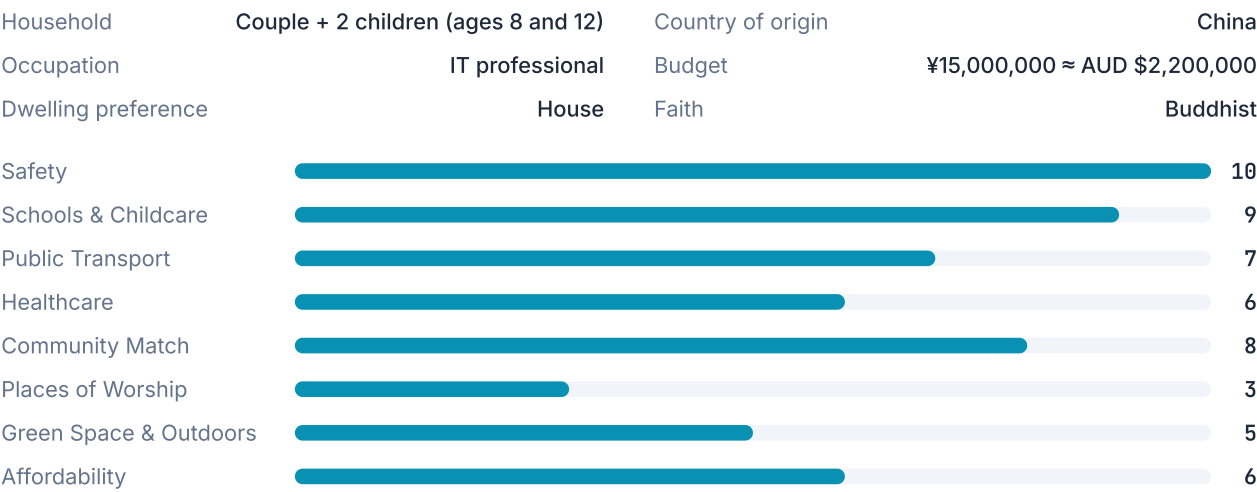


SuburbCheck Every suburb. Every score. Every insight.

Australia Relocation Report

Prepared for: Li Wei & Family · 2026-08-10
SAMPLE REPORT

1 · Your relocation profile



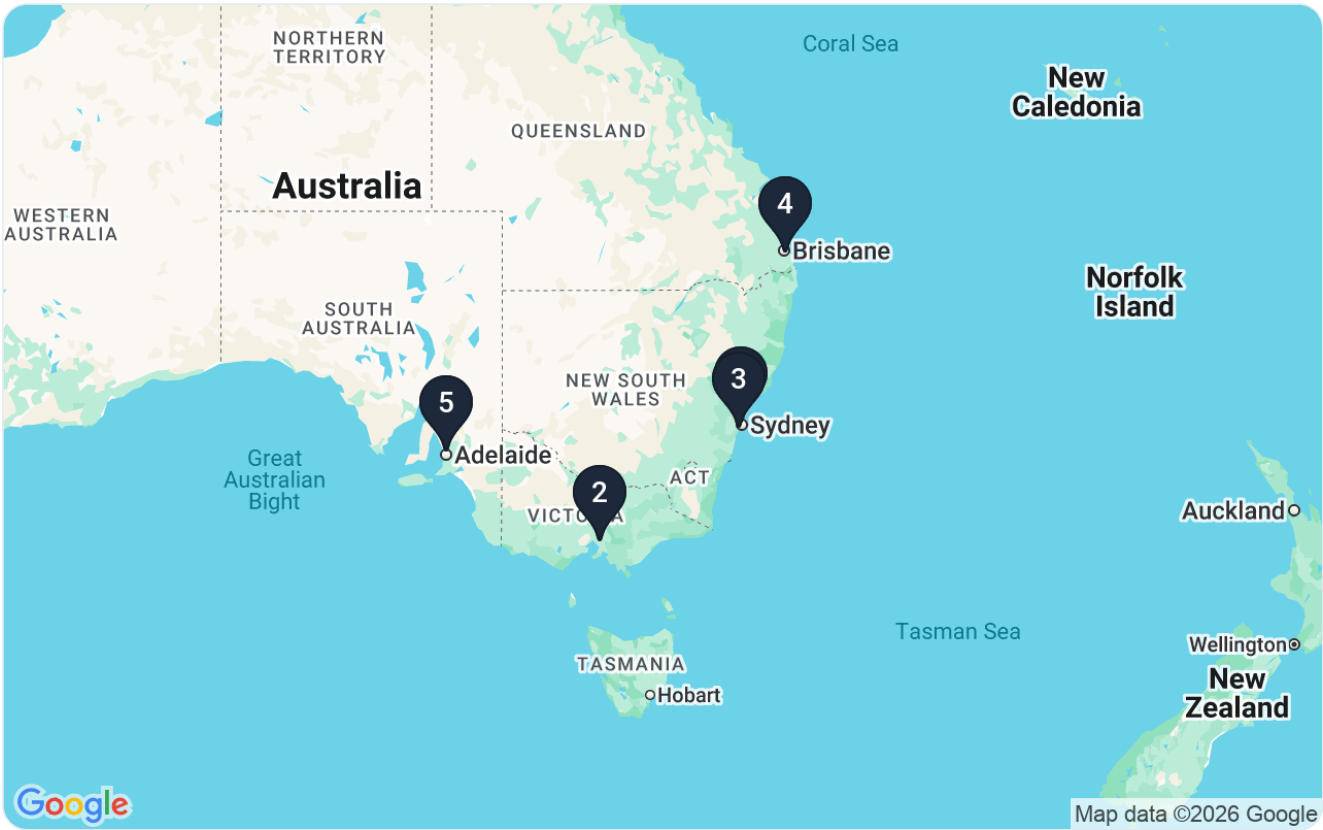
You prioritise safety and schools above all else, with a strong preference for an established Chinese community nearby. Transport and healthcare matter; nightlife does not.

2 · How we searched

We analysed 14,643 Australian suburbs across 10 data dimensions, filtered to your budget and state preferences, and ranked by your personal priority weights. These five suburbs provide the strongest overall fit for your family — deliberately spread across four states to show the trade-offs between community size, school quality and price.

3 · Your top 5 at a glance

Metric	1. Chatswood West NSW 2067	2. Glen Waverley VIC 3150	3. Hurstville NSW 2220	4. Sunnybank QLD 4109	5. Mawson Lakes SA 5095
Match score	84/100	72/100	74/100	68/100	52/100
Median house price	\$2.86M (¥13.61M)	\$1.61M (¥7.65M)	\$2.21M (¥10.48M)	No published data	\$859K (¥4.08M)
Safety score	100/100	65/100	69/100	66/100	63/100
School score	96/100	93/100	83/100	66/100	82/100
Transport score	82/100	98/100	97/100	95/100	93/100
% born in China	11.2%	17.8%	28.6%	16.9%	3.5%
Buddhist worship (3km)	0	0	0	0	0
Median rent (house)	\$1,300/wk	Data not available	\$860/wk	\$680/wk	\$630/wk
CBD commute	~41 min	~47 min	~36 min	~33 min	~34 min
Air quality	78/100	92/100	69/100	46/100	69/100



4.1 · Chatswood West, NSW

MATCH SCORE BREAKDOWN

84/100



Chatswood West scores highest on safety and affordability; places of worship is its weakest point.

HOUSING REALITY

Median house price: **\$2.86M (¥13.61M)**

Median unit price: **Data not available**

Median rent (house): **\$1,300/wk** · Census all-dwellings rent \$750/wk

Your AUD \$2.20M budget falls short of the median house price of \$2.86M by \$665K. Most new migrants rent first: at \$1,300/week, renting a house here costs about \$67,600/year.

SCHOOLS & CHILDCARE

Schools within 10km: **256** (in-suburb: 0 government · 0 Catholic · 0 independent)

Average ICSEA (10km): **1131** — above the national average of 1000

Childcare (3km): **Data not available**

Nearest schools: Aurora College · Lindfield Learning Village (ICSEA 1152, 0.7km) · Mowbray Public School (ICSEA 1143, 1km) · Chatswood High School (ICSEA 1137, 1.5km) · Chatswood Public School (ICSEA 1143, 1.6km)

Strong school options for your children aged 8 and 12.

SAFETY

Residential safety score: **100/100**

Safer than **79%** of New South Wales suburbs

Incidents per 100K residents (2025): break & enter 66 · vehicle theft 0 · domestic assault 66 · robbery 0 · steal from dwelling 197

5-year trend: **Worsening**

Australian suburban crime rates are low by international standards, and each state counts offences differently — so we benchmark within-state (the percentile above), not across states.

HEALTHCARE

GPs within 3km: **31**

Pharmacies within 3km: **28**

Nearest public hospital: **Royal North Shore Hospital (4.1 km)**

Good GP access — 31 practices within 3km.

COMMUNITY CONNECTION

Born in China: **11.2%** (~171 residents)

Born overseas (all countries): **44.8%**

Top origins: China 11.2% · England 4.7% · Hong Kong 2.6% · South Korea 1.8% · New Zealand 1.8%

Top languages: Mandarin 13.3% · Cantonese 6.4% · Korean 1.6% · Persian ED 1.6% · Greek 1.1%

Buddhist places of worship (3km): 0 of 34 total places of worship

Chatswood West has a notable Chinese community, with 11.2% of residents born in China. Note: OpenStreetMap under-records Buddhist temples — treat the worship count as a floor, not a ceiling.

TRANSPORT & COMMUTE

Sydney CBD commute (estimate): ~41 min by bus

Nearest train station: **Chatswood (1.9 km)**

Peak train frequency: **Data not available** · Bus stops in suburb: 20

Nearest airport: **Sydney (16.8 km)**

Public transport is strong — day-to-day life without a car is realistic.

LIFESTYLE & ENVIRONMENT

Climate: summer max 25.9°C · winter max 17.0°C · rainfall 1,213mm/yr · sunshine 7h/day

Air quality: 78/100 — Excellent air quality

Nearest beach: **Dirty Haul Beach (10.0 km)** · coast 11.7 km

Green space (3km): 49 parks · 30 playgrounds · 313 sports fields

Eating out & fun (3km): 66 cafés/restaurants · 0 cinemas · 0 kids play centres

DEMOGRAPHICS SNAPSHOT

Population: 1,521 (2021) → 1,677 est. 2025 · stable

Median age: 42 · Avg household: 3

Median household income: \$3,121/wk

Tenure: owned 45% · mortgage 38% · rented 15%

Commute mode: car 28% · public transport 4% · walk/cycle 2% · WFH 54%

SUBURB MAP



Markers: suburb centre (navy) · schools (green, darker = higher ICSEA) · childcare (orange) · GPs (red). Station and worship locations aren't plotted (point coordinates not held for those datasets).

[View the full Chatswood West profile →](#)

4.2 · Glen Waverley, VIC

MATCH SCORE BREAKDOWN

72/100



Glen Waverley scores highest on affordability and public transport; places of worship is its weakest point.

HOUSING REALITY

Median house price: \$1.61M (¥7.65M)

Median unit price: \$804K (¥3.82M)

Median rent (house): Data not available · Census all-dwellings rent \$480/wk

Price trend: Up 0.9% over the past year

Your AUD \$2.20M budget covers the median house price of \$1.61M with \$590K to spare.

SCHOOLS & CHILDCARE

Schools within 10km: 227 (in-suburb: 11 government · 2 Catholic · 2 independent)

Average ICSEA (10km): 1082 — above the national average of 1000

Childcare (3km): 31 services · 9 of 29 rated Exceeding NQS

Nearest schools: Glendal Primary School (ICSEA 1157) · Camelot Rise Primary School (ICSEA 1150) · Highvale Primary School (ICSEA 1148) · Mount View Primary School (ICSEA 1146) · St Leonard's School (ICSEA 1142)

Strong school options for your children aged 8 and 12.

SAFETY

Residential safety score: 65/100

Safer than 38% of Victoria suburbs

Incidents per 100K residents (2025): break & enter 553 · vehicle theft 342 · domestic assault 138 · robbery 49 · steal from dwelling Data not available

5-year trend: Worsening

Australian suburban crime rates are low by international standards, and each state counts offences differently — so we benchmark within-state (the percentile above), not across states.

HEALTHCARE

GPs within 3km: 26

Pharmacies within 3km: 14

Nearest public hospital: Knox Private Hospital (6.4 km)

Good GP access — 26 practices within 3km.

COMMUNITY CONNECTION

Born in China: 17.8% (~7,569 residents)

Born overseas (all countries): 62.0%

Top origins: China 17.8% · India 8.0% · Malaysia 5.6% · Sri Lanka 5.3% · Hong Kong 2.5%

Top languages: Mandarin 23.3% · Cantonese 8.0% · Sinhala 4.0% · Tamil 3.0% · Hindi 2.7%

Buddhist places of worship (3km): 0 of 22 total places of worship

Glen Waverley has one of Australia's largest Chinese community, with 17.8% of residents born in China. Note: OpenStreetMap under-records Buddhist temples — treat the worship count as a floor, not a ceiling.

TRANSPORT & COMMUTE

Melbourne CBD commute (estimate): ~47 min by metro

Nearest train station: **Glen Waverley Railway (590 m)**

Peak train frequency: **Data not available** · Bus stops in suburb: **171**

Nearest airport: **Melbourne (37.2 km)**

Public transport is strong — day-to-day life without a car is realistic.

LIFESTYLE & ENVIRONMENT

Climate: summer max **25.8°C** · winter max **14.2°C** · rainfall **600mm/yr** · sunshine **6h/day**

Air quality: **92/100** — Excellent air quality

Nearest beach: **Data not available** · coast 15.3 km

Green space (3km): **92** parks · **40** playgrounds · **261** sports fields

Eating out & fun (3km): **82** cafés/restaurants · **1** cinemas · **2** kids play centres

DEMOGRAPHICS SNAPSHOT

Population: **42,642** (2021) → 44,470 est. 2025 · moderate growth

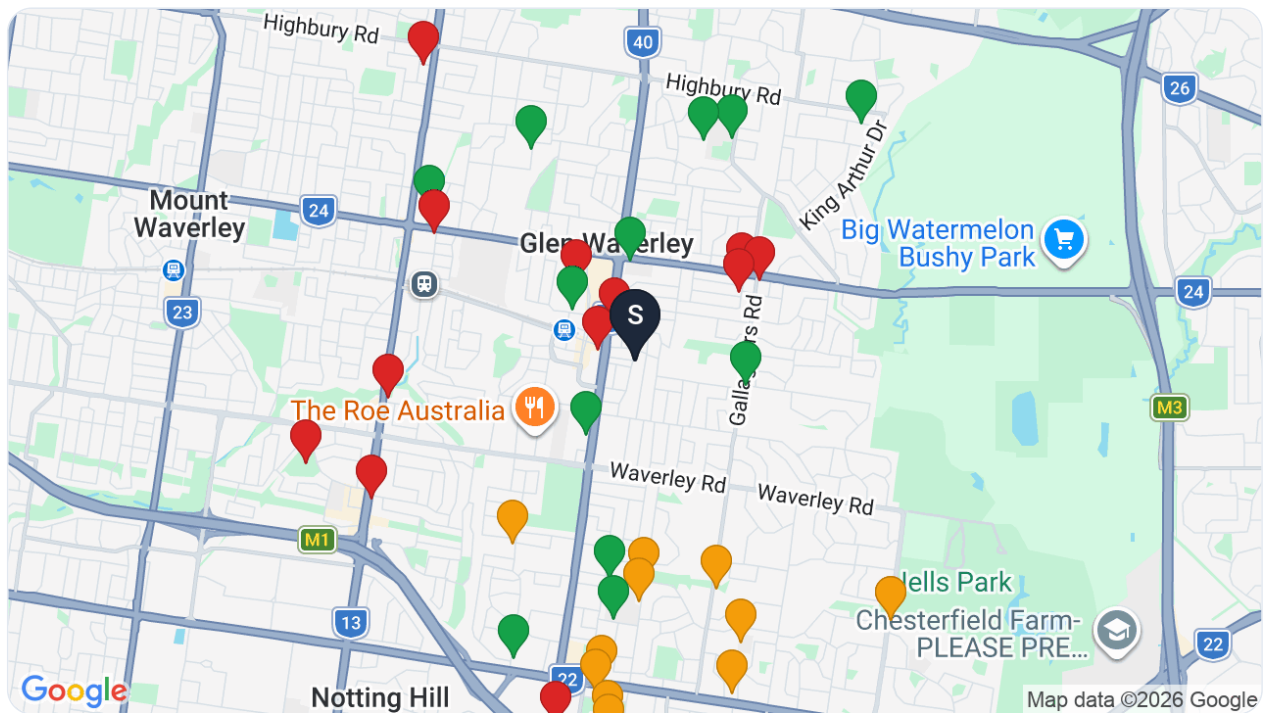
Median age: **40** · Avg household: **2.8**

Median household income: **\$1,918/wk**

Tenure: owned **41%** · mortgage **28%** · rented **27%**

Commute mode: car **48%** · public transport **6%** · walk/cycle **2%** · WFH **33%**

SUBURB MAP



Markers: suburb centre (navy) · schools (green, darker = higher ICSEA) · childcare (orange) · GPs (red). Station and worship locations aren't plotted (point coordinates not held for those datasets).

[View the full Glen Waverley profile →](#)

4.3 · Hurstville, NSW

MATCH SCORE BREAKDOWN

74/100



Hurstville scores highest on community match and affordability; places of worship is its weakest point.

HOUSING REALITY

Median house price: **\$2.21M** (¥10.48M)
Median unit price: **\$768K** (¥3.65M)
Median rent (house): **\$860/wk** · Census all-dwellings rent \$470/wk
Price trend: **Up 3.2% over the past year**

Your AUD \$2.20M budget falls short of the median house price of \$2.21M by \$6K. Most new migrants rent first: at \$860/week, renting a house here costs about \$44,720/year.

SCHOOLS & CHILDCARE

Schools within 10km: **294** (in-suburb: 4 government · 0 Catholic · 2 independent)
Average ICSEA (10km): **1058** — above the national average of 1000
Childcare (3km): **25** services · 1 of 25 rated Exceeding NQS
Nearest schools: Danebank - An Anglican School for Girls (ICSEA 1146) · Hurstville Adventist School (ICSEA 1114) · Hurstville Public School (ICSEA 1102) · Hurstville South Public School (ICSEA 1077) · Georges River College Hurstville Campus (ICSEA 1017)
Strong school options for your children aged 8 and 12.

SAFETY

Residential safety score: **69/100**
Safer than **48%** of New South Wales suburbs
Incidents per 100K residents (2025): break & enter 176 · vehicle theft 67 · domestic assault 343 · robbery 22 · steal from dwelling 257
5-year trend: **Worsening**
Australian suburban crime rates are low by international standards, and each state counts offences differently — so we benchmark within-state (the percentile above), not across states.

HEALTHCARE

GPs within 3km: **32**
Pharmacies within 3km: **41**
Nearest public hospital: **St George Hospital (3.1 km)**
Good GP access — 32 practices within 3km.

COMMUNITY CONNECTION

Born in China: **28.6%** (~8,925 residents)
Born overseas (all countries): **71.9%**

Top origins: China 28.6% · Nepal 15.8% · Hong Kong 3.6% · Indonesia 1.8% · Philippines 1.7%

Top languages: Mandarin 26.1% · Cantonese 16.2% · Nepali 15.4% · Arabic 2.6% · Greek 2.1%

Buddhist places of worship (3km): **0** of 49 total places of worship

Hurstville has one of Australia's largest Chinese community, with 28.6% of residents born in China. Note: OpenStreetMap under-records Buddhist temples — treat the worship count as a floor, not a ceiling.

TRANSPORT & COMMUTE

Sydney CBD commute (estimate): ~**36 min** by train

Nearest train station: **Hurstville (680 m)**

Peak train frequency: **126/hr** · Bus stops in suburb: **117**

Nearest airport: **Sydney (7.3 km)**

Public transport is strong — day-to-day life without a car is realistic.

LIFESTYLE & ENVIRONMENT

Climate: summer max **26.5°C** · winter max **17.5°C** · rainfall **1,090mm/yr** · sunshine **7h/day**

Air quality: **69/100** — Excellent air quality

Nearest beach: **Lady Margaret Beach (5.7 km)** · coast 4.9 km

Green space (3km): **55** parks · **33** playgrounds · **120** sports fields

Eating out & fun (3km): **101** cafés/restaurants · **2** cinemas · **2** kids play centres

DEMOGRAPHICS SNAPSHOT

Population: **31,162** (2021) → 32,911 est. 2025 · moderate growth

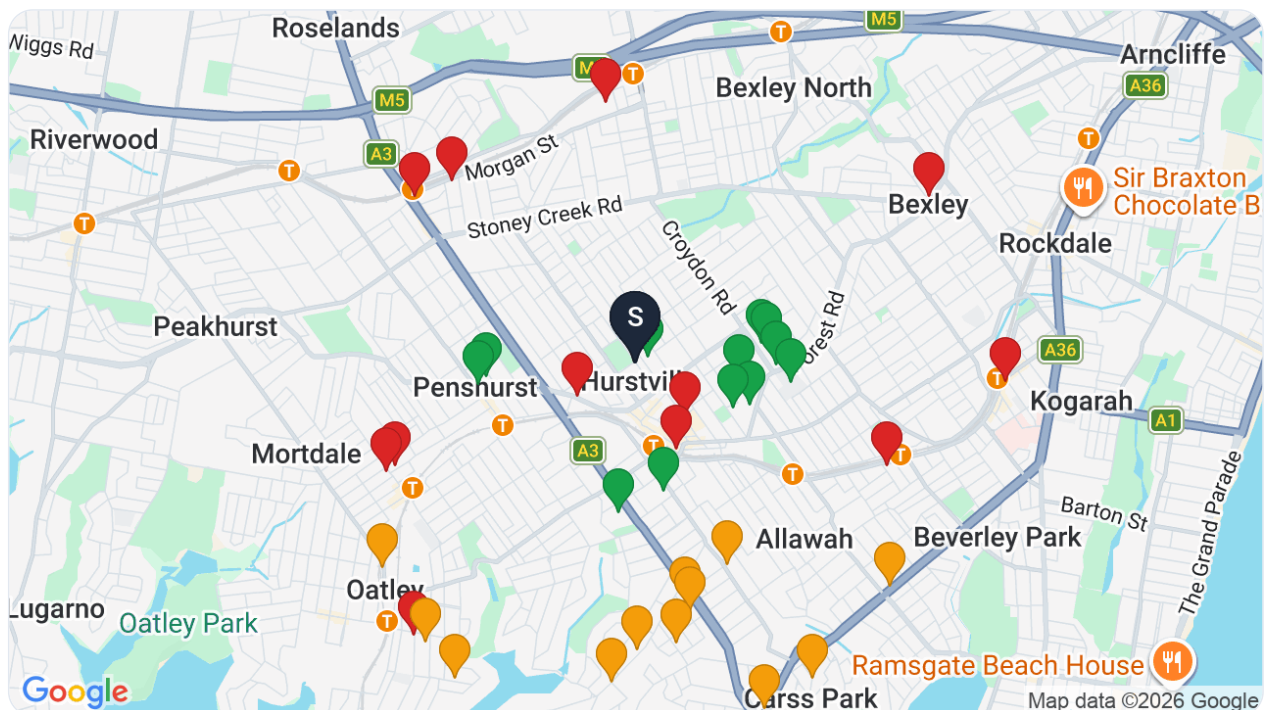
Median age: **33** · Avg household: **2.8**

Median household income: **\$1,804/wk**

Tenure: owned **24%** · mortgage **25%** · rented **47%**

Commute mode: car **28%** · public transport **21%** · walk/cycle **4%** · WFH **28%**

SUBURB MAP



Markers: suburb centre (navy) · schools (green, darker = higher ICSEA) · childcare (orange) · GPs (red). Station and worship locations aren't plotted (point coordinates not held for those datasets).

[View the full Hurstville profile →](#)

4.4 · Sunnybank, QLD

MATCH SCORE BREAKDOWN

68/100



Sunnybank scores highest on public transport and community match; places of worship is its weakest point.

HOUSING REALITY

Median house price: **No suburb-level price published**

Median unit price: **Data not available**

Median rent (house): **\$680/wk** · Census all-dwellings rent \$400/wk

QLD does not publish suburb-level sale prices, so your budget can't be compared directly here — local agent appraisals are essential. Most new migrants rent first: at \$680/week, renting a house here costs about \$35,360/year.

SCHOOLS & CHILDCARE

Schools within 10km: **130** (in-suburb: 4 government · 2 Catholic · 1 independent)

Average ICSEA (10km): **1037** — above the national average of 1000

Childcare (3km): **9** services · 1 of 9 rated Exceeding NQS

Nearest schools: Our Lady of Lourdes Primary School (ICSEA 1099) · St Thomas More College (ICSEA 1067) · Runcorn State School (ICSEA 1032) · Sunnybank Special School (ICSEA 1028) · Sunnybank State School (ICSEA 1003)

Strong school options for your children aged 8 and 12.

SAFETY

Residential safety score: **66/100**

Safer than **24%** of Queensland suburbs

Incidents per 100K residents (2025): break & enter 933 · vehicle theft 416 · domestic assault Data not available · robbery 56 · steal from dwelling 135

5-year trend: **Worsening**

Australian suburban crime rates are low by international standards, and each state counts offences differently — so we benchmark within-state (the percentile above), not across states.

HEALTHCARE

GPs within 3km: **23**

Pharmacies within 3km: **15**

Nearest public hospital: **Queen Elizabeth II Jubilee Hospital (2.3 km)**

Good GP access — 23 practices within 3km.

COMMUNITY CONNECTION

Born in China: **16.9%** (~1,499 residents)

Born overseas (all countries): **60.7%**

Top origins: China 16.9% · Taiwan 7.5% · India 3.6% · New Zealand 2.9% · Philippines 2.9%

Top languages: Mandarin 26.7% · Cantonese 6.8% · Korean 3.1% · Vietnamese 2.6% · Punjabi 1.5%

Buddhist places of worship (3km): 0 of 11 total places of worship

Sunnybank has one of Australia's largest Chinese community, with 16.9% of residents born in China. Note: OpenStreetMap under-records Buddhist temples — treat the worship count as a floor, not a ceiling.

TRANSPORT & COMMUTE

Brisbane CBD commute (estimate): ~33 min by train

Nearest train station: **Sunnybank station (640 m)**

Peak train frequency: 28.5/hr · Bus stops in suburb: 54

Nearest airport: **Brisbane (22.3 km)**

Public transport is strong — day-to-day life without a car is realistic.

LIFESTYLE & ENVIRONMENT

Climate: summer max 29.3°C · winter max 21.5°C · rainfall 1,150mm/yr · sunshine 7.5h/day

Air quality: 46/100 — Good air quality

Nearest beach: **Data not available** · coast 17.9 km

Green space (3km): 52 parks · 34 playgrounds · 237 sports fields

Eating out & fun (3km): 53 cafés/restaurants · 1 cinemas · 2 kids play centres

DEMOGRAPHICS SNAPSHOT

Population: 8,892 (2021) → 10,231 est. 2025

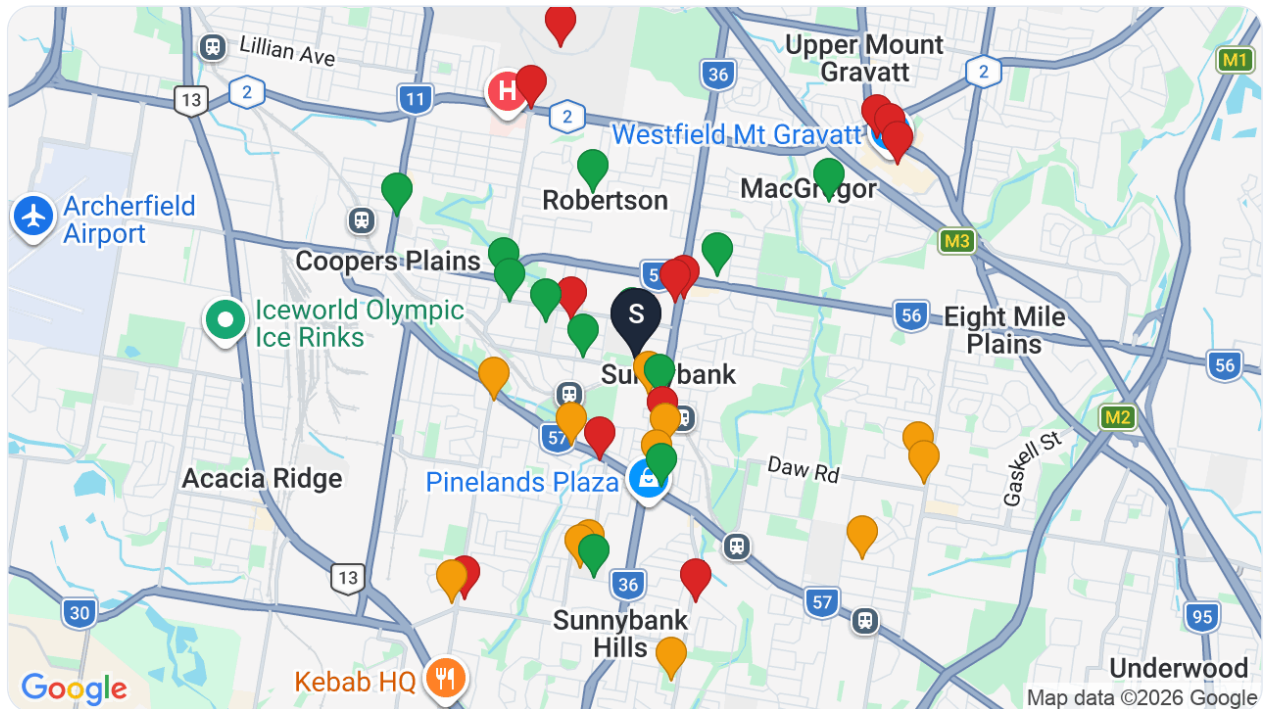
Median age: 35 · Avg household: 3

Median household income: \$1,586/wk

Tenure: owned 35% · mortgage 21% · rented 39%

Commute mode: car 60% · public transport 14% · walk/cycle 3% · WFH 12%

SUBURB MAP



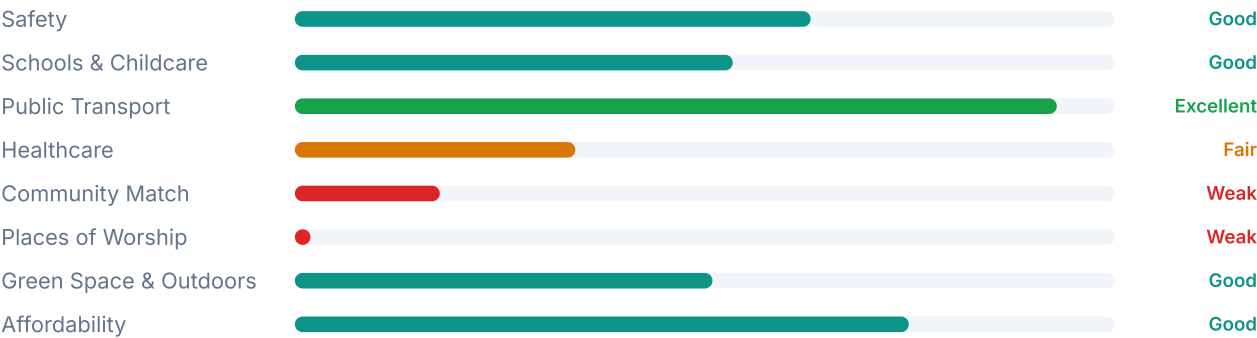
Markers: suburb centre (navy) · schools (green, darker = higher ICSEA) · childcare (orange) · GPs (red). Station and worship locations aren't plotted (point coordinates not held for those datasets).

[View the full Sunnybank profile →](#)

4.5 · Mawson Lakes, SA

MATCH SCORE BREAKDOWN

52/100



Mawson Lakes scores highest on public transport and affordability; places of worship is its weakest point.

HOUSING REALITY

Median house price: **\$859K** (¥4.08M)

Median unit price: **Data not available**

Median rent (house): **\$630/wk** · Census all-dwellings rent \$360/wk

Price trend: **Up 12.9% over the past year**

Your AUD \$2.20M budget covers the median house price of \$859K with \$1.34M to spare. Most new migrants rent first: at \$630/week, renting a house here costs about \$32,760/year.

SCHOOLS & CHILDCARE

Schools within 10km: **132** (in-suburb: 1 government · 0 Catholic · 1 independent)

Average ICSEA (10km): **1009** — above the national average of 1000

Childcare (3km): **8** services · 0 of 8 rated Exceeding NQS

Nearest schools: Endeavour College (ICSEA 1083) · Mawson Lakes School (ICSEA 1060) · Youth Education Centre - Jonal Drive Campus (Cavan) · Youth Education Centre - Goldsborough Road Campus (Cavan) (ICSEA 894, 2.1km) · Karrendi Primary School (ICSEA 955, 2.3km)

Strong school options for your children aged 8 and 12.

SAFETY

Residential safety score: **63/100**

Safer than **43%** of South Australia suburbs

Incidents per 100K residents (2025): break & enter 225 · vehicle theft 297 · domestic assault Data not available · robbery 22 · steal from dwelling Data not available

5-year trend: **Improving**

Australian suburban crime rates are low by international standards, and each state counts offences differently — so we benchmark within-state (the percentile above), not across states.

HEALTHCARE

GPs within 3km: **11**

Pharmacies within 3km: **5**

Nearest public hospital: **Lyell McEwin Hospital (8.5 km)**

Good GP access — 11 practices within 3km.

COMMUNITY CONNECTION

Born in China: **3.5%** (~490 residents)

Born overseas (all countries): **44.8%**

Top origins: India 8.7% · England 3.7% · China 3.5% · Vietnam 3.4% · Philippines 1.7%

Top languages: Vietnamese 4.9% · Mandarin 4.7% · Punjabi 4.2% · Hindi 2.2% · Cantonese 2.1%

Buddhist places of worship (3km): **0** of 10 total places of worship

Mawson Lakes has a modest Chinese community, with 3.5% of residents born in China. Note: OpenStreetMap under-records Buddhist temples — treat the worship count as a floor, not a ceiling.

TRANSPORT & COMMUTE

Adelaide CBD commute (estimate): ~**34 min** by train

Nearest train station: **Mawson Lakes Railway (750 m)**

Peak train frequency: **10/hr** · Bus stops in suburb: **58**

Nearest airport: **Adelaide (16.6 km)**

Public transport is strong — day-to-day life without a car is realistic.

LIFESTYLE & ENVIRONMENT

Climate: summer max **29.0°C** · winter max **15.5°C** · rainfall **550mm/yr** · sunshine **7h/day**

Air quality: **69/100** — Excellent air quality

Nearest beach: **Data not available** · coast 4.6 km

Green space (3km): **53** parks · **10** playgrounds · **64** sports fields

Eating out & fun (3km): **14** cafés/restaurants · **0** cinemas · **1** kids play centres

DEMOGRAPHICS SNAPSHOT

Population: **13,794** (2021) → 14,746 est. 2025 · stable

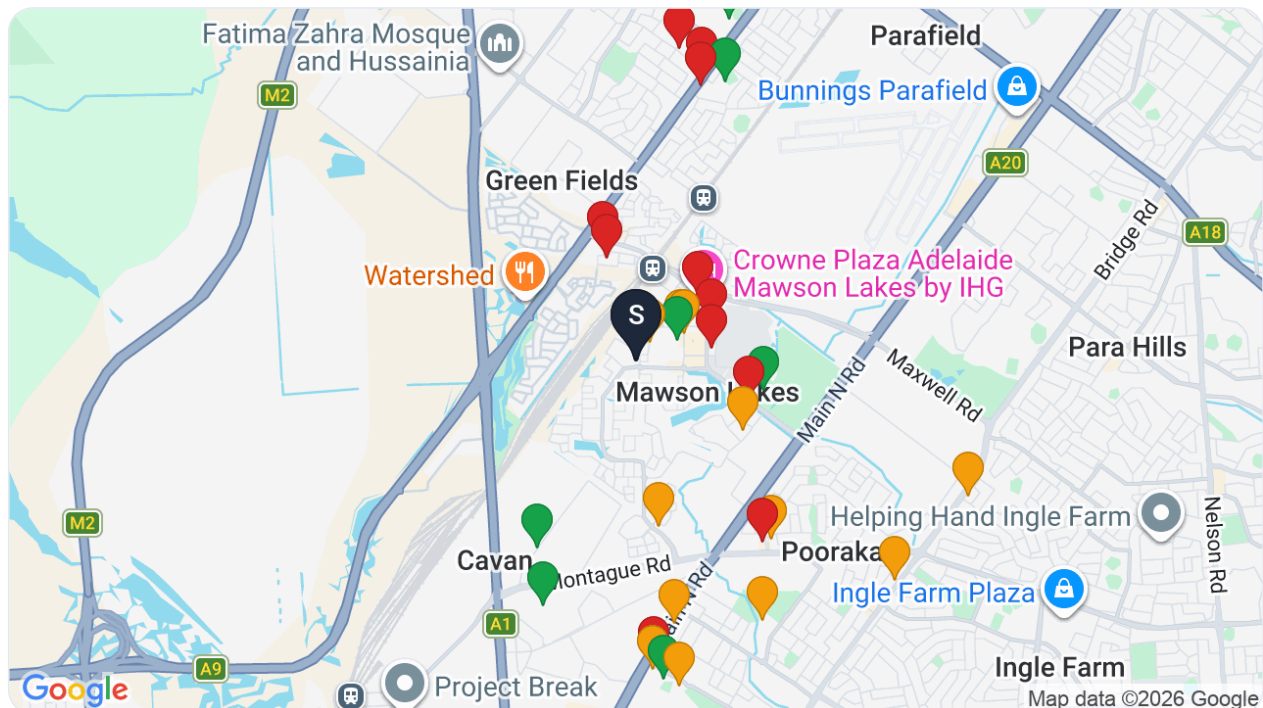
Median age: **33** · Avg household: **2.6**

Median household income: **\$1,940/wk**

Tenure: owned **17%** · mortgage **42%** · rented **39%**

Commute mode: car **70%** · public transport **7%** · walk/cycle **2%** · WFH **10%**

SUBURB MAP



[View the full Mawson Lakes profile →](#)

5 · Full comparison reference

Metric	1. Chatswood West	2. Glen Waverley	3. Hurstville	4. Sunnybank	5. Mawson Lakes
MATCH & SCORES					
Match score	84/100	72/100	74/100	68/100	52/100
Safety	100	65	69	66	63
Schools	96	93	83	66	82
Transport	82	98	97	95	93
Childcare	Data not available	43	44	61	25
Outdoor	98	22	18	64	51
HOUSING					
Median house	\$2.86M (¥13.61M)	\$1.61M (¥7.65M)	\$2.21M (¥10.48M)	Not published	\$859K (¥4.08M)
Median unit	Data not available	\$804K (¥3.82M)	\$768K (¥3.65M)	Data not available	Data not available
Rent (house)/wk	\$1,300	Data not available	\$860	\$680	\$630
COMMUNITY					
Born in China	11.2%	17.8%	28.6%	16.9%	3.5%
Born overseas	44.8%	62.0%	71.9%	60.7%	44.8%
Buddhist worship (3km)	0	0	0	0	0
DAILY LIFE					
CBD commute	~41 min	~47 min	~36 min	~33 min	~34 min
Nearest station	1.9 km	590 m	680 m	640 m	750 m
GPs (3km)	31	26	32	23	11
Air quality	78/100	92/100	69/100	46/100	69/100
Summer max	25.9°C	25.8°C	26.5°C	29.3°C	29.0°C
PEOPLE					
Population	1,521	42,642	31,162	8,892	13,794
Median age	42	40	33	35	33
Household income/wk	\$3,121	\$1,918	\$1,804	\$1,586	\$1,940
Renting (%)	15%	27%	47%	39%	39%

6 · Suburb alternatives

Chatswood West (median \$2.86M) exceeds your budget? Consider:

[Stanmore](#) (median \$2.45M) — school score 99, safety 64, 4.4 km from the CBD

[Erskineville](#) (median \$2.11M) — school score 98, safety 55, 3.8 km from the CBD

[Petersham](#) (median \$2.23M) — school score 98, safety 66, 5.3 km from the CBD

Glen Waverley (median \$1.61M) — comparable options:

[Brunswick West](#) (median \$1.29M) — school score 97, safety 60, 5.9 km from the CBD

[Heidelberg](#) (median \$1.47M) — school score 95, safety 56, 11.6 km from the CBD

[Rosanna](#) (median \$1.26M) — school score 95, safety 90, 12.5 km from the CBD

Hurstville (median \$2.21M) exceeds your budget? Consider:

[Normanhurst](#) (median \$1.91M) — school score 99, safety 100, 19.5 km from the CBD

[Thornleigh](#) (median \$1.87M) — school score 97, safety 100, 20.2 km from the CBD

[Hornsby](#) (median \$1.86M) — school score 92, safety 88, 22.0 km from the CBD

Sunnybank — comparable options:

No cheaper same-state suburb matches its school standing — this one is already the value pick.

Mawson Lakes (median \$859K) — comparable options:

No cheaper same-state suburb matches its school standing — this one is already the value pick.

7 · Things that may surprise you

- Renting is normal — a majority of new permanent migrants rent for their first years while they learn their city.
- School catchment zones can determine where you live — your home address may dictate which government school your children attend.
- A 35km commute in Australian cities can take 60–90 minutes by public transport; check the commute estimate, not the distance.
- Australia's healthcare system (Medicare) covers GP visits and public hospital treatment, but many households also carry private health insurance — and Medicare eligibility depends on your visa.
- Childcare in Australia averages \$100–130/day — government subsidies (CCS) can reduce this significantly but depend on visa type and an activity test.
- Property prices vary dramatically between states — this report's five suburbs span roughly a 3× price range for a comparable family lifestyle.

8 · Disclaimer & data sources

This report is for informational purposes only and does not constitute migration, legal, financial, or real estate advice. SuburbCheck is not affiliated with any real estate agency, migration agent, or government body. For professional migration advice, consult a MARA-registered migration agent.

Data sources: ABS Census 2021(demographics & community) · state Valuers-General (property) · state crime agencies (safety, latest annual release) · ACARA MySchool 2025 (schools) · ACECQA National Quality Framework Register July 2026 (childcare) · Healthdirect NHSD (via Geoscience Australia) July 2026 (healthcare) · GTFS feeds (transport) · Bureau of Meteorology(climate) · OpenStreetMap (amenities & worship). Commute times are distance-based estimates, not live routing — see the [methodology](#).