

Suburb Profile Report  
Dubbo NSW 2830

Prepared on 28 January 2026







**301km**  
Distance from GPO

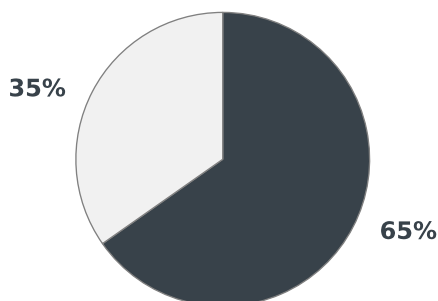


**43.5k**  
Population

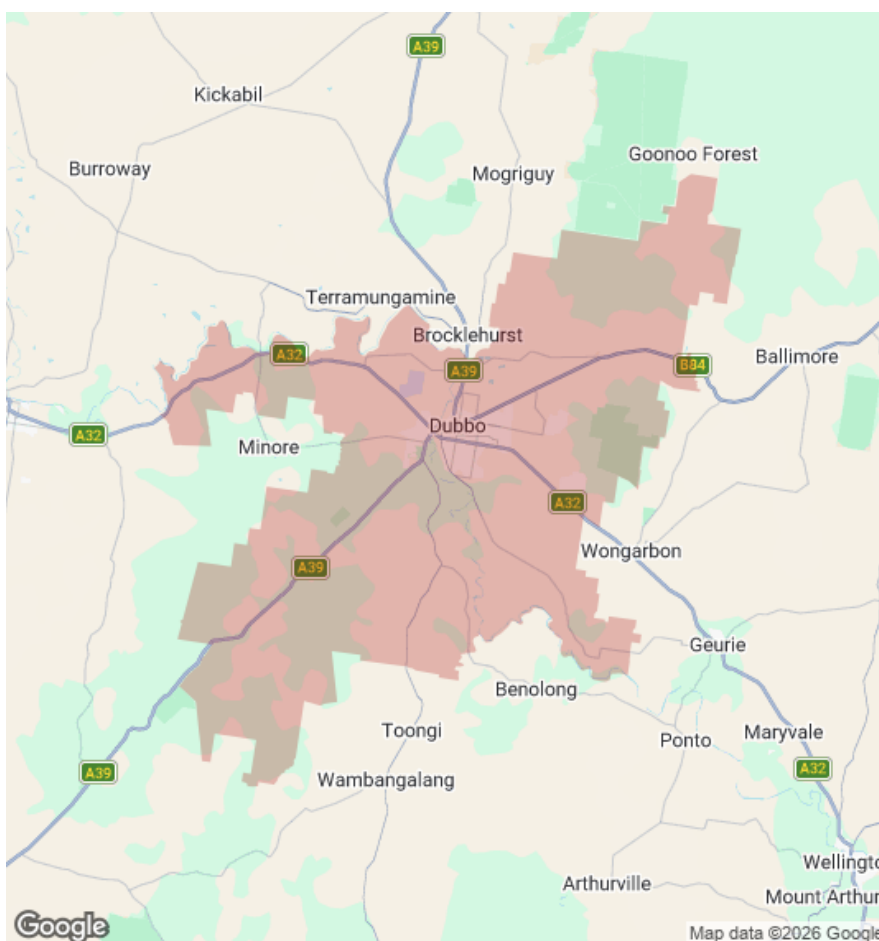
**↑11.7%**  
5 year population change



**11 years**  
Average length of ownership



■ Owner Occupiers ■ Renters



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.

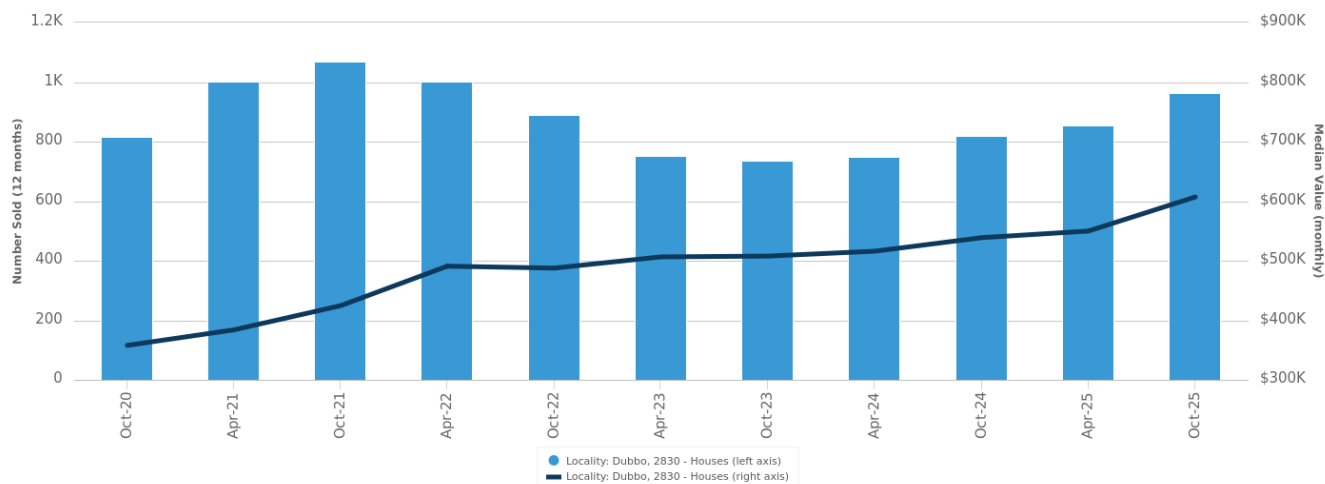
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	15,772	613	\$625,880	87
	1,292	28	\$378,568	3

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



## Houses: For Sale

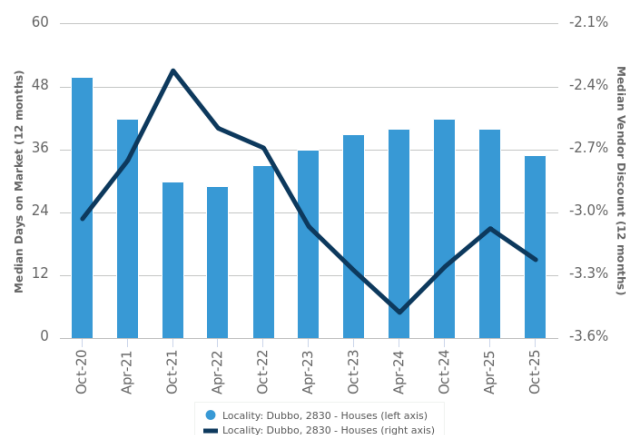
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$746,000

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

\$\$

Median Price\*

\$615,000

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\*

\$518,750

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

 6

 2  
BEDROOMS



**40 Darling Street Dubbo NSW 2830**

Listed on 23 Jan 2026  
**Under Contract!**



558m<sup>2</sup>



**19 Yulong Street Dubbo NSW 2830**

Listed on 22 Jan 2026  
**Under Offer**



644m<sup>2</sup>

 26

 3  
BEDROOMS



**168 Bultje Street Dubbo NSW 2830**

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



864m<sup>2</sup>



**6r Numbardie Drive Dubbo NSW 2830**

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



1.71Ha

 39

 4  
BEDROOMS



**19 Colony Crescent Dubbo NSW 2830**

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



4,695m<sup>2</sup>



**16 Dalton Street Dubbo NSW 2830**

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



2,207m<sup>2</sup>

### Recently Sold

 29



**13B Murrayfield Drive Dubbo NSW 2830**

Sold on 23 Dec 2025  
**\$450,000**



470m<sup>2</sup>



**241 Wingewarra Street Dubbo NSW 2830**

Sold on 12 Dec 2025  
**\$430,000**



683m<sup>2</sup>

 172



**20 Wheelers Lane Dubbo NSW 2830**

Sold on 16 Jan 2026  
**\$125,000**



580m<sup>2</sup>



**2 Mary Street Dubbo NSW 2830**

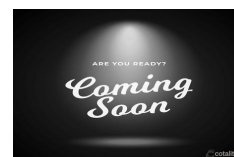
Sold on 15 Jan 2026  
**Not Disclosed**



424m<sup>2</sup>

 39

 4  
BEDROOMS



**46 Freshwater Drive Dubbo NSW 2830**

Sold on 21 Jan 2026  
**Not Disclosed**



669m<sup>2</sup>



**19 Sunvale Avenue Dubbo NSW 2830**

Sold on 14 Jan 2026  
**\$830,000\***



825m<sup>2</sup>

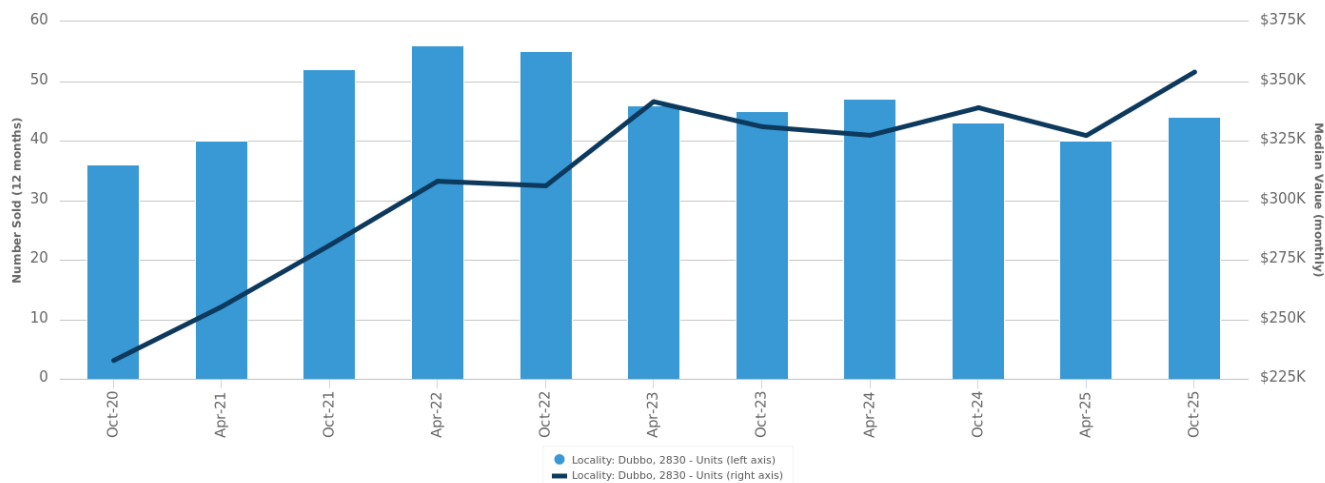


= number of houses currently On the Market or Sold within the last 6 months

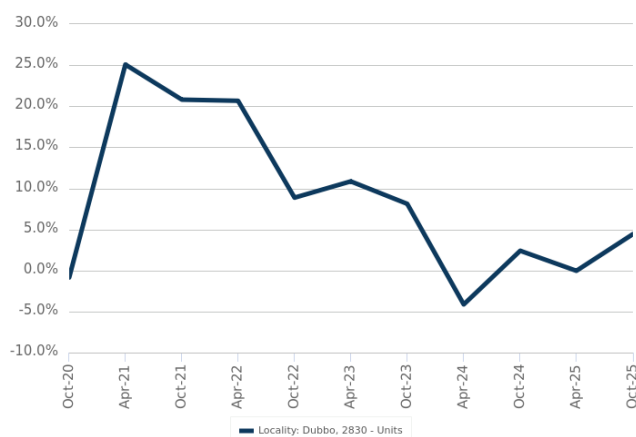
\*Agent advised

## Units: For Sale

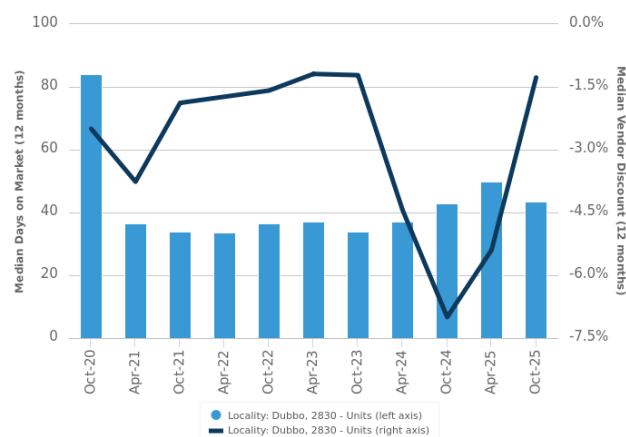
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$421,250

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

\$\$

Median Price\*

\$323,750

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\*

\$300,000

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

 1

 2  
BEDROOMS

 14



**4/10 Sturt Circle Dubbo  
NSW 2830**  
Listed on 20 Jan 2026  
\$330,000 - \$350,000



**3/69 Baird Drive Dubbo  
NSW 2830**  
Sold on 09 Dec 2025  
\$335,000



**2/18 Edwin Street Dubbo  
NSW 2830**  
Sold on 25 Nov 2025  
\$413,000



 1

 3  
BEDROOMS

 5



**15/267 Cobra Street Dubbo  
NSW 2830**  
Listed on 14 Jan 2026  
Sale \$500,000 - \$550,000



**9/18 Edwin Street Dubbo  
NSW 2830**  
Sold on 13 Oct 2025  
\$405,000



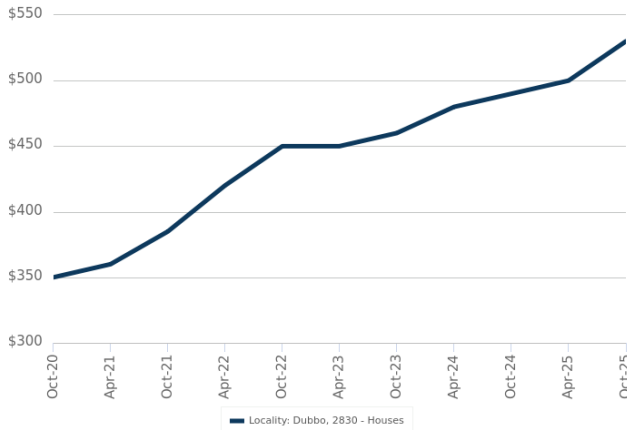
**5/48 Birch Avenue Dubbo  
NSW 2830**  
Sold on 26 Sep 2025  
\$590,000



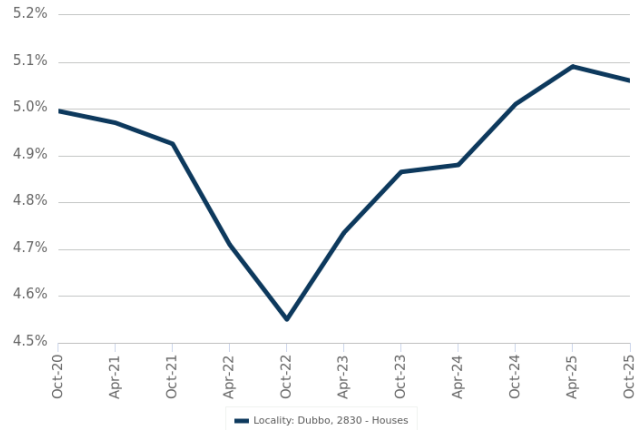
= number of units currently On the Market or Sold within the last 6 months

## 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



**89 Bultje Street Dubbo NSW 2830**

Listed on 27 Jan 2026  
\$370/W



26

3  
BEDROOMS



**89 Baird Drive Dubbo NSW 2830**

Listed on 28 Jan 2026  
\$465/W



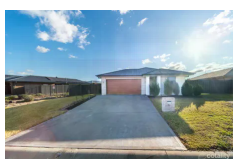
**152 Bunglegumbie Road Dubbo NSW 2830**

Listed on 28 Jan 2026  
\$650/W



21

4  
BEDROOMS



**6 Bradford Circuit Dubbo NSW 2830**

Listed on 27 Jan 2026  
\$700/W



**10 Malanda Avenue Dubbo NSW 2830**

Listed on 27 Jan 2026  
\$675/W

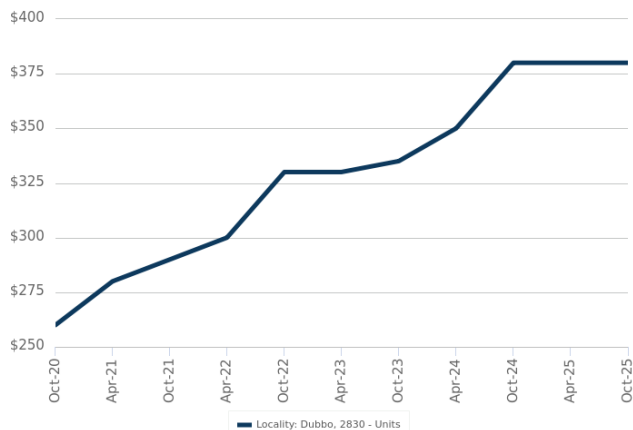


= number of houses observed as On the Market for Rent within the last month

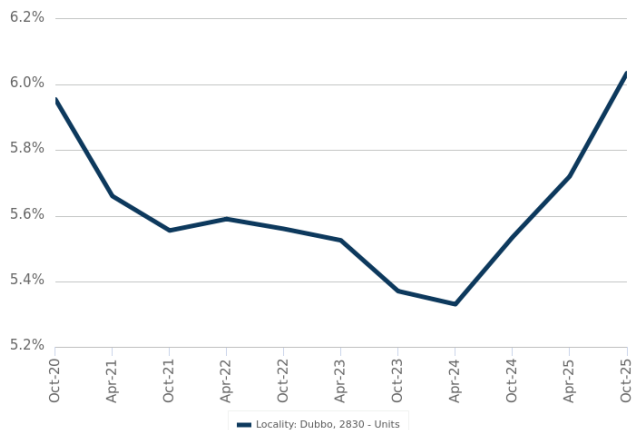


## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

1

1  
BEDROOMS



**4/25 Macleay Street Dubbo  
NSW 2830**

Listed on 15 Dec 2025  
\$250/W



973m<sup>2</sup>

6

2  
BEDROOMS



**2/62 Young Street Dubbo  
NSW 2830**

Listed on 28 Jan 2026  
\$500/W



910m<sup>2</sup>



**26 Elizabeth Street Dubbo  
NSW 2830**

Listed on 27 Jan 2026  
\$380/W



1,355m<sup>2</sup>

2

3  
BEDROOMS



**2 Light Place Dubbo NSW  
2830**

Listed on 27 Jan 2026  
\$520/W



905m<sup>2</sup>



**11a Boundary Road Dubbo  
NSW 2830**

Listed on 22 Jan 2026  
\$540/W



1,208m<sup>2</sup>



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



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