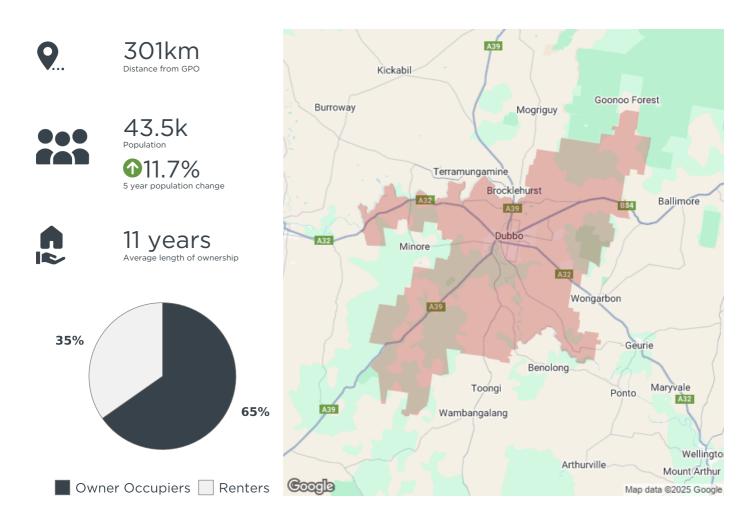
# Suburb Profile Report

Dubbo NSW 2830

Prepared on 14 July 2025

# CoreLogic





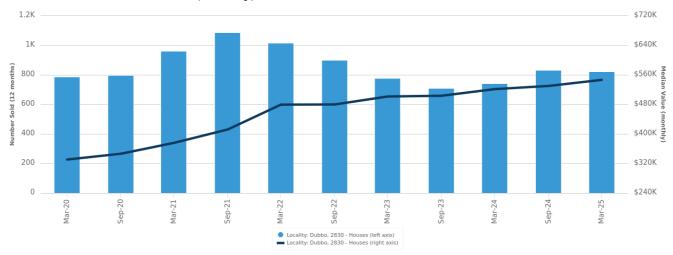
The size of Dubbo is approximately 998.7 square kilometres. It has 56 parks covering nearly 4.8% of total area. The population of Dubbo in 2016 was 38943 people. By 2021 the population was 43516 showing a population growth of 11.7% in the area during that time. The predominant age group in Dubbo is 0-9 years. Households in Dubbo are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Dubbo work in a professional occupation. In 2021, 62.40% of the homes in Dubbo were owner-occupied compared with 63.20% in 2016.

Total dwellings	Total new listings*	Median Value	Total number currently listed
15,663	619	\$554,642	135
1,258	45	\$323,723	7

<sup>\*</sup>Total number of unique properties listed for sale over the past 12 months.

### Houses: For Sale

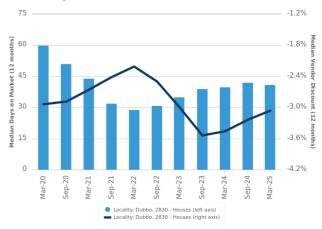
#### Number Sold vs. Median Value (monthly)



#### Change in Median Value

# 

#### Median Days on Market vs. Median Vendor Discount





\$\$\$

\$710,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$ Median Price\*

\$585,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$
Lower Quartile Price\*

\$480,000

The 25th percentile sale price of sales over the past 12 months within the

<sup>\*</sup>Statistics are calculated over a rolling 12 month period





# Houses: Market Activity Snapshot

#### On The Market

Recently Sold



5 Currawong Road Dubbo NSW 2830

Listed on 14 Jul 2025 \$365,000 - \$395,000



152 Bunglegumbie Road Dubbo NSW 2830

Sold on 04 Jul 2025 \$420,000\*



2B Gasnier Place Dubbo NSW 2830

Sold on 16 Jun 2025 \$442,000\*





19a Bradford Circuit Dubbo NSW 2830

Listed on 11 Jul 2025 \$570,000





140







Listed on 14 Jul 2025 \$560,000 to \$600,000





9 Alcheringa Street Dubbo NSW 2830

Sold on 03 Jul 2025 \$415,000\*





Listed on 14 Jul 2025 \$630,000 to \$670,000



#### 42 Murrayfield Drive Dubbo NSW 2830

Sold on 03 Jul 2025 \$635,000\*













#### 61b Champagne Drive Dubbo NSW 2830

Listed on 14 Jul 2025 \$570,000 - \$600,000





#### 14 Briny Court Dubbo NSW 2830

Sold on 11 Jul 2025



Not Disclosed





#### 3b Jonquil Court Dubbo NSW 2830

Listed on 14 Jul 2025 Offers invited between \$ 590.000 - \$ 630.000



#### 16 Yarra Place Dubbo NSW 2830

Sold on 10 Jul 2025 \$687,000\*



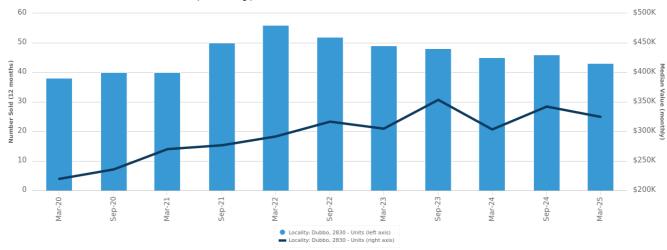


= number of houses currently On the Market or Sold within the last 6 months

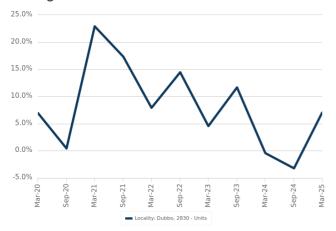
\*Agent advised

# Units: For Sale

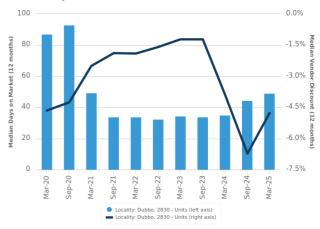
#### Number Sold vs. Median Value (monthly)



#### Change in Median Value



#### Median Days on Market vs. Median Vendor Discount



	\$\$\$ Upper Quartile Price*	\$426,250	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$337,000	The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.
	\$ Lower Quartile Price*	\$300,750	The 25th percentile sale price of sales over the past 12 months within the suburb.

<sup>\*</sup>Statistics are calculated over a rolling 12 month period



# Units: Market Activity Snapshot

On The Market

Recently Sold







There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb









14



5/37 Quinn Street Dubbo NSW 2830

Listed on 11 Jul 2025 \$299,000 - \$329,000







Sold on 17 Jun 2025 \$310,000\*







2/1 Church Street Dubbo NSW 2830

Listed on 08 Jul 2025 \$785,000





6/34 Quinn Street Dubbo NSW 2830

Sold on 30 May 2025 \$320,000\*













32 Manchurian Circuit Dubbo NSW 2830

Sold on 08 Jul 2025 \$590,000\*









= number of units currently On the Market or Sold within the last 6 months

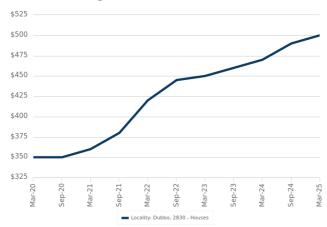
\*Agent advised



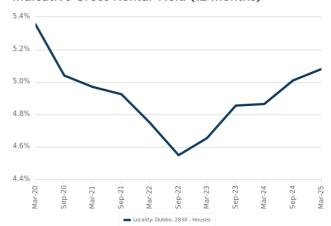


### Houses: For Rent

#### Median Asking Rent (12 months)



#### Indicative Gross Rental Yield (12 months)





# Houses: Rental Activity Snapshot

## For Rent







2-4 Carrington Square Dubbo NSW 2830

Listed on 11 Jul 2025 \$550/W





2/32 Cunningham Street Dubbo NSW 2830

Listed on 11 Jul 2025 \$340/W









17 Alcheringa Street Dubbo NSW 2830

Listed on 14 Jul 2025 \$460/W





24 Garnet Street Dubbo NSW 2830







4



8 Hakea Place Dubbo NSW 2830

Listed on 14 Jul 2025 \$570/W





45 Keswick Parkway Dubbo NSW 2830

Listed on 14 Jul 2025 \$650/W





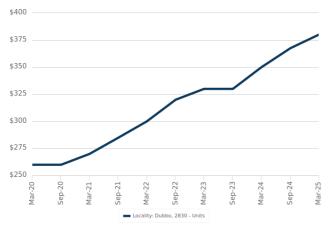
= number of houses observed as On the Market for Rent within the last month



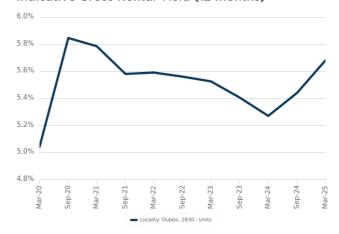


## Units: For Rent





#### Indicative Gross Rental Yield (12 months)





# Units: Rental Activity Snapshot

### For Rent







2/16 Tamworth Street Dubbo NSW 2830

Listed on 02 Jul 2025 \$290/W











6/7 Forrest Crescent Dubbo NSW 2830

Listed on 11 Jul 2025 \$420/W





#### 9/6 Goode Street Dubbo NSW 2830

Listed on 11 Jul 2025 \$400/W









Listed on 11 Jul 2025 \$520/W



6/7 Jubilee Street Dubbo NSW 2830

Listed on 11 Jul 2025 \$440/W





= number of units observed as On the Market for Rent within the last month

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