Suburb Profile Report

Dubbo NSW 2830

Prepared on 30 September 2026

cotality™

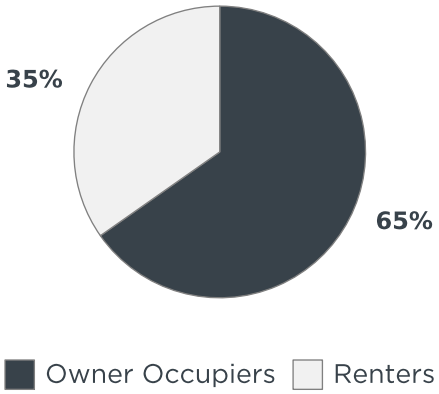


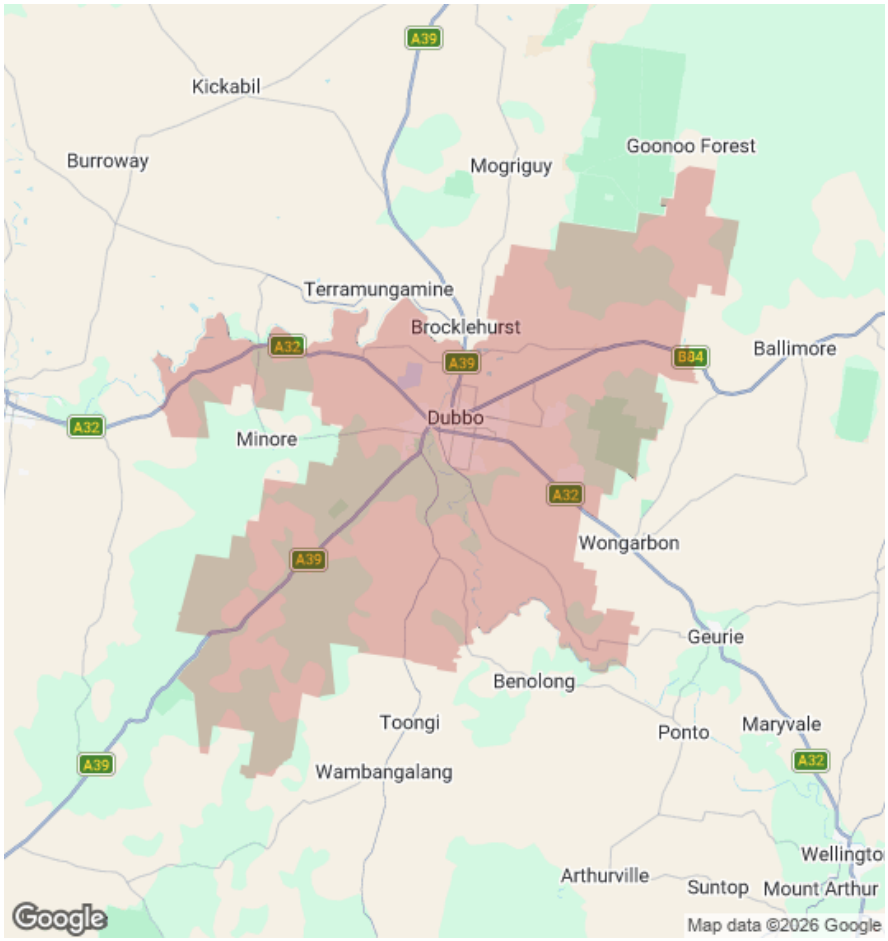
301km
Distance from GPO

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. 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.

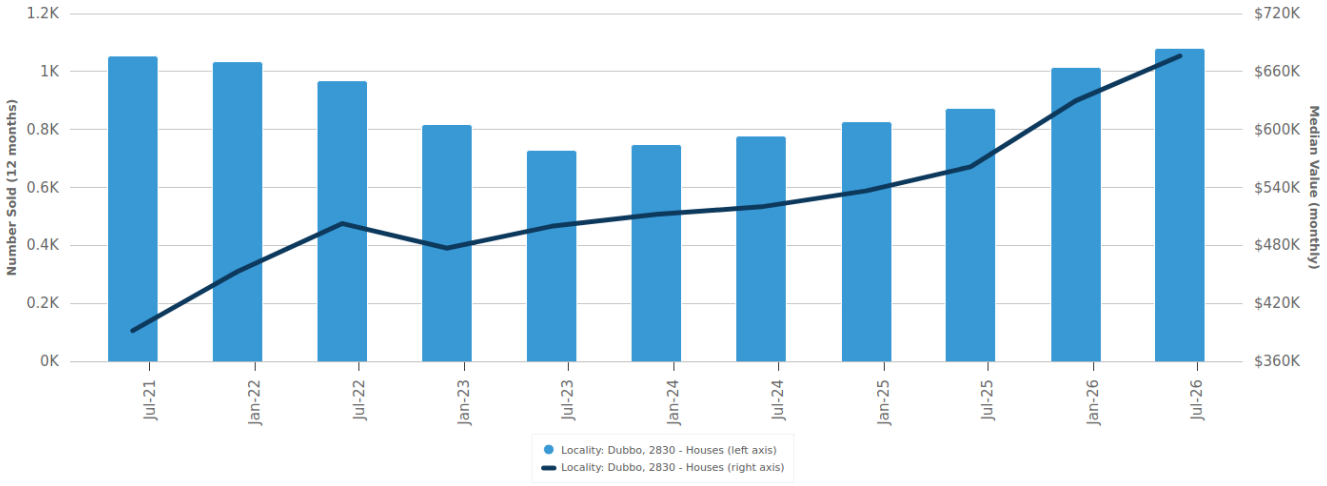
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	15,829	533	$683,903	126
	1,398	32	$442,198	12

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

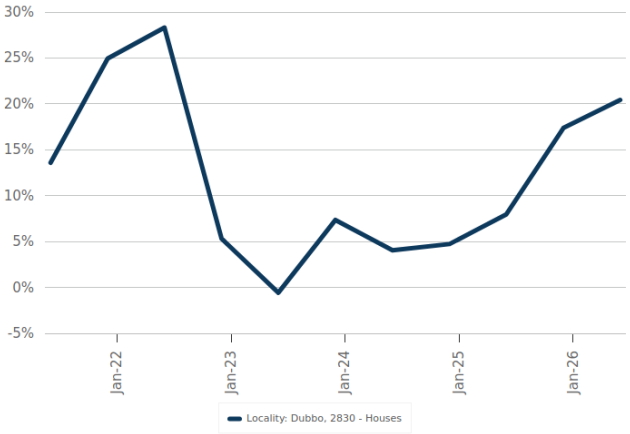
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Houses: For Sale

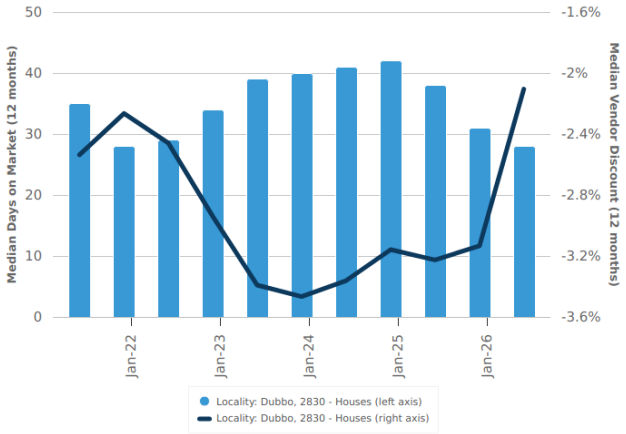
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



$$$ Upper Quartile Price*	$795,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$670,000	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*	$567,250	The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

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Houses: Market Activity Snapshot

On The Market

10

2 BEDROOMS



2/55 Gipps Street Dubbo NSW 2830
Listed on 30 Sep 2026
Now asking $469,000
- 1
- 300m²



30 Boundary Road Dubbo NSW 2830
Listed on 29 Sep 2026
$485,000 - $525,000
- 2
- 1
- 618m²

45

3 BEDROOMS



8 North Street Dubbo NSW 2830
Listed on 30 Sep 2026
$450,000 to $480,000
- 1
- 1
- 251m²



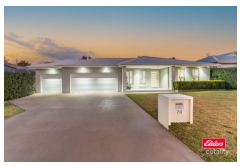
15 O'donnell Street Dubbo NSW 2830
Listed on 30 Sep 2026
$450,000 to $480,000
- 1
- 651m²

46

4 BEDROOMS



4 Gerber Place Dubbo NSW 2830
Listed on 30 Sep 2026
Not Disclosed
- 2
- 2
- 1,108m²



78 Lakeside Circuit Dubbo NSW 2830
Listed on 30 Sep 2026
$1,395,000 - $1,465,000
- 3
- 2
- 924m²

Recently Sold

23

2 BEDROOMS



86 Victoria Street Dubbo NSW 2830
Sold on 15 Sep 2026
$1
- 1
- 1
- 835m²



109 Gipps Street Dubbo NSW 2830
Sold on 17 Aug 2026
$560,000
- 1
- 1
- 375m²

183

3 BEDROOMS



30 Manchurian Circuit Dubbo NSW 2830
Sold on 29 Sep 2026
$663,000*
- 2
- 2
- 437m²



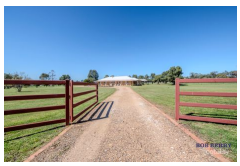
62 Jubilee Street Dubbo NSW 2830
Sold on 25 Sep 2026
$620,000*
- 3
- 1
- 759m²

188

4 BEDROOMS



7 Beveridge Crescent Dubbo NSW 2830
Sold on 28 Sep 2026
$715,000*
- 2
- 2
- 724m²



3L Dunlop Road Dubbo NSW 2830
Sold on 25 Sep 2026
$1,150,000*
- 2
- 2
- 1.50Ha

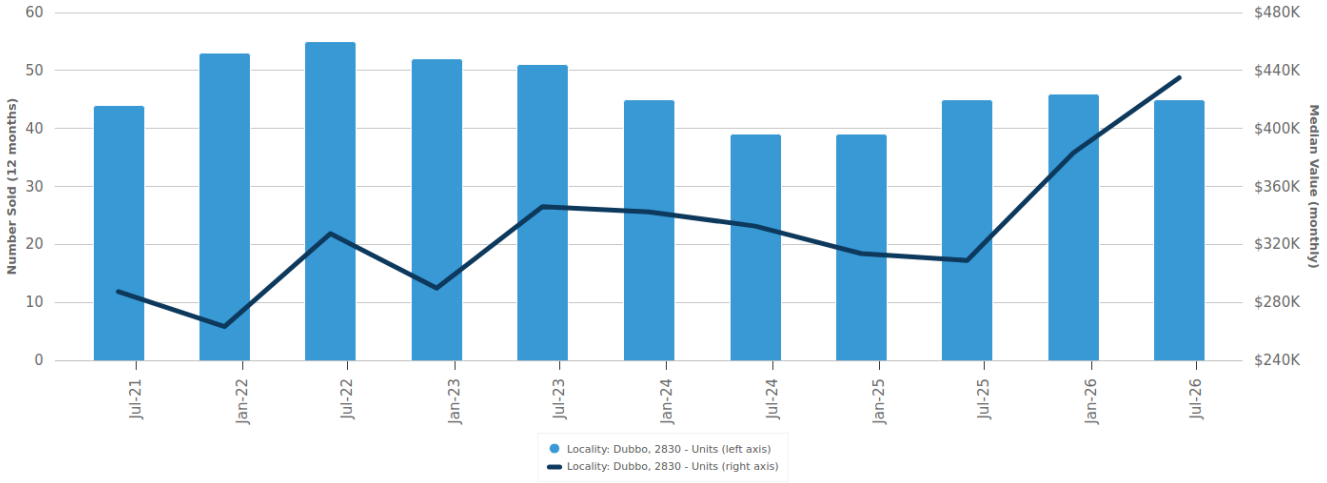
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

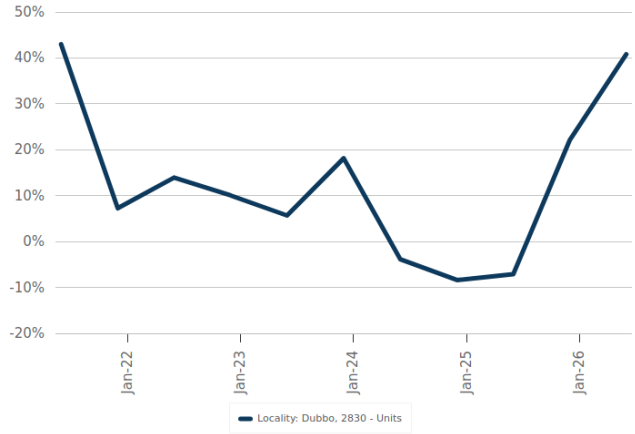
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Units: For Sale

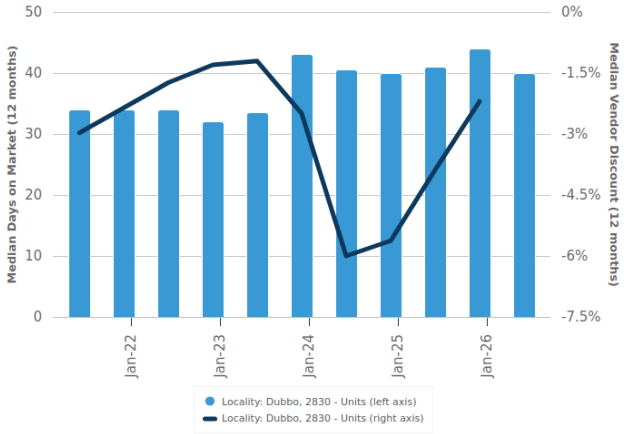
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



$$$ Upper Quartile Price*	$475,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$416,500	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*	$337,375	The 25th percentile sale price of sales over the past 12 months within the suburb.

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Units: Market Activity Snapshot

1 BEDROOMS

On The Market

1



7/1 Church Street Dubbo NSW 2830

Listed on 28 Jul 2026
$995,000

1 | 1 | 102m²

Recently Sold

0

There are no recently sold 1 bedroom Units in this suburb

2 BEDROOMS

On The Market

8



4/144 Bourke Street Dubbo NSW 2830

Listed on 30 Sep 2026
NEW PRICE $360,000 to $390,000

1 | 1 | 1,847m²



2/17 Elizabeth Street Dubbo NSW 2830

Listed on 30 Sep 2026
Not Disclosed

2 | 1 | 103m²

Recently Sold

12



6 Gunsynd Circuit Dubbo NSW 2830

Sold on 22 Sep 2026
$530,000*

1 | 1 | 125m²



4 Gunsynd Circuit Dubbo NSW 2830

Sold on 08 Sep 2026
$530,000*

1 | 1 | 125m²

3 BEDROOMS

On The Market

3



3/46-48 Stonehaven Avenue Dubbo NSW 2830

Listed on 28 Sep 2026
$1,095,000 to $1,150,000

2 | 3 | 385m²



32b Peel Place Dubbo NSW 2830

Listed on 14 Sep 2026
$630,000 - $660,000

1 | 2 | 264m²

Recently Sold

7



11/8 Arbory Close Dubbo NSW 2830

Sold on 24 Sep 2026
Not Disclosed

2 | 2 | 462m²



35B Champagne Drive Dubbo NSW 2830

Sold on 18 Sep 2026
Not Disclosed

- | 2 | 754m²

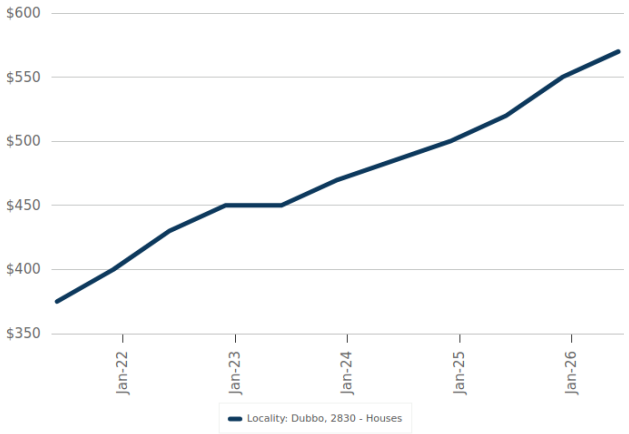
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

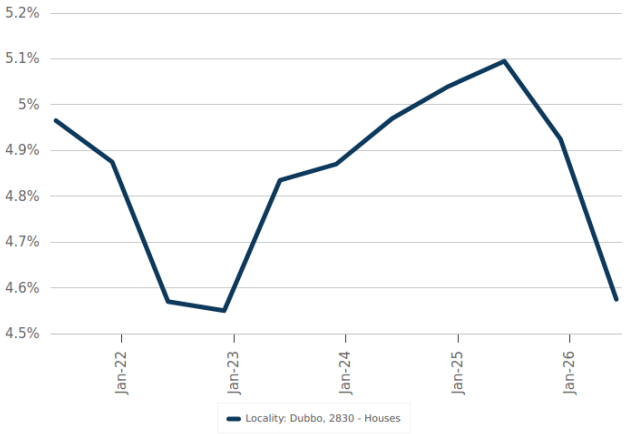
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Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1 — 2 BEDROOMS



12 Trelanvean Street Dubbo NSW 2830

Listed on 25 Sep 2026
$460/W

1 | 1 | 588m²

61 — 3 BEDROOMS



45 Alcheringa Street Dubbo NSW 2830

Listed on 30 Sep 2026
$480/W

4 | 1 | 734m²



22a Boyd Avenue Dubbo NSW 2830

Listed on 30 Sep 2026
$570/W

1 | 2 | 341m²

34 — 4 BEDROOMS



69 Argyle Avenue Dubbo NSW 2830

Listed on 30 Sep 2026
$700/W

1 | 2 | 559m²



202 Darling Street Dubbo NSW 2830

Listed on 30 Sep 2026
$650/W

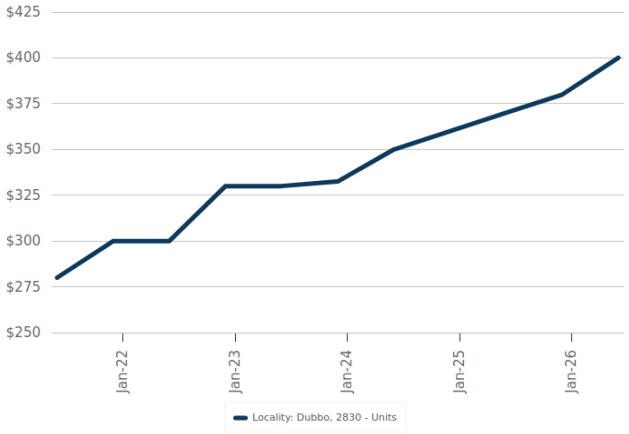
2 | 2 | 578m²

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

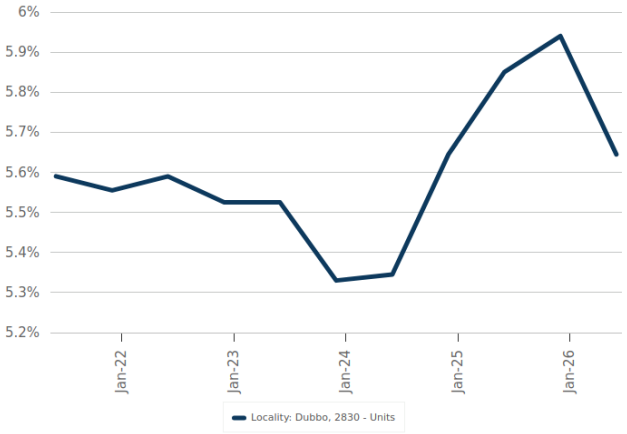
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Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

10 | **1** BEDROOMS



11 Lesmurdie Parade Dubbo NSW 2830
Listed on 25 Sep 2026
$370/W
- | 1 | 720m²



2/105 North Street Dubbo NSW 2830
Listed on 16 Sep 2026
$300/W
1 | 1 | 920m²

11 | **2** BEDROOMS



2/39 Quinn Street Dubbo NSW 2830
Listed on 30 Sep 2026
$400/W
1 | 1 | 1,072m²



4/28 Elizabeth Street Dubbo NSW 2830
Listed on 29 Sep 2026
$360/W
1 | 1 | -

4 | **3** BEDROOMS



2/36 Windsor Parade Dubbo NSW 2830
Listed on 30 Sep 2026
$460/W
1 | 1 | 1,200m²



11 Ebor Way Dubbo NSW 2830
Listed on 25 Sep 2026
$590/W
2 | 2 | 384m²

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

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