

RayWhite.

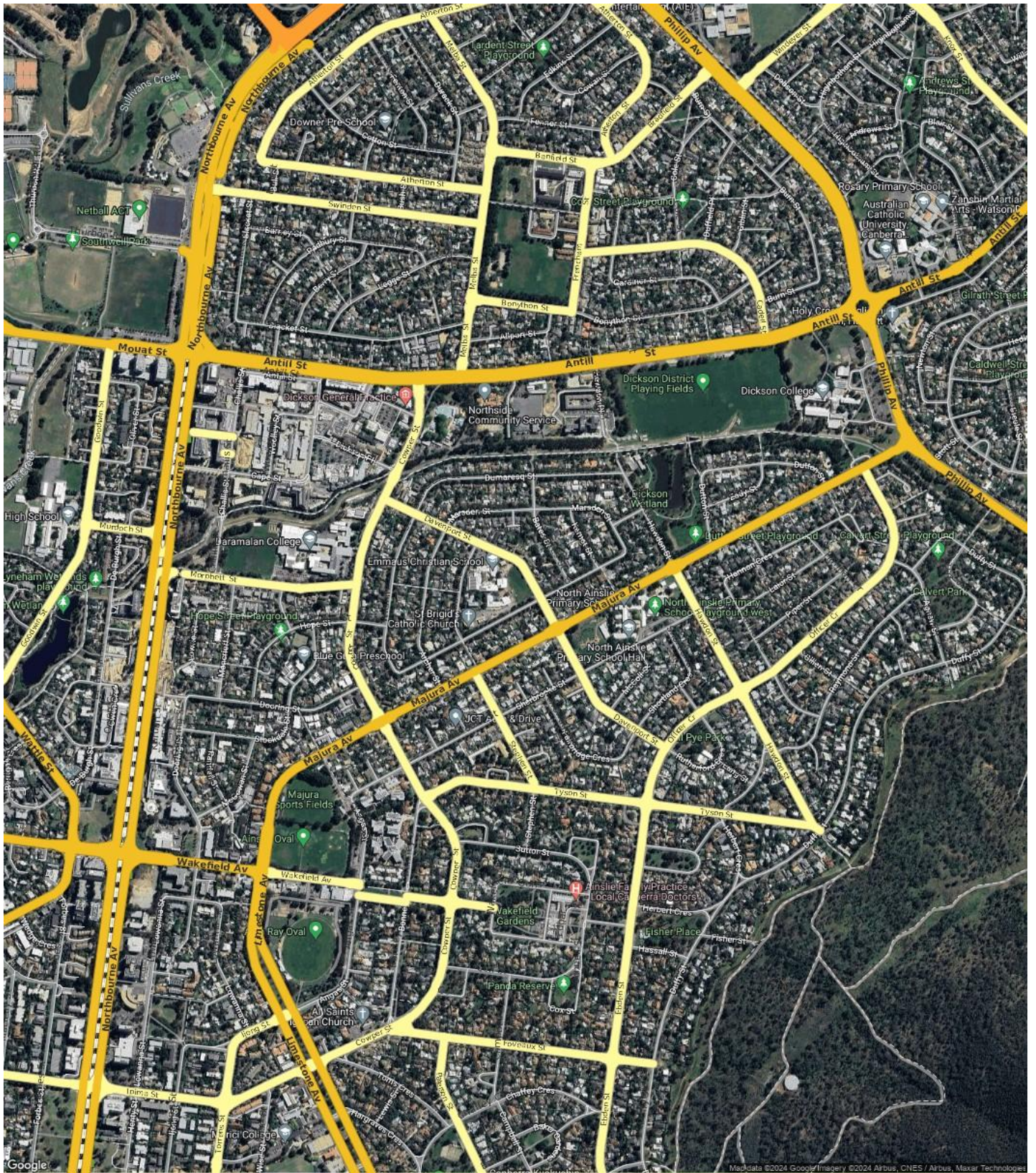
Suburb flyover report

DICKSON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



DICKSON - Suburb Map



DICKSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	29	\$ 390,000	0.0 %	\$ 362,500	\$ 522,000
2007	31	\$ 476,000	22.1 %	\$ 325,000	\$ 800,000
2008	27	\$ 509,000	6.9 %	\$ 420,000	\$ 710,000
2009	31	\$ 527,000	3.5 %	\$ 300,000	\$ 1,015,400
2010	16	\$ 599,500	13.8 %	\$ 305,000	\$ 850,000
2011	28	\$ 627,500	4.7 %	\$ 417,500	\$ 1,019,000
2012	22	\$ 602,500	-4.0 %	\$ 465,000	\$ 860,000
2013	27	\$ 620,000	2.9 %	\$ 475,000	\$ 870,000
2014	20	\$ 642,500	3.6 %	\$ 275,000	\$ 890,000
2015	31	\$ 710,000	10.5 %	\$ 325,000	\$ 1,030,000
2016	34	\$ 762,500	7.4 %	\$ 56,000	\$ 1,200,000
2017	32	\$ 887,550	16.4 %	\$ 615,000	\$ 32,400,000
2018	35	\$ 880,000	-0.9 %	\$ 390,000	\$ 1,469,500
2019	20	\$ 884,000	0.5 %	\$ 450,000	\$ 1,125,000
2020	41	\$ 930,000	5.2 %	\$ 550,000	\$ 1,310,000
2021	39	\$ 1,100,000	18.3 %	\$ 247,500	\$ 2,118,000
2022	32	\$ 1,330,000	20.9 %	\$ 915,000	\$ 1,865,000
2023	26	\$ 1,200,000	-9.8 %	\$ 467,500	\$ 1,540,000
2024	9	\$ 1,012,000	-15.7 %	\$ 400,000	\$ 1,822,500

Median Sale Price
\$1.01m

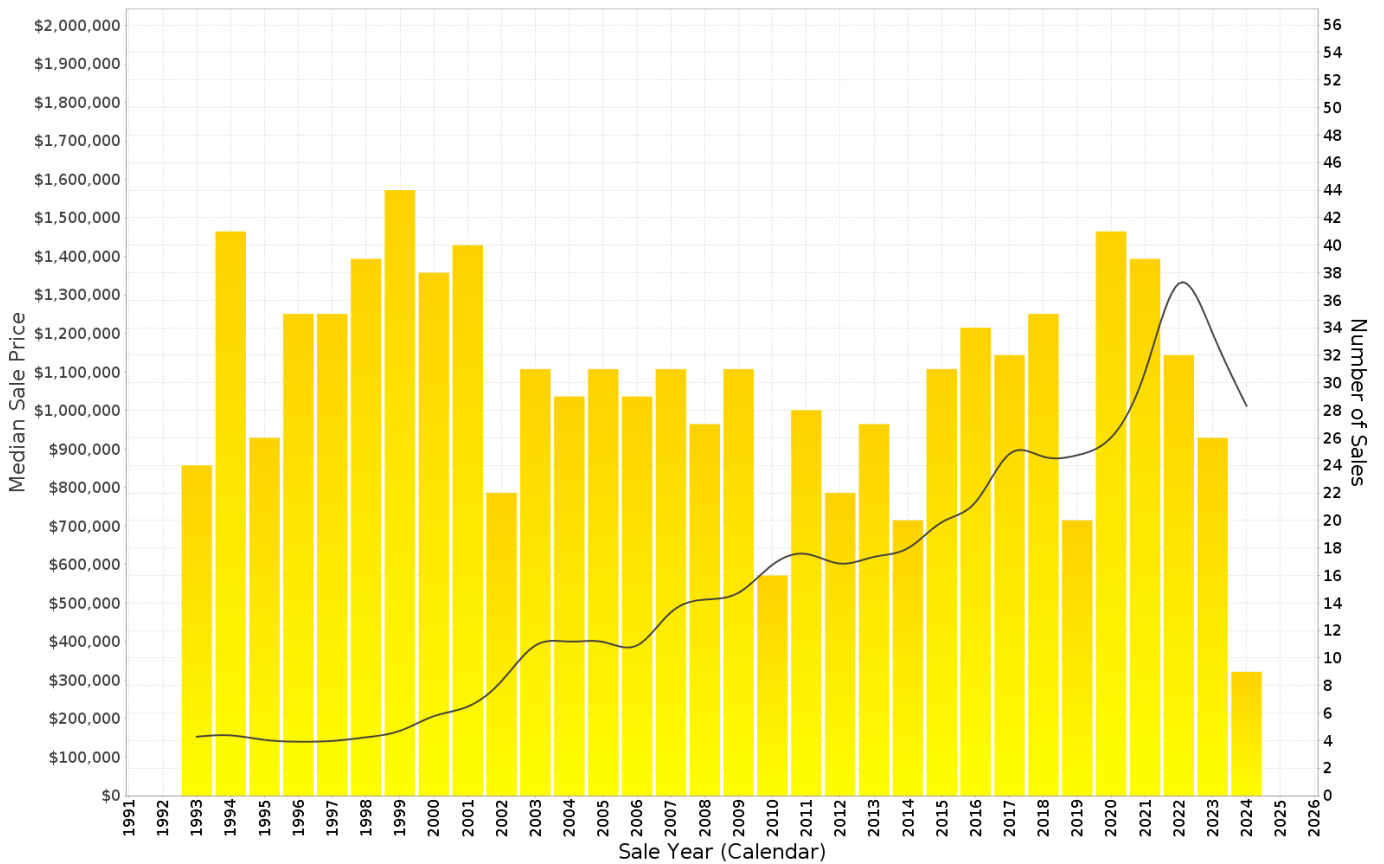
Based on 15 recorded House sales within the last 12 months (Financial Year 2024)

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

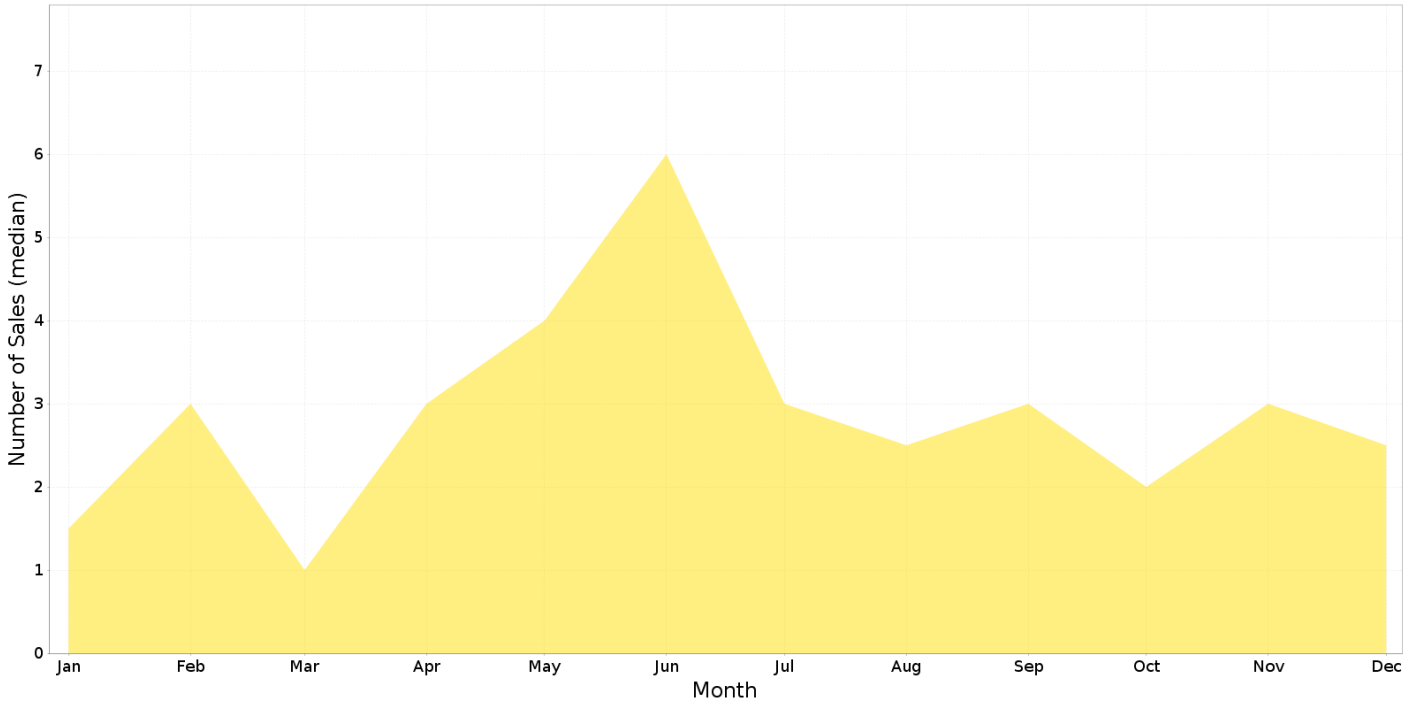
Suburb Growth
-20.3%

Current Median Price: \$1,012,000
Previous Median Price: \$1,270,000

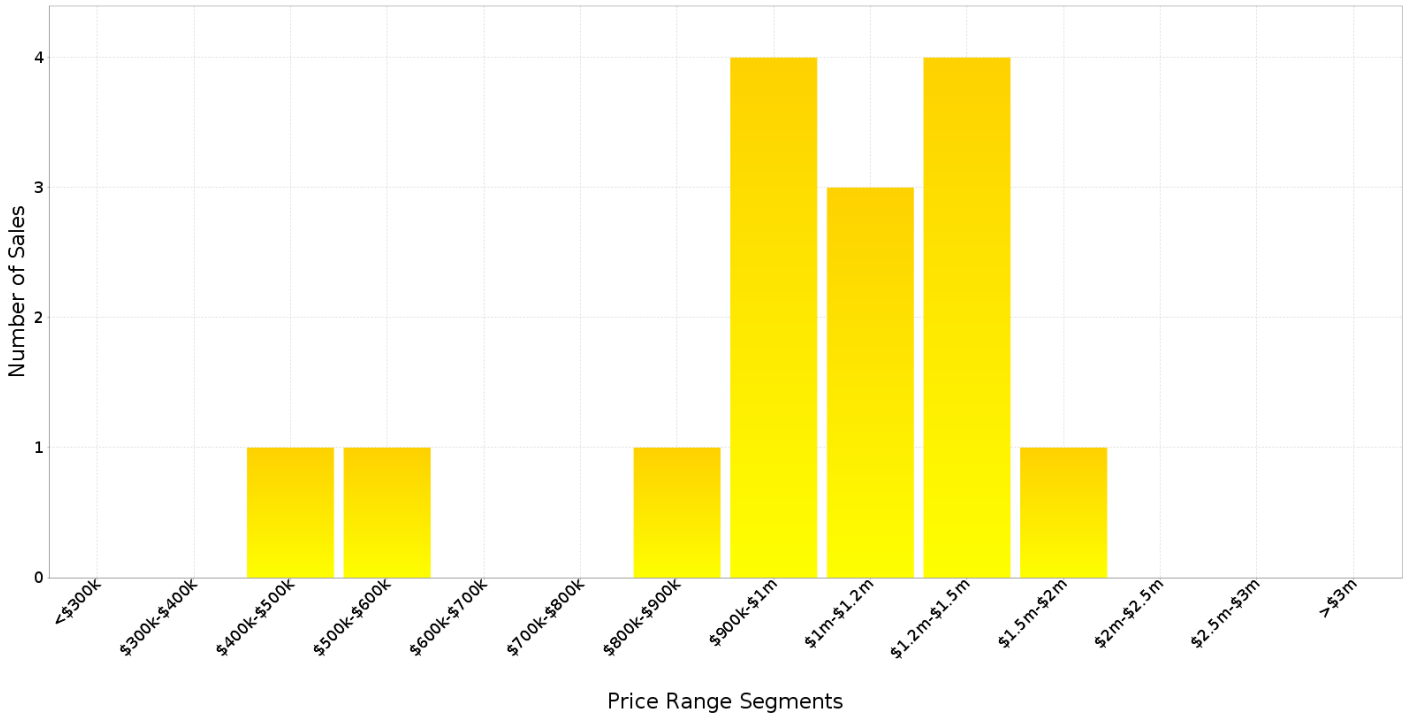
Based on 50 recorded House sales compared over the last two rolling 12 month periods



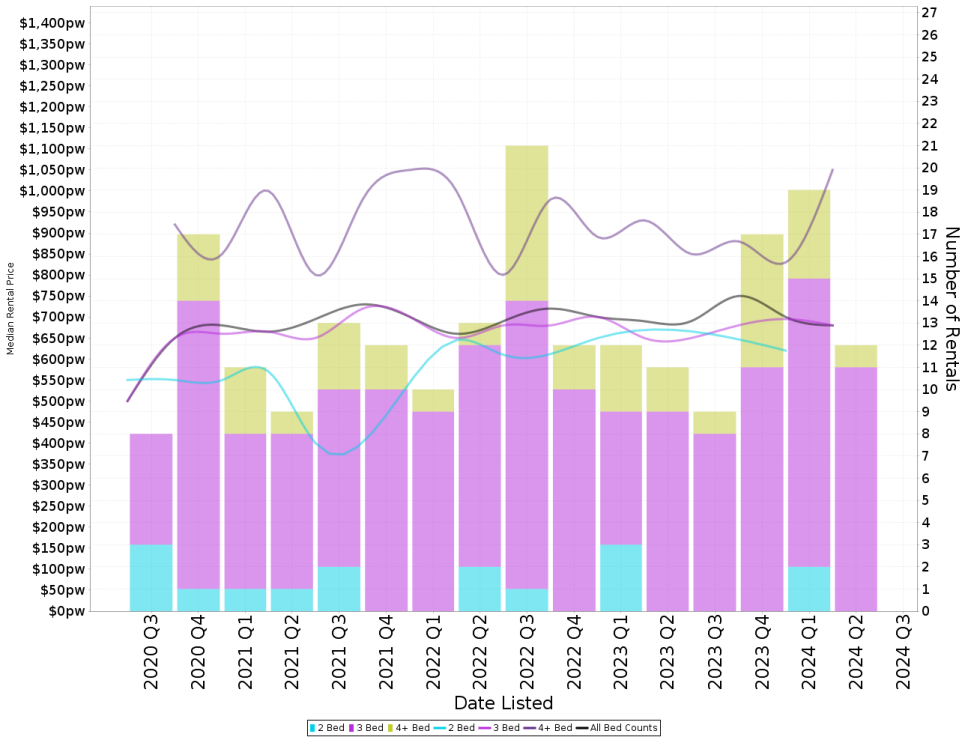
DICKSON - Peak Selling Periods (3 years)



DICKSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-20.3%

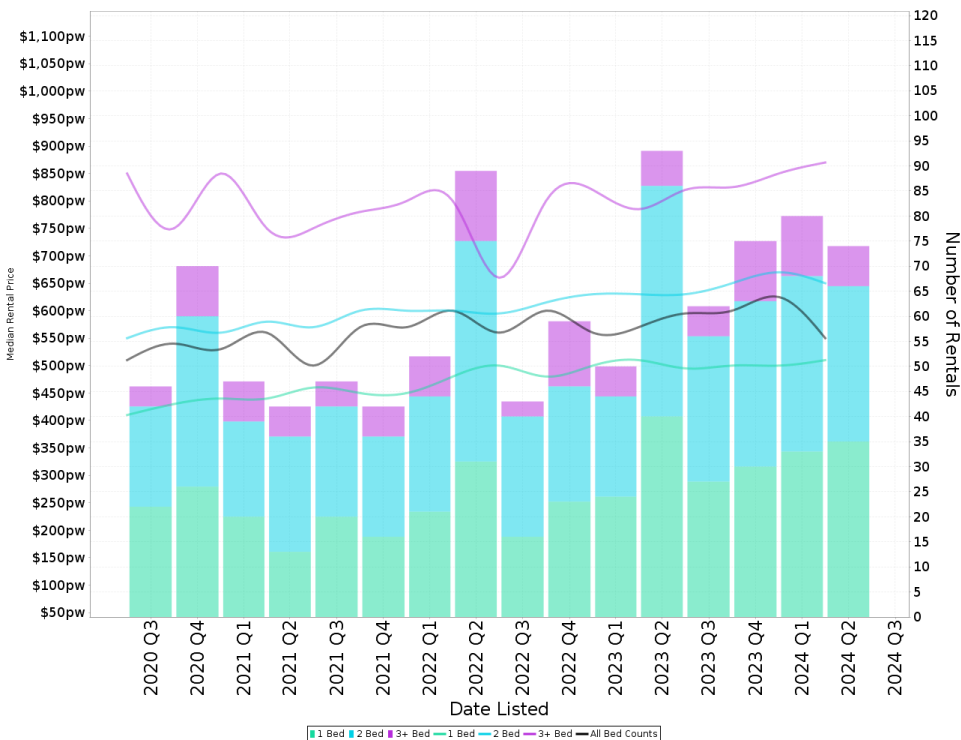
Current Median Price: \$1,012,000
 Previous Median Price: \$1,270,000
 Based on 50 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,012,000
 Current Median Rent: \$695
 Based on 57 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.5%

Current Median Price: \$625,000
 Previous Median Price: \$616,000
 Based on 213 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$625,000
 Current Median Rent: \$600
 Based on 291 registered Unit rentals compared over the last 12 months.

DICKSON - Recently Sold Properties

Median Sale Price
\$1.01m

Based on 15 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth
-20.3%

Current Median Price: \$1,012,000
Previous Median Price: \$1,270,000

Based on 50 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
15

Based on recorded House sales within the 12 months (Financial Year 2024)

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

83 WILSHIRE ST



\$1,062,500

Sold Jul 2024
22 Days

639 m² 3 1 1

22 MARSDEN ST



\$1,100,700

Sold Jun 2024
104 Days

458 m² 4 2 1

181B MAJURA AVE

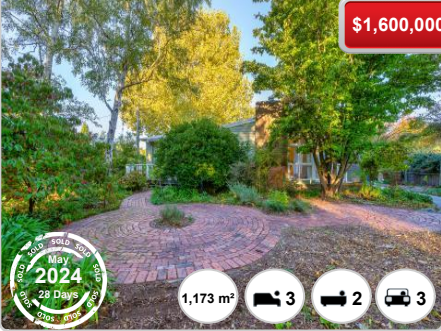


\$1,010,000

Sold May 2024
42 Days

410 m² 3 2 2

18 EADY ST




\$1,600,000

Sold May 2024
28 Days

1,173 m² 3 2 3

79 HAWDON ST



\$1,082,000

Sold May 2024
28 Days

530 m² 3 1 1

57 MAJURA AVE




\$900,000

Sold Apr 2024
37 Days

635 m² 3 1 1

96 COWPER ST




\$985,000

Sold Apr 2024
22 Days

694 m² 3 2 2

64 DAVENPORT ST




\$400,000

Sold Mar 2024
17 Days

803 m² - - -

42 DOORING ST



\$525,000

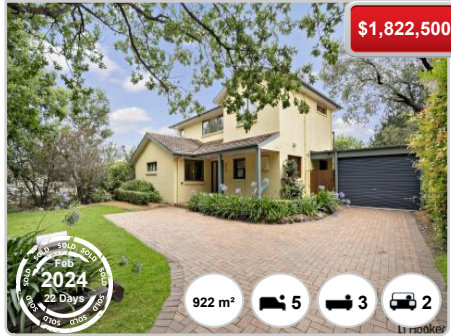
Sold Mar 2024
N/A

711 m² 3 1 2

10 MORPHETT ST



82 MARSDEN ST



24 STOCKDALE ST



23 LOWRIE ST



DICKSON - Properties For Rent

Median Rental Price

\$695 /w

Based on 57 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+3.6%

Current Median Price: \$1,012,000
Current Median Rent: \$695

Based on 15 recorded House sales and 57 House rentals compared over the last 12 months

Number of Rentals

57

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

6 STOCKDALE STREET

\$680 per week




Jun 2024
13 Days

727 m² 3 2 2

22 STOCKDALE STREET

\$720 per week




Jun 2024
17 Days

868 m² 3 1 2

14 Bates Street

\$1,050 per



Jun 2024
34 Days

700 m² 4 2 2

22 Stockdale Street

\$720 per week



Aug 2023
345 Days

868 m² 3 1 2