TOP 25 Perth Suburbs for High Rental Returns

By Jarrad Mahon

Data Source: REIWA

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About This Report

This report contains the top 25 Suburbs for House and Unit rental yields as recorded by the Real Estate Institute of Western Australia (REIWA) in September Quarter of 2017.

Any suburbs with less than 20 sales for the last year have been removed to provide you with a more accurate data set. I have also included the capital growth rates for the last 1, 5 & 10 years as well as the average selling days.

How To Use This Report

More investors have woken up to the fact that it doesn't make sense to lose money on your rental property each month.

If you are looking to buy a rental property that has an above average rental return, the attached list of Perth suburbs are a great place to start your search.

Next Steps

As a Perth Property Management specialist we provide Guaranteed Peace of Mind to Landlords and Tenants in over 180 Perth Suburbs.

To avoid mistakes and check your actual returns possible, make sure you get a **Rental Price Analysis** from us on any property before you buy.

HOUSES

Suburb	House Sales	Median	Quarterly Change Annual Median %	Annual Change Annual Median %	Average Annual % Change for 5 years	Average Annual % Change for 10 years	September Quarter 2017 Average Selling Days	September Quarter 2017 Median Rental	Rental Yield
Bullsbrook	33	$367,500	-4.5%	-5.8%	1.0%	1.1%	183	$425	6.01%
Greenmount	42	$467,500	-5.6%	-1.6%	1.5%	0.4%	82	$510	5.67%
Medina	53	$240,000	-2.0%	-3.0%	-1.0%	-1.4%	90	$255	5.53%
Brookdale	20	$290,000	-5.7%	-11.9%	1.2%	-0.6%	35	$300	5.38%
Parkerville	17	$475,000	1.8%	4.4%	0.4%	0.1%	38	$490	5.36%
Hillman	24	$290,000	1.8%	-1.7%	1.5%	-0.8%	91	$295	5.29%
Stratton	45	$330,000	0.0%	-6.3%	-0.2%	-0.2%	70	$330	5.20%
Cooloongup	84	$292,500	-2.0%	-9.7%	0.2%	-0.8%	81	$290	5.16%
Leda	45	$300,000	0.0%	-7.7%	-0.3%	-0.8%	124	$295	5.11%
Middle Swan	26	$351,000	-3.2%	-6.4%	2.0%	0.0%	118	$343	5.07%
Stoneville	25	$500,000	0.0%	-7.0%	2.7%	-0.2%	62	$488	5.07%
Armadale	159	$265,000	-3.6%	-14.5%	-0.5%	-1.2%	72	$255	5.00%
Koongamia	12	$325,000	1.6%	1.6%	-0.2%	0.6%	84	$310	4.96%
Camillo	54	$282,500	-1.7%	-7.7%	-0.5%	-0.3%	61	$265	4.88%
Chidlow	15	$399,000	-1.4%	-23.3%	0.8%	0.6%	111	$373	4.85%
Warnbro	140	$328,000	-0.6%	-9.5%	-0.4%	-0.6%	81	$303	4.80%
Hilbert	28	$397,000	-2.7%	-3.8%	-9.0%	-4.7%	112	$365	4.78%
High Wycombe	177	$420,000	-3.4%	-8.3%	-0.3%	0.6%	57	$383	4.74%
Bennett Springs	45	$456,000	-0.4%	-6.0%	0.6%	0.4%	86	$415	4.73%
Two Rocks	43	$360,000	-0.3%	-1.4%	-0.1%	-1.4%	125	$328	4.73%
Kenwick	64	$326,500	-2.5%	-17.9%	-0.2%	-0.3%	70	$295	4.70%
Seville Grove	104	$347,500	1.5%	-9.7%	-0.1%	0.2%	75	$313	4.68%
Forrestfield	162	$393,000	-1.0%	-7.5%	0.9%	0.6%	59	$350	4.63%
Banksia Grove	124	$393,750	0.0%	-1.6%	0.8%	0.6%	43	$350	4.62%
Maddington	109	$327,000	-6.6%	-10.4%	0.4%	0.4%	81	$290	4.61%

Suburb	Unit Sales	Median	Quarterly Change Annual Median %	Annual Change Annual Median %	Average Annual % Change for 5 years	Average Annual % Change for 10 years	September Quarter 2017 Average Selling Days	September Quarter 2017 Median Rental	Rental Yeild
Orelia	17	$160,000	0.0%	-13.0%	-2.7%	-2.9%	101	$200	6.50%
Bibra Lake	17	$270,000	-14.6%	-22.9%	-3.3%	-0.7%		$330	6.36%
Balga	22	$264,333	-2.1%	-13.9%	-0.6%	-1.4%	63	$300	5.90%
Bayswater	37	$270,000	0.0%	-32.5%	0.5%	-0.1%	97	$295	5.68%
Armadale	29	$223,000	-0.4%	-8.0%	-0.3%	-0.9%	162	$243	5.65%
Glendalough	40	$260,000	-5.5%	-16.1%	-2.2%	-0.6%	72	$273	5.45%
Kelmscott	13	$250,000	-3.8%	-12.0%	-0.4%	-1.7%		$260	5.41%
Belmont	31	$325,000	-6.5%	-20.7%	-0.8%	0.1%	100	$335	5.36%
Morley	26	$329,500	-2.7%	-13.9%	-0.2%	-0.2%	90	$335	5.29%
Innaloo	120	$400,000	-4.8%	-15.8%	-3.9%	-1.3%	72	$403	5.23%
Melville	21	$440,000	-11.1%	-15.2%	1.1%	0.1%	61	$440	5.20%
Midland	66	$295,000	-6.3%	-13.2%	-1.6%	-0.5%	114	$290	5.11%
Churchlands	22	$361,250	-1.8%	-7.4%	-1.3%	0.6%	100	$353	5.07%
Baldivis	23	$275,000	4.0%	-24.7%	-4.7%	n.a.	110	$268	5.06%
Nollamara	39	$335,000	-1.5%	-4.3%	-2.0%	-1.2%	68	$325	5.04%
Northbridge	43	$410,000	-12.3%	-14.8%	-2.2%	-1.8%	97	$390	4.95%
Rockingham	96	$290,000	-4.1%	3.6%	0.1%	-0.7%	121	$275	4.93%
Balcatta	47	$376,500	0.2%	-2.2%	0.3%	0.3%	78	$355	4.90%
Jolimont	12	$335,000	-6.9%	-11.4%	-6.8%	0.2%	65	$313	4.85%
Bentley	26	$333,500	-2.3%	-11.4%	-1.5%	-0.5%	123	$310	4.83%
Maddington	10	$291,500	2.3%	-5.3%	-0.7%	4.3%	174	$268	4.77%
East Perth	249	$465,000	-4.1%	-10.6%	-3.9%	0.1%	84	$425	4.75%
Osborne Park	57	$290,000	-7.2%	-14.7%	-1.1%	0.0%	69	$265	4.75%
Joondalup	48	$345,000	-6.8%	-8.6%	-2.4%	-1.3%	198	$315	4.75%
Waikiki	18	$305,000	0.0%	-10.3%	2.1%	0.0%	64	$275	4.69%

UNITS

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