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# Family-Friendly Living: Top 20 Suburbs for Raising a Family in Australia

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# SUMMARY

## **Family-Friendly Living: Top 20 Suburbs for Raising a Family in Australia**

Our 'Family-Friendly Living: Top 20 Suburbs for Raising a Family in Australia' report encapsulates the essence of the Australian dream for a family home. It unveils the finest suburbs for family living by weaving a national tapestry of localities that meet stringent, family-centric criteria—balancing market accessibility, affordability, community structure and quality of life.

Western Australia's suburbs like Jindalee and Landsdale stand out with their proximity to Perth's vibrant lifestyle and community-driven spirit. They champion affordability and a balanced market, making them ideal for families seeking both urban conveniences and suburban tranquillity.

The Northern Territory's Johnston and Humpty Doo echo the call for spacious, serene living environments, just a short commute from the bustling heart of Darwin, offering a unique blend of outback charm and urban proximity.

Queensland's Ormeau Hills and Windaroo highlight a quintessential blend of Gold Coast's leisurely lifestyle with Brisbane's economic heartbeat, maintaining a family-oriented atmosphere amidst Queensland's picturesque backdrop.

In South Australia, Mawson Lakes and Banksia Park are lauded for their strong community bonds, underpinned by Adelaide's cultural tapestry and economic stability, ensuring a well-rounded lifestyle for families.

Victoria's Seabrook and Taylors Hill boast lush landscapes and community amenities, all within reach of Melbourne's thriving hub, ensuring families have access to both nature's tranquillity and urban sophistication.

The Australian Capital Territory's contributions, such as Forde and Nicholls, represent Canberra's best, with their outstanding community services and proximity to the capital's educational and cultural institutions, aligning with the desires of modern families for a comprehensive living experience.

This carefully curated report aims to provide journalists with insightful, state-specific findings that not only draw attention but also serve as a foundational resource for stories that resonate with families and individuals across Australia. It's a guiding light for those seeking the ideal balance between affordability, lifestyle, and family values in the heart of Australia's most welcoming suburbs.

# TOP 20 NATIONAL

Rank	State	Suburb	Sale Price Median Houses	Family Household (%)	City distance (km)	Buyer Index	Median multiple
1	WA	Wandi 6167	\$587,500	84	27	6	4
2	WA	Jindalee 6036	\$665,000	86	38	5	4
3	WA	Harrisdale 6112	\$625,000	88	20	3	5
4	WA	Caversham 6055	\$600,000	82	14	4	5
5	WA	Jane Brook 6056	\$625,000	84	23	5	5
6	WA	Tapping 6065	\$635,000	86	27	3	5
7	WA	Aubin Grove 6164	\$672,750	86	24	5	5
8	SA	Hewett 5118	\$660,000	91	41	6	5
9	NT	Johnston 0832	\$632,500	78	14	6	5
10	NT	Humpty Doo 0836	\$675,000	79	5	7	5
11	WA	Wattle Grove 6107	\$675,000	87	16	4	5
12	QLD	Deebing Heights 4306	\$635,000	82	35	5	5
13	WA	Landsdale 6065	\$698,000	89	16	4	5
14	WA	Yangebup 6164	\$556,500	76	19	4	5
15	WA	Beeliar 6164	\$656,500	80	21	5	5
16	WA	Burns Beach 6028	\$1,030,000	93	29	5	5
17	WA	Pearsall 6065	\$615,000	79	19	4	5
18	QLD	Belivah 4207	\$624,000	89	35	4	5
19	WA	Darch 6065	\$725,000	90	16	3	5
20	WA	Success 6164	\$651,400	76	21	4	5

# TOP 20 SYDNEY

Rank	State	Suburb	Sale Price Median Houses	Family Household (%)	City distance (km)	Buyer Index	Median multiple
1	NSW	Bardia 2565	\$885,000	89	34	4	7
2	NSW	Claremont Meadows 2747	\$865,000	86	43	5	7
3	NSW	Woodcroft 2767	\$933,500	90	33	3	7
4	NSW	Glendenning 2761	\$850,000	89	35	3	7
5	NSW	Spring Farm 2570	\$942,000	87	50	3	7
6	NSW	Plumpton 2761	\$861,000	86	37	3	7
7	NSW	Holsworthy 2173	\$1,030,000	89	34	3	7
8	NSW	Currans Hill 2567	\$870,000	82	45	4	7
9	NSW	Colebee 2761	\$1,300,000	94	36	7	7
10	NSW	Erskine Park 2759	\$970,000	87	38	3	7
11	NSW	Mount Annan 2567	\$1,040,000	87	46	3	8
12	NSW	Minchinbury 2770	\$930,000	86	36	6	8
13	NSW	McGraths Hill 2756	\$935,000	82	44	3	8
14	NSW	Middleton Grange 2171	\$1,025,000	91	34	4	8
15	NSW	Elderslie 2570	\$980,000	79	50	3	8
16	NSW	Glenfield 2167	\$951,000	82	31	5	8
17	NSW	Cecil Hills 2171	\$1,112,000	91	34	3	8
18	NSW	Harrington Park 2567	\$1,427,500	90	47	4	9
19	NSW	Empire Bay 2257	\$898,150	79	43	5	9
20	NSW	Caddens 2747	\$1,251,000	85	45	4	9

# TOP 20 MELBOURNE

Rank	State	Suburb	Sale Price Median Houses	Family Household (%)	City distance (km)	Buyer Index	Median multiple
1	VIC	Botanic Ridge 3977	\$801,250	91	44	6	6
2	VIC	Burnside Heights 3023	\$755,500	93	20	4	6
3	VIC	Seabrook 3028	\$742,000	82	19	3	7
4	VIC	Lynbrook 3975	\$820,000	89	37	7	7
5	VIC	Lyndhurst 3975	\$915,000	91	36	7	7
6	VIC	Taylors Hill 3037	\$891,000	90	21	3	7
7	VIC	Cockatoo 3781	\$750,000	80	49	4	7
8	VIC	Selby 3159	\$860,000	83	38	4	7
9	VIC	Diamond Creek 3089	\$950,000	85	24	5	7
10	VIC	Sandhurst 3977	\$1,075,000	89	37	5	7
11	VIC	Upwey 3158	\$860,500	81	33	3	7
12	VIC	Beaconsfield 3807	\$917,500	81	44	6	7
13	VIC	Seville 3139	\$870,000	83	46	6	7
14	VIC	Montrose 3765	\$850,000	79	33	3	7
15	VIC	The Basin 3154	\$825,000	79	32	3	7
16	VIC	Coldstream 3770	\$784,975	81	35	7	7
17	VIC	Mount Evelyn 3796	\$845,000	80	37	3	7
18	VIC	Mooroolbark 3138	\$827,000	79	32	3	8
19	VIC	Hurstbridge 3099	\$903,000	82	28	4	8
20	VIC	Eltham North 3095	\$1,160,000	90	20	3	8

# TOP 20 BRISBANE

Rank	State	Suburb	Sale Price Median Houses	Family Household (%)	City distance (km)	Buyer Index	Median multiple
1	QLD	Deebing Heights 4306	\$635,000	82	35	5	5
2	QLD	Belivah 4207	\$624,000	89	35	4	5
3	QLD	Virginia 4014	\$809,500	76	11	3	6
4	QLD	Karana Downs 4306	\$725,000	85	21	3	6
5	QLD	Ormeau Hills 4208	\$749,000	87	42	4	6
6	QLD	Windaroo 4207	\$700,000	84	35	3	6
7	QLD	Eatons Hill 4037	\$924,000	91	17	3	6
8	QLD	Bardon 4065	\$1,135,000	77	5	4	6
9	QLD	Highvale 4520	\$1,050,000	91	23	5	6
10	QLD	Jindalee 4074	\$790,000	83	11	3	6
11	QLD	Karalee 4306	\$872,500	88	22	3	6
12	QLD	Griffin 4503	\$690,000	81	22	3	6
13	QLD	Chelmer 4068	\$1,190,000	82	7	4	6
14	QLD	Gumdale 4154	\$1,200,000	93	14	4	6
15	QLD	Everton Hills 4053	\$825,000	79	10	3	6
16	QLD	Fig Tree Pocket 4069	\$1,350,000	88	9	4	6
17	QLD	Petrie 4502	\$671,750	78	24	3	7
18	QLD	Cedar Vale 4285	\$822,000	89	46	3	7
19	QLD	Geebung 4034	\$799,000	74	11	3	7
20	QLD	Pine Mountain 4306	\$1,000,000	88	32	3	7

# TOP 20 ADELAIDE

Rank	State	Suburb	Sale Price Median Houses	Family Household (%)	City distance (km)	Buyer Index	Median multiple
1	SA	Hewett 5118	\$660,000	91	41	6	5
2	SA	Greenwith 5125	\$611,500	78	21	3	6
3	SA	Fairview Park 5126	\$600,000	78	19	3	6
4	SA	Redwood Park 5097	\$585,000	80	16	4	6
5	SA	Nairne 5252	\$570,300	77	31	5	6
6	SA	Sheidow Park 5158	\$700,000	83	18	4	6
7	SA	Coromandel Valley 5051	\$776,000	84	13	3	6
8	SA	Mawson Lakes 5095	\$672,500	70	13	4	6
9	SA	Banksia Park 5091	\$623,750	80	17	4	6
10	SA	Modbury North 5092	\$592,500	77	14	3	7
11	SA	Highbury 5089	\$760,000	82	13	5	7
12	SA	Hawthorndene 5051	\$810,250	81	11	7	7
13	SA	Aberfoyle Park 5159	\$670,000	78	16	3	7
14	SA	Flagstaff Hill 5159	\$790,000	83	13	4	7
15	SA	Hallett Cove 5158	\$720,000	80	18	3	7
16	SA	Woodcroft 5162	\$650,000	75	20	3	7
17	SA	Craigburn Farm 5051	\$1,152,500	89	13	6	7
18	SA	Happy Valley 5159	\$630,250	75	16	4	7
19	SA	Modbury Heights 5092	\$643,550	75	15	4	7
20	SA	Golden Grove 5125	\$700,000	74	22	4	8

# TOP 20 PERTH

Rank	State	Suburb	Sale Price Median Houses	Family Household (%)	City distance (km)	Buyer Index	Median multiple
1	WA	Wandi 6167	\$587,500	84	27	6	4
2	WA	Jindalee 6036	\$665,000	86	38	5	4
3	WA	Harrisdale 6112	\$625,000	88	20	3	5
4	WA	Caversham 6055	\$600,000	82	14	4	5
5	WA	Jane Brook 6056	\$625,000	84	23	5	5
6	WA	Tapping 6065	\$635,000	86	27	3	5
7	WA	Aubin Grove 6164	\$672,750	86	24	5	5
8	WA	Wattle Grove 6107	\$675,000	87	16	4	5
9	WA	Landsdale 6065	\$698,000	89	16	4	5
10	WA	Yangebup 6164	\$556,500	76	19	4	5
11	WA	Beeliar 6164	\$656,500	80	21	5	5
12	WA	Burns Beach 6028	\$1,030,000	93	29	5	5
13	WA	Pearsall 6065	\$615,000	79	19	4	5
14	WA	Darch 6065	\$725,000	90	16	3	5
15	WA	Success 6164	\$651,400	76	21	4	5
16	WA	South Guildford 6055	\$670,000	77	12	7	5
17	WA	Chidlow 6556	\$619,000	77	41	3	6
18	WA	Currambine 6028	\$718,000	82	27	4	6
19	WA	Roleystone 6111	\$710,000	82	29	3	6
20	WA	Stoneville 6081	\$695,000	83	31	4	6



# TOP 20 ACT

Rank	State	Suburb	Sale Price Median Houses	Family Household (%)	City distance (km)	Buyer Index	Median multiple
1	ACT	Flynn 2615	\$840,000	81	12	3	6
2	ACT	Fadden 2904	\$1,060,000	86	14	5	6
3	ACT	Casey 2913	\$865,000	79	13	3	6
4	ACT	Gowrie 2904	\$867,500	83	15	5	6
5	ACT	Forde 2914	\$1,187,500	87	13	5	6
6	ACT	Bonner 2914	\$946,000	87	14	7	6
7	ACT	Macgregor 2615	\$794,000	77	13	4	6
8	ACT	Evatt 2617	\$827,925	79	9	4	6
9	ACT	Conder 2906	\$885,000	81	20	4	6
10	ACT	Ngunnawal 2913	\$767,500	72	12	5	6
11	ACT	Chisholm 2905	\$819,000	77	16	5	6
12	ACT	Latham 2615	\$760,000	72	12	3	6
13	ACT	Gordon 2906	\$837,000	76	20	4	7
14	ACT	Wanniassa 2903	\$845,000	75	14	4	7
15	ACT	Isabella Plains 2905	\$785,000	74	17	4	7
16	ACT	Kambah 2902	\$830,000	74	13	3	7
17	ACT	Duffy 2611	\$985,000	77	11	3	7
18	ACT	Nicholls 2913	\$1,205,500	84	11	5	7
19	ACT	Harrison 2914	\$1,015,000	75	10	7	7
20	ACT	Holder 2611	\$920,000	73	10	6	7

# METHODOLOGY

Our 'Family-Friendly Living' report's methodology is meticulously crafted to identify the top suburbs for raising a family in Australia, ensuring each suburb offers a harmonious balance of market conditions, affordability, community, and accessibility.

**Buyer Index:** Central to our analysis is the Buyer Index, a scale assessing market favourability. Suburbs with a score of 1 are highly competitive, seller-dominated markets, while those closer to 10 indicate buyer advantage with potential price depreciation risks. We pinpointed suburbs with a Buyer Index between 4 and 6, avoiding extremes to ensure markets are balanced and families can purchase without excessive competition or the risk of future price drops.

**For Sale Average Listings:** We considered the average number of listings to gauge market health. Suburbs with 5 to 50 listings strike an optimal balance, providing sufficient options for buyers without indicating oversupply that could lead to price instability.

**Median Multiple:** This measure compares the median house price to annual household income. A global standard is 5 years, but Australia's market often surpasses this, reflecting the country's elevated property values. We focused on suburbs with a lower median multiple, signalling more affordable and resilient markets less likely to experience drastic fluctuations.

**Family Households:** Using Census data, we selected suburbs with at least 50% family households, fostering a supportive environment for child-rearing and education, indicative of a community-oriented suburb.

**Average Household Size:** A minimum average of 2.5 persons per household was set to ensure an active, family-based community, which typically correlates with better neighbourhood amenities and services.

**Advantage Disadvantage Decile:** This socio-economic measure rates suburbs on a scale from 1 to 10 within the state, with 10 denoting the highest socio-economic status. We included suburbs with a decile of 6 or higher, reflecting better infrastructure, education, healthcare, and community services.

**Distance to City:** To maintain connectivity with urban centres, we capped the distance to a maximum of 50km from the city. This proximity allows families to enjoy the benefits of the city, such as employment opportunities and cultural amenities, while living in a more family-centric suburb.

This holistic methodology underpins our report, guiding families to suburbs that not only offer a place to live but a place to thrive. Our aim is to provide a comprehensive view of the Australian property landscape, highlighting areas that offer growth, stability, and a vibrant community lifestyle for families.