

Suburb Profile Report  
Dubbo NSW 2830

Prepared on 25 June 2026





**301km**  
Distance from GPO

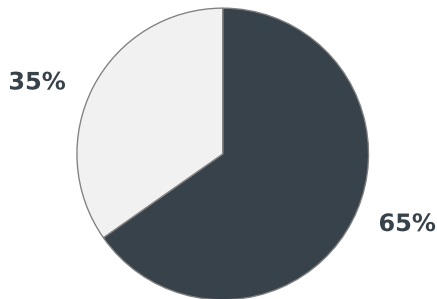


**43.5k**  
Population

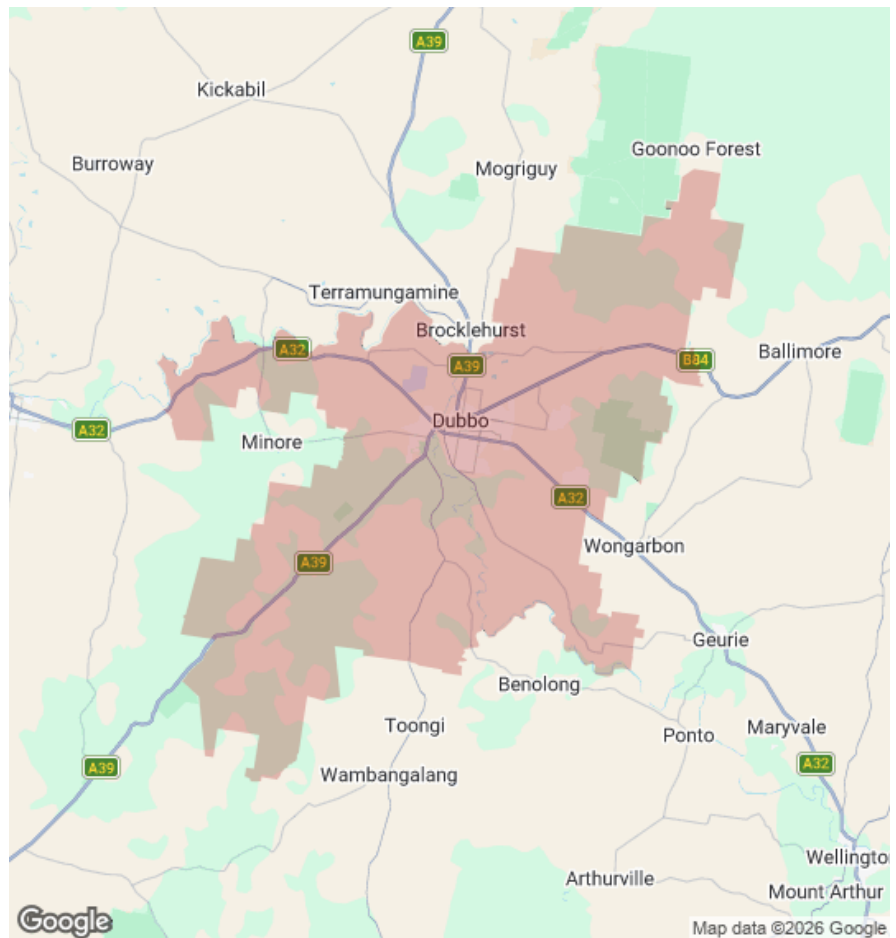
**↑11.7%**  
5 year population change



**11 years**  
Average length of ownership



■ Owner Occupiers    □ Renters



The size of Dubbo is approximately 998.7 square kilometres. There are 56 parks, covering nearly 4.8% of the 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.

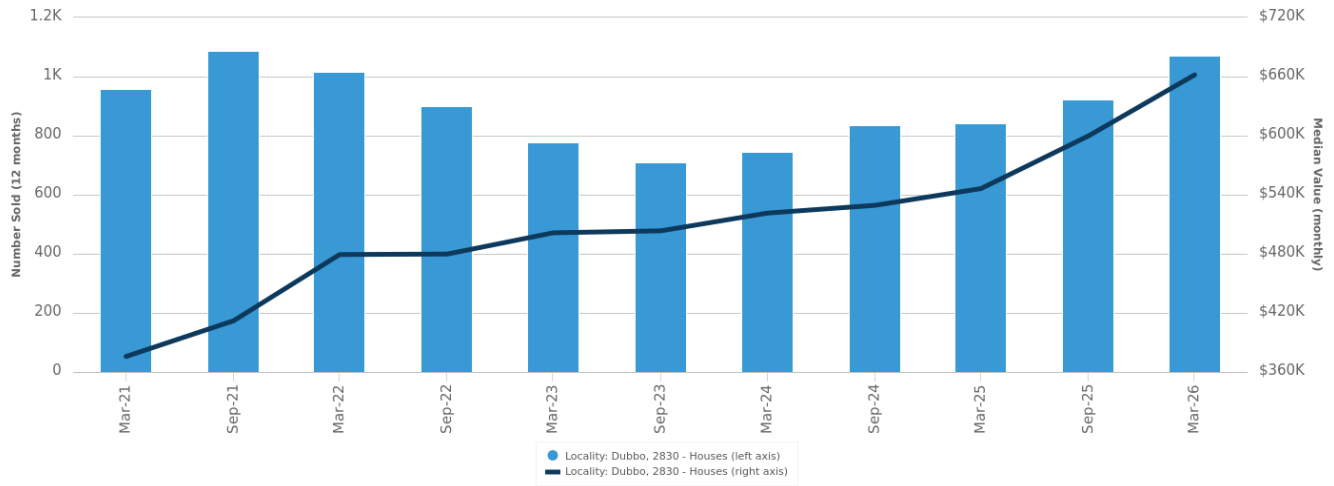
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	15,792	561	\$680,752	96
	1,388	25	\$421,056	4

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

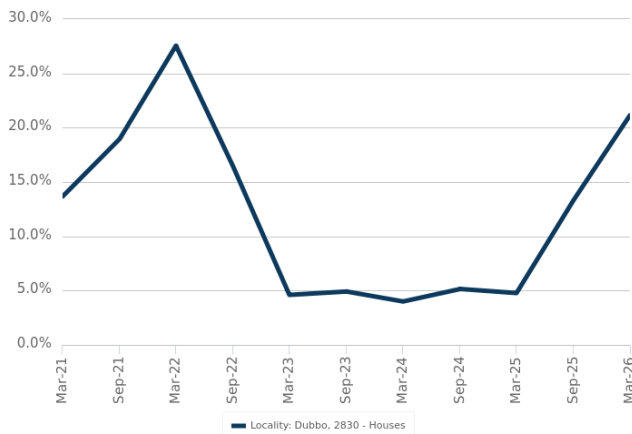


## Houses: For Sale

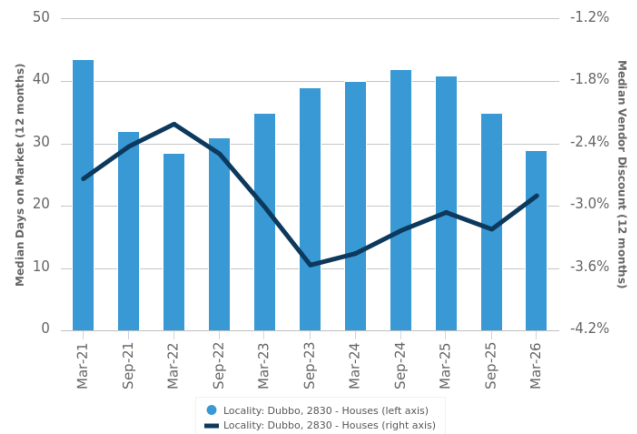
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$770,000

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

\$\$

Median Price\*

\$646,000

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\*

\$550,000

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

\*Statistics are calculated over a rolling 12 month period

# Houses: Market Activity Snapshot

## On The Market

4

2  
BEDROOMS



**154 Fitzroy Street Dubbo NSW 2830**

Listed on 23 Jun 2026  
\$575,000 - \$615,000



**22 Dalton Street Dubbo NSW 2830**

Sold on 11 Jun 2026  
Not Disclosed



**109 Gipps Street Dubbo NSW 2830**

Listed on 23 Jun 2026  
\$550,000 - \$600,000



**2/6-8 Sturt Circle Dubbo NSW 2830**

Sold on 29 May 2026  
Not Disclosed



30

3  
BEDROOMS



**99 Tamworth Street Dubbo NSW 2830**

Listed on 25 Jun 2026  
\$595,000 - \$625,000



**116 Bourke Street Dubbo NSW 2830**

Sold on 23 Jun 2026  
\$580,000\*



**1 Aldrin Avenue Dubbo NSW 2830**

Listed on 24 Jun 2026  
Under Offer



**280 Myall Street Dubbo NSW 2830**

Sold on 17 Jun 2026  
Not Disclosed



35

4  
BEDROOMS



**24 Lachlan Way Dubbo NSW 2830**

Listed on 24 Jun 2026  
\$795,000-\$845,000



**1 Aqua Court Dubbo NSW 2830**

Sold on 23 Jun 2026  
Not Disclosed



**442 Macquarie Street Dubbo NSW 2830**

Listed on 24 Jun 2026  
\$1200000.00



**19 Sanderson Street Dubbo NSW 2830**

Sold on 23 Jun 2026  
\$640,000\*

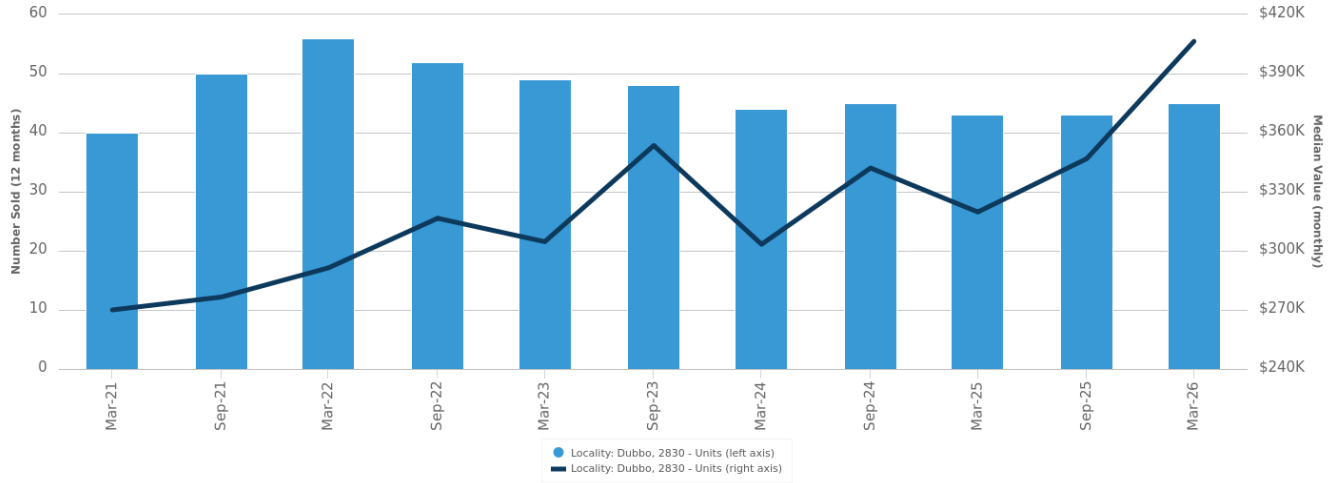


= number of houses currently On the Market or Sold within the last 6 months

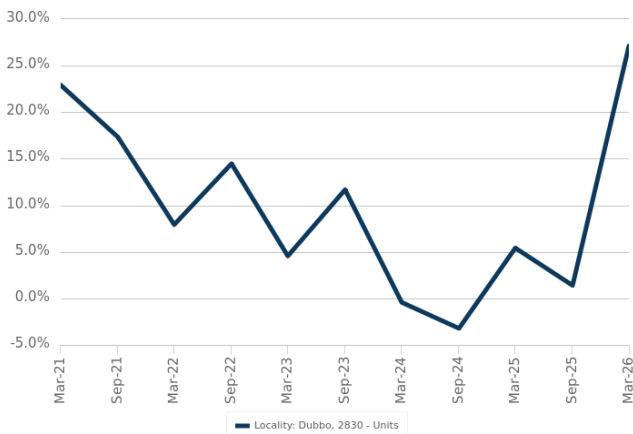
\*Agent advised

## Units: For Sale

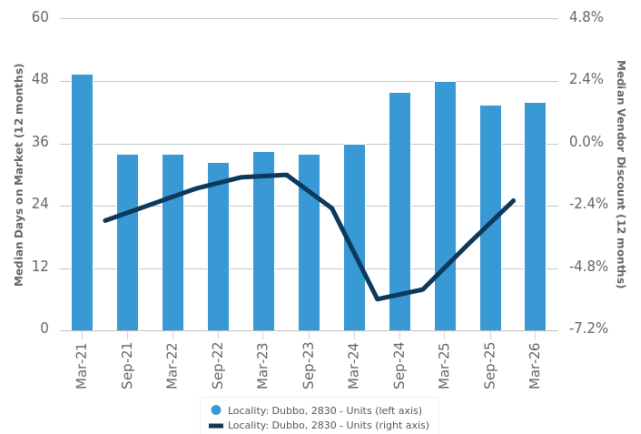
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$470,000

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

\$\$

Median Price\*

\$370,000

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\*

\$320,000

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

\*Statistics are calculated over a rolling 12 month period

## Units: Market Activity Snapshot

### On The Market

0

1  
BEDROOMS

### Recently Sold

0

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

There are no recently sold 1 bedroom Units in this suburb

3

2  
BEDROOMS

15



**7/17 Lawson Street Dubbo NSW 2830**

Listed on 24 Jun 2026  
Sale \$380,000 - \$400,000

-  
 1  
 2.505m<sup>2</sup>



**7/315 Darling Street Dubbo NSW 2830**

Sold on 19 Jun 2026  
\$355,000\*

1  
 1  
 1.607m<sup>2</sup>



**7/19-21 Boundary Road Dubbo NSW 2830**

Listed on 19 Jun 2026  
\$540,000 to \$560,000

1  
 1  
 213m<sup>2</sup>



**4/6 Goode Street Dubbo NSW 2830**

Sold on 10 Apr 2026  
\$370,000

1  
 1  
 2.235m<sup>2</sup>

1

3  
BEDROOMS

5



**20/48 Birch Avenue Dubbo NSW 2830**

Listed on 24 Jun 2026  
\$620,000 to \$650,000

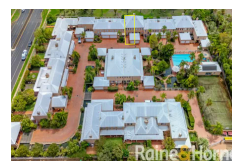
2  
 2  
 1.12Ha



**11B Apsley Crescent Dubbo NSW 2830**

Sold on 19 May 2026  
\$565,000\*

1  
 2  
 320m<sup>2</sup>



**10/48 Birch Avenue Dubbo NSW 2830**

Sold on 18 Mar 2026  
\$565,000

1  
 2  
 1.12Ha

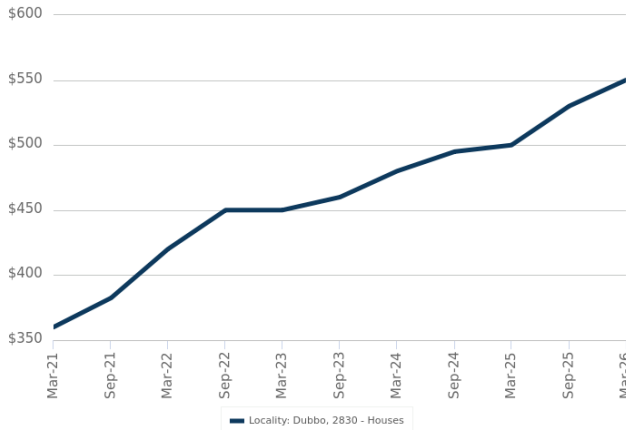


= number of units currently On the Market or Sold within the last 6 months

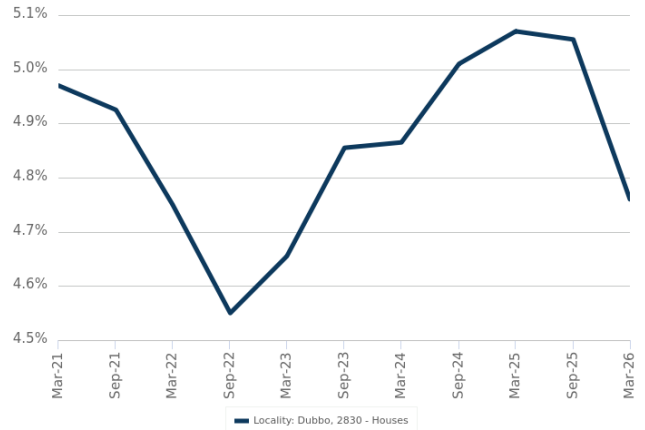
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

5

2  
BEDROOMS



**3 Pegasus Place Dubbo NSW 2830**

Listed on 24 Jun 2026  
\$450/W



**11 Samuels Street Dubbo NSW 2830**

Listed on 24 Jun 2026  
\$480/W



46

3  
BEDROOMS



**6/15 Cowal Court Dubbo NSW 2830**

Listed on 24 Jun 2026  
\$600/W



**1/19 Mackay Drive Dubbo NSW 2830**

Listed on 24 Jun 2026  
\$390/W



54

4  
BEDROOMS



**102 Bultje Street Dubbo NSW 2830**

Listed on 24 Jun 2026  
\$695/W



**6 Dunheved Circle Dubbo NSW 2830**

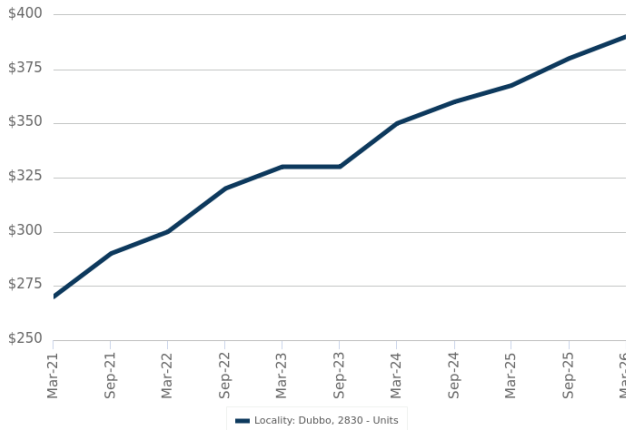
Listed on 24 Jun 2026  
\$640/W



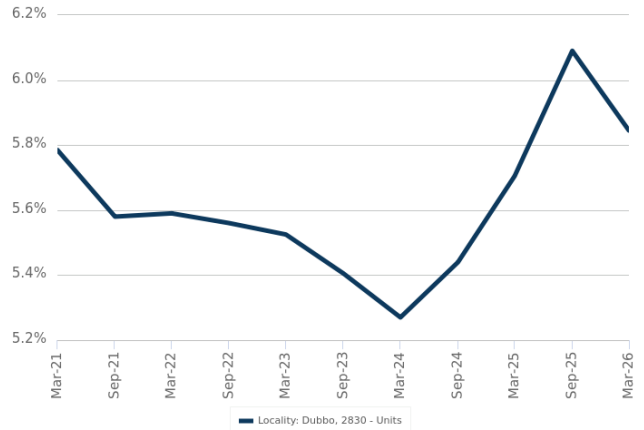
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

7

1  
BEDROOMS



**120 Fitzroy Street Dubbo NSW 2830**

Listed on 24 Jun 2026  
\$500/W

2  
 1  
 2,020m<sup>2</sup>



**134 Bunglegumbe Road Dubbo NSW 2830**

Listed on 23 Jun 2026  
\$400/W

-  
 1  
 677m<sup>2</sup>

11

2  
BEDROOMS



**6/69 Baird Drive Dubbo NSW 2830**

Listed on 23 Jun 2026  
\$420/W

1  
 1  
 2,265m<sup>2</sup>



**1/40 Hunter Street Dubbo NSW 2830**

Listed on 23 Jun 2026  
\$420/W

-  
 1  
 969m<sup>2</sup>

1

3  
BEDROOMS



**2/1 Jubilee Street Dubbo NSW 2830**

Listed on 15 Jun 2026  
\$490/W

1  
 1  
 171m<sup>2</sup>



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

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Within Australia: **1300 734 318**  
Outside Australia: **(+61) 7 3114 9999**  
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