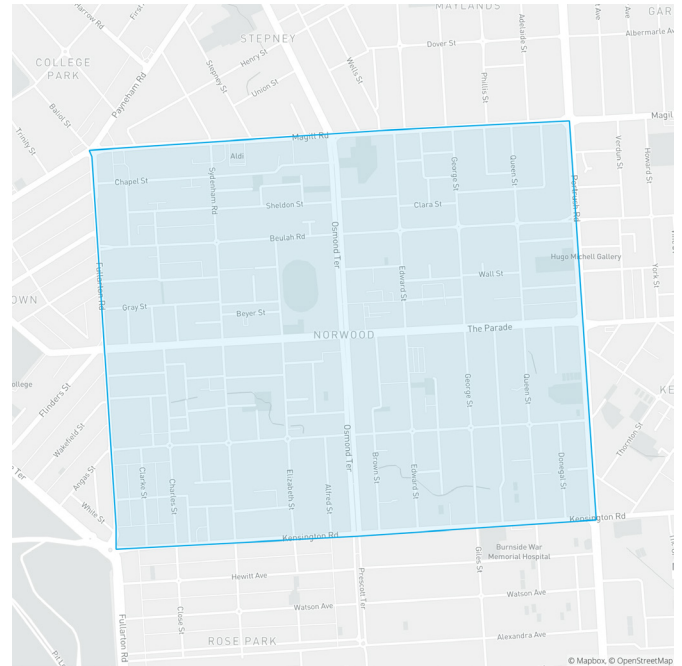
Renting	68.5%
Owns Outright	14.8%
Purchaser	11.6%

**RANKING: #47**

# Houses - Norwood, SA 5067

## About the area

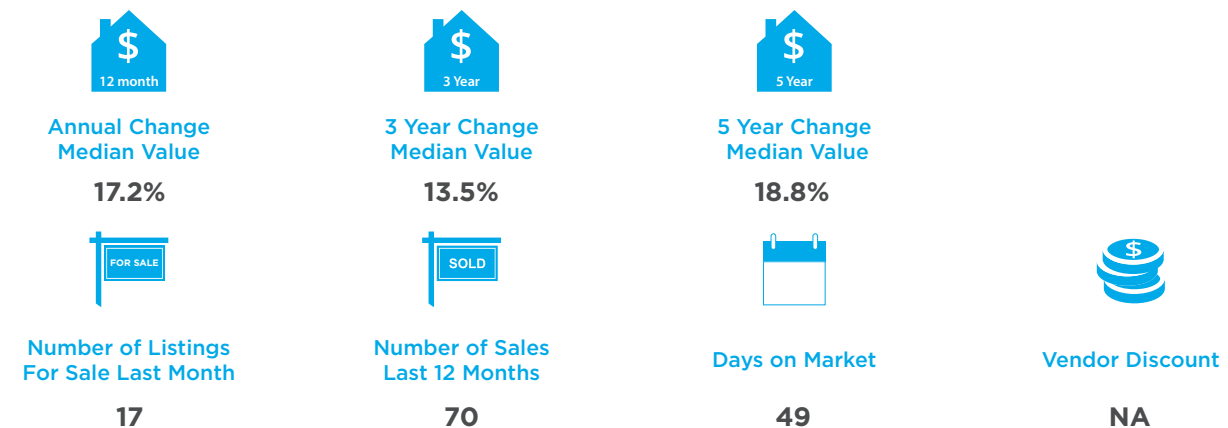
The size of Norwood is approximately 2.2 square kilometres. It has 14 parks covering nearly 1.7% of total area. The population of Norwood in 2011 was 5,802 people. By 2016 the population was 5,982 showing a population growth of 3.1% in the area during that time. The predominant age group in Norwood is 20-29 years. Households in Norwood are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Norwood work in a professional occupation. In 2011, 49.8% of the homes in Norwood were owner-occupied compared with 50% in 2016.



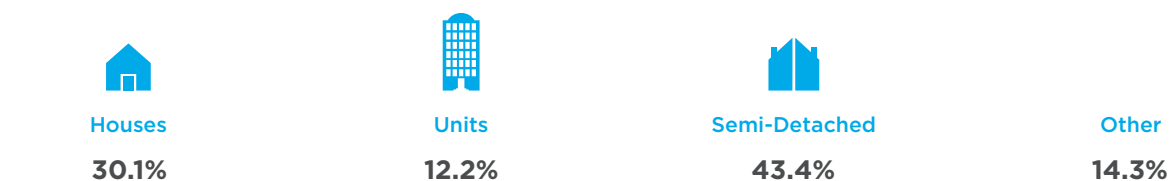
## Property Value



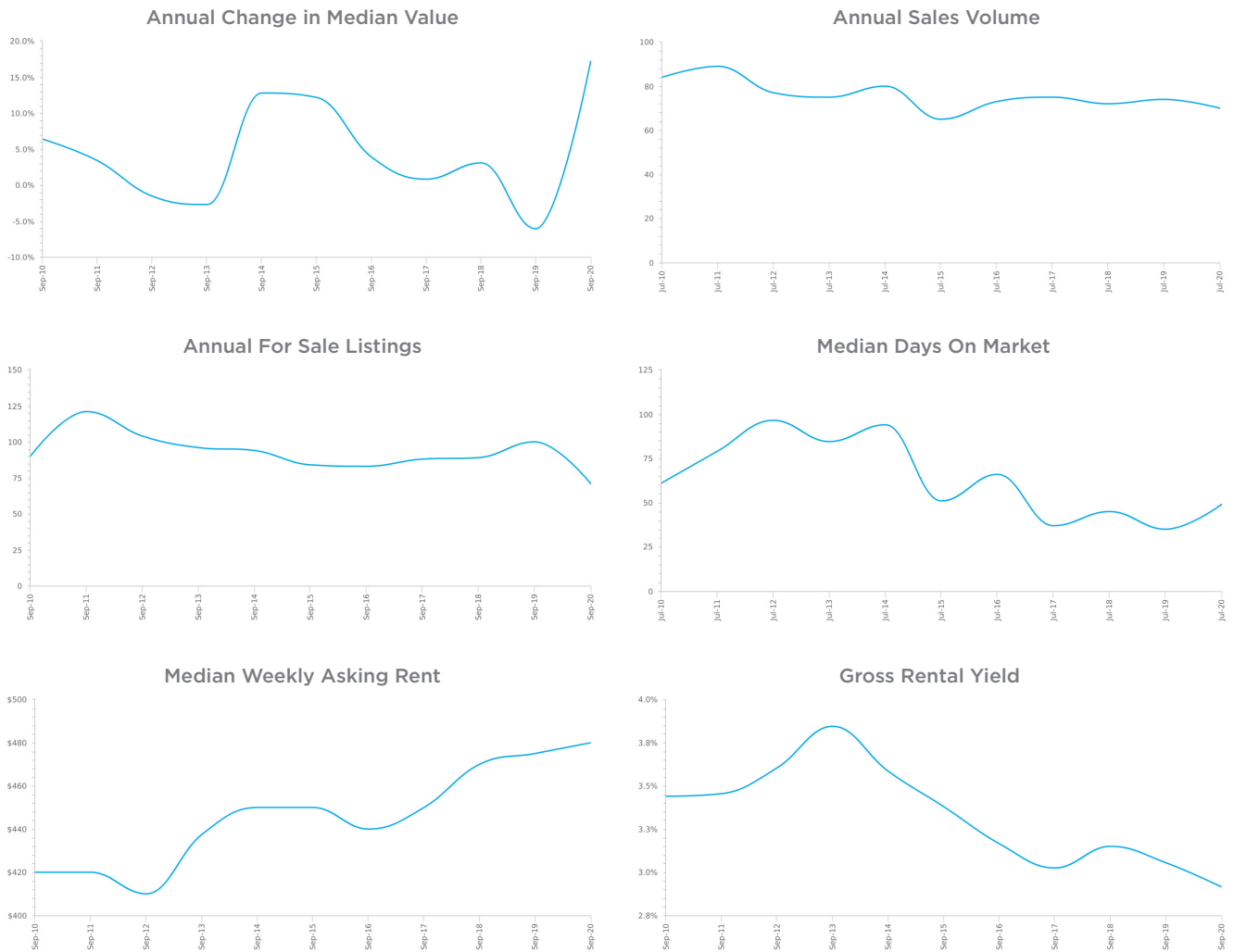
## Current



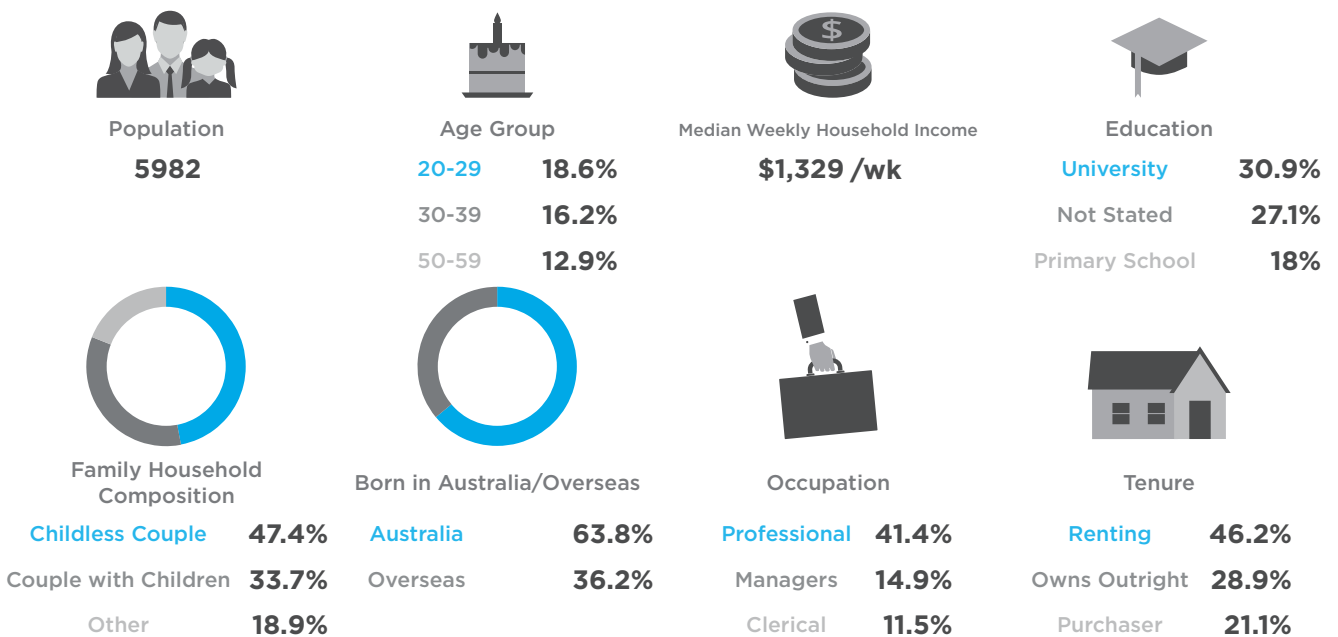
## Dwelling Types



## Market Performance



## People





**RANKING: #48**

# Units - Ettalong Beach, NSW 2257

## About the area

The size of Ettalong Beach is approximately 2.1 square kilometres. It has 3 parks covering nearly 2.6% of total area. The population of Ettalong Beach in 2011 was 4,627 people. By 2016 the population was 4,798 showing a population growth of 3.7% in the area during that time. The predominant age group in Ettalong Beach is 60-69 years. Households in Ettalong Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Ettalong Beach work in a professional occupation. In 2011, 56.7% of the homes in Ettalong Beach were owner-occupied compared with 57.2% in 2016.



## Property Value



**Bottom 25%**  
**\$552,960**



**Mid 50%**  
**\$645,898**



**Top 25%**  
**\$729,592**

## Current



**Annual Change Median Value**  
**17.2%**



**3 Year Change Median Value**  
**11.4%**



**5 Year Change Median Value**  
**39.1%**



**Number of Listings For Sale Last Month**  
**40**



**Number of Sales Last 12 Months**  
**96**



**Days on Market**  
**41**



**Vendor Discount**  
**-2%**

## Dwelling Types



**Houses**  
**43.5%**



**Units**  
**4.6%**

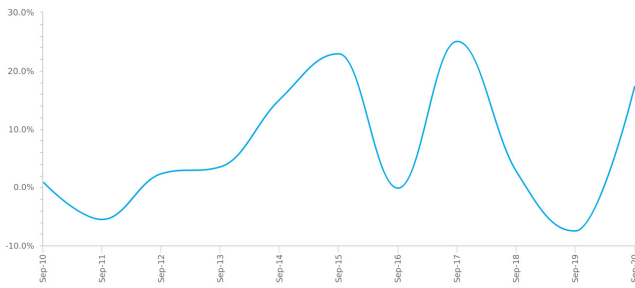


**Semi-Detached**  
**30%**

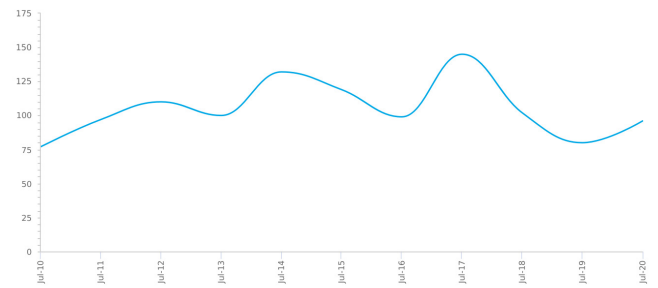
**Other**  
**21.9%**

## Market Performance

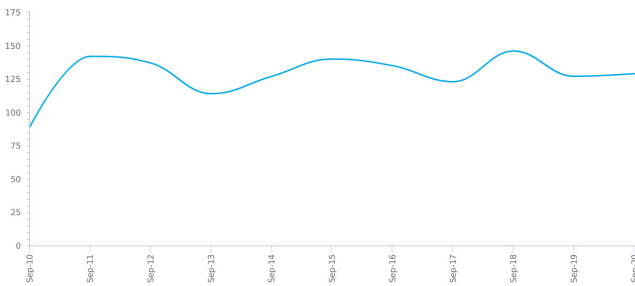
### Annual Change in Median Value



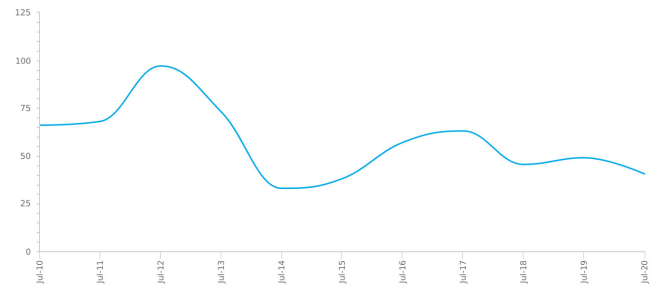
### Annual Sales Volume



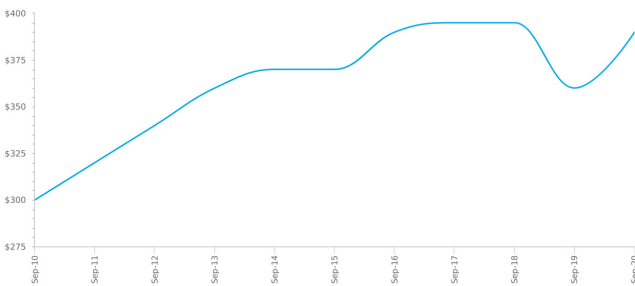
### Annual For Sale Listings



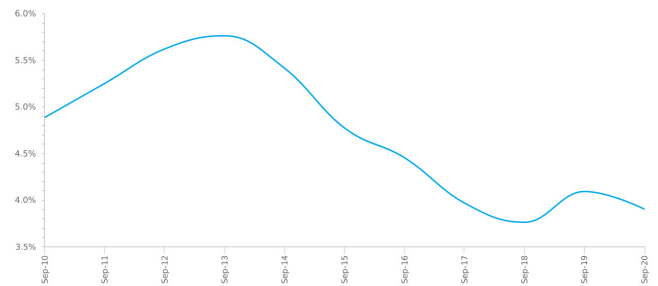
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**4798**



Age Group

60-69	<b>16.6%</b>
70-79	<b>13.5%</b>
50-59	<b>13.1%</b>



Median Weekly Household Income  
**\$721 /wk**



Education

Not Stated	<b>33.6%</b>
Primary School	<b>24.1%</b>
Secondary School	<b>15.3%</b>



Family Household Composition

Childless Couple	<b>46.1%</b>
Couple with Children	<b>25.4%</b>
Other	<b>28.5%</b>



Born in Australia/Overseas

Australia	<b>76.2%</b>
Overseas	<b>23.8%</b>



Occupation

Professional	<b>16.3%</b>
Trades	<b>15.5%</b>
Clerical	<b>14.8%</b>



Tenure

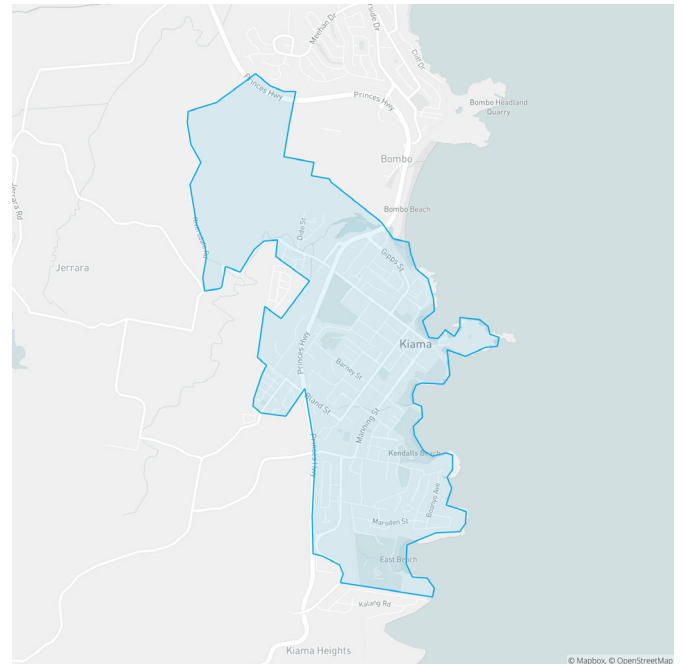
Owns Outright	<b>42.5%</b>
Renting	<b>38.3%</b>
Purchaser	<b>14.7%</b>

**RANKING: #49**

**Houses - Kiama, NSW 2533**

**About the area**

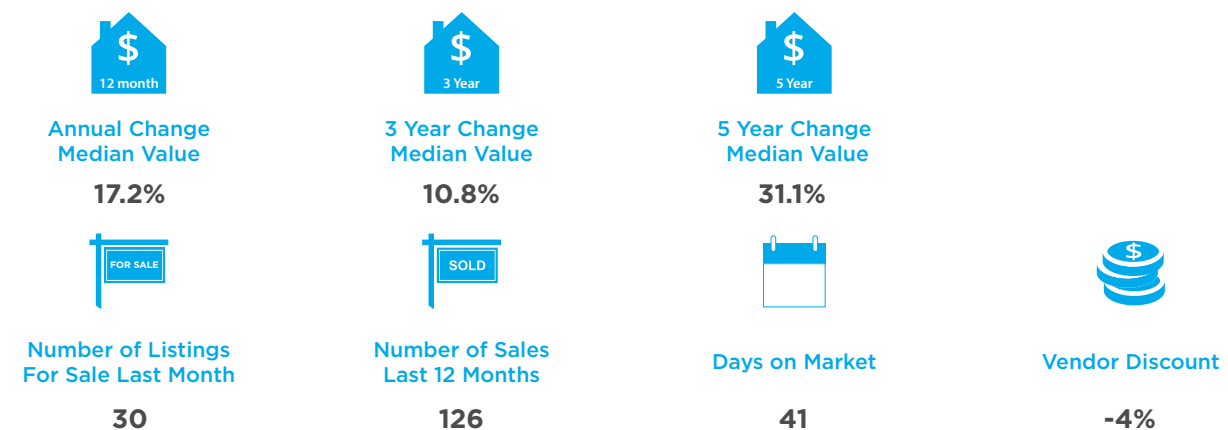
The size of Kiama is approximately 10 square kilometres. It has 26 parks covering nearly 12.5% of total area. The population of Kiama in 2011 was 6,272 people. By 2016 the population was 6,900 showing a population growth of 10.0% in the area during that time. The predominant age group in Kiama is 60-69 years. Households in Kiama are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kiama work in a professional occupation. In 2011, 68.5% of the homes in Kiama were owner-occupied compared with 71.2% in 2016.



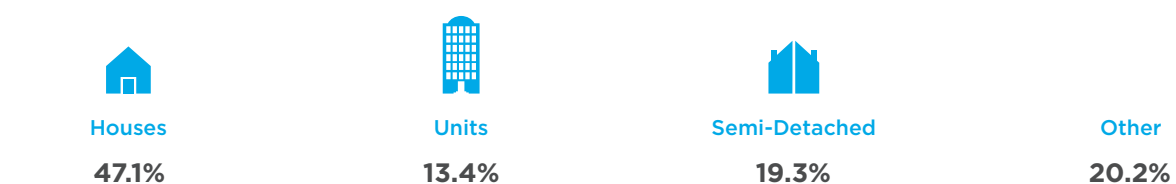
**Property Value**



**Current**

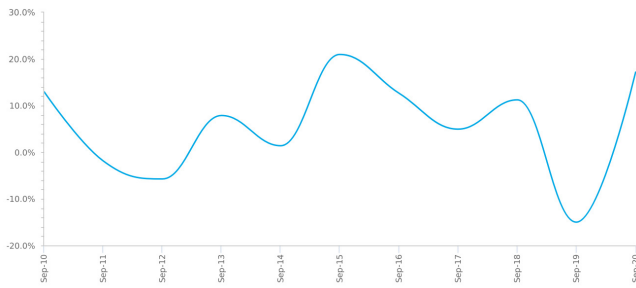


**Dwelling Types**

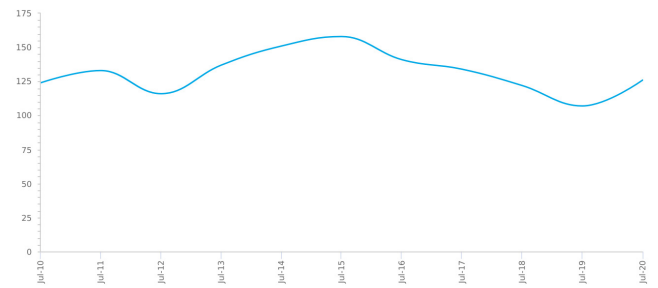


## Market Performance

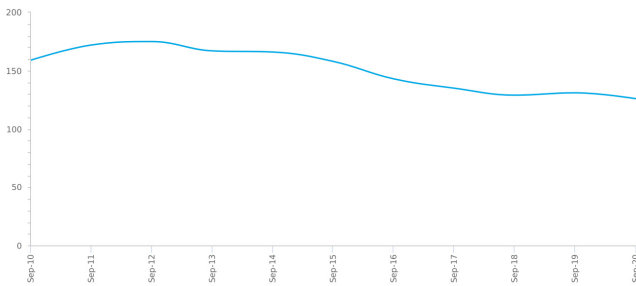
### Annual Change in Median Value



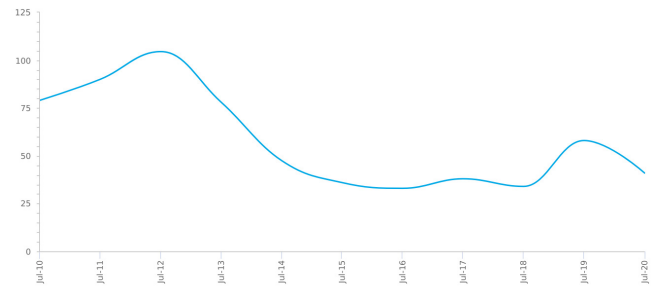
### Annual Sales Volume



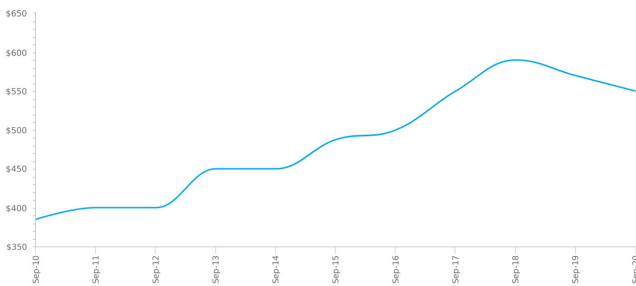
### Annual For Sale Listings



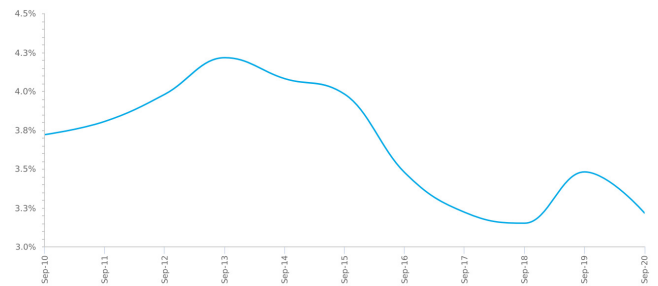
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**6900**



Age Group

60-69	15.5%
50-59	14.4%
70-79	12.6%



Median Weekly Household Income  
**\$1,007 /wk**



Education

Not Stated	25.6%
Primary School	22.9%
Secondary School	22.7%



Family Household Composition

Childless Couple	49.6%
Couple with Children	36.6%
Other	13.8%



Born in Australia/Overseas

Australia	77.1%
Overseas	22.9%



Occupation

Professional	24.9%
Trades	15%
Managers	14.6%



Tenure

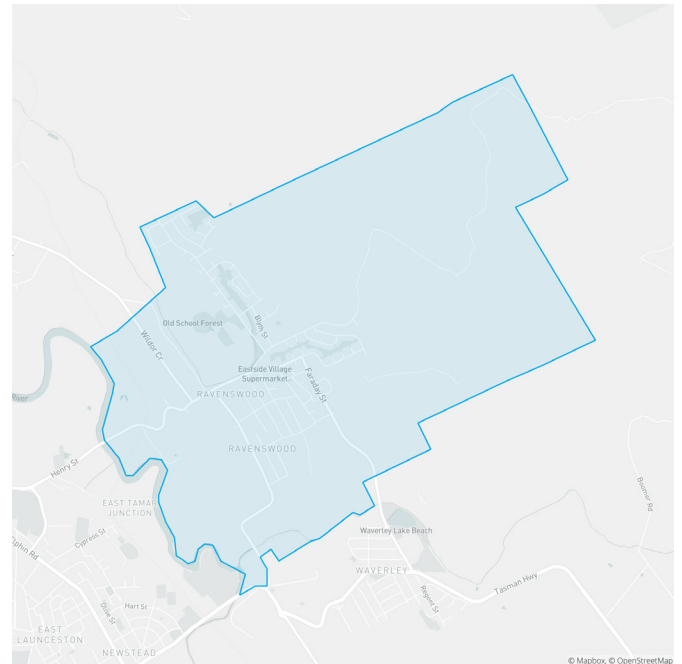
Owns Outright	45.2%
Purchaser	26%
Renting	23.2%

**RANKING: #50**

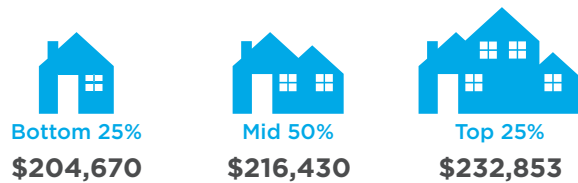
**Houses - Ravenswood, TAS 7250**

**About the area**

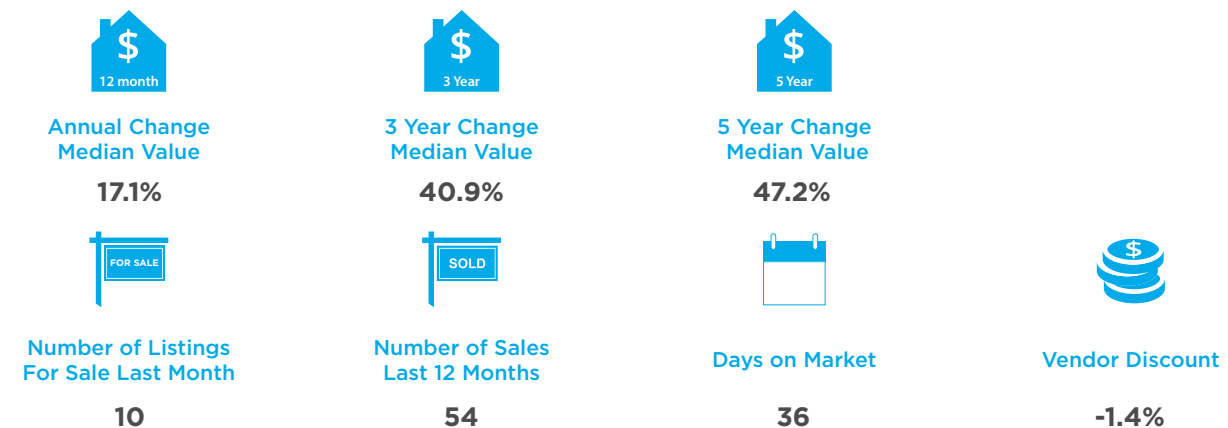
The size of Ravenswood is approximately 10.2 square kilometres.  
 It has 7 parks covering nearly 6.2% of total area.  
 The population of Ravenswood in 2011 was 3,974 people. By 2016 the population was 3,604 showing a population decline of 9.3% in the area during that time.  
 The predominant age group in Ravenswood is 0-9 years. Households in Ravenswood are primarily single parents and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.  
 In general, people in Ravenswood work in a labourer occupation.  
 In 2011, 47.2% of the homes in Ravenswood were owner-occupied compared with 47.1% in 2016.



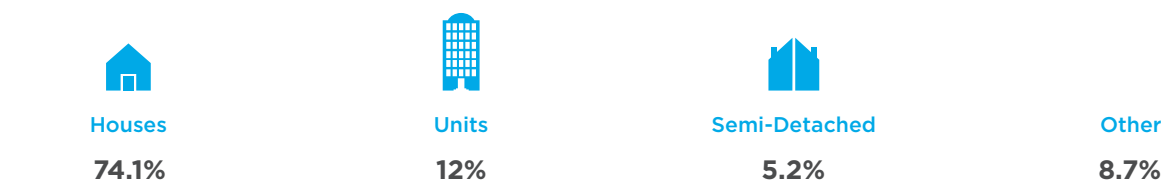
**Property Value**



**Current**



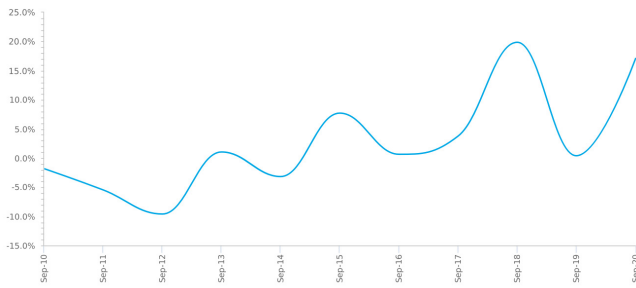
**Dwelling Types**



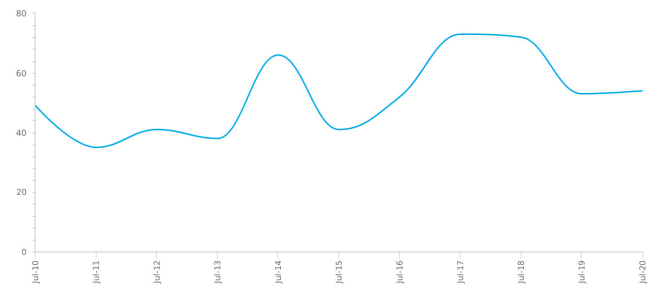


## Market Performance

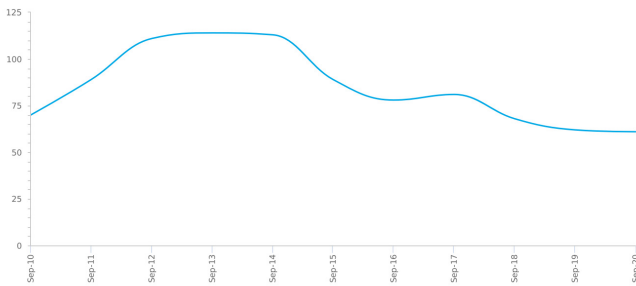
### Annual Change in Median Value



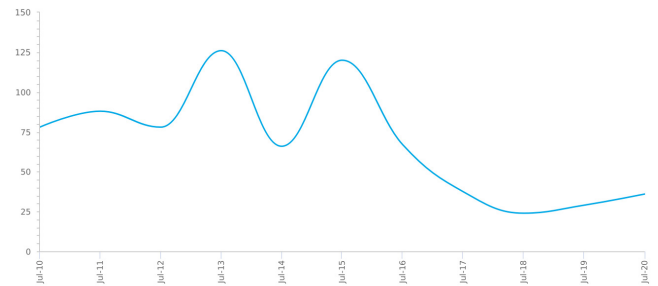
### Annual Sales Volume



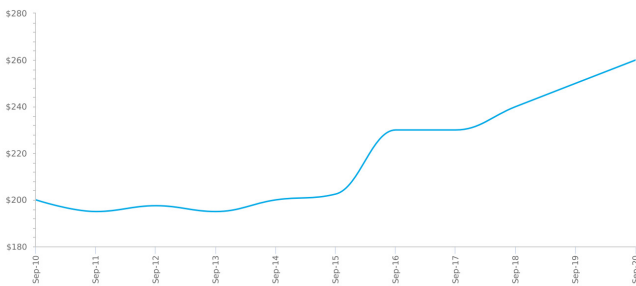
### Annual For Sale Listings



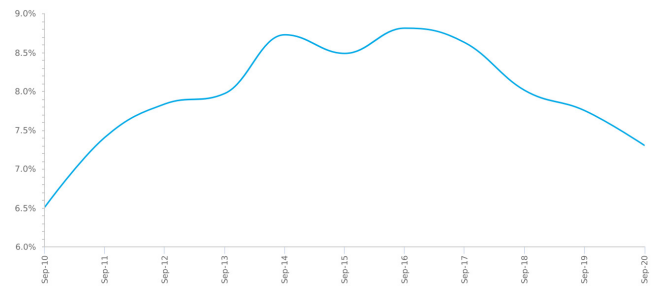
### Median Days On Market



### Median Weekly Asking Rent



### Gross Rental Yield



## People



Population  
**3604**



Age Group

0-9	<b>14.4%</b>
10-19	<b>14%</b>
40-49	<b>13.7%</b>



Median Weekly Household Income  
**\$620 /wk**



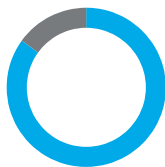
Education

Not Stated	<b>35.1%</b>
Primary School	<b>29%</b>
Secondary School	<b>18.9%</b>



Family Household Composition

Childless Couple	<b>31.3%</b>
Couple with Children	<b>30.7%</b>
Other	<b>38%</b>



Born in Australia/Overseas

Australia	<b>84.8%</b>
Overseas	<b>15.2%</b>



Occupation

Labourer	<b>24.3%</b>
Community	<b>16.5%</b>
Sales Workers	<b>14.3%</b>



Tenure

Renting	<b>48.5%</b>
Purchaser	<b>25.9%</b>
Owns Outright	<b>21.2%</b>

# Understanding the Top Performing Suburbs Report

## How are the suburbs selected for this report?

There are around 8500 suburbs and towns with houses in Australia and another 4000 containing units, making well over 12,000 suburbs in total. The initial task was to reduce these to a list of areas that have a reasonable volume of sales to ensure the suburbs put forward are not volatile markets. As such, suburbs with fewer than 50 house or unit sales over the last 12 months were removed.

We then removed any suburbs that did not have a recorded median value, followed by suburbs that did not record median value growth across 12 months, 3 years, 5 years or 10 years (due to a low number of observations over any of these periods). As a final step, our research team conducted a 'sanity check' to ensure the final list did not include any obvious poor choices such as an over-dependency single industries or places with higher risk ratings.

Suburbs were then ranked from highest to lowest by their median value performance over the past 12 months.

**Note:** this is the first Top Performing Suburbs Report that has been created from predominantly CoreLogic data sets. If you are a regular subscriber, please note that some data elements may be different to past reports.

## Important things to know

It is important to remember that units and houses do not perform equally. If a suburb is recommended for houses, then don't assume an investment in units in that suburb will be an equally good bet. Historically, there have been very few suburbs where both houses and units meet the selection criteria for this report.

Caution should be used if you intend to purchase a new unit in a large block, or as an off-the-plan and should not be undertaken unless you have high confidence that the price you are being asked to pay is in line with other properties in the area. It is extremely difficult to correctly price new and off-the-plan such properties due to the lack of data around "like comparisons" (because essentially, neither the property in question nor its comparisons have been built yet!). If capital growth and a consistent rent stream are your prime objectives, an established property is a lower risk option.

## How do I use this data?

We strongly recommend that in whatever area you decide to consider when purchasing – and particularly if you are considering a regional area - you should consider such things as:

**Financial Trends:** are interest rates likely to rise or fall, and if they rise, will this slow the growth rate of your selected area and will your level of proposed debt be serviceable into the future?

**The Economy:** what is driving the local economy? Are there new primary (eg mining, agriculture), secondary (eg industrial, construction) or tertiary (eg education, tourism) projects underway or in the pipeline? Areas without a diverse mix of economic drivers can have a higher risk profile.

**The Housing Market:** Establish for yourself the current number of listings and sales in your chosen suburb or town. Is it a buyers or a sellers market? This information is readily available from [www.onthefhouse.com.au](http://www.onthefhouse.com.au). You can also obtain independent price estimates for every listed property.

**Your Own Personal Circumstances:** including your ability to service the mortgage (even if the interest rate rises or the property is vacant).

For many places, you will need to wait and be vigilant for a purchase opportunity as there is a scarcity of well-located quality yielding properties.

Finally, don't forget to check out the areas surrounding your selected suburbs.

# Data Definitions

Data Label	Definition
<b>Suburb</b>	Suburb is the smallest geography region in the ASGC geography hierarchy.
<b>Postcode</b>	Australia Post Geography Postcode, 4 digit number divided by State: 2000 = NSW and 2600 to 2618 = ACT 3000 = VIC 4000 = QLD 5000 = SA 6000 = WA 7000 = TAS 0800 and 0900 = NT
<b>Dwelling Types</b>	CoreLogic statistics are calculated across houses, units and houses and units combined. This report uses 2016 Census Data to determine the share of houses, units or other dwelling types in a suburb.
<b>Number Sold</b>	A count of all transactions captured by CoreLogic over the last 12 months.
<b>Median Sales Price</b>	The median sale price of all transactions recorded during the last 12 month period.
<b>Median Value</b>	The median value of all properties across the geography based on the CoreLogic Automated Valuation Model.
<b>Number of Listings</b>	The total unique number of properties that have been advertised for sale and captured by CoreLogic over the past month. To be included in the count, the listings have to be matched to an actual address.
<b>Days On Market</b>	The median number of days it has taken to sell those properties sold by private treaty sale during the last 12 months. The calculation excludes auction listings and listings where an asking price is not advertised. The days on market calculation uses the contract date on the property compared with the first advertised date.
<b>Vendor Discount</b>	The median difference between the contract price on a property and the first advertised price. The figure is expressed as a percentage and is an average of all private treaty sales which sold for less than their initial asking price during the last 12 months. Auction listings and listings without an advertised asking price are excluded from the calculation.
<b>Annual Change in Median Value</b>	The difference between the current median value and the median value one year prior.
<b>3 Year Change in Median Value</b>	The difference between the median value in the current period compared to the same period three years ago. The result is expressed as a percentage.
<b>5 Year Change in Median value</b>	The percentage difference between the median AVM value in the same period compared 5 years ago.
<b>Age</b>	The most common age group in the suburb as at the 2016 census.
<b>Household Income</b>	The most common range of weekly household income in the suburb as at the 2016 census.
<b>Education</b>	The most common level of education in the suburb as at the 2016 census.
<b>Occupation</b>	The most common type of occupation in the suburb at the time of the 2016 census.
<b>Tenure</b>	The percentage of households where the occupant is either renting, owns the property outright, is paying off the property or other as at the 2016 census.

# A few reasons to choose CoreLogic:

## Accurate and timely data with unbeatable breadth and depth of data.

CoreLogic is the data provider most able to turn mountains of data into valuable insights. We collect and maintain the most comprehensive and current property and mortgage database. We apply an exacting set of processes to ensure the highest standards of data quality, deployed on platforms that enable us to store, sort and analyse data quickly and deliver it to our clients in simple and easy to use formats.

## We are independent.

Our collection, analysis and research methods are audited regularly, and we are independent of any real estate, media or banking interests.

## You can rely on our data and analytics.

We electronically value every property in Australia, every week used by lenders and consumers, and manage about 90% of Australian valuation instructions every month. We help professionals prepare properties for market and finance daily. Lenders rely on our insights to have strong responsible lending programs and consumers who ultimately are the center of the ecosystem need the confidence that they are making the best decisions around their most valuable asset.

## We have the scale and experience that matters.

CoreLogic continues to grow with over 650 people employed in ten locations in Australia and New Zealand. Over 20,000 customers and 150,000 end users in property, finance and government use CoreLogic services and platform more than 30,000 times a day.

## Who is CoreLogic?

CoreLogic Australia is a wholly owned subsidiary of CoreLogic (NYSE: CLGX), which is the largest property data and analytics company in the world. CoreLogic provides property information, analytics and services across Australia, New Zealand and Asia.

For more information call **1300 734 318** or visit [www.corelogic.com.au](http://www.corelogic.com.au).



# Why you can trust CoreLogic data

At CoreLogic, we are passionate about property data. We're passionate about how we collect it from more than 660+ industry, public and government sources - more than any other provider. We're passionate about how we cleanse the data and ensure quality with a double-entry keying and stringent de-duplication processes including manual reviews of non-matched records. And we protect privacy with our strict Trust Through Transparency policy.

But most importantly, with coverage of 98% of the Australian property market and more than 4.4 billion decision points in our database, we're absolutely passionate about data accuracy which allows us to deliver on our promise of the most reliable and powerful property insights and analytics.

## Here are some of the ways CoreLogic's data is different



**1. Correct addresses** - we triangulate every address against title records, lot numbers and even longitude and latitude coordinates, which significantly improves accuracy.



**5. Independently owned** - CoreLogic is the only independent property data company in Australia not owned by any real estate, media or banking interests.



**2. Newspaper advertisements** - we are the only property data company in Australia to manually key in property advertisements from more than 370 newspapers and real estate publications. We do this every week.



**6. Regular data audits** - we have a 95% accuracy rate on recent sales and regularly capture an average of 10% more auction results every week over our competitors.



**3. Our own research team** - we have our own researchers who physically visit commercial properties, and manually collect construction data.



**7. Entire property lifecycle coverage** - we are the only data company who can provide insights into the full lifecycle from zoning, to construction, sale, lease, extension, resale, demolition and the valuations that are affected by these actions.



**4. Constant valuation updates** - with our systems powering the valuation industry, we update our estimates of the sale and rental value of every residential property in the country every week. The accuracy of these key analytics is then benchmarked against valid sources to confirm accuracy.



**8. Trusted by experts** - our data is trusted by The Australian Bureau of Statistics and Reserve Bank who have chosen to partner with us because of the quality and reliability of our data.

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The supply of any AVM Estimate is made subject to the following disclaimer:

An automated valuation model estimate is a statistically derived estimate of the value of the subject property generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the market value (AVM Estimate).

An AVM Estimate is current only at the date of publication or supply. An AVM Estimate must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. CoreLogic expressly excludes any warranties and representations that an AVM Estimate is an accurate representation as to the market value of the subject property.

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## **New South Wales Data**

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