



AUGUST 2025

FREE Report Reveals The 50 Best Capital Growth Suburbs State- By-State For The Last 12 Months!

**Discover which suburbs have exploded in growth in the last
12 months and how you can use this information to ride the wave**





Congratulations! You're Unlocking High-Growth Potential

Real estate investing is all about strategy, and you've taken a crucial step by getting your hands on this report. Successful investors know that **data and research drive wealth** – and those who leverage this knowledge consistently outperform the market.

If you've been following mainstream media, you might think property markets are slowing down. But Australia isn't one market – it's thousands of markets, each with unique opportunities. By understanding where demand is rising, you can **position yourself for serious capital growth**.

The 50 Best Growth Suburbs in Australia

We've identified the top-performing suburbs across Australia, where property values have surged in the past 12 months. These are the areas where investors have made significant gains – but the real secret lies in spotting **the next wave of growth** before it happens.

Here's how smart investors maximise capital growth:

- **Following the Ripple Effect** – When a suburb experiences rapid price increases, demand often spreads to neighboring areas, creating **new opportunities before the market catches up**.
- **Strategic Renovations & Subdivisions** – Even in high-growth suburbs, savvy upgrades and development strategies can unlock substantial equity gains.

Why This Data Gives You an Edge

Unlike generic market reports, this data has been carefully filtered to eliminate anomalies. We've ensured that:

- **Growth suburbs have at least 2,000 residents and 15+ transactions in the last 12 months**, making them proven markets – not statistical flukes.
- You get insights, not just numbers – helping you apply smart investment strategies to capitalise on these suburbs before they peak.

Your Next Move

Data is just the beginning – **strategy is what turns information into profits**. If you want to master capital growth strategies and learn exactly how to **position yourself in the right markets**, our **Investment Masterclass** will give you the tools to take action.

Your next high-growth opportunity is closer than you think. Dive into the report, **analyse the trends**, and **get ahead of the market today**.

Jon Giaan

Senior Research Analyst

I Love Real Estate



New South Wales

Suburb	Growth (12mth)	Post-code	Suburb \$ Median	Rental Yield	Vacancy Rate	Growth (10y Av)	DOM	Sales Volume	Population
Lavington	15%	2641	\$560,000.00	5%	2%	9%	29	181	13073
Moree	14%	2400	\$375,000.00	6%	1%	4%	85	74	8962
Leeton	14%	2705	\$437,500.00	5%	1%	7%	49	86	9170
Hillvue	13%	2340	\$675,000.00	4%	0%	6%	38	127	6528
Singleton	13%	2330	\$675,000.00	5%	3%	7%	60	115	5185
Lake Albert	13%	2650	\$689,500.00	4%	1%	8%	67	103	6291
Glen Innes	13%	2370	\$398,000.00	5%	1%	8%	92	83	6219
Nambucca Heads	12%	2448	\$699,500.00	4%	1%	9%	72	114	6675
Cowra	11%	2794	\$450,000.00	5%	1%	8%	55	123	10145
Broken Hill	11%	2880	\$220,000.00	9%	1%	6%	57	402	17706



Victoria

Suburb	Growth (12mth)	Post-code	Suburb \$ Median	Rental Yield	Vacancy Rate	Growth (10y Av)	DOM	Sales Volume	Population
Red Cliffs	22%	3496	\$442,000.00	5%	2%	9%	34	115	5294
Mooroopna	16%	3629	\$452,500.00	6%	1%	7%	66	120	8312
Eaglehawk	12%	3556	\$533,700.00	5%	1%	7%	27	132	5538
Mildura	12%	3500	\$497,500.00	5%	2%	7%	30	695	34565
Hamilton	12%	3300	\$413,500.00	5%	1%	7%	76.5	180	10346
Meadow Heights	12%	3048	\$636,000.00	4%	1%	7%	27	151	14890
Benalla	10%	3672	\$477,500.00	5%	1%	7%	59	226	10822
Dallas	9%	3047	\$578,000.00	5%	1%	7%	30	81	6762
Melton West	9%	3337	\$570,000.00	4%	4%	7%	31	163	8784
Frankston North	8%	3200	\$641,500.00	4%	2%	9%	27	142	5711



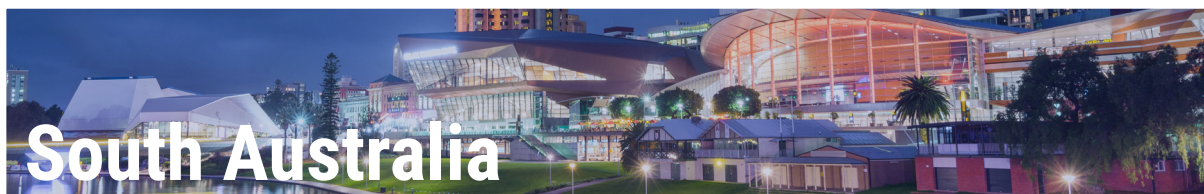
Queensland

Suburb	Growth (12mth)	Post-code	Suburb \$ Median	Rental Yield	Vacancy Rate	Growth (10y Av)	DOM	Sales Volume	Population
Calliope	39%	4680	\$580,000.00	5%	2%	4%	30	134	5263
Condon	30%	4815	\$535,000.00	5%	2%	7%	13	108	5894
Clinton	28%	4680	\$558,150.00	5%	3%	5%	38	173	6170
Cranbrook	26%	4814	\$549,175.00	5%	3%	7%	19	114	5844
South Mackay	26%	4740	\$550,000.00	6%	1%	6%	30	127	6918
West Mackay	26%	4740	\$617,000.00	6%	1%	6%	30	112	6536
Tannum Sands	25%	4680	\$670,000.00	5%	1%	4%	52	111	5227
Kelso	25%	4815	\$520,000.00	5%	3%	6%	19	232	10599
Kirwan	25%	4817	\$585,000.00	5%	2%	6%	18	412	20780
Gracemere	24%	4702	\$565,000.00	5%	2%	6%	21	272	12023



Western Australia

Suburb	Growth (12mth)	Post-code	Suburb \$ Median	Rental Yield	Vacancy Rate	Growth (10y Av)	DOM	Sales Volume	Population
Midland	27%	6056	\$576,000.00	5%	1%	4%	38	169	6335
Collie	26%	6225	\$455,000.00	6%	1%	8%	43	128	7599
South Bunbury	26%	6230	\$690,000.00	5%	1%	5%	52	151	8810
Girrawheen	24%	6064	\$659,500.00	5%	2%	5%	38	148	8897
Northam	24%	6401	\$430,000.00	6%	1%	6%	51	161	6679
Carey Park	23%	6230	\$530,000.00	6%	1%	7%	36	99	5155
Balga	23%	6061	\$640,000.00	5%	1%	4%	43	373	13864
Mandurah	18%	6210	\$570,000.00	5%	2%	5%	35	250	8804
Armadale	18%	6112	\$572,000.00	5%	2%	6%	32	373	13415
Westminster	18%	6061	\$670,000.00	5%	1%	4%	42	177	7042



Suburb	Growth (12mth)	Post-code	Suburb \$ Median	Rental Yield	Vacancy Rate	Growth (10y Av)	DOM	Sales Volume	Population
Elizabeth Downs	24%	5113	\$562,500.00	5%	2%	13%	26	120	5160
Davoren Park	19%	5113	\$560,000.00	5%	3%	12%	28	158	6392
Port Augusta	19%	5700	\$270,000.00	7%	1%	5%	59	148	6437
Andrews Farm	17%	5114	\$640,000.00	5%	2%	9%	30	191	8699
Burton	16%	5110	\$695,000.00	4%	2%	9%	20	80	6519
Murray Bridge	16%	5253	\$525,000.00	5%	1%	8%	31	260	15043
Salisbury	16%	5108	\$671,500.00	4%	1%	9%	25	94	8841
Salisbury East	15%	5109	\$699,250.00	4%	2%	9%	24	130	9273
Port Lincoln	14%	5606	\$523,000.00	5%	1%	6%	27	197	14458
Munno Para West	14%	5115	\$638,800.00	4%	3%	9%	28	214	7577

Australia's Property Market Still on Fire – August Growth Leaders

The August numbers are in and the message is clear – **capital growth is still powering ahead nationwide**. Hotspots are emerging, and smart investors are already moving.

In New South Wales, **regional markets are showing strong, consistent gains**, with Lavington leading the way.

Victoria is regaining momentum, with Red Cliffs setting the pace as confidence returns to the state.

Queensland continues to dominate, with Calliope standing out as **one of the nation's strongest performers**.

In Western Australia, Midland and South Bunbury are showcasing **impressive growth**.

And in South Australia, Elizabeth Downs is leading the charge with steady **double-digit gains**.

This is not speculation – it's live, verified data. **But data alone isn't enough**. The real advantage comes when you know how to use it.

That's why we created the **Property Genius Blueprint** – a step-by-step system that's already helped thousands of Australians build smart, personalised property strategies and take action with confidence.

If you're ready to make your next move, **now's the time to build your Blueprint** and put this market to work for YOU!

Everyday Australians Who've Created Their Own Property Genius Blueprints And Put Those Plans Into Action!

How Alice And David Created \$267,000 Annual Cash Flow And Change Lives Doing It



Alice and David went from overworked parents in Sydney to financially free investors by embracing bold moves and learning from setbacks. After relocating to Perth and facing job losses, they pivoted into property, turning their first project—a four-townhouse development—into over \$700,000 profit and a positive cash-flow home.

In just five years, they built a \$3.6 million portfolio generating \$267,000 annually, focusing on projects like NDIS homes that change lives. Their story shows how courage, adaptability, and heart can turn ordinary beginnings into extraordinary success.

Seamus Created \$500K Annual Income and Now Lives on His Own Terms



Seamus left the Caribbean for Australia in 2001 to pursue a corporate career, but the long hours and limited freedom eventually pushed him to search for more. A chance discovery of the ILRE community opened his eyes to property as a pathway to financial freedom. He started small, learning to leverage equity and use his SMSF, before progressing to building cash flow through micro-apartments and rooming houses.

Supported by the ILRE community, Seamus refined a repeatable strategy that now generates \$500K per year. Today, he lives in Barcelona with his wife, managing his Australian portfolio remotely while focusing on family, travel, and mentoring others to achieve the same freedom.

This Young Couple Started a New Life in Australia and Generated \$256,000 in Just 14 months!



When Neil and Yelena arrived in Australia during the peak of the Brisbane floods, their dreams of a fresh start were quickly tested. They lost everything in a fire, struggled on one income, and later faced a health crisis in the family that drained their savings. But instead of giving up, they made a bold decision—joining I Love Real Estate with just \$40K and a firm commitment to rewrite their future.

Four deals later, they'd turned that \$40K into ten times its value. From a budget-blown first reno to sleek, off-market flips, Neil and Yelena found their rhythm fast—netting nearly \$280K in profits in just over a year. With Yelena now free from her corporate job, they've embraced full-time property investing and are finally living the opportunity they once dreamed of.

Stuck, Scared and Sixty-One: How Leanne Flipped Her Future and Became a Millionaire



At 61, Leanne felt stuck in a financial rut, trapped by poor property investments and years of hesitation. Determined to change her future, she joined ILRE, finding both the education and supportive community she desperately needed. Starting with house flips, Leanne worked tirelessly, some times even sleeping on-site to build confidence and profits.

As her skills grew, she moved into worker accommodation, securing deals that now generate over \$100K in positive cash flow. From negative equity and doubt to becoming a millionaire, Leanne's story proves it's never too late to flip your future and live life on your own terms.

How A Single Mum Built A \$150,000pa Portfolio And Quit Her Day Job!



After her divorce, Kristi found herself overwhelmed. She was alone with two teenagers, a \$300K mortgage, and a modest income that barely covered the basics. With all her wealth tied up in the family home and no partner to fall back on, the pressure was crushing. But after selling her house and joining I Love Real Estate, she began to rewrite her story, reframing her beliefs and taking bold steps toward financial freedom.

Her first deal, a run-down storage facility in regional QLD, turned into a \$130K-per-year passive income stream. That success funded a duplex project with a potential \$228K uplift. Today, Kristi works less, supports her family with ease, and enjoys a life of time, freedom, and confidence—living proof that the scariest beginnings can lead to the most empowering outcomes.

14 Properties In Six Years – Turning Dream and Drive Into Millions



When Sanders arrived in Australia with just \$50 and a broken heart from leaving his family behind in Zimbabwe, he had one goal: to give them a better life. He worked three jobs until he could reunite with his wife and kids, and together they hustled—saving hard, buying their first home, then cautiously stepping into property investment. But things truly took off after attending Dymphna Boholt's event in 2013.

With education and community support, Sanders completed 14 deals in just six years, generating nearly \$1 million in profit and \$60,000 in passive income. From duplex builds to infill townhouse developments and JV projects, he's created a portfolio worth \$1.5 million—and now works just three days a week. What began as a sacrifice has become a legacy, proving that with grit, strategy, and belief, anything is possible.

From Debt to Dreams: This Young Family Created \$8M in Equity and \$120,000 Of Positive Cashflow



A decade ago, Juliette and Josh were drowning in student debt, a mortgage, and the arrival of their first child. Determined to create financial freedom, they took a leap of faith and joined I Love Real Estate – a decision that changed everything.

Starting with a strata makeover on their townhouse, they quickly scaled up, flipping student housing, duplexes, and shop-top apartments.

Now with \$8M in equity and \$120K in positive cash flow, their portfolio spans luxury homes, rooming houses, and major developments. Beyond profit, they're passionate about designing homes that change lives and giving back—funding a playground for an orphanage in Thailand.

Their story proves that with vision, perseverance, and the right community, dreams aren't just possible—they're inevitable.

Reversing The Misfortune Of Unprofitable Property Investments



Juggling two jobs, running a business, and dealing with mounting property losses, Peter and Fiona were stretched thin, until joining I Love Real Estate changed their trajectory.

They started by cutting their losses, selling two unprofitable properties, and diving into strategic investing. Their first subdivision netted a \$67K profit, followed by a \$630K gain on their PPR. A joint venture led to a 131-lot subdivision projected

to bring in \$2.8M, while Airbnb investments now generate \$150K annually.

Beyond financial success, Fiona reclaimed her health, shedding 22kg and overcoming multiple sclerosis. Their children are now thriving property investors, and the couple gives back—donating \$45K to a children's rehab center.

With Peter planning retirement and travel on the horizon, their journey proves that with the right knowledge and action, anything is possible.



Disclaimer: The case studies presented above are based on experiences shared by students from Isla Real Estate's coaching and mentoring programs. While we believe these stories to be true and accurate as of the time they were provided, we haven't conducted a forensic verification of each account. It's important to note that real estate values and personal situations can fluctuate over time. Investors may experience growth or choose to cash in, and the circumstances today may differ significantly from those when these stories were initially recorded. Always consider seeking professional advice tailored to your unique situation before making any investment decisions.