



I LOVE REAL ESTATE EXCLUSIVE DATA,
RESEARCH AND GROWTH REPORTS

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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

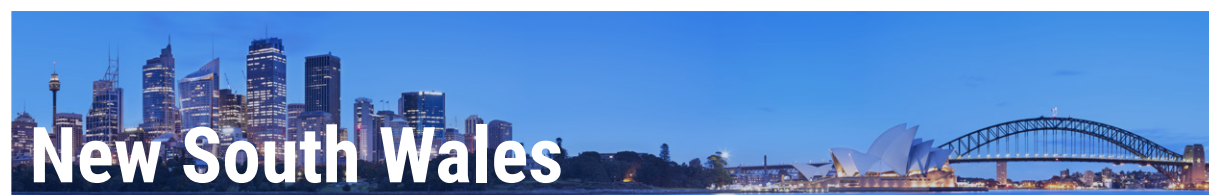
Data is just the beginning—**strategy is what turns information into profits**. If you want to master capital growth strategies and learn exactly how to **position yourself in the right markets**, our **Investment Masterclass** will give you the tools to take action.

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 (10yrs)	DOM	Sales Volume	Population
Maryland	15%	2287	\$890,000.00	4%	2%	8%	17	93	7714
Gorokan	14%	2263	\$812,500.00	4%	2%	8%	23	198	8624
Raymond Terrace	14%	2324	\$725,000.00	5%	2%	9%	29	244	13453
Lake Munmorah	12%	2259	\$800,000.00	4%	2%	8%	43	85	5084
Edgeworth	12%	2285	\$856,000.00	4%	4%	9%	17	116	6401
Werrington	12%	2747	\$860,000.00	4%	3%	5%	28	132	5328
St Marys	11%	2760	\$890,000.00	4%	2%	5%	23	232	13256
East Maitland	11%	2323	\$800,000.00	4%	3%	8%	28	203	11860
Rutherford	11%	2320	\$750,125.00	4%	1%	8%	25	282	13091
Blue Haven	11%	2262	\$820,000.00	4%	2%	7%	23	106	6563



Victoria

Suburb	Growth (12mth)	Post-code	Suburb \$ Median	Rental Yield	Vacancy Rate	Growth (10yrs)	DOM	Sales Volume	Population
Keilor Downs	15%	3038	\$875,000.00	4%	2%	6%	27	105	9857
Frankston North	15%	3200	\$687,000.00	4%	1%	9%	27	132	5711
Burnside	14%	3023	\$830,000.00	4%	4%	6%	31	75	5800
Gladstone Park	14%	3043	\$815,000.00	4%	2%	6%	20	129	8213
Meadow Heights	13%	3048	\$672,500.00	4%	2%	7%	24	156	14890
Melton South	13%	3338	\$570,000.00	4%	7%	8%	26	323	11362
Broadmeadows	12%	3047	\$635,500.00	4%	2%	5%	27	182	12524
Bell Park	11%	3215	\$680,000.00	4%	2%	7%	22	81	5602
Carrum Downs	11%	3201	\$780,000.00	4%	1%	8%	7	384	21976
Corio	11%	3214	\$541,000.00	4%	2%	9%	22	361	15497



Queensland

Suburb	Growth (12mth)	Post-code	Suburb \$ Median	Rental Yield	Vacancy Rate	Growth (10yrs)	DOM	Sales Volume	Population
Doolandella	31%	4077	\$850,000.00	4%	1%	7%	25	117	7123
Browns Plains	24%	4118	\$835,000.00	4%	2%	10%	24	123	6632
Bundamba	23%	4304	\$720,250.00	4%	2%	10%	20	134	6542
Woodridge	21%	4114	\$702,500.00	4%	1%	10%	25	158	12982
Labrador	18%	4215	\$875,000.00	5%	1%	9%	33	273	18643
Yarrabilba	18%	4207	\$790,500.00	4%	4%	8%	24	370	10240
Goodna	18%	4300	\$725,000.00	4%	2%	10%	23	177	10391
Richlands	18%	4077	\$717,450.00	5%	2%	7%	28	128	5621
Collingwood Park	17%	4301	\$811,000.00	4%	4%	10%	22	170	9246
Eagleby	16%	4207	\$709,900.00	4%	1%	10%	25	236	13594



Western Australia

Suburb	Growth (12mth)	Post-code	Suburb \$ Median	Rental Yield	Vacancy Rate	Growth (10yrs)	DOM	Sales Volume	Population
Swan View	20%	6056	\$765,000.00	5%	2%	7%	34	129	7889
East Cannington	19%	6107	\$811,000.00	5%	2%	5%	31	104	6512
South Lake	18%	6164	\$845,000.00	4%	2%	7%	43	81	5831
Queens Park	18%	6107	\$753,000.00	5%	1%	5%	29	111	7268
Midland	17%	6056	\$600,000.00	5%	1%	5%	36	164	6335
Kewdale	17%	6105	\$840,500.00	4%	1%	5%	26	96	7397
Girrawheen	17%	6064	\$700,000.00	5%	1%	6%	34	146	8897
Kelmscott	17%	6111	\$687,500.00	5%	2%	6%	28	219	10575
Cannington	16%	6107	\$685,000.00	5%	1%	4%	28	89	6875
Ballajura	16%	6066	\$835,000.00	5%	1%	6%	37	180	18459



Suburb	Growth (12mth)	Post-code	Suburb \$ Median	Rental Yield	Vacancy Rate	Growth (10yrs)	DOM	Sales Volume	Population
Kilburn	17%	5084	\$855,000.00	4%	1%	8%	23	43	5633
Pooraka	16%	5095	\$827,500.00	4%	2%	9%	19	100	7583
Valley View	15%	5093	\$865,000.00	4%	2%	9%	20	117	6405
Gawler East	14%	5118	\$760,000.00	4%	3%	9%	29	119	5689
Seaford Meadows	14%	5169	\$800,000.00	4%	1%	8%	17	89	5102
Modbury North	14%	5092	\$851,000.00	4%	3%	9%	20	84	5704
Salisbury	14%	5108	\$720,000.00	4%	1%	10%	22	90	8841
Salisbury Downs	14%	5108	\$735,000.00	4%	1%	9%	22	68	6296
Elizabeth Downs	14%	5113	\$590,000.00	4%	3%	13%	26	140	5160
Salisbury East	13%	5109	\$747,200.00	4%	2%	10%	21	122	9273

Australia's Property Winners for 2026 Are Emerging...

The February 2026 numbers have landed, and they tell a very clear story – momentum hasn't disappeared from the Australian market.

In **New South Wales**, Maryland and Gorokan are pushing ahead with strong annual gains, showing how affordability corridors around major centres are now attracting both homeowners and investors chasing value.

Victoria is also gathering pace again, with Keilor Downs and Frankston North demonstrating renewed confidence as buyers return to practical, entry-level suburbs supported by infrastructure and population growth.

Queensland continues to lead the charge, with Doolandella and Browns Plains producing standout results as demand spills outward from Brisbane's inner ring into high-yield, family-friendly locations.

Over in **Western Australia**, Swan View and East Cannington are maintaining impressive growth thanks to tight vacancy rates and ongoing employment strength.

Meanwhile **South Australia** quietly performs, with Kilburn and Pooraka reinforcing why Adelaide's affordable northern suburbs remain firmly on investors' radar.

This isn't opinion – it's current, measurable market evidence. But information alone doesn't build a portfolio. Understanding how to use it does.

That's exactly why the **Property Genius Blueprint** exists – a practical, step-by-step framework designed to help you identify the right strategy for your situation.

If you're serious about your next purchase, now is the moment to create your Blueprint and start using this market instead of watching it.

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

A Transformative Journey From Self-Doubt to Real Estate Success



At 59, Jenni faced a crossroads. Years in a toxic relationship had left her broken, but she refused to let it define her..

Determined to reclaim her future, she joined I Love Real Estate, set a bold goal – to recoup her investment within a year – and crushed it. Her first two deals in Bundaberg flipped a projected \$40K loss into a \$100K gain through strategic renovations.

But her transformation didn't stop with profits. She turned her family home into a record-breaking \$2.95M sale, symbolising a new chapter.

Now, she's building a multimillion-dollar wellness retreat, blending her real estate acumen with her passion for giving back.

From Shed Living to Multi-Million Dollar Success



Gary dreamed of raising his kids on a spacious property but had little equity and a modest income. After joining I Love Real Estate (ILRE), he took a bold step, buying land for \$570K and living in a shed for six years to fund his vision.

His first project turned a \$256K profit. From there, he scaled fast, developing townhouses, building his dream home and leading a \$27M business with 31 homes under construction.

With a helicopter, a luxury retreat in the works and a commitment to giving back, Gary proves that big dreams, backed by action, create extraordinary success.

Susan's Journey From Struggles to Success



As a single mother with two kids, Susan faced financial struggles, earning just \$27K a year with \$35K in debt. But in 2017, she took a leap of faith and joined I Love Real Estate (ILRE)—a decision that changed everything.

Her first major deal was an old doctor's surgery, which she transformed into a thriving clinic and Airbnb, generating \$57K in passive income and adding \$500K in value. Next, she bought and renovated a beachfront property sight unseen, turning it into another successful Airbnb. A joint venture with her son followed, further expanding her portfolio.

Now running a thriving business with five clinicians, Susan enjoys \$112K in passive income and a \$1.8M net worth. Her advice? Keep going—because success comes to those who take action.

How Cecilia and Bunawat Achieved Financial Freedom Through Real Estate



Drowning in debt with a combined income of \$50K, Cecilia and Bunawat never imagined financial freedom was within reach. But after attending an I Love Real Estate bootcamp, they made a bold choice—purchasing land instead of a city apartment, shifting their future forever.

They bought two properties in Werribee, then took their first big leap—flipping a Traralgon home for a \$22K profit. With growing confidence, they tackled bigger projects, including a duplex development that earned them a staggering \$920K.

Now, with a net worth of \$2.1M, Bunawat works as a full-time mortgage broker, and they use their success to help family and friends secure better futures. Their journey proves that with mindset shifts, education, and action, anything is possible..

From Siberia to Real Estate Success in Australia: The Inspiring Journey of Maria and Bill



Maria's path from a small Siberian town is a story of grit, resilience, and reinvention. A natural entrepreneur, she started young, selling homemade vodka and running small businesses but real estate became her true calling.

After meeting Bill, a seasoned builder, they became an unstoppable duo. They flipped their first property, tackled a six-townhouse development against all odds, and turned dilapidated homes into gold. Maria also revived a builders cleaning business, creating a steady cash flow to fuel their investments.

From overcoming financial struggles to building their dream home, Maria and Bill's journey proves that with the right mindset and a strong partnership, success is inevitable.

Turning Real Estate Challenges into a Multi-Million Dollar Success Story



Michael started his real estate journey with little knowledge and plenty of setbacks. After struggling with his first investments, he joined I Love Real Estate in 2016—and everything changed.

A breakthrough came when he bought a house at a council auction for \$18,500, spent \$20K on renovations, and flipped it for a \$100K profit. From there, he built a granny flat, ventured into rooming houses, and expanded aggressively, completing over 20 rooming house projects.

Now generating \$296K annually, Michael has stepped away from the family business, achieving full financial freedom. His next move? Traveling the world while managing his thriving portfolio remotely. His journey proves that education, strategy, and persistence unlock unlimited potential.

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.