

The standard definition of 'mortgage stress' is where a household is paying more than one third of the household income towards servicing a mortgage. Under this definition, the only states or territories not suffering mortgage stress are the ACT, Northern Territory and Tasmania.

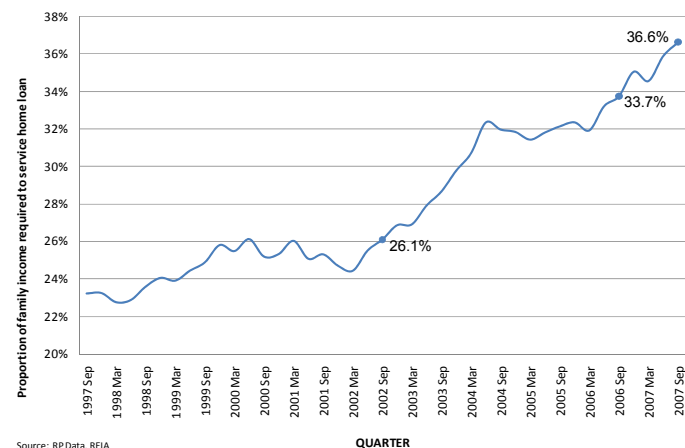
The latest figures from the REIA show housing affordability is at its worst since the survey began 27 years ago. Nationally, it takes just under 37 per cent of the average family income to service a mortgage. It is difficult to see how affordability will improve in the foreseeable future; for this to happen there will need to be a considerable fall in real estate prices, a drop in interest rates or a significant rise in family incomes. No combination of these factors appears to be on the cards in the foreseeable future.

The market segments that are most dramatically impacted by low affordability are first home buyers and low income families. These buyers typically have little savings and have not had an opportunity to establish equity in their principal place of residence.

RP Data has put together a few tips that may assist those buyers who are desperately seeking to buy into the market but are lacking the funds to do so:

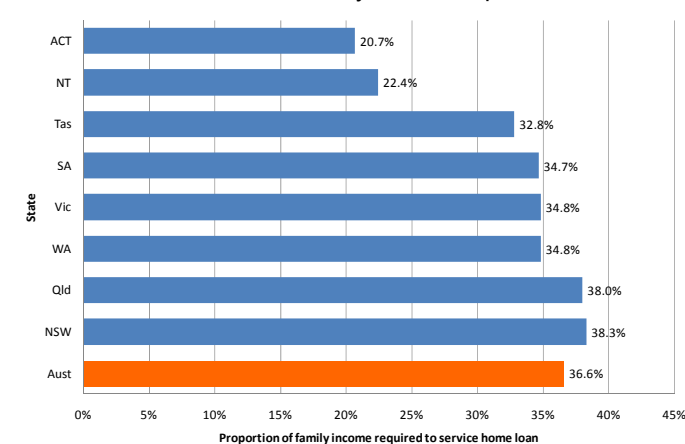
- 1. Purchase in an area that suits your budget.** You may need to swallow your pride and you won't find your dream home, but if you purchase strategically you will start to build equity in your property which you can then use to eventually upgrade. These suburbs will typically be located some distance from the CBD (although there are some surprises), so it is important to buy in areas that are well serviced by transport infrastructure such as arterial road networks and public transport. Also, look for a retail element such as a large shopping complex within convenient driving distance.
- 2. Buy in Adelaide!** Adelaide is the most affordable capital city in Australia and it is also the number one growth area in the nation with house prices increasing at the rate of 21.7 per cent per annum. Over half of Adelaide's suburbs have median house prices under \$350,000 and you can virtually take your pick of any suburb for an affordable unit.
- 3. Team up** There is a growing trend towards family members and close friends pooling their financial resources to purchase a property. The combined synergy of multiple incomes could propel your team into the market. A word of advice, however, make sure the agreement is a legal one that includes an out clause for each party, a designated hold period and first right to purchase options. See a solicitor for advice on this one.
- 4. Get attached** Attached dwellings such as units and apartments, or semi-attached homes such as townhouses and terrace houses, typically have lower prices than their 'detached' counterparts within the same area. Higher density living is becoming more and more popular, not just because of the easier price points, but also because they are low maintenance and are often located close to shopping and transport nodes.
- 5. Follow the ripple** If you can't quite afford to buy into your suburb of choice, investigate the neighbouring suburbs for price differentials. Often suburbs that are next to popular areas are easier to buy into. The added benefit is that price growth will often 'ripple' outwards, so you can piggyback off the popularity of the nearby suburb.
- 6. Look for a renovator** For obvious reasons, homes in need of renovation are more affordable. A new kitchen, coat of paint, clean up the yard, some landscaping, or simply rip up the carpet or polish the floors. Any renovation activity is going to add value to the home and enable you to build equity or sell for a profit.
- 7. Buy a renter** Buying into the investment market means you don't have to be as fussy about the location as you don't have to live there! This doesn't mean that location isn't important though – look for areas that appeal to renters. This generally means being close to working nodes, universities or transport hubs; these are areas where there is a captive rental population. Before buying a rental property make sure you thoroughly investigate the potential rental income of the home, additional fees such as rates, body corporate, sinking funds etc, and the rental vacancy rate in the area you are considering. Finally, buying into the investment market means you are probably renting yourself in addition to paying a mortgage, so do the sums and make sure that financially this situation works for you!
- 8. Don't stretch yourself to thinly** The availability of easy finance including 110 per cent loans can be quite tempting. Save for a deposit and ensure you leave a 'buffer zone' for future interest rate movements or other financial pressures.

Average proportion of family income required to service a home loan - National



Source: RP Data, REIA

Average proportion of family income required to service a home loan – State-by-state comparison



Source: RP Data, REIA

Number of affordable suburbs by capital city

City	Property Type	Number of suburbs	Proportion of all suburbs
Sydney	Houses	143	25.7%
	Units	70	24.8%
Canberra	Houses	4	5.3%
	Units	13	30.2%
Brisbane	Houses	106	35.0%
	Units	63	44.7%
Adelaide	Houses	159	52.5%
	Units	129	84.3%
Melbourne	Houses	163	44.4%
	Units	106	45.3%
Perth	Houses	21	9.6%
	Units	13	15.9%

* Affordable suburbs have been classified as having a median house value less than \$350,000 or a median unit value of \$300,000

The following pages the list the most affordable suburbs within the Statistical Division's of the major Australian capital's. Further detailed information can be found for each suburb at My RP Data. www.myrp.com.au

The lists below provide an indication as to where Sydney's most affordable suburbs are located. We have included suburbs where the median house price is less than \$350,000 and the median unit price is less than \$300,000. Also highlighted is the suburb that has recorded the most affordable median price (in orange) and the suburb that is closest to the CBD (in yellow). Further information on any of these suburbs can be found on the My RP Data web site: www.myrp.com.au – try our free suburb profiles or you can purchase any of our comprehensive reports.

Sydney Houses

Number of suburbs with median house price less than \$350,000: 144
Proportion of 'affordable' suburbs for detached housing: 26.1 per cent

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Ambarvale	\$260,000	10.0%	45.6
Ashcroft	\$251,750	9.5%	28.8
Bargo	\$323,500	14.5%	74.1
Berkeley Vale	\$302,500	10.5%	61.6
Bidwill	\$212,500	12.0%	38.5
Blackett	\$199,500	12.0%	38.6
Blackheath	\$328,300	11.4%	88.0
Blacktown	\$313,250	12.0%	29.6
Bligh Park	\$328,750	12.4%	45.0
Blue Haven	\$282,500	13.0%	77.4
Bonnyrigg	\$334,500	10.5%	29.5
Boy Bowing	\$310,500	10.4%	37.8
Bradbury	\$258,000	8.2%	43.5
Budgewoi	\$262,500	9.3%	76.2
Buff Point	\$275,000	16.1%	76.9
Bullaburra	\$308,000	10.5%	74.2
Busby	\$250,000	11.2%	30.5
Buxton	\$282,000	20.1%	75.4
Cabramatta West	\$335,000	10.7%	27.4
Cambridge Gardens	\$315,000	10.1%	46.9
Cambridge Park	\$286,250	10.2%	46.1
Campbelltown	\$264,000	10.0%	42.1
Canley Heights	\$330,000	11.4%	26.3
Canley Vale	\$328,500	11.1%	23.7
Carramar	\$255,000	12.2%	22.5
Charmhaven	\$253,750	10.2%	75.6
Chittaway Bay	\$312,500	11.0%	63.5
Claremont Meadows	\$320,000	9.9%	43.0
Colyton	\$265,000	10.4%	38.8
Cranebrook	\$314,000	10.6%	49.1
Currans Hill	\$341,750	19.6%	44.7
Dean Park	\$300,000	11.6%	35.1
Dharruk	\$252,500	10.9%	38.3
Doonside	\$300,000	9.0%	32.8
Eagle Vale	\$282,500	9.4%	41.4
Emerton	\$208,000	10.5%	39.3
Emu Plains	\$345,000	9.1%	51.8
Eschol Park	\$260,000	10.4%	41.8
Fairfield	\$310,000	10.8%	23.6
Fairfield East	\$320,000	9.7%	21.5
Fairfield Heights	\$325,000	10.6%	24.4
Fairfield West	\$325,000	10.1%	26.1
Faulconbridge	\$308,000	12.7%	63.6
Glendenning	\$315,000	10.6%	34.8
Glossodia	\$297,500	11.7%	53.4
Gorokan	\$238,000	10.3%	73.1
Granville	\$340,000	9.8%	18.1
Green Valley	\$340,500	12.7%	31.4
Guildford	\$346,000	11.7%	20.6
Guildford West	\$327,000	11.1%	22.4
Gwandalan	\$270,000	13.2%	87.6
Hassall Grove	\$310,000	10.9%	37.0
Hazelbrook	\$287,500	11.2%	70.8
Hebersham	\$247,000	11.6%	37.6
Heckenberg	\$257,000	11.3%	29.5
Hobartville	\$308,500	10.4%	51.5
Ingleburn	\$316,250	9.4%	35.3
Jamisontown	\$335,000	10.9%	50.2
Kanwal	\$265,000	13.1%	71.6
Katoomba	\$295,000	10.6%	85.6
Kearns	\$315,250	10.0%	41.3
Killarney Vale	\$300,000	10.1%	59.9
Kincumber	\$335,000	10.4%	46.9
Kingswood	\$277,000	10.0%	45.6
Lake Haven	\$330,000	9.2%	74.0
Lake Munmorah	\$265,000	10.4%	81.8
Lalor Park	\$285,000	10.7%	27.8
Lawson	\$280,000	10.1%	73.1
Lethbridge Park	\$206,000	11.3%	39.9

Most affordable suburb

Closest to the CBD

Sydney Units

Number of suburbs with median house price less than \$300,000: 73
Proportion of 'affordable' suburbs for detached housing: 25.9 per cent

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Marayong	\$300,000	9.8%	31.7
Mardi	\$335,000	8.8%	65.9
Medlow Bath	\$294,000	17.2%	86.5
Miller	\$238,671	13.7%	30.8
Minto	\$269,750	10.4%	37.9
Mount Druitt	\$300,000	11.7%	37.8
Mount Pritchard	\$307,000	11.2%	28.5
Mount Victoria	\$272,500	16.2%	94.9
Narara	\$309,500	9.1%	53.3
Narellan	\$348,000	10.6%	48.0
Niagara Park	\$298,500	10.0%	55.3
Noraville	\$286,250	10.2%	73.4
North Gosford	\$288,500	9.9%	51.2
North St Marys	\$258,000	9.2%	40.7
Oakdale	\$295,000	13.1%	68.9
Oakhurst	\$310,000	9.0%	36.7
Old Guildford	\$341,500	12.1%	20.4
Ourimbah	\$336,717	14.2%	57.9
Oxley Park	\$285,000	9.8%	39.3
Penrith	\$310,000	11.1%	49.5
Plumpton	\$318,250	12.0%	36.3
Raby	\$305,000	10.1%	40.0
Richmond	\$347,500	10.5%	50.2
Riverstone	\$335,000	11.9%	38.6
Rooty Hill	\$320,000	10.9%	34.8
Rosemeadow	\$275,000	10.3%	46.9
Ruse	\$306,000	8.3%	40.9
Sadleir	\$245,000	11.2%	29.8
San Remo	\$235,500	10.6%	77.7
Seven Hills	\$344,000	10.1%	26.1
Shalvey	\$230,000	10.4%	39.8
Smithfield	\$310,000	10.0%	24.8
South Penrith	\$329,588	10.0%	47.9
South Windsor	\$315,000	12.3%	45.6
Springfield	\$318,875	11.2%	50.7
St Andrews	\$300,000	9.6%	39.1
St Clair	\$325,000	9.7%	39.3
St Helens Park	\$287,995	14.2%	45.1
St Marys	\$267,250	10.5%	41.8
Summerland Point	\$300,000	14.6%	86.8
Tahmoor	\$300,000	12.5%	69.8
The Oaks	\$310,000	9.1%	64.6
Thirlmere	\$330,250	11.3%	70.3
Toukley	\$285,000	10.0%	74.8
Tregear	\$200,500	11.7%	40.4
Tuggerah	\$328,750	11.4%	65.0
Tuggerawang	\$295,000	11.5%	68.7
Umina Beach	\$348,750	10.9%	39.4
Valley Heights	\$349,000	15.9%	59.9
Villawood	\$293,000	10.3%	20.9
Warragamba	\$254,000	11.3%	56.2
Warrimoo	\$320,000	11.1%	56.5
Watanobbi	\$270,000	12.9%	69.1
Werrington	\$280,000	10.1%	43.6
Werrington County	\$340,000	9.3%	44.2
Werrington Downs	\$313,500	10.0%	45.8
Whalan	\$203,500	11.4%	39.0
Willmot	\$200,000	11.3%	41.2
Windsor	\$345,000	7.0%	45.2
Winmalee	\$330,000	10.6%	58.7
Woodbine	\$306,000	10.7%	40.7
Woodford	\$305,000	10.4%	68.6
Woodpark	\$337,500	9.6%	22.7
Woy Woy	\$340,000	10.7%	41.8
Wyoming	\$307,500	9.6%	52.8
Wyong	\$267,250	10.3%	68.1
Wyongah	\$270,000	10.6%	70.7

Suburb	Median unit price	% Change pa over five years	Distance from CBD
Auburn	\$252,000	8.6%	16.4
Bankstown	\$233,500	6.5%	17.4
Bateau Bay	\$218,750	7.8%	58.4
Belmore	\$212,000	8.4%	12.6
Berkeley Vale	\$212,500	8.8%	61.6
Blacktown	\$250,000	10.2%	29.6
Bligh Park	\$254,500	9.6%	45.0
Cabramatta	\$175,000	9.9%	25.3
Cambridge Park	\$277,675	9.8%	46.1
Campbelltown	\$180,000	11.4%	42.1
Campsie	\$258,000	8.2%	11.1
Canley Vale	\$178,500	8.2%	23.7
Carramar	\$146,000	10.6%	22.5
Chester Hill	\$243,750	9.1%	19.6
Chipping Norton	\$282,500	7.3%	23.8
Cranebrook	\$251,000	8.3%	49.1
Eastlakes	\$268,000	7.5%	7.7
Glenfield	\$200,000	8.5%	31.6
Glenmore Park	\$299,000	11.1%	49.2
Gorokan	\$200,000	7.4%	73.1
Gosford	\$254,000	8.7%	50.0
Granville	\$270,000	9.0%	18.1
Greenacre	\$280,000	6.4%	14.4
Greystanes	\$274,000	5.8%	24.9
Guildford	\$265,000	11.3%	20.6
Harris Park	\$218,000	8.4%	18.2
Hillsdale	\$295,000	9.3%	10.3
Ingleburn	\$215,000	9.1%	35.3
Jamisontown	\$260,000	12.6%	50.2
Katoomba	\$229,000	12.8%	85.6
Kincumber	\$226,000	10.2%	46.9
Kingswood	\$235,000	12.2%	45.6
Lakemba	\$173,000	6.6%	13.6
Leumeah	\$199,000	7.0%	40.0
Lisarow	\$270,000	6.0%	55.5
Liverpool	\$203,250	11.0%	27.5
Long Jetty	\$289,000	9.7%	61.6
Lurnea	\$290,000	10.0%	29.7
Macquarie Fields	\$195,000	9.7%	32.4
Merrylands	\$250,000	6.5%	21.0
Merrylands West	\$223,500	5.9%	22.2
Minto	\$190,000	9.2%	37.9
Mortdale	\$295,000	8.5%	17.2
Mount Druitt	\$217,000	10.6%	37.8
Narara	\$221,500	9.2%	53.3
North Gosford	\$265,500	10.3%	51.2
Ourimbah	\$235,000	10.0%	57.9
Pendle Hill	\$260,000	5.6%	23.8
Penrith	\$220,000	7.1%	49.5
Penshurst	\$281,500	6.6%	16.0
Plumpton	\$272,500	18.8%	36.3
Point Frederick	\$253,750	8.4%	47.8
Punchbowl	\$185,000	8.2%	16.1
Regents Park	\$254,000	3.1%	16.6
Richmond	\$242,500	14.2%	50.2
Rosemeadow	\$222,000	8.2%	46.9
South Penrith	\$264,000	11.7%	47.9
South Windsor	\$250,250	12.6%	45.6
Springwood	\$275,000	8.9%	61.3
St Marys	\$225,000	14.8%	41.8
Toukley	\$210,000	8.2%	74.8
Tuggerah	\$256,500	9.5%	65.0
Umina Beach	\$292,500	9.8%	39.4
Warwick Farm	\$175,000	9.4%	25.3
Werrington	\$209,000	12.9%	43.6
Wiley Park	\$190,000	7.9%	14.5
Woy Woy	\$290,000	8.3%	41.8
Wyoming	\$276,000	10.5%	52.8
Yagoona	\$277,500	6.9%	17.7

The lists below provide an indication as to where Melbourne's most affordable suburbs are located. We have included suburbs where the median house price is less than \$350,000 and the median unit price is less than \$300,000. Also highlighted is the suburb that has recorded the most affordable median price (in orange) and the suburb that is closest to the CBD (in yellow). Further information on any of these suburbs can be found on the My RP Data web site: www.myrp.com.au – try our free suburb profiles or you can purchase any of our comprehensive reports.

Most affordable suburb

Closest to the CBD

Melbourne Houses

Number of suburbs with median house price less than \$350,000: 166
 Proportion of 'affordable' suburbs for detached housing: 45.2 per cent

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Albanvale	\$212,500	9.2%	19.9
Albion	\$245,000	11.7%	14.7
Altona Meadows	\$275,000	8.8%	18.0
Altona North	\$310,000	10.8%	13.0
Ardeer	\$239,500	11.9%	15.8
Avondale Heights	\$348,000	9.2%	11.6
Avonsleigh	\$241,000	10.6%	46.4
Balnarring	\$302,500	12.0%	60.7
Baxter	\$219,000	11.3%	44.5
Bayswater	\$306,625	11.1%	25.6
Bayswater North	\$310,000	9.6%	27.2
Belgrave	\$295,000	11.6%	35.0
Belgrave Heights	\$347,500	12.6%	34.5
Berwick	\$310,000	9.2%	41.0
Bittern	\$325,000	13.2%	60.0
Blind Bight	\$263,750	10.5%	54.2
Boronia	\$303,300	10.1%	27.6
Braybrook	\$249,100	12.0%	11.3
Broadmeadows	\$207,500	11.5%	16.5
Brookfield	\$246,000	6.5%	40.3
Brooklyn	\$297,500	11.1%	11.7
Bundoora	\$339,500	9.3%	15.6
Bunyip	\$265,000	9.7%	72.7
Burnside	\$292,000	9.7%	21.2
Cairnlea	\$319,000	14.3%	17.5
Campbellfield	\$258,000	9.6%	17.5
Cannons Creek	\$231,750	25.4%	52.0
Caroline Springs	\$295,000	29.5%	23.1
Carrum	\$347,500	12.6%	31.3
Carrum Downs	\$245,000	9.3%	35.3
Chelsea Heights	\$335,000	10.1%	28.0
Chirnside Park	\$327,300	9.1%	31.5
Clayton South	\$347,500	9.7%	18.9
Colburg North	\$343,000	11.8%	10.7
Cockatoo	\$250,000	9.9%	48.4
Coldstream	\$280,000	10.1%	40.2
Coolaroo	\$193,000	10.9%	19.2
Craigieburn	\$252,000	9.6%	27.3
Cranbourne	\$224,000	10.3%	40.9
Cranbourne East	\$265,000	10.1%	43.5
Cranbourne North	\$225,000	8.8%	40.2
Cranbourne West	\$225,000	9.1%	39.3
Crib Point	\$225,000	12.7%	62.7
Croydon	\$325,000	9.1%	27.4
Croydon South	\$298,550	9.6%	26.8
Dallas	\$195,000	9.5%	17.2
Dandenong	\$260,500	11.7%	27.8
Dandenong North	\$262,000	9.7%	25.8
Dandenong South	\$270,000	9.5%	30.3
Deer Park	\$234,500	8.6%	18.5
DeLahey	\$250,000	7.6%	20.6
Diggers Rest	\$200,000	8.6%	33.4
Doveaton	\$193,000	11.4%	29.5
Dromana	\$321,500	11.4%	56.6
Emerald	\$335,000	8.8%	42.3
Endeavour Hills	\$273,750	8.8%	29.7
Epping	\$270,000	8.8%	20.8
Eumemmerring	\$206,000	14.4%	30.7
Fawkner	\$271,500	10.0%	13.2
Ferntree Gully	\$310,000	10.6%	28.0
Frankston	\$263,500	10.7%	39.3
Frankston North	\$195,000	11.9%	37.5
Garfield	\$237,500	13.5%	68.5
Gembrook	\$280,000	8.8%	59.2
Gladstone Park	\$273,002	8.2%	16.1
Glenroy	\$295,000	10.3%	13.8
Hadfield	\$299,500	12.1%	12.7
Hallam	\$252,000	8.8%	32.9
Hampton Park	\$235,000	8.9%	35.5
Hastings	\$222,500	11.5%	56.0
Healesville	\$275,000	10.5%	50.2
Heathmont	\$343,500	10.2%	24.0
Heidelberg West	\$301,250	12.7%	11.3
Hillside	\$293,000	7.5%	25.1
Hoppers Crossing	\$229,000	7.6%	24.4
Jacana	\$207,500	10.2%	16.1
Junction Village	\$232,500	10.4%	44.6
Kalorama	\$297,500	10.4%	36.0
Kelba	\$264,000	8.6%	15.9
Keilor Downs	\$270,000	6.3%	18.8
Keilor Park	\$294,750	9.0%	15.7
Keysborough	\$280,000	10.3%	26.5

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Kilsyth	\$295,000	10.4%	30.3
Kings Park	\$210,000	7.5%	20.2
Kingsbury	\$315,500	10.4%	13.0
Knoxfield	\$332,500	7.7%	25.1
Koo Wee Rup	\$230,000	11.9%	61.1
Kurunjang	\$212,000	7.7%	38.0
Lalor	\$255,000	10.1%	17.8
Lang Lang	\$192,500	8.8%	74.7
Langwarrin	\$280,000	10.0%	41.7
Launching Place	\$280,000	10.8%	53.4
Laverton	\$223,000	12.3%	19.2
Lilydale	\$330,000	9.8%	35.7
Lynbrook	\$306,500	4.4%	35.9
Meadow Heights	\$230,000	8.9%	19.7
Melton	\$184,900	9.5%	36.1
Melton South	\$174,000	9.2%	36.3
Melton West	\$212,250	9.6%	41.7
Merrinda	\$280,000	9.1%	27.5
Mill Park	\$295,000	7.9%	19.5
Millgrove	\$190,000	11.6%	60.0
Monbulk	\$287,500	9.2%	40.1
Montrose	\$291,000	9.0%	33.0
Mooroolbark	\$313,000	8.6%	31.3
Mount Evelyn	\$287,000	10.6%	36.8
Nar Nar Goon	\$305,000	12.6%	61.1
Narre Warren	\$283,000	9.4%	36.8
Noble Park	\$265,000	11.3%	24.0
Noble Park North	\$267,750	9.3%	23.8
Officer	\$328,000	13.1%	45.5
Olinda	\$322,750	7.2%	36.0
Pakenham	\$245,000	10.0%	52.9
Pearcedale	\$320,000	9.3%	47.8
Point Cook	\$337,000	11.7%	20.9
Reservoir	\$325,000	11.2%	12.7
Ringwood East	\$345,500	10.4%	24.6
Rockbank	\$180,000	5.6%	28.9
Rosebud	\$254,000	11.7%	61.2
Rosebud West	\$250,000	12.1%	61.8
Roxburgh Park	\$274,000	9.5%	22.4
Rye	\$305,000	12.6%	64.2
Scoresby	\$315,000	9.3%	23.2
Seabrook	\$284,000	7.6%	19.8
Seaford	\$292,000	12.2%	34.8
Selby	\$300,000	11.4%	37.1
Seville	\$261,000	6.8%	44.1
Skye	\$275,000	11.1%	37.6
Somerville	\$264,000	9.5%	49.6
South Morang	\$318,000	8.4%	22.8
Springvale	\$280,000	11.3%	21.4
Springvale South	\$271,500	10.7%	22.4
St Albans	\$220,000	8.7%	16.9
Sunbury	\$247,250	8.7%	38.1
Sunshine	\$261,200	11.4%	13.0
Sunshine North	\$238,000	9.3%	13.8
Sunshine West	\$235,000	9.5%	14.5
Sydenham	\$281,500	6.2%	22.8
Tarneit	\$267,000	5.9%	27.1
Taylors Hill	\$305,000	4.4%	22.7
Taylors Lakes	\$337,250	6.6%	21.5
Tecoma	\$315,200	8.8%	33.7
The Basin	\$295,000	10.0%	30.6
Thomastown	\$266,000	9.5%	15.9
Tooradin	\$292,000	10.1%	55.3
Tootgarook	\$255,500	13.7%	62.5
Truganina	\$269,750	19.7%	22.0
Tullamarine	\$281,375	9.8%	15.7
Tyabb	\$344,075	8.6%	53.0
Upper Ferntree Gully	\$320,000	11.9%	30.9
Upwey	\$312,750	11.3%	32.4
Wandin North	\$269,000	7.9%	40.2
Warburton	\$229,000	13.1%	66.2
Warneet	\$220,000	11.2%	54.3
Watsonia	\$330,000	10.6%	16.0
Werribee	\$210,000	8.4%	29.9
Westburn	\$262,500	17.0%	61.1
Westmeadows	\$257,000	7.7%	17.8
Whittlesea	\$290,000	10.0%	41.5
Woori Yallock	\$210,000	11.1%	50.2
Wyndham Vale	\$220,000	10.9%	32.7
Yarra Glen	\$295,500	8.1%	40.5
Yarra Junction	\$241,000	11.5%	57.5

Melbourne (cont'd)

The lists below provide an indication as to where Melbourne's most affordable suburbs are located. We have included suburbs where the median house price is less than \$350,000 and the median unit price is less than \$300,000. Also highlighted is the suburb that has recorded the most affordable median price (in orange) and the suburb that is closest to the CBD (in yellow). Further information on any of these suburbs can be found on the My RP Data web site: www.myrp.com.au – try our free suburb profiles or you can purchase any of our comprehensive reports.

Melbourne Units

Number of suburbs with median house price less than \$300,000: 109
 Proportion of 'affordable' suburbs for detached housing: 46.6 per cent

Suburb	Median unit price	% Change pa over five years	Approx km's from CBD
Albion	\$185,500	12.1%	14.7
Alphington	\$278,500	8.1%	7.2
Altona	\$276,500	8.3%	13.9
Altona Meadows	\$225,500	9.7%	18.0
Altona North	\$250,000	12.0%	13.0
Bayswater	\$258,000	10.5%	25.6
Bayswater North	\$219,450	9.6%	27.2
Berwick	\$270,000	8.7%	41.0
Bonbeach	\$275,500	9.4%	29.9
Boronia	\$260,000	10.3%	27.6
Box Hill	\$291,000	10.9%	13.5
Braybrook	\$275,000	10.4%	11.3
Broadmeadows	\$181,625	7.8%	16.5
Brunswick West	\$253,000	9.0%	7.2
Bundoora	\$261,000	9.5%	15.6
Campbellfield	\$285,000	14.1%	17.5
Carlton	\$270,000	3.3%	2.6
Carrum Downs	\$235,000	15.4%	35.3
Chelsea	\$255,000	10.9%	28.4
Chelsea Heights	\$287,500	11.9%	28.0
Clayton	\$290,000	11.3%	17.2
Clayton South	\$235,500	8.3%	18.9
Coburg	\$293,000	13.8%	8.7
Coburg North	\$228,126	13.8%	10.7
Cranbourne	\$184,000	8.3%	40.9
Cranbourne North	\$192,500	6.2%	40.2
Croydon	\$256,600	8.8%	27.4
Croydon North	\$270,000	7.5%	28.0
Dandenong	\$182,750	10.3%	27.8
Dandenong North	\$195,000	11.2%	25.8
Dandenong South	\$173,500	13.6%	30.3
Deer Park	\$208,000	11.2%	18.5
Diamond Creek	\$288,000	8.5%	24.0
Dingley Village	\$290,000	5.8%	21.7
Doveton	\$197,500	16.9%	29.5
Dromana	\$247,000	19.8%	56.6
Endeavour Hills	\$243,500	10.9%	29.7
Epping	\$240,000	9.3%	20.8
Essendon North	\$279,000	16.0%	11.2
Eumemmerring	\$195,000	20.0%	30.7
Fairfield	\$278,250	10.0%	5.7
Fawkner	\$234,000	8.8%	13.2
Ferntree Gully	\$250,000	9.8%	28.0
Flemington	\$270,000	8.5%	6.0
Footscray	\$222,500	12.8%	7.0
Frankston	\$198,000	10.4%	39.3
Glenroy	\$240,000	7.3%	13.8
Greensborough	\$298,650	7.2%	17.8
Hallam	\$230,000	7.0%	32.9
Hampton Park	\$195,000	10.6%	35.5
Hastings	\$215,000	8.7%	56.0
Healesville	\$208,000	9.6%	50.2
Heathmont	\$284,000	10.5%	24.0
Hillside	\$235,000	10.8%	25.1
Hoppers Crossing	\$191,000	7.9%	24.4
Huntingdale	\$282,500	9.4%	15.1
Keilor Downs	\$232,500	4.0%	18.8
Keysborough	\$233,000	12.2%	26.5
Kilsyth	\$255,500	10.0%	30.3
Kingsbury	\$265,500	15.8%	13.0
Knoxfield	\$289,000	9.5%	25.1
Lalor	\$219,000	9.5%	17.8
Langwarrin	\$210,000	10.5%	41.7
Lilydale	\$222,000	11.3%	35.7
Lower Plenty	\$272,000	9.2%	15.9
Maribyrnong	\$295,000	9.1%	9.4
Meadow Heights	\$199,500	9.6%	19.7
Melton	\$172,500	12.7%	36.1
Melton South	\$150,000	10.3%	36.3
Mill Park	\$257,000	7.9%	19.5
Mooroolbark	\$252,250	12.1%	31.3
Mordialloc	\$275,000	13.0%	22.2
Mount Eliza	\$275,000	10.4%	42.6
Mount Martha	\$288,000	12.9%	50.4
Murrumbeena	\$291,000	8.5%	11.7
Narre Warren	\$215,000	9.7%	36.8
Noble Park	\$205,000	10.5%	24.0
Oak Park	\$299,000	10.9%	12.7
Pakenham	\$223,000	9.6%	52.9
Patterson Lakes	\$289,750	7.8%	31.0
Reservoir	\$255,000	11.1%	12.7
Ringwood	\$252,501	10.4%	23.4

Suburb	Median unit price	% Change pa over five years	Approx km's from CBD
Ringwood East	\$267,500	9.1%	24.6
Rosebud	\$270,000	9.2%	61.2
Rosebud West	\$246,000	13.8%	61.8
Rowville	\$296,500	9.5%	26.3
Rye	\$247,500	12.7%	64.2
Seaford	\$235,000	11.6%	34.8
Somerville	\$220,000	12.4%	49.6
South Morang	\$248,000	14.5%	22.8
Springvale	\$212,500	9.5%	21.4
Springvale South	\$230,500	9.1%	22.4
St Albans	\$180,000	9.6%	16.9
Sunbury	\$230,000	10.3%	38.1
Sunshine North	\$195,000	9.5%	13.8
Sunshine West	\$185,000	13.5%	14.5
Sydenham	\$219,100	4.9%	22.8
Thomastown	\$207,500	9.0%	15.9
Thornbury	\$260,250	9.8%	7.8
Tullamarine	\$225,000	8.2%	15.7
Wantirna South	\$280,000	9.9%	22.6
Watsonia	\$275,000	9.1%	16.0
Werribee	\$209,500	11.1%	29.9
West Footscray	\$205,000	13.0%	9.1
Westmeadows	\$270,000	5.6%	17.8
Whittlesea	\$222,500	9.9%	41.5

Most affordable suburb

Closest to the CBD

The lists below provide an indication as to where Brisbane's most affordable suburbs are located. We have included suburbs where the median house price is less than \$350,000 and the median unit price is less than \$300,000. Also highlighted is the suburb that has recorded the most affordable median price (in orange) and the suburb that is closest to the CBD (in yellow). Further information on any of these suburbs can be found on the My RP Data web site: www.myrp.com.au – try our free suburb profiles or you can purchase any of our comprehensive reports.

Brisbane Houses

Number of suburbs with median house price less than \$350,000: 109
 Proportion of 'affordable' suburbs for detached housing: 36.0 per cent

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Acacia Ridge	\$285,000	12.9%	12.8
Alexandra Hills	\$349,000	10.1%	21.2
Algeester	\$335,000	9.8%	15.8
Archerfield	\$255,000	16.3%	10.9
Bald Hills	\$297,500	10.5%	18.0
Basin Pocket	\$227,500	14.2%	29.3
Beachmere	\$290,000	12.6%	39.6
Bellara	\$300,000	11.3%	47.1
Bellbird Park	\$280,500	11.9%	24.1
Bellmere	\$314,900	11.2%	45.7
Blackstone	\$224,000	22.3%	28.2
Boondall	\$340,000	9.1%	14.3
Booval	\$235,000	13.4%	28.2
Boronia Heights	\$261,850	11.2%	24.2
Bracken Ridge	\$345,000	9.9%	17.1
Brassall	\$286,000	12.8%	31.8
Bray Park	\$300,525	10.4%	20.6
Brendale	\$323,100	21.5%	17.0
Brighton	\$320,000	13.2%	19.5
Browns Plains	\$285,000	11.1%	21.7
Bundamba	\$237,000	12.0%	26.2
Caboolture	\$271,250	11.1%	45.5
Caboolture South	\$244,000	12.2%	42.7
Camira	\$292,000	9.3%	21.1
Carole Park	\$190,000	15.8%	19.3
Churchill	\$230,000	12.0%	32.8
Clontarf	\$315,000	12.2%	25.4
Coaffalls	\$267,000	12.9%	31.9
Collingwood Park	\$296,500	11.9%	23.9
Crestmead	\$265,000	13.6%	24.4
Darra	\$282,500	12.7%	13.1
Deagon	\$316,500	12.2%	16.2
Deception Bay	\$278,000	11.9%	32.0
Dinmore	\$196,900	25.6%	23.7
Donnybrook	\$315,000	22.8%	51.4
Doolandella	\$300,000	8.7%	16.4
Durack	\$285,000	10.8%	13.9
East Ipswich	\$238,000	12.2%	29.1
Eastern Heights	\$235,000	13.1%	30.4
Ebaw Vale	\$201,175	28.4%	25.1
Flinders View	\$268,000	10.6%	31.7
Forest Lake	\$335,500	9.1%	17.9
Gailes	\$223,750	14.8%	19.7
Geebung	\$345,000	11.1%	11.2
Goodna	\$257,500	14.2%	20.1
Hillcrest	\$282,500	9.8%	22.0
Inala	\$230,000	12.9%	14.4
Ipswich	\$291,000	14.8%	31.4
Jamboree Heights	\$340,000	10.2%	13.2
Kallangur	\$299,000	10.7%	24.8
Kepperra	\$349,500	9.6%	9.9
Kingston	\$245,000	12.6%	22.7
Kippa-Ring	\$310,000	10.4%	28.7
Lamb Island	\$201,000	28.5%	38.8
Lawnton	\$295,000	10.9%	21.5
Leichhardt	\$215,000	11.9%	33.6
Logan Central	\$240,000	13.6%	20.8
Logan Reserve	\$346,250	9.2%	28.4
Loganholme	\$300,000	11.6%	28.2
Loganlea	\$276,500	12.4%	24.9
Macleay Island	\$222,000	13.2%	35.5
Margate	\$314,000	12.1%	26.4
Marsden	\$275,000	15.9%	23.6

Brisbane Units

Number of suburbs with median house price less than \$300,000: 66
 Proportion of 'affordable' suburbs for detached housing: 46.8 per cent

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Regents Park	\$311,250	10.5%	22.9
Ripley	\$301,250	5.8%	33.0
Riverhills	\$346,250	9.1%	15.5
Riverview	\$226,000	12.9%	22.4
Rochdale South	\$345,000	11.0%	17.4
Rocklea	\$314,500	14.5%	9.4
Rosewood	\$232,500	10.7%	46.3
Rothwell	\$337,000	11.7%	28.9
Runcorn	\$339,000	9.6%	15.0
Russell Island	\$196,500	19.2%	42.1
Sadliers Crossing	\$255,000	13.4%	32.1
Sandstone Point	\$340,500	11.4%	45.2
Silkstone	\$230,000	13.6%	28.9
Slacks Creek	\$272,500	11.2%	21.0
Springfield	\$320,000	9.2%	23.6
Strathpine	\$290,000	10.2%	19.2
Tanah Merah	\$342,750	9.8%	26.2
Tivoli	\$214,250	14.0%	28.1
Toorbul	\$260,000	12.9%	48.4
Upper Caboolture	\$339,000	11.3%	41.7
Wacol	\$269,100	22.4%	16.7
Walloon	\$280,000	10.1%	38.9
Waterford West	\$295,000	20.2%	26.4
White Rock	\$267,500	5.9%	29.2
Willowbank	\$256,500	21.4%	42.1
Woodend	\$255,000	16.0%	30.9
Woodford	\$297,500	13.0%	63.2
Woodridge	\$232,500	12.8%	19.1
Wulkuraka	\$259,000	19.7%	33.7
Yamanto	\$295,000	8.3%	34.6
Zillmere	\$310,000	12.8%	12.6

Suburb	Median unit price	% Change pa over five years	Approx km's from CBD
Acacia Ridge	\$290,000	14.8%	12.8
Algeester	\$264,000	4.8%	15.8
Arana Hills	\$285,107	7.8%	11.2
Birkdale	\$250,000	11.8%	18.0
Bongaree	\$283,000	10.2%	45.9
Booval	\$180,000	18.4%	28.2
Burpengary	\$235,000	23.3%	36.2
Caboolture	\$175,000	9.5%	45.5
Capalaba	\$254,500	10.6%	19.0
Carseldine	\$299,750	6.8%	13.7
Clontarf	\$287,100	28.5%	25.4
Corinda	\$272,500	3.8%	9.2
Cornubia	\$280,000	15.1%	27.7
Daisy Hill	\$243,000	6.5%	21.4
Darra	\$271,500	9.5%	13.1
East Ipswich	\$190,000	21.7%	29.1
Ferry Grove	\$272,000	14.2%	12.4
Fitzgibbon	\$272,500	12.9%	14.4
Forest Lake	\$258,000	12.9%	17.9
Gaythorne	\$296,500	12.4%	7.5
Goodna	\$180,000	10.2%	20.1
Gordon Park	\$295,250	10.1%	6.0
Greenlopes	\$285,000	9.3%	4.5
Hillcrest	\$188,250	11.5%	22.0
Kallangur	\$265,000	13.7%	24.8
Kedron	\$295,000	10.4%	7.6
Kingston	\$187,500	18.9%	22.7
Kippa-Ring	\$256,000	11.2%	28.7
Kuraby	\$240,000	6.4%	16.3
Lawnton	\$209,500	12.5%	21.5
Logan Central	\$153,500	15.1%	20.8
Loganlea	\$168,000	21.1%	24.9
Lutwyche	\$295,000	13.3%	5.7
Manly West	\$285,000	2.2%	13.5
Moorooka	\$262,000	10.5%	7.2
Newtown	\$187,500	8.6%	29.6
Ormiston	\$261,000	13.9%	22.5
Oxley	\$236,000	6.5%	11.3
Raceview	\$192,500	10.5%	30.9
Riverhills	\$266,500	6.3%	15.5
Robertson	\$292,000	10.8%	10.8
Rochdale South	\$235,000	9.5%	17.4
Rothwell	\$282,000	5.9%	28.9
Runcorn	\$247,250	6.5%	15.0
Shailer Park	\$218,750	13.6%	24.8
Sherwood	\$293,500	18.0%	8.0
Slacks Creek	\$197,600	3.1%	21.0
Springwood	\$220,000	12.5%	20.1
Strathpine	\$229,500	6.6%	19.2
Sunnybank Hills	\$268,000	5.9%	15.0
Taigum	\$258,000	11.5%	14.5
Tanah Merah	\$200,000	19.9%	26.2
Thorneside	\$235,500	10.9%	17.0
Tingalpa	\$267,000	8.3%	10.0
Victoria Point	\$280,000	11.1%	28.8
Waterford West	\$177,500	23.1%	26.4
White Rock	\$255,000	1.4%	29.2
Wishart	\$280,000	9.0%	12.0
Woodridge	\$160,000	10.6%	19.1
Woody Point	\$242,000	10.4%	25.1
Woolloowin	\$289,000	13.5%	6.5
Wynnum West	\$269,000	6.0%	12.4
Zillmere	\$270,000	10.4%	12.6

Most affordable suburb

Closest to the CBD

The lists below provide an indication as to where Perth's most affordable suburbs are located. We have included suburbs where the median house price is less than \$350,000 and the median unit price is less than \$300,000. Also highlighted is the suburb that has recorded the most affordable median price (in orange) and the suburb that is closest to the CBD (in yellow). Further information on any of these suburbs can be found on the My RP Data web site: www.myrp.com.au – try our free suburb profiles or you can purchase any of our comprehensive reports.

Perth Houses

Number of suburbs with median house price less than \$350,000: 24

Proportion of 'affordable' suburbs for detached housing: 11.0 per cent

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Armadale	\$305,000	13.0%	26.2
Bellevue	\$340,000	11.7%	16.9
Brookdale	\$300,000	13.6%	27.0
Cooloongup	\$320,000	12.8%	38.7
Girrawheen	\$335,000	13.5%	12.7
Gosnells	\$323,750	11.1%	19.6
Hillman	\$305,500	11.2%	37.4
Kenwick	\$340,000	13.0%	14.0
Koondoola	\$328,250	14.5%	12.6
Koongamia	\$310,000	15.3%	18.3
Langford	\$335,000	14.9%	12.6
Leda	\$320,000	15.8%	35.3
Lockridge	\$324,000	14.5%	11.9
Maddington	\$318,250	11.1%	16.2
Midvale	\$345,000	15.2%	17.9
Mirrabooka	\$346,500	13.8%	10.3
Orelia	\$318,000	17.5%	31.2
Parmelia	\$295,000	13.5%	32.5
Stratton	\$334,500	11.6%	19.7
Warnbro	\$348,250	15.2%	43.5
Westfield	\$290,000	11.4%	22.1

Perth Units

Number of suburbs with median house price less than \$300,000: 16

Proportion of 'affordable' suburbs for detached housing: 19.5 per cent

Suburb	Median unit price	% Change pa over five years	Approx km's from CBD
Armadale	\$245,000	12.5%	26.2
East Perth	\$246,500	16.4%	1.8
Glendalough	\$270,000	11.2%	5.2
Gosnells	\$290,000	19.0%	19.6
Kelmscott	\$230,000	22.1%	23.8
Midland	\$279,000	14.9%	16.0
Osborne Park	\$286,000	11.3%	7.0
Rivervale	\$287,500	13.8%	5.3
Rockingham	\$281,500	13.1%	37.7
Shoalwater	\$294,500	18.6%	40.3
Thornlie	\$290,000	14.8%	15.0
Wembley	\$259,000	13.8%	4.4
West Perth	\$289,500	17.4%	1.1

Most affordable suburb

Closest to the CBD

The lists below provide an indication as to where Adelaide's most affordable suburbs are located. We have included suburbs where the median house price is less than \$350,000 and the median unit price is less than \$300,000. Also highlighted is the suburb that has recorded the most affordable median price (in orange) and the suburb that is closest to the CBD (in yellow). Further information on any of these suburbs can be found on the My RP Data web site: www.myrp.com.au – try our free suburb profiles or you can purchase any of our comprehensive reports.

Adelaide Houses

Number of suburbs with median house price less than \$350,000: 162

Proportion of 'affordable' suburbs for detached housing: 53.5 per cent

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Aberfoyle Park	\$310,000	10.1%	16.1
Albert Park	\$295,000	14.1%	9.1
Alberton	\$317,500	8.5%	10.8
Aldinga Beach	\$256,455	12.4%	41.4
Andrews Farm	\$226,250	8.8%	28.5
Ascot Park	\$315,000	11.7%	7.7
Athol Park	\$266,500	16.9%	9.5
Banksia Park	\$282,078	9.5%	18.1
Bedford Park	\$318,100	12.0%	10.7
Beverley	\$319,000	10.5%	6.1
Birkenhead	\$285,250	13.1%	13.6
Blair Athol	\$278,000	11.3%	7.6
Blakeview	\$231,500	9.4%	29.8
Brahma Lodge	\$197,500	10.2%	17.6
Bridgewater	\$335,000	11.0%	18.3
Broadview	\$345,000	9.9%	5.9
Burton	\$240,000	11.8%	21.2
Camden Park	\$347,000	11.5%	7.0
Campbelltown	\$328,750	12.1%	7.6
Cheltenham	\$320,000	13.8%	9.4
Christie Downs	\$200,000	9.7%	24.3
Christies Beach	\$245,000	11.9%	25.5
Clearview	\$277,825	12.0%	7.9
Clovelly Park	\$311,000	12.1%	9.0
Cowandilla	\$320,000	12.6%	4.0
Craigmore	\$238,000	8.7%	27.1
Croydon Park	\$305,000	11.6%	6.0
Darlington	\$345,000	16.1%	12.2
Davoren Park	\$164,000	11.8%	27.0
Dernancourt	\$330,000	9.8%	10.1
Dover Gardens	\$317,500	12.9%	12.2
Edwardstown	\$324,500	11.1%	6.5
Elizabeth	\$190,000	7.8%	23.9
Elizabeth Downs	\$163,000	10.2%	26.9
Elizabeth East	\$178,000	9.9%	23.4
Elizabeth Grove	\$172,500	12.4%	22.3
Elizabeth North	\$156,500	10.7%	26.2
Elizabeth Park	\$167,000	10.1%	25.3
Elizabeth South	\$170,000	14.2%	21.5
Elizabeth Vale	\$181,181	9.5%	20.8
Enfield	\$285,000	12.3%	7.5
Ethelton	\$311,250	11.6%	13.3
Evanston	\$235,000	10.8%	36.3
Evanston Gardens	\$207,750	13.7%	34.9
Evanston Park	\$272,000	9.9%	35.8
Exeter	\$303,000	11.1%	14.1
Fairview Park	\$275,000	8.7%	18.6
Ferryden Park	\$333,000	10.1%	7.4
Gawler	\$267,500	7.5%	38.9
Gawler East	\$267,500	8.4%	39.3
Gawler South	\$225,000	11.4%	37.9
Gawler West	\$189,250	8.0%	38.0
Gilles Plains	\$260,000	13.0%	10.1
Golden Grove	\$348,000	9.8%	21.9
Greenacres	\$271,000	13.6%	7.1
Greenwith	\$320,000	9.3%	21.1
Gulfview Heights	\$345,250	12.0%	16.1
Hackham	\$215,000	10.9%	26.2
Hackham West	\$195,000	10.9%	25.1
Hallett Cove	\$333,000	10.3%	18.2
Hampstead Gardens	\$332,500	18.7%	6.4
Happy Valley	\$285,000	10.5%	16.3
Hendon	\$287,500	12.4%	9.7
Hillbank	\$260,000	10.1%	22.8
Hillcrest	\$304,000	18.7%	8.2
Holden Hill	\$217,000	12.2%	10.6
Hope Valley	\$280,000	9.9%	12.7
Huntfield Heights	\$215,000	9.9%	26.6
Ingle Farm	\$235,000	10.5%	12.0
Kensington	\$341,335	15.1%	4.2
Kilburn	\$289,000	13.1%	7.7
Kilkenny	\$308,500	13.8%	6.7
Klemzig	\$340,000	11.0%	6.5
Largs North	\$326,000	12.3%	15.3
Mansfield Park	\$252,500	13.2%	9.0

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Marion	\$346,500	10.0%	9.7
Maslin Beach	\$307,250	11.2%	35.6
McLaren Flat	\$275,000	12.3%	30.2
McLaren Vale	\$322,500	8.8%	31.4
Melrose Park	\$340,500	10.3%	6.7
Mitchell Park	\$320,000	12.0%	9.3
Moana	\$293,750	14.1%	33.2
Modbury	\$241,000	10.6%	12.8
Modbury Heights	\$285,000	8.8%	15.1
Modbury North	\$262,000	9.6%	13.8
Morphett Vale	\$227,500	10.5%	22.5
Munno Para	\$176,750	9.3%	30.5
Munno Para West	\$242,000	17.3%	30.3
Netley	\$333,025	10.0%	5.2
Noarlunga Downs	\$242,500	11.0%	27.2
Northfield	\$271,000	12.6%	8.6
Oakden	\$328,000	9.6%	9.3
Oaklands Park	\$323,500	9.3%	10.2
O'Halloran Hill	\$276,000	10.9%	15.1
Old Noarlunga	\$235,000	12.8%	29.5
Old Reynella	\$260,000	10.9%	19.3
Onkaparinga Hills	\$326,000	10.1%	22.7
Osborne	\$252,750	8.1%	17.3
O'Sullivan Beach	\$212,000	12.4%	24.4
Ottoway	\$239,000	13.0%	10.8
Para Hills	\$237,000	10.1%	14.1
Para Hills West	\$237,000	9.5%	14.4
Para Vista	\$238,000	11.2%	12.7
Paradise	\$315,000	10.6%	9.4
Parafield Gardens	\$225,250	11.4%	16.0
Paralowie	\$225,000	10.4%	19.0
Park Holme	\$305,500	12.1%	8.1
Pennington	\$271,000	11.5%	9.9
Peterhead	\$285,000	14.1%	14.1
Plympton Park	\$316,000	11.4%	6.9
Pooraka	\$255,000	9.4%	11.7
Port Noarlunga	\$279,000	11.7%	28.6
Port Noarlunga South	\$279,000	11.7%	28.6
Port Willunga	\$244,000	12.1%	38.7
Queenstown	\$282,000	12.8%	10.9
Redwood Park	\$285,000	10.4%	16.1
Renown Park	\$290,000	9.0%	4.6
Reynella	\$235,000	10.8%	20.1
Reynella East	\$248,750	10.5%	18.4
Ridgehaven	\$255,000	10.4%	15.2
Rosewater	\$270,000	12.9%	10.9
Royal Park	\$280,000	13.2%	10.6
Salisbury	\$225,000	10.7%	18.6
Salisbury Downs	\$225,000	11.1%	17.4
Salisbury East	\$230,000	10.7%	17.1
Salisbury Heights	\$267,000	9.1%	19.8
Salisbury North	\$190,000	11.0%	20.5
Salisbury Park	\$220,000	10.0%	19.7
Salisbury Plain	\$225,000	8.4%	18.7
Seacombe Gardens	\$300,000	12.4%	11.7
Seacombe Heights	\$305,000	7.3%	12.8
Seaford	\$260,000	11.3%	30.8
Seaford Rise	\$295,000	10.7%	32.5
Seaton	\$341,250	11.1%	9.3
Seaview Downs	\$346,000	10.6%	13.4
Sellicks Beach	\$220,000	14.1%	46.9
Sheldov Park	\$300,000	11.3%	17.8
Smithfield	\$197,080	17.0%	28.1
Smithfield Plains	\$158,500	13.3%	28.8
South Plympton	\$345,000	11.7%	6.2
Sturt	\$285,500	13.9%	11.4
Surrey Downs	\$249,000	9.8%	17.6
Taperoo	\$251,000	11.2%	16.2
Tea Tree Gully	\$287,000	9.7%	17.6
Thebarton	\$320,000	12.1%	2.9
Trott Park	\$270,000	10.9%	16.9
Valley View	\$260,000	10.2%	11.2
Vista	\$287,500	12.9%	15.2
West Croydon	\$346,500	10.8%	5.7
West Hindmarsh	\$338,500	8.1%	4.2

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
West Richmond	\$310,500	17.5%	4.7
Willaston	\$245,000	9.1%	40.2
Willunga	\$323,000	9.4%	38.0
Windsor Gardens	\$302,500	11.9%	8.3
Woodcroft	\$285,000	10.5%	20.3
Woodville Gardens	\$290,000	16.8%	8.0
Woodville North	\$292,000	12.3%	8.6
Woodville West	\$330,000	11.0%	8.4
Wynn Vale	\$317,500	9.4%	16.4

Most affordable suburb

Closest to the CBD

The lists below provide an indication as to where Adelaide's most affordable suburbs are located. We have included suburbs where the median house price is less than \$350,000 and the median unit price is less than \$300,000. Also highlighted is the suburb that has recorded the most affordable median price (in orange) and the suburb that is closest to the CBD (in yellow). Further information on any of these suburbs can be found on the My RP Data web site: www.myrp.com.au – try our free suburb profiles or you can purchase any of our comprehensive reports.

Adelaide Units

Number of suburbs with median house price less than \$300,000: 132

Proportion of 'affordable' suburbs for detached housing: 86.3 per cent

Suburb	Median unit price	% Change pa over		Approx km's from CBD
		five years		
Alberton	\$222,500	18.4%		10.8
Aldinga Beach	\$216,000	15.1%		41.4
Ascot Park	\$265,000	9.8%		7.7
Ashford	\$225,000	5.8%		3.3
Athelstone	\$258,750	7.3%		11.6
Bedford Park	\$177,000	17.7%		10.7
Black Forest	\$203,000	3.7%		4.2
Blackwood	\$232,500	9.9%		10.5
Broadview	\$230,500	9.1%		5.9
Brooklyn Park	\$202,250	15.2%		5.2
Camden Park	\$230,000	10.3%		7.0
Campbelltown	\$220,000	12.8%		7.6
Clarence Park	\$240,000	14.5%		4.3
Clearview	\$244,000	11.1%		7.9
Clovelly Park	\$254,875	13.3%		9.0
Collinswood	\$240,000	10.9%		4.5
Davoren Park	\$125,500	14.8%		27.0
Daw Park	\$237,000	13.3%		6.8
Dulwich	\$225,500	16.9%		2.8
Edwardstown	\$232,138	17.4%		6.5
Enfield	\$212,000	15.9%		7.5
Everard Park	\$257,500	16.7%		3.7
Felixstow	\$260,000	11.3%		6.1
Ferryden Park	\$230,000	17.2%		7.4
Findon	\$210,000	20.1%		6.8
Firle	\$257,500	26.0%		5.5
Forestville	\$263,000	12.9%		3.2
Gawler South	\$177,500	7.4%		37.9
Glandore	\$248,007	12.2%		4.7
Glengel East	\$263,500	10.6%		8.9
Glengel South	\$298,500	11.9%		10.3
Glengowrie	\$290,000	11.2%		9.0
Glenside	\$268,000	15.5%		3.5
Glenunga	\$287,500	6.9%		4.4
Golden Grove	\$240,500	7.9%		21.9
Grange	\$268,000	8.8%		9.9
Hallett Cove	\$255,000	11.5%		18.2
Hawthorn	\$272,500	21.7%		4.8
Hectorville	\$210,000	13.2%		7.1
Holden Hill	\$200,000	7.5%		10.6
Hope Valley	\$220,975	7.3%		12.7
Kensington	\$265,000	9.2%		4.2
Keswick	\$180,000	3.7%		2.8
Kilburn	\$200,000	11.4%		7.7
Kingswood	\$289,578	7.0%		5.0
Klemzig	\$205,000	11.4%		6.5
Kurrulta Park	\$170,183	8.8%		4.1
Largs Bay	\$250,000	11.3%		14.7
Largs North	\$185,000	15.5%		15.3
Leabrook	\$250,000	17.2%		5.0
Lockleys	\$258,000	4.9%		6.3
Magill	\$270,000	10.5%		7.2
Malvern	\$287,000	13.8%		3.7
Marden	\$215,000	5.7%		5.0
Marion	\$255,000	11.9%		9.7
Marleston	\$209,000	12.7%		4.0
Mawson Lakes	\$272,500	14.6%		13.1
Mitchell Park	\$243,125	9.1%		9.3
Modbury	\$213,000	6.9%		12.8
Morphett Vale	\$186,750	10.5%		22.5
Morphettville	\$240,000	12.3%		8.1
Myrtle Bank	\$280,000	11.4%		4.8
Nailsworth	\$222,000	12.5%		4.8
Newton	\$267,250	11.6%		9.0
Oaklands Park	\$258,500	11.4%		10.2
Paradise	\$229,000	6.6%		9.4
Paralowie	\$169,975	11.1%		19.0
Park Holme	\$235,000	11.9%		8.1
Pasadena	\$166,500	14.4%		8.5
Payneham	\$255,500	9.9%		5.0
Plympton	\$215,000	11.0%		5.5
Plympton Park	\$225,000	24.1%		6.9
Pooraka	\$185,000	9.2%		11.7
Prospect	\$237,000	9.4%		5.0
Queenstown	\$222,500	8.8%		10.9
Renown Park	\$268,975	26.3%		4.6
Reynella	\$204,000	13.5%		20.1
Richmond	\$251,000	12.8%		3.7
Ridgehaven	\$197,500	10.1%		15.2
Rosewater	\$196,000	8.4%		10.9
Rostrevor	\$250,000	13.8%		9.3
Salisbury	\$135,000	11.9%		18.6
Seacliff Park	\$231,000	19.2%		14.3
Seaton	\$278,000	10.1%		9.3
Semaphore	\$217,000	12.3%		14.5
Taperoo	\$247,500	20.7%		16.2
Torrensville	\$290,000	10.9%		3.7
Tusmore	\$240,000	11.4%		4.4
Underdale	\$215,000	12.5%		4.7
Walkerville	\$295,000	11.5%		4.2
Warradale	\$280,000	13.1%		10.6
West Beach	\$238,750	15.2%		8.7
West Lakes	\$287,800	8.8%		11.4
Willaston	\$178,000	10.5%		40.2
Woodville	\$213,500	12.5%		8.0
Wynn Vale	\$238,750	8.7%		16.4
Aberfoyle Park	\$241,550	13.3%		16.1
Christies Beach	\$189,000	20.1%		25.5
Cumberland Park	\$260,000	9.9%		5.1
Elizabeth Downs	\$120,000	20.8%		26.9
Elizabeth East	\$131,000	17.2%		23.4
Elizabeth Grove	\$125,000	18.5%		22.3
Elizabeth North	\$135,000	10.1%		26.2
Elizabeth Park	\$118,000	21.9%		25.3
Elizabeth Vale	\$123,000	12.9%		20.8
Fulham Gardens	\$251,000	14.3%		8.0
Hazelwood Park	\$235,000	7.4%		5.3
Kensington Garden	\$285,000	9.9%		5.8
Kensington Park	\$275,000	4.6%		5.0
Mansfield Park	\$187,000	22.6%		9.0
Modbury Heights	\$205,000	15.8%		15.1
Para Hills West	\$197,200	9.4%		14.4
Parafield Gardens	\$179,000	20.8%		16.0
Payneham South	\$254,000	11.5%		4.8
Port Noarlunga Sou	\$202,500	16.2%		28.6
Port Noarlunga	\$202,500	16.2%		28.6
Salisbury East	\$178,000	12.2%		17.1
Salisbury North	\$151,000	14.8%		20.5
Semaphore Park	\$270,000	11.1%		12.3
Semaphore South	\$257,500	5.7%		14.1
Smithfield Plains	\$124,500	22.7%		28.8
South Brighton	\$277,500	6.4%		13.0
South Plympton	\$253,500	10.3%		6.2
Toorak Gardens	\$235,000	11.6%		3.5
West Lakes Shore	\$295,000	8.1%		12.3
Westbourne Park	\$230,000	11.7%		4.9
Windsor Gardens	\$202,500	16.2%		8.3
Woodville North	\$196,500	13.2%		8.6
Woodville West	\$290,000	18.0%		8.4

Most affordable suburb

Closest to the CBD

The lists below provide an indication as to where Canberra's most affordable suburbs are located. We have included suburbs where the median house price is less than \$350,000 and the median unit price is less than \$300,000. Also highlighted is the suburb that has recorded the most affordable median price (in orange) and the suburb that is closest to the CBD (in yellow). Further information on any of these suburbs can be found on the My RP Data web site: www.myrp.com.au – try our free suburb profiles or you can purchase any of our comprehensive reports.

Canberra Houses

\$8

Number of suburbs with median house price less than \$350,000: 7
 Proportion of 'affordable' suburbs for detached housing: 9.2 per cent

Suburb	Median house price	% Change pa over five years	Approx km's from CBD
Charnwood	\$302,000	12.0%	12.5
Holt	\$336,000	11.7%	12.3
Latham	\$349,500	10.9%	11.4
Ngunnawal	\$336,750	11.2%	12.3

Canberra Units

Number of suburbs with median house price less than \$300,000: 16
 Proportion of 'affordable' suburbs for detached housing: 37.2 per cent

Suburb	Median unit price	% Change pa over five years	Approx km's from CBD
Calwell	\$287,500	11.8%	18.0
Chifley	\$285,000	13.3%	9.3
Curtin	\$259,000	13.7%	6.8
Evatt	\$295,000	14.7%	9.6
Farrer	\$264,000	28.5%	10.8
Hackett	\$234,000	16.7%	4.6
Hawker	\$248,000	17.5%	9.2
Holt	\$275,000	13.2%	12.3
Isabella Plains	\$297,000	11.5%	16.8
Lyons	\$210,000	15.0%	8.2
Mawson	\$268,000	12.3%	9.4
Pearce	\$299,975	10.3%	10.0
Theodore	\$296,250	11.7%	18.6

Most affordable suburb

Closest to the CBD