

Suburb Profile Report

Dubbo NSW 2830



Prepared on 28 January 2026





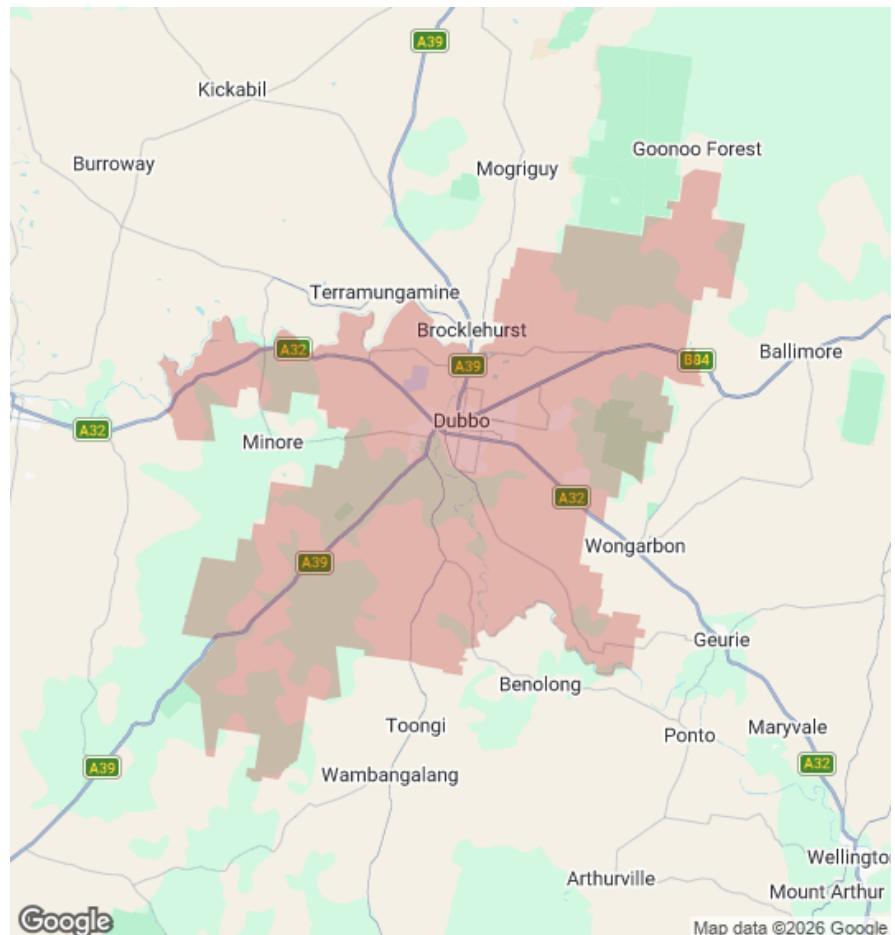
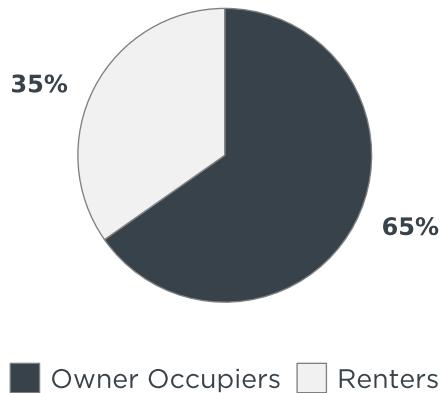
301km
Distance from GPO



43.5k
Population
 **11.7%**
5 year population change



11 years
Average length of ownership



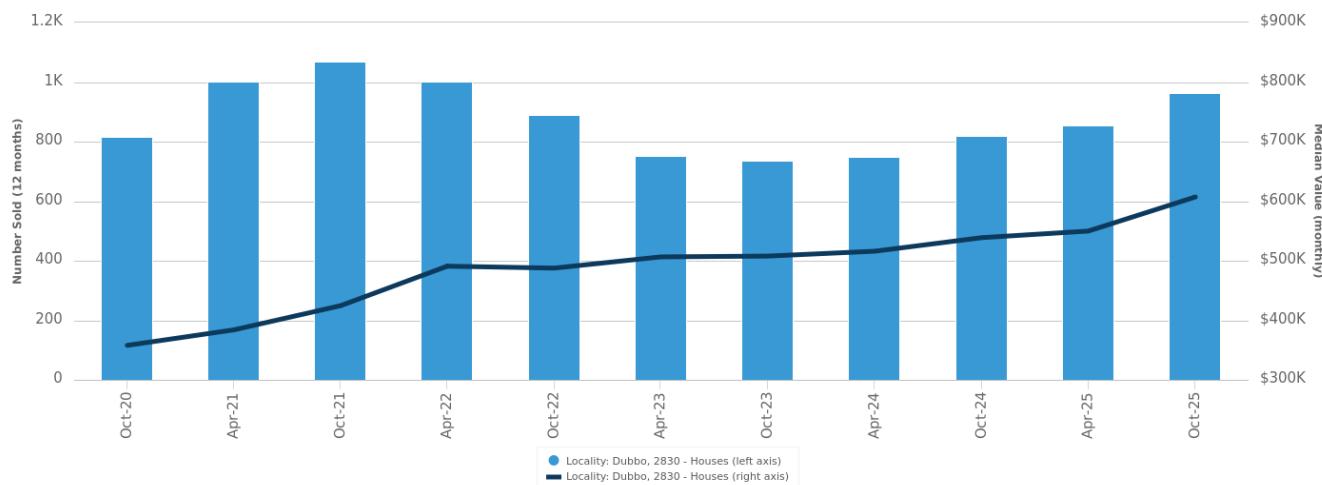
The size of Dubbo is approximately 998.7 square kilometres. It has 56 parks covering nearly 4.8% of total area. The population of Dubbo in 2016 was 38943 people. By 2021 the population was 43516 showing a population growth of 11.7% in the area during that time. The predominant age group in Dubbo is 0-9 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
	15,772	613	\$625,880	87
	1,292	28	\$378,568	3

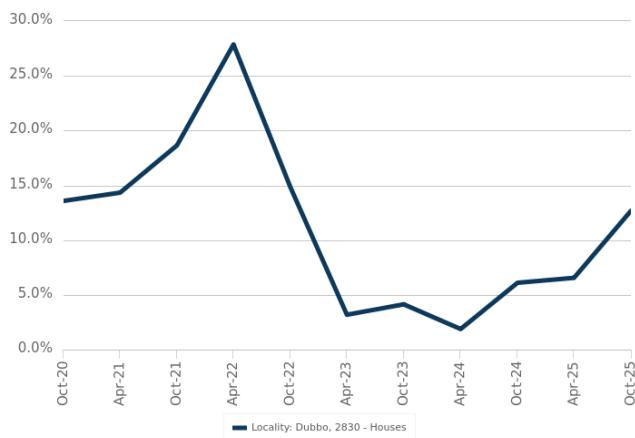
*Total number of unique properties listed for sale over the past 12 months.

Houses: For Sale

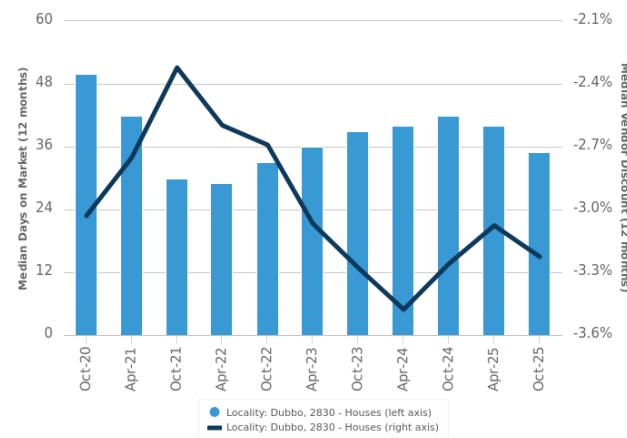
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$746,000

\$\$

Median Price*

\$615,000

\$

Lower Quartile Price*

\$518,750

*Statistics are calculated over a rolling 12 month period

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

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.

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

Houses: Market Activity Snapshot

On The Market

 **6**



**40 Darling Street Dubbo
NSW 2830**

Listed on 23 Jan 2026
Under Contract!

 **2**
BEDROOMS



**13B Murrayfield Drive
Dubbo NSW 2830**

Sold on 23 Dec 2025
\$450,000



**19 Yulong Street Dubbo
NSW 2830**

Listed on 22 Jan 2026
Under Offer



**241 Wingewarra Street
Dubbo NSW 2830**

Sold on 12 Dec 2025
\$430,000



 **26**



**168 Bultje Street Dubbo
NSW 2830**

Listed on 28 Jan 2026
\$620,000 - \$640,000

 **3**
BEDROOMS



**20 Wheelers Lane Dubbo
NSW 2830**

Sold on 16 Jan 2026
\$125,000



**6r Numbardie Drive Dubbo
NSW 2830**

Listed on 28 Jan 2026
\$1,375,000 - \$1,425,000



**2 Mary Street Dubbo NSW
2830**

Sold on 15 Jan 2026
Not Disclosed



 **39**



**19 Colony Crescent Dubbo
NSW 2830**

Listed on 28 Jan 2026
\$950,000 to \$1,050,000

 **4**
BEDROOMS



**46 Freshwater Drive
Dubbo NSW 2830**

Sold on 21 Jan 2026
Not Disclosed



**16 Dalton Street Dubbo
NSW 2830**

Listed on 28 Jan 2026
**Expressions of Interest Closing
2nd March**



**19 Sunvale Avenue Dubbo
NSW 2830**

Sold on 14 Jan 2026
\$830,000*

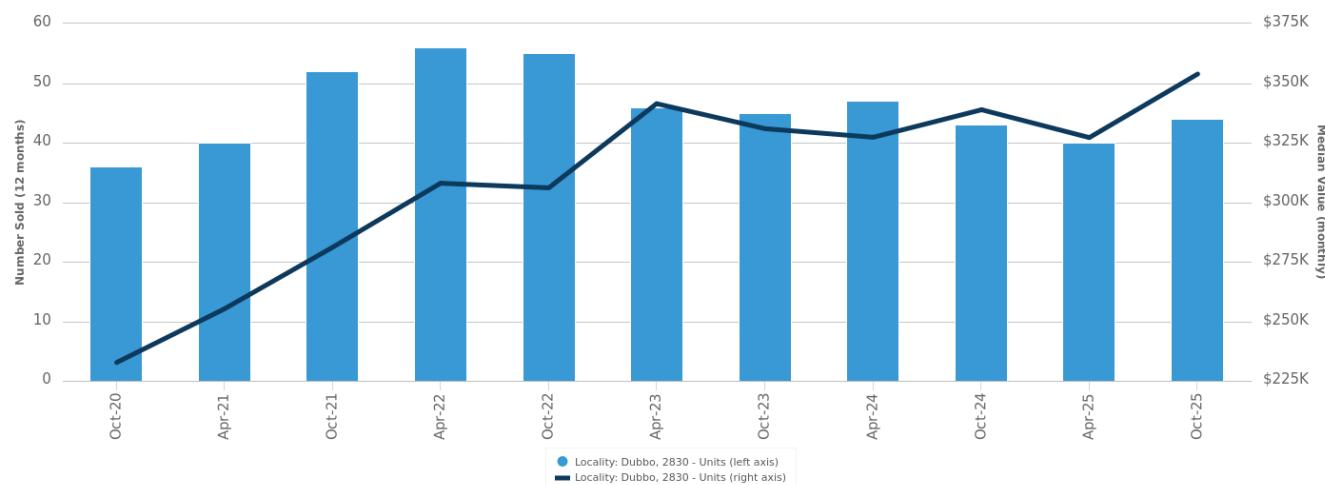


= number of houses currently On the Market or Sold within the last 6 months

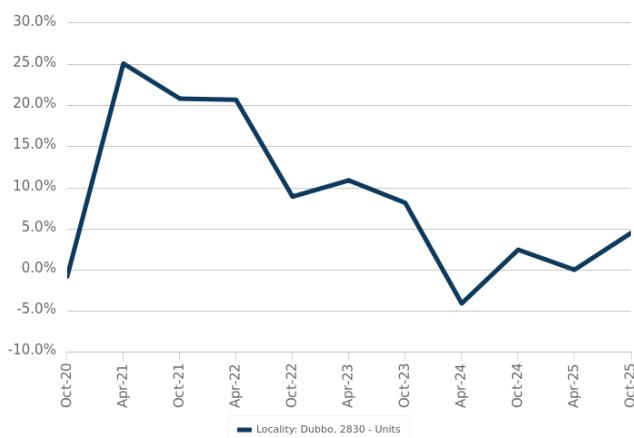
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$421,250

\$\$

Median Price*

\$323,750

\$

Lower Quartile Price*

\$300,000

*Statistics are calculated over a rolling 12 month period

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

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.

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

Units: Market Activity Snapshot

On The Market



0



1

BEDROOMS

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

Recently Sold



0

There are no recently sold 1 bedroom Units in this suburb



1



2

BEDROOMS



14



4/10 Sturt Circle Dubbo
NSW 2830

Listed on 20 Jan 2026
\$330,000 - \$350,000



1



1



361m²



3/69 Baird Drive Dubbo
NSW 2830

Sold on 09 Dec 2025
\$335,000



1



1



2,261m²



2/18 Edwin Street Dubbo
NSW 2830

Sold on 25 Nov 2025
\$413,000



1



1



2,518m²



1



3

BEDROOMS



5



15/267 Cobra Street Dubbo
NSW 2830

Listed on 14 Jan 2026
Sale \$500,000 - \$550,000



1



1



257m²



No photo
available



9/18 Edwin Street Dubbo
NSW 2830

Sold on 13 Oct 2025
\$405,000



1



1



2,518m²



5/48 Birch Avenue Dubbo
NSW 2830

Sold on 26 Sep 2025
\$590,000



2



2



1.12Ha

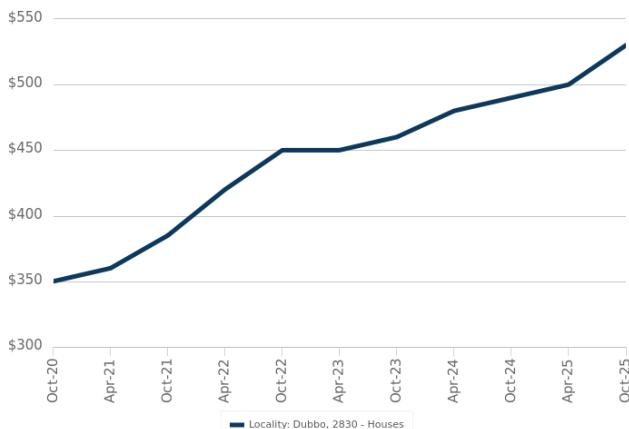


= number of units currently On the Market or Sold within the last 6 months

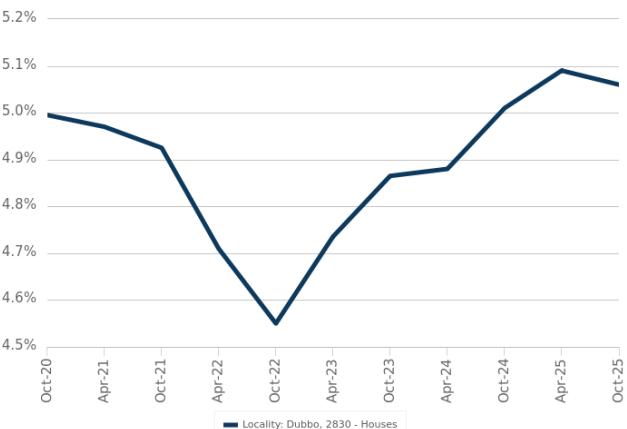


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

9 2 BEDROOMS



80 Darling Street Dubbo NSW 2830

Listed on 28 Jan 2026
\$450/W



432m²



89 Bultje Street Dubbo NSW 2830

Listed on 27 Jan 2026
\$370/W



446m²

26

3 BEDROOMS



89 Baird Drive Dubbo NSW 2830

Listed on 28 Jan 2026
\$465/W



741m²



152 Bunglegumbie Road Dubbo NSW 2830

Listed on 28 Jan 2026
\$650/W



683m²

21

4 BEDROOMS



6 Bradford Circuit Dubbo NSW 2830

Listed on 27 Jan 2026
\$700/W



719m²



10 Malanda Avenue Dubbo NSW 2830

Listed on 27 Jan 2026
\$675/W



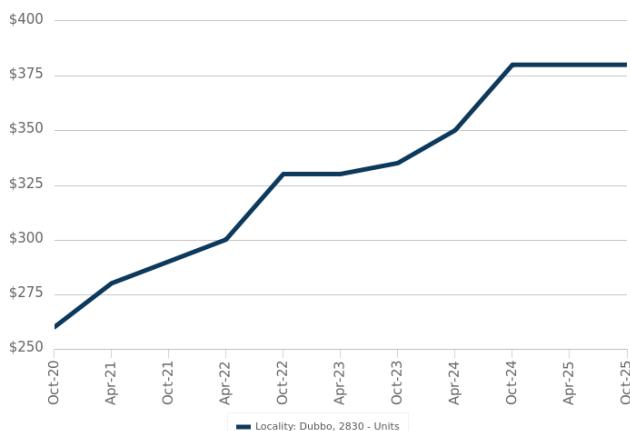
612m²



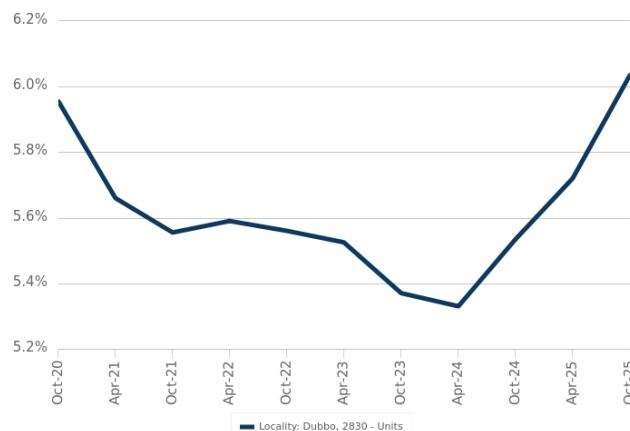
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent



4/25 Macleay Street Dubbo NSW 2830

Listed on 15 Dec 2025
\$250/W



973m²



2/62 Young Street Dubbo NSW 2830

Listed on 28 Jan 2026
\$500/W



910m²



26 Elizabeth Street Dubbo NSW 2830

Listed on 27 Jan 2026
\$380/W



1,355m²



2 Light Place Dubbo NSW 2830

Listed on 27 Jan 2026
\$520/W



905m²



11a Boundary Road Dubbo NSW 2830

Listed on 22 Jan 2026
\$540/W



1,208m²



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

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