

AUSTRALIAN PROPERTY EXPERTS

INVESTOR GUIDE · 10 LOCATIONS

2027 Top Investment Location Picks

We screened 45 markets. These are the ten where a house still costs well under the capital-city median and the rent covers more of the loan.

November 2026 · australianpropertyexperts.com.au

WHY THESE TEN

Regional values rose while Sydney and Melbourne fell

In the year to September 2026, house values across the combined capital cities fell 2.0%. Sydney was down 8.2% and Melbourne 7.3%. Over the same year, regional Australia rose 5.8%. Regional Tasmania, home to Devonport, rose 11.2%.

The ten markets in this guide are the ones we'd look at first over the next 12 months. Nine have a house median well under the capital they serve and a higher gross yield than that capital. Darwin has the lowest house median and the highest yield of any capital. All ten have a vacancy rate under 3% on SQM Research figures. Each has funded projects or a housing target behind it.

The picks are in no particular order. They suit different budgets and strategies.

The ten at a glance

LOCATION	HOUSE MEDIAN	GROSS YIELD	VACANCY	GROWTH, PAST YEAR
Geelong, VIC	$585,000	3.9%	1.5%	+18.2%
Wodonga, VIC	$641,500	4.5%	0.7%	+10.1%
Ballarat, VIC	$513,500	4.3%	0.5%	+16.7%
Bendigo, VIC	$605,000	4.6%	0.6%	+12.2%
Rokeby (Hobart), TAS	$620,850	4.8%	0.3%	+13.9%
Townsville, QLD	$700,000	4.6%	0.7%	+18.2%
Dubbo, NSW	$670,000	4.5%	1.2%	+13.6%
Orange, NSW	$750,000	4.2%	0.7%	+10.3%
Devonport, TAS	$585,000	4.7%	0.7%	+20.6%
Darwin, NT	$747,252	6.0%	0.4%	+9.6%

Each figure comes from that location's pages, which give its date and source. Where a median is a suburb's, the page names the suburb. Growth runs to June or September 2026, except Townsville's, which runs to March 2026.

House values, year to September 2026

-8.2%	-7.3%	-2.0%	+5.8%	+9.6%	+11.2%
Sydney	Melbourne	Combined capitals	Combined regional	Darwin	Regional Tasmania

Source: Cotality Home Value Index, October 2026 report, houses.

WHERE THEY ARE

Ten markets, five states and territories

Four are in regional Victoria, where house values held up while Melbourne's fell. Two are in Tasmania, two in inland New South Wales, one in north Queensland and one is the Northern Territory's capital.



Why they cluster where they do

Victoria has four picks. Its regional cities are linked to Melbourne by fast roads and rail, with house medians 30% to 44% under the capital's and the state's own housing targets behind them. In Tasmania, Devonport rose 20.6% and Rokeby 13.9% in the year to June 2026, both with vacancy under 1%.

Why the big cities are missing

No Sydney, Melbourne, Brisbane, Perth or Adelaide suburb made the list. Their house medians are between $915,000 and $1.47 million, with gross yields of 3.0% to 3.9%. There are good purchases in the capitals, but at those prices the rent covers much less of the loan.

State outlines: Australian Bureau of Statistics, Australian Statistical Geography Standard 2021, licensed under CC BY 4.0.

YIELD

Every pick yields more than its capital

Gross rental yield is the year's rent as a share of the price. It is the first number we check, because it decides how much of the loan the tenant covers. In Sydney a house returns 3.0%. Each of the ten markets in this guide returns more than the capital it serves. Six of them return at least a full point more.

Darwin is a capital itself, so it is shown against Sydney. Its 6.0% is double Sydney's 3.0% and the highest house yield of any capital.

How to read each pick

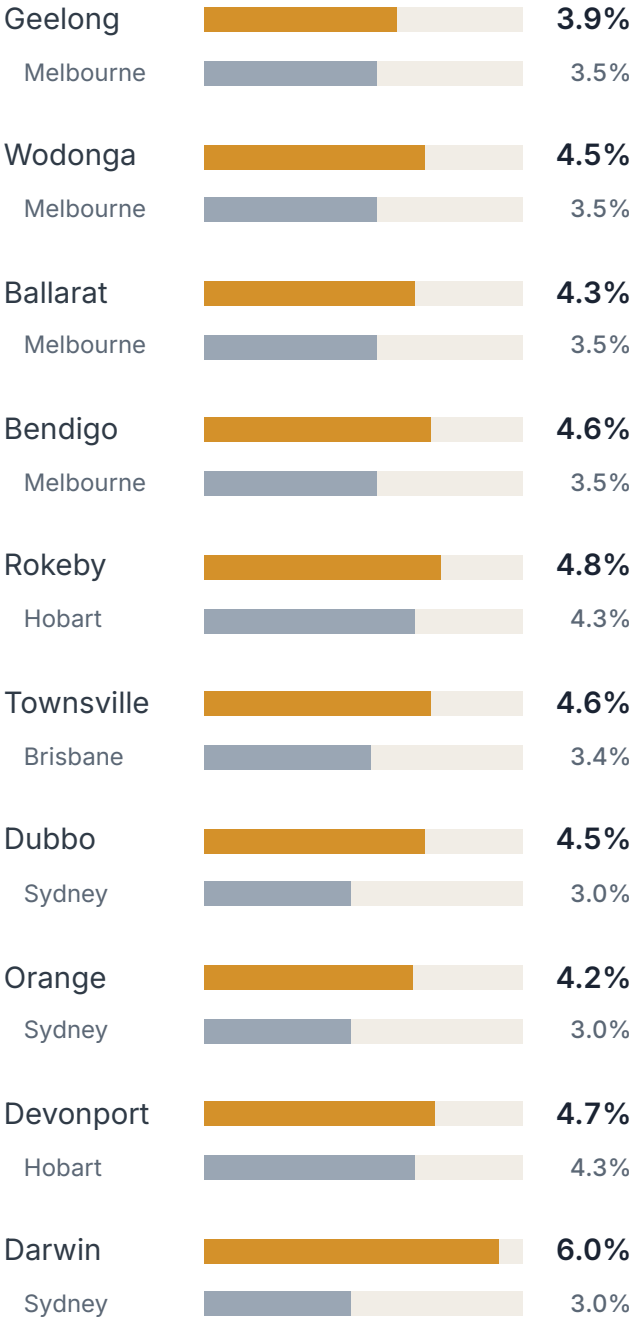
The four figures under each photo are the house median, that median as a share of the capital's, the gross yield and the postcode vacancy rate.

Why it is growing gives the three drivers we'd put weight on, with the numbers behind them.

Funded and committed lists projects with money and a timeline behind them, plus state housing targets.

Suburbs to start with are the areas we'd look at first, each with enough sales a year for a reliable median.

Gross house yield, each pick against its capital



Picks: median weekly house rent times 52 over the median house value, CoreLogic data to June 2026. Capitals: Cotality Home Value Index, October 2026 report.



PICK 01 OF 10

Geelong, VIC

Victoria's second city, on Corio Bay 75 km south-west of Melbourne. **Australia's second most popular regional destination, with houses from $532,500.**

$585,000	64%	3.9%	1.5%
MEDIAN HOUSE, CORIO	OF MELBOURNE'S HOUSE MEDIAN	GROSS YIELD, CORIO	VACANCY, CORIO

Geelong is Victoria's largest regional city, a $21.5 billion economy with 147,000 jobs. Only the Sunshine Coast gains more people moving to regional Australia. The population grew 2.2% in 2024-25 to 295,052. In the established northern suburbs, house medians run from $532,500 in Norlane to $585,000 in Corio, under two-thirds of Melbourne's $915,119. Houses there return 3.9% to 4.0% gross against 3.5% in Melbourne. Corio rose 18.2% in the year to June 2026 and has averaged 9.3% a year over 10 years. The council is planning for 442,000 residents within 20 years.

WHY IT IS GROWING

Second in Australia for regional migration

Greater Geelong took 7.7% of all net internal migration to regional Australia in the year to September 2025, behind only the Sunshine Coast. CommBank's Regional Movers Index calls it a perennial top-three destination. Most of that net migration comes from the capitals.

Local jobs up 4.3% a year

Health care is the largest industry, with 30,245 jobs. Retail, education, construction and manufacturing each employ more than 11,000 people. Local jobs grew 4.3% a year over five years. The National Disability Insurance Agency has its national office in Geelong. The $449 million Nyaal Banyul convention centre opened in June 2026.

Rents up 4.8% to 7.8% in a year

House rents rose 4.8% in Corio, 6.0% in Belmont and 7.8% in Newcomb in the year to August 2026. SQM Research put August vacancy at 1.5% in Corio's postcode and 1.2% in Newcomb's.



LOOKING AHEAD

Geelong's northern and western growth areas are planned for 110,000 new residents.

WHAT IS COMING

Funded and committed

- **Barwon Women's and Children's Hospital.** More than $500 million for a new specialist clinic building and hospital tower at the University Hospital Geelong campus. Under construction since February 2025 and due for completion in 2028.
- **Northern and Western Geelong Growth Areas.** 5,367 hectares of new suburbs, the largest urban growth project in regional Victoria. The first precinct plan is adopted and the next is in its final stages.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Corio 3214 Northern suburb, up 18.2% in a year and 9.3% a year over 10 years	$585,000	3.9%	1.5%
Norlane 3214 Next to Corio, up 15.8% in a year	$532,500	4.0%	1.5%
Curlewis 3222 On the Bellarine Peninsula, up 13.0% in a year	$712,000	4.0%	1.1%

Medians are houses, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.



PICK 02 OF 10

Wodonga, VIC

On the Murray River and the Hume Freeway, across the border from Albury. **Yields of 4.5% and vacancy under 1% in a two-state city of 100,000.**

$641,500	70%	4.5%	0.7%
MEDIAN HOUSE, WODONGA	OF MELBOURNE'S HOUSE MEDIAN	GROSS YIELD, WODONGA	VACANCY, WODONGA

Wodonga and Albury work as one city across the Murray River, with a $9.6 billion economy serving a region of 200,000. Its place on the Hume Freeway between Sydney and Melbourne brings freight and manufacturing work to the city. A Wodonga house costs $641,500, 70% of Melbourne's median, and rents for $550 a week. That is a 4.5% gross yield against 3.5% for a Melbourne house. Values rose 10.1% in the year to June 2026 and have averaged 8.1% a year over 10 years. Across the river, the $558 million Albury Wodonga Regional Hospital redevelopment is under way. The Leneva-Baranduda growth area is planned for up to 6,037 homes.

WHY IT IS GROWING

A $9.6 billion economy across two states

Albury Wodonga's combined economy is $9.6 billion, up 4.3% in a year. Wodonga's own jobs grew 17.8% in the five years to 2024-25. Five industries each employ more than 10% of local workers: health care, construction, manufacturing, education and public administration.

A national freight hub on the Hume

Trucks leaving Albury Wodonga reach 75% of Australians within 24 hours. The Logic precinct has drawn $400 million of private investment, including a Woolworths distribution centre with 400 jobs. A $35 million heavy vehicle and advanced manufacturing training precinct opened at Wodonga TAFE in September 2026 with every place already filled.

Rents up 22% since 2023

Wodonga's median house rent rose from $450 a week in 2023 to $550 in 2026, up 5.8% in the past year. Vacancy in postcode 3690 stayed under 1% through winter 2026. House values grew 10.2% a year over five years to June 2026. The Victorian Government expects the city's population to double over 25 years.



LOOKING AHEAD

At Albury Wodonga Regional Hospital, a seven-storey clinical building with 110 more beds starts in early 2027.

WHAT IS COMING

Funded and committed

- **Albury Wodonga Regional Hospital.** $558 million redevelopment across the river in Albury, serving both cities. Its first new building, the Northeast Building, finishes late 2026.
- **Leneva-Baranduda growth area.** 15,395 future residents across 1,062 hectares at Leneva and Baranduda, built out over the next 20 to 30 years.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Wodonga 3690 Values up 10.1% and rents up 5.8% in the past year	$641,500	4.5%	0.7%
West Wodonga 3690 Up 15.6% in a year and 10.3% a year over five years	$644,000	4.4%	0.7%

Medians are houses, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.



PICK 03 OF 10

Ballarat, VIC

Hub of the Central Highlands, west of Melbourne. **Sebastopol houses doubled in 10 years and sit at 56% of Melbourne's median.**

$513,500	56%	4.3%	0.5%
MEDIAN HOUSE, SEBASTOPOL	OF MELBOURNE'S HOUSE MEDIAN	GROSS YIELD, SEBASTOPOL	VACANCY, SEBASTOPOL

Ballarat is Victoria's third-largest city, with more than 64,000 local jobs. Sebastopol, south of the centre, is where we'd start. Its median house is $513,500, little more than half Melbourne's $915,119. Houses there return 4.3% gross against 3.5% in Melbourne. The median rose 16.7% in the year to June 2026. Across Ballarat, dwelling values rose 6.5% in the year to September 2026 while Melbourne's fell. A $655 million hospital redevelopment is due in late 2027.

WHY IT IS GROWING

An $8.1 billion economy, led by health

Health care is Ballarat's largest industry by jobs. Alstom assembles Melbourne's new X'Trapolis 2.0 trains in Ballarat as part of a $986 million project. The Ballarat West Employment Zone is set to bring 1,200 jobs and $171 million of investment to the city's west. Sovereign Hill adds $260 million a year to the Victorian economy.

Growing faster than Australia

Ballarat grew 1.8% in the year to June 2025, ahead of Australia's 1.5%. Over five years it grew 10.1%. The City of Ballarat had 122,661 residents in 2025. Vacancy in Wendouree's postcode fell to 0.6% over the year to August 2026. Rents in Ballarat North rose 9.5% in the same period.

A $655 million hospital due in 2027

The new Ballarat Base Hospital tower is under construction and due in late 2027. It adds 100 beds and a new emergency department, with room for 18,000 more emergency patients and 14,500 more inpatients a year. Once it opens, up to 1,000 extra hospital positions follow, on top of 1,400 construction jobs.



LOOKING AHEAD

The state has set Ballarat a target of 46,900 new homes by 2051.

WHAT IS COMING

Funded and committed

- **Ballarat Intermodal Freight Hub.** $55 million, funded equally by the Victorian and Australian governments. Under construction at Mitchell Park, due late 2026, moving around 15,000 containers a year to the Port of Melbourne.
- **Plan for Victoria housing target.** Ballarat is one of three regional cities given its own greenfield sub-target under the Victorian Government's plan for new homes to 2051.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Sebastopol 3356 Highest yield of the three, and vacancy halved in a year	$513,500	4.3%	0.5%
Wendouree 3355 Up 18.9% in a year, the biggest rise of the three	$535,000	4.0%	0.6%
Ballarat East 3350 East of the city centre, with rents up 5% in a year	$545,000	4.0%	0.9%

Medians are houses, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.



PICK 04 OF 10

Bendigo, VIC

Hub of central Victoria, just over 90 minutes from Melbourne by express train. **Two-thirds of Melbourne's house price, with rents up more than 8% in a year.**

$605,000	66%	4.6%	0.6%
MEDIAN HOUSE, KANGAROO FLAT	OF MELBOURNE'S HOUSE MEDIAN	GROSS YIELD, KANGAROO FLAT	VACANCY, KANGAROO FLAT

Bendigo is Victoria's fourth-largest city, with a $7.95 billion economy and more than 60,000 local jobs. Kangaroo Flat, on the south-west side, is the suburb we'd look at first. Its median house is $605,000, well under Melbourne's $915,119. Houses there return 4.6% gross, against 3.5% in Melbourne. The median rose 12.2% in the year to June 2026 and has almost doubled in 10 years. The Bendigo Art Gallery reopens in 2028 after a $45 million redevelopment.

WHY IT IS GROWING

A job market led by health care

Health care is Bendigo's largest employing industry. Bendigo Health, with more than 5,000 staff and volunteers, serves an area a quarter the size of Victoria. Bendigo and Adelaide Bank, a top-100 ASX company, is headquartered in Bendigo. The 294-hectare Bendigo Regional Employment Precinct is the council's flagship project. It is planned for 6,000 jobs across industry and logistics, with the first stage due around 2032.

Defence and gold work secured for years

Thales builds the Bushmaster here. In April 2026 the Commonwealth ordered 268 more for $750 million, which supports around 300 local jobs for the next seven years. Fosterville, Victoria's largest gold mine, won approval in 2025 to mine for at least another 10 years. That secures 1,000 jobs and $1.3 billion for the region's economy over a decade.

Three suburbs with rents up more than 8%

Rents in Kangaroo Flat, Golden Square and North Bendigo all rose more than 8% in the year to August 2026. Golden Square's median house has doubled in 10 years.



LOOKING AHEAD

Thales is building 268 new Bushmasters in Bendigo through to 2033.

WHAT IS COMING

Funded and committed

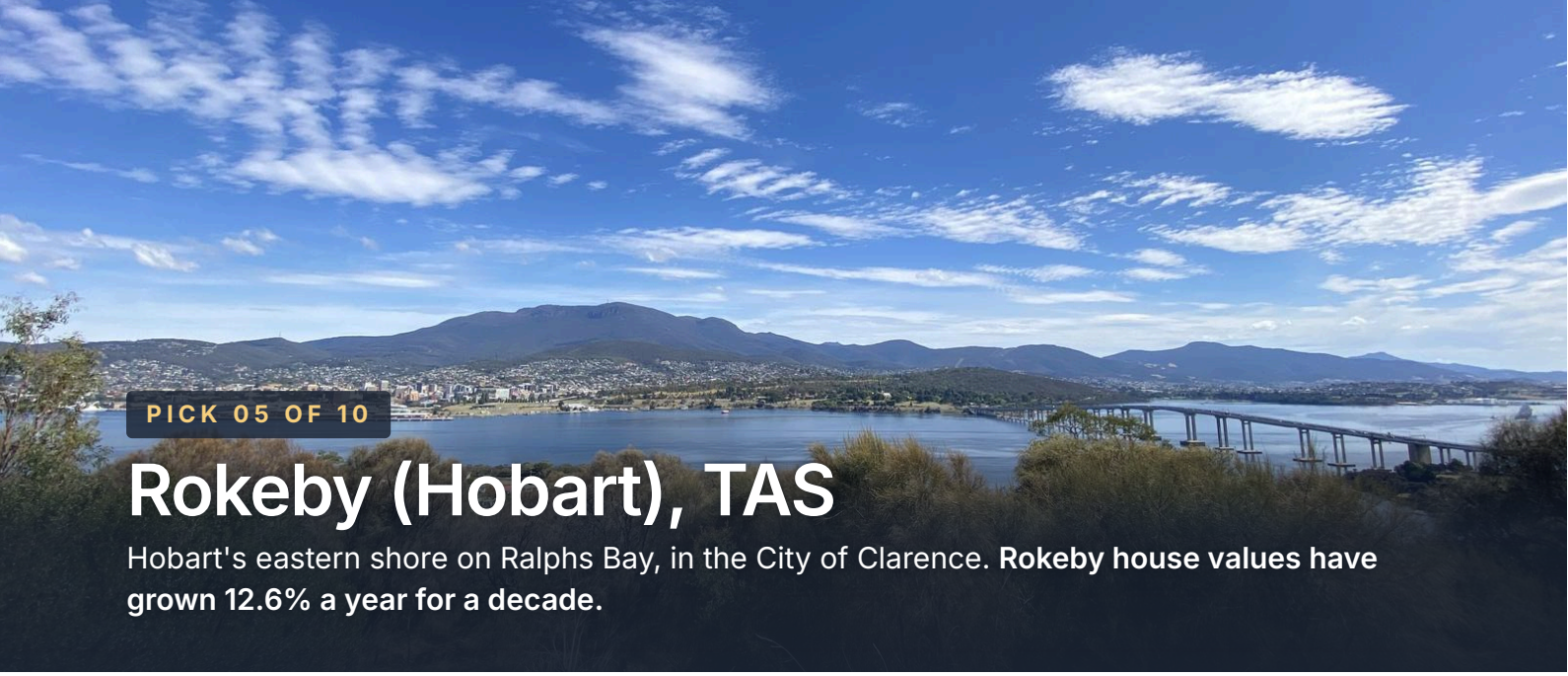
- **Bendigo Art Gallery redevelopment.** $45 million, funded by the Victorian Government, the council and donors. Under construction since February 2026, reopening 2028, with 260 construction jobs and 170 ongoing jobs.
- **Plan for Victoria housing target.** The Victorian Government's target for Greater Bendigo is 37,000 new homes by 2051. It also has its own greenfield sub-target.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Kangaroo Flat 3555 Up 12.2% in a year, with rents up 8.2%	$605,000	4.6%	0.6%
Golden Square 3555 Next to Kangaroo Flat, with rents up 8.3% in a year	$605,000	4.5%	0.6%
North Bendigo 3550 Up 13.9% in a year	$570,000	4.7%	1.7%

Medians are houses, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.



PICK 05 OF 10

Rokeby (Hobart), TAS

Hobart's eastern shore on Ralphs Bay, in the City of Clarence. **Rokeby house values have grown 12.6% a year for a decade.**

$620,850	79%	4.8%	0.3%
MEDIAN HOUSE, ROKEBY	OF HOBART'S HOUSE MEDIAN	GROSS YIELD, ROKEBY	VACANCY, ROKEBY

Rokeby sits on Ralphs Bay, under 20 minutes' drive from both the Hobart CBD and the airport. It belongs to Clarence, Tasmania's second-largest council, whose economy grew 3.3% in 2024-25 against 0.6% across the state. A Rokeby house costs $620,850, about four-fifths of Hobart's median, and returns 4.8% gross against 4.3% across Hobart. Values rose 13.9% in the year to June 2026 and have more than tripled in 10 years. The first stage of the $55 million Rokeby Road and South Arm Highway upgrade is due to start in December 2026.

WHY IT IS GROWING

Rents up 14% in a year

Rokeby's median house rent rose from $500 to $570 a week in the year to August 2026. SQM Research had 0.3% of rentals in postcode 7019 vacant that month, against 0.6% across Hobart and 1.4% nationally. Clarence Plains, the district around Rokeby, grew its population by 47% between 2016 and 2024.

Clarence jobs up 24% in five years

Clarence had 25,253 local jobs in 2024-25, up 24% in five years. Five industries each employ more than 7% of workers: construction at 13.9%, health care at 13.5%, retail at 13.0%, education at 11.1% and public administration at 7.2%.

Council has mapped the next 25 years

Clarence's draft Droughty Peninsula Structure Plan maps about 3,000 new homes between Tranmere, Rokeby and Droughty Point by 2050. The Clarence Plains Plan, adopted in August 2026, plans a walkable village centre on Rokeby's main street. A $10 million park and ride on Rokeby Road is expected to start construction in late 2026.



LOOKING AHEAD

The Tasmania Devils play their Hobart AFL games at Bellerive Oval, on the eastern shore, from 2028.

WHAT IS COMING

Funded and committed

- **Rokeby Road and South Arm Highway upgrade.** $55 million federal and state program of road duplication and intersection upgrades between Pass Road and Acton Road. Construction starts with the Acton Road intersection, due December 2026.
- **Hobart Airport terminal expansion.** $200 million project doubling the terminal at Cambridge, in the City of Clarence. Two-thirds built by July 2026 and due for completion in early 2028.
- **Macquarie Point Stadium.** $1.13 billion stadium for Tasmania's AFL team, due for completion in late 2030.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Rokeby 7019 Rents up 14% in a year to $570 a week	$620,850	4.8%	0.3%
Glenorchy 7010 Across the Derwent in Hobart's northern suburbs; values up 11.6% in a year	$647,500	4.7%	0.3%
New Norfolk 7140 In the Derwent Valley, 35 km north-west of Hobart; the higher-yield option	$534,400	5.4%	1.2%

Medians are houses, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.



PICK 06 OF 10

Townsville, QLD

North Queensland's hub and Australia's largest tropical city, on the Coral Sea opposite Magnetic Island. **Townsville house prices rose 18.2% in a year.**

$700,000	61%	4.6%	0.7%
MEDIAN HOUSE, TOWNSVILLE	OF BRISBANE'S HOUSE MEDIAN	GROSS YIELD, KIRWAN	VACANCY, KIRWAN

Townsville is the main government and business centre for northern and central Queensland. It is home to about 206,000 people, Australia's largest Army base and northern Australia's main commodity port. The median house sold for $700,000 in the June 2026 quarter, 61% of Greater Brisbane's $1,146,078. Family suburbs return 4.6% to 4.8% gross, against 3.4% for a Brisbane house. Prices rose 18.2% in the year to March 2026. The state has committed $3.2 billion to the CopperString transmission line, which reaches the city by 2032.

WHY IT IS GROWING

Almost 10,000 new jobs in five years

Townsville's economy was worth $16 billion in 2024-25, with 102,000 jobs. Six industries each employ more than 7% of the workforce. The city added almost 10,000 jobs in five years, 4,400 of them in health. The Townsville University Hospital expansion adds at least 165 beds in its first stage, to be delivered by 2029.

Defence investment keeps growing

Lavarack Barracks has more than 4,500 Defence personnel posted here and more arriving. The $700 million RAAF Base Townsville works bring the Apache fleet and two aviation units by late 2028, expected to put $275 million into North Queensland. New Defence homes are being built for their families.

Land approvals doubled to keep up

Council approved double its usual number of residential lots in 2025-26 to keep up with demand. House prices in the main family suburbs rose 17% to 20% in the year to June 2026.



LOOKING AHEAD

Townsville co-hosts Olympic sailing and football at the Brisbane 2032 Games.

WHAT IS COMING

Funded and committed

- **CopperString transmission line.** $3.2 billion committed in the Queensland Government's 2026-27 Budget. Ground was broken in June 2026, and the Eastern Link runs from Hughenden into Townsville.
- **RAAF Base Townsville Apache facilities.** Hangars, accommodation, training and simulation buildings for the Army's Apache fleet, under construction and due late 2028.
- **Brisbane 2032 Olympic and Paralympic Games.** Sailing is shared with the Whitsundays and football is played at North Queensland Stadium. The Games plan includes a $250 million Games On! fund and $9 billion of Bruce Highway upgrades.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Kirwan 4817 Established family suburb, rents $578 a week	$655,000	4.6%	0.7%
Kelso 4815 Family brick homes, up 20% in a year	$600,000	4.8%	1.5%
Burdell 4818 Newer homes in the northern growth corridor, rents $640 a week	$717,500	4.6%	0.6%

Medians are houses, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.



PICK 07 OF 10

Dubbo, NSW

Western NSW hub on the Macquarie River. **The service city for a third of NSW, at 46% of Sydney's house price.**

$670,000	46%	4.5%	1.2%
MEDIAN HOUSE, DUBBO	OF SYDNEY'S HOUSE MEDIAN	GROSS YIELD, DUBBO	VACANCY, DUBBO

Dubbo is the service city for western New South Wales. Its health, retail and government services reach more than 125,000 people across a third of the state. The median house is $670,000, under half of Sydney's $1,466,060, and rents at a 4.5% gross yield against 3.0% in Sydney. Prices rose 13.6% in the year to June 2026 and have compounded at 6.9% a year for a decade. The renewable energy zone around the city is expected to attract up to $20 billion in private investment by 2030.

WHY IT IS GROWING

Energy jobs peaking near 5,000

The Central-West Orana Renewable Energy Zone covers 20,000 square kilometres around Dubbo. Construction supports about 1,850 direct local jobs a year, peaking near 5,000, with about 930 ongoing roles from 2034. Transmission works were approved in June 2024.

Rents up 11.5% in a year

The median house rent reached $580 a week in August 2026, up from $520 a year earlier. It has risen every year since 2020. Vacancy was 1.2% in August 2026 against the 3% that marks a balanced market.

Health care leads a broad job market

The Dubbo region produces more than $4.3 billion a year with over 26,000 jobs. Health care is the largest industry at 20%, with construction and retail each near 10% and education and public administration growing fast. Jobs grew 16% between the last two censuses.



LOOKING AHEAD

A $58.6 million NSW Government office campus for 700 public servants is due at the end of 2026.

WHAT IS COMING

Funded and committed

- **Central-West Orana Renewable Energy Zone.** At least 4.5 gigawatts of new network capacity by the late 2020s, enough to power more than 2 million homes.
- **Aunty Pearl Gibbs Bridge.** $263 million, 660-metre Newell Highway crossing of the Macquarie River. Deck and approaches are complete, with final works through 2026.
- **Dubbo Workplace Hub.** Office campus on Carrington Avenue bringing together eight NSW Government agencies, due for completion at the end of 2026.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Dubbo 2830 Whole city; rents up 11.5% in a year to $580 a week	$670,000	4.5%	1.2%
Dubbo units 2830 Under $420,000, with a higher yield than a house	$416,500	5.1%	1.2%
Narromine 2821 40 km west in neighbouring Narromine Shire, the highest yield of the three	$464,800	5.6%	2.9%

Medians are houses, except the units row, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.



PICK 08 OF 10

Orange, NSW

Central West hub in cool-climate wine country. **Houses have more than doubled in a decade and vacancy sits under 1%.**

$750,000	51%	4.2%	0.7%
MEDIAN HOUSE, ORANGE	OF SYDNEY'S HOUSE MEDIAN	GROSS YIELD, ORANGE	VACANCY, ORANGE

Orange is the Central West's health and wine city, with more than 80 vineyards on Mount Canobolas and Australia's highest-altitude vines. The median house is $750,000, 51% of Sydney's. Houses return 4.2% gross against 3.0% in Sydney. Vacancy has not passed 1.1% in any month of 2026 to August. Prices rose 10.3% in the year to June 2026 and have compounded at 8.2% a year for a decade. Charles Sturt University's medical degree takes its first students in Orange in 2027.

WHY IT IS GROWING

Five industries each employ 8% or more

Orange's economy produces $3.55 billion a year across 27,030 local jobs. Health care leads at 23%, followed by retail at 10%, construction at 10%, education at 9% and public administration at 8%. Local jobs grew 13% in the five years to 2024-25, led by 1,376 new health roles.

Cadia mine applies to extend to 2050

Newmont's Cadia gold and copper mine is 25 km from town. It has applied to extend operations from 2031 to 2050, which would secure more than 2,100 full-time jobs. In 2022-23, 94% of its employees lived in the Central West, earning more than $205 million in wages between them. Mining jobs in Orange rose 56% in five years.

Rents at $600, up 7% in a year

The median house rent is $600 a week, up 7% in a year and a third higher than five years ago.



LOOKING AHEAD

The $74.5 million Orange Regional Sports Precinct is due to open its new stadium in March 2027.

WHAT IS COMING

Funded and committed

- **Orange Regional Sports Precinct.** The 1,350-seat John Davis Stadium, an athletics track and eight playing fields, with $59.5 million from NSW and $15 million federal.
- **Orange Conservatorium and Planetarium.** $37 million civic-square building with a 275-seat auditorium, 65-seat planetarium and 40 practice studios. Construction is in its final stages, with opening expected late 2026.
- **Charles Sturt University medical degree.** A five-year medical degree with 47 Commonwealth-supported places on the Orange campus, starting 1 March 2027.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Orange 2800 Whole city; rents $600 a week, up 7% in a year	$750,000	4.2%	0.7%
Orange units 2800 Under $500,000, with a higher yield than a house	$495,000	4.9%	0.7%
Blayney 2799 35 km south in neighbouring Blayney Shire, near Cadia mine	$620,000	4.6%	0.5%

Medians are houses, except the units row, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.



PICK 09 OF 10

Devonport, TAS

North-West Tasmania's port city and the Spirit of Tasmania's home berth. **Tasmania's sea gateway, with house values up 20.6% in a year.**

$585,000	74%	4.7%	0.7%
MEDIAN HOUSE, DEVONPORT	OF HOBART'S HOUSE MEDIAN	GROSS YIELD, DEVONPORT	VACANCY, DEVONPORT

Devonport is North-West Tasmania's retail and service centre and the state's sea gateway. The median house is $585,000, 74% of Hobart's, on a 4.7% gross yield against 4.3% in Hobart. Values rose 20.6% in the year to June 2026 and have averaged 9.7% a year for a decade. House rents are up 66% in five years. Two larger Spirit of Tasmania ferries now sail from a new $493 million terminal. TasPorts' $240 million port rebuild finishes in 2027.

WHY IT IS GROWING

Two bigger Spirit ferries now sailing

Spirit of Tasmania IV and V took over the Bass Strait run on 31 October 2026. Each carries 1,800 passengers, against 1,400 on the ships they replaced, with three times the caravan capacity. They berth at the new terminal in East Devonport. TasPorts expects an extra 160,000 passengers a year and $200 million a year in added tourism spending.

Tasmania's busiest freight port keeps growing

More than half of Tasmania's containerised freight lands at Devonport. Between 3 and 4 million tonnes cross the wharves each year. TasPorts is rebuilding all three Devonport East terminals for larger vessels, work that supports more than 2,000 jobs.

A $3.5 billion economy growing faster than the state

The Devonport region produces $3.5 billion a year and is growing faster than the state average. Jobs rose 11.3% between 2019 and 2023 across retail, health, manufacturing, freight, hospitality, education and construction. The region's catchment runs along the whole north-west coast. The Mersey Community Hospital at Latrobe completed a $45 million rebuild in 2025.



LOOKING AHEAD

The $60 million Devonport Oval Sports Complex, with a show court seating more than 3,000, finishes in 2027.

WHAT IS COMING

Funded and committed

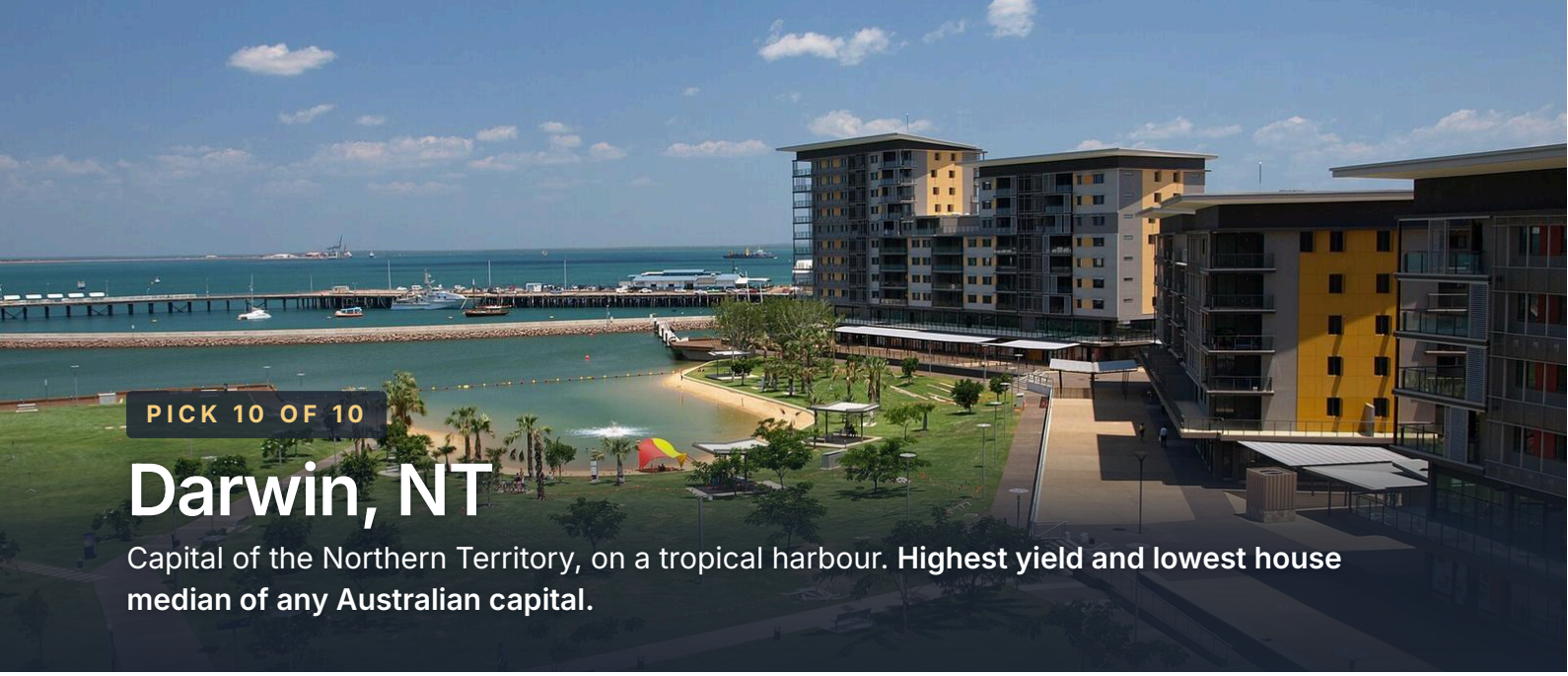
- **QuayLink port redevelopment.** TasPorts program across Terminals 1, 2 and 3, adding 40% to the port's freight capacity, due for completion in 2027.
- **Devonport Oval Sports Complex.** Indoor and outdoor courts funded by the state, federal and local governments, with more than 360 construction jobs.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Devonport 7310 City centre and Mersey Bluff coast; rents $530 a week	$585,000	4.7%	0.7%
East Devonport 7310 Home of the new Spirit terminal, with the highest yield of the three	$530,000	5.1%	0.7%
Latrobe 7307 Home of the Mersey Community Hospital; values up 10.6% a year for a decade	$645,000	4.4%	0.8%

Medians are houses, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.



PICK 10 OF 10

Darwin, NT

Capital of the Northern Territory, on a tropical harbour. **Highest yield and lowest house median of any Australian capital.**

$747,252	51%	6.0%	0.4%
MEDIAN HOUSE, DARWIN	OF SYDNEY'S HOUSE MEDIAN	GROSS YIELD, DARWIN	VACANCY, DARWIN

Darwin is Australia's northern capital and the Territory's centre for government, health, defence and energy, home to 6 in every 10 Territorians. Its median house is $747,252, about half of Sydney's, and rents at a 6.0% gross yield, double Sydney's 3.0%. House rents rose 11.4% in the year to September 2026, the fastest of any capital. Values rose 9.6% over the same year while the combined capitals fell 2.0%. The Territory has $8.2 billion of Defence works planned over the next decade.

WHY IT IS GROWING

Vacancy under 0.5% for four months running

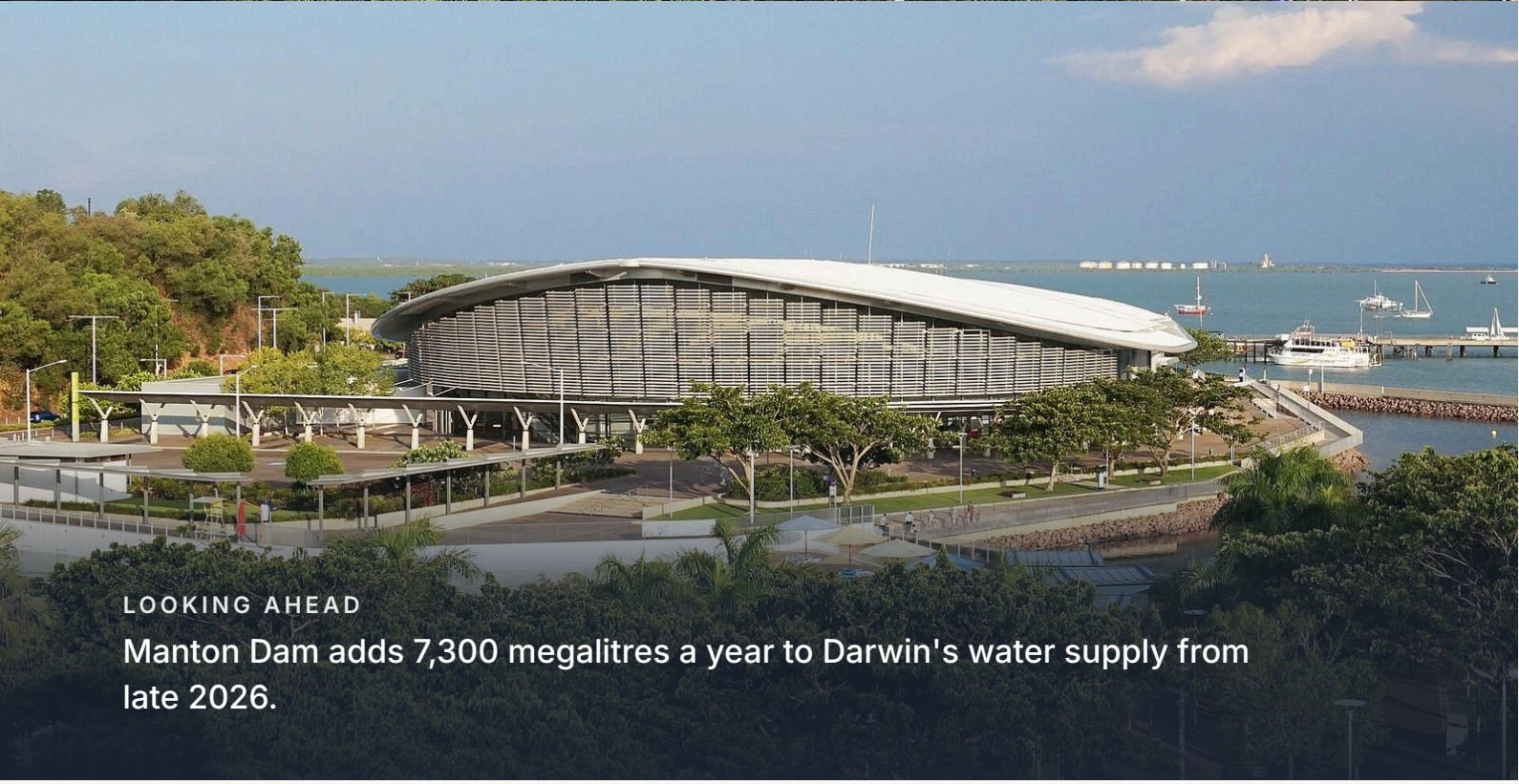
SQM put Darwin's vacancy at 0.4% in August 2026, its fourth month in a row under 0.5%. Weekly house rents in the suburbs run from $680 in Karama to $790 in Rosebery and Zuccoli.

Population and values both rising

Greater Darwin grew 1.7% in 2024-25, with people arriving from overseas and interstate. Dwelling values rose 14.8% in Darwin City, 11.0% in Palmerston and 10.3% across Darwin's suburbs in the year to September 2026. In Palmerston, Zuccoli and Rosebery house values rose 20% to 24% in the year to June 2026.

Defence and energy investment ahead

An estimated $8.2 billion of Defence infrastructure is planned for the Territory over the next decade, including a $700 million aircraft maintenance program at Darwin. Santos shipped the first cargo from its $5.6 billion Barossa LNG project in January 2026. Barossa is expected to deliver $2.5 billion in Territory wages and contracts over 20 years.



LOOKING AHEAD

Manton Dam adds 7,300 megalitres a year to Darwin's water supply from late 2026.

WHAT IS COMING

Funded and committed

- **Darwin Ship Lift, Northern Marine Complex.** $850 million ship lift, with Defence certification due in 2026-27 and staged operations from 2027. Marine works are under way.
- **Darwin Region Water Supply Program, Stage 1.** $327.6 million from the Commonwealth and the Territory. The Manton Dam works finished under budget in August 2026.
- **Northern Territory Budget 2026-27.** A record $2.7 billion infrastructure program in 2026-27, plus new-home grants of up to $50,000 (HomeGrown Territory) and $30,000 (FreshStart) running to September 2027.

WHERE WE WOULD LOOK FIRST

Suburbs to start with

SUBURB	MEDIAN	YIELD	VACANCY
Karama 0812 Family homes in Darwin's northern suburbs, rents $680 a week	$610,000	5.8%	0.3%
Rosebery 0832 Palmerston family suburb, rents $790 a week	$700,000	5.9%	0.3%
Zuccoli 0832 Palmerston growth suburb, values up 24.3% in a year	$727,000	5.7%	0.3%

Medians are houses, CoreLogic data to June 2026. Yield is the median weekly rent times 52 over the median value. Vacancy is the postcode rate from SQM Research, August 2026.

HOW WE WORK

What a buyers agent does with a list like this

A good market still needs the right property in it. The street, the block, the condition, the rent and the price you pay matter as much as the postcode. We find that property for you and look after the whole purchase, right through to settlement. On average, our clients have paid $22k below market value and their properties have grown 21% in the first 12 months.

300+
PROPERTIES BOUGHT FOR CLIENTS

86%
BOUGHT OFF-MARKET

$150M+
TRANSACTED FOR CLIENTS

5.0
GOOGLE RATING, 110+ REVIEWS



Our portfolio has given my wife Jody and me freedom. We're obsessed with helping you build your own, so you can work less, retire earlier and give your family more choices.

PETER LY, FOUNDER

01 **A free 15-minute strategy call.** We talk through where you want to be, what you're working with and what's realistic.

02 **Your portfolio plan.** Your budget, the markets and the property types that fit your goals, and the order to buy them in.

03 **The search.** We research and inspect on your behalf. Only properties that pass our checks make your shortlist, and you decide yes or no.

04 **Negotiation to settlement.** We value the property from recent comparable sales, negotiate the price and arrange the building and pest inspection. Then we work with your broker and conveyancer until settlement.

05 **After settlement.** We hand you over to a vetted property manager and plan your next purchase with you when you're ready.

We buy for investors only, Australia-wide. We charge a flat fee and take no commissions from developers. If you change your mind within 7 days of signing our agreement, we'll refund everything you've paid us. Full terms at australianpropertyexperts.com.au/guarantees.

Book a free strategy call

australianpropertyexperts.com.au/strategy-call

On a computer? Scan to book from your phone.

HOW WE CHOSE THEM

Method, sources and the fine print

Method. We screened 45 regional cities and affordable capital-city areas on five measures: the house median against the capital it serves, gross rental yield, the postcode vacancy rate, growth over the past 12 months and the number of house sales in the year (so the medians are reliable). We then checked each shortlisted market for funded projects, population targets and the breadth of its economy, and chose the ten that best combine value today with a credible case for growth ahead. We have not ranked them.

Price and rent data. House medians and sales from CoreLogic data to 30 June 2026, and rents to August 2026, read from Your Investment Property suburb profiles in October 2026. Darwin uses the Cotality Home Value Index to 30 September 2026. Townsville's median and growth are REIQ figures for the June and March 2026 quarters. Where a headline median is a suburb's, its label names the suburb. Yields are the median weekly house rent times 52, divided by the median house value, computed by us.

Vacancy. SQM Research vacancy rates, August 2026.

Capital cities. Cotality Home Value Index, October 2026 report (values to 30 September 2026), house medians, annual change and gross yields.

Projects, jobs and population. State and local government publications, infrastructure bodies and company announcements, each checked in October 2026. Sources for every figure are available on request.

General information only. This guide is general information prepared by Australian Property Experts Pty Ltd (ABN 27 631 995 572). It does not take account of your objectives, financial situation or needs, and it is not financial, tax or legal advice. Past growth is not a guide to future growth. Property values and rents can fall as well as rise. Get advice that considers your own circumstances before you invest.

Accuracy. Figures were correct at the dates shown, from the sources named. Medians move monthly and project timings change; check current figures before acting on any of them.

Attribution. Incorporates data from the Australian Bureau of Statistics, © Commonwealth of Australia, licensed under CC BY 4.0. Property data © CoreLogic (Cotality) via Your Investment Property. Vacancy data © SQM Research.

Photographs via Wikimedia Commons under their stated licences.

Cover (Darwin): Hagai Agmon-Snir (CC BY-SA 4.0); Geelong: Mattplaysthedrums (CC BY-SA 4.0); Geelong: Bernard Spragg. NZ from Christchurch, New Zealand (CC0); Wodonga: Bidgee (CC BY-SA 3.0 au); Wodonga: aussiejeff (CC BY 3.0); Ballarat: Trischa Mann (CC BY-SA 4.0); Ballarat: Peter Stokes (CC BY-SA 4.0); Bendigo: Tim Gillin from Sydney, Australia (CC BY 2.0); Bendigo: Frances76 (Public domain); Rokeby: jacobharrisau (CC BY-SA 2.0); Rokeby: LBM1948 (CC BY-SA 4.0); Townsville: Hector Garcia (CC BY-SA 2.0); Townsville: Hector Garcia (CC BY-SA 2.0); Dubbo: SnowyRiver28 (CC BY-SA 4.0); Dubbo: Doug butler (CC BY-SA 4.0); Orange: Joy Engelman (CC BY-SA 3.0); Orange: Kgbo (CC BY-SA 4.0); Devonport: Cody Williams (CC BY-SA 2.0); Devonport: Steve Bittinger from Canberra, Australia (CC BY 2.0); Darwin: Alex Healing (CC BY 2.0); Darwin: Bernard Gagnon (CC BY-SA 4.0).

2027 Top Investment Location Picks © 2026 Australian Property Experts. Licensed Real Estate Agent No. 4769472.
australianpropertyexperts.com.au