

Suburb Profile Report
Dubbo NSW 2830

Prepared on 11 January 2024





301km
Distance from GPO

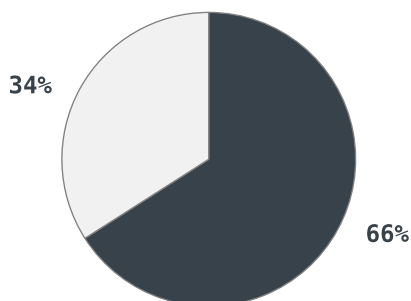


38.9k
Population

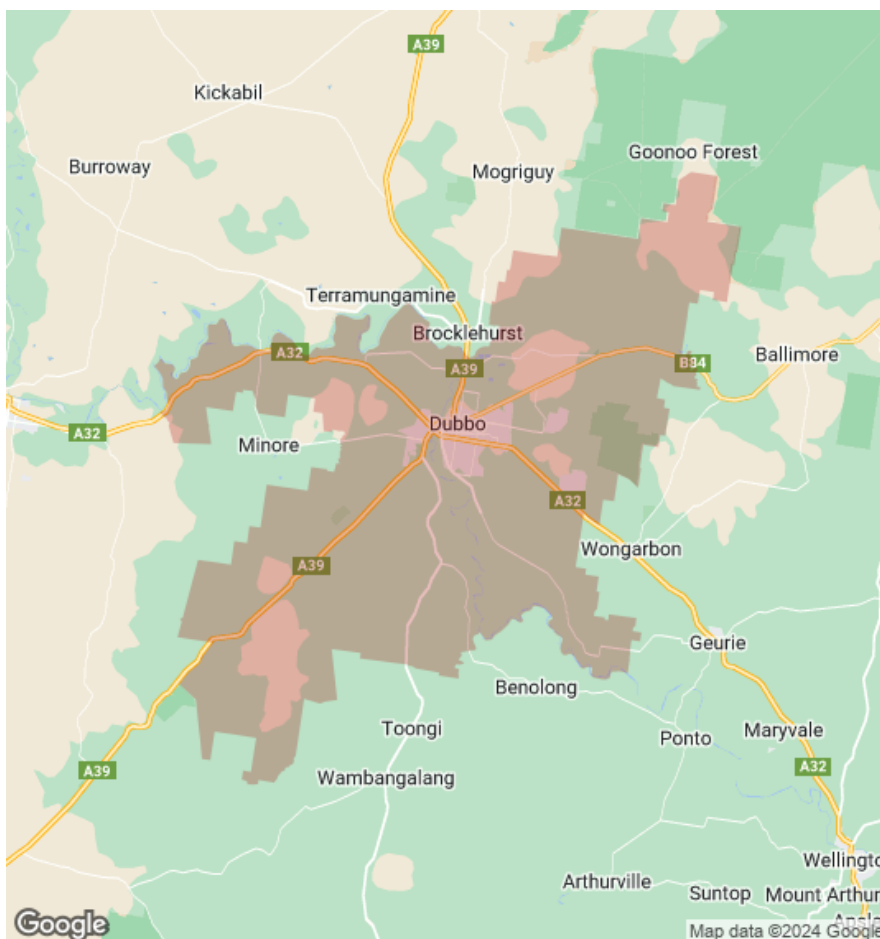
↑20.5%
5 year population change





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 \$550,000.

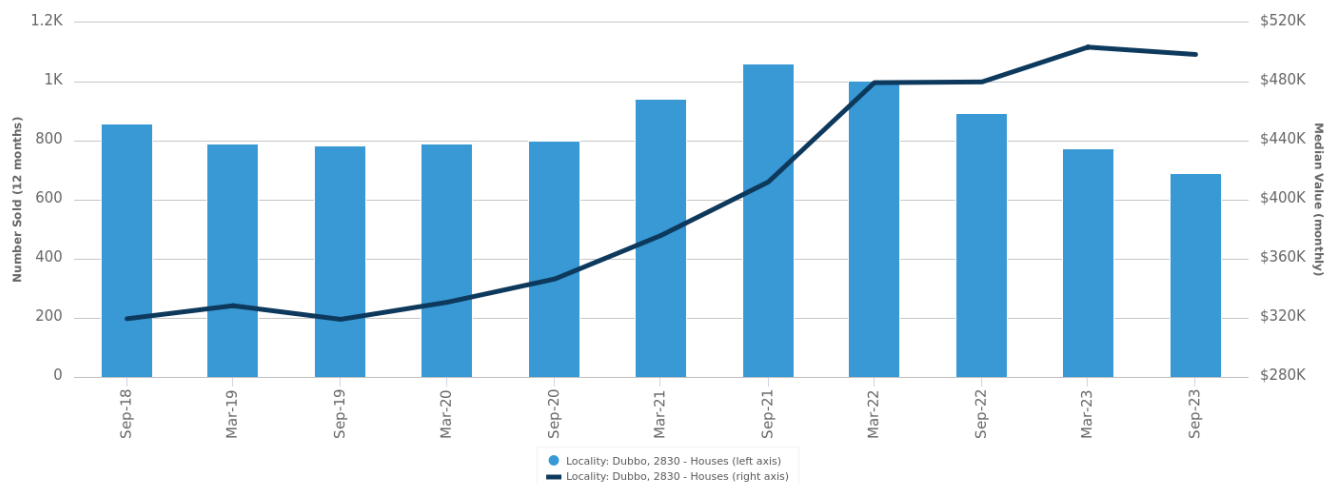
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	15,054	633	\$504,112	209
	1,279	48	\$325,859	22

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

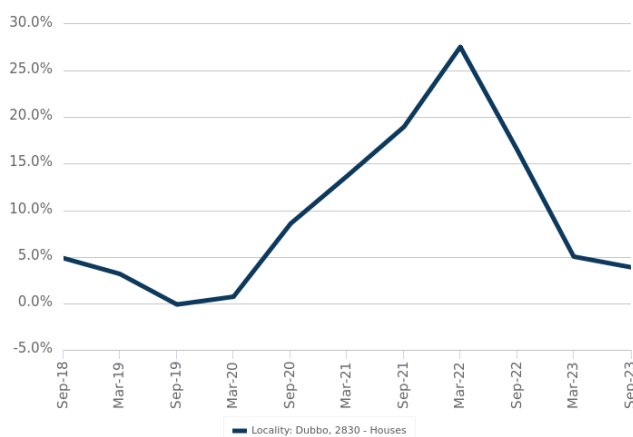


Houses: For Sale

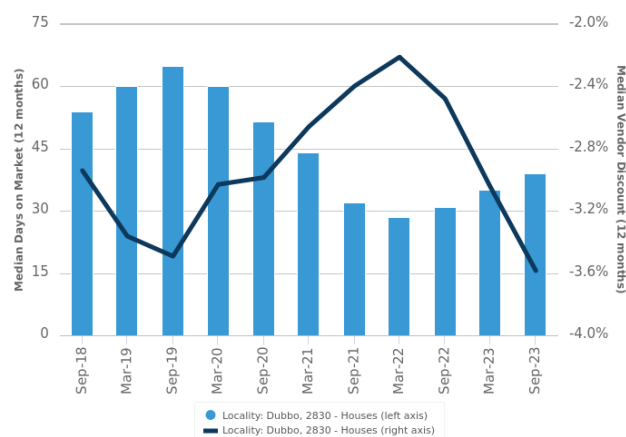
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$695,000

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

\$\$

Median Price*

\$550,000

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*

\$449,750

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

 2

 2
BEDROOMS



121 Gipps Street Dubbo NSW 2830

Listed on 21 Dec 2023
Not Disclosed



243m²



9 Furney Street Dubbo NSW 2830

Listed on 27 Nov 2023
ON-SITE AUCTION



500m²

 3

 3
BEDROOMS



141 Wingewarra Street Dubbo NSW 2830

Listed on 08 Jan 2024
AUCTION



37m²



101-115 Morgan Street Dubbo NSW 2830

Listed on 21 Dec 2023
Not Disclosed



300m²

 3

 4
BEDROOMS



13 Champagne Drive Dubbo NSW 2830

Listed on 21 Dec 2023
Not Disclosed



739m²



14 Allandale Drive Dubbo NSW 2830

Listed on 11 Dec 2023
Not Disclosed



779m²

Recently Sold

 27

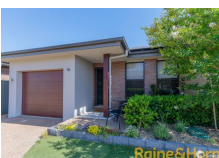


4B Highview Place Dubbo NSW 2830

Sold on 21 Dec 2023
\$330,000*



436m²



16 Fountain Circuit Dubbo NSW 2830

Sold on 20 Dec 2023
Not Disclosed



268m²

 152



36 John Glenn Place Dubbo NSW 2830

Sold on 06 Jan 2024
Not Disclosed



730m²



33 Bennett Street Dubbo NSW 2830

Sold on 04 Jan 2024
\$445,000*



754m²

 159



1 Campese Court Dubbo NSW 2830

Sold on 11 Jan 2024
\$558,000*



804m²



15 Rawson Street Dubbo NSW 2830

Sold on 22 Dec 2023
\$505,000*



673m²

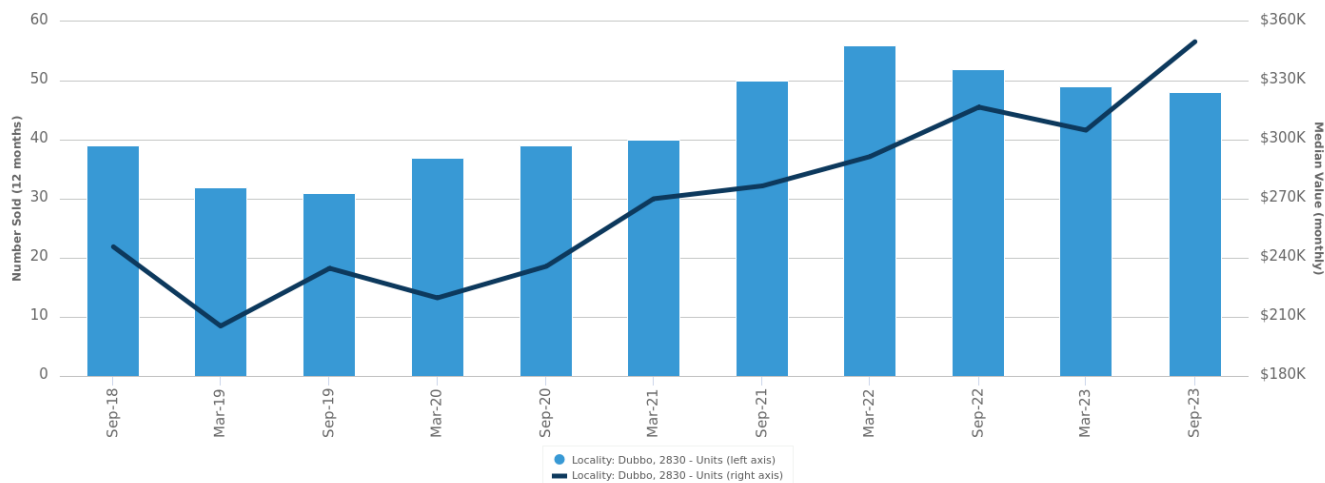


= number of houses currently On the Market or Sold within the last 6 months

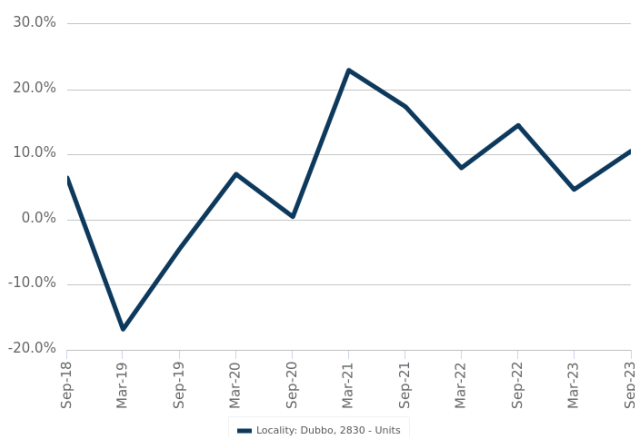
*Agent advised

Units: For Sale

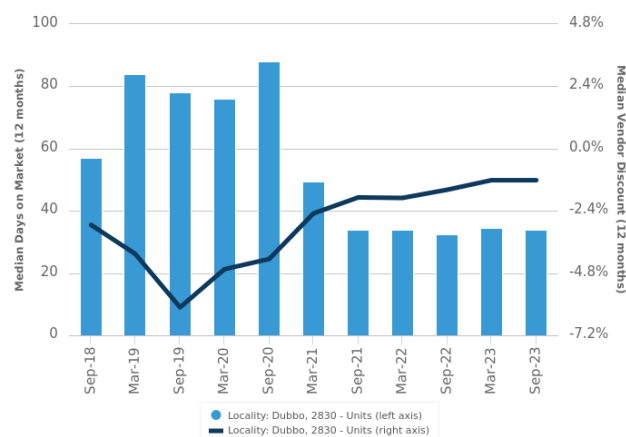
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$455,000

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*

\$297,500

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

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

Recently Sold

 3



105 North Street Dubbo NSW 2830

Sold on 27 Oct 2023
\$725,000

 4
 1
 920m²



31 Bourke Street Dubbo NSW 2830

Sold on 19 Oct 2023
Not Disclosed

 23
 3
 1.54Ha

 0

 2
BEDROOMS

There are no 2 bedroom Units on the market in this suburb

 17



11/5 John Brass Place Dubbo NSW 2830

Sold on 04 Dec 2023
Not Disclosed

 1
 2
 179m²



2/33-35 Quinn Street Dubbo NSW 2830

Sold on 27 Nov 2023
\$320,000*

 1
 1
 1,072m²

 0

 3
BEDROOMS

There are no 3 bedroom Units on the market in this suburb

 2



3/1 Beddoes Avenue Dubbo NSW 2830

Sold on 30 Nov 2023
Not Disclosed

 1
 1
 6,938m²



35A Champagne Drive Dubbo NSW 2830

Sold on 16 Nov 2023
\$495,000

 1
 2
 377m²

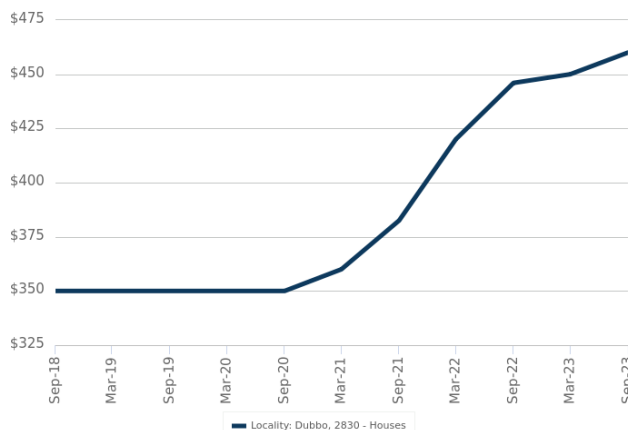


= number of units currently On the Market or Sold within the last 6 months

*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

13

2
BEDROOMS



50-52 Young Street Dubbo NSW 2830

Listed on 11 Jan 2024
\$350/W



11 Muller Street Dubbo NSW 2830

Listed on 10 Jan 2024
\$400/W



55

3
BEDROOMS



39 O'donnell Street Dubbo NSW 2830

Listed on 12 Jan 2024
\$370/W



6 Loughton Street Dubbo NSW 2830

Listed on 11 Jan 2024
\$430/W



47

4
BEDROOMS



35 Boyd Avenue Dubbo NSW 2830

Listed on 11 Jan 2024
\$700/W



48 Bradford Circuit Dubbo NSW 2830

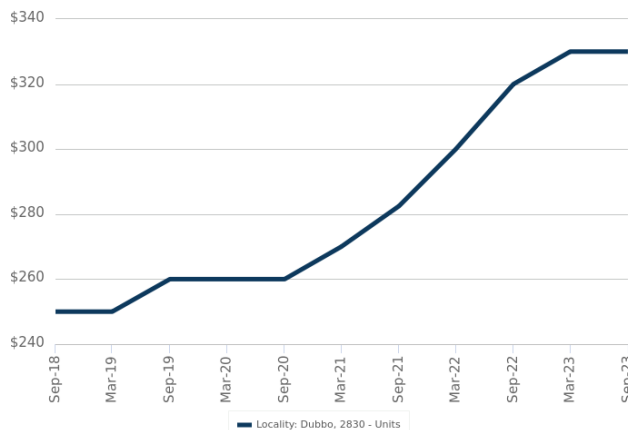
Listed on 11 Jan 2024
\$650/W



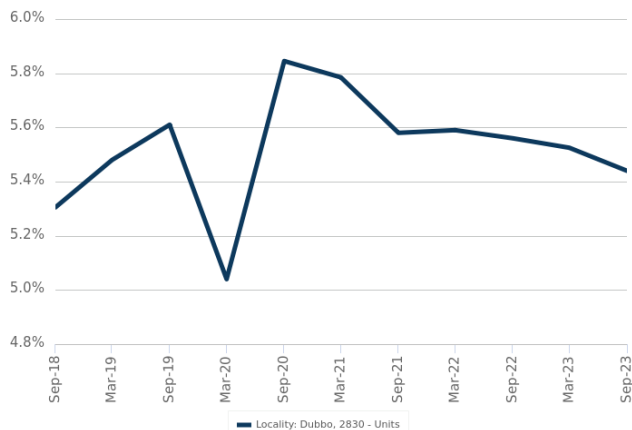
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

5

1
BEDROOMS



31 Bourke Street Dubbo NSW 2830

Listed on 21 Dec 2023
\$3,250/W

23
3
1.54Ha



2/148 Bourke Street Dubbo NSW 2830

Listed on 21 Dec 2023
\$300/W

-
1
1,005m²

28

2
BEDROOMS



4/28 Elizabeth Street Dubbo NSW 2830

Listed on 11 Jan 2024
\$320/W

1
1
-



3/37 Quinn Street Dubbo NSW 2830

Listed on 11 Jan 2024
\$350/W

2
1
-

2

3
BEDROOMS



11 Ebor Way Dubbo NSW 2830

Listed on 11 Jan 2024
\$480/W

2
2
384m²



3/13 Lawson Street Dubbo NSW 2830

Listed on 27 Nov 2023
\$350/W

1
1
1,826m²



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

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