

**SEPTEMBER 2025**

# **FREE New Report Reveals The 50 Highest Cash Flow Suburbs In Australia For The Last 12 Months.**

**Find Out Which Suburbs In Australia Are Creating Explosive Cash  
Flow And How You Can Ride That Wave!**



## Building Wealth with High-Yielding Cashflow Suburbs

Congratulations! You've taken a smart step toward securing **consistent income through high-yield properties**. While capital growth can take time to realise, positive cashflow ensures your portfolio remains strong and **financially sustainable from day one**.

Many investors make the mistake of focusing solely on growth, but **cashflow is the backbone of a robust portfolio**. It covers expenses, reduces financial stress, and creates passive income that allows you to reinvest and scale faster.

### The 50 Best High-Yielding Cashflow Suburbs in Australia

We've pinpointed the highest-yielding suburbs across Australia – locations where rental returns are so strong that they not only cover expenses but put money back in your pocket.

These suburbs:

- **Generate strong rental yields**, ensuring positive cashflow from day one.
- **Provide financial stability**, so you're never stretched too thin.
- **Have long-term potential**, as high-yield areas often attract **future growth when investor demand increases**.

### Why This Data Gives You an Edge

Unlike many reports that highlight unreliable outliers, we've filtered and refined this list to ensure real, investable opportunities.

- **Cashflow suburbs have at least 2,000 residents and 15+ transactions in the last 12 months – meaning they're established, demand-driven markets.**
- **We focus on yield AND potential growth – ensuring that your investment generates immediate income while positioning you for capital appreciation.**

### Your Next Move

A high-yield property **isn't just about numbers** – it's about **strategic execution**. Whether it's **granny flats, dual occupancies, or short-term rentals**, the right approach can **turbocharge your cashflow and long-term wealth**.

If you're serious about **maximising your returns**, our **Investment Masterclass** will walk you through the **exact strategies to build a recession-proof portfolio**.

Your next **high-yield investment** is waiting – **analyse the data, take action, and start creating cashflow freedom today**.

**Jon Giaan**

Senior Research Analyst

I Love Real Estate



# New South Wales

| Suburb        | Post-code | Suburb \$ Median | Rental Yield | Vacancy Rate | Growth (12mth) | Growth (10yrs) | DOM | Sales Volume | Population |
|---------------|-----------|------------------|--------------|--------------|----------------|----------------|-----|--------------|------------|
| West Wyalong  | 2671      | \$382,500.00     | 7%           | 1%           | -12%           | 11%            | 85  | 24           | 3037       |
| Wellington    | 2820      | \$330,000.00     | 7%           | 2%           | 0%             | 9%             | 104 | 74           | 4096       |
| Narrandera    | 2700      | \$320,000.00     | 7%           | 2%           | 2%             | 8%             | 65  | 68           | 4369       |
| Narrabri      | 2390      | \$415,000.00     | 6%           | 1%           | -8%            | 3%             | 82  | 89           | 7327       |
| Moree         | 2400      | \$375,000.00     | 6%           | 1%           | 14%            | 4%             | 85  | 74           | 8962       |
| Deniliquin    | 2710      | \$357,500.00     | 6%           | 1%           | 6%             | 6%             | 54  | 76           | 7432       |
| Coonabarabran | 2357      | \$310,000.00     | 6%           | 1%           | 7%             | 5%             | 104 | 31           | 3477       |
| South Kempsey | 2440      | \$430,000.00     | 6%           | 1%           | 18%            | 12%            | 64  | 45           | 2604       |
| Narromine     | 2821      | \$397,125.00     | 6%           | 2%           | 1%             | 5%             | 79  | 48           | 4608       |
| Finley        | 2713      | \$315,000.00     | 6%           | 2%           | -2%            | 8%             | 84  | 27           | 2455       |



# Victoria

| Suburb        | Post-code | Suburb \$ Median | Rental Yield | Vacancy Rate | Growth (12mth) | Growth (10yrs) | DOM | Sales Volume | Population |
|---------------|-----------|------------------|--------------|--------------|----------------|----------------|-----|--------------|------------|
| Echuca        | 3564      | \$607,250.00     | 17%          | 1%           | -              | 7%             | 69  | 230          | 15056      |
| Warracknabeal | 3393      | \$215,000.00     | 8%           | 0%           | 2%             | 7%             | 60  | 44           | 2359       |
| Nhill         | 3418      | \$253,000.00     | 6%           | 1%           | -5%            | 9%             | 97  | 42           | 2401       |
| St Arnaud     | 3478      | \$297,500.00     | 6%           | 1%           | -4%            | 9%             | 96  | 32           | 2318       |
| Merbein       | 3505      | \$420,000.00     | 6%           | 2%           | 36%            | 9%             | 40  | 66           | 2770       |
| Cobram        | 3644      | \$395,000.00     | 6%           | 2%           | 1%             | 5%             | 134 | 101          | 6148       |
| Morwell       | 3840      | \$355,000.00     | 6%           | 3%           | 4%             | 9%             | 75  | 396          | 14389      |
| Rochester     | 3561      | \$405,000.00     | 6%           | 1%           | 36%            | 6%             | 182 | 47           | 3154       |
| Numurkah      | 3636      | \$390,000.00     | 6%           | 0%           | -              | 6%             | 104 | 72           | 4604       |
| Mooroopna     | 3629      | \$452,500.00     | 6%           | 1%           | 16%            | 7%             | 66  | 120          | 8312       |



# Queensland

| Suburb           | Post-code | Suburb \$ Median | Rental Yield | Vacancy Rate | Growth (12mth) | Growth (10yrs) | DOM | Sales Volume | Population |
|------------------|-----------|------------------|--------------|--------------|----------------|----------------|-----|--------------|------------|
| Townview         | 4825      | \$270,000.00     | 12%          | -            | 6%             | -2%            | 180 | 26           | 2067       |
| Sunset           | 4825      | \$260,000.00     | 10%          | -            | 6%             | -2%            | 108 | 27           | 2137       |
| Biloela          | 4715      | \$365,000.00     | 8%           | 0%           | 18%            | 1%             | 29  | 91           | 5692       |
| Home Hill        | 4806      | \$295,000.00     | 8%           | 0%           | 14%            | 6%             | 71  | 43           | 2876       |
| Ingham           | 4850      | \$290,000.00     | 8%           | 0%           | 15%            | 5%             | 41  | 69           | 4455       |
| Longreach        | 4730      | \$275,000.00     | 7%           | 1%           | 4%             | 1%             | 182 | 33           | 3124       |
| St George        | 4487      | \$257,500.00     | 7%           | -            | 3%             | 1%             | 131 | 32           | 3130       |
| Mount Morgan     | 4714      | \$319,000.00     | 7%           | 3%           | 38%            | 12%            | 40  | 61           | 2018       |
| Emerald          | 4720      | \$450,000.00     | 7%           | 1%           | 20%            | 5%             | 36  | 433          | 14904      |
| Rockhampton City | 4700      | \$381,000.00     | 7%           | -            | 28%            | 7%             | 31  | 61           | 2059       |



# Western Australia

| Suburb           | Post-code | Suburb \$ Median | Rental Yield | Vacancy Rate | Growth (12mth) | Growth (10yrs) | DOM | Sales Volume | Population |
|------------------|-----------|------------------|--------------|--------------|----------------|----------------|-----|--------------|------------|
| Derby            | 6728      | \$287,500.00     | 12%          | 0%           | 40%            | -1%            | 93  | 53           | 3222       |
| Baynton          | 6714      | \$755,000.00     | 11%          | 1%           | 10%            | 3%             | 50  | 101          | 4496       |
| South Hedland    | 6722      | \$479,000.00     | 10%          | 1%           | 0%             | -1%            | 90  | 207          | 11046      |
| Pegs Creek       | 6714      | \$540,000.00     | 10%          | 1%           | 8%             | 3%             | 72  | 57           | 2050       |
| Millars Well     | 6714      | \$549,000.00     | 10%          | 1%           | 13%            | 4%             | 64  | 47           | 2104       |
| Nickol           | 6714      | \$628,500.00     | 10%          | 1%           | 12%            | 4%             | 53  | 86           | 4938       |
| Kalgoorlie       | 6430      | \$345,000.00     | 10%          | 2%           | -4%            | 0%             | 50  | 84           | 3711       |
| Boulder          | 6432      | \$339,500.00     | 9%           | 2%           | 19%            | 2%             | 55  | 124          | 4872       |
| South Kalgoorlie | 6430      | \$373,500.00     | 9%           | 2%           | 11%            | 2%             | 43  | 102          | 4416       |
| Bulgarr          | 6714      | \$536,500.00     | 9%           | 1%           | 8%             | 3%             | 59  | 63           | 2990       |



| Suburb            | Post-code | Suburb \$ Median | Rental Yield | Vacancy Rate | Growth (12mth) | Growth (10yrs) | DOM | Sales Volume | Population |
|-------------------|-----------|------------------|--------------|--------------|----------------|----------------|-----|--------------|------------|
| Roxby Downs       | 5725      | \$235,000.00     | 8%           | 4%           | -10%           | -4%            | 280 | 55           | 3671       |
| Port Pirie West   | 5540      | \$239,000.00     | 8%           | 0%           | 32%            | 9%             | 63  | 55           | 2556       |
| Bordertown        | 5268      | \$295,000.00     | 7%           | 1%           | 6%             | 6%             | 32  | 44           | 3095       |
| Port Augusta      | 5700      | \$270,000.00     | 7%           | 1%           | 19%            | 5%             | 59  | 148          | 6437       |
| Whyalla Stuart    | 5608      | \$225,000.00     | 7%           | 2%           | 10%            | 3%             | 46  | 113          | 6476       |
| Whyalla Norrie    | 5608      | \$250,000.00     | 6%           | 2%           | 8%             | 2%             | 45  | 124          | 6288       |
| Risdon Park South | 5540      | \$360,000.00     | 6%           | -            | 14%            | 3%             | 37  | 31           | 2230       |
| Port Augusta West | 5700      | \$315,000.00     | 6%           | 1%           | 15%            | 2%             | 58  | 54           | 4046       |
| Port Pirie South  | 5540      | \$357,000.00     | 6%           | 0%           | 32%            | 8%             | 46  | 94           | 3878       |
| Berri             | 5343      | \$380,000.00     | 6%           | 1%           | 13%            | 10%            | 56  | 68           | 4143       |

## Cashflow Champions: Suburbs Powering Ahead in September

The September numbers are in, and **cash flow opportunities remain strong across the country.**

In New South Wales, West Wyalong continues to stand out for **investors chasing consistent rental income in affordable markets.**

Victoria once again tops the leaderboard, with Echuca maintaining **exceptional yields that highlight the power of regional investing.**

**Queensland remains a magnet for high returns,** with Townview offering some of the best yields in the state's resource-driven regions.

Across Western Australia, Derby continues to shine as **one of the nation's highest-yielding suburbs,** supported by tight vacancies and strong rental demand.

And in South Australia, Port Pirie West once again proves its reliability as a **cash flow performer for smart investors.**

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!

### She Lost Her Marriage, Survived a Tsunami, Then Built a \$2M Portfolio!



Alex has an unwavering belief that life's challenges can be stepping stones to something greater. From escaping a toxic marriage and surviving the 2004 tsunami in Thailand with her children, to turning rundown houses into safe havens for women in need, she's faced every obstacle with a refusal to give up. She built her property portfolio while raising her kids to dream big and give back.

Her impact reaches beyond bricks and mortar. Whether helping women in Nepal, volunteering in African orphanages or planning her next property move, Alex's story is proof that resilience and generosity can change the world. She now enjoys the freedom she once only dreamed of, but her greatest legacy is the hope she's inspired in others, showing that no matter where you start you can create a life you truly love.

### How Starting Small Led to Big Dreams: Jason and Sarah's Road to Real Estate Success



This young couple started with a modest portfolio and a drive to do more. After joining the community, they dove into education, took bold action and turned opportunities into big wins. Their journey includes transforming properties through renovations, navigating subdivision projects, and leveraging Airbnb for additional cash flow.

Along the way, they achieved remarkable results, including creating \$2 million in equity and substantial positive cash flow – all while balancing life, work, and even planning for a new baby. Jason and Sarah's story is a testament to what's possible with determination and a clear strategy.

## A Single Mum Fresh Off A Divorce Now Has Her Own Home & Three Investment Properties



Julie, a single mum and remote area nurse, faced emotional and financial hardship after her divorce. With a young daughter to care for, a demanding job that kept her away from home, and mounting debt that led to bankruptcy, she felt overwhelmed and isolated. Determined to create a better life, she took a leap of faith and joined ILRE, finding renewed purpose and the tools she needed to rebuild her future through property investing.

Through mindset shifts and strategic action, Julie successfully completed several joint venture renovation-and-flip deals, turning profits and gaining financial stability. Her growing confidence led her to start her own renovation company and build an impressive portfolio, now including her own home and three investment properties with over \$1 million in equity. More than financial gain, Julie found empowerment – and she hopes her story inspires others, especially her grandson, to believe that anything is possible.

## They Went From Losing \$32,000 A Year To Earning \$140,000 Annually In Passive Cashflow



Julie and Laurie met after their divorces and quickly became both partners in life and business. Despite working tirelessly in their own careers and investing in property, they found themselves trapped in negative cash flow due to poor advice and costly mistakes. With no asset protection and mounting financial pressure, they joined ILRE and quickly realised just how off-track their property journey had been. By restructuring their approach and selling underperforming properties, they

turned a \$32,337 negative cash flow into a \$12,198 positive one, laying the foundation for future success.

From there, the couple completed several strategic deals, including subdivisions, renovations, and a 15-unit rental block, which dramatically increased their income. They now enjoy a positive cash flow of nearly \$140,000 per year, minimal debt, and the freedom to spend more time with loved ones and give back to their community.

## How a Bookkeeper Became a \$3M Property Mogul



Justine's world fell apart when her 21-year marriage ended, leaving her to rebuild as a single mother and business owner. Determined to create stability for her children, she reignited her passion for property and found hope through the ILRE community.

Despite financial challenges, she invested in her education and threw herself into property deals. From renovating a rundown "crack shack" to securing a profitable development approval, Justine tackled each project with resilience and creativity. She involved her children every step of the way, teaching them life-changing lessons about property and perseverance. Today, with over \$3 million in deals completed, Justine is living her dream and building a future filled with freedom, family, and exciting new goals.

## Inspiring Single Mother Earns \$2.9 Million In Less Than Two Years As A Property Investor



Emma faced years of bullying, trauma, and toxic relationships before becoming a single mum and burnt-out entrepreneur. Searching for a better way to earn, she joined ILRE and learned how to invest in property the right way. After a rough start, she found success with commercial and residential deals, gaining confidence and financial momentum.

In less than two years, Emma grew her portfolio from \$850,000 to over \$8.7 million, built \$4.1 million in equity, and now earns \$361,000 in passive income annually. She finally has the freedom to focus on her daughter, her health, and a life she loves – proving that resilience and the right guidance can change everything.

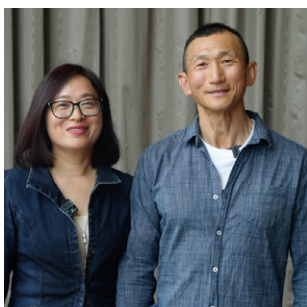
## From Zero Properties And Experience To Making \$2.5 Million In Profit Via Property Investing



Chris started with nothing but a dream and a drive to escape the 9–5 grind. After a failed business and little savings, he joined ILRE and slowly stepped into property investing. His early deals were modest – starting with a small unit and then renovating his PPR – but they laid the foundation. Not every deal was a win, with one project earning just \$23,000 instead of the expected \$150,000. But Chris kept going, learning from his mistakes and steadily building momentum.

Now, Chris focuses on high-end developments, including townhouses, luxury duplexes, and apartment builds. With over \$34 million in combined property value, nearly \$6.5 million in profits, and financial freedom secured, he's left his job and pays himself through property. ILRE gave him the tools to turn uncertainty into success, and today, he enjoys a life of freedom, health, and purpose – while helping others do the same.

## A Real Zero-To-Hero Couple Who Went From A Fresh Start In Australia To Millionaires



Carrie and Felix took a massive leap of faith, leaving behind stable lives in China to start fresh in Australia with nothing. Despite early missteps in property investing – including buy-and-hold strategies that left them with a \$40,000 negative cash flow – Carrie found ILRE and later brought Felix on board. Once they joined Platinum, everything changed. Their first strategic deal earned them \$120,000, and they soon discovered their niche: retrofit rooming projects, which turned underperforming properties into high-cash-flow assets.

With growing confidence and an expanding A-team, the couple took on increasingly ambitious projects, including a major shopping centre acquisition. Through smart negotiations and hands-on management, they transformed its value from \$706,000 to a potential \$2.46 million. From a single PPR to a \$6 million portfolio, \$3.5 million in equity, and over \$200,000 in annual positive cash flow, Carrie and Felix have built a thriving property empire – proving that with courage, ethics, and the right guidance, 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.