



Best of the Best 2025

AUSTRALIA | DECEMBER 2025



Contents

Best Of the Best 2025		SA Summary	36
About Cotality	3	Adelaide	39
Market Overview 2025	4	Regional SA	41
Market Outlook 2026	7		
National Summary	8	WA Summary	43
Capital Cities	11	Perth	46
Regional Suburbs	13	Regional WA	48
NSW Summary	15	TAS Summary	50
Sydney	18	Hobart	53
Regional NSW	20	Regional TAS	55
VIC Summary	22	NT Summary	57
Melbourne	25	Darwin	60
Regional VIC	27	Regional NT	62
QLD Summary	29	ACT Summary	64
Brisbane	32	Canberra	67
Regional QLD	34		

About Cotality

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

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

Copyright & Disclaimer

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

© Copyright 2025. Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication, including any data, analytics, statistics and other information contained in this publication. All rights reserved.

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

Contact

Call us 1300 734 318

customer@cotality.com

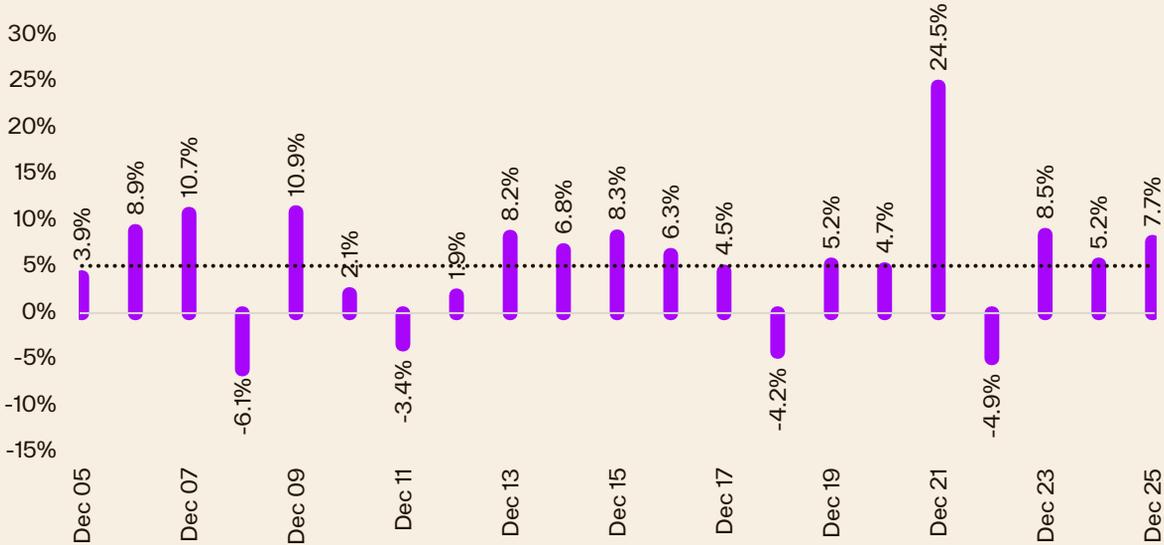
cotality.com/au/insights



Market Overview 2025

National home values are likely to finish the year at least 8% higher, with year-to-date growth sitting at 7.7% through the first eleven months of the year. The calendar year change will be up from 5.2% in the previous year, with Figure 1 showing the relatively strong result against a historic 20-year average of 5.1%.

Figure 1. Calendar year* change in Cotality Home Value Index (national, dwellings)

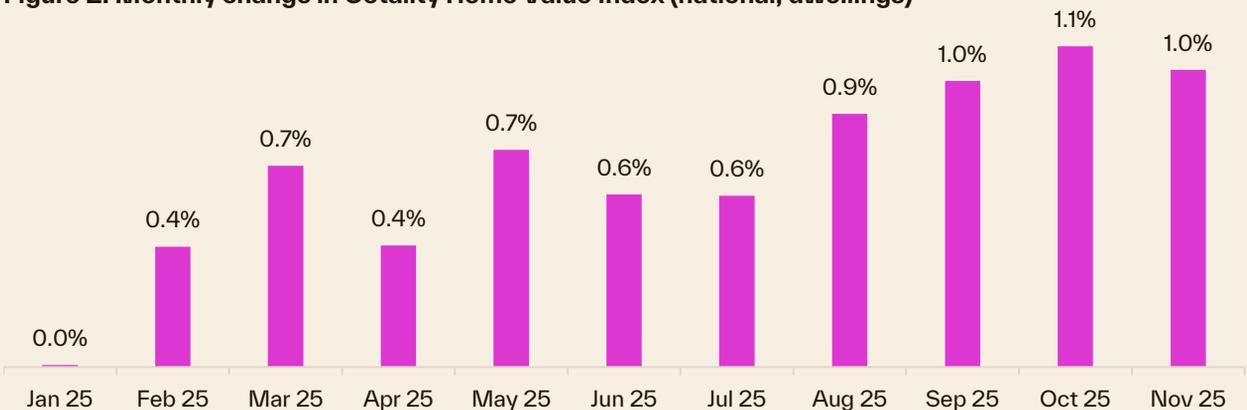


Source: Cotality. *2025 is year-to-date as of November 30

The result for 2025 is counter intuitive given unaffordability and serviceability constraints. By September of this year, measures of affordability had hit a series high nationally, with the median dwelling value sitting at 8.2 times higher than the median household income, and an estimated 11 years was required to save a 20% deposit. Following a period of rapidly rising interest rates and surging cost of living pressures, the rate of growth in home values had been easing through the second half of 2024, with values edging lower at the end of last year.

Housing market growth in 2025 was gradually revived by three interest rate cuts, an easing in inflationary pressures, an expanded 5% Deposit Scheme, and ongoing supply constraints. Growth conditions accelerated after the first rate cut in February, and by November, the Australian housing market had seen three consecutive months of growth of at least 1% (Figure 2).

Figure 2. Monthly change in Cotality Home Value Index (national, dwellings)

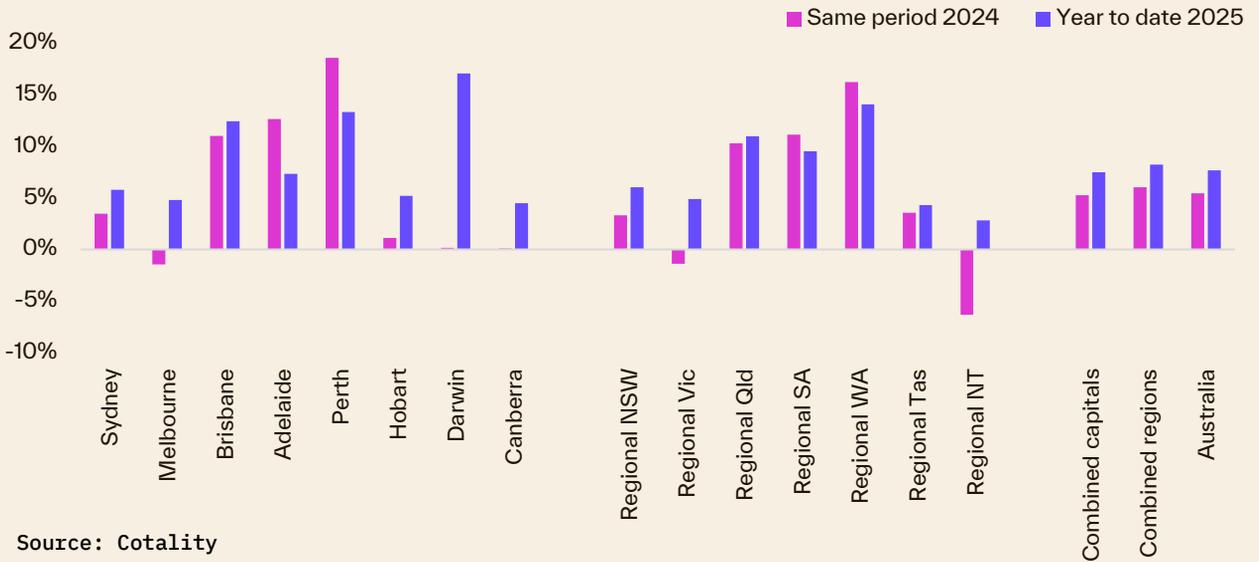


Source: Cotality

Market Overview 2025

Figure 3 shows the year-to-date performance across the capital cities and regions compared to the same period in 2024. Perth and Brisbane continued to record strong value gains, posting double-digit increases, though Darwin home values had the strongest increase of 17.1%, after a flat result in the same period of 2024. Sydney and Melbourne lagged with more modest increases, reflecting differences in supply and demand dynamics as well as more severe affordability constraints in Sydney. Regional markets also surged, especially in Queensland, Western Australia, and New South Wales.

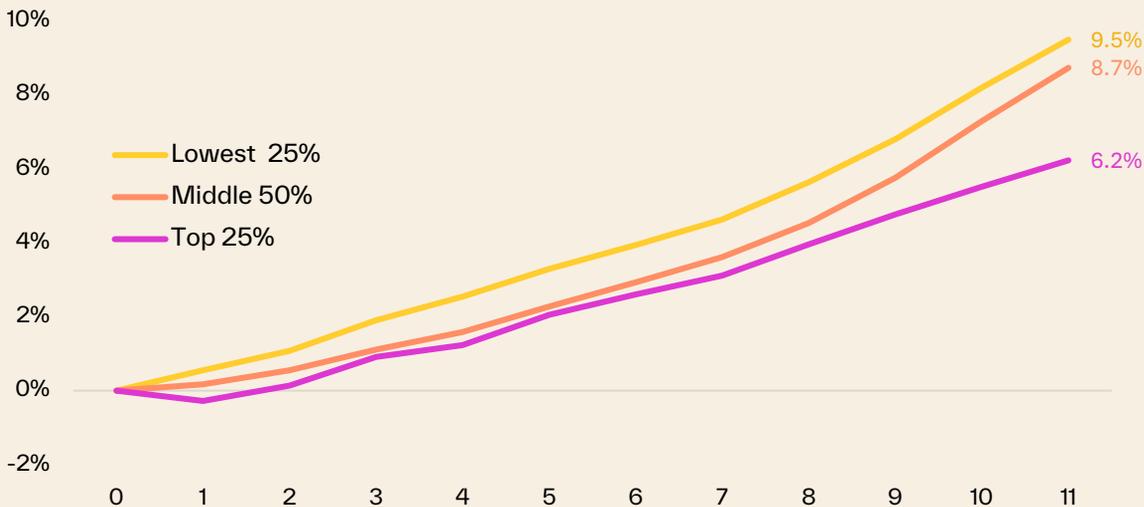
Figure 3. Change in home values, YTD 2025 and same period 2024



Source: Cotality

Top capital growth performers over the past year have been skewed toward lower-priced dwellings across Australia (Figure 4). This is reflected in the Best of the Best results for 2025, where the top house market growth was in Kalbarri, up 40.2% (in regional WA) with a median value of just \$515,000. Similarly, the strongest unit growth was in Gray (in Darwin), with a median value of \$344,000 and an annual uplift of 33.3%. Nation-wide, the 25th percentile dwelling was \$684,000, alongside a median of \$892,000 and a 75th percentile dwelling value of \$1,119,000.

Figure 4. Cumulative change in HVI. First eleven months of 2025. by value segment (national dwellings)



Source: Cotality

Market Overview 2025

Another trend that became more prominent in 2025 was the rise in investor participation in the housing market. New mortgage lending to investors by value hit 40.6% in September 2025, up from 38.7% a year prior, and a low of 23.8% in the December quarter of 2020. Investor participation is tracking well above the decade average of 33.4%.

The investor lending concentration was at the highest share since December 2016, shortly before the banking regulator APRA applied temporary macroprudential measures to limit interest-only loans. By the end of 2025, APRA announced a new 20% cap on originations with a debt-to-income ratio of six-or-more for owner-occupiers and investors from February next year. This is a preventative measure which is not anticipated to have much market impact in the near term, but it is a reminder that Australia's housing market continues to operate within institutional guardrails.

Despite the increase in investment activity, rent values also experienced momentum in 2025. Nationally, rent values increased 5.0% in the year to November, up from a 3.4% increase in rent values through the year to May. As with sale price increases, Darwin led rent value gains across the capitals, rising 8.6%. However, every capital city but Adelaide posted some uplift in rent value increases throughout the course of the year. Nationally, the median weekly rental rate across Australian dwellings was recorded at \$679 per week. The gross rent yield measure across Australian dwellings did see slight compression year-on-year as home value increases outpaced rental growth. The measure was 3.6% in November, down 10 basis points from a year ago.



Market Outlook 2026

The housing market arguably faces more headwinds in 2026, and as a result is likely to see a slower pace of growth than 2025.

This is largely due to the changed outlook for inflation, and subsequently interest rates. In the November Statement of Monetary Policy, the RBA revised forecast inflation to be above the 2-3% target range through 2026. Bank and market forecasts have also adjusted rate expectations higher. On top of that, strong growth in investment housing credit, which has reached its highest levels since the mid-2010s, has increased the risk of greater credit controls from the banking regulator APRA. Between higher-than-expected interest rates and the potential for further macroprudential tightening, slower credit growth could result in slower housing value increases.

Affordability is another headwind to further housing market growth, especially with limited availability of credit. For a double-income household making average weekly earnings across Australia, an affordable purchase price¹ would be around \$1,150,000. While this may seem like a high purchase price, it is actually only slightly higher than the median house value of the combined capital cities, which was \$1,112,000 at November 30. This may partly explain the ongoing skew toward cities like Perth and Adelaide, where median house values have not yet breached the million-dollar-mark.

With the unemployment rate shifting gradually higher through 2025, a trend that is likely to carry into 2026, this may soften wages growth and purchasing power if prices continue to rise in the year ahead.

Population growth is also expected to continue easing in 2026, with the Centre for Population projecting a slowdown from the current 1.6% annual growth in population to 1.3% in 2025-26, and 1.2% in 2026-27. The slowdown is expected to be driven by a substantial drop off in net overseas migration, and will fundamentally ease pressure on dwelling demand.

Ongoing supply constraints are the main offset to easing demand. Total 'for sale' listings nationally were just over 130,000 at the end of November, down 18% from the historic five-year average of 160,000. Periods of weakness in housing market values often prompt a decline in listings activity, with home owners generally well placed to hold back from selling in the event of slower selling conditions or price falls.

Assumes average weekly ordinary time earnings of two workers in Australia (\$4,020 per week combined). Mortgage assumptions: current average owner occupier mortgage rate of 5.5%, 20% deposit on a 30-year, principal and interest loan and no more than 30% of income on housing loan.

A challenging construction landscape has also kept new residential building approvals fairly low, and in recent years the construction of new homes has not kept up with population growth and new household formation. In the year to June 2025, experimental estimates from the ABS imply an additional 227,000 households across Australia, against 175,000 completions.

The latest Home Value Index pointed to a slight easing in the pace of growth through November, which is also shown in Figure 2. Time will tell if the accumulation of demand-side headwinds will continue to weigh on the pace of growth, but it is anticipated that lower-value housing markets will continue to outperform as a result.

¹ Assumes average weekly ordinary time earnings of two workers in Australia (\$4,020 per week combined). Mortgage assumptions: current average owner occupier mortgage rate of 5.5%, 20% deposit on a 30-year, principal and interest loan and no more than 30% of income on housing loan.

National



National

Best Performers 2025

Houses

Most expensive suburb

Point Piper (Greater Sydney) \$17,313,502

Most affordable suburb

Coober Pedy (Rest of SA) \$80,822

Highest 12 month change in values

Kalbarri (Rest of WA) 40.2%

Lowest 12 month change in values

Millthorpe (Rest of NSW) -11.6%

Highest 12 month change in rents

Pegs Creek (Rest of WA) 23.5%

Highest gross rental yields

Newman (Rest of WA) 12.6%

Units

Most expensive suburb

Point Piper (Greater Sydney) \$3,134,530

Most affordable suburb

Laguna Quays (Rest of Qld) \$114,751

Highest 12 month change in values

Gray (Greater Darwin) 33.3%

Lowest 12 month change in values

Kirribilli (Greater Sydney) -14.8%

Highest 12 month change in rents

Rockhampton City (Rest of Qld) 21.1%

Highest gross rental yields

South Hedland (Rest of WA) 17.8%



National

Highest Total Value of Sales

(12m to September 2025)

#	Suburb	Region	Number sold (12m Sept 2025)	Total value of sales (12m Sept 2025)	Median value (Nov 2025)
---	--------	--------	-----------------------------------	--	-------------------------------

Capital City Suburbs - Houses

1	Mosman	North Sydney and Hornsby	229	\$1,578,586,971	\$6,079,311
2	Vaucluse	Eastern Suburbs	109	\$1,261,357,350	\$9,951,078
3	Tarneit	West	1,666	\$1,113,957,040	\$709,005
4	Castle Hill	Baulkham Hills and Hawkesbury	425	\$1,079,918,461	\$2,500,463
5	Bellevue Hill	Eastern Suburbs	72	\$1,066,808,999	\$11,604,624

Capital City Suburb - Units

1	Melbourne	Inner	1,646	\$978,903,521	\$460,262
2	Manly	Northern Beaches	324	\$721,968,286	\$1,800,498
3	Cronulla	Sutherland	456	\$661,596,098	\$1,210,740
4	Brisbane City	Brisbane Inner City	664	\$627,516,945	\$845,473
5	Barangaroo	City and Inner South	79	\$613,346,366	\$2,048,146

Regional Suburbs - Houses

1	Buderim	Rest of Qld	558	\$768,038,318	\$1,379,915
2	Orange	Rest of NSW	898	\$688,087,299	\$693,783
3	Port Macquarie	Rest of NSW	686	\$669,588,476	\$939,513
4	Hope Island	Rest of Qld	287	\$649,410,513	\$1,594,428
5	Dubbo	Rest of NSW	905	\$599,052,460	\$611,580

Regional Suburbs - Units

1	Surfers Paradise	Rest of Qld	1,380	\$1,201,346,547	\$827,959
2	Southport	Rest of Qld	696	\$540,602,783	\$802,510
3	Wollongong	Rest of NSW	615	\$536,462,347	\$810,149
4	Broadbeach	Rest of Qld	405	\$521,419,371	\$1,191,869
5	Maroochydore	Rest of Qld	415	\$410,612,048	\$946,288

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Point Piper	Greater Sydney	4	\$17,313,502
2.	Bellevue Hill	Greater Sydney	72	\$11,604,624
3.	Vaucluse	Greater Sydney	109	\$9,951,078
4.	Darling Point	Greater Sydney	9	\$9,759,250
5.	Double Bay	Greater Sydney	23	\$7,399,350
6.	Rose Bay	Greater Sydney	62	\$6,684,645
7.	Dover Heights	Greater Sydney	39	\$6,539,978
8.	Tamarama	Greater Sydney	16	\$6,437,862
9.	Bronte	Greater Sydney	62	\$6,266,044
10.	Mosman	Greater Sydney	229	\$6,079,311

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Gagebrook	Greater Hobart	24	\$410,300
2.	Herdsmans Cove	Greater Hobart	12	\$433,696
3.	Bridgewater	Greater Hobart	50	\$442,873
4.	Risdon Vale	Greater Hobart	44	\$480,194
5.	Berrimah	Greater Darwin	46	\$488,036
6.	Russell Island	Greater Brisbane	293	\$494,350
7.	New Norfolk	Greater Hobart	126	\$496,756
8.	Primrose Sands	Greater Hobart	61	\$515,843
9.	Lamb Island	Greater Brisbane	28	\$518,742
10.	Clarendon Vale	Greater Hobart	25	\$520,122

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Mandogalup	Greater Perth	33.0%	\$944,609
2.	Moulden	Greater Darwin	28.9%	\$520,724
3.	Driver	Greater Darwin	28.1%	\$581,539
4.	Gray	Greater Darwin	26.8%	\$535,354
5.	Woodroffe	Greater Darwin	26.5%	\$566,730
6.	Durack	Greater Darwin	25.5%	\$728,641
7.	Brisbane City	Greater Brisbane	25.0%	\$785,615
8.	Gunn	Greater Darwin	24.8%	\$664,444
9.	Farrar	Greater Darwin	24.5%	\$742,067
10.	Bellamack	Greater Darwin	23.9%	\$762,161

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Princes Hill	Greater Melbourne	-6.3%	\$1,777,239
2.	Macmasters Beach	Greater Sydney	-5.5%	\$1,630,342
3.	Caulfield	Greater Melbourne	-5.1%	\$2,100,268
4.	North Wahroonga	Greater Sydney	-4.7%	\$2,901,009
5.	Copacabana	Greater Sydney	-4.7%	\$1,604,198
6.	South Turrumurra	Greater Sydney	-4.0%	\$2,554,906
7.	Marsfield	Greater Sydney	-4.0%	\$2,558,923
8.	Tootgarook	Greater Melbourne	-3.9%	\$912,794
9.	Deepdene	Greater Melbourne	-3.8%	\$3,518,115
10.	Riverview	Greater Sydney	-3.7%	\$3,701,703

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Kareela	Greater Sydney	17.8%	\$1,198
2.	Como	Greater Sydney	16.8%	\$1,058
3.	Oyster Bay	Greater Sydney	16.7%	\$1,112
4.	City Beach	Greater Perth	16.7%	\$1,452
5.	Jannali	Greater Sydney	16.5%	\$1,015
6.	Rapid Creek	Greater Darwin	15.6%	\$812
7.	Dalkeith	Greater Perth	14.6%	\$1,521
8.	Denistone East	Greater Sydney	14.2%	\$927
9.	Swanbourne	Greater Perth	13.9%	\$1,465
10.	Denistone	Greater Sydney	13.5%	\$955

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Berrimah	Greater Darwin	7.9%	\$838
2.	Gagebrook	Greater Hobart	6.5%	\$522
3.	Bakewell	Greater Darwin	6.4%	\$663
4.	Gray	Greater Darwin	6.2%	\$611
5.	Moulden	Greater Darwin	6.2%	\$602
6.	Karama	Greater Darwin	6.1%	\$641
7.	Zuccoli	Greater Darwin	6.1%	\$783
8.	Wagaman	Greater Darwin	6.1%	\$691
9.	Coconut Grove	Greater Darwin	6.1%	\$764
10.	Moil	Greater Darwin	6.0%	\$707

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Point Piper	Greater Sydney	16	\$3,134,530
2.	Darling Point	Greater Sydney	62	\$2,538,410
3.	Seaforth	Greater Sydney	14	\$2,285,792
4.	Millers Point	Greater Sydney	27	\$2,248,294
5.	Cabarita	Greater Sydney	14	\$2,137,197
6.	Barangaroo	Greater Sydney	79	\$2,048,146
7.	Tamarama	Greater Sydney	24	\$2,040,621
8.	Putney	Greater Sydney	10	\$2,020,927
9.	Milsons Point	Greater Sydney	53	\$2,006,812
10.	The Rocks	Greater Sydney	29	\$1,976,820

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Hackham	Greater Adelaide	10	\$247,778
2.	Wagaman	Greater Darwin	18	\$316,051
3.	Karama	Greater Darwin	16	\$328,417
4.	Malak	Greater Darwin	17	\$330,962
5.	Carlton	Greater Melbourne	348	\$337,144
6.	Bellamack	Greater Darwin	22	\$339,934
7.	Moulden	Greater Darwin	17	\$341,727
8.	Gray	Greater Darwin	31	\$343,840
9.	Coolalinga	Greater Darwin	17	\$350,444
10.	Driver	Greater Darwin	34	\$352,575

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Gray	Greater Darwin	33.3%	\$343,840
2.	Hillcrest	Greater Brisbane	30.5%	\$597,529
3.	Bakewell	Greater Darwin	30.3%	\$372,654
4.	Goodna	Greater Brisbane	29.9%	\$575,479
5.	Morley	Greater Perth	26.9%	\$682,306
6.	Kelmscott	Greater Perth	25.4%	\$525,417
7.	Caboolture	Greater Brisbane	25.2%	\$539,723
8.	Beckenham	Greater Perth	24.6%	\$541,195
9.	Driver	Greater Darwin	24.6%	\$352,575
10.	Glenside	Greater Adelaide	24.0%	\$747,860

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Kirribilli	Greater Sydney	-14.8%	\$1,612,247
2.	Carlton	Greater Melbourne	-10.9%	\$337,144
3.	Toorak	Greater Melbourne	-7.8%	\$1,010,865
4.	Footscray	Greater Melbourne	-7.8%	\$471,205
5.	West Footscray	Greater Melbourne	-7.4%	\$505,249
6.	Centennial Park	Greater Sydney	-7.0%	\$978,757
7.	Vaucluse	Greater Sydney	-6.8%	\$1,588,631
8.	Heidelberg	Greater Melbourne	-6.4%	\$652,207
9.	Beecroft	Greater Sydney	-6.2%	\$929,336
10.	Warrawee	Greater Sydney	-5.7%	\$1,133,767

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Gray	Greater Darwin	14.8%	\$555
2.	Noranda	Greater Perth	14.5%	\$628
3.	Bayview	Greater Darwin	14.1%	\$802
4.	Morley	Greater Perth	14.1%	\$652
5.	Springwood	Greater Sydney	14.0%	\$550
6.	The Gardens	Greater Darwin	14.0%	\$671
7.	Woolner	Greater Darwin	13.7%	\$692
8.	Driver	Greater Darwin	13.5%	\$566
9.	Slacks Creek	Greater Brisbane	13.4%	\$478
10.	Underwood	Greater Brisbane	13.3%	\$580

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gray	Greater Darwin	8.6%	\$555
2.	Carlton	Greater Melbourne	8.6%	\$566
3.	Driver	Greater Darwin	8.3%	\$566
4.	Parap	Greater Darwin	8.0%	\$618
5.	Millner	Greater Darwin	7.9%	\$540
6.	Darwin City	Greater Darwin	7.9%	\$693
7.	Rosebery	Greater Darwin	7.8%	\$595
8.	Bakewell	Greater Darwin	7.8%	\$562
9.	Coconut Grove	Greater Darwin	7.5%	\$528
10.	Woolner	Greater Darwin	7.5%	\$692

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Ewingsdale	Rest of NSW	16	\$3,178,711
2.	Mermaid Beach	Rest of Qld	82	\$2,720,001
3.	Castaways Beach	Rest of Qld	15	\$2,564,682
4.	Broadbeach Waters	Rest of Qld	166	\$2,475,568
5.	Surfers Paradise	Rest of Qld	202	\$2,454,031
6.	Sunshine Beach	Rest of Qld	46	\$2,398,538
7.	Byron Bay	Rest of NSW	81	\$2,387,176
8.	Bar Beach	Rest of NSW	10	\$2,365,327
9.	Casuarina	Rest of NSW	42	\$2,349,714
10.	Clear Island Waters	Rest of Qld	59	\$2,296,536

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Coober Pedy	Rest of SA	53	\$80,822
2.	Norseman	Rest of WA	28	\$103,349
3.	Mount Magnet	Rest of WA	11	\$104,544
4.	Southern Cross	Rest of WA	19	\$146,247
5.	Three Springs	Rest of WA	13	\$155,817
6.	Injune	Rest of Qld	11	\$162,532
7.	Kambalda East	Rest of WA	41	\$175,575
8.	Rainbow	Rest of Vic.	16	\$177,618
9.	Morawa	Rest of WA	21	\$177,779
10.	Mitchell	Rest of Qld	20	\$178,675

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Kalbarri	Rest of WA	40.2%	\$515,379
2.	Rangeway	Rest of WA	32.4%	\$412,847
3.	Lockyer	Rest of WA	32.2%	\$602,087
4.	Karloo	Rest of WA	30.0%	\$409,854
5.	Orana	Rest of WA	28.9%	\$613,155
6.	Port Pirie West	Rest of SA	28.6%	\$278,251
7.	Green Head	Rest of WA	28.5%	\$566,509
8.	Ocean Beach	Rest of WA	28.2%	\$1,032,377
9.	Utakarra	Rest of WA	27.8%	\$446,807
10.	Little Grove	Rest of WA	27.6%	\$982,007

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Millthorpe	Rest of NSW	-11.6%	\$710,472
2.	Tennant Creek	Rest of NT	-10.5%	\$227,516
3.	Orford	Rest of Tas.	-9.2%	\$541,714
4.	Jindabyne	Rest of NSW	-8.8%	\$1,043,318
5.	Bowral	Rest of NSW	-7.7%	\$1,485,934
6.	Bright	Rest of Vic.	-7.5%	\$970,911
7.	Larapinta	Rest of NT	-6.9%	\$405,408
8.	Mansfield	Rest of Vic.	-6.7%	\$794,848
9.	Euroa	Rest of Vic.	-6.4%	\$474,728
10.	Mulwala	Rest of NSW	-6.2%	\$571,916

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Pegs Creek	Rest of WA	23.5%	\$1,241
2.	Newman	Rest of WA	23.1%	\$826
3.	Bulgarra	Rest of WA	21.8%	\$1,206
4.	Djugun	Rest of WA	21.0%	\$1,312
5.	Millars Well	Rest of WA	20.0%	\$1,305
6.	Denmark	Rest of WA	18.3%	\$630
7.	Kununurra	Rest of WA	17.1%	\$750
8.	Nanango	Rest of Qld	16.7%	\$535
9.	Dalby	Rest of Qld	16.3%	\$537
10.	Deloraine	Rest of Tas.	16.1%	\$501

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Newman	Rest of WA	12.6%	\$826
2.	Kambalda East	Rest of WA	12.2%	\$406
3.	South Hedland	Rest of WA	11.3%	\$1,065
4.	Kambalda West	Rest of WA	10.8%	\$439
5.	Pegs Creek	Rest of WA	10.8%	\$1,241
6.	Millars Well	Rest of WA	10.8%	\$1,305
7.	Bulgarra	Rest of WA	10.6%	\$1,206
8.	Baynton	Rest of WA	10.6%	\$1,575
9.	Nickol	Rest of WA	10.5%	\$1,347
10.	South Boulder	Rest of WA	10.3%	\$590

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Noosa Heads	Rest of Qld	120	\$1,685,889
2.	Main Beach	Rest of Qld	202	\$1,539,225
3.	Hollywell	Rest of Qld	19	\$1,508,150
4.	Sunshine Beach	Rest of Qld	47	\$1,504,240
5.	Twin Waters	Rest of Qld	15	\$1,400,391
6.	Coolangatta	Rest of Qld	207	\$1,353,241
7.	Bilinga	Rest of Qld	54	\$1,352,825
8.	Byron Bay	Rest of NSW	120	\$1,350,158
9.	Burleigh Heads	Rest of Qld	222	\$1,349,545
10.	Paradise Point	Rest of Qld	74	\$1,324,289

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Laguna Quays	Rest of Qld	26	\$114,751
2.	Preston Beach	Rest of WA	29	\$205,180
3.	Haliday Bay	Rest of Qld	16	\$205,502
4.	Dolphin Heads	Rest of Qld	15	\$207,665
5.	Newman	Rest of WA	29	\$240,785
6.	Katherine South	Rest of NT	15	\$259,832
7.	South Hedland	Rest of WA	86	\$269,115
8.	Clermont	Rest of Qld	19	\$272,175
9.	Hamilton	Rest of Vic.	19	\$272,631
10.	Cobram	Rest of Vic.	12	\$273,027

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Cranbrook	Rest of Qld	29.3%	\$321,866
2.	Wilsonton	Rest of Qld	26.9%	\$565,130
3.	Kearneys Spring	Rest of Qld	26.8%	\$586,711
4.	Rosslea	Rest of Qld	26.1%	\$414,415
5.	Atherton	Rest of Qld	25.0%	\$387,207
6.	Golden Square	Rest of Vic.	24.4%	\$457,619
7.	Hermit Park	Rest of Qld	23.9%	\$405,028
8.	Newtown	Rest of Qld	23.9%	\$553,623
9.	Pegs Creek	Rest of WA	23.5%	\$413,978
10.	Woree	Rest of Qld	23.1%	\$321,404

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	South Hedland	Rest of WA	-14.1%	\$269,115
2.	Mulwala	Rest of NSW	-11.8%	\$400,886
3.	Colac	Rest of Vic.	-10.7%	\$354,662
4.	Hawks Nest	Rest of NSW	-9.6%	\$671,534
5.	Jindabyne	Rest of NSW	-8.0%	\$709,157
6.	South Tamworth	Rest of NSW	-7.0%	\$316,510
7.	Googong	Rest of NSW	-6.1%	\$703,942
8.	Lakes Entrance	Rest of Vic.	-5.7%	\$383,705
9.	Karabar	Rest of NSW	-5.2%	\$530,978
10.	Cowes	Rest of Vic.	-4.8%	\$532,132

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Rockhampton City	Rest of Qld	21.1%	\$508
2.	Broome	Rest of WA	18.5%	\$900
3.	Atherton	Rest of Qld	17.8%	\$413
4.	Currumbin	Rest of Qld	16.8%	\$1,019
5.	Swansea	Rest of NSW	16.0%	\$612
6.	Rangeville	Rest of Qld	15.9%	\$500
7.	Paradise Point	Rest of Qld	15.0%	\$890
8.	Tugun	Rest of Qld	14.4%	\$972
9.	North Albury	Rest of NSW	13.8%	\$404
10.	Withers	Rest of WA	13.4%	\$501

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	South Hedland	Rest of WA	17.8%	\$876
2.	Newman	Rest of WA	14.3%	\$671
3.	Pegs Creek	Rest of WA	13.2%	\$1,160
4.	Cable Beach	Rest of WA	12.5%	\$905
5.	Broome	Rest of WA	11.8%	\$900
6.	Port Hedland	Rest of WA	10.3%	\$912
7.	Withers	Rest of WA	9.2%	\$501
8.	Gillen	Rest of NT	8.7%	\$474
9.	Sadadeen	Rest of NT	8.6%	\$470
10.	The Gap	Rest of NT	8.5%	\$468

New South Wales



Sydney's housing market seems to have hit a cyclical peak in August before slowing into November. Growth eased as affordability pressures pushed demand toward lower-priced homes, leaving the upper quartile flat and clearance rates subdued. Home values across Sydney are up 5.1% in the past year.

Regional NSW has had a stronger finish to the year rising 2.6% through spring and 6.2% in the year. Total stock levels have tightened significantly in the past 12 months. Growth in the regions has been led by more affordable areas, and demand is likely to continue to skew to more remote regions in 2026.

New South Wales

Best Performers 2025

Houses

Most expensive suburb

Point Piper (Sydney - Eastern Suburbs) \$17,313,502

Most affordable suburb

Baradine (Far West and Orana) \$201,990

Highest 12 month change in values

Coolah (Far West and Orana) 25.6%

Lowest 12 month change in values

Abbotsbury (Central West) 10.7%

Highest 12 month change in rents

Kareela (Sydney - Sutherland) 17.8%

Highest gross rental yields

Condobolin (Central West) 8.9%

Units

Most expensive suburb

Point Piper (Sydney - Eastern Suburbs) \$3,134,530

Most affordable suburb

South Tamworth (New England and North West) \$316,510

Highest 12 month change in values

Orange (Central West) 19.9%

Lowest 12 month change in values

Kirribilli (Sydney - North Sydney and Hornsby) -14.8%

Highest 12 month change in rents

Swansea (Newcastle and Lake Macquarie) 16.0%

Highest gross rental yields

Rosehill (Sydney - Parramatta) 6.5%



New South Wales

Highest Total Value of Sales

(12m to September 2025)

#	Suburb	Region	Number sold (12m Sept 2025)	Total value of sales (12m Sept 2025)	Median value (Nov 2025)
---	--------	--------	-----------------------------------	--	-------------------------------

Greater Sydney Suburbs - Houses

1	Mosman	North Sydney and Hornsby	229	\$1,578,586,971	\$6,079,311
2	Vaucluse	Eastern Suburbs	109	\$1,261,357,350	\$9,951,078
3	Castle Hill	Baulkham Hills and Hawkesbury	425	\$1,079,918,461	\$2,500,463
4	Bellevue Hill	Eastern Suburbs	72	\$1,066,808,999	\$11,604,624
5	Paddington	Eastern Suburbs	234	\$971,444,900	\$3,751,979

Greater Sydney Suburbs - Units

1	Manly	Northern Beaches	324	\$721,968,286	\$1,800,498
2	Cronulla	Sutherland	456	\$661,596,098	\$1,210,740
3	Barangaroo	City and Inner South	79	\$613,346,366	\$2,048,146
4	Dee Why	Northern Beaches	547	\$607,378,883	\$1,100,355
5	Mosman	North Sydney and Hornsby	324	\$567,741,138	\$1,477,539

Regional NSW Suburbs - Houses

1	Orange	Central West	898	\$688,087,299	\$693,783
2	Port Macquarie	Mid North Coast	686	\$669,588,476	\$939,513
3	Dubbo	Far West and Orana	905	\$599,052,460	\$611,580
4	Bowral	Southern Highlands and Shoalhaven	229	\$401,080,700	\$1,485,934
5	Goulburn	Capital Region	573	\$392,481,266	\$630,345

Regional NSW Suburbs - Units

1	Wollongong	Illawarra	615	\$536,462,347	\$810,149
2	Port Macquarie	Mid North Coast	423	\$294,388,961	\$632,094
3	Newcastle	Newcastle and Lake Macquarie	194	\$228,037,332	\$1,008,970
4	Tweed Heads	Richmond - Tweed	243	\$226,391,349	\$925,017
5	Coffs Harbour	Coffs Harbour - Grafton	331	\$209,919,500	\$589,022

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Point Piper	Eastern Suburbs	4	\$17,313,502
2.	Bellevue Hill	Eastern Suburbs	72	\$11,604,624
3.	Vaucluse	Eastern Suburbs	109	\$9,951,078
4.	Darling Point	Eastern Suburbs	9	\$9,759,250
5.	Double Bay	Eastern Suburbs	23	\$7,399,350
6.	Rose Bay	Eastern Suburbs	62	\$6,684,645
7.	Dover Heights	Eastern Suburbs	39	\$6,539,978
8.	Tamarama	Eastern Suburbs	16	\$6,437,862
9.	Bronte	Eastern Suburbs	62	\$6,266,044
10.	Mosman	North Sydney and Hornsby	229	\$6,079,311

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	San Remo	Central Coast	84	\$775,860
2.	Spencer	Central Coast	9	\$779,252
3.	Gorokan	Central Coast	197	\$791,189
4.	Budgewoi	Central Coast	78	\$797,365
5.	Watanobbi	Central Coast	59	\$800,898
6.	Lower Macdonald	Baulkham Hills and Hawkesbury	14	\$802,553
7.	Manning Park	Central Coast	60	\$810,244
8.	Charmhaven	Central Coast	54	\$811,759
9.	Kanwal	Central Coast	72	\$814,734
10.	Halekulani	Central Coast	49	\$819,093

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Menangle Park	Outer South West	20.7%	\$1,213,460
2.	Gilead	Outer South West	20.0%	\$1,057,381
3.	North Strathfield	Inner West	17.3%	\$2,847,448
4.	Allambie Heights	Northern Beaches	16.9%	\$2,775,403
5.	Miller	South West	15.7%	\$910,829
6.	Wheeler Heights	Northern Beaches	15.6%	\$2,655,340
7.	Macquarie Fields	Outer South West	15.2%	\$1,005,323
8.	Rosemeadow	Outer South West	15.1%	\$973,560
9.	Mount Victoria	Outer West and Blue Mountains	14.9%	\$820,384
10.	Chain Valley Bay	Central Coast	14.9%	\$851,311

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Macmasters Beach	Central Coast	-5.5%	\$1,630,342
2.	North Wahroonga	North Sydney and Hornsby	-4.7%	\$2,901,009
3.	Copacabana	Central Coast	-4.7%	\$1,604,198
4.	South Turrumurra	North Sydney and Hornsby	-4.0%	\$2,554,906
5.	Marsfield	Ryde	-4.0%	\$2,558,923
6.	Riverview	North Sydney and Hornsby	-3.7%	\$3,701,703
7.	West Pymble	North Sydney and Hornsby	-3.1%	\$2,783,862
8.	Avalon Beach	Northern Beaches	-2.6%	\$2,877,307
9.	Willoughby East	North Sydney and Hornsby	-2.5%	\$3,848,943
10.	Terrey Hills	Northern Beaches	-2.2%	\$2,788,452

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Kareela	Sutherland	17.8%	\$1,198
2.	Como	Sutherland	16.8%	\$1,058
3.	Oyster Bay	Sutherland	16.7%	\$1,112
4.	Jannali	Sutherland	16.5%	\$1,015
5.	Denistone East	Ryde	14.2%	\$927
6.	Denistone	Ryde	13.5%	\$955
7.	Heathcote	Sutherland	13.5%	\$911
8.	Sutherland	Sutherland	13.2%	\$933
9.	Engadine	Sutherland	12.6%	\$920
10.	Kirrawee	Sutherland	12.2%	\$1,009

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Blue Haven	Central Coast	4.4%	\$676
2.	Watanobbi	Central Coast	4.3%	\$629
3.	Kanwal	Central Coast	4.2%	\$645
4.	San Remo	Central Coast	4.2%	\$618
5.	Lake Haven	Central Coast	4.2%	\$650
6.	Wyoming	Central Coast	4.2%	\$715
7.	Gorokan	Central Coast	4.1%	\$627
8.	Charmhaven	Central Coast	4.1%	\$634
9.	Manning Park	Central Coast	4.1%	\$622
10.	Summerland Point	Central Coast	4.1%	\$666

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Point Piper	Eastern Suburbs	16	\$3,134,530
2.	Darling Point	Eastern Suburbs	62	\$2,538,410
3.	Seaforth	Northern Beaches	14	\$2,285,792
4.	Millers Point	City and Inner South	27	\$2,248,294
5.	Cabarita	Inner West	14	\$2,137,197
6.	Barangaroo	City and Inner South	79	\$2,048,146
7.	Tamarama	Eastern Suburbs	24	\$2,040,621
8.	Putney	Ryde	10	\$2,020,927
9.	Milsons Point	North Sydney and Hornsby	53	\$2,006,812
10.	The Rocks	City and Inner South	29	\$1,976,820

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Carramar	Parramatta	45	\$435,897
2.	Fairfield	South West	168	\$464,589
3.	Warwick Farm	South West	131	\$474,058
4.	Liverpool	South West	749	\$496,851
5.	Cabramatta	South West	195	\$496,876
6.	Harris Park	Parramatta	150	\$504,705
7.	Mount Druitt	Blacktown	219	\$506,078
8.	Rosehill	Parramatta	110	\$506,533
9.	Regents Park	Parramatta	22	\$510,912
10.	Berkeley Vale	Central Coast	17	\$511,597

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Belrose	Northern Beaches	19.1%	\$1,104,113
2.	Tahmoor	Outer South West	16.7%	\$678,614
3.	Beverly Hills	Inner South West	13.3%	\$882,236
4.	Narara	Central Coast	12.1%	\$710,723
5.	Leumeah	Outer South West	12.1%	\$537,169
6.	Springwood	Outer West and Blue Mountains	11.9%	\$734,454
7.	Lakemba	Inner South West	11.5%	\$560,715
8.	Beverley Park	Inner South West	11.0%	\$910,441
9.	Wiley Park	Inner South West	10.9%	\$539,810
10.	Werrington	Outer West and Blue Mountains	10.7%	\$687,277

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Kirribilli	North Sydney and Hornsby	-14.8%	\$1,612,247
2.	Centennial Park	Eastern Suburbs	-7.0%	\$978,757
3.	Vaucluse	Eastern Suburbs	-6.8%	\$1,588,631
4.	Beecroft	Ryde	-6.2%	\$929,336
5.	Warrawee	North Sydney and Hornsby	-5.7%	\$1,133,767
6.	Lindfield	North Sydney and Hornsby	-5.5%	\$1,243,285
7.	McMahons Point	North Sydney and Hornsby	-5.1%	\$1,433,517
8.	Darling Point	Eastern Suburbs	-5.0%	\$2,538,410
9.	Rose Bay	Eastern Suburbs	-4.9%	\$1,747,597
10.	Earlwood	Inner South West	-4.7%	\$892,720

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Springwood	Outer West and Blue Mountains	14.0%	\$550
2.	Cherrybrook	Baulkham Hills and Hawkesbury	13.0%	\$846
3.	Caringbah South	Sutherland	11.0%	\$1,050
4.	Ourimbah	Central Coast	10.9%	\$615
5.	Narara	Central Coast	10.6%	\$651
6.	Barangaroo	City and Inner South	10.4%	\$1,446
7.	Russell Lea	Inner West	10.1%	\$787
8.	Forest Lodge	City and Inner South	10.0%	\$988
9.	Mosman	North Sydney and Hornsby	10.0%	\$904
10.	Willoughby	North Sydney and Hornsby	9.9%	\$849

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Rosehill	Parramatta	6.5%	\$595
2.	Ultimo	City and Inner South	6.3%	\$838
3.	Granville	Parramatta	6.1%	\$606
4.	Auburn	Parramatta	6.1%	\$686
5.	Harris Park	Parramatta	6.1%	\$576
6.	Warwick Farm	South West	6.0%	\$506
7.	Regents Park	Parramatta	5.9%	\$582
8.	Mascot	City and Inner South	5.9%	\$1,007
9.	Mays Hill	Parramatta	5.9%	\$664
10.	Merrylands	Parramatta	5.8%	\$595



Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Ewingsdale	Richmond - Tweed	16	\$3,178,711
2.	Byron Bay	Richmond - Tweed	81	\$2,387,176
3.	Bar Beach	Newcastle and Lake Macquarie	10	\$2,365,327
4.	Casuarina	Richmond - Tweed	42	\$2,349,714
5.	Wombarra	Illawarra	13	\$2,247,356
6.	The Hill	Newcastle and Lake Macquarie	14	\$2,201,946
7.	Coledale	Illawarra	20	\$2,149,430
8.	Burradoo	Southern Highlands and Shoalhaven	64	\$2,106,244
9.	Myocum	Richmond - Tweed	11	\$2,091,751
10.	The Junction	Newcastle and Lake Macquarie	12	\$2,087,470

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Baradine	Far West and Orana	21	\$201,990
2.	Ardlethan	Riverina	21	\$206,814
3.	Condobolin	Central West	69	\$216,384
4.	Mendooran	Far West and Orana	25	\$231,801
5.	Ashford	New England and North West	17	\$234,021
6.	Urana	Murray	8	\$235,001
7.	Hay	Murray	61	\$247,138
8.	Delungra	New England and North West	13	\$260,576
9.	Coleambally	Riverina	16	\$264,389
10.	Trangie	Far West and Orana	15	\$276,420

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Coolah	Far West and Orana	25.6%	\$316,573
2.	North Albury	Murray	25.2%	\$565,517
3.	Huntley	Illawarra	24.9%	\$1,103,888
4.	Lochinvar	Hunter Valley exc Newcastle	22.1%	\$948,423
5.	Lavington	Murray	21.9%	\$583,518
6.	Barraba	New England and North West	21.8%	\$291,958
7.	Glenroy	Murray	21.5%	\$667,662
8.	Springdale Heights	Murray	21.0%	\$607,420
9.	Hamilton Valley	Murray	20.9%	\$693,476
10.	Woodberry	Newcastle and Lake Macquarie	20.9%	\$674,401

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Millthorpe	Central West	-11.6%	\$710,472
2.	Jindabyne	Capital Region	-8.8%	\$1,043,318
3.	Bowral	Southern Highlands and Shoalhaven	-7.7%	\$1,485,934
4.	Mulwala	Murray	-6.2%	\$571,916
5.	Exeter	Southern Highlands and Shoalhaven	-6.2%	\$1,717,074
6.	Burradoo	Southern Highlands and Shoalhaven	-5.7%	\$2,106,244
7.	Condobolin	Central West	-5.4%	\$216,384
8.	Wingello	Southern Highlands and Shoalhaven	-5.0%	\$959,913
9.	Harden	Capital Region	-5.0%	\$344,768
10.	Wangi Wangi	Newcastle and Lake Macquarie	-4.9%	\$930,479

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Terranora	Richmond - Tweed	14.2%	\$1,110
2.	Condobolin	Central West	13.3%	\$390
3.	Jesmond	Newcastle and Lake Macquarie	13.0%	\$674
4.	Townsend	Coffs Harbour - Grafton	12.7%	\$632
5.	Tweed Heads	Richmond - Tweed	12.3%	\$968
6.	Maclean	Coffs Harbour - Grafton	11.7%	\$602
7.	Casino	Richmond - Tweed	11.6%	\$580
8.	Birmingham Gardens	Newcastle and Lake Macquarie	11.2%	\$579
9.	Tweed Heads West	Richmond - Tweed	11.2%	\$945
10.	Suffolk Park	Richmond - Tweed	11.0%	\$1,361

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Condobolin	Central West	8.9%	\$390
2.	Coonabarabran	Far West and Orana	7.5%	\$402
3.	Werris Creek	New England and North West	7.3%	\$475
4.	Gilgandra	Far West and Orana	7.0%	\$399
5.	Harden	Capital Region	6.8%	\$442
6.	Finley	Murray	6.8%	\$403
7.	Narrandera	Riverina	6.8%	\$417
8.	Quirindi	New England and North West	6.3%	\$477
9.	Grenfell	Central West	6.2%	\$353
10.	Deniliquin	Murray	6.2%	\$405

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Byron Bay	Richmond - Tweed	120	\$1,350,158
2.	Lennox Head	Richmond - Tweed	93	\$1,256,771
3.	Maryville	Newcastle and Lake Macquarie	16	\$1,243,180
4.	Skennars Head	Richmond - Tweed	10	\$1,210,560
5.	Newcastle East	Newcastle and Lake Macquarie	16	\$1,199,570
6.	Suffolk Park	Richmond - Tweed	19	\$1,169,228
7.	Thirroul	Illawarra	30	\$1,146,246
8.	Huskisson	Southern Highlands and Shoalhaven	14	\$1,107,943
9.	Shell Cove	Illawarra	27	\$1,073,775
10.	Brunswick Heads	Richmond - Tweed	22	\$1,062,414

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	South Tamworth	New England and North West	25	\$316,510
2.	Armidale	New England and North West	80	\$316,919
3.	West Tamworth	New England and North West	14	\$326,327
4.	Gunnedah	New England and North West	19	\$343,027
5.	East Tamworth	New England and North West	29	\$344,555
6.	Wingham	Mid North Coast	14	\$352,727
7.	Leeton	Riverina	26	\$353,668
8.	Muswellbrook	Hunter Valley exc Newcastle	49	\$354,668
9.	Griffith	Riverina	18	\$354,948
10.	Dubbo	Far West and Orana	41	\$358,671

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Orange	Central West	19.9%	\$500,865
2.	Alstonville	Richmond - Tweed	16.8%	\$639,603
3.	Jesmond	Newcastle and Lake Macquarie	15.9%	\$569,677
4.	Wagga Wagga	Riverina	14.7%	\$395,403
5.	Kelso	Central West	14.5%	\$484,141
6.	North Albury	Murray	14.1%	\$387,957
7.	Leeton	Riverina	13.5%	\$353,668
8.	Boambee East	Coffs Harbour - Grafton	12.4%	\$612,495
9.	Lennox Head	Richmond - Tweed	11.7%	\$1,256,771
10.	Wauchope	Mid North Coast	11.6%	\$511,062

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Mulwala	Murray	-11.8%	\$400,886
2.	Hawks Nest	Hunter Valley exc Newcastle	-9.6%	\$671,534
3.	Jindabyne	Capital Region	-8.0%	\$709,157
4.	South Tamworth	New England and North West	-7.0%	\$316,510
5.	Googong	Capital Region	-6.1%	\$703,942
6.	Karabar	Capital Region	-5.2%	\$530,978
7.	Crestwood	Capital Region	-3.5%	\$385,611
8.	Casino	Richmond - Tweed	-3.1%	\$392,505
9.	Nelson Bay	Hunter Valley exc Newcastle	-3.1%	\$702,358
10.	Thirroul	Illawarra	-2.5%	\$1,146,246

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Swansea	Newcastle and Lake Macquarie	16.0%	\$612
2.	North Albury	Murray	13.8%	\$404
3.	Casino	Richmond - Tweed	12.3%	\$420
4.	Brunswick Heads	Richmond - Tweed	12.0%	\$670
5.	Nelson Bay	Hunter Valley exc Newcastle	11.2%	\$541
6.	Ocean Shores	Richmond - Tweed	11.0%	\$788
7.	Raymond Terrace	Hunter Valley exc Newcastle	10.5%	\$501
8.	Keiraville	Illawarra	10.4%	\$611
9.	Bellambi	Illawarra	9.7%	\$587
10.	Goonellabah	Richmond - Tweed	9.7%	\$495

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	South Tamworth	New England and North West	6.4%	\$368
2.	Murwillumbah	Richmond - Tweed	6.3%	\$569
3.	Moama	Murray	6.2%	\$463
4.	Crestwood	Capital Region	6.1%	\$449
5.	Muswellbrook	Hunter Valley exc Newcastle	6.0%	\$417
6.	Casino	Richmond - Tweed	5.9%	\$420
7.	Grafton	Coffs Harbour - Grafton	5.8%	\$436
8.	Queanbeyan East	Capital Region	5.8%	\$471
9.	Wagga Wagga	Riverina	5.7%	\$436
10.	Queanbeyan	Capital Region	5.7%	\$459

Victoria



Melbourne delivered modest gains through 2025, rising 4.2% in the year (the weakest rise among capitals alongside the ACT).

Regional VIC home values outperformed Melbourne, rising 5.1% in the past year. However, this was the lowest growth result among the regions outside of Tasmania. Despite soft conditions, affordability remains a drawcard, underpinning strong first-home buyer activity across the state.

Victoria

Best Performers 2025

Houses

Most expensive suburb

Toorak (Melbourne - Inner) \$4,155,231

Most affordable suburb

Rainbow (North West) \$177,618

Highest 12 month change in values

Merbein (North West) 26.2%

Lowest 12 month change in values

Bright (Hume) -7.5%

Highest 12 month change in rents

Merbein (North West) 13.4%

Highest gross rental yields

Echuca (Shepparton) 7.9%

Units

Most expensive suburb

Canterbury (Melbourne - Inner East) \$1,464,918

Most affordable suburb

Hamilton (Warrnambool and South West) \$272,631

Highest 12 month change in values

Golden Square (Bendigo) 24.4%

Lowest 12 month change in values

Carlton (Melbourne - Inner) -10.9%

Highest 12 month change in rents

Golden Square (Bendigo) 10.4%

Highest gross rental yields

Carlton (Melbourne - Inner) 8.6%



Victoria

Highest Total Value of Sales

(12m to September 2025)

#	Suburb	Region	Number sold (12m Sept 2025)	Total value of sales (12m Sept 2025)	Median value (Nov 2025)
---	--------	--------	-----------------------------------	--	-------------------------------

Greater Melbourne Suburbs - Houses

1	Tarneit	Melbourne - West	1,666	\$1,113,957,040	\$709,005
2	Point Cook	Melbourne - West	1,194	\$1,058,840,084	\$884,777
3	Brighton	Melbourne - Melbourne - Inner South	272	\$1,053,123,454	\$3,211,412
4	Glen Waverley	Melbourne - South East	522	\$999,568,005	\$1,868,967
5	Kew	Melbourne - Inner East	273	\$965,377,537	\$2,863,262

Greater Melbourne Suburbs - Units

1	Melbourne	Melbourne - Inner	1,646	\$978,903,521	\$460,262
2	South Yarra	Melbourne - Inner	632	\$473,524,895	\$604,693
3	Brighton	Melbourne - Inner South	221	\$340,465,004	\$1,172,800
4	Southbank	Melbourne - Inner	568	\$336,227,053	\$556,691
5	Toorak	Melbourne - Inner	181	\$334,029,495	\$1,010,865

Regional VIC Suburbs - Houses

1	Mildura	North West	821	\$418,459,341	\$583,871
2	Torquay	Geelong	303	\$389,022,040	\$1,267,052
3	Ocean Grove	Geelong	352	\$388,189,982	\$1,031,997
4	Shepparton	Shepparton	755	\$369,172,002	\$526,988
5	Warrnambool	Warrnambool and South West	545	\$345,491,388	\$639,953

Regional VIC Suburbs - Units

1	Belmont	Geelong	93	\$61,693,500	\$536,256
2	Mildura	North West	155	\$58,862,455	\$358,259
3	Highton	Geelong	93	\$51,275,850	\$574,013
4	Geelong	Geelong	68	\$50,870,500	\$655,009
5	Newtown	Geelong	65	\$42,720,000	\$628,338

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Toorak	Inner	113	\$4,155,231
2.	Deepdene	Inner East	27	\$3,518,115
3.	Malvern	Inner South	112	\$3,297,048
4.	Canterbury	Inner East	112	\$3,246,557
5.	Brighton	Inner South	272	\$3,211,412
6.	Middle Park	Inner	76	\$2,894,855
7.	Kew	Inner East	273	\$2,863,262
8.	Balwyn	Inner East	169	\$2,850,838
9.	Hawthorn	Inner East	172	\$2,834,916
10.	Portsea	Mornington Peninsula	29	\$2,782,651

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Melton	West	211	\$534,731
2.	Melton South	West	275	\$566,928
3.	Kurunjang	West	194	\$611,710
4.	Coolaroo	North West	42	\$618,505
5.	Melton West	West	190	\$619,302
6.	Weir Views	West	226	\$626,321
7.	Wyndham Vale	West	591	\$634,272
8.	Millgrove	Outer East	43	\$634,387
9.	Campbellfield	North West	52	\$637,050
10.	Dallas	North West	92	\$640,097

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Frankston North	Mornington Peninsula	21.0%	\$725,057
2.	Frankston	Mornington Peninsula	15.1%	\$855,978
3.	Seaford	Mornington Peninsula	14.7%	\$963,496
4.	Carrum Downs	Mornington Peninsula	14.7%	\$841,275
5.	Campbellfield	North West	14.5%	\$637,050
6.	Meadow Heights	North West	14.3%	\$682,829
7.	Skye	Mornington Peninsula	13.9%	\$930,354
8.	Derrimut	West	13.9%	\$840,984
9.	Coolaroo	North West	13.3%	\$618,505
10.	Waterways	Inner South	13.3%	\$1,483,468

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Princes Hill	Inner	-6.3%	\$1,777,239
2.	Caulfield	Inner South	-5.1%	\$2,100,268
3.	Tootgarook	Mornington Peninsula	-3.9%	\$912,794
4.	Deepdene	Inner East	-3.8%	\$3,518,115
5.	Windsor	Inner	-3.4%	\$1,308,408
6.	Balaclava	Inner	-3.1%	\$1,410,238
7.	Sandringham	Inner South	-2.2%	\$2,201,360
8.	Kingsville	West	-1.5%	\$1,150,880
9.	Braybrook	West	-0.9%	\$778,920
10.	Brighton	Inner South	-0.9%	\$3,211,412

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Fairfield	Inner	11.7%	\$932
2.	Brighton East	Inner South	11.5%	\$1,153
3.	Hawthorn East	Inner East	11.1%	\$1,102
4.	Doncaster East	Inner East	8.7%	\$815
5.	Croydon North	Outer East	8.1%	\$765
6.	Beaumaris	Inner South	8.1%	\$1,120
7.	Crib Point	Mornington Peninsula	8.0%	\$668
8.	Northcote	Inner	7.8%	\$891
9.	Highbett	Inner South	7.6%	\$850
10.	Kew	Inner East	7.6%	\$1,156

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Koo Wee Rup	South East	4.4%	\$632
2.	Hastings	Mornington Peninsula	4.3%	\$630
3.	Campbellfield	North West	4.3%	\$518
4.	Coolaroo	North West	4.3%	\$505
5.	Dallas	North West	4.3%	\$516
6.	Lang Lang	South East	4.3%	\$630
7.	Meadow Heights	North West	4.2%	\$537
8.	Roxburgh Park	North West	4.2%	\$569
9.	Cranbourne West	South East	4.2%	\$612
10.	Clyde	South East	4.2%	\$613

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Canterbury	Inner East	39	\$1,464,918
2.	Ashburton	Inner East	25	\$1,311,555
3.	Beaumaris	Inner South	64	\$1,283,879
4.	Brighton East	Inner South	81	\$1,209,758
5.	Balwyn North	Inner East	65	\$1,206,392
6.	Brighton	Inner South	221	\$1,172,800
7.	Mount Waverley	South East	204	\$1,166,750
8.	Deepdene	Inner East	15	\$1,137,154
9.	Mont Albert North	Inner East	40	\$1,118,683
10.	Ashwood	South East	48	\$1,098,361

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Carlton	Inner	348	\$337,144
2.	Albion	West	74	\$393,244
3.	Melton	West	36	\$398,696
4.	Notting Hill	South East	65	\$403,125
5.	Travancore	Inner	74	\$406,786
6.	Flemington	Inner	38	\$407,925
7.	Melton South	West	56	\$408,461
8.	Darley	West	25	\$438,995
9.	Harkness	West	28	\$441,418
10.	Williams Landing	West	26	\$447,049

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Laverton	West	17.2%	\$570,685
2.	Frankston South	Mornington Peninsula	14.7%	\$830,024
3.	Springvale South	South East	12.9%	\$673,092
4.	Cranbourne East	South East	12.5%	\$570,219
5.	Hillside	West	12.1%	\$597,872
6.	Broadmeadows	North West	11.7%	\$504,540
7.	Deer Park	West	11.6%	\$549,497
8.	Langwarrin	Mornington Peninsula	11.4%	\$659,547
9.	Sunshine	West	11.2%	\$520,868
10.	Cranbourne	South East	10.7%	\$530,499

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Carlton	Inner	-10.9%	\$337,144
2.	Toorak	Inner	-7.8%	\$1,010,865
3.	Footscray	West	-7.8%	\$471,205
4.	West Footscray	West	-7.4%	\$505,249
5.	Heidelberg	North East	-6.4%	\$652,207
6.	Armadale	Inner	-4.7%	\$664,096
7.	Safety Beach	Mornington Peninsula	-4.4%	\$855,003
8.	Templestowe Lower	Inner East	-4.2%	\$961,931
9.	Prahran	Inner	-3.9%	\$548,072
10.	Parkville	Inner	-3.6%	\$541,102

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Brooklyn	West	8.0%	\$553
2.	East Melbourne	Inner	7.4%	\$717
3.	Eltham	North East	7.2%	\$616
4.	Middle Park	Inner	7.0%	\$668
5.	Dromana	Mornington Peninsula	6.9%	\$618
6.	Albert Park	Inner	6.4%	\$692
7.	Capel Sound	Mornington Peninsula	6.2%	\$556
8.	Lilydale	Outer East	5.9%	\$541
9.	Nunawading	Outer East	5.9%	\$570
10.	Vermont South	Outer East	5.9%	\$663

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Carlton	Inner	8.6%	\$566
2.	Melbourne	Inner	7.2%	\$675
3.	Southbank	Inner	6.8%	\$712
4.	Notting Hill	South East	6.5%	\$570
5.	Travancore	Inner	6.5%	\$534
6.	West Melbourne	Inner	6.4%	\$643
7.	Docklands	Inner	6.1%	\$724
8.	North Melbourne	Inner	5.9%	\$583
9.	Footscray	West	5.9%	\$523
10.	Flemington	Inner	5.9%	\$488



Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Fairhaven	Geelong	12	\$1,779,122
2.	Lorne	Geelong	45	\$1,730,949
3.	Aireys Inlet	Geelong	19	\$1,648,439
4.	Barwon Heads	Geelong	74	\$1,402,471
5.	Anglesea	Geelong	74	\$1,386,842
6.	Jan Juc	Geelong	64	\$1,376,969
7.	Point Lonsdale	Geelong	74	\$1,324,763
8.	Torquay	Geelong	303	\$1,267,052
9.	Queenscliff	Geelong	18	\$1,237,522
10.	Newtown	Geelong	142	\$1,235,684

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Rainbow	North West	16	\$177,618
2.	Jeparit	North West	12	\$217,391
3.	Hopetoun	North West	10	\$218,648
4.	Murtoa	North West	15	\$235,105
5.	Warracknabeal	North West	58	\$237,479
6.	Nhill	North West	52	\$248,649
7.	Donald	North West	31	\$262,863
8.	Ouyen	North West	29	\$263,127
9.	Coleraine	Warrnambool and South West	29	\$268,426
10.	Edenhope	North West	20	\$275,397

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Merbein	North West	26.2%	\$441,424
2.	Rochester	Shepparton	24.6%	\$394,815
3.	Corryong	Hume	21.4%	\$377,194
4.	Mildura	North West	20.1%	\$583,871
5.	Bagshot	Bendigo	20.0%	\$605,421
6.	Ouyen	North West	17.4%	\$263,127
7.	Jackass Flat	Bendigo	17.2%	\$667,663
8.	Eaglehawk	Bendigo	17.1%	\$571,683
9.	California Gully	Bendigo	17.0%	\$530,658
10.	Mooroopna	Shepparton	16.8%	\$471,395

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Bright	Hume	-7.5%	\$970,911
2.	Mansfield	Hume	-6.7%	\$794,848
3.	Euroa	Hume	-6.4%	\$474,728
4.	Eildon	Hume	-5.9%	\$396,484
5.	Lorne	Geelong	-5.3%	\$1,730,949
6.	Queenscliff	Geelong	-5.1%	\$1,237,522
7.	Point Lonsdale	Geelong	-4.9%	\$1,324,763
8.	Rhyll	Latrobe - Gippsland	-4.9%	\$777,580
9.	Bannockburn	Geelong	-4.9%	\$721,061
10.	Barwon Heads	Geelong	-4.9%	\$1,402,471

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Merbein	North West	13.4%	\$475
2.	Swan Hill	North West	10.7%	\$505
3.	Castlemaine	Bendigo	10.4%	\$527
4.	Kyneton	Bendigo	10.3%	\$619
5.	Golden Square	Bendigo	9.6%	\$512
6.	Bendigo	Bendigo	9.2%	\$518
7.	Red Cliffs	North West	9.1%	\$469
8.	Kennington	Bendigo	9.0%	\$533
9.	Kerang	North West	9.0%	\$401
10.	Huntly	Bendigo	8.9%	\$554

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Echuca	Shepparton	7.9%	\$889
2.	Nhill	North West	7.3%	\$349
3.	Kerang	North West	6.3%	\$401
4.	Morwell	Latrobe - Gippsland	5.9%	\$433
5.	Stawell	North West	5.9%	\$427
6.	Portland	Warrnambool and South West	5.6%	\$479
7.	Red Cliffs	North West	5.5%	\$469
8.	Merbein	North West	5.5%	\$475
9.	Moe	Latrobe - Gippsland	5.4%	\$438
10.	Swan Hill	North West	5.4%	\$505

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Torquay	Geelong	47	\$909,280
2.	Barwon Heads	Geelong	15	\$896,393
3.	Ocean Grove	Geelong	32	\$816,100
4.	Mount Buller	Hume	9	\$740,254
5.	Geelong	Geelong	68	\$655,009
6.	Portarlington	Geelong	11	\$653,479
7.	St Leonards	Geelong	14	\$631,937
8.	Newtown	Geelong	65	\$628,338
9.	Mansfield	Hume	15	\$612,704
10.	Bright	Hume	16	\$596,177

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Hamilton	Warrnambool and South West	19	\$272,631
2.	Cobram	Shepparton	12	\$273,027
3.	Portland	Warrnambool and South West	16	\$274,526
4.	Moe	Latrobe - Gippsland	35	\$284,609
5.	Newborough	Latrobe - Gippsland	13	\$292,523
6.	Tatura	Shepparton	15	\$300,110
7.	Ararat	North West	25	\$301,684
8.	Morwell	Latrobe - Gippsland	65	\$301,941
9.	Stawell	North West	11	\$309,151
10.	Maffra	Latrobe - Gippsland	14	\$321,472

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Golden Square	Bendigo	24.4%	\$457,619
2.	Kennington	Bendigo	19.9%	\$461,327
3.	Alfredton	Ballarat	17.8%	\$426,367
4.	Redan	Ballarat	17.2%	\$382,051
5.	Bendigo	Bendigo	17.0%	\$475,565
6.	Mildura	North West	16.7%	\$358,259
7.	Sebastopol	Ballarat	16.5%	\$370,744
8.	Ballarat East	Ballarat	16.4%	\$439,799
9.	Wendouree	Ballarat	16.1%	\$396,362
10.	Flora Hill	Bendigo	15.8%	\$455,093

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Colac	Warrnambool and South West	-10.7%	\$354,662
2.	Lakes Entrance	Latrobe - Gippsland	-5.7%	\$383,705
3.	Cowes	Latrobe - Gippsland	-4.8%	\$532,132
4.	Wonthaggi	Latrobe - Gippsland	-2.9%	\$430,690
5.	Portland	Warrnambool and South West	-2.9%	\$274,526
6.	Mooroopna	Shepparton	-2.8%	\$325,500
7.	Moe	Latrobe - Gippsland	-1.9%	\$284,609
8.	Ararat	North West	-1.9%	\$301,684
9.	Drouin	Latrobe - Gippsland	-1.8%	\$423,361
10.	Yarrawonga	Shepparton	-1.2%	\$412,778

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Golden Square	Bendigo	10.4%	\$436
2.	Flora Hill	Bendigo	9.8%	\$420
3.	Wangaratta	Hume	9.3%	\$401
4.	Portland	Warrnambool and South West	7.9%	\$383
5.	West Wodonga	Hume	7.7%	\$409
6.	Morwell	Latrobe - Gippsland	7.7%	\$344
7.	Grovedale	Geelong	7.5%	\$459
8.	Benalla	Hume	7.4%	\$399
9.	Kangaroo Flat	Bendigo	7.0%	\$417
10.	Kennington	Bendigo	6.9%	\$420

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Echuca	Shepparton	7.6%	\$647
2.	Portland	Warrnambool and South West	7.2%	\$383
3.	Mooroopna	Shepparton	6.3%	\$381
4.	Sale	Latrobe - Gippsland	6.1%	\$385
5.	Traralgon	Latrobe - Gippsland	6.1%	\$369
6.	Moe	Latrobe - Gippsland	6.1%	\$330
7.	Ararat	North West	6.0%	\$339
8.	Morwell	Latrobe - Gippsland	6.0%	\$344
9.	Shepparton	Shepparton	5.9%	\$403
10.	Benalla	Hume	5.8%	\$399



Queensland

Queensland dwelling markets surged ahead in 2025, with November gains among the strongest nationally. Brisbane dwelling values rose 12.8% in the year to November, and the rest of Queensland saw an increase of 11.4%. Tight supply and investor demand fuelled rapid growth, though this may pose affordability challenges in 2026 and deflect more buyers toward the unit sector. In November, the median dwelling value across Greater Brisbane surpassed \$1,000,000 for the first time on record.

Queensland

Best Performers 2025

Houses

Most expensive suburb

Chandler (Brisbane - East) \$3,610,035

Most affordable suburb

Injune (Darling Downs - Maranoa) \$162,532

Highest 12 month change in values

Clifton (Darling Downs - Maranoa) 27.2%

Lowest 12 month change in values

Albion (Brisbane Inner City) -3.6%

Highest 12 month change in rents

Nanango (Wide Bay) 16.7%

Highest gross rental yields

Dysart (Mackay - Isaac - Whitsunday) 10.1%

Units

Most expensive suburb

Noosa Heads (Sunshine Coast) \$1,685,889

Most affordable suburb

Laguna Quays (Mackay - Isaac - Whitsunday) \$114,751

Highest 12 month change in values

Hillcrest (Logan - Beaudesert) 30.5%

Lowest 12 month change in values

Laguna Quays (Mackay - Isaac - Whitsunday) -2.1%

Highest 12 month change in rents

Rockhampton City (Central Queensland) 21.1%

Highest gross rental yields

Moranbah (Mackay - Isaac - Whitsunday) 8.2%



Queensland

Highest Total Value of Sales

(12m to September 2025)

#	Suburb	Region	Number sold (12m Sept 2025)	Total value of sales (12m Sept 2025)	Median value (Nov 2025)
---	--------	--------	-----------------------------------	--	-------------------------------

Greater Brisbane Suburbs - Houses

1	Morayfield	Moreton Bay - North	588	\$539,689,572	\$880,277
2	Caboolture	Moreton Bay - North	621	\$528,737,272	\$859,087
3	Camp Hill	Brisbane - South	240	\$477,016,470	\$1,860,964
4	Thornlands	Brisbane - East	344	\$422,303,788	\$1,173,263
5	Bardon	Brisbane Inner City	188	\$420,849,999	\$2,105,494

Greater Brisbane Suburbs - Units

1	Brisbane City	Brisbane Inner City	664	\$627,516,945	\$845,473
2	South Brisbane	Brisbane Inner City	494	\$440,748,641	\$884,482
3	Kangaroo Point	Brisbane Inner City	296	\$317,891,475	\$1,009,803
4	Fortitude Valley	Brisbane Inner City	516	\$311,415,242	\$685,675
5	West End	Brisbane Inner City	277	\$276,333,312	\$972,498

Regional QLD Suburbs - Houses

1	Buderim	Sunshine Coast	558	\$768,038,318	\$1,379,915
2	Hope Island	Gold Coast	287	\$649,410,513	\$1,594,428
3	Robina	Gold Coast	386	\$527,548,099	\$1,530,856
4	Helensvale	Gold Coast	357	\$511,217,425	\$1,364,000
5	Pimpama	Gold Coast	532	\$507,410,359	\$1,004,987

Regional QLD Suburbs - Units

1	Surfers Paradise	Gold Coast	1380	\$1,201,346,547	\$827,959
2	Southport	Gold Coast	696	\$540,602,783	\$802,510
3	Broadbeach	Gold Coast	405	\$521,419,371	\$1,191,869
4	Maroochydore	Sunshine Coast	415	\$410,612,048	\$946,288
5	Main Beach	Gold Coast	202	\$396,730,928	\$1,539,225

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Chandler	East	18	\$3,610,035
2.	New Farm	Brisbane Inner City	133	\$2,799,156
3.	Ascot	Brisbane Inner City	89	\$2,701,701
4.	Burbank	South	17	\$2,599,374
5.	Robertson	South	46	\$2,552,349
6.	Hawthorne	Brisbane Inner City	81	\$2,380,142
7.	Hamilton	Brisbane Inner City	86	\$2,340,867
8.	Bulimba	Brisbane Inner City	103	\$2,333,040
9.	Pullenvale	West	39	\$2,279,045
10.	Brookfield	West	45	\$2,255,096

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Russell Island	East	293	\$494,350
2.	Lamb Island	East	28	\$518,742
3.	Moore	Moreton Bay - North	9	\$536,187
4.	Macleay Island	East	156	\$559,702
5.	Toogoolawah	Ipswich	34	\$573,126
6.	Coochiemudlo Island	East	31	\$578,689
7.	Dinmore	Ipswich	17	\$634,757
8.	Laidley	Ipswich	104	\$638,442
9.	Ebbw Vale	Ipswich	14	\$657,580
10.	Esk	Ipswich	47	\$661,259

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Brisbane City	Brisbane Inner City	25.0%	\$785,615
2.	Samford Village	Moreton Bay - South	22.8%	\$1,510,811
3.	Chermside	North	22.1%	\$1,210,799
4.	Macgregor	South	20.7%	\$1,554,978
5.	Churchill	Ipswich	20.2%	\$736,748
6.	Basin Pocket	Ipswich	19.9%	\$702,636
7.	Woodridge	Logan - Beaudesert	19.9%	\$762,341
8.	Stafford	North	19.4%	\$1,356,183
9.	Runcorn	South	19.2%	\$1,170,363
10.	Chermside West	North	19.1%	\$1,248,149

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Albion	Brisbane Inner City	-3.6%	\$1,293,476
2.	Wooloowin	Brisbane Inner City	-3.3%	\$1,595,019
3.	St Lucia	West	-0.5%	\$1,913,634
4.	Greenslopes	South	0.2%	\$1,335,605
5.	Taringa	West	0.3%	\$1,477,805
6.	Anstead	West	1.1%	\$1,722,093
7.	Clayfield	Brisbane Inner City	1.7%	\$2,055,446
8.	Sherwood	West	2.0%	\$1,510,109
9.	Chelmer	West	3.2%	\$1,703,131
10.	Hamilton	Brisbane Inner City	3.5%	\$2,340,867

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Mackenzie	South	12.9%	\$974
2.	Bardon	Brisbane Inner City	11.8%	\$1,004
3.	Upper Mount Gravatt	South	11.6%	\$754
4.	Cannon Hill	South	11.4%	\$940
5.	Auchenflower	Brisbane Inner City	11.0%	\$891
6.	Paddington	Brisbane Inner City	11.0%	\$980
7.	Eatons Hill	Moreton Bay - South	10.9%	\$851
8.	Beaudesert	Logan - Beaudesert	10.9%	\$621
9.	Bellbowrie	West	10.7%	\$858
10.	Milton	Brisbane Inner City	10.6%	\$856

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Brisbane City	Brisbane Inner City	5.3%	\$830
2.	Russell Island	East	4.9%	\$475
3.	Macleay Island	East	4.7%	\$513
4.	Laidley	Ipswich	4.6%	\$565
5.	Laidley North	Ipswich	4.5%	\$594
6.	Kilcoy	Moreton Bay - North	4.4%	\$563
7.	Lowood	Ipswich	4.3%	\$561
8.	Plainland	Ipswich	4.3%	\$678
9.	Eagleby	Logan - Beaudesert	4.2%	\$603
10.	Beaudesert	Logan - Beaudesert	4.2%	\$621



Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Newport	Moreton Bay - North	16	\$1,254,496
2.	Teneriffe	Brisbane Inner City	171	\$1,203,485
3.	New Farm	Brisbane Inner City	192	\$1,182,496
4.	Point Lookout	East	18	\$1,142,846
5.	Bardon	Brisbane Inner City	32	\$1,123,807
6.	Kenmore	West	16	\$1,119,752
7.	Scarborough	Moreton Bay - North	94	\$1,118,720
8.	Bulimba	Brisbane Inner City	98	\$1,094,433
9.	Carindale	South	29	\$1,082,578
10.	Rochedale	South	35	\$1,047,229

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Kooralbyn	Logan - Beaudesert	28	\$390,605
2.	Woodridge	Logan - Beaudesert	142	\$488,789
3.	Logan Central	Logan - Beaudesert	47	\$495,661
4.	Raceview	Ipswich	51	\$506,691
5.	Booval	Ipswich	18	\$525,699
6.	Beenleigh	Logan - Beaudesert	84	\$535,460
7.	Waterford West	Logan - Beaudesert	41	\$538,800
8.	Caboolture	Moreton Bay - North	116	\$539,723
9.	Mount Warren Park	Logan - Beaudesert	31	\$542,118
10.	Woodend	Ipswich	13	\$553,885

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Hillcrest	Logan - Beaudesert	30.5%	\$597,529
2.	Goodna	Ipswich	29.9%	\$575,479
3.	Caboolture	Moreton Bay - North	25.2%	\$539,723
4.	Newmarket	Brisbane Inner City	21.6%	\$906,795
5.	Burpengary	Moreton Bay - North	21.5%	\$631,945
6.	Edens Landing	Logan - Beaudesert	21.3%	\$600,520
7.	Boondall	North	21.3%	\$838,094
8.	Kelvin Grove	Brisbane Inner City	21.2%	\$793,436
9.	Browns Plains	Logan - Beaudesert	21.1%	\$660,525
10.	Marsden	Logan - Beaudesert	21.0%	\$730,147

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Manly	East	6.4%	\$893,596
2.	Norman Park	Brisbane Inner City	7.2%	\$915,962
3.	Raceview	Ipswich	7.8%	\$506,691
4.	Bellara	Moreton Bay - North	7.8%	\$684,872
5.	Wynnum West	East	7.8%	\$757,184
6.	Oxley	Ipswich	7.8%	\$720,302
7.	Hawthorne	Brisbane Inner City	8.1%	\$915,832
8.	Park Ridge	Logan - Beaudesert	8.2%	\$812,251
9.	Everton Hills	Moreton Bay - South	8.5%	\$920,100
10.	Manly West	East	8.6%	\$908,991

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Slacks Creek	Logan - Beaudesert	13.4%	\$478
2.	Underwood	Logan - Beaudesert	13.3%	\$580
3.	Strathpine	Moreton Bay - South	12.5%	\$547
4.	Kingston	Logan - Beaudesert	12.3%	\$519
5.	Eagleby	Logan - Beaudesert	11.7%	\$530
6.	St Lucia	West	11.4%	\$715
7.	Wynnum West	East	11.2%	\$672
8.	Doolandella	Ipswich	10.9%	\$610
9.	Beenleigh	Logan - Beaudesert	10.9%	\$465
10.	Wynnum	East	10.7%	\$664

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Spring Hill	Brisbane Inner City	5.4%	\$669
2.	Woodridge	Logan - Beaudesert	5.2%	\$463
3.	Upper Mount Gravatt	South	5.1%	\$685
4.	Fortitude Valley	Brisbane Inner City	5.1%	\$675
5.	Logan Central	Logan - Beaudesert	4.9%	\$450
6.	Brisbane City	Brisbane Inner City	4.9%	\$840
7.	Milton	Brisbane Inner City	4.8%	\$670
8.	Woolloongabba	South	4.8%	\$718
9.	Wynnum West	East	4.8%	\$672
10.	Caboolture	Moreton Bay - North	4.7%	\$437



Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Mermaid Beach	Gold Coast	82	\$2,720,001
2.	Castaways Beach	Sunshine Coast	15	\$2,564,682
3.	Broadbeach Waters	Gold Coast	166	\$2,475,568
4.	Surfers Paradise	Gold Coast	202	\$2,454,031
5.	Sunshine Beach	Sunshine Coast	46	\$2,398,538
6.	Clear Island Waters	Gold Coast	59	\$2,296,536
7.	Sunrise Beach	Sunshine Coast	67	\$2,238,390
8.	Minyama	Sunshine Coast	48	\$2,152,723
9.	Noosaville	Sunshine Coast	144	\$2,135,126
10.	Paradise Point	Gold Coast	172	\$2,119,732

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Injune	Darling Downs - Maranoa	11	\$162,532
2.	Mitchell	Darling Downs - Maranoa	20	\$178,675
3.	Sapphire Central	Central Queensland	28	\$195,427
4.	Collinsville	Mackay - Isaac - Whitsunday	80	\$211,279
5.	Scottville	Mackay - Isaac - Whitsunday	19	\$218,007
6.	Dysart	Mackay - Isaac - Whitsunday	102	\$237,340
7.	Tara	Darling Downs - Maranoa	51	\$240,774
8.	Clermont	Mackay - Isaac - Whitsunday	80	\$243,481
9.	Moura	Central Queensland	65	\$268,696
10.	Blackwater	Central Queensland	161	\$269,999

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Clifton	Darling Downs - Maranoa	27.2%	\$514,186
2.	Granville	Wide Bay	23.7%	\$511,303
3.	Wyreema	Toowoomba	23.2%	\$756,193
4.	Springsure	Central Queensland	22.5%	\$327,942
5.	Mount Lofty	Toowoomba	22.4%	\$1,143,441
6.	Belvedere	Cairns	21.9%	\$387,311
7.	Collinsville	Mackay - Isaac - Whitsunday	21.4%	\$211,279
8.	Oakey	Darling Downs - Maranoa	21.3%	\$536,517
9.	Yarraman	Darling Downs - Maranoa	21.3%	\$431,709
10.	Toowoomba City	Toowoomba	21.0%	\$776,010

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Tanawha	Sunshine Coast	-1.3%	\$1,688,082
2.	Marcoola	Sunshine Coast	-0.6%	\$1,356,729
3.	Mooloolaba	Sunshine Coast	1.6%	\$1,639,041
4.	Pacific Paradise	Sunshine Coast	2.1%	\$984,045
5.	Alexandra Headland	Sunshine Coast	2.7%	\$1,757,808
6.	Nebo	Mackay - Isaac - Whitsunday	2.9%	\$314,002
7.	Rainbow Beach	Wide Bay	3.0%	\$870,460
8.	Cooribah	Sunshine Coast	3.0%	\$1,460,789
9.	Hope Island	Gold Coast	3.7%	\$1,594,428
10.	Maroochydore	Sunshine Coast	3.8%	\$1,163,362

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Nanango	Wide Bay	16.7%	\$535
2.	Dalby	Darling Downs - Maranoa	16.3%	\$537
3.	Rosenthal Heights	Darling Downs - Maranoa	14.7%	\$613
4.	Balgai Beach	Townsville	14.4%	\$517
5.	Wondai	Wide Bay	14.2%	\$482
6.	Oakey	Darling Downs - Maranoa	13.8%	\$463
7.	Warwick	Darling Downs - Maranoa	13.6%	\$539
8.	Nebo	Mackay - Isaac - Whitsunday	12.7%	\$517
9.	Palm Beach	Gold Coast	12.6%	\$1,414
10.	Kingaroy	Wide Bay	12.3%	\$568

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Dysart	Mackay - Isaac - Whitsunday	10.1%	\$458
2.	Moranbah	Mackay - Isaac - Whitsunday	9.6%	\$697
3.	Blackwater	Central Queensland	8.9%	\$471
4.	Nebo	Mackay - Isaac - Whitsunday	8.5%	\$517
5.	Ingham	Townsville	7.5%	\$469
6.	Mount Morgan	Central Queensland	7.5%	\$440
7.	Depot Hill	Central Queensland	7.2%	\$486
8.	Rockhampton City	Central Queensland	7.1%	\$492
9.	Miles	Darling Downs - Maranoa	7.1%	\$448
10.	East Innisfail	Cairns	6.8%	\$507

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Noosa Heads	Sunshine Coast	120	\$1,685,889
2.	Main Beach	Gold Coast	202	\$1,539,225
3.	Hollywell	Gold Coast	19	\$1,508,150
4.	Sunshine Beach	Sunshine Coast	47	\$1,504,240
5.	Twin Waters	Sunshine Coast	15	\$1,400,391
6.	Coolangatta	Gold Coast	207	\$1,353,241
7.	Bilinga	Gold Coast	54	\$1,352,825
8.	Burleigh Heads	Gold Coast	222	\$1,349,545
9.	Paradise Point	Gold Coast	74	\$1,324,289
10.	Sunrise Beach	Sunshine Coast	28	\$1,259,676

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Laguna Quays	Mackay - Isaac - Whitsunday	26	\$114,751
2.	Haliday Bay	Mackay - Isaac - Whitsunday	16	\$205,502
3.	Dolphin Heads	Mackay - Isaac - Whitsunday	15	\$207,665
4.	Clermont	Mackay - Isaac - Whitsunday	19	\$272,175
5.	Roma	Darling Downs - Maranoa	11	\$275,600
6.	New Auckland	Central Queensland	23	\$286,010
7.	Ayr	Townsville	28	\$288,146
8.	Emerald	Central Queensland	111	\$303,887
9.	South Gladstone	Central Queensland	78	\$305,501
10.	Woree	Cairns	95	\$321,404

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Cranbrook	Townsville	29.3%	\$321,866
2.	Wilsonton	Toowoomba	26.9%	\$565,130
3.	Kearneys Spring	Toowoomba	26.8%	\$586,711
4.	Rosslea	Townsville	26.1%	\$414,415
5.	Atherton	Cairns	25.0%	\$387,207
6.	Hermit Park	Townsville	23.9%	\$405,028
7.	Newtown	Toowoomba	23.9%	\$553,623
8.	Woree	Cairns	23.1%	\$321,404
9.	Mundingburra	Townsville	23.0%	\$439,640
10.	Pimlico	Townsville	22.8%	\$400,019

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Laguna Quays	Mackay - Isaac - Whitsunday	-2.1%	\$114,751
2.	Port Douglas	Cairns	-0.4%	\$398,490
3.	Buddina	Sunshine Coast	-0.3%	\$979,991
4.	Warana	Sunshine Coast	1.6%	\$805,373
5.	Paradise Point	Gold Coast	2.0%	\$1,324,289
6.	Bargara	Wide Bay	2.9%	\$640,669
7.	Bilinga	Gold Coast	4.4%	\$1,352,825
8.	Kings Beach	Sunshine Coast	5.0%	\$929,307
9.	Caloundra	Sunshine Coast	5.1%	\$922,322
10.	Clear Island Waters	Gold Coast	5.5%	\$1,018,785

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Rockhampton City	Central Queensland	21.1%	\$508
2.	Atherton	Cairns	17.8%	\$413
3.	Currumbin	Gold Coast	16.8%	\$1,019
4.	Rangeville	Toowoomba	15.9%	\$500
5.	Paradise Point	Gold Coast	15.0%	\$890
6.	Tugun	Gold Coast	14.4%	\$972
7.	Coolangatta	Gold Coast	12.8%	\$930
8.	Pialba	Wide Bay	12.6%	\$507
9.	West Gladstone	Central Queensland	12.4%	\$386
10.	Yeppoon	Central Queensland	12.2%	\$494

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Moranbah	Mackay - Isaac - Whitsunday	8.2%	\$650
2.	Emerald	Central Queensland	7.7%	\$424
3.	Woree	Cairns	7.6%	\$445
4.	Port Douglas	Cairns	6.7%	\$568
5.	Manunda	Cairns	6.5%	\$460
6.	Earlville	Cairns	6.4%	\$474
7.	Bungalow	Cairns	6.4%	\$462
8.	Idalia	Townsville	6.4%	\$511
9.	South Mackay	Mackay - Isaac - Whitsunday	6.3%	\$463
10.	Manoora	Cairns	6.3%	\$468

South Australia



Adelaide home values increased 8.2% in the year to November, and regional SA home values were up 10.4% in the same period. Affordable segments led the charge, supported by persistently low stock levels. Net interstate migration has started to weaken across the state, with overseas migration once again being the main driver of population growth. This could mean greater demand deflecting to the rental market in 2026.

South Australia

Best Performers 2025

Houses

Most expensive suburb

Unley Park (Adelaide - Central and Hills) \$2,748,409

Most affordable suburb

Coober Pedy (South Australia - Outback) \$80,822

Highest 12 month change in values

Port Pirie West (Barossa - Yorke - Mid North) 28.6%

Lowest 12 month change in values

Maitland (Barossa - Yorke - Mid North) -5.8%

Highest 12 month change in rents

Walleroo (Barossa - Yorke - Mid North) 16.0%

Highest gross rental yields

Port Pirie West (Barossa - Yorke - Mid North) 7.3%

Units

Most expensive suburb

Kingston Park (Adelaide - South) \$923,357

Most affordable suburb

Hackham (Adelaide - South) \$247,778

Highest 12 month change in values

Glenside (Adelaide - Central and Hills) 24.0%

Lowest 12 month change in values

Glenelg (Adelaide - South) -0.4%

Highest 12 month change in rents

Klemzig (Adelaide - North) 10.6%

Highest gross rental yields

Adelaide (Adelaide - Central and Hills) 5.4%



South Australia

Highest Total Value of Sales

(12m to September 2025)

#	Suburb	Region	Number sold (12m Sept 2025)	Total value of sales (12m Sept 2025)	Median value (Nov 2025)
---	--------	--------	-----------------------------------	--	-------------------------------

Greater Adelaide Suburbs - Houses

1	Adelaide	Adelaide - Central and Hills	827	\$520,020,021	\$624,012
2	Mount Barker	Adelaide - Central and Hills	564	\$442,192,537	\$816,911
3	Morphett Vale	Adelaide - South	467	\$318,879,030	\$748,478
4	Prospect	Adelaide - Central and Hills	295	\$316,388,133	\$1,270,190
5	Mawson Lakes	Adelaide - North	321	\$258,593,284	\$835,917

Greater Adelaide Suburbs - Units

1	Mount Barker	Adelaide - Central and Hills	513	\$414,008,537	\$829,339
2	Morphett Vale	Adelaide - South	387	\$274,590,588	\$757,676
3	Prospect	Adelaide - Central and Hills	161	\$226,712,585	\$1,491,848
4	Aldinga Beach	Adelaide - South	251	\$213,663,145	\$855,994
5	Somerton Park	Adelaide - South	84	\$181,444,033	\$1,734,836

Regional SA Suburbs - Houses

1	Mount Gambier	SA - South East	472	\$251,712,162	\$534,844
2	Murray Bridge	SA - South East	294	\$158,008,299	\$535,925
3	Port Lincoln	SA - Outback	223	\$119,509,577	\$520,114
4	Strathalbyn	SA - South East	152	\$117,184,933	\$792,687
5	Encounter Bay	SA - South East	150	\$113,061,695	\$803,023

Regional SA Suburbs - Units

1	Mount Gambier	SA - South East	97	\$40,011,300	\$398,007
2	Victor Harbor	SA - South East	28	\$18,685,140	\$544,911
3	Encounter Bay	SA - South East	15	\$9,362,000	\$581,379
4	Murray Bridge	SA - South East	18	\$8,025,252	\$418,001
5	Strathalbyn	SA - South East	11	\$5,120,500	\$507,921

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Unley Park	Central and Hills	24	\$2,748,409
2.	Rose Park	Central and Hills	15	\$2,732,536
3.	Toorak Gardens	Central and Hills	15	\$2,567,131
4.	Medindie	Central and Hills	16	\$2,548,310
5.	Leabrook	Central and Hills	14	\$2,525,526
6.	St Peters	Central and Hills	34	\$2,390,757
7.	Tusmore	Central and Hills	14	\$2,262,414
8.	Malvern	Central and Hills	30	\$2,251,594
9.	Joslin	Central and Hills	9	\$2,222,203
10.	Walkerville	Central and Hills	35	\$2,179,335

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Elizabeth North	North	93	\$540,204
2.	Elizabeth Downs	North	147	\$553,751
3.	Elizabeth South	North	62	\$568,051
4.	Smithfield	North	53	\$573,897
5.	Elizabeth Grove	North	55	\$587,072
6.	Davoren Park	North	192	\$598,578
7.	Smithfield Plains	North	94	\$606,824
8.	Elizabeth Park	North	95	\$610,267
9.	Elizabeth East	North	76	\$635,229
10.	Elizabeth Vale	North	66	\$635,690

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Meadows	Central and Hills	18.5%	\$965,076
2.	Macclesfield	Central and Hills	16.3%	\$922,338
3.	Eyre	North	15.7%	\$682,271
4.	Kersbrook	Central and Hills	14.9%	\$1,124,755
5.	Marden	Central and Hills	14.6%	\$1,444,686
6.	Seaford	South	14.6%	\$852,636
7.	Birdwood	Central and Hills	13.9%	\$853,571
8.	Davoren Park	North	13.8%	\$598,578
9.	Evanston Gardens	North	13.7%	\$698,222
10.	Christie Downs	South	13.5%	\$710,446

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Kidman Park	West	-2.8%	\$1,143,421
2.	Pennington	West	-0.1%	\$871,551
3.	Henley Beach	West	0.7%	\$1,515,812
4.	St Georges	Central and Hills	1.4%	\$1,891,162
5.	West Hindmarsh	West	1.5%	\$1,118,730
6.	McLaren Flat	South	2.1%	\$1,008,474
7.	Devon Park	West	2.5%	\$949,491
8.	Glenunga	Central and Hills	2.5%	\$1,885,123
9.	Hawthorn	South	2.6%	\$1,778,380
10.	Fulham Gardens	West	2.7%	\$1,349,765

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Woodville West	West	11.5%	\$698
2.	Albert Park	West	10.2%	\$648
3.	Woodville South	West	10.1%	\$678
4.	St Clair	West	10.0%	\$714
5.	Henley Beach South	West	9.8%	\$842
6.	Woodville North	West	9.2%	\$645
7.	Henley Beach	West	9.2%	\$838
8.	Moana	South	8.1%	\$677
9.	Bowden	West	8.1%	\$701
10.	Norwood	Central and Hills	8.0%	\$794

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Elizabeth Downs	North	4.8%	\$501
2.	Smithfield	North	4.7%	\$518
3.	Elizabeth North	North	4.7%	\$486
4.	Salisbury North	North	4.5%	\$552
5.	Eyre	North	4.5%	\$563
6.	Smithfield Plains	North	4.5%	\$513
7.	Davoren Park	North	4.4%	\$500
8.	Munno Para	North	4.4%	\$552
9.	Elizabeth Park	North	4.4%	\$508
10.	Elizabeth South	North	4.4%	\$481

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Kingston Park	South	9	\$923,357
2.	Eastwood	Central and Hills	7	\$898,984
3.	Stepney	Central and Hills	9	\$880,142
4.	Dover Gardens	South	12	\$875,290
5.	Kent Town	Central and Hills	26	\$849,276
6.	Rose Park	Central and Hills	12	\$832,680
7.	Brighton	South	29	\$824,068
8.	Glenelg South	South	28	\$822,883
9.	Norwood	Central and Hills	131	\$821,873
10.	West Lakes Shore	West	20	\$821,060

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Hackham	South	10	\$247,778
2.	Salisbury	North	59	\$447,102
3.	Gawler South	North	16	\$484,159
4.	Salisbury East	North	28	\$510,288
5.	Gawler East	North	13	\$511,971
6.	Paralowie	North	14	\$513,650
7.	Woodville Gardens	West	27	\$519,638
8.	Andrews Farm	North	21	\$526,072
9.	Christie Downs	South	20	\$528,148
10.	Brooklyn Park	West	52	\$537,283

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Glenside	Central and Hills	24.0%	\$747,860
2.	Payneham	Central and Hills	21.4%	\$655,195
3.	Felixstow	Central and Hills	21.0%	\$756,599
4.	Marleston	West	19.5%	\$625,673
5.	Woodville West	West	18.2%	\$632,710
6.	Mount Barker	Central and Hills	17.7%	\$648,405
7.	Ashford	West	17.1%	\$615,553
8.	Kent Town	Central and Hills	15.5%	\$849,276
9.	Glenunga	Central and Hills	14.6%	\$756,375
10.	Port Adelaide	West	14.5%	\$669,761

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Glenelg	South	-0.4%	\$772,787
2.	Grange	West	0.1%	\$672,481
3.	Morphett Vale	South	1.1%	\$576,118
4.	Glenelg North	South	1.1%	\$755,081
5.	Parkside	Central and Hills	3.0%	\$798,958
6.	Somerton Park	South	3.2%	\$775,627
7.	Henley Beach	West	3.6%	\$747,162
8.	Glenelg East	South	3.7%	\$699,171
9.	Campbelltown	Central and Hills	4.6%	\$643,676
10.	Lightsview	North	4.8%	\$661,375

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Klemzig	North	10.6%	\$515
2.	Brooklyn Park	West	8.0%	\$501
3.	Modbury	North	7.4%	\$515
4.	Fullarton	Central and Hills	7.4%	\$585
5.	Parkside	Central and Hills	7.3%	\$580
6.	Everard Park	Central and Hills	7.0%	\$527
7.	Mile End	West	6.6%	\$530
8.	Christies Beach	South	6.4%	\$505
9.	Mount Barker	Central and Hills	6.3%	\$521
10.	Unley	Central and Hills	6.1%	\$582

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Adelaide	Central and Hills	5.4%	\$615
2.	Salisbury	North	5.4%	\$449
3.	Tonsley	South	5.0%	\$578
4.	Mawson Lakes	North	5.0%	\$548
5.	Klemzig	North	5.0%	\$515
6.	Bowden	West	4.9%	\$614
7.	Brooklyn Park	West	4.9%	\$501
8.	Broadview	North	4.8%	\$513
9.	Lightsview	North	4.8%	\$595
10.	Salisbury East	North	4.8%	\$464



Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Hindmarsh Valley	SA - South East	8	\$1,065,598
2.	Port Elliot	SA - South East	48	\$930,952
3.	Boston	SA - Outback	11	\$894,791
4.	Mount Compass	SA - South East	20	\$867,715
5.	Myponga	SA - South East	18	\$858,870
6.	Middleton	SA - South East	65	\$856,596
7.	Hindmarsh Island	SA - South East	74	\$844,818
8.	Yahl	SA - South East	10	\$840,275
9.	Carrickalinga	SA - South East	21	\$839,705
10.	Tanunda	Barossa - Yorke - Mid North	80	\$827,022

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Coober Pedy	SA - Outback	53	\$80,822
2.	Kimba	SA - Outback	24	\$179,963
3.	Peterborough	Barossa - Yorke - Mid North	32	\$219,712
4.	Roxby Downs	SA - Outback	66	\$258,800
5.	Cleve	SA - Outback	29	\$264,285
6.	Lucindale	SA - South East	10	\$267,924
7.	Whyalla Stuart	SA - Outback	159	\$273,503
8.	Port Pirie West	Barossa - Yorke - Mid North	54	\$278,251
9.	Whyalla Norrie	SA - Outback	168	\$278,290
10.	Thevenard	SA - Outback	10	\$283,904

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Port Pirie West	Barossa - Yorke - Mid North	28.6%	\$278,251
2.	Beachport	SA - South East	25.4%	\$673,696
3.	Thompson Beach	Barossa - Yorke - Mid North	21.8%	\$469,500
4.	Solomontown	Barossa - Yorke - Mid North	21.1%	\$290,564
5.	Coffin Bay	SA - Outback	20.6%	\$593,422
6.	Port Augusta	SA - Outback	20.6%	\$299,379
7.	Port Elliot	SA - South East	17.8%	\$930,952
8.	Risdon Park	Barossa - Yorke - Mid North	17.2%	\$327,441
9.	New Town	Barossa - Yorke - Mid North	17.0%	\$534,897
10.	Port Hughes	Barossa - Yorke - Mid North	16.8%	\$652,839

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Maitland	Barossa - Yorke - Mid North	-5.8%	\$381,563
2.	Kingscote	SA - South East	-2.2%	\$473,814
3.	Penola	SA - South East	1.4%	\$393,884
4.	Meningie	SA - South East	2.1%	\$423,618
5.	Ardrossan	Barossa - Yorke - Mid North	2.3%	\$501,961
6.	Loxton	SA - South East	3.0%	\$397,612
7.	Kingston Se	SA - South East	3.4%	\$469,527
8.	Mannum	SA - South East	3.5%	\$532,870
9.	Baramba	SA - South East	3.7%	\$373,246
10.	Williamstown	Barossa - Yorke - Mid North	4.6%	\$766,926

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Walleroo	Barossa - Yorke - Mid North	16.0%	\$492
2.	Hayborough	SA - South East	12.7%	\$606
3.	Victor Harbor	SA - South East	11.6%	\$581
4.	Solomontown	Barossa - Yorke - Mid North	11.6%	\$398
5.	Nuriootpa	Barossa - Yorke - Mid North	11.4%	\$582
6.	Tanunda	Barossa - Yorke - Mid North	11.4%	\$580
7.	Port Pirie West	Barossa - Yorke - Mid North	10.6%	\$400
8.	Port Pirie South	Barossa - Yorke - Mid North	10.5%	\$417
9.	Risdon Park	Barossa - Yorke - Mid North	10.2%	\$418
10.	Bordertown	SA - South East	9.9%	\$452

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Port Pirie West	Barossa - Yorke - Mid North	7.3%	\$400
2.	Solomontown	Barossa - Yorke - Mid North	7.0%	\$398
3.	Bordertown	SA - South East	6.4%	\$452
4.	Port Augusta	SA - Outback	6.4%	\$370
5.	Risdon Park	Barossa - Yorke - Mid North	6.3%	\$418
6.	Port Pirie South	Barossa - Yorke - Mid North	6.3%	\$417
7.	Whyalla Norrie	SA - Outback	6.2%	\$334
8.	Whyalla Stuart	SA - Outback	6.2%	\$328
9.	Whyalla	SA - Outback	6.1%	\$373
10.	Whyalla Playford	SA - Outback	6.0%	\$356

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Encounter Bay	SA - South East	15	\$581,380
2.	Victor Harbor	SA - South East	28	\$544,911
3.	Strathalbyn	SA - South East	11	\$507,922
4.	Goolwa	SA - South East	8	\$444,493
5.	Murray Bridge	SA - South East	18	\$418,002
6.	Mount Gambier	SA - South East	97	\$398,008

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Mount Gambier	SA - South East	97	\$398,008
2.	Murray Bridge	SA - South East	18	\$418,002
3.	Goolwa	SA - South East	8	\$444,493
4.	Strathalbyn	SA - South East	11	\$507,922
5.	Victor Harbor	SA - South East	28	\$544,911
6.	Encounter Bay	SA - South East	15	\$581,380

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Mount Gambier	SA - South East	9.5%	\$398,008

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Mount Gambier	SA - South East	9.5%	\$398,008

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Mount Gambier	SA - South East	10.5%	\$337

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Mount Gambier	SA - South East	4.6%	\$337



Western Australia



Western Australia dominated growth charts in 2025, with values soaring and supply at very low levels. There was generally a faster pace of sales than new listings added to the state over the year, with total stock levels across WA sitting -47% below the historic 5-year average in November. Over the past year, Perth home values increased 13.1%, the second-highest increase after Darwin. Regional WA home values increased 15.3% in the same period.

Western Australia

Best Performers 2025

Houses

Most expensive suburb

Peppermint Grove (Perth - Inner)	\$4,076,686
----------------------------------	-------------

Most affordable suburb

Norseman (WA - Outback (South))	\$103,349
---------------------------------	-----------

Highest 12 month change in values

Kalbarri (WA- Outback (South))	40.2%
--------------------------------	-------

Lowest 12 month change in values

Gingin (WA - Wheat Belt)	-0.2%
--------------------------	-------

Highest 12 month change in rents

Pegs Creek (WA - Outback (North))	23.5%
-----------------------------------	-------

Highest gross rental yields

Newman (WA - Outback (North))	12.6%
-------------------------------	-------

Units

Most expensive suburb

Cottesloe (Perth - Inner)	\$1,398,125
---------------------------	-------------

Most affordable suburb

Preston Beach (Bunbury)	\$205,180
-------------------------	-----------

Highest 12 month change in values

Morley (Perth - North East)	26.9%
-----------------------------	-------

Lowest 12 month change in values

South Hedland (WA - Outback (North))	-14.1%
--------------------------------------	--------

Highest 12 month change in rents

Broome (WA - Outback (North))	18.5%
-------------------------------	-------

Highest gross rental yields

South Hedland (WA - Outback (North))	17.8%
--------------------------------------	-------



Western Australia

Highest Total Value of Sales

(12m to September 2025)

#	Suburb	Region	Number sold (12m Sept 2025)	Total value of sales (12m Sept 2025)	Median value (Nov 2025)
---	--------	--------	-----------------------------------	--	-------------------------------

Greater Perth Suburbs - Houses

1	Baldivis	Perth - South West	1023	\$760,991,812	\$819,288
2	Canning Vale	Perth - South East	442	\$440,016,273	\$1,072,059
3	Dianella	Perth - North West	391	\$417,191,200	\$1,129,304
4	Byford	Perth - South East	539	\$397,376,854	\$830,980
5	Ellenbrook	Perth - North East	538	\$393,840,546	\$847,127

Greater Perth Suburbs - Units

1	Perth	Perth - Inner	787	\$462,912,265	\$603,788
2	South Perth	Perth - South East	348	\$430,919,908	\$890,675
3	East Perth	Perth - Inner	670	\$408,748,616	\$664,733
4	Scarborough	Perth - North West	354	\$290,691,766	\$813,025
5	Como	Perth - South East	285	\$229,666,647	\$804,109

Regional WA Suburbs - Houses

1	Dunsborough	Bunbury	217	\$313,827,000	\$1,414,095
2	Australind	Bunbury	390	\$263,120,007	\$772,264
3	Margaret River	Bunbury	184	\$198,797,570	\$1,029,811
4	Dalyellup	Bunbury	238	\$169,440,027	\$788,360
5	West Busselton	Bunbury	181	\$165,893,006	\$934,949

Regional WA Suburbs - Units

1	Bunbury	Bunbury	77	\$44,759,500	\$555,795
2	South Bunbury	Bunbury	57	\$30,563,934	\$520,523
3	Port Hedland	WA - Outback (North)	54	\$27,033,446	\$471,872
4	South Hedland	WA - Outback (North)	86	\$26,166,950	\$269,115
5	Cable Beach	WA - Outback (North)	67	\$25,858,750	\$349,675

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Peppermint Grove	Inner	36	\$4,076,686
2.	Dalkeith	Inner	66	\$3,674,248
3.	Cottesloe	Inner	113	\$3,480,000
4.	City Beach	Inner	101	\$3,465,137
5.	Swanbourne	Inner	65	\$2,827,474
6.	Mosman Park	Inner	121	\$2,686,594
7.	Applecross	South West	134	\$2,648,124
8.	Nedlands	Inner	137	\$2,623,697
9.	Mount Claremont	Inner	75	\$2,527,916
10.	Trigg	North West	42	\$2,406,488

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Kwinana Town Centre	South West	15	\$588,491
2.	Medina	South West	98	\$627,922
3.	Mandurah	Mandurah	318	\$631,460
4.	Orelia	South West	120	\$647,692
5.	Armadale	South East	416	\$656,532
6.	Pinjarra	Mandurah	121	\$658,383
7.	Calista	South West	54	\$658,928
8.	Koongamia	North East	24	\$665,115
9.	Parmelia	South West	169	\$666,671
10.	Greenfields	Mandurah	274	\$670,419

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Mandogalup	South West	33.0%	\$944,609
2.	Haynes	South East	22.8%	\$740,643
3.	Wandi	South West	22.6%	\$910,394
4.	Cockburn Central	South West	22.4%	\$950,298
5.	Whitby	South East	22.0%	\$830,415
6.	Hilbert	South East	21.2%	\$710,890
7.	Mount Richon	South East	20.5%	\$955,278
8.	Anketell	South West	20.3%	\$686,563
9.	Chidlow	North East	20.3%	\$1,019,640
10.	Champion Lakes	South East	19.6%	\$740,167

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Shenton Park	Inner	3.0%	\$2,170,800
2.	Cottesloe	Inner	6.0%	\$3,480,000
3.	Leederville	Inner	6.3%	\$1,613,837
4.	Mount Hawthorn	Inner	6.9%	\$1,585,989
5.	Marmion	North West	6.9%	\$1,971,160
6.	Dalkeith	Inner	7.4%	\$3,674,248
7.	East Perth	Inner	7.6%	\$1,400,569
8.	Churchlands	North West	7.9%	\$2,183,952
9.	Barragup	Mandurah	7.9%	\$1,291,277
10.	Carine	North West	8.2%	\$1,672,830

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	City Beach	Inner	16.7%	\$1,452
2.	Dalkeith	Inner	14.6%	\$1,521
3.	Swanbourne	Inner	13.9%	\$1,465
4.	Nedlands	Inner	13.5%	\$1,318
5.	Cottesloe	Inner	12.2%	\$1,470
6.	Mount Claremont	Inner	12.0%	\$1,451
7.	Mosman Park	Inner	12.0%	\$1,347
8.	Mindarie	North West	11.6%	\$933
9.	Claremont	Inner	11.5%	\$1,293
10.	Floreat	Inner	11.1%	\$1,251

Highest gross rental yields

#	Suburb	Region	Annual change	Median rental value
1.	Midvale	North East	5.6%	\$716
2.	Brabham	North East	5.1%	\$766
3.	Anketell	South West	5.0%	\$716
4.	Orelia	South West	5.0%	\$600
5.	Hilbert	South East	5.0%	\$676
6.	Swan View	North East	5.0%	\$673
7.	Balga	North West	4.9%	\$680
8.	Westminster	North West	4.9%	\$718
9.	Dayton	North East	4.9%	\$766
10.	Girrawheen	North West	4.9%	\$646

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Cottesloe	Inner	64	\$1,398,125
2.	Swanbourne	Inner	21	\$1,216,222
3.	North Fremantle	South West	91	\$1,184,533
4.	Floreat	Inner	32	\$1,026,829
5.	Applecross	South West	131	\$981,593
6.	Mount Pleasant	South West	84	\$967,407
7.	Wannanup	Mandurah	15	\$943,972
8.	Hillarys	North West	15	\$932,778
9.	Claremont	Inner	153	\$926,612
10.	Nedlands	Inner	68	\$906,018

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Orelia	South West	29	\$393,583
2.	Swan View	North East	22	\$437,942
3.	Shoalwater	South West	35	\$468,182
4.	Wellard	South West	19	\$472,658
5.	Bibra Lake	South West	35	\$474,506
6.	Midland	North East	168	\$489,307
7.	Glendalough	Inner	89	\$498,529
8.	Safety Bay	South West	14	\$501,070
9.	Cooloongup	South West	13	\$503,683
10.	Cockburn Central	South West	69	\$509,792

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Morley	North East	26.9%	\$682,306
2.	Kelmscott	South East	25.4%	\$525,417
3.	Beckenham	South East	24.6%	\$541,195
4.	Cloverdale	South East	23.6%	\$613,651
5.	Dudley Park	Mandurah	22.9%	\$512,493
6.	Gosnells	South East	22.5%	\$540,125
7.	Thornlie	South East	21.5%	\$555,477
8.	Kewdale	South East	21.3%	\$637,189
9.	Noranda	North East	21.2%	\$652,776
10.	Maddington	South East	21.2%	\$536,908

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Cockburn Central	South West	0.7%	\$509,792
2.	Rockingham	South West	4.9%	\$520,220
3.	Doubleview	North West	6.2%	\$835,744
4.	Halls Head	Mandurah	6.4%	\$614,545
5.	Coolbellup	South West	6.5%	\$578,125
6.	Floreat	Inner	6.5%	\$1,026,829
7.	Applecross	South West	7.0%	\$981,593
8.	Mandurah	Mandurah	8.1%	\$551,926
9.	Kalamunda	South East	8.3%	\$561,336
10.	Bibra Lake	South West	8.6%	\$474,506

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Noranda	North East	14.5%	\$628
2.	Morley	North East	14.1%	\$652
3.	Success	South West	13.3%	\$614
4.	Beckenham	South East	11.9%	\$617
5.	Tuart Hill	North West	11.5%	\$644
6.	Lathlain	South East	11.1%	\$691
7.	Thornlie	South East	10.8%	\$590
8.	Joondanna	North West	10.8%	\$649
9.	Balga	North West	10.8%	\$622
10.	Shenton Park	Inner	10.5%	\$703

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Cockburn Central	South West	6.5%	\$630
2.	Perth	Inner	6.4%	\$728
3.	Glendalough	Inner	6.3%	\$609
4.	Orelia	South West	6.3%	\$472
5.	Cannington	South East	6.2%	\$674
6.	Northbridge	Inner	6.2%	\$736
7.	Midland	North East	6.2%	\$577
8.	East Cannington	South East	6.1%	\$667
9.	East Perth	Inner	6.1%	\$773
10.	West Perth	Inner	6.1%	\$746

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Yallingup	Bunbury	36	\$2,010,713
2.	Quindalup	Bunbury	39	\$1,436,156
3.	Dunsborough	Bunbury	217	\$1,414,095
4.	Dardanup West	Bunbury	11	\$1,225,755
5.	Lower Chittering	WA - Wheat Belt	51	\$1,210,243
6.	Lake Clifton	Bunbury	25	\$1,197,659
7.	Hay	WA - Wheat Belt	14	\$1,175,087
8.	Chittering	WA - Wheat Belt	36	\$1,156,106
9.	Goode Beach	WA - Wheat Belt	14	\$1,153,544
10.	Kalgan	WA - Wheat Belt	23	\$1,112,012

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Norseman	WA - Outback (South)	28	\$103,349
2.	Mount Magnet	WA - Outback (South)	11	\$104,544
3.	Southern Cross	WA - Wheat Belt	19	\$146,247
4.	Three Springs	WA - Outback (South)	13	\$155,817
5.	Kambalda East	WA - Outback (South)	41	\$175,575
6.	Morawa	WA - Outback (South)	21	\$177,779
7.	Coolgardie	WA - Outback (South)	33	\$203,769
8.	Narembeen	WA - Wheat Belt	11	\$205,010
9.	Wyalkatchem	WA - Wheat Belt	8	\$205,884
10.	Mingenew	WA - Outback (South)	24	\$216,988

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Kalbarri	WA - Outback (South)	40.2%	\$515,379
2.	Rangeway	WA - Outback (South)	32.4%	\$412,847
3.	Lockyer	WA - Wheat Belt	32.2%	\$602,087
4.	Karloo	WA - Outback (South)	30.0%	\$409,854
5.	Orana	WA - Wheat Belt	28.9%	\$613,155
6.	Green Head	WA - Outback (South)	28.5%	\$566,509
7.	Ocean Beach	WA - Wheat Belt	28.2%	\$1,032,377
8.	Utakarra	WA - Outback (South)	27.8%	\$446,807
9.	Little Grove	WA - Wheat Belt	27.6%	\$982,007
10.	Denmark	WA - Wheat Belt	27.1%	\$829,745

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Gingin	WA - Wheat Belt	-0.2%	\$612,300
2.	Quairading	WA - Wheat Belt	0.5%	\$264,024
3.	Beverley	WA - Wheat Belt	0.5%	\$407,824
4.	Augusta	Bunbury	2.8%	\$901,295
5.	Moresby	WA - Outback (South)	4.0%	\$797,417
6.	Moora	WA - Wheat Belt	6.6%	\$275,016
7.	South Boulder	WA - Outback (South)	6.9%	\$306,460
8.	Gelorup	Bunbury	7.4%	\$1,095,765
9.	Kununurra	WA - Outback (North)	8.0%	\$446,067
10.	Exmouth	WA - Outback (South)	8.0%	\$861,606

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Pegs Creek	WA - Outback (North)	23.5%	\$1,241
2.	Newman	WA - Outback (North)	23.1%	\$826
3.	Bulgarra	WA - Outback (North)	21.8%	\$1,206
4.	Djugun	WA - Outback (North)	21.0%	\$1,312
5.	Millars Well	WA - Outback (North)	20.0%	\$1,305
6.	Denmark	WA - Wheat Belt	18.3%	\$630
7.	Kununurra	WA - Outback (North)	17.1%	\$750
8.	Baynton	WA - Outback (North)	15.9%	\$1,575
9.	Bilingurr	WA - Outback (North)	15.4%	\$1,339
10.	Spencer Park	WA - Wheat Belt	15.3%	\$630

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Newman	WA - Outback (North)	12.6%	\$826
2.	Kambalda East	WA - Outback (South)	12.2%	\$406
3.	South Hedland	WA - Outback (North)	11.3%	\$1,065
4.	Kambalda West	WA - Outback (South)	10.8%	\$439
5.	Pegs Creek	WA - Outback (North)	10.8%	\$1,241
6.	Millars Well	WA - Outback (North)	10.8%	\$1,305
7.	Bulgarra	WA - Outback (North)	10.6%	\$1,206
8.	Baynton	WA - Outback (North)	10.6%	\$1,575
9.	Nickol	WA - Outback (North)	10.5%	\$1,347
10.	South Boulder	WA - Outback (South)	10.3%	\$590



Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Bunbury	Bunbury	77	\$555,795
2.	West Busselton	Bunbury	20	\$547,990
3.	Australind	Bunbury	20	\$541,285
4.	East Bunbury	Bunbury	22	\$531,434
5.	South Bunbury	Bunbury	57	\$520,523
6.	Port Hedland	WA - Outback (North)	54	\$471,872
7.	Carey Park	Bunbury	21	\$455,245
8.	Broadwater	Bunbury	42	\$435,574
9.	Pegs Creek	WA - Outback (North)	50	\$413,978
10.	Millars Well	WA - Outback (North)	13	\$404,937

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Preston Beach	Bunbury	29	\$205,180
2.	Newman	WA - Outback (North)	29	\$240,785
3.	South Hedland	WA - Outback (North)	86	\$269,115
4.	Withers	Bunbury	28	\$275,453
5.	Boulder	WA - Outback (South)	12	\$280,810
6.	Kalgoorlie	WA - Outback (South)	24	\$293,761
7.	Somerville	WA - Outback (South)	25	\$309,805
8.	South Kalgoorlie	WA - Outback (South)	14	\$316,330
9.	Beresford	WA - Outback (South)	29	\$318,466
10.	Bluff Point	WA - Outback (South)	16	\$329,156

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Pegs Creek	WA - Outback (North)	23.5%	\$413,978
2.	East Bunbury	Bunbury	19.6%	\$531,434
3.	Port Hedland	WA - Outback (North)	15.6%	\$471,872
4.	Withers	Bunbury	13.6%	\$275,453
5.	South Bunbury	Bunbury	12.7%	\$520,523
6.	Broome	WA - Outback (North)	9.4%	\$390,496
7.	Bunbury	Bunbury	9.2%	\$555,795
8.	Cable Beach	WA - Outback (North)	1.2%	\$349,675
9.	Newman	WA - Outback (North)	0.4%	\$240,785
10.	South Hedland	WA - Outback (North)	-14.1%	\$269,115

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	South Hedland	WA - Outback (North)	-14.1%	\$269,115
2.	Newman	WA - Outback (North)	0.4%	\$240,785
3.	Cable Beach	WA - Outback (North)	1.2%	\$349,675
4.	Bunbury	Bunbury	9.2%	\$555,795
5.	Broome	WA - Outback (North)	9.4%	\$390,496
6.	South Bunbury	Bunbury	12.7%	\$520,523
7.	Withers	Bunbury	13.6%	\$275,453
8.	Port Hedland	WA - Outback (North)	15.6%	\$471,872
9.	East Bunbury	Bunbury	19.6%	\$531,434
10.	Pegs Creek	WA - Outback (North)	23.5%	\$413,978

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Broome	WA - Outback (North)	18.5%	\$900
2.	Bunbury	Bunbury	3.7%	\$562
3.	Cable Beach	WA - Outback (North)	10.8%	\$905
4.	Newman	WA - Outback (North)	10.9%	\$671
5.	Pegs Creek	WA - Outback (North)	12.7%	\$1,160
6.	Port Hedland	WA - Outback (North)	1.3%	\$912
7.	South Bunbury	Bunbury	9.6%	\$544
8.	South Hedland	WA - Outback (North)	10.0%	\$876
9.	Withers	Bunbury	13.4%	\$501

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	South Hedland	WA - Outback (North)	17.8%	\$876
2.	Newman	WA - Outback (North)	14.3%	\$671
3.	Pegs Creek	WA - Outback (North)	13.2%	\$1,160
4.	Cable Beach	WA - Outback (North)	12.5%	\$905
5.	Broome	WA - Outback (North)	11.8%	\$900
6.	Port Hedland	WA - Outback (North)	10.3%	\$912
7.	Withers	Bunbury	9.2%	\$501
8.	South Bunbury	Bunbury	5.5%	\$544
9.	Bunbury	Bunbury	5.4%	\$562

Tasmania



Tasmanian home values staged a modest comeback in capital gain through 2025, after two years of flat conditions. Lower-priced homes drove the rebound, though values remain well below prior peaks. Hobart home values are 4.7% higher over the past 12 months, and 4.6% higher in the rest of Tasmania.

Tasmania

Best Performers 2025

Houses

Most expensive suburb

Battery Point (Hobart) \$1,473,229

Most affordable suburb

Rosebery (West and North West) \$198,010

Highest 12 month change in values

Romaine (West and North West) 16.5%

Lowest 12 month change in values

Orford (South East) -9.2%

Highest 12 month change in rents

Deloraine (Launceston and North East) 16.1%

Highest gross rental yields

Gagebrook (Hobart) 6.5%

Units

Most expensive suburb

Battery Point (Hobart) \$880,295

Most affordable suburb

Mowbray (Launceston and North East) \$352,478

Highest 12 month change in values

Sorell (Hobart) 9.7%

Lowest 12 month change in values

Launceston (Launceston and North East) -4.0%

Highest 12 month change in rents

Devonport (West and North West) 13.1%

Highest gross rental yields

Newnham (Launceston and North East) 5.7%



Tasmania

Highest Total Value of Sales

(12m to September 2025)

#	Suburb	Region	Number sold (12m Sept 2025)	Total value of sales (12m Sept 2025)	Median value (Nov 2025)
---	--------	--------	-----------------------------------	--	-------------------------------

Greater Hobart Suburbs - Houses

1	Sandy Bay	Hobart Inner	134	\$188,950,603	\$1,260,658
2	Kingston	Hobart - South and West	157	\$121,333,553	\$779,565
3	Howrah	Hobart - North East	135	\$113,264,900	\$797,238
4	Blackmans Bay	Hobart - South and West	87	\$79,071,388	\$911,615
5	Glenorchy	Hobart - North West	129	\$76,530,977	\$586,180

Greater Hobart Suburbs - Units

1	North Hobart	Hobart Inner	16	\$74,599,418	\$811,182
2	Sandy Bay	Hobart Inner	97	\$72,736,830	\$682,796
3	Battery Point	Hobart Inner	42	\$41,809,112	\$880,295
4	Kingston	Hobart - South and West	61	\$34,974,987	\$573,156
5	Glenorchy	Hobart - North West	72	\$31,459,384	\$478,469

Regional TAS Suburbs - Houses

1	Devonport	West and North West	248	\$135,004,990	\$518,105
2	Riverside	Launceston and North East	123	\$88,502,916	\$694,717
3	Newstead	Launceston and North East	98	\$80,206,651	\$726,642
4	Trevallyn	Launceston and North East	101	\$72,138,124	\$708,496
5	Ulverstone	West and North West	111	\$65,146,320	\$541,343

Regional TAS Suburbs - Units

1	Devonport	West and North West	79	\$43,277,174	\$378,377
2	Prospect Vale	Launceston and North East	45	\$22,213,779	\$458,189
3	Riverside	Launceston and North East	47	\$21,859,660	\$432,959
4	Launceston	Launceston and North East	26	\$16,631,500	\$500,315
5	Ulverstone	West and North West	30	\$13,554,000	\$428,727

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Battery Point	Hobart Inner	23	\$1,473,229
2.	Acton Park	Hobart - North East	19	\$1,361,158
3.	Sandy Bay	Hobart Inner	134	\$1,260,658
4.	Seven Mile Beach	Hobart - North East	19	\$1,108,116
5.	Sandford	Hobart - North East	26	\$1,101,540
6.	Tranmere	Hobart - North East	26	\$1,083,548
7.	Howden	Hobart - South and West	10	\$1,059,381
8.	Tolmans Hill	Hobart Inner	11	\$1,007,076
9.	West Hobart	Hobart Inner	68	\$1,000,851
10.	Hobart	Hobart Inner	18	\$991,858

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Gagebrook	Brighton	24	\$410,300
2.	Herdsmans Cove	Brighton	12	\$433,696
3.	Bridgewater	Brighton	50	\$442,873
4.	Risdon Vale	Hobart - North East	44	\$480,194
5.	New Norfolk	Hobart - North West	126	\$496,756
6.	Primrose Sands	Sorell - Dodges Ferry	61	\$515,843
7.	Clarendon Vale	Hobart - North East	25	\$520,122
8.	Chigwell	Hobart - North West	26	\$549,656
9.	Berriedale	Hobart - North West	38	\$571,443
10.	Claremont	Hobart - North West	121	\$578,442

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Berriedale	Hobart - North West	10.5%	\$571,443
2.	Geilston Bay	Hobart - North East	10.0%	\$767,885
3.	Chigwell	Hobart - North West	9.8%	\$549,656
4.	Lauderdale	Hobart - North East	9.7%	\$895,547
5.	Howrah	Hobart - North East	9.5%	\$797,238
6.	Mornington	Hobart - North East	9.5%	\$618,154
7.	Lenah Valley	Hobart Inner	8.7%	\$829,458
8.	Warrane	Hobart - North East	8.5%	\$585,168
9.	Rokeby	Hobart - North East	8.3%	\$583,202
10.	Kingston Beach	Hobart - South and West	8.0%	\$910,708

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Hobart	Hobart Inner	-3.5%	\$991,858
2.	Sandy Bay	Hobart Inner	-3.1%	\$1,260,658
3.	South Hobart	Hobart Inner	-2.5%	\$895,391
4.	Primrose Sands	Sorell - Dodges Ferry	-1.6%	\$515,843
5.	Mount Nelson	Hobart Inner	-1.4%	\$925,425
6.	North Hobart	Hobart Inner	-0.8%	\$928,915
7.	Midway Point	Sorell - Dodges Ferry	0.1%	\$640,941
8.	Carlton	Sorell - Dodges Ferry	0.9%	\$622,505
9.	Bridgewater	Brighton	1.3%	\$442,873
10.	Dodges Ferry	Sorell - Dodges Ferry	1.6%	\$624,337

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Geilston Bay	Hobart - North East	8.6%	\$626
2.	Hobart	Hobart Inner	8.4%	\$715
3.	Howrah	Hobart - North East	8.4%	\$639
4.	Midway Point	Sorell - Dodges Ferry	8.3%	\$578
5.	Sorell	Sorell - Dodges Ferry	8.0%	\$613
6.	Chigwell	Hobart - North West	8.0%	\$548
7.	Margate	Hobart - South and West	7.9%	\$649
8.	Blackmans Bay	Hobart - South and West	7.8%	\$666
9.	Austins Ferry	Hobart - North West	7.8%	\$631
10.	Brighton	Brighton	7.5%	\$595

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gagebrook	Brighton	6.5%	\$522
2.	Bridgewater	Brighton	6.0%	\$520
3.	Risdon Vale	Hobart - North East	5.7%	\$529
4.	New Norfolk	Hobart - North West	5.3%	\$510
5.	Clarendon Vale	Hobart - North East	5.3%	\$544
6.	Chigwell	Hobart - North West	5.2%	\$548
7.	Glenorchy	Hobart - North West	5.2%	\$581
8.	Primrose Sands	Sorell - Dodges Ferry	5.1%	\$527
9.	Warrane	Hobart - North East	5.1%	\$577
10.	Claremont	Hobart - North West	5.0%	\$559

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Battery Point	Hobart Inner	42	\$880,295
2.	North Hobart	Hobart Inner	16	\$811,182
3.	Hobart	Hobart Inner	21	\$810,972
4.	West Hobart	Hobart Inner	30	\$696,804
5.	Sandy Bay	Hobart Inner	97	\$682,796
6.	South Hobart	Hobart Inner	23	\$652,633
7.	Dynnyrne	Hobart Inner	13	\$628,053
8.	Howrah	Hobart - North East	39	\$619,271
9.	Bellerive	Hobart - North East	48	\$612,518
10.	Rokeby	Hobart - North East	15	\$605,140

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Claremont	Hobart - North West	56	\$462,453
2.	New Norfolk	Hobart - North West	12	\$463,625
3.	Brighton	Brighton	21	\$466,528
4.	Montrose	Hobart - North West	9	\$471,489
5.	Glenorchy	Hobart - North West	72	\$478,469
6.	New Town	Hobart Inner	47	\$490,503
7.	Moonah	Hobart - North West	29	\$514,573
8.	Lutana	Hobart - North West	14	\$516,026
9.	West Moonah	Hobart - North West	18	\$522,885
10.	Geilston Bay	Hobart - North East	18	\$529,104

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Sorell	Sorell - Dodges Ferry	9.7%	\$531,123
2.	Moonah	Hobart - North West	9.0%	\$514,573
3.	Glenorchy	Hobart - North West	6.3%	\$478,469
4.	Sandy Bay	Hobart Inner	6.1%	\$682,796
5.	Claremont	Hobart - North West	6.0%	\$462,453
6.	Lindisfarne	Hobart - North East	4.0%	\$561,608
7.	West Hobart	Hobart Inner	3.8%	\$696,804
8.	Bellerive	Hobart - North East	3.5%	\$612,518
9.	Howrah	Hobart - North East	3.4%	\$619,271
10.	Blackmans Bay	Hobart - South and West	3.2%	\$600,983

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Battery Point	Hobart Inner	-3.4%	\$880,295
2.	Kingston	Hobart - South and West	-0.1%	\$573,156
3.	New Town	Hobart Inner	1.7%	\$490,503
4.	Blackmans Bay	Hobart - South and West	3.2%	\$600,983
5.	Howrah	Hobart - North East	3.4%	\$619,271
6.	Bellerive	Hobart - North East	3.5%	\$612,518
7.	West Hobart	Hobart Inner	3.8%	\$696,804
8.	Lindisfarne	Hobart - North East	4.0%	\$561,608
9.	Claremont	Hobart - North West	6.0%	\$462,453
10.	Sandy Bay	Hobart Inner	6.1%	\$682,796

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Battery Point	Hobart Inner	9.5%	\$596
2.	Bellerive	Hobart - North East	7.5%	\$525
3.	Blackmans Bay	Hobart - South and West	8.5%	\$517
4.	Claremont	Hobart - North West	7.0%	\$497
5.	Glenorchy	Hobart - North West	9.3%	\$494
6.	Howrah	Hobart - North East	9.4%	\$539
7.	Kingston	Hobart - South and West	8.4%	\$514
8.	Lindisfarne	Hobart - North East	10.3%	\$522
9.	New Town	Hobart Inner	9.3%	\$547
10.	Sandy Bay	Hobart Inner	8.7%	\$550

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	New Town	Hobart Inner	5.7%	\$547
2.	Claremont	Hobart - North West	5.6%	\$497
3.	Glenorchy	Hobart - North West	5.4%	\$494
4.	Sorell	Sorell - Dodges Ferry	5.1%	\$499
5.	Lindisfarne	Hobart - North East	4.9%	\$522
6.	Kingston	Hobart - South and West	4.8%	\$514
7.	Howrah	Hobart - North East	4.6%	\$539
8.	Blackmans Bay	Hobart - South and West	4.6%	\$517
9.	Bellerive	Hobart - North East	4.6%	\$525
10.	West Hobart	Hobart Inner	4.3%	\$552



Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Woodbridge	South East	12	\$984,059
2.	Kettering	South East	18	\$969,264
3.	Grindelwald	Launceston and North East	16	\$932,656
4.	Swan Bay	Launceston and North East	8	\$920,693
5.	Blackstone Heights	Launceston and North East	18	\$919,539
6.	Middleton	South East	9	\$917,074
7.	Dilston	Launceston and North East	12	\$885,179
8.	East Launceston	Launceston and North East	46	\$874,879
9.	Hawley Beach	West and North West	14	\$842,743
10.	Legana	Launceston and North East	86	\$802,940

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Rosebery	West and North West	28	\$198,010
2.	Queenstown	West and North West	58	\$219,528
3.	Miena	South East	13	\$295,654
4.	Campbell Town	Launceston and North East	29	\$389,343
5.	George Town	Launceston and North East	92	\$398,187
6.	Ravenswood	Launceston and North East	50	\$406,710
7.	Fingal	Launceston and North East	11	\$411,677
8.	Branxholm	Launceston and North East	7	\$422,552
9.	Cressy	Launceston and North East	17	\$424,673
10.	Acton	West and North West	43	\$428,994

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Romaine	West and North West	16.5%	\$541,950
2.	Trevallyn	Launceston and North East	15.4%	\$708,496
3.	Shorewell Park	West and North West	12.9%	\$449,044
4.	East Devonport	West and North West	12.8%	\$464,782
5.	Mayfield	Launceston and North East	12.2%	\$462,656
6.	Youngtown	Launceston and North East	11.5%	\$663,296
7.	Somerset	West and North West	10.9%	\$517,206
8.	Upper Burnie	West and North West	10.7%	\$440,693
9.	Acton	West and North West	10.7%	\$428,994
10.	Summerhill	Launceston and North East	10.4%	\$585,255

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Orford	South East	-9.2%	\$541,714
2.	Bridport	Launceston and North East	-4.2%	\$578,799
3.	St Helens	Launceston and North East	-2.8%	\$553,705
4.	Launceston	Launceston and North East	-2.4%	\$746,111
5.	Campbell Town	Launceston and North East	-1.9%	\$389,343
6.	East Launceston	Launceston and North East	-1.8%	\$874,879
7.	Stieglitz	Launceston and North East	-1.6%	\$536,049
8.	Geeveston	South East	-1.2%	\$569,666
9.	Railton	West and North West	-0.7%	\$430,416
10.	Dover	South East	-0.1%	\$515,190

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Deloraine	Launceston and North East	16.1%	\$501
2.	Somerset	West and North West	14.5%	\$447
3.	Latrobe	West and North West	11.1%	\$531
4.	Penguin	West and North West	10.0%	\$470
5.	Montello	West and North West	10.0%	\$432
6.	Mowbray	Launceston and North East	10.0%	\$499
7.	Prospect Vale	Launceston and North East	9.6%	\$595
8.	Devonport	West and North West	9.2%	\$503
9.	East Launceston	Launceston and North East	9.1%	\$616
10.	Kings Meadows	Launceston and North East	8.9%	\$538

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Ravenswood	Launceston and North East	6.0%	\$474
2.	Mowbray	Launceston and North East	5.6%	\$499
3.	Mayfield	Launceston and North East	5.5%	\$495
4.	George Town	Launceston and North East	5.5%	\$429
5.	East Devonport	West and North West	5.4%	\$490
6.	Newnham	Launceston and North East	5.3%	\$514
7.	Invermay	Launceston and North East	5.3%	\$518
8.	Acton	West and North West	5.2%	\$418
9.	Upper Burnie	West and North West	5.0%	\$423
10.	Devonport	West and North West	5.0%	\$503

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Launceston	Launceston and North East	26	\$500,315
2.	Legana	Launceston and North East	25	\$496,114
3.	Shearwater	West and North West	18	\$466,280
4.	Prospect Vale	Launceston and North East	45	\$458,189
5.	Prospect	Launceston and North East	16	\$455,643
6.	Norwood	Launceston and North East	11	\$454,070
7.	Trevallyn	Launceston and North East	23	\$451,803
8.	Perth	Launceston and North East	13	\$441,595
9.	South Launceston	Launceston and North East	17	\$439,682
10.	Youngtown	Launceston and North East	20	\$436,706

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Mowbray	Launceston and North East	18	\$352,478
2.	Burnie	West and North West	14	\$360,722
3.	Hadspen	Launceston and North East	13	\$361,862
4.	George Town	Launceston and North East	11	\$368,307
5.	Wynyard	West and North West	26	\$371,911
6.	Newnham	Launceston and North East	31	\$376,015
7.	Devonport	West and North West	79	\$378,377
8.	Somerset	West and North West	12	\$379,531
9.	East Devonport	West and North West	11	\$387,105
10.	Newstead	Launceston and North East	30	\$426,048

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Prospect Vale	Launceston and North East	9.5%	\$458,189
2.	Legana	Launceston and North East	6.9%	\$496,114
3.	Newnham	Launceston and North East	6.1%	\$376,015
4.	Trevallyn	Launceston and North East	3.4%	\$451,803
5.	Wynyard	West and North West	3.2%	\$371,911
6.	Kings Meadows	Launceston and North East	1.0%	\$434,967
7.	Ulverstone	West and North West	0.9%	\$428,727
8.	Riverside	Launceston and North East	0.8%	\$432,959
9.	Newstead	Launceston and North East	0.1%	\$426,048
10.	Devonport	West and North West	-2.3%	\$378,377

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	Launceston	Launceston and North East	-4.0%	\$500,315
2.	Devonport	West and North West	-2.3%	\$378,377
3.	Newstead	Launceston and North East	0.1%	\$426,048
4.	Riverside	Launceston and North East	0.8%	\$432,959
5.	Ulverstone	West and North West	0.9%	\$428,727
6.	Kings Meadows	Launceston and North East	1.0%	\$434,967
7.	Wynyard	West and North West	3.2%	\$371,911
8.	Trevallyn	Launceston and North East	3.4%	\$451,803
9.	Newnham	Launceston and North East	6.1%	\$376,015
10.	Legana	Launceston and North East	6.9%	\$496,114

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Devonport	West and North West	13.1%	\$404
2.	Wynyard	West and North West	10.0%	\$362
3.	Launceston	Launceston and North East	6.5%	\$463
4.	Riverside	Launceston and North East	5.8%	\$451
5.	Newstead	Launceston and North East	3.4%	\$437
6.	Prospect Vale	Launceston and North East	1.1%	\$461
7.	Newnham	Launceston and North East	0.9%	\$412
8.	Trevallyn	Launceston and North East	-0.7%	\$430

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Newnham	Launceston and North East	5.7%	\$412
2.	Devonport	West and North West	5.7%	\$404
3.	Riverside	Launceston and North East	5.4%	\$451
4.	Newstead	Launceston and North East	5.4%	\$437
5.	Prospect Vale	Launceston and North East	5.3%	\$461
6.	Wynyard	West and North West	5.2%	\$362
7.	Launceston	Launceston and North East	5.0%	\$463
8.	Trevallyn	Launceston and North East	4.9%	\$430

Northern Territory



Darwin delivered a powerful finish to 2025, with rapid price growth and nation-leading rental gains attracting investors. High yields and tight rental markets kept demand strong across both houses and units. Across the Territory, home values were up 15.1% in the past 12 months, the strongest of the state and territory results.

Northern Territory

Best Performers 2025

Houses

Most expensive suburb

Fannie Bay (Darwin) \$1,282,676

Most affordable suburb

Tennant Creek (NT - Outback) \$227,516

Highest 12 month change in values

Moulden (Darwin) 28.9%

Lowest 12 month change in values

Tennant Creek (NT - Outback) -10.5%

Highest 12 month change in rents

Rapid Creek (Darwin) 15.6%

Highest gross rental yields

Katherine (NT - Outback) 8.4%

Units

Most expensive suburb

Bayview (Darwin) \$613,211

Most affordable suburb

Katherine South (NT- Outback) \$259,832

Highest 12 month change in values

Gray (Darwin) 33.3%

Lowest 12 month change in values

Stuart Park (Darwin) 9.2%

Highest 12 month change in rents

Gray (Darwin) 14.8%

Highest gross rental yields

Gillen NT - Outback 8.7%



Northern Territory

Highest Total Value of Sales

(12m to September 2025)

#	Suburb	Region	Number sold (12m Sept 2025)	Total value of sales (12m Sept 2025)	Median value (Nov 2025)
---	--------	--------	-----------------------------------	--	-------------------------------

Greater Darwin Suburbs - Houses

1	Zuccoli	Palmerston	258	\$140,746,907	\$682,729
2	Rosebery	Palmerston	165	\$95,446,858	\$718,678
3	Durack	Palmerston	132	\$80,000,733	\$728,641
4	Bellamack	Palmerston	100	\$62,556,850	\$762,161
5	Muirhead	Darwin Suburbs	73	\$60,119,338	\$799,307

Greater Darwin Suburbs - Units

1	Darwin City	Darwin City	306	\$133,908,484	\$466,128
2	Stuart Park	Darwin City	116	\$54,294,409	\$487,314
3	Larrakeyah	Darwin City	101	\$54,287,586	\$500,624
4	Rapid Creek	Darwin Suburbs	81	\$33,834,300	\$428,325
5	Nightcliff	Darwin Suburbs	88	\$32,978,615	\$414,464

Regional NT Suburbs - Houses

1	Gillen	Alice Springs	60	\$24,944,250	\$418,839
2	East Side	Alice Springs	45	\$23,810,500	\$460,397
3	Araluen	Alice Springs	38	\$22,696,500	\$491,192
4	Braitling	Alice Springs	43	\$20,683,500	\$414,102
5	Desert Springs	Alice Springs	26	\$18,790,000	\$616,347

Regional NT Suburbs - Units

1	East Side	Alice Springs	31	\$13,868,550	\$313,895
2	Gillen	Alice Springs	28	\$8,290,000	\$298,735
3	Larapinta	Alice Springs	20	\$5,572,000	\$291,992
4	Araluen	Alice Springs	13	\$4,841,000	\$315,892
5	The Gap	Alice Springs	16	\$4,690,500	\$305,345

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Fannie Bay	Darwin City	19	\$1,282,676
2.	Bayview	Darwin City	17	\$1,022,531
3.	Nightcliff	Darwin Suburbs	40	\$960,660
4.	Lyons	Darwin Suburbs	42	\$925,074
5.	Parap	Darwin City	25	\$912,802
6.	Stuart Park	Darwin City	54	\$890,623
7.	Marlow Lagoon	Palmerston	14	\$863,832
8.	Rapid Creek	Darwin Suburbs	37	\$815,923
9.	Howard Springs	Litchfield	45	\$815,015
10.	Muirhead	Darwin Suburbs	73	\$799,307

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Berrimah	Darwin Suburbs	46	\$488,036
2.	Moulden	Palmerston	120	\$520,724
3.	Gray	Palmerston	79	\$535,354
4.	Karama	Darwin Suburbs	72	\$566,090
5.	Woodroffe	Palmerston	99	\$566,730
6.	Bakewell	Palmerston	75	\$569,269
7.	Driver	Palmerston	89	\$581,539
8.	Acacia Hills	Litchfield	15	\$605,085
9.	Wagaman	Darwin Suburbs	44	\$611,458
10.	Wulagi	Darwin Suburbs	67	\$617,525

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Moulden	Palmerston	28.9%	\$520,724
2.	Driver	Palmerston	28.1%	\$581,539
3.	Gray	Palmerston	26.8%	\$535,354
4.	Woodroffe	Palmerston	26.5%	\$566,730
5.	Durack	Palmerston	25.5%	\$728,641
6.	Gunn	Palmerston	24.8%	\$664,444
7.	Farrar	Palmerston	24.5%	\$742,067
8.	Bellamack	Palmerston	23.9%	\$762,161
9.	Zuccoli	Palmerston	23.6%	\$682,729
10.	Karama	Darwin Suburbs	23.2%	\$566,090

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Rapid Creek	Darwin Suburbs	8.8%	\$815,923
2.	Muirhead	Darwin Suburbs	11.4%	\$799,307
3.	Coconut Grove	Darwin Suburbs	12.6%	\$659,032
4.	Wulagi	Darwin Suburbs	12.9%	\$617,525
5.	Jingili	Darwin Suburbs	13.3%	\$668,838
6.	Leanyer	Darwin Suburbs	13.7%	\$695,619
7.	Millner	Darwin Suburbs	14.1%	\$622,093
8.	Nakara	Darwin Suburbs	15.8%	\$751,492
9.	Bakewell	Palmerston	16.7%	\$569,269
10.	Nightcliff	Darwin Suburbs	17.3%	\$960,660

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Rapid Creek	Darwin Suburbs	15.6%	\$812
2.	Wagaman	Darwin Suburbs	9.9%	\$691
3.	Coconut Grove	Darwin Suburbs	9.9%	\$764
4.	Lyons	Darwin Suburbs	9.6%	\$923
5.	Muirhead	Darwin Suburbs	9.5%	\$892
6.	Moil	Darwin Suburbs	9.1%	\$707
7.	Anula	Darwin Suburbs	8.6%	\$683
8.	Moulden	Palmerston	8.4%	\$602
9.	Bellamack	Palmerston	8.3%	\$789
10.	Bakewell	Palmerston	8.1%	\$663

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Berrimah	Darwin Suburbs	7.9%	\$838
2.	Bakewell	Palmerston	6.4%	\$663
3.	Gray	Palmerston	6.2%	\$611
4.	Moulden	Palmerston	6.2%	\$602
5.	Karama	Darwin Suburbs	6.1%	\$641
6.	Zuccoli	Palmerston	6.1%	\$783
7.	Wagaman	Darwin Suburbs	6.1%	\$691
8.	Coconut Grove	Darwin Suburbs	6.1%	\$764
9.	Moil	Darwin Suburbs	6.0%	\$707
10.	Millner	Darwin Suburbs	6.0%	\$683

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Bayview	Darwin City	25	\$613,211
2.	Berrimah	Darwin Suburbs	18	\$513,838
3.	The Gardens	Darwin City	19	\$501,984
4.	Larrakeyah	Darwin City	101	\$500,624
5.	Fannie Bay	Darwin City	62	\$499,032
6.	Woolner	Darwin City	20	\$498,992
7.	Stuart Park	Darwin City	116	\$487,314
8.	Farrar	Palmerston	10	\$482,044
9.	Darwin City	Darwin City	306	\$466,128
10.	Johnston	Palmerston	38	\$441,780

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Wagaman	Darwin Suburbs	18	\$316,051
2.	Karama	Darwin Suburbs	16	\$328,417
3.	Malak	Darwin Suburbs	17	\$330,962
4.	Bellamack	Palmerston	22	\$339,934
5.	Moulden	Palmerston	17	\$341,727
6.	Gray	Palmerston	31	\$343,840
7.	Coolalinga	Litchfield	17	\$350,444
8.	Driver	Palmerston	34	\$352,575
9.	Bakewell	Palmerston	42	\$372,654
10.	Millner	Darwin Suburbs	52	\$376,839

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Gray	Palmerston	33.3%	\$343,840
2.	Bakewell	Palmerston	30.3%	\$372,654
3.	Driver	Palmerston	24.6%	\$352,575
4.	Johnston	Palmerston	20.5%	\$441,780
5.	Millner	Darwin Suburbs	19.4%	\$376,839
6.	Rosebery	Palmerston	18.8%	\$389,114
7.	Brinkin	Darwin Suburbs	18.0%	\$415,705
8.	Marrara	Darwin Suburbs	17.9%	\$395,029
9.	Leanyer	Darwin Suburbs	17.0%	\$405,131
10.	Rapid Creek	Darwin Suburbs	16.4%	\$428,325

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Stuart Park	Darwin City	9.2%	\$487,314
2.	Darwin City	Darwin City	12.5%	\$466,128
3.	The Gardens	Darwin City	12.7%	\$501,984
4.	Parap	Darwin City	13.1%	\$406,027
5.	Bayview	Darwin City	13.3%	\$613,211
6.	Fannie Bay	Darwin City	14.1%	\$499,032
7.	Nightcliff	Darwin Suburbs	14.3%	\$414,464
8.	Larrakeyah	Darwin City	15.4%	\$500,624
9.	Coconut Grove	Darwin Suburbs	15.6%	\$388,082
10.	Wagaman	Darwin Suburbs	16.1%	\$316,051

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Gray	Palmerston	14.8%	\$555
2.	Bayview	Darwin City	14.1%	\$802
3.	The Gardens	Darwin City	14.0%	\$671
4.	Woolner	Darwin City	13.7%	\$692
5.	Driver	Palmerston	13.5%	\$566
6.	Rosebery	Palmerston	13.0%	\$595
7.	Bakewell	Palmerston	12.9%	\$562
8.	Larrakeyah	Darwin City	12.3%	\$685
9.	Johnston	Palmerston	11.6%	\$606
10.	Stuart Park	Darwin City	9.5%	\$673

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gray	Palmerston	8.6%	\$555
2.	Driver	Palmerston	8.3%	\$566
3.	Parap	Darwin City	8.0%	\$618
4.	Millner	Darwin Suburbs	7.9%	\$540
5.	Darwin City	Darwin City	7.9%	\$693
6.	Rosebery	Palmerston	7.8%	\$595
7.	Bakewell	Palmerston	7.8%	\$562
8.	Coconut Grove	Darwin Suburbs	7.5%	\$528
9.	Woolner	Darwin City	7.5%	\$692
10.	Johnston	Palmerston	7.4%	\$606



Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Kilgariff	Alice Springs	9	\$744,209
2.	Desert Springs	Alice Springs	26	\$616,347
3.	Cossack	Katherine	20	\$561,694
4.	Araluen	Alice Springs	38	\$491,192
5.	East Side	Alice Springs	45	\$460,397
6.	The Gap	Alice Springs	15	\$433,104
7.	Sadadeen	Alice Springs	29	\$425,845
8.	Gillen	Alice Springs	60	\$418,839
9.	Braitling	Alice Springs	43	\$414,102
10.	Larapinta	Alice Springs	28	\$405,408

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Tennant Creek	Barkly	31	\$227,516
2.	Batchelor	Daly - Tiwi - West Arnhem	9	\$259,292
3.	Katherine South	Katherine	18	\$342,893
4.	Katherine	Katherine	25	\$356,510
5.	Katherine East	Katherine	44	\$361,405
6.	Larapinta	Alice Springs	28	\$405,408
7.	Braitling	Alice Springs	43	\$414,102
8.	Gillen	Alice Springs	60	\$418,839
9.	Sadadeen	Alice Springs	29	\$425,845
10.	The Gap	Alice Springs	15	\$433,104

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Katherine	Katherine	7.5%	\$356,510
2.	Gillen	Alice Springs	6.8%	\$418,839
3.	Katherine East	Katherine	6.0%	\$361,405
4.	Araluen	Alice Springs	0.9%	\$491,192
5.	Desert Springs	Alice Springs	-0.8%	\$616,347
6.	Braitling	Alice Springs	-1.2%	\$414,102
7.	East Side	Alice Springs	-2.9%	\$460,397
8.	Sadadeen	Alice Springs	-5.0%	\$425,845
9.	Larapinta	Alice Springs	-6.9%	\$405,408
10.	Tennant Creek	Barkly	-10.5%	\$227,516

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Tennant Creek	Barkly	-10.5%	\$227,516
2.	Larapinta	Alice Springs	-6.9%	\$405,408
3.	Sadadeen	Alice Springs	-5.0%	\$425,845
4.	East Side	Alice Springs	-2.9%	\$460,397
5.	Braitling	Alice Springs	-1.2%	\$414,102
6.	Desert Springs	Alice Springs	-0.8%	\$616,347
7.	Araluen	Alice Springs	0.9%	\$491,192
8.	Katherine East	Katherine	6.0%	\$361,405
9.	Gillen	Alice Springs	6.8%	\$418,839
10.	Katherine	Katherine	7.5%	\$356,510

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Araluen	Alice Springs	5.3%	\$705
2.	Gillen	Alice Springs	3.3%	\$603
3.	Sadadeen	Alice Springs	2.7%	\$606
4.	East Side	Alice Springs	2.2%	\$613
5.	Larapinta	Alice Springs	1.4%	\$602
6.	Katherine	Katherine	-1.0%	\$560
7.	Katherine East	Katherine	-1.1%	\$561
8.	Braitling	Alice Springs	-1.5%	\$607

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Katherine	Katherine	8.4%	\$560
2.	Katherine East	Katherine	8.3%	\$561
3.	Larapinta	Alice Springs	8.0%	\$602
4.	Braitling	Alice Springs	7.9%	\$607
5.	Sadadeen	Alice Springs	7.8%	\$606
6.	Gillen	Alice Springs	7.8%	\$603
7.	Araluen	Alice Springs	7.8%	\$705
8.	East Side	Alice Springs	7.2%	\$613

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Araluen	Alice Springs	13	\$315,892
2.	East Side	Alice Springs	31	\$313,895
3.	The Gap	Alice Springs	16	\$305,345
4.	Gillen	Alice Springs	28	\$298,735
5.	Sadadeen	Alice Springs	15	\$298,355
6.	Larapinta	Alice Springs	20	\$291,992
7.	Desert Springs	Alice Springs	10	\$291,594
8.	Katherine South	Katherine	15	\$259,832

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Katherine South	Katherine	15	\$259,832
2.	Desert Springs	Alice Springs	10	\$291,594
3.	Larapinta	Alice Springs	20	\$291,992
4.	Sadadeen	Alice Springs	15	\$298,355
5.	Gillen	Alice Springs	28	\$298,735
6.	The Gap	Alice Springs	16	\$305,345
7.	East Side	Alice Springs	31	\$313,895
8.	Araluen	Alice Springs	13	\$315,892

Highest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	The Gap	Alice Springs	19.7%	\$305,345
2.	Gillen	Alice Springs	17.6%	\$298,735
3.	Sadadeen	Alice Springs	16.3%	\$298,355
4.	East Side	Alice Springs	14.0%	\$313,895

Lowest 12 month change in values

#	Suburb	Region	Annual change	Median value
1.	East Side	Alice Springs	14.0%	\$313,895
2.	Sadadeen	Alice Springs	16.3%	\$298,355
3.	Gillen	Alice Springs	17.6%	\$298,735
4.	The Gap	Alice Springs	19.7%	\$305,345

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Gillen	Alice Springs	8.0%	\$474
2.	The Gap	Alice Springs	6.3%	\$468
3.	Sadadeen	Alice Springs	5.9%	\$470
4.	East Side	Alice Springs	4.0%	\$465

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Gillen	Alice Springs	8.7%	\$474
2.	Sadadeen	Alice Springs	8.6%	\$470
3.	The Gap	Alice Springs	8.5%	\$468
4.	East Side	Alice Springs	8.2%	\$465

Australian Capital Territory



Canberra's housing market regained some momentum late in the year, with houses driving the strongest monthly rise since early 2022. Units lagged, while rental growth stayed modest compared to other capitals. Canberra home values were up 4.2% in the year, the weakest of the capital city results alongside Melbourne.

Australian Capital Territory

Best Performers 2025

Houses

Most expensive suburb

Forrest (South Canberra) \$4,160,613

Most affordable suburb

Belconnen (Belconnen) \$521,763

Highest 12 month change in values

Whitlam (Molonglo) 16.8%

Lowest 12 month change in values

Campbell (North Canberra) -0.6%

Highest 12 month change in rents

Whitlam (Molonglo) 7.5%

Highest gross rental yields

Belconnen (Belconnen) 5.8%

Units

Most expensive suburb

Yarralumla (South Canberra) \$1,238,748

Most affordable suburb

Hughes (Woden Valley) \$369,896

Highest 12 month change in values

Hawker (Belconnen) 7.3%

Lowest 12 month change in values

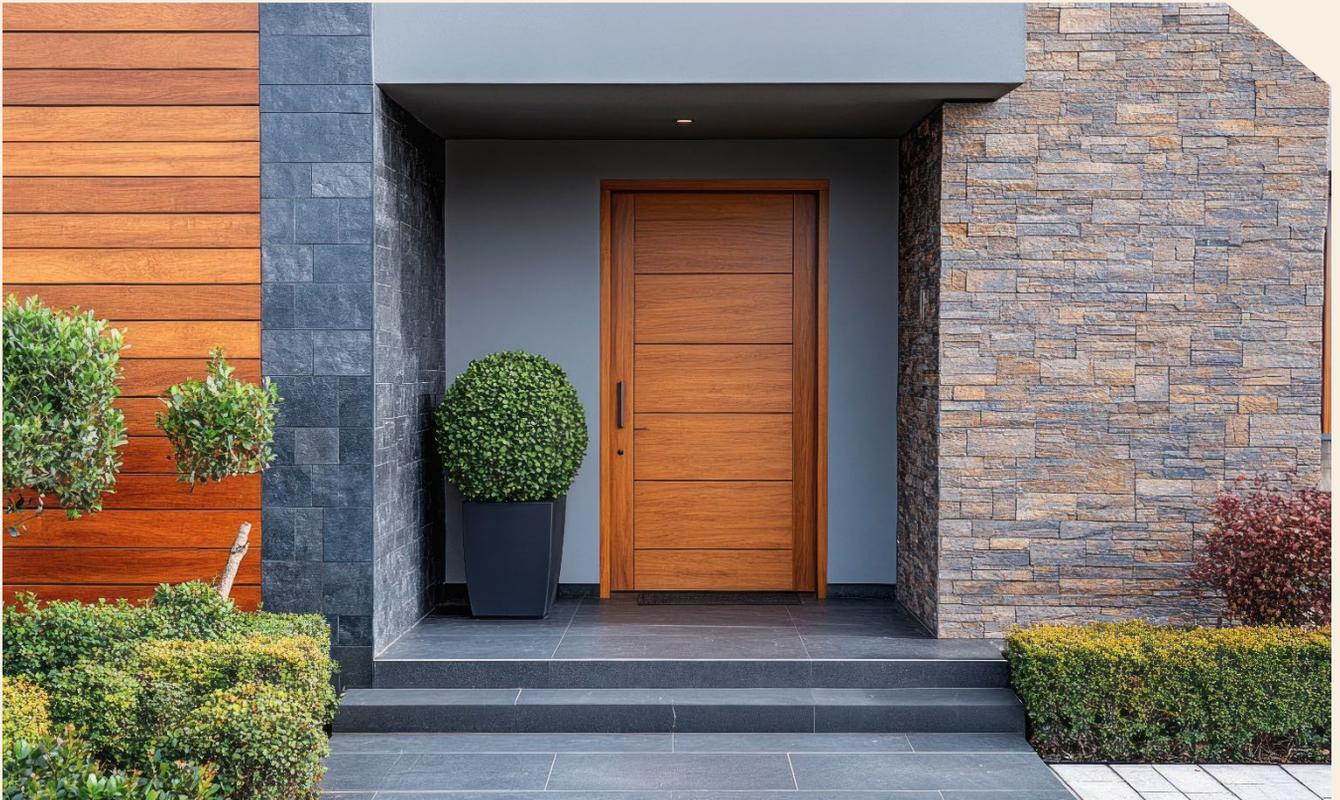
Fisher (Weston Creek) -4.9%

Highest 12 month change in rents

Reid (North Canberra) 5.8%

Highest gross rental yields

Curtin (Woden Valley) 6.3%



Australian Capital Territory

Highest Total Value of Sales

(12m to September 2025)

#	Suburb	Region	Number sold (12m Sept 2025)	Total value of sales (12m Sept 2025)	Median value (Nov 2025)
---	--------	--------	-----------------------------------	--	-------------------------------

ACT Suburbs - Houses

1	Kambah	Tuggeranong	196	\$180,221,671	\$887,811
2	Taylor	Gungahlin	139	\$159,260,153	\$1,103,200
3	Ngunnawal	Gungahlin	166	\$130,744,000	\$828,222
4	Watson	North Canberra	110	\$117,631,393	\$1,124,073
5	Red Hill	South Canberra	48	\$115,019,286	\$2,359,118

ACT Suburb - Units

1	Kingston	South Canberra	260	\$200,938,979	\$712,897
2	Belconnen	Belconnen	298	\$148,575,250	\$506,348
3	Braddon	North Canberra	246	\$147,898,899	\$539,595
4	Phillip	Woden Valley	258	\$142,649,188	\$552,398
5	Greenway	Tuggeranong	182	\$102,758,450	\$471,671



Australian Capital Territory



Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Forrest	South Canberra	14	\$4,160,613
2.	O'Malley	Woden Valley	12	\$2,517,041
3.	Griffith	South Canberra	34	\$2,409,442
4.	Red Hill	South Canberra	48	\$2,359,118
5.	Yarralumla	South Canberra	40	\$2,138,941
6.	Reid	North Canberra	8	\$2,100,049
7.	Deakin	South Canberra	35	\$2,069,442
8.	Campbell	North Canberra	48	\$1,910,076
9.	O'Connor	North Canberra	68	\$1,668,700
10.	Turner	North Canberra	21	\$1,616,178

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Belconnen	Belconnen	22	\$521,763
2.	Greenway	Tuggeranong	40	\$633,787
3.	Phillip	Woden Valley	29	\$637,161
4.	Charnwood	Belconnen	37	\$742,075
5.	Holt	Belconnen	77	\$798,765
6.	Richardson	Tuggeranong	43	\$820,667
7.	Higgins	Belconnen	49	\$826,725
8.	Isabella Plains	Tuggeranong	61	\$826,745
9.	Ngunnawal	Gungahlin	166	\$828,222
10.	Macgregor	Belconnen	126	\$830,251

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Whitlam	Molonglo	16.8%	\$1,321,622
2.	Denman Prospect	Molonglo	13.0%	\$1,294,044
3.	Fraser	Belconnen	12.2%	\$1,105,798
4.	Narrabundah	South Canberra	11.8%	\$1,376,612
5.	Page	Belconnen	11.1%	\$886,668
6.	Strathnairn	Belconnen	10.7%	\$1,069,412
7.	Monash	Tuggeranong	10.1%	\$1,052,994
8.	Isaacs	Woden Valley	9.7%	\$1,348,218
9.	Charnwood	Belconnen	9.6%	\$742,075
10.	Banks	Tuggeranong	9.6%	\$889,738

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Campbell	North Canberra	-0.6%	\$1,910,076
2.	Amaroo	Gungahlin	0.7%	\$1,067,584
3.	Hughes	Woden Valley	0.8%	\$1,447,492
4.	Curtin	Woden Valley	1.3%	\$1,360,431
5.	Garran	Woden Valley	1.4%	\$1,552,787
6.	Ainslie	North Canberra	1.4%	\$1,539,585
7.	Throsby	Gungahlin	1.6%	\$1,177,551
8.	Crace	Gungahlin	1.8%	\$1,159,182
9.	Lyneham	North Canberra	1.9%	\$1,248,276
10.	Gungahlin	Gungahlin	2.3%	\$1,026,388

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Whitlam	Molonglo	7.5%	\$902
2.	Farrer	Woden Valley	6.6%	\$884
3.	Bonython	Tuggeranong	6.0%	\$762
4.	Evatt	Belconnen	5.9%	\$659
5.	Gowrie	Tuggeranong	5.8%	\$826
6.	Hughes	Woden Valley	5.7%	\$757
7.	Taylor	Gungahlin	5.5%	\$807
8.	Coombs	Molonglo	5.3%	\$777
9.	Ngunnawal	Gungahlin	5.2%	\$690
10.	Lyons	Woden Valley	5.1%	\$663

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Belconnen	Belconnen	5.8%	\$578
2.	Greenway	Tuggeranong	5.6%	\$667
3.	Phillip	Woden Valley	5.1%	\$616
4.	Charnwood	Belconnen	4.5%	\$635
5.	Holt	Belconnen	4.3%	\$636
6.	Ngunnawal	Gungahlin	4.3%	\$690
7.	Isabella Plains	Tuggeranong	4.3%	\$675
8.	Banks	Tuggeranong	4.2%	\$731
9.	Macgregor	Belconnen	4.2%	\$655
10.	Chisholm	Tuggeranong	4.2%	\$670

Top 10 Performing Suburbs

Most expensive suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Yarralumla	South Canberra	25	\$1,238,748
2.	Deakin	South Canberra	13	\$992,563
3.	Forde	Gungahlin	12	\$869,772
4.	Nicholls	Gungahlin	20	\$847,638
5.	Forrest	South Canberra	34	\$837,435
6.	Strathnairn	Belconnen	14	\$827,117
7.	Garran	Woden Valley	23	\$808,947
8.	Cook	Belconnen	18	\$796,645
9.	Parkes	North Canberra	10	\$792,572
10.	Red Hill	South Canberra	16	\$788,356

Most affordable suburbs

#	Suburb	Region	Number sold (12m to Sep 25)	Median value
1.	Hughes	Woden Valley	12	\$369,896
2.	Lyons	Woden Valley	36	\$392,238
3.	Curtin	Woden Valley	18	\$392,949
4.	Gungahlin	Gungahlin	148	\$458,321
5.	Greenway	Tuggeranong	182	\$471,671
6.	Fisher	Weston Creek	85	\$473,268
7.	Chifley	Woden Valley	21	\$478,219
8.	Franklin	Gungahlin	99	\$504,212
9.	Belconnen	Belconnen	298	\$506,348
10.	Hawker	Belconnen	19	\$508,986

Highest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Hawker	Belconnen	7.3%	\$508,986
2.	Garran	Woden Valley	6.8%	\$808,947
3.	Crace	Gungahlin	6.8%	\$527,981
4.	Page	Belconnen	6.0%	\$608,475
5.	Casey	Gungahlin	5.1%	\$638,124
6.	Holt	Belconnen	4.6%	\$599,329
7.	Turner	North Canberra	4.4%	\$648,886
8.	Gordon	Tuggeranong	4.3%	\$663,551
9.	Moncrieff	Gungahlin	3.5%	\$673,553
10.	Kambah	Tuggeranong	3.0%	\$670,630

Lowest 12 month change in values

#	Suburb	Region	Annual Change	Median value
1.	Fisher	Weston Creek	-4.9%	\$473,268
2.	Curtin	Woden Valley	-3.7%	\$392,949
3.	Denman Prospect	Molonglo	-3.7%	\$612,752
4.	Forrest	South Canberra	-2.7%	\$837,435
5.	Lyons	Woden Valley	-2.4%	\$392,238
6.	City	North Canberra	-2.2%	\$580,743
7.	Barton	South Canberra	-2.1%	\$672,214
8.	Bruce	Belconnen	-2.1%	\$593,069
9.	Yarralumla	South Canberra	-2.0%	\$1,238,748
10.	Braddon	North Canberra	-1.9%	\$539,595

Highest 12 month change in rents

#	Suburb	Region	Annual change	Median rental value
1.	Reid	North Canberra	5.8%	\$614
2.	Watson	North Canberra	5.1%	\$588
3.	Garran	Woden Valley	4.9%	\$727
4.	O'Connor	North Canberra	4.9%	\$593
5.	Narrabundah	South Canberra	4.7%	\$654
6.	Wright	Molonglo	4.6%	\$591
7.	Phillip	Woden Valley	4.5%	\$551
8.	Curtin	Woden Valley	4.3%	\$501
9.	Forrest	South Canberra	4.2%	\$700
10.	Denman Prospect	Molonglo	4.2%	\$635

Highest gross rental yields

#	Suburb	Region	Rental yield	Median rental value
1.	Curtin	Woden Valley	6.3%	\$501
2.	Gungahlin	Gungahlin	6.3%	\$547
3.	Lyons	Woden Valley	6.1%	\$493
4.	Belconnen	Belconnen	6.1%	\$572
5.	Franklin	Gungahlin	6.0%	\$577
6.	Reid	North Canberra	6.0%	\$614
7.	Wright	Molonglo	5.8%	\$591
8.	City	North Canberra	5.8%	\$649
9.	Phillip	Woden Valley	5.8%	\$551
10.	Braddon	North Canberra	5.8%	\$614

About the Data

The Best of the Best 2025 highlights the top performing suburbs for houses and units across Australia based on the following:

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

All data highlighted is current as at the 30 November 2025, with the exception of Total Value of Sales and 12 month volume of Sales data which reflect sales that occurred over the 12 months to 30 September 2025.

Exclusions

Multi-sales;

Regions with less than:

20 sales observations (12m to Nov 25);

100 valid valuation observations;

20 Rental observations (12m to Nov 25).

Data Dictionary

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

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

12 month sales volumes - A count of all transactions over the 12 months to September 2025.

Total Value of Sales: the total value of all property transactions recorded over the 12 months to September 2025.

12 month change in value - the percentage difference between the hedonic home value index as at 30 November 2025 compared to 12 months ago.

12 month change in rents - the percentage difference between the hedonic rental value index as at 30 November 2025 compared to 12 months ago.

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

Hedonic Home Value Index - Cotality's headline measure for property market performance. It measures the organic change in underlying sale values of properties using the hedonic imputation methodology. The full detailed methodology description available at: <https://www.cotality.com/au/our-data/indices>

Hedonic Rental Value Index - A measure of the organic change in underlying 'for rent' listing values of properties using the hedonic imputation methodology. The full detailed methodology description available at: <https://www.cotality.com/au/products/rental-avm>

Disclaimer

In compiling this publication, RP Data Pty Ltd trading as Cotality (ABN 67 087 759 171) ("Cotality") has relied upon information supplied by a number of external sources. Cotality does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to Cotality for the supply of such information.

New South Wales Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as Cotality is authorised as a Property Sales Information provider by the Valuer General New South Wales.

Victorian Data

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Queensland Data

Based on or contains data provided by the State of Queensland (Department of Resources) 2025. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

Australian Capital Territory Data

The Territory Data is the property of the Australian Capital Territory. Any form of Territory Data that is reproduced, stored in a retrieval system or transmitted by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) must be in accordance with this agreement. Enquiries should be directed to: acepdcustomerservices@act.gov.au. Director, Customer Coordination, Access Canberra ACT Government. GPO Box 158 Canberra ACT 2601.

South Australian Data

© 2025 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for any purpose.

Western Australian Data

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2025) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

Tasmanian Data

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

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

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

Get the latest property news and insights

cotality.com/au/insights

