

Suburb Profile Report
Dubbo NSW 2830

Prepared on 29 April 2024





301km
Distance from GPO

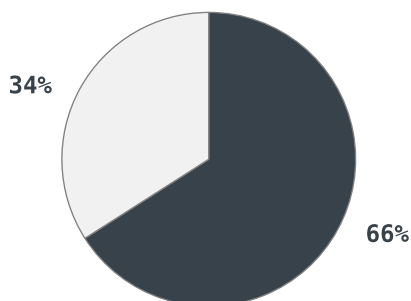


38.9k
Population

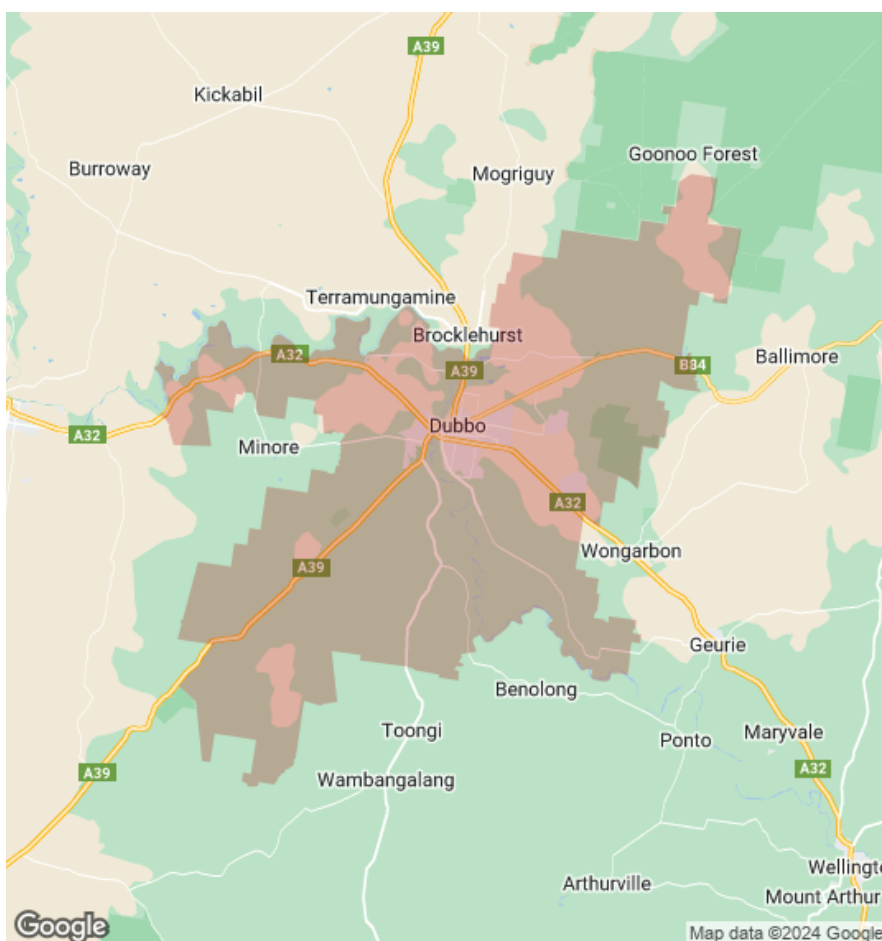
↑20.5%
5 year population change





10 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 2011 was 32,327 people. By 2016 the population was 38,944 showing a population growth of 20.5% 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 2011, 62.3% of the homes in Dubbo were owner-occupied compared with 63.2% in 2016. Currently the median sales price of houses in the area is \$556,500.

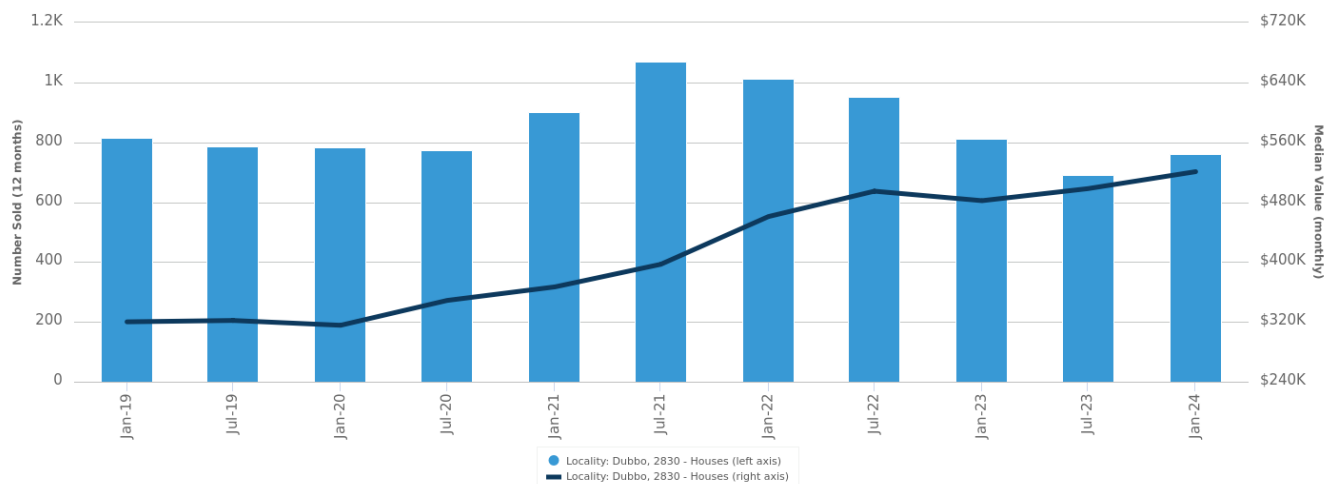
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	15,245	652	\$522,211	154
	1,306	44	\$274,912	13

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



Houses: For Sale

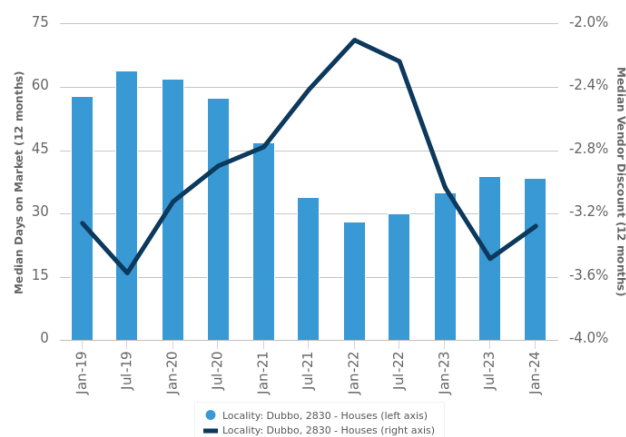
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$703,500

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

\$\$

Median Price*

\$556,500

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*

\$450,000

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

 7

 2
BEDROOMS



41 Palmer Street Dubbo NSW 2830

Listed on 24 Apr 2024
\$490,000- \$530,000



435m²



3 Pegasus Place Dubbo NSW 2830

Listed on 23 Apr 2024
\$389,000 - \$399,000



613m²

 59

 3
BEDROOMS



51 Myall Street Dubbo NSW 2830

Listed on 29 Apr 2024
\$480,000 - \$525,000



543m²



42 North Street Dubbo NSW 2830

Listed on 29 Apr 2024
NEW PRICE! \$375,000 to \$395,000



627m²

 64

 4
BEDROOMS



12 Glenshee Close Dubbo NSW 2830

Listed on 29 Apr 2024
\$570,000 to \$595,000



574m²



57 Jubilee Street Dubbo NSW 2830

Listed on 29 Apr 2024
\$545,000 - \$590,000



1,012m²

Recently Sold

 25



12/172-176 Gipps Street Dubbo NSW 2830

Sold on 17 Apr 2024
\$335,000*



2,549m²



121 Murrayfield Drive Dubbo NSW 2830

Sold on 16 Apr 2024
\$0



1,056m²

 161

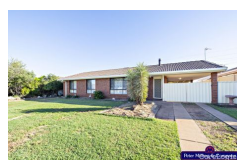


49 O'Donnell Street Dubbo NSW 2830

Sold on 23 Apr 2024
Not Disclosed



613m²



26 Sovereign Street Dubbo NSW 2830

Sold on 23 Apr 2024
\$482,000*



840m²

 159



67 Dalton Street Dubbo NSW 2830

Sold on 26 Apr 2024
\$540,000*



601m²



74 Murrayfield Drive Dubbo NSW 2830

Sold on 20 Apr 2024
\$580,000*



750m²

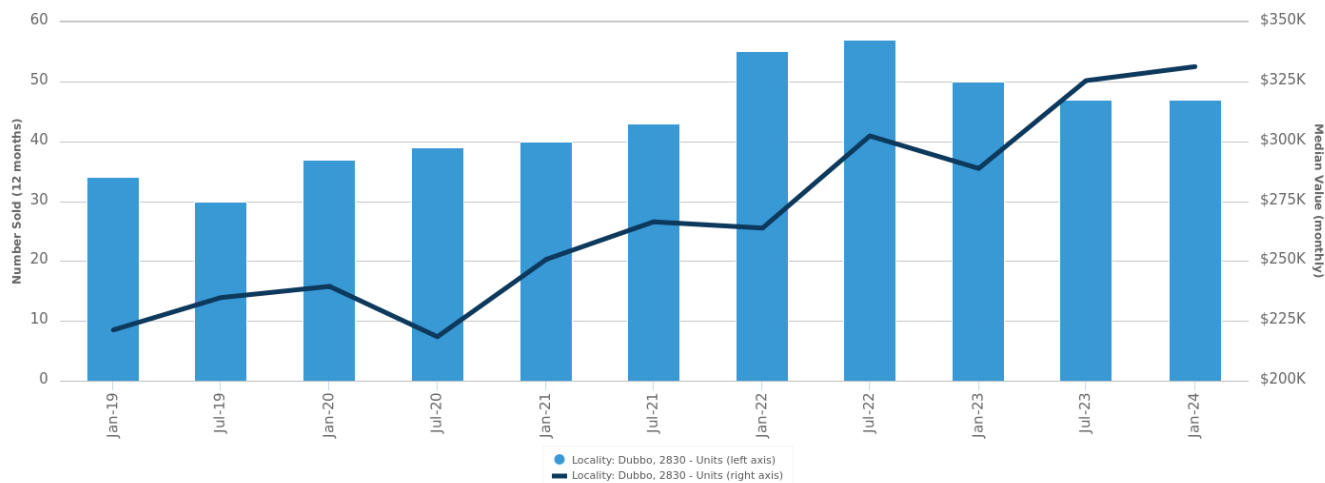


= number of houses currently On the Market or Sold within the last 6 months

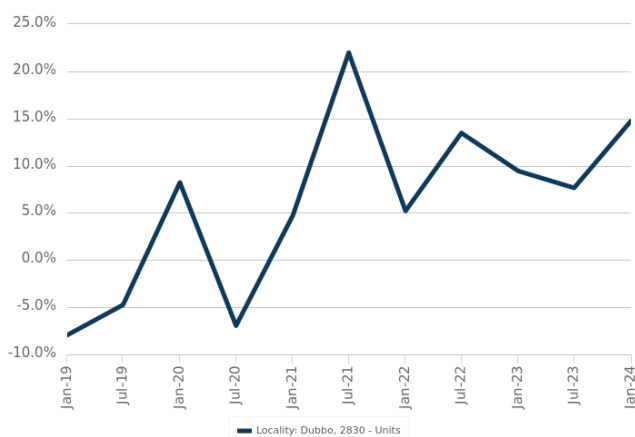
*Agent advised

Units: For Sale

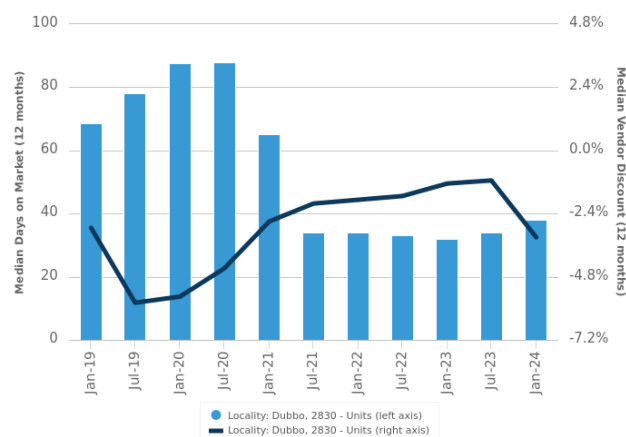
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$453,750

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

\$\$

Median Price*

\$340,000

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*

\$300,000

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



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

Recently Sold



90 Wingewarra Street
Dubbo NSW 2830

Sold on 22 Feb 2024
\$450,000



3/71 Baird Drive Dubbo
NSW 2830

Listed on 29 Apr 2024
\$365,000 - \$395,000



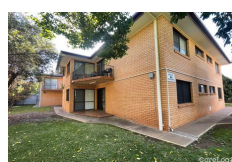
6/67 Baird Drive Dubbo
NSW 2830

Sold on 13 Apr 2024
\$330,000*



10 Gunsynd Circuit Dubbo
NSW 2830

Listed on 23 Apr 2024
Not Disclosed



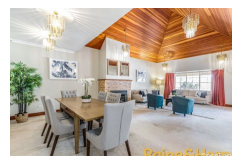
2/253 Darling Street
Dubbo NSW 2830

Sold on 09 Apr 2024
\$351,000*



5 Manchurian Circuit
Dubbo NSW 2830

Listed on 04 Apr 2024
\$609,000



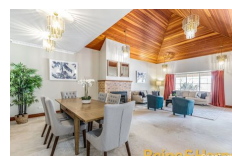
48 Birch Avenue Dubbo
NSW 2830

Sold on 27 Mar 2024
\$600,000*



18/48 Birch Avenue Dubbo
NSW 2830

Listed on 19 Mar 2024
\$700,000 - \$710,000



13/48 Birch Avenue Dubbo
NSW 2830

Sold on 27 Mar 2024
\$600,000*

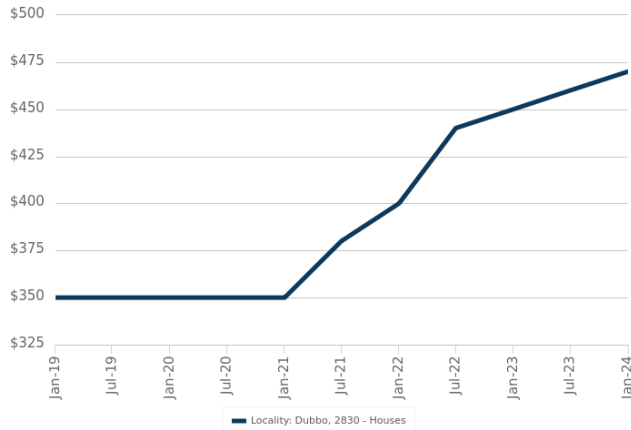


= number of units currently On the Market or Sold within the last 6 months

*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

5

2
BEDROOMS



39I Camp Road Dubbo NSW 2830

Listed on 28 Apr 2024
\$450/W



89 Bultje Street Dubbo NSW 2830

Listed on 26 Apr 2024
\$340/W



40

3
BEDROOMS



35 Caroline Street Dubbo NSW 2830

Listed on 29 Apr 2024
\$380/W



93 Champagne Drive Dubbo NSW 2830

Listed on 29 Apr 2024
\$550/W



14

4
BEDROOMS



51 Durum Circuit Dubbo NSW 2830

Listed on 28 Apr 2024
\$650/W



2 Gumtree Avenue Dubbo NSW 2830

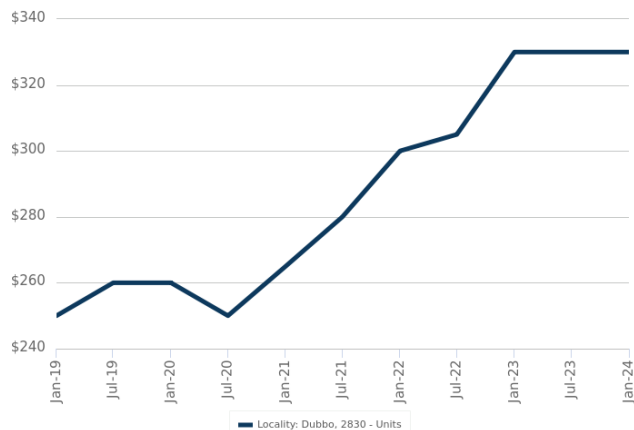
Listed on 26 Apr 2024
\$490/W



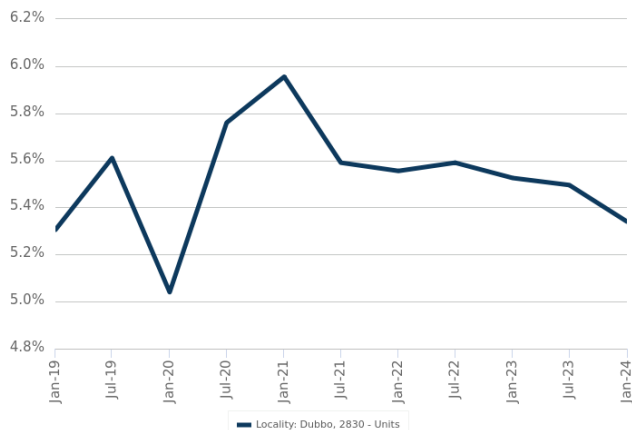
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

2

1
BEDROOMS



2/34 Bishop Street Dubbo NSW 2830

Listed on 26 Apr 2024
\$260/W



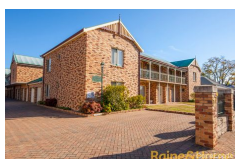
5/148 Bourke Street Dubbo NSW 2830

Listed on 26 Apr 2024
\$300/W



7

2
BEDROOMS



10/77 Bultje Street Dubbo NSW 2830

Listed on 26 Apr 2024
\$420/W



3/28 Elizabeth Street Dubbo NSW 2830

Listed on 26 Apr 2024
\$330/W



1

3
BEDROOMS



2/15 Boundary Road Dubbo NSW 2830

Listed on 24 Apr 2024
\$500/W



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

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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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