

Suburb flyover report

DUNLOP (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



DUNLOP - Suburb Map



Prepared on 01/10/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.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	96	\$ 835,000	3.9 %	\$ 100,000	\$ 1,300,000
2025	46	\$ 850,750	1.9 %	\$ 380,000	\$ 1,300,000

Median Sale Price

\$840k

Based on 73 recorded House sales within the last 12 months (Oct '24 - Sep '25)

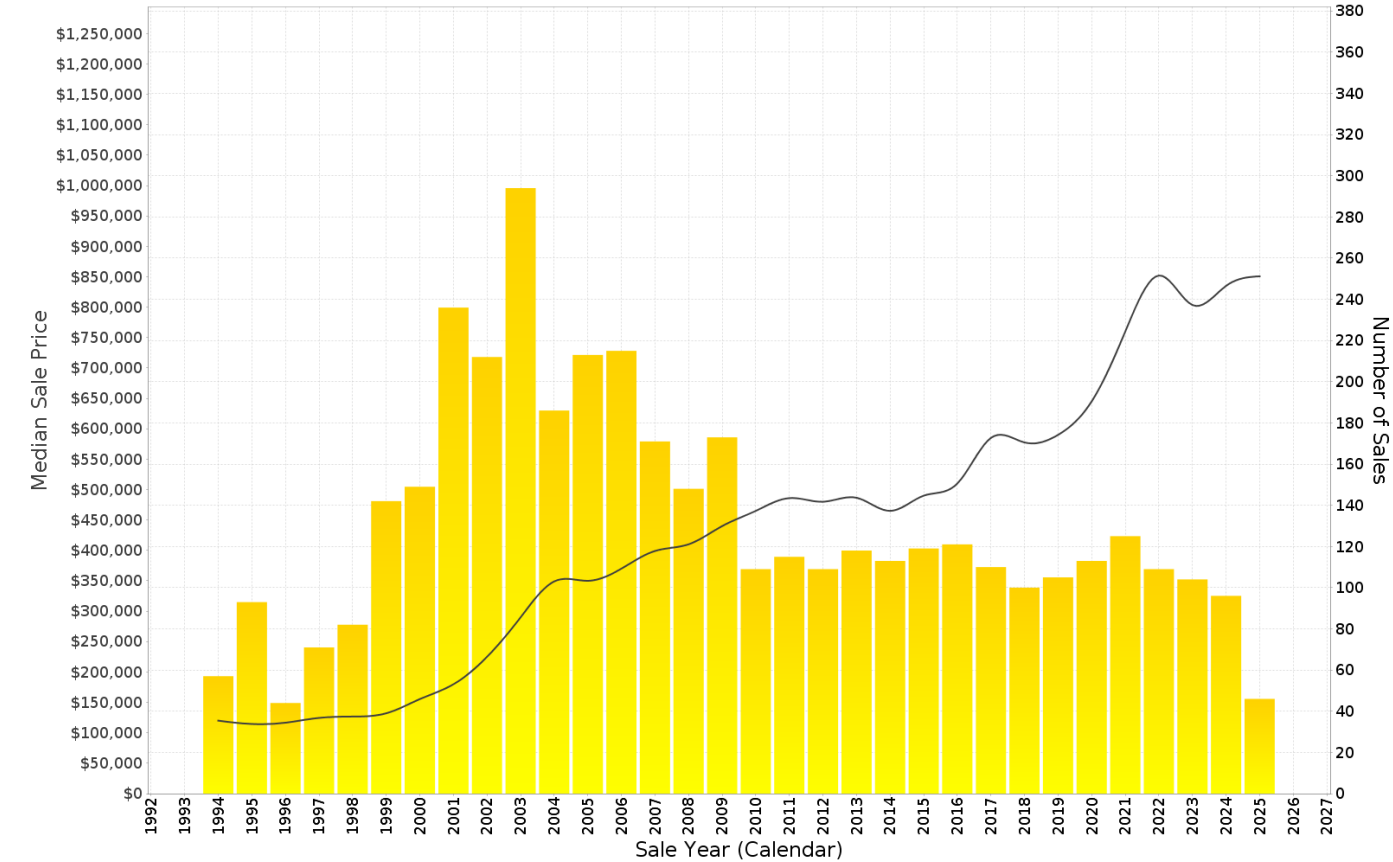
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

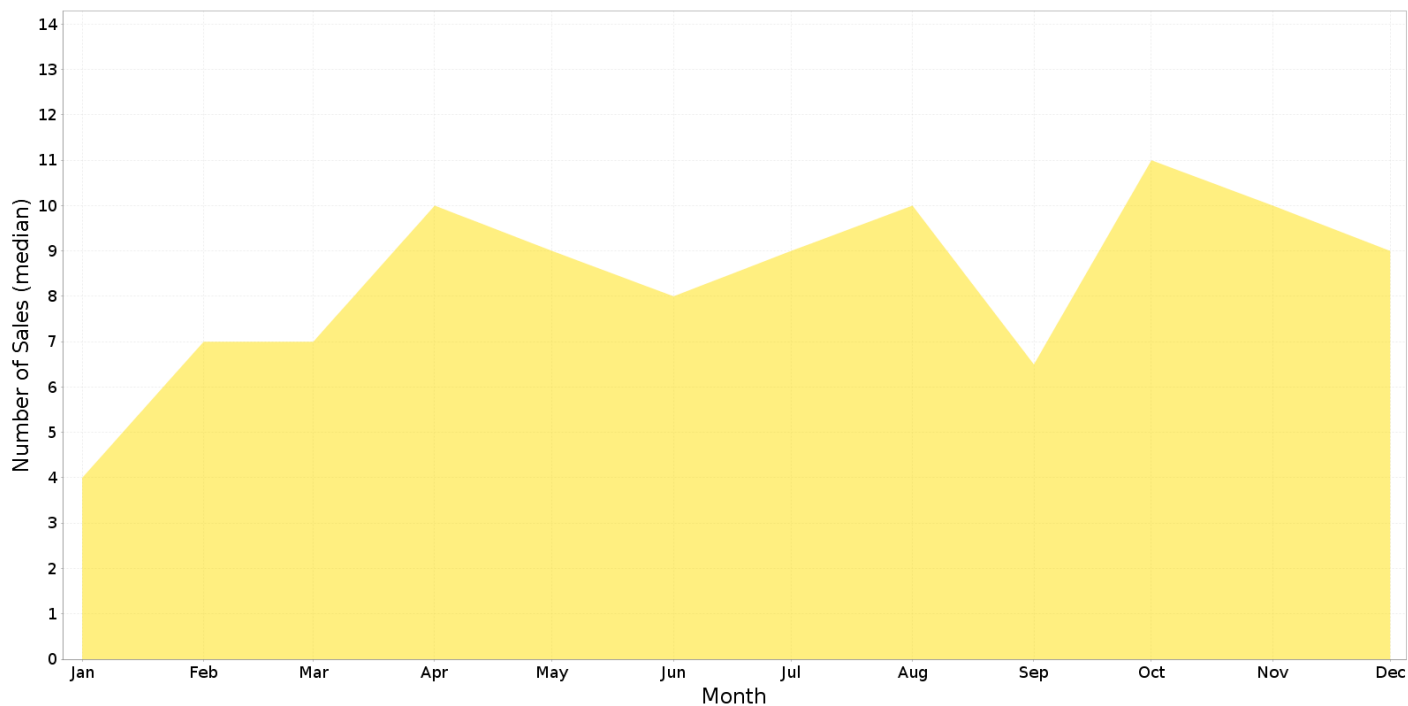
+1.8%

Current Median Price: \$840,000
Previous Median Price: \$825,000

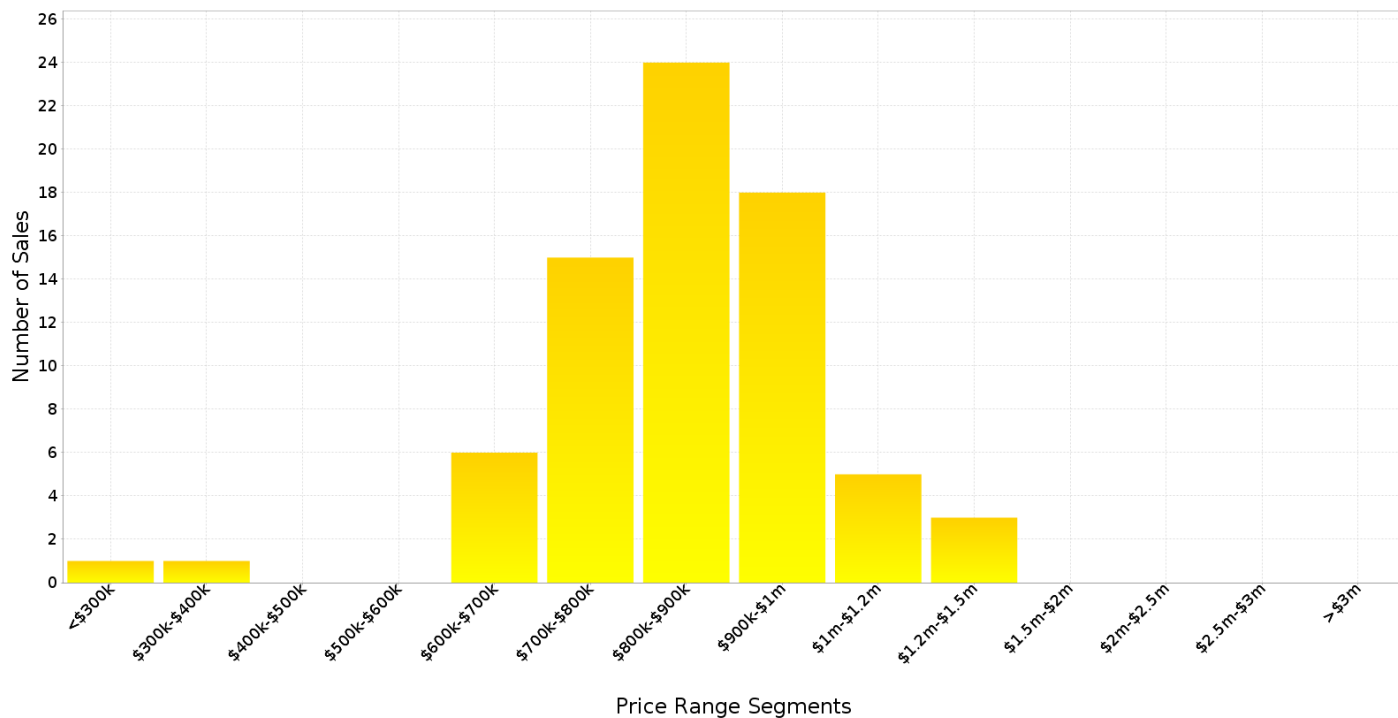
Based on 176 recorded House sales compared over the last two rolling 12 month periods



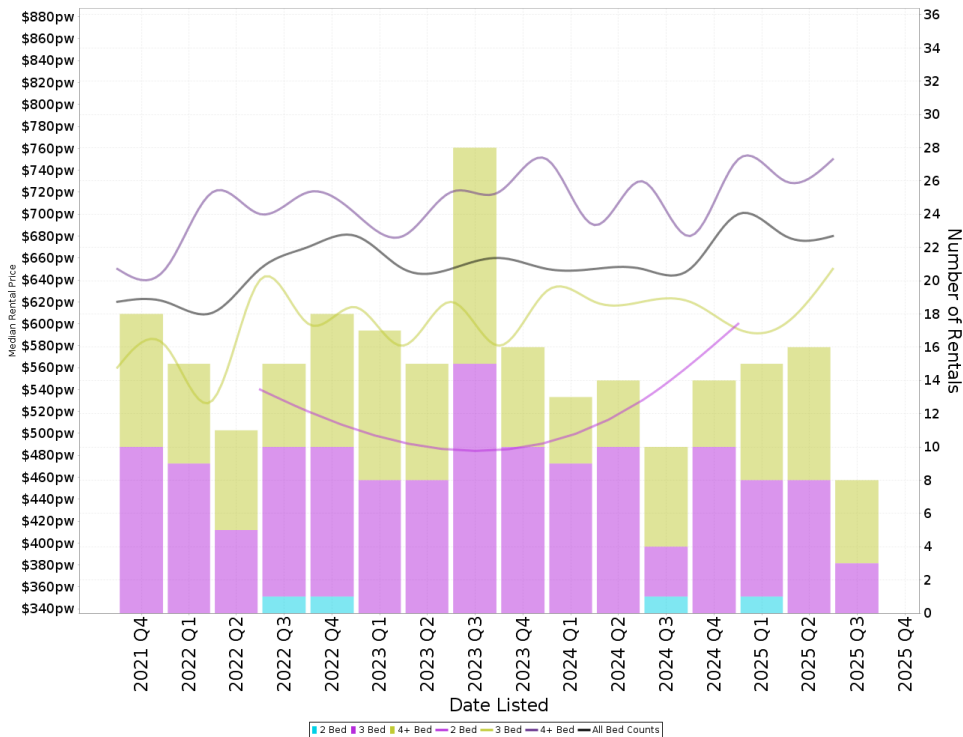
DUNLOP - Peak Selling Periods (3 years)



DUNLOP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.8%

Current Median Price: \$840,000
Previous Median Price: \$825,000

Based on 176 registered House sales compared over the last two rolling 12 month periods.

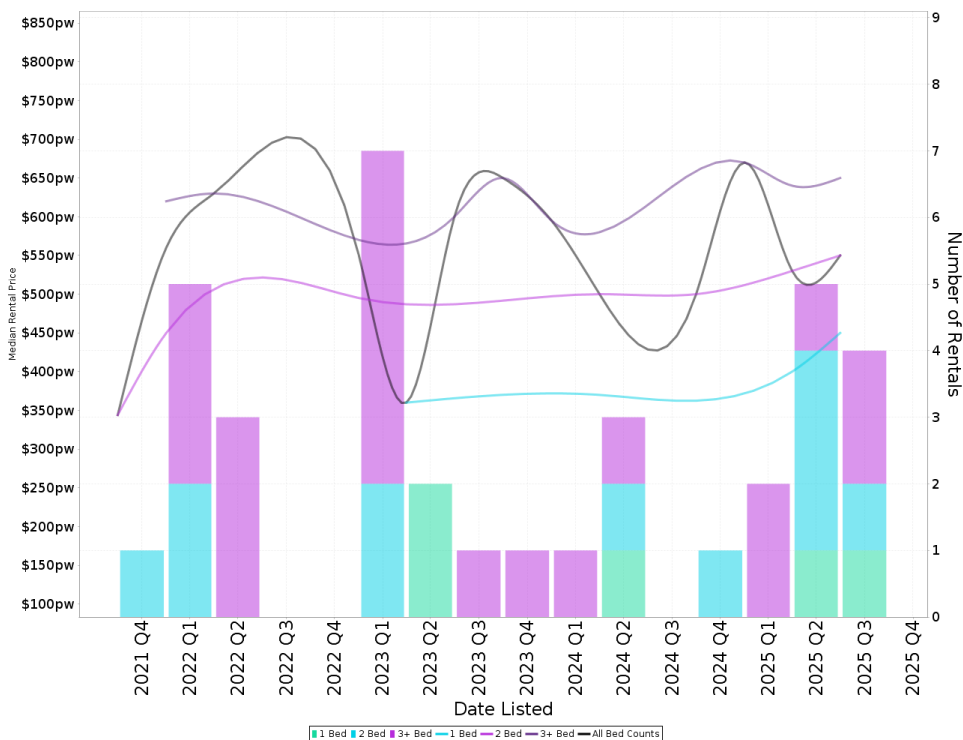
Suburb Rental Yield

+4.2%

Current Median Price: \$840,000
Current Median Rent: \$680

Based on 53 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-14.3%

Current Median Price: \$617,000
Previous Median Price: \$720,000

Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$617,000
Current Median Rent: \$550

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

DUNLOP - Recently Sold Properties

Median Sale Price

\$840k

Based on 73 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+1.8%

Current Median Price: \$840,000
Previous Median Price: \$825,000

Based on 176 recorded House sales compared over the last two rolling 12 month periods

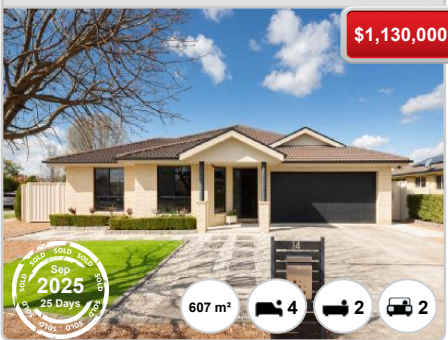
Sold Properties

73

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

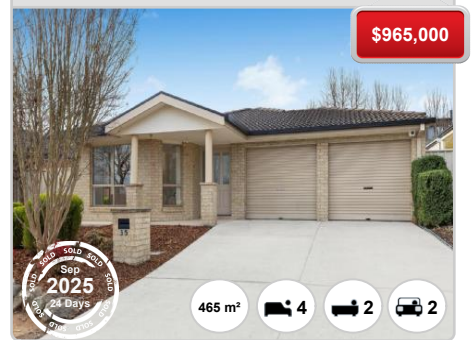
14 SHOOBIDGE CCT



13 BEDOURIE ST



35 STUMP JUMP CRES



68 SHOOBIDGE CCT



29 GOODHART CRES



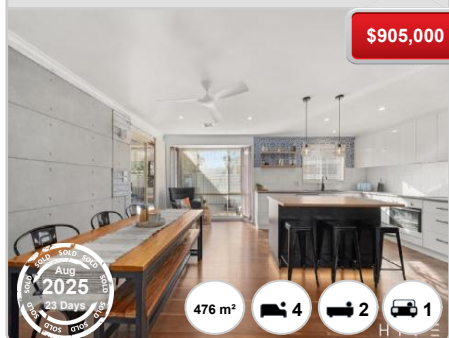
6 MCDONNELL CL



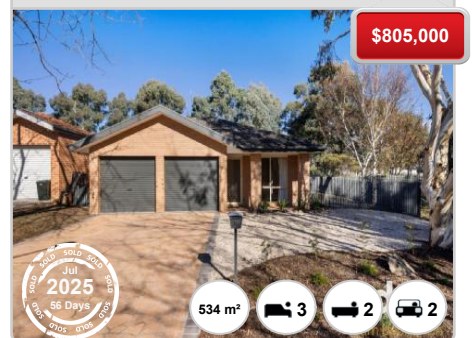
17 WESTALL PL



9 HOBDAV PL



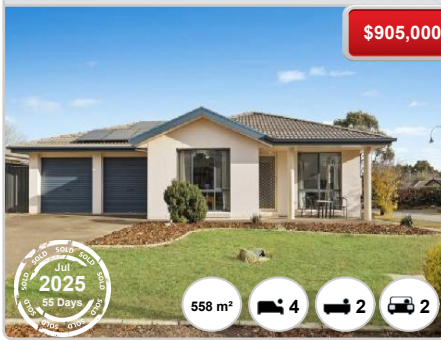
39 PEDRAIL PL



42 SHOOBIDGE CCT



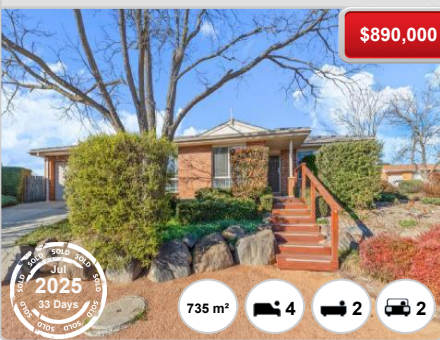
19 SWALLOW ST



3 JEFF SNELL CRES



54 EVELYN OWEN CRES



18 SIROSET CL



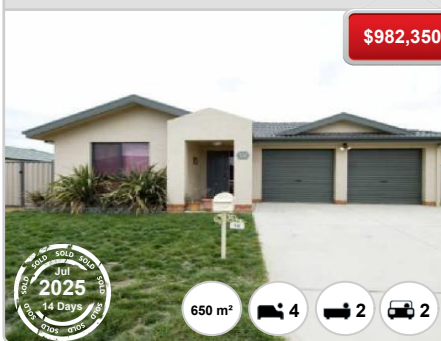
14 ELDERSHAW CRES



20 ALARMON CRES



10 FAIRLIGHT ST



30 ELDERSHAW CRES



47 GOULDSMITH ST



21 MARY HALL CCT



24 SIROSET CL



DUNLOP - Properties For Rent

Median Rental Price

\$680 /w

Based on 53 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+4.2%

Current Median Price: \$840,000
Current Median Rent: \$680

Based on 73 recorded House sales and 53 House rentals compared over the last 12 months

Number of Rentals

53

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

