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Downsize locally:
Best and worst suburb options in Australia

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Engage in a conversation with a parent or friend over the age of 75 and you'll often find a hesitance towards the idea of apartment living. For many who have spent decades in a house with a garden, transitioning to a retirement village, villa, or townhome with a courtyard represents a more palatable form of downsizing.

Downsizing in Australia brings with it a range of practical and financial benefits, bolstered by specific government incentives. This shift to smaller, more manageable properties cuts down on maintenance, boosts lifestyle convenience through easy access to community amenities, and offers a secure 'lock-and-leave' lifestyle suited for seniors with a penchant for travel.

Financial advantages of downsizing include the liberation of equity tied up in family homes, enhancing retirement funds. This equity can augment superannuation and/or Age Pension benefits, though it's crucial to assess the impact on Age Pension entitlements due to asset tests. Moreover, downsizing can yield savings on insurance, house maintenance costs and utility expenses.

Key government incentives for senior downsizers encompass:

- The Downsizer Superannuation Contribution Program: Enables those over 55 to invest up to $300,000 from their home's sale proceeds into their superannuation, leveraging the tax benefits of the superannuation system in Australia.
- Stamp Duty Discounts: Available in certain states and territories, these discounts can substantially lower the costs linked to acquiring a downsized residence.

These initiatives are designed to mitigate the housing shortage while catering to the ageing population's needs, positioning downsizing as a compelling choice for seniors in pursuit of a secure and enriching retirement. It's advisable for seniors to obtain independent financial advice to grasp fully the downsizing implications.

However, the pursuit of suitable downsizing options is increasingly challenging across many Australian suburbs. The recent surge in house prices has heightened the demand for villas and townhomes, especially among urban buyers with existing or anticipated families, complicating the downsizing journey with a dearth of available properties and rising buyer competition.

This report delves into the optimal and least favourable suburb areas for downsizing across the nation and by capital city, aiming to guide those looking to downsize locally.

Downsize locally: Best and worst suburb options in Australia

In our initial analysis of Australian Suburb Areas (SA2s), we created two groups to examine real estate dynamics: Group A, with a younger demographic and the lowest percentage of persons aged 75 or older, and Group B, an older population with the highest percentage of persons aged 75 or older. This division into 51 SA2s in Group A and 62 in Group B revealed key insights into how age influences housing preferences.

Group A's homes, typically with 4 bedrooms, cater to the needs of younger families, while Group B prefers 3-bedroom homes, a sign of downsizing trends among older demographics. Financially, Group A's properties are more affordable at a median list price of $670,000, compared to Group B's $850,000, reflecting the premium price now paid for established areas closer to urban centres.

Household income dynamics also vary, with Group A showing a higher average household weekly income level, indicative of a younger, working population. In contrast, Group B sees lower average income levels, pointing to an older retired demographic more suited to manageable living spaces like villas, likely owning an $850,000 plus home without any debt but living with a low-income.

This study culminated in 'Downsize Locally: Best and Worst Suburb Options in Australia,' highlighting the growing demand for villas and townhomes among seniors. It emphasises the market's shift towards housing that supports ease of living for the aging population, underscoring demographic changes' impact on housing trends.

Measure	Group A Median	Group B Median
Bedroom Count Median	4	3
List Price Median	$670,000	$850,000
Over 75 (%)	**1%**	**16%**
Average Household Weekly Income	**$2,193**	**$1,169**
Family Household %	86%	67%
Non-Family Household %	14%	33%
Born in Aus %	50%	**76%**
Born Over Seas %	50%	24%
Average household size	**3.20**	**2.20**
Property Type: Detached House %	95%	83%
Property Type: Townhouse / Villa %	5%	**12%**
Property Type: Unit / Apartment %	0%	**4%**
Tenure: Fully owned %	10%	46%
Tenure: Being Purchased %	60%	25%
Tenure: Rented %	28%	22%

ANALYSIS

A correlation analysis conducted on over 2,400 Suburb Areas (SA2s) across Australia, yielding a 'Pearson correlation coefficient' of approximately 0.54 between the count of villas and townhouses ('Villas') and the count of persons aged 75 and over ('Over 75'), has significantly informed our understanding of the housing market in relation to the aging population. This moderate positive correlation underpins the analysis presented in "Downsize Locally: Best and Worst Suburb Options in Australia," illustrating a clear but nuanced relationship between the availability of villas and townhouses and the demographic needs of older Australians.

This correlation is indicative of a trend where suburbs with a higher number of villas and townhouses tend to cater more effectively to the housing demands of the aging demographic. These property types, often characterised by their single-level layouts, low maintenance requirements and community-centric designs, naturally align with the preferences and needs of older residents. The analysis suggests that certain suburbs are well-equipped to meet these demands, offering a good selection of villas and townhouses that provide both comfort and convenience for seniors looking to downsize.

However, the correlation also highlights disparities across different regions. While some suburbs showcase a robust selection of suitable housing options for the elderly, others lag significantly behind, offering poor choices for those seeking to downsize. This discrepancy could stem from various factors, including historical development patterns, zoning regulations and market dynamics, which collectively influence the availability and type of housing stock. In suburbs with a very poor selection of villas and townhouses, older residents may find it challenging to locate appropriate downsizing options that meet their needs, potentially leading to a mismatch between housing supply and demographic demand. Coupled with higher competition from younger buyers unable to afford freestanding houses and it is easy to understand why so many elderly home-owners are staying put in their current houses.

Understanding this correlation has guided our analysis by identifying suburbs that are aligned with the demographic housing demand of older Australians, as well as those that are not. This insight is crucial for stakeholders, including policymakers, developers, and urban planners, as it underscores the need for targeted interventions to increase the supply of suitable housing options in underserved areas. By focusing on the development of villas and townhouses in these regions, it's possible to better accommodate the preferences of the aging population, ensuring that seniors have access to housing that supports their lifestyle and mobility needs.

In conclusion, the moderate positive correlation between the availability of villas and townhouses and the presence of older residents has illuminated the importance of aligning housing supply with demographic trends. This analysis not only informs the current state of the housing market but also suggests a pathway forward for creating more inclusive, age-friendly communities across Australia.

WORST 20 NATIONAL - ALL CAPITALS

Rank	State	Suburb area	Suburbs	Villa Count	Persons Over 75	Villas per person	Estimated Current Listings
1	QLD	Southern Moreton Bay Islands	Karragarra Island, Lamb Island, Macleay Island, Russell Island, Coochiemudlo Island	0	1166	0.00	0
2	NSW	Kurrajong Heights - Ebenezer	East Kurrajong, Ebenezer, Freemans Reach, Glossodia, Grose Vale, Grose Wold, Kurmond, Kurrajong, Kurrajong Heights, Kurrajong Hills, Sackville, Tennyson, The Slopes, Blaxlands Ridge, Wilberforce, Bowen Mountain	19	1265	0.02	0
3	VIC	Emerald - Cockatoo	Beaconsfield Upper, Mount Burnett, Nangana, Beenak, Pakenham Upper, Clematis, Cockatoo, Dewhurst, Emerald, Avonsleigh, Gembrook	22	1020	0.02	0
4	SA	Aldgate - Stirling	Piccadilly, Scott Creek, Stirling, Upper Sturt, Bradbury, Bridgewater, Cleland, Crafers, Crafers West, Dorset Vale, Heathfield, Ironbank, Longwood, Aldgate, Mount George, Mylor	71	1317	0.05	0
5	NSW	Budgewoi - Buff Point - Halekulani	Halekulani, Budgewoi, Budgewoi Peninsula, Buff Point, Colongra	71	1114	0.06	5
6	QLD	Boonah	Fassifern, Fassifern Valley, Frazerview, Frenches Creek, Harrisville, Hoya, Kagaru, Kalbar, Kents Lagoon, Kents Pocket, Kulgun, Limestone Ridges, Lower Mount Walker, Maroon, Merryvale, Milbong, Milford, Milora, Moogerah, Moorang, Morwincha, Mount Alford, Mount Edwards, Mount Forbes, Mount French, Mount Walker, Mount Walker West, Munbilla, Mutdapilly, Obum Obum, Peak Crossing, Radford, Roadvale, Rosevale, Silverdale, Tarome, Templin, Teviotville, Blantyre, Undullah, Wallaces Creek, Warrill View, Washpool, Wilsons Plains, Woolooman, Wyaralong, Boonah, Allandale, Bunburra, Bunjurgen, Burnett Creek, Cannon Creek, Carneys Creek, Charlwood, Clumber, Coleyville, Anthony, Coochin, Coulson, Aratula, Croftby, Dugandan	96	1277	0.08	0
7	VIC	Point Nepean	Portsea, Rye, Sorrento, St Andrews Beach, Tootgarook, Blairgowrie, Fingal	205	2646	0.08	0
8	NSW	Box Head - MacMasters Beach	Daleys Point, Empire Bay, Hardys Bay, Killcare, Killcare Heights, Kincumber South, Macmasters Beach, Bensville, Pretty Beach, St Huberts Island, Wagstaffe, Bouddi, Box Head	97	1218	0.08	0
9	WA	Mundaring	Sawyers Valley, Mahogany Creek, Mundaring, Parkerville, Stoneville, Mount Helena	84	1033	0.08	1
10	WA	Safety Bay - Shoalwater	Safety Bay, Shoalwater	121	1457	0.08	1
11	SA	Craigmore - Blakeview	Blakeview, Craigmore	89	1034	0.09	2
12	WA	Lesmurdie - Bickley - Carmel	Pickering Brook, Canning Mills, Carmel, Lesmurdie, Piesse Brook, Hacketts Gully, Bickley, Paulls Valley, Walliston	101	1173	0.09	0
13	QLD	Lockyer Valley - East	Forest Hill, Glen Cairn, Glenore Grove, Hatton Vale, Kensington Grove, Kentville, Laidley, Laidley Creek West, Laidley Heights, Laidley North, Laidley South, Lake Clarendon, Lockrose, Lockyer Waters, Lynford, Morton Vale, Mount Berryman, Mulgowie, Plainland, Regency Downs, Spring Creek, Summerholm, Thornton, Blenheim, Townson, Brightview, Churchable, College View, Crowley Vale	146	1523	0.10	0
14	SA	Redwood Park	Redwood Park, Surrey Downs, Upper Hermitage, Yatala Vale, Fairview Park, Banksia Park	120	1180	0.10	0
15	NSW	Turramurra	North Turramurra, South Turramurra, Turramurra	312	2837	0.11	1
16	NSW	Pymble	Pymble, West Pymble	136	1220	0.11	1
17	VIC	Yarra Valley	Hoddles Creek, Launching Place, Millgrove, Beenak, Powelltown, Big Pats Creek, Three Bridges, Warburton, Wesburn, Woori Yallock, Yarra Junction, Yellingbo, Don Valley, East Warburton, Fernshaw, Gilderoy, Gladysdale	135	1199	0.11	0
18	NSW	Gordon - Killara	East Killara, Gordon, Killara	220	1880	0.12	0
19	VIC	Mount Eliza	Mount Eliza	240	1977	0.12	1
20	VIC	Lalor - West	Lalor	143	1163	0.12	3

BEST 20 NATIONAL - ALL CAPITALS

Rank	State	Suburb area	Suburbs	Villa Count	Persons Over 75	Villas per person	Estimated Current Listings
1	WA	Nollamara - Westminster	Westminster, Nollamara	3813	1034	3.69	24
2	WA	Innaloo - Doubleview	Doubleview, Innaloo	3442	1331	2.59	20
3	WA	Como	Como	3370	1356	2.49	19
4	VIC	Pascoe Vale	Pascoe Vale	3281	1333	2.46	31
5	NSW	Kingswood - Werrington	Kingswood, Werrington, Caddens, Claremont Meadows	2326	1150	2.02	20
6	VIC	Mordialloc - Parkdale	Mordialloc, Parkdale	3261	1640	1.99	19
7	VIC	Prahran - Windsor	Prahran, Windsor	2343	1237	1.89	13
8	VIC	Dandenong - North	Dandenong	2974	1579	1.88	12
9	WA	South Perth - Kensington	Kensington, South Perth	2261	1227	1.84	9
10	VIC	Reservoir - North East	Reservoir	2220	1247	1.78	21
11	VIC	Williamstown	Williamstown, Williamstown North	1909	1116	1.71	64
12	VIC	Mitcham (Vic.)	Mitcham	2090	1235	1.69	7
13	NSW	Oatlands - Dundas Valley	Dundas, Dundas Valley, Oatlands, Telopea	2154	1282	1.68	8
14	SA	Hindmarsh - Brompton	Ovingham, Renown Park, Ridleyton, Allenby Gardens, Bowden, Welland, West Croydon, West Hindmarsh, Brompton, Croydon, Hindmarsh	2247	1338	1.68	7
15	WA	Midland - Guildford	Guildford, Midland, Bellevue, Woodbridge	1756	1058	1.66	10
16	VIC	Mentone	Mentone	2099	1292	1.62	38
17	NSW	Ermington - Rydalmere	Dundas, Ermington, Melrose Park, Rydalmere	2185	1376	1.59	8
18	VIC	Chelsea - Bonbeach	Bonbeach, Chelsea	2197	1397	1.57	15
19	NSW	Crows Nest - Waverton	Crows Nest, Waverton, Wollstonecraft, Cammeray	1706	1092	1.56	8
20	VIC	Box Hill North	Mont Albert North, Box Hill North	2135	1372	1.56	8

WORST 10 NATIONAL - REGIONS

Rank	State	Suburb area	Suburbs	Villa Count	Persons Over 75	Villas per person	Estimated Current Listings
1	QLD	Gympie Surrounds	Fishermans Pocket, Gilldora, Glastonbury, Glen Echo, Goomboorian, Greens Creek, Gunalda, Imbil, Kandanga, Kandanga Creek, Kia Ora, Kybong, Lagoon Pocket, Lake Borumba, Langshaw, Long Flat, Marys Creek, Mcintosh Creek, Melawondi, Miva, Mooloo, Mothar Mountain, Beenaam Valley, Moy Pocket, Nahrunda, Bella Creek, Neerdie, Neusa Vale, North Deep Creek, Bells Bridge, Pie Creek, Ross Creek, Scotchy Pocket, Scrubby Creek, Tandur, The Dawn, The Palms, Theebine, Traveston, Tuchekoi, Two Mile, Upper Glastonbury, Upper Kandanga, Veteran, Bollier, Widgee Crossing North, Widgee Crossing South, Wilsons Pocket, Wolvi, Woondum, Brooloo, Amamoor, Calico Creek, Amamoor Creek, Canina, Carters Ridge, Cedar Pocket, Chatsworth, Anderleigh, Coles Creek, Coondoo, Corella, Curra, Dagun, Downsfield, East Deep Creek	4	1466	0.00	1
2	VIC	Maffra	Glenmaggie, Heyfield, Airly, Koorool, Llowalong, Maffra, Maffra West Upper, Monomak, Montgomery, Munro, Myrtlebank, Newry, Riverslea, Seaton, Stockdale, Stratford, Tinamba, Tinamba West, Valencia Creek, Walhalla East, Boisdale, Woolenook, Worrowing, Wrixon, Yangoura, Glenfalloch, Briagolong, Bundalaguah, Bushy Park, Coongulla, Dawson, Gillum	9	1284	0.01	2
3	QLD	Burrum - Fraser	Eurong, Fraser Island, Great Sandy Strait, Howard, Beelbi Creek, Pacific Haven, Prawle, Aldershot, Susan River, Takura, Tandora, Toogoom, Torbanlea, Walliebum, Unnamed Locality, Burgowan, Burrum Heads, Burrum River, Burrum Town, Cherwell, Duckinwilla, Dundathu	18	1182	0.02	0
4	QLD	Nanango	Glan Devon, Johnstown, Kunioon, Barker Creek Flat, Maidenwell, Nanango, Neumgna, Nukku, Benarkin, Benarkin North, Pimpimbudgee, Runnymede, Sandy Ridges, South East Nanango, South Nanango, Blackbutt, Blackbutt North, Blackbutt South, Taromeo, Tarong, Teelah, Wattle Camp, Wengenville, Wyalla, Brooklands, Bullcamp, Bunya Mountains, East Nanango, Ellesmere	23	1151	0.02	1
5	NSW	Wagga Wagga - East	East Wagga Wagga, Gumly Gumly, Kooringal, Lake Albert, Tatton	35	1435	0.02	1
6	NSW	Coonabarabran	Coolah, Coonabarabran, Dandry, Goolhi, Goorianawa, Gowang, Baradine, Kenebri, Mendooran, Merrygoen, Mollyan, Neilrex, Nombi, Purlewaugh, Rocky Glen, Binnaway, Tambar Springs, Ulamambri, Weetaliba, Yarragrin, Bugaldie	31	1010	0.03	0
7	QLD	Mareeba	Mareeba	40	1294	0.03	0
8	QLD	Noosa Hinterland	Federal, Kin Kin, Lake Macdonald, Noosa North Shore, Peregian Beach, Pinbarren, Pomona, Ridgewood, Ringtail Creek, Black Mountain, Tinbeerwah, Weyba Downs, Boreen Point, Como, Cooran, Cooroibah, Cooroy, Cooroy Mountain, Cootharaba, Doonan	68	2114	0.03	1
9	NSW	Grafton Surrounds	Coombadjha, Coongbar, Copmanhurst, Coutts Crossing, Cowper, Dalmorton, Deep Creek, Diggers Camp, Dilkoon, Dirty Creek, Dumbudgery, Eatonsville, Eighteen Mile, Elland, Ewingar, Fine Flower, Fortis Creek, Gilletts Ridge, Glenreagh, Glenugie, Gurranang, Halfway Creek, Banyabba, Heifer Station, Barcoongere, Ilarwill, Jackadgery, Kangaroo Creek, Barretts Creek, Keybarbin, Baryulgil, Kremnos, Kungala, Kyarran, Lake Hiawatha, Lanitza, Lavadia, Lawrence, Levenstrath, Lilydale, Lionsville, Louisa Creek, Lower Southgate, Malabugilmah, Minnie Water, Moleville Creek, Mookima Wybra, Mount Marsh, Mountain View, Mylneford, Newbold, Newton Boyd, Nymboida, Pikapene, Pillar Valley, Pulganbar, Alice, Punchbowl, Ramornie, Rushforth, Sandon, Sandy Crossing, Seelands, Shannondale, Shark Creek, Sherwood, Smiths Creek, South Arm, Southgate, Stockyard Creek, Swan Creek, The Gulf, The Pinnacles, The Sandon, The Whiteman, Towallum, Tucabia, Tullymorgan, Tyndale, Ulmarra, Upper Copmanhurst, Upper Fine Flower, Blaxlands Creek, Warragai Creek, Washpool, Waterview Heights, Wells Crossing, Whiteman Creek, Winegrove, Wombat Creek, Woodford Island, Wooli, Bom Bom, Bookram, Braunstone, Brushgrove, Buccarumbi, Bulldog, Calamia, Calliope, Cangai, Carnham, Chaelundi, Chambigne, Clarenza, Ashby, Clifden, Clouds Creek, Ashby Heights, Coaldale, Ashby Island, Coldstream, Collum Collum	48	1360	0.04	1
10	QLD	Bundaberg Surrounds - South	Eureka, Farnsfield, Givelda, Goodwood, Gregory River, Horton, Isis Central, Isis River, Kinkuna, Kullogum, North Gregory, North Isis, Pine Creek, Promisedland, Redridge, South Bingera, South Isis, Woodgate, Booyal, Alloway, Buxton, Calavos, Abington, Childers, Apple Tree Creek, Coonarr, Cordalba, Doolbi, Duingal, Electra, Elliott	42	1092	0.04	4

BEST 20 NATIONAL - REGIONS

Rank	State	Suburb area	Suburbs	Villa Count	Persons Over 75	Villas per person	Estimated Current Listings
1	QLD	Labrador	Labrador	3962	2003	1.98	15
2	QLD	Varsity Lakes	Varsity Lakes	2066	1060	1.95	9
3	QLD	Mermaid Waters	Mermaid Waters	1647	1096	1.50	10
4	QLD	Carrara	Carrara	1747	1166	1.50	21
5	VIC	Sebastopol - Redan	Redan, Sebastopol	1782	1287	1.38	7
6	NSW	Corrimal - Tarrawanna - Bellambi	Corrimal, East Corrimal, Bellambi, Tarrawanna	1921	1448	1.33	14
7	VIC	Geelong	South Geelong, Thomson, Breakwater, East Geelong, Geelong	1163	1009	1.15	6
8	QLD	Toowoomba - Central	South Toowoomba, Toowoomba City, Centenary Heights	1309	1182	1.11	5
9	QLD	Southport - South	Southport	2059	1870	1.10	14
10	QLD	Coombabah	Coombabah	1910	1742	1.10	13
11	NSW	Merewether - The Junction	Merewether, Merewether Heights, The Junction	1042	1022	1.02	10
12	QLD	Robina - East	Robina	1285	1363	0.94	6
13	NSW	Mayfield - Warabrook	Mayfield, Mayfield East, Mayfield West, Warabrook	1118	1205	0.93	9
14	QLD	Paradise Point - Hollywell	Hollywell, Paradise Point	1126	1215	0.93	7
15	WA	South Bunbury - Bunbury	South Bunbury, Bunbury	1341	1487	0.90	6
16	NSW	Lavington	Lavington, Springdale Heights	1317	1478	0.89	5
17	QLD	Mudgeeraba - Bonogin	Mudgeeraba, Bonogin, Neranwood	1017	1145	0.89	12
18	NSW	Shellharbour - Flinders	Croom, Dunmore, Flinders, Barrack Point, Shell Cove, Shellharbour	1065	1225	0.87	14
19	QLD	Nerang - Mount Nathan	Gilston, Advancetown, Mount Nathan, Nerang	1533	1782	0.86	7
20	NSW	Banora Point	Banora Point	2129	2655	0.80	7

WORST 10 GREATER SYDNEY

Rank	State	Suburb area	Suburbs	Villa Count	Persons Over 75	Villas per person	Estimated Current Listings
1	NSW	Kurrajong Heights - Ebenezer	East Kurrajong, Ebenezer, Freemans Reach, Glossodia, Grose Vale, Grose Wold, Kurmond, Kurrajong, Kurrajong Heights, Kurrajong Hills, Sackville, Tennyson, The Slopes, Blaxlands Ridge, Wilberforce, Bowen Mountain	19	1265	0.02	0
2	NSW	Box Head - MacMasters Beach	Daleys Point, Empire Bay, Hardys Bay, Killcare, Killcare Heights, Kincumber South, Macmasters Beach, Bensville, Pretty Beach, St Huberts Island, Wagstaffe, Bouddi, Box Head	97	1218	0.08	0
3	NSW	Turramurra	North Turramurra, South Turramurra, Turramurra	312	2837	0.11	1
4	NSW	Pymble	Pymble, West Pymble	136	1220	0.11	1
5	NSW	Gordon - Killara	East Killara, Gordon, Killara	220	1880	0.12	0
6	NSW	Avalon - Palm Beach	Palm Beach, Whale Beach, Avalon Beach, Clareville	177	1401	0.13	0
7	NSW	Dural - Kenthurst - Wisemans Ferry	Dural, Forest Glen, Glenorie, Kenthurst, Leets Vale, Lower Portland, Maroota, Middle Dural, Sackville North, South Maroota, Wisemans Ferry, Annangrove, Canoelands, Cattai	276	2058	0.13	2
8	NSW	Wahroonga (East) - Warrawee	North Wahroonga, Wahroonga, Warrawee	264	1903	0.14	2
9	NSW	Frenchs Forest - Oxford Falls	Davidson, Frenchs Forest, Oxford Falls	194	1364	0.14	3
10	NSW	Castle Hill - East	Castle Hill	222	1531	0.15	0

WORST 10 GREATER MELBOURNE

Rank	State	Suburb area	Suburbs	Villa Count	Persons Over 75	Villas per person	Estimated Current Listings
1	VIC	Emerald - Cockatoo	Beaconsfield Upper, Mount Burnett, Nangana, Beenak, Pakenham Upper, Clematis, Cockatoo, Dewhurst, Emerald, Avonsleigh, Gembrook	22	1020	0.02	0
2	VIC	Point Nepean	Portsea, Rye, Sorrento, St Andrews Beach, Tootgarook, Blairgowrie, Fingal	205	2646	0.08	0
3	VIC	Yarra Valley	Hoddles Creek, Launching Place, Millgrove, Beenak, Powelltown, Big Pats Creek, Three Bridges, Warburton, Wesburn, Woori Yallock, Yarra Junction, Yellingbo, Don Valley, East Warburton, Fernshaw, Gilderoy, Gladysdale	135	1199	0.11	0
4	VIC	Mount Eliza	Mount Eliza	240	1977	0.12	1
5	VIC	Lalor - West	Lalor	143	1163	0.12	3
6	VIC	Wheelers Hill	Wheelers Hill	419	3382	0.12	3
7	VIC	Croydon Hills - Warranwood	Warranwood, Croydon Hills, Croydon North	172	1040	0.17	1
8	VIC	Mornington - East	Mornington	421	2285	0.18	3
9	VIC	Campbellfield - Coolaroo	Campbellfield, Coolaroo, Dallas	248	1265	0.20	2
10	VIC	Bundoora - East	Bundoora	204	1010	0.20	1

WORST 10 GREATER BRISBANE

Rank	State	Suburb area	Suburbs	Villa Count	Persons Over 75	Villas per person	Estimated Current Listings
1	QLD	Southern Moreton Bay Islands	Karragarra Island, Lamb Island, Macleay Island, Russell Island, Coochiemudlo Island	0	1166	0.00	0
2	QLD	Boonah	Fassifern, Fassifern Valley, Frazerview, Frenches Creek, Harrisville, Hoya, Kagaru, Kalbar, Kents Lagoon, Kents Pocket, Kulgun, Limestone Ridges, Lower Mount Walker, Maroon, Merryvale, Milbong, Milford, Milora, Moogerah, Moorang, Morwincha, Mount Alford, Mount Edwards, Mount Forbes, Mount French, Mount Walker, Mount Walker West, Munbilla, Mutdapilly, Obum Obum, Peak Crossing, Radford, Roadvale, Rosevale, Silverdale, Tarome, Templin, Teviotville, Blantyre, Undullah, Wallaces Creek, Warrill View, Washpool, Wilsons Plains, Woolooman, Wyaralong, Boonah, Allandale, Bunburra, Bunjurgen, Burnett Creek, Cannon Creek, Carneys Creek, Charlwood, Clumber, Coleyville, Anthony, Coochin, Coulson, Aratula, Croftby, Dugandan	96	1277	0.08	0
3	QLD	Lockyer Valley - East	Forest Hill, Glen Cairn, Glenore Grove, Hatton Vale, Kensington Grove, Kentville, Laidley, Laidley Creek West, Laidley Heights, Laidley North, Laidley South, Lake Clarendon, Lockrose, Lockyer Waters, Lynford, Morton Vale, Mount Berryman, Mulgowie, Plainland, Regency Downs, Spring Creek, Summerholm, Thornton, Blenheim, Townson, Brightview, Churchable, College View, Crowley Vale	146	1523	0.10	0
4	QLD	Beachmere - Sandstone Point	Godwin Beach, Meldale, Beachmere, Ningi, Sandstone Point, Toorbul, Donnybrook	318	2289	0.14	1
5	QLD	Redland Bay	Redland Bay	202	1154	0.18	1
6	QLD	Scarborough - Newport	Newport, Scarborough	393	1708	0.23	3
7	QLD	The Gap	The Gap	392	1372	0.29	1
8	QLD	Upper Mount Gravatt	Upper Mount Gravatt	341	1053	0.32	1
9	QLD	Margate - Woody Point	Margate, Woody Point	385	1119	0.34	1
10	QLD	Redcliffe	Redcliffe	522	1428	0.37	4

WORST 10 GREATER ADELAIDE

Rank	State	Suburb area	Suburbs	Villa Count	Persons Over 75	Villas per person	Estimated Current Listings
1	SA	Aldgate - Stirling	Piccadilly, Scott Creek, Stirling, Upper Sturt, Bradbury, Bridgewater, Cleland, Crafers, Crafers West, Dorset Vale, Heathfield, Ironbank, Longwood, Aldgate, Mount George, Mylor	71	1317	0.05	0
2	SA	Craigmore - Blakeview	Blakeview, Craigmore	89	1034	0.09	2
3	SA	Redwood Park	Redwood Park, Surrey Downs, Upper Hermitage, Yatala Vale, Fairview Park, Banksia Park	120	1180	0.10	0
4	SA	Blackwood	Blackwood, Upper Sturt, Craigburn Farm, Glenalta, Hawthorndene	148	1195	0.12	0
5	SA	St Agnes - Ridgehaven	Ridgehaven, St Agnes, Tea Tree Gully, Vista, Houghton	213	1615	0.13	1
6	SA	Highbury - Dernancourt	Dernancourt, Highbury	159	1005	0.16	0
7	SA	Aberfoyle Park	Aberfoyle Park, Chandlers Hill	228	1002	0.23	0
8	SA	Seaford - Seaford Meadows	Old Noarlunga, Port Noarlunga South, Seaford, Seaford Meadows	281	1076	0.26	0
9	SA	Woodcroft	Woodcroft	312	1076	0.29	0
10	SA	Ingle Farm	Para Vista, Walkley Heights, Ingle Farm	547	1667	0.33	0

WORST 10 GREATER PERTH

Rank	State	Suburb area	Suburbs	Villa Count	Persons Over 75	Villas per person	Estimated Current Listings
1	WA	Mundaring	Sawyers Valley, Mahogany Creek, Mundaring, Parkerville, Stoneville, Mount Helena	84	1033	0.08	1
2	WA	Safety Bay - Shoalwater	Safety Bay, Shoalwater	121	1457	0.08	1
3	WA	Lesmurdie - Bickley - Carmel	Pickering Brook, Canning Mills, Carmel, Lesmurdie, Piesse Brook, Hacketts Gully, Bickley, Paulls Valley, Walliston	101	1173	0.09	0
4	WA	Kalamunda - Maida Vale - Gooseberry Hill	Maida Vale, Kalamunda, Gooseberry Hill	326	1728	0.19	0
5	WA	Pinjarra	Point Grey, West Coolup, Birchmont, Nirimba, West Pinjarra, Blythewood, Ravenswood, Nambeelup, Meelon, Fairbridge, North Dandalup, Coolup, Barragup, Pinjarra, Oakley	212	1028	0.21	0
6	WA	Willetton	Willetton	265	1081	0.25	1
7	WA	Mandurah - North	Stake Hill, Keralup, Meadow Springs, Parklands, Madora Bay, Lakelands, San Remo	420	1603	0.26	2
8	WA	Duncraig	Duncraig	349	1302	0.27	0
9	WA	Bull Creek	Bull Creek	284	1057	0.27	0
10	WA	Mandurah - South	Dudley Park, Coodanup	487	1782	0.27	2