



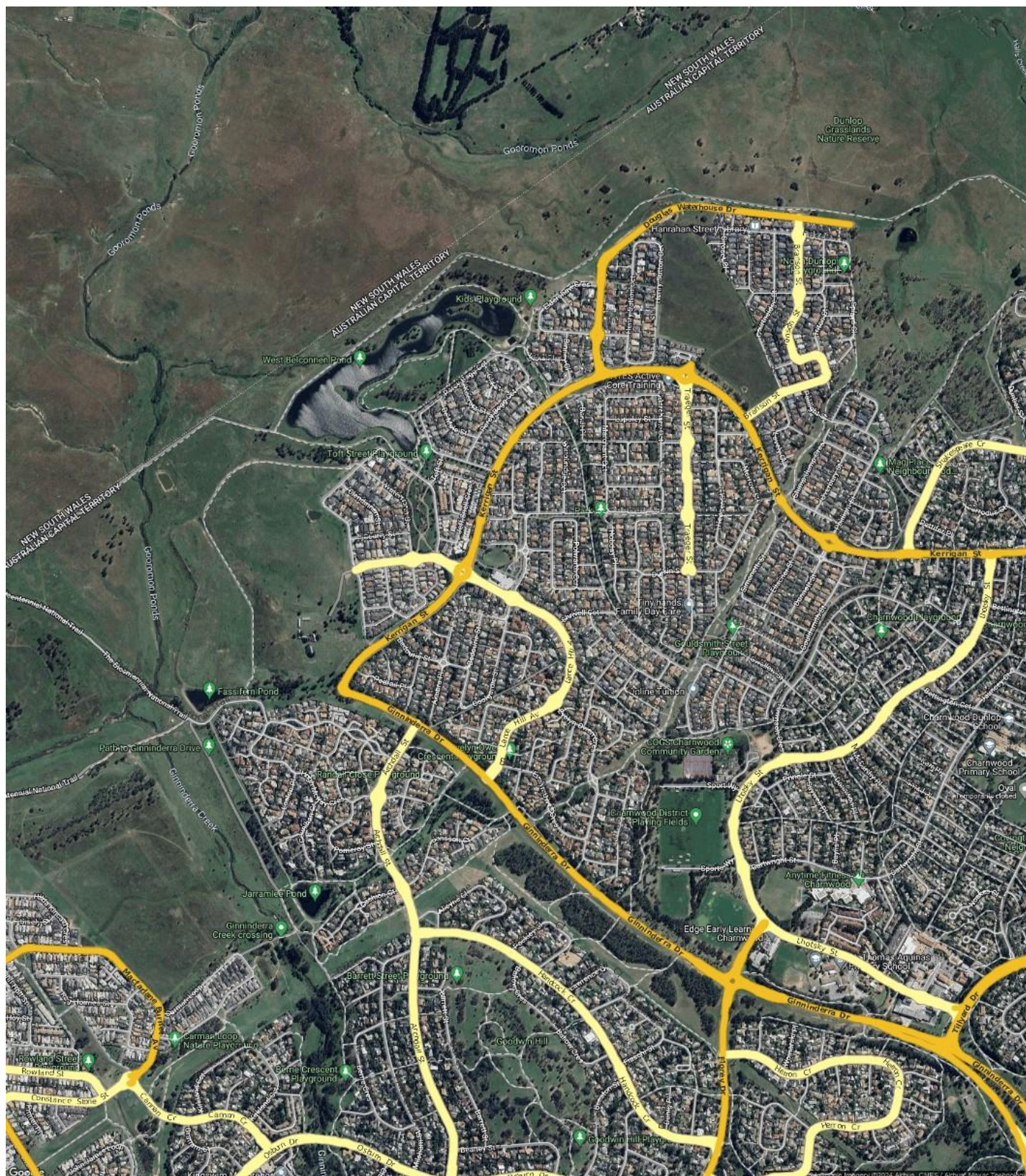
RayWhite.



Suburb
flyover report

DUNLOP (HOUSE)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

DUNLOP - Suburb Map



DUNLOP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	215	\$ 369,950	0.0 %	\$ 85,000	\$ 585,000
2007	171	\$ 399,000	7.9 %	\$ 175,000	\$ 630,000
2008	148	\$ 410,000	2.8 %	\$ 12,500	\$ 646,500
2009	173	\$ 440,000	7.3 %	\$ 17,250	\$ 610,000
2010	109	\$ 465,000	5.7 %	\$ 207,500	\$ 720,000
2011	115	\$ 486,000	4.5 %	\$ 141,666	\$ 740,000
2012	109	\$ 480,000	-1.2 %	\$ 22,000	\$ 750,000
2013	118	\$ 486,500	1.4 %	\$ 175,000	\$ 690,000
2014	113	\$ 465,000	-4.4 %	\$ 4,100	\$ 850,000
2015	119	\$ 490,000	5.4 %	\$ 95,000	\$ 740,000
2016	121	\$ 510,000	4.1 %	\$ 270,000	\$ 810,000
2017	110	\$ 585,000	14.7 %	\$ 133,000	\$ 806,000
2018	100	\$ 577,500	-1.3 %	\$ 115,000	\$ 850,000
2019	105	\$ 590,000	2.2 %	\$ 325,000	\$ 945,000
2020	113	\$ 645,000	9.3 %	\$ 122,000	\$ 920,000
2021	125	\$ 760,000	17.8 %	\$ 415,000	\$ 1,081,000
2022	109	\$ 852,000	12.1 %	\$ 350,000	\$ 1,340,000
2023	104	\$ 803,500	-5.7 %	\$ 250,000	\$ 1,150,000
2024	13	\$ 825,000	2.7 %	\$ 590,000	\$ 1,050,000

Median Sale Price

\$812k

Based on 94 recorded House sales within the last 12 months (Apr '23 - Mar '24)

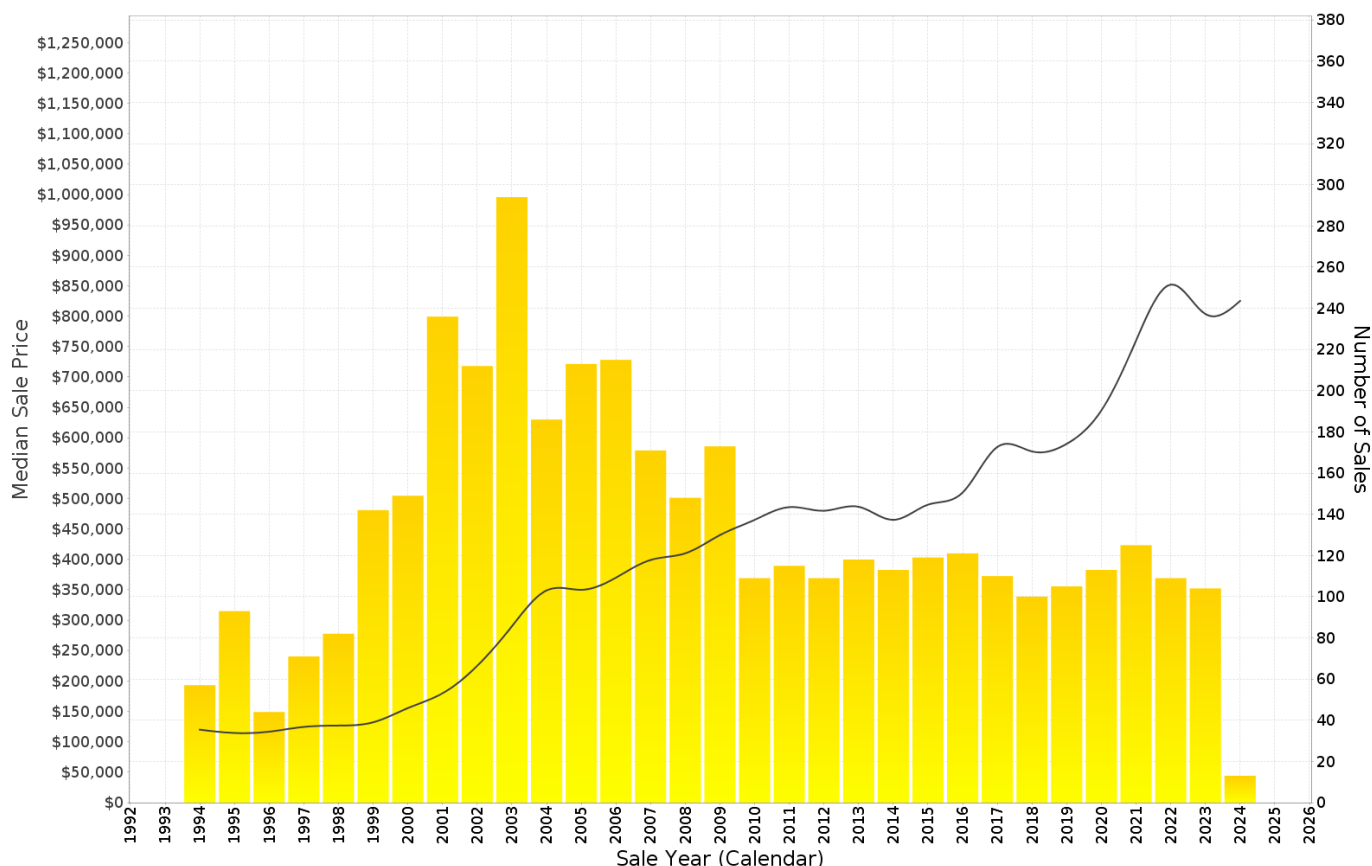
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

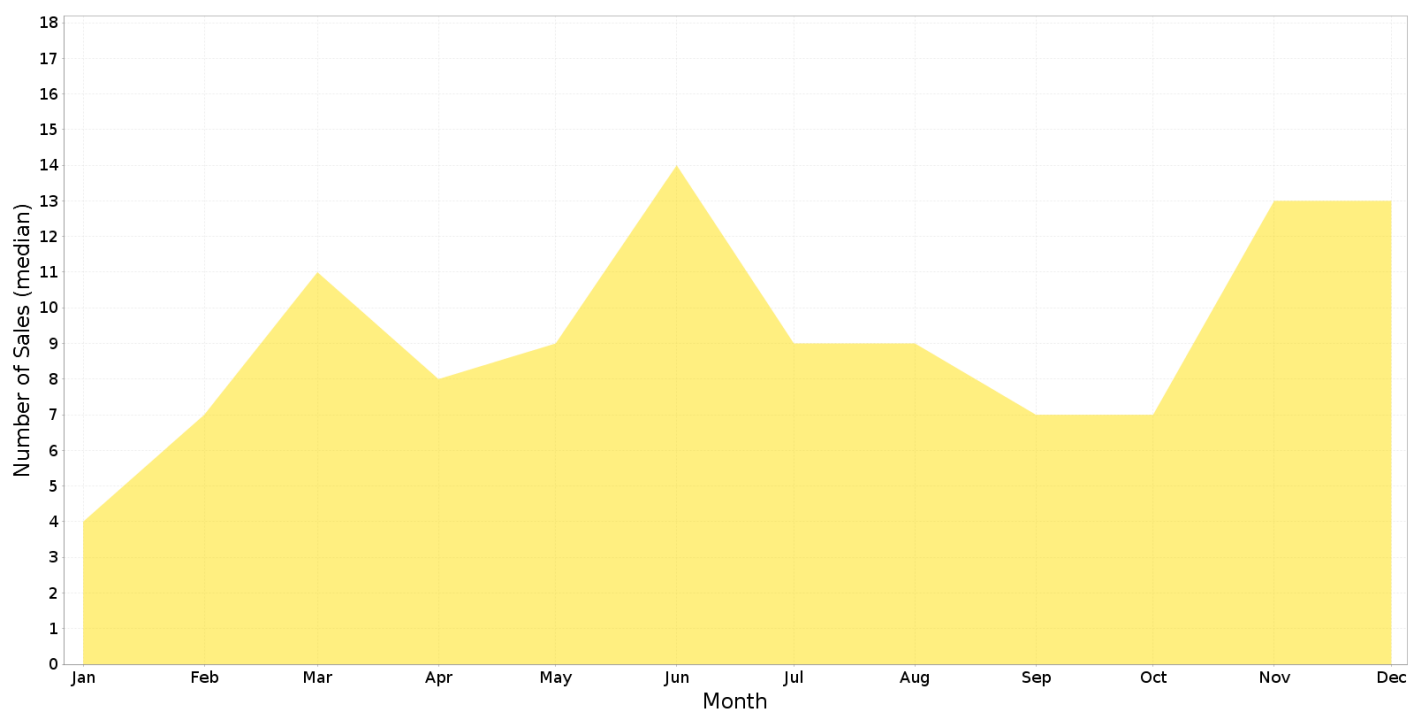
-4.1%

Current Median Price: \$812,500
Previous Median Price: \$847,500

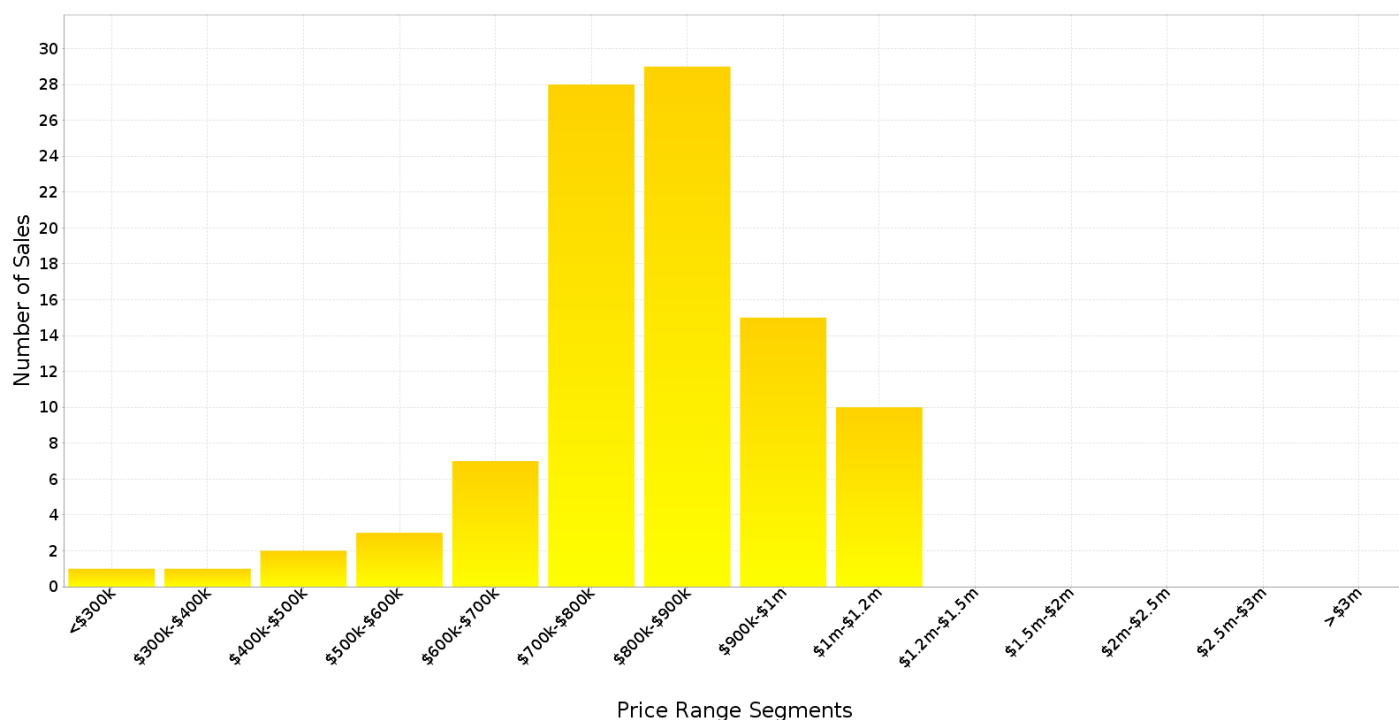
Based on 201 recorded House sales compared over the last two rolling 12 month periods



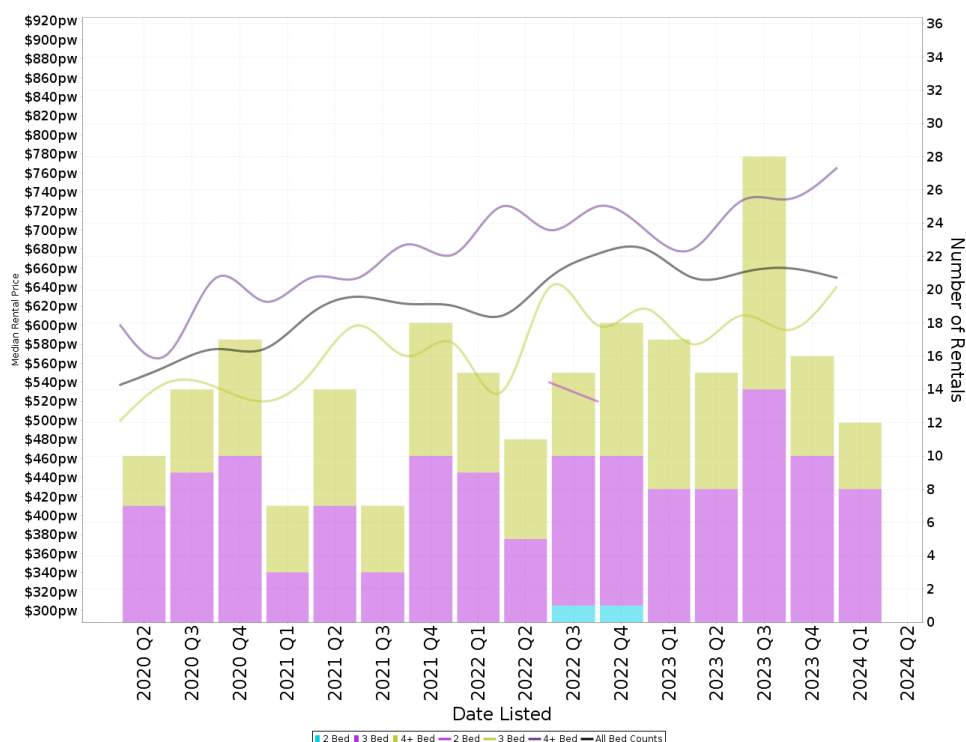
DUNLOP - Peak Selling Periods (3 years)



DUNLOP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.1%

Current Median Price: \$812,500
Previous Median Price: \$847,500

Based on 201 registered House sales compared over the last two rolling 12 month periods.

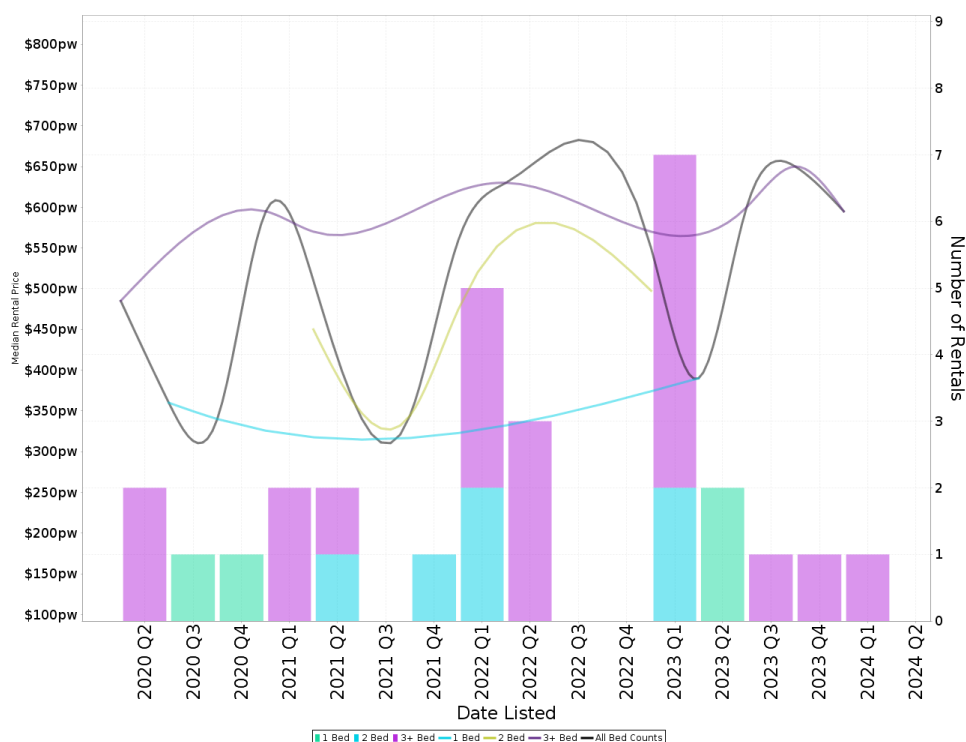
Suburb Rental Yield

+4.2%

Current Median Price: \$812,500
Current Median Rent: \$650

Based on 71 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.3%

Current Median Price: \$665,000
Previous Median Price: \$620,000

Based on 22 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$665,000
Current Median Rent: \$595

Based on 5 registered Unit rentals compared over the last 12 months.

DUNLOP - Recently Sold Properties

Median Sale Price

\$812k

Based on 94 recorded House sales within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-4.1%

Current Median Price: \$812,500
Previous Median Price: \$847,500

Based on 201 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

94

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

32 POLILIGHT ST

\$920,000

Sold May 2024
23 Days

554 m² 3 2 2

48 GOULDSMITH ST

\$945,000

Sold May 2024
15 Days

506 m² 4 2 2

22 LOVELY CL

\$835,000

Sold Apr 2024
35 Days

491 m² 3 2 2

60 HUGH MCKAY CRES

\$830,000

Sold Apr 2024
128 Days

444 m² 4 2 2

48 GOULDSMITH ST

\$945,000

Sold Apr 2024
7 Days

506 m² 4 2 2

80 SHOORIDGE CCT

\$831,000

Sold Apr 2024
21 Days

503 m² 3 2 2

75 POLWARTH CCT

\$970,000

Sold Apr 2024
62 Days

650 m² 4 2 2

38 GOULDSMITH ST

\$791,000

Sold Apr 2024
23 Days

480 m² 3 2 2

12 JONSSON CRT

\$828,000

Sold Apr 2024
24 Days

506 m² 3 2 2

5 MORROW ST

\$1,035,000

Sold Apr 2024
132 Days

782 m² 4 2 3

27 EXCALIBUR ST

\$720,000

Sold Apr 2024
64 Days

329 m² 3 1 1

58 MARCHANT CCT

\$895,000

Sold Apr 2024
58 Days

604 m² 4 2 3

11 TARRANT CRES

\$945,000

Sold Apr 2024
76 Days

527 m² 4 2 2

16 SIROSET CL

\$860,000

Sold Apr 2024
13 Days

398 m² 3 2 2

14 LEASON CL

\$710,000

Sold Mar 2024
23 Days

432 m² 3 1 2

4 LEGGO PL

\$825,000

Sold Mar 2024
14 Days

757 m² 3 2 2

3 JEFF SNELL CRES

\$590,000

Sold Mar 2024
25 Days

192 m² 3 1 1

2 ELYARD PL

\$790,000

Sold Mar 2024
19 Days

561 m² 4 2 2

9 OLD ST

\$860,500

Sold Mar 2024
20 Days

525 m² 3 2 2

71 HUGH MCKAY CRES

\$722,000

Sold Mar 2024
40 Days

567 m² 3 1 1

38 HENRY SUTTON CCT

\$1,050,000

Sold Feb 2024
27 Days

624 m² 4 2 2

DUNLOP - Properties For Rent

Median Rental Price

\$650 /w

Based on 71 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+4.2%

Current Median Price: \$812,500
Current Median Rent: \$650

Based on 94 recorded House sales and 71 House rentals compared over the last 12 months

Number of Rentals

71

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

Based on a rolling 12 month period and may differ from calendar year statistics

34 GOULDSMITH STREET

\$690 per week




May 2024
6 Days

598 m² 4 2 2

44 Branson Street

\$675 per week



Apr 2024
24 Days

468 m² 3 2 2

3 Goodhart Cres

\$680 per week




Apr 2024
24 Days

420 m² 3 2 2

13 Thornhill Crescent

\$800 per week



Sep 2023
258 Days

448 m² 4 3 3