

Suburb flyover report

DUNLOP (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



DUNLOP - Suburb Map



Prepared on 01/08/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricfinder.com.au)

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DUNLOP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	171	\$ 399,000	0.0 %	\$ 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	95	\$ 835,000	3.9 %	\$ 100,000	\$ 1,300,000
2025	37	\$ 860,000	3.0 %	\$ 380,000	\$ 1,200,000

Median Sale Price

\$850k

Based on 89 recorded House sales within the last 12 months (Financial Year 2025)

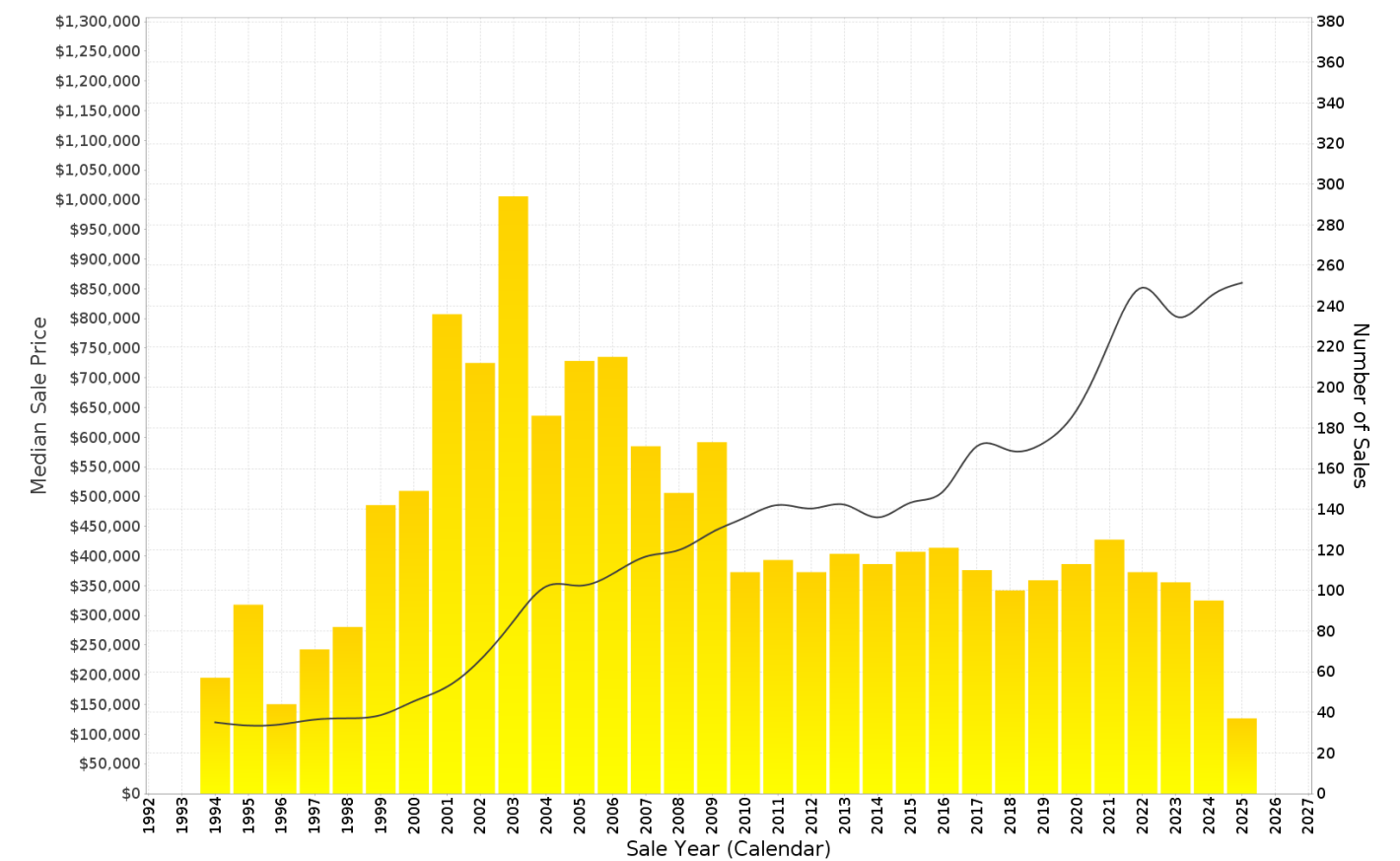
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

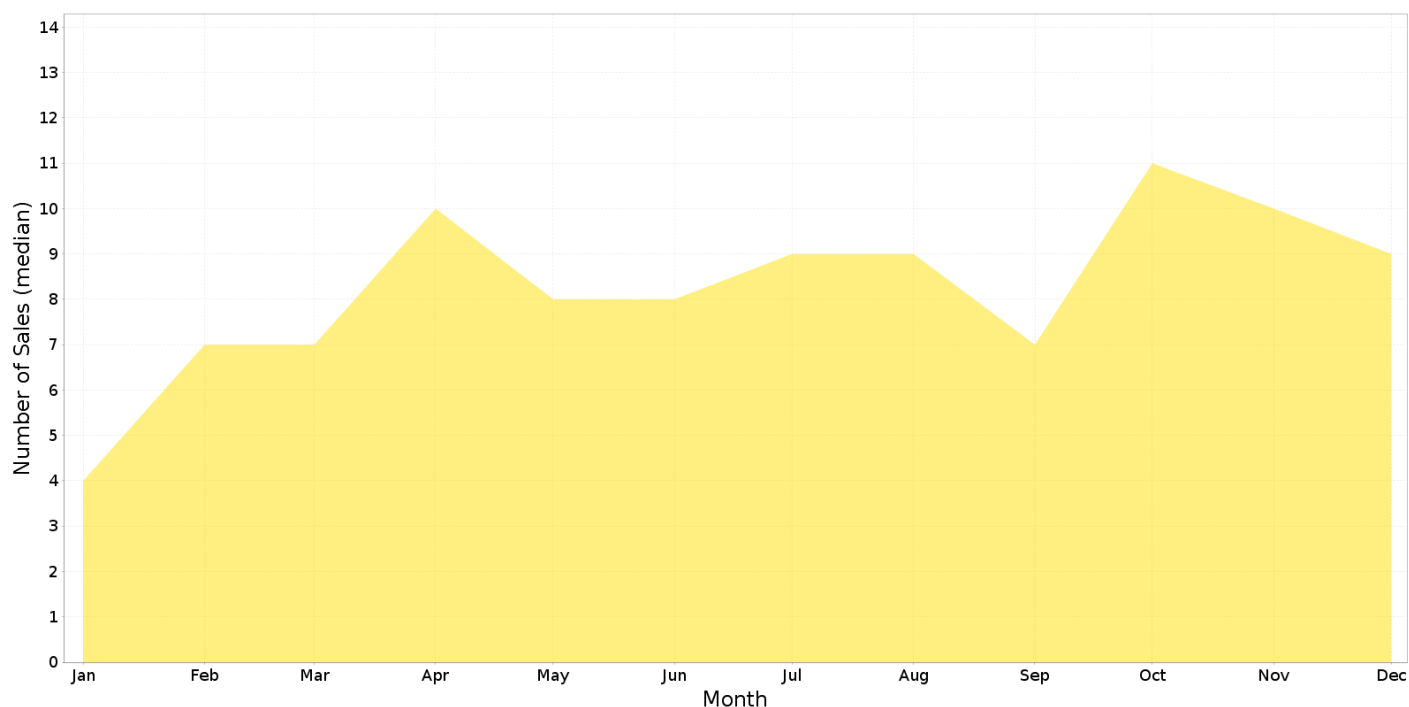
+4.6%

Current Median Price: \$850,000
Previous Median Price: \$812,500

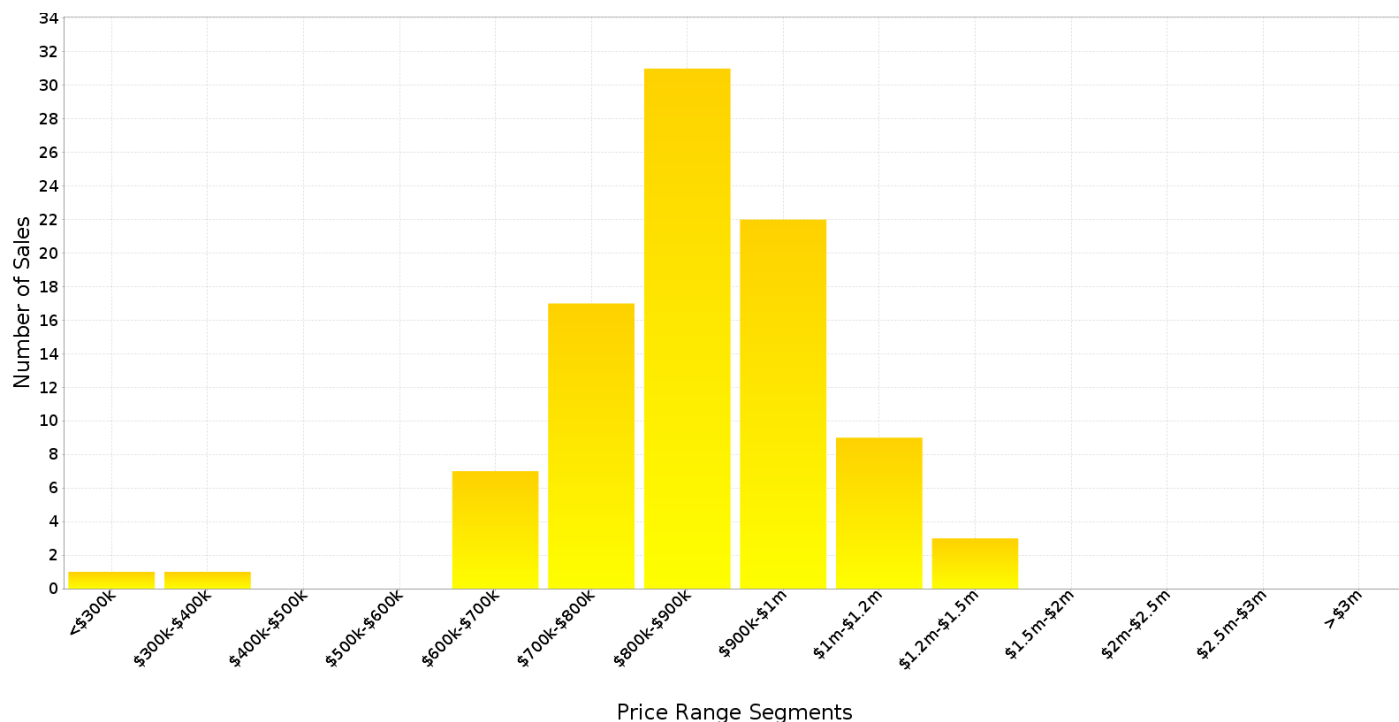
Based on 191 recorded House sales compared over the last two rolling 12 month periods



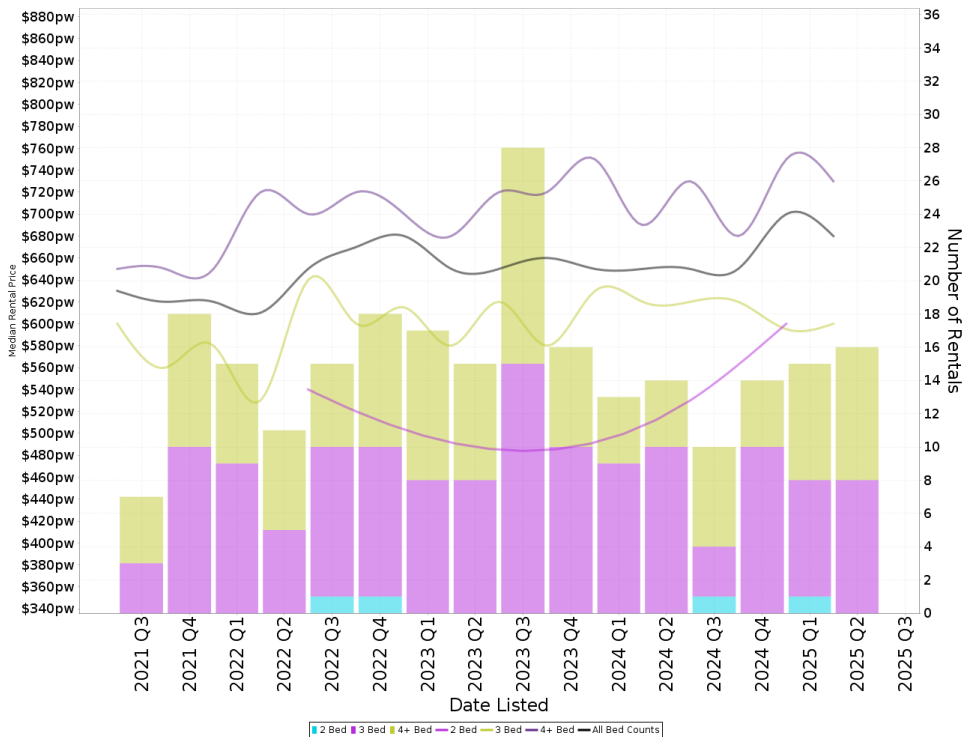
DUNLOP - Peak Selling Periods (3 years)



DUNLOP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.6%

Current Median Price: \$850,000
Previous Median Price: \$812,500

Based on 191 registered House sales compared over the last two rolling 12 month periods.

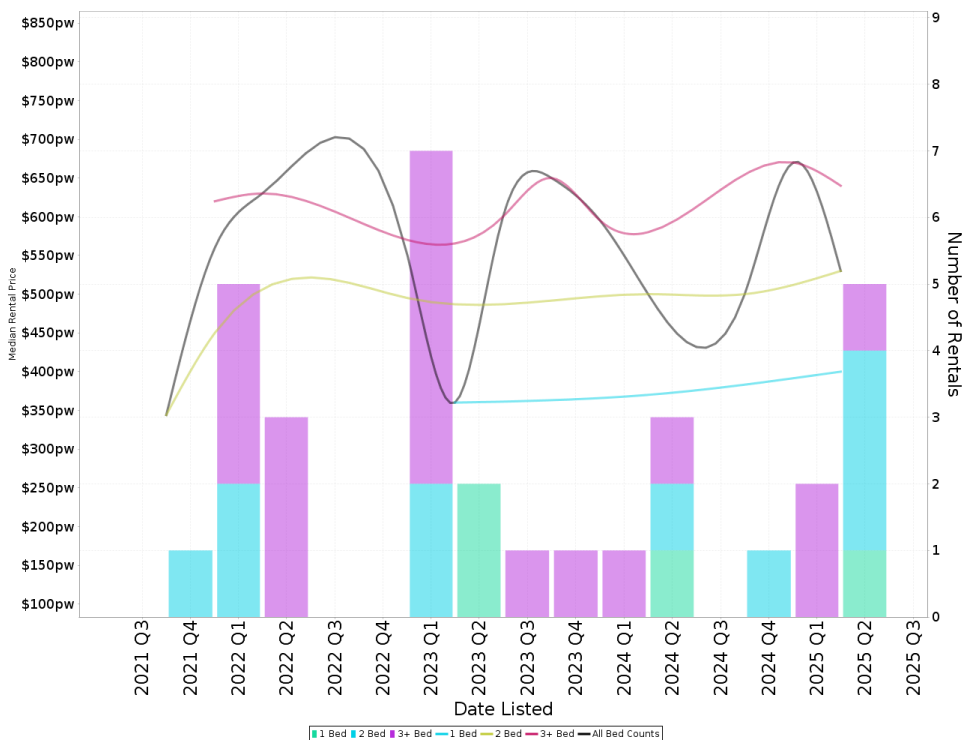
Suburb Rental Yield

+4.1%

Current Median Price: \$850,000
Current Median Rent: \$670

Based on 55 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.7%

Current Median Price: \$710,000
Previous Median Price: \$730,000

Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$710,000
Current Median Rent: \$530

Based on 8 registered Unit rentals compared over the last 12 months.

DUNLOP - Recently Sold Properties

Median Sale Price
\$850k

Based on 89 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth
+4.6%

Current Median Price: \$850,000
Previous Median Price: \$812,500

Based on 191 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
89

Based on recorded House sales within the 12 months (Financial Year 2025)

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

39 PEDRAIL PL



19 SWALLOW ST



54 EVELYN OWEN CRES



30 ELDERSHAW CRES



47 GOULDSMITH ST



21 MARY HALL CCT



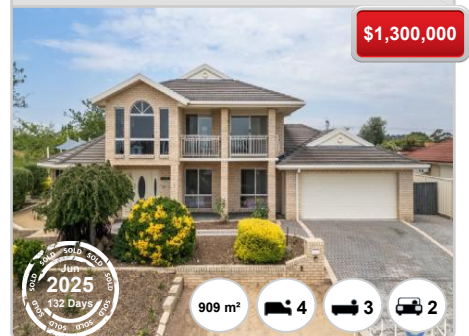
20 ALARMON CRES



13 ALARMON CRES



1 HEDGER ST

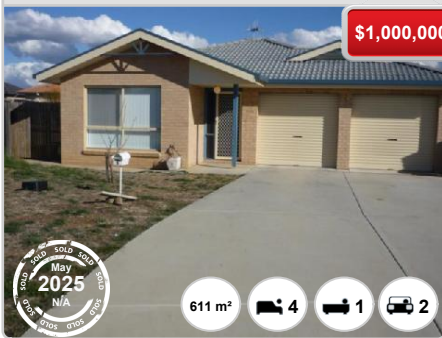


22 BERKELEY ST



\$622,000

6 NOTEPAD PL



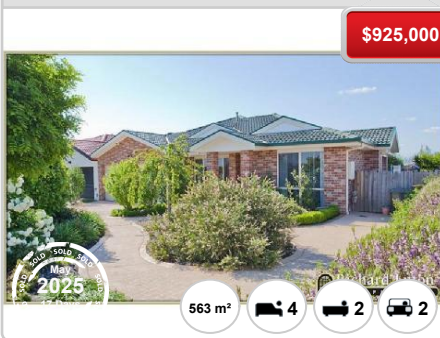
\$1,000,000

52 SHOOBIDGE CCT



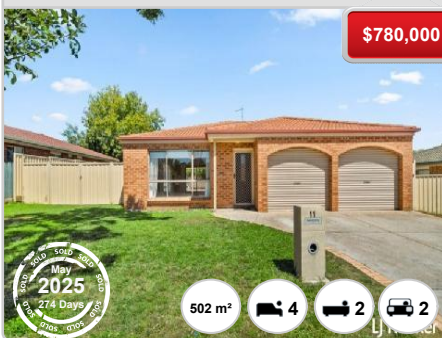
\$891,000

2 BUNCLE PL



\$925,000

11 LAPSLEY ST



\$780,000

6 TRITON ST



\$850,000

33 HUGH MCKAY CRES



\$860,000

61 EVELYN OWEN CRES



\$797,000

5 PEARCEY PL



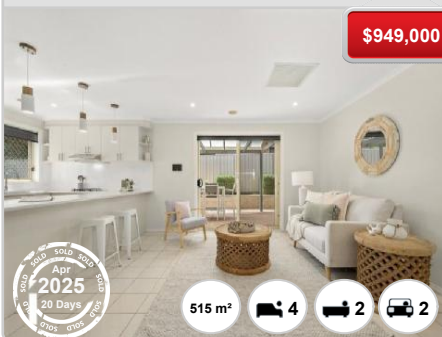
\$830,000

20 AKUBRA PL



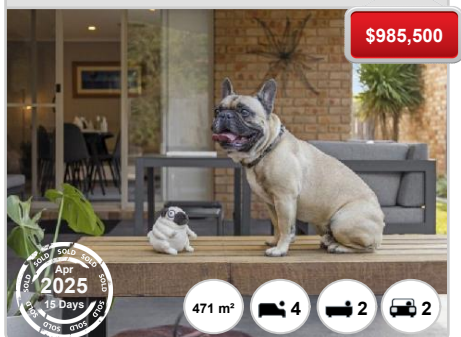
\$830,000

48 MORROW ST



\$949,000

23 SUNSHINE LOOP



\$985,500

DUNLOP - Properties For Rent

Median Rental Price

\$670 /w

Based on 55 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+4.1%

Current Median Price: \$850,000
Current Median Rent: \$670

Based on 89 recorded House sales and 55 House rentals compared over the last 12 months

Number of Rentals

55

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

3 Jeff Snell Crescent

\$650 per week



192 m²

3 Beds

1 Bath

1 Car

16 SPLAYED CLOSE

\$770 Per Week



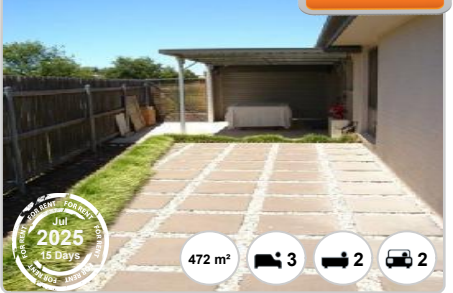
4 Beds

2 Baths

2 Cars

30 SHOOBIDGE CIRCUIT

\$650 per week



472 m²

3 Beds

2 Baths

2 Cars

12 THORNHILL CRESCENT

\$580 Per Week



508 m²

3 Beds

2 Baths

1 Car

4 PEARCEY PLACE

\$625 per week



438 m²

3 Beds

2 Baths

1 Car