Suburb Profile Report

# Dubbo NSW 2830

Prepared on 24 March 2026

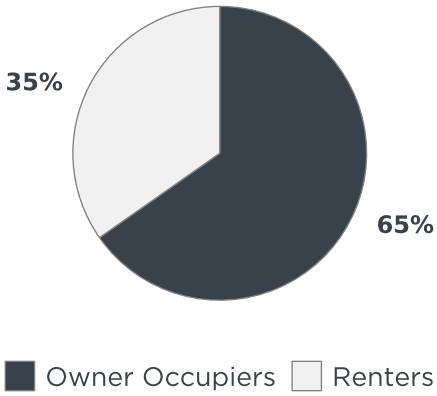
cotality™

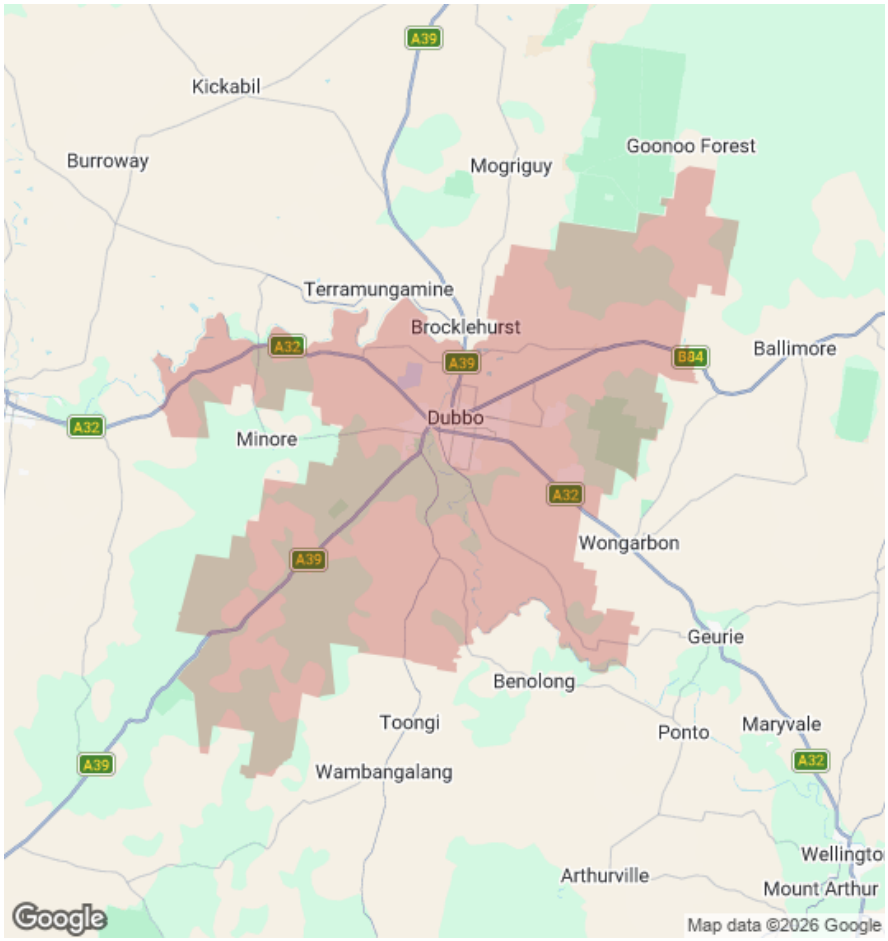
301km
Distance from GPO

43.5k
Population

11.7%
5 year population change

11 years
Average length of ownership




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 |
|---|---|---|---|---|
| | 15,813 | 588 | $646,032 | 103 |
| | 1,286 | 34 | $391,963 | 6 |

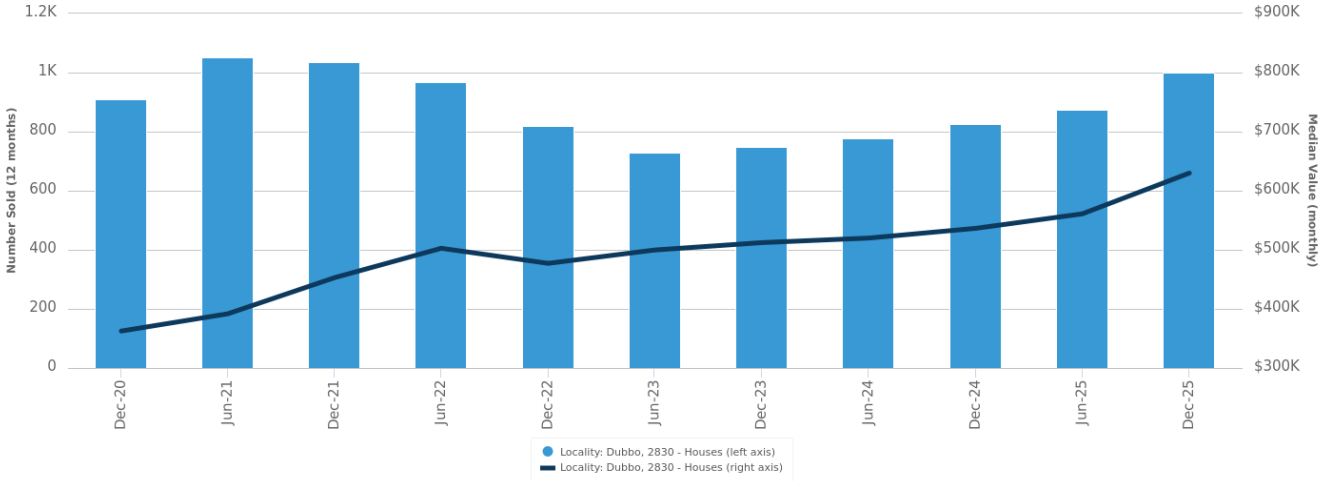
*Total number of unique properties listed for sale over the past 12 months.



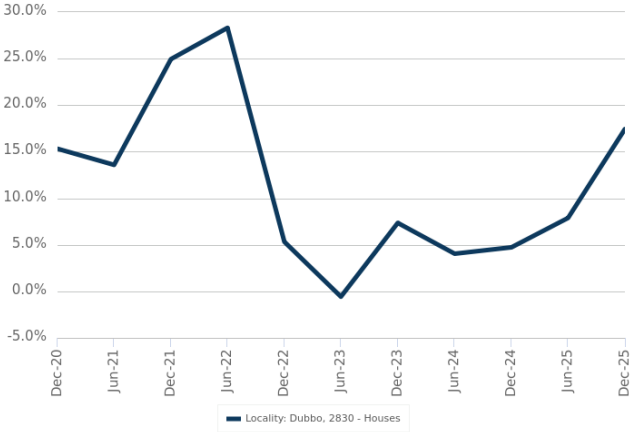
© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# Houses: For Sale

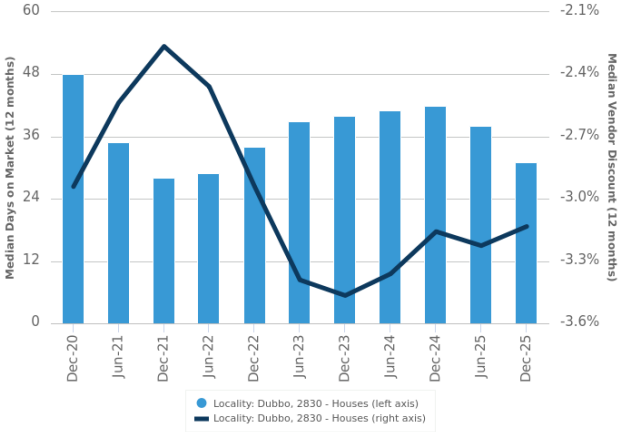
## Number Sold vs. Median Value (monthly)




## Change in Median Value




## Median Days on Market vs. Median Vendor Discount




| | | |
|---|---|---|
| $$$ Upper Quartile Price* | $750,000 | The 75th percentile sale price of sales over the past 12 months within the suburb. |
| $$ Median Price* | $627,100 | 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* | $530,000 | The 25th percentile sale price of sales over the past 12 months within the suburb. |

*Statistics are calculated over a rolling 12 month period



© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# Houses: Market Activity Snapshot

## On The Market

## Recently Sold

### 2 BEDROOMS

**On The Market: 9**

**2/5 Gundarra Street Dubbo NSW 2830**
Listed on 24 Mar 2026
New price $585,000-$625,000
1 | 1 | 282m²

**11 Reakes Avenue Dubbo NSW 2830**
Listed on 24 Mar 2026
Price Guide: $415,000-$445,000
1 | 1 | 508m²

**Recently Sold: 24**

**56 Durum Circuit Dubbo NSW 2830**
Sold on 20 Mar 2026
$700,000*
2 | 2 | 385m²

**80 Darling Street Dubbo NSW 2830**
Sold on 10 Mar 2026
Not Disclosed
1 | 1 | 432m²

### 3 BEDROOMS

**On The Market: 32**

**10 Bembrose Lane Dubbo NSW 2830**
Listed on 24 Mar 2026
$649,000 to $669,000
1 | 2 | 274m²

**6 Wattle Street Dubbo NSW 2830**
Listed on 24 Mar 2026
$380,000 - $410,000
1 | 1 | 613m²

**Recently Sold: 157**

**117 North Street Dubbo NSW 2830**
Sold on 20 Mar 2026
Not Disclosed
2 | 2 | 736m²

**4 Villiers Avenue Dubbo NSW 2830**
Sold on 06 Mar 2026
Not Disclosed
1 | 1 | 588m²

### 4 BEDROOMS

**On The Market: 42**

**29 Arthur Summons Street Dubbo NSW 2830**
Listed on 24 Mar 2026
Under offer
- | 1 | 676m²

**11 Cowal Court Dubbo NSW 2830**
Listed on 24 Mar 2026
Price Guide: $1,000,000-$1,050,000
2 | 2 | 758m²

**Recently Sold: 212**

**6L Mountain Creek Road Dubbo NSW 2830**
Sold on 20 Mar 2026
Not Disclosed
- | 1 | 38.65Ha

**10 Inlet Street Dubbo NSW 2830**
Sold on 17 Mar 2026
$877,000*
2 | 2 | 803m²

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

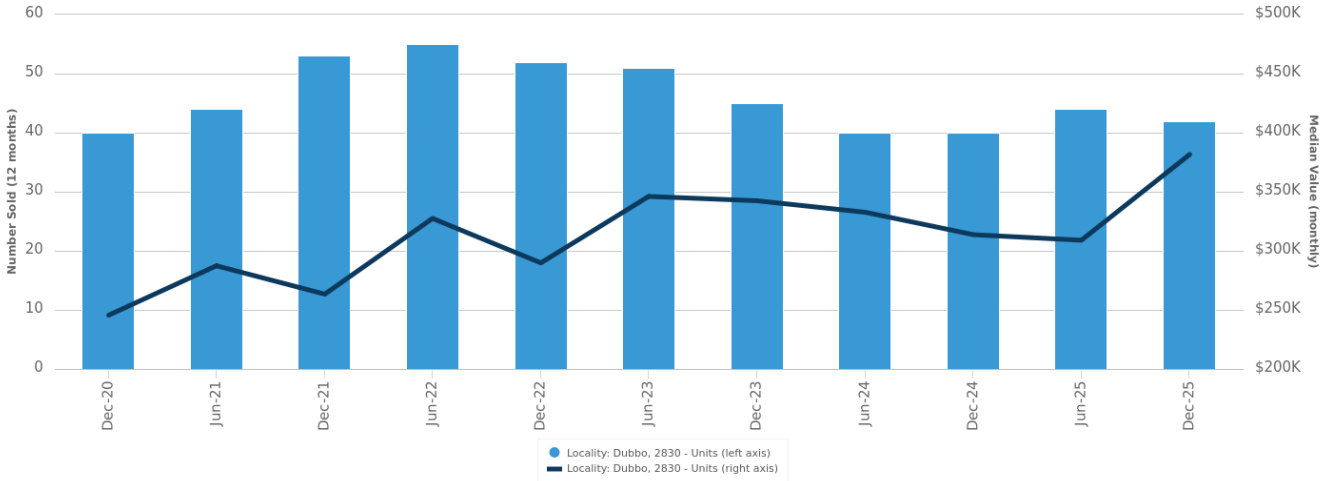
*Agent advised



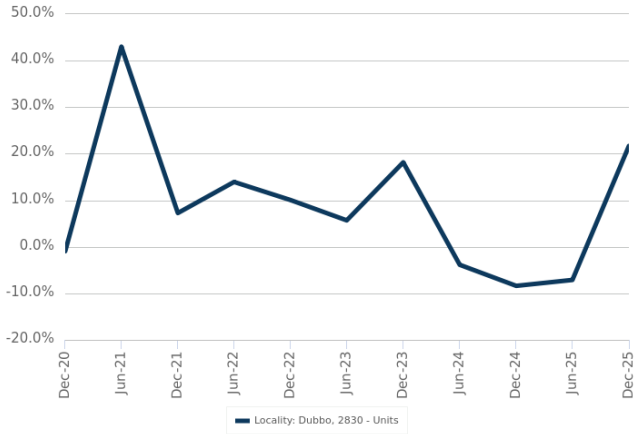
© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# Units: For Sale

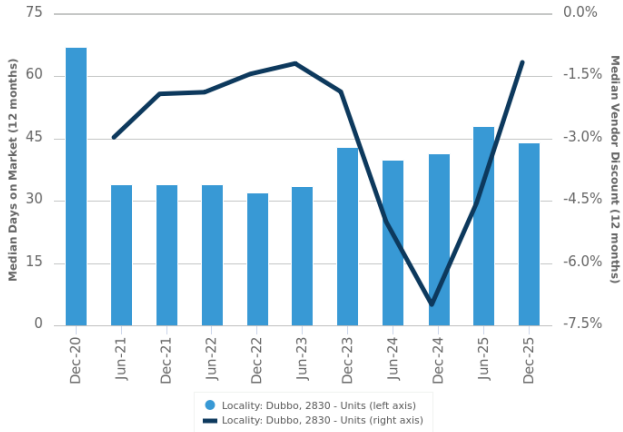
## Number Sold vs. Median Value (monthly)




## Change in Median Value




## Median Days on Market vs. Median Vendor Discount




| | | |
|---|---|---|
| $$$ Upper Quartile Price* | $418,750 | The 75th percentile sale price of sales over the past 12 months within the suburb. |
| $$ Median Price* | $335,000 | 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* | $310,000 | The 25th percentile sale price of sales over the past 12 months within the suburb. |

*Statistics are calculated over a rolling 12 month period



© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Units: Market Activity Snapshot

### 1 BEDROOMS

| On The Market | Recently Sold |
|---|---|
| 0 | 0 |
| There are no 1 bedroom Units on the market in this suburb | There are no recently sold 1 bedroom Units in this suburb |

### 2 BEDROOMS

**On The Market: 4**

6/58 Birch Avenue Dubbo NSW 2830
Listed on 21 Mar 2026
$425,000
1 | 1 | 3,743m²

1 Church Street Dubbo NSW 2830
Listed on 21 Mar 2026
Contact Agent for Pricing
2 | 1 | 2,099m²

**Recently Sold: 14**

2/8 Rothesay Court Dubbo NSW 2830
Sold on 10 Mar 2026
$470,101*
1 | 1 | 464m²

2/59 Darling Street Dubbo NSW 2830
Sold on 27 Feb 2026
$470,000*
1 | 1 | 1,626m²

### 3 BEDROOMS

**On The Market: 2**

28 Azure Avenue Dubbo NSW 2830
Listed on 24 Mar 2026
Under Contract
1 | 2 | 305m²

20/48 Birch Avenue Dubbo NSW 2830
Listed on 18 Mar 2026
Offers Invited
2 | 2 | 1.12Ha

**Recently Sold: 5**

10/48 Birch Avenue Dubbo NSW 2830
Sold on 18 Mar 2026
Not Disclosed
1 | 2 | 1.12Ha

11 Bishop Street Dubbo NSW 2830
Sold on 21 Jan 2026
$658,000
2 | 1 | 364m²

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

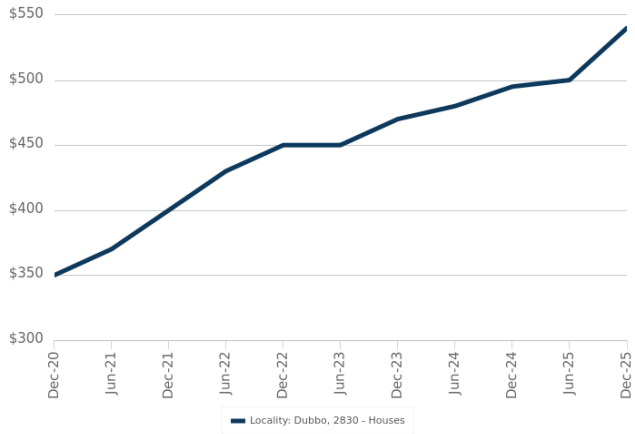
*Agent advised



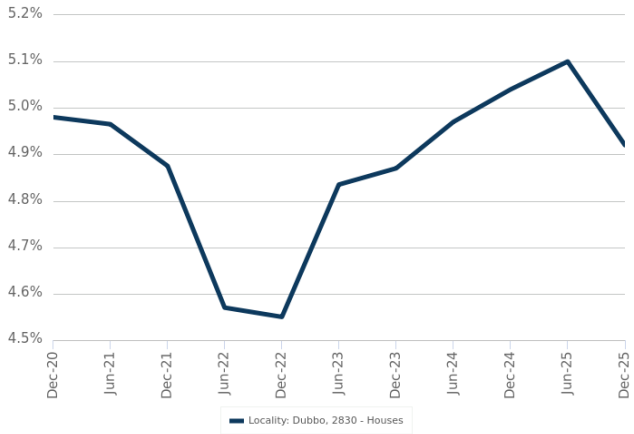
© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Houses: For Rent

### Median Asking Rent (12 months)




### Indicative Gross Rental Yield (12 months)




## Houses: Rental Activity Snapshot

### For Rent

7 — 2 BEDROOMS

**2-4 Carrington Square Dubbo NSW 2830**

Listed on 24 Mar 2026
$600/W

1 | 1 | 740m²

**40 Fountain Circuit Dubbo NSW 2830**

Listed on 24 Mar 2026
$550/W

1 | 2 | 305m²

30 — 3 BEDROOMS

**9 Alcheringa Street Dubbo NSW 2830**

Listed on 24 Mar 2026
$460/W

1 | 1 | 753m²

**40 Crown Street Dubbo NSW 2830**

Listed on 24 Mar 2026
$550/W

1 | 1 | 753m²

26 — 4 BEDROOMS

**27 Pebble Beach Drive Dubbo NSW 2830**

Listed on 24 Mar 2026
$720/W

2 | 2 | 840m²

**52 Catherine Drive Dubbo NSW 2830**

Listed on 23 Mar 2026
$680/W

2 | 2 | 555m²

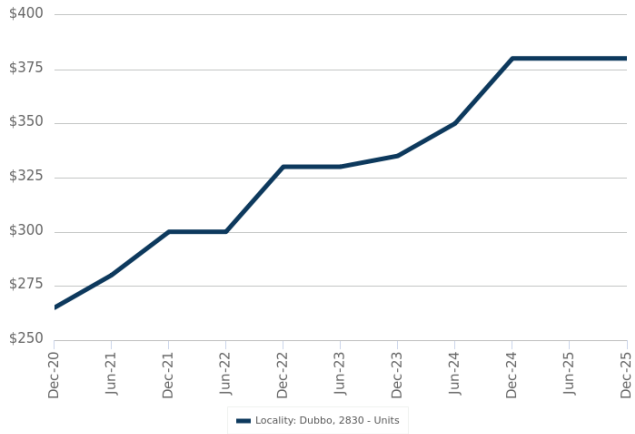
= number of houses observed as On the Market for Rent within the last month



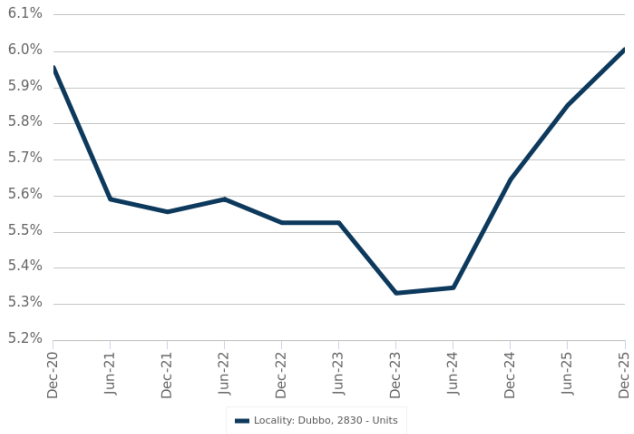
© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Units: For Rent

### Median Asking Rent (12 months)




### Indicative Gross Rental Yield (12 months)




## Units: Rental Activity Snapshot

### For Rent

6 — 1 BEDROOMS

**134 Bunglegumbie Road Dubbo NSW 2830**

Listed on 24 Mar 2026
$650/W

2 | 1 | 677m²

**4/43 Hunter Street Dubbo NSW 2830**

Listed on 24 Mar 2026
$330/W

- | 1 | 867m²

15 — 2 BEDROOMS

**7/1a Furney Street Dubbo NSW 2830**

Listed on 24 Mar 2026
$450/W

1 | 1 | 1,167m²

**2/28 Elizabeth Street Dubbo NSW 2830**

Listed on 23 Mar 2026
$370/W

1 | 1 | -

2 — 3 BEDROOMS

**2/35 East Street Dubbo NSW 2830**

Listed on 24 Mar 2026
$450/W

1 | 1 | -

**6/48 Birch Avenue Dubbo NSW 2830**

Listed on 19 Mar 2026
$650/W

2 | 2 | 1.12Ha

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



© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# DISCLAIMER

**Copyright**
This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data).
© Copyright 2026. Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the Cotality Data contained in this publication. All rights reserved

**Cotality Standard Disclaimer**
The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.
While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.
This publication contains data and statistics provided by the Australian Bureau of Statistics (**ABS Data**). Â©2026 Copyright in this information belongs to the Australian Bureau of Statistics (**ABS**). The ABS provides no warranty that the ABS Data is free from error, complete or suitable for any particular purpose.

**Mapping Data**
A map showing boundaries of a property is indicative only and may not be complete or accurate. Any map that is produced is not intended or designed to replace the certificate of title or land survey information. If you need a certificate of title or land survey information for any purpose, then you can order these separately from Cotality or the relevant government body.

**State and Territory Data**
Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as Cotality is authorised as a Property Sales Information provider by the Valuer General New South Wales.

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us:**customercare@corelogic.com.au**



© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.