

Suburb flyover report

DICKSON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



DICKSON - 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)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

DICKSON - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|--------|------------|---------------|
| 2007 | 30 | \$ 475,500 | 0.0 % | \$ 325,000 | \$ 800,000 |
| 2008 | 27 | \$ 509,000 | 7.0 % | \$ 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 | \$ 600,000 | -0.4 % | \$ 472,000 | \$ 870,000 |
| 2014 | 20 | \$ 642,500 | 7.1 % | \$ 275,000 | \$ 890,000 |
| 2015 | 30 | \$ 716,176 | 11.5 % | \$ 325,000 | \$ 1,030,000 |
| 2016 | 34 | \$ 762,500 | 6.5 % | \$ 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 | 28 | \$ 1,150,000 | -4.2 % | \$ 400,000 | \$ 1,822,500 |
| 2025 | 15 | \$ 1,095,000 | -4.8 % | \$ 472,000 | \$ 1,550,000 |

Median Sale Price

\$1.16m

Based on 20 recorded House sales within the last 12 months (Oct '24 - Sep '25)

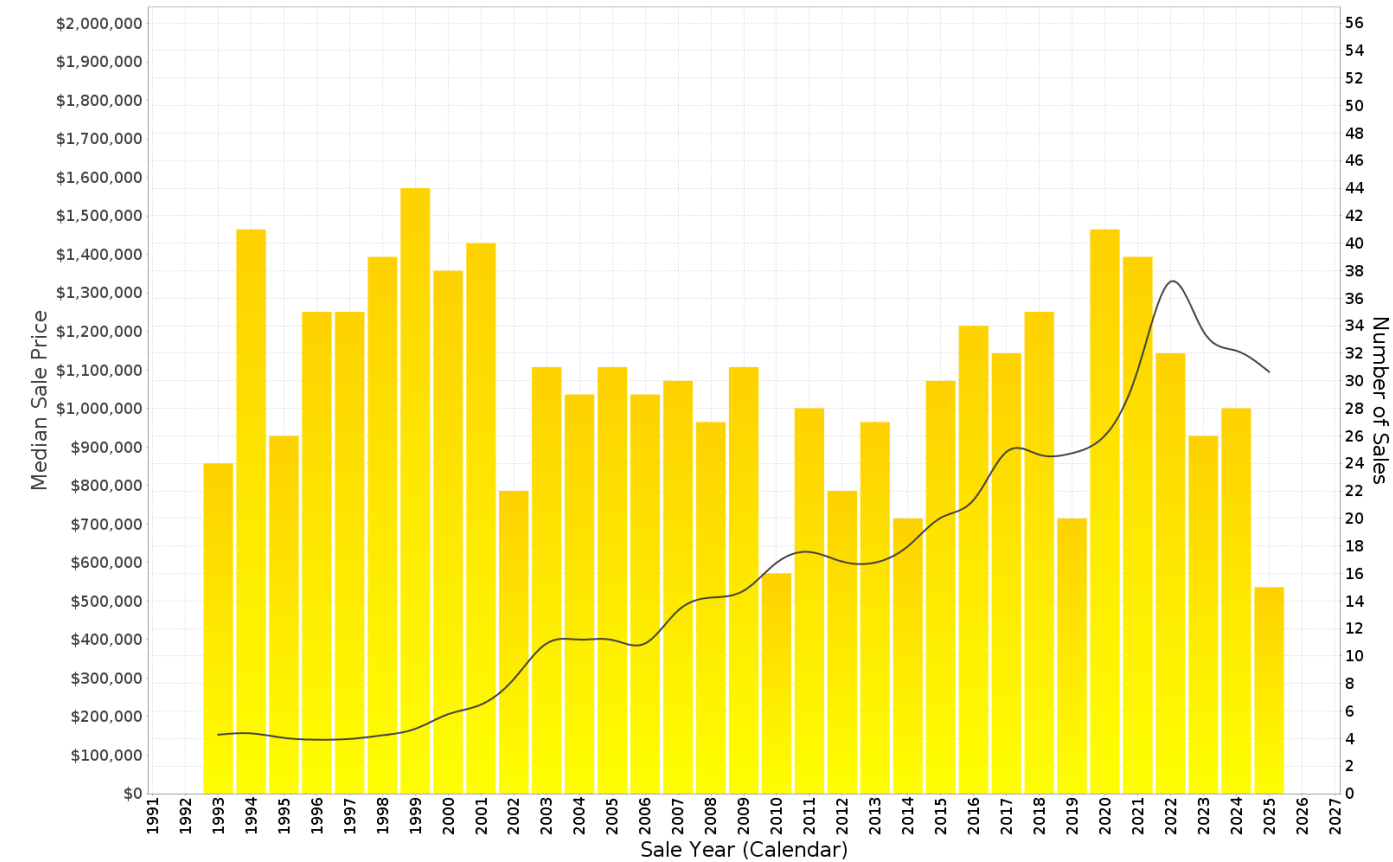
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

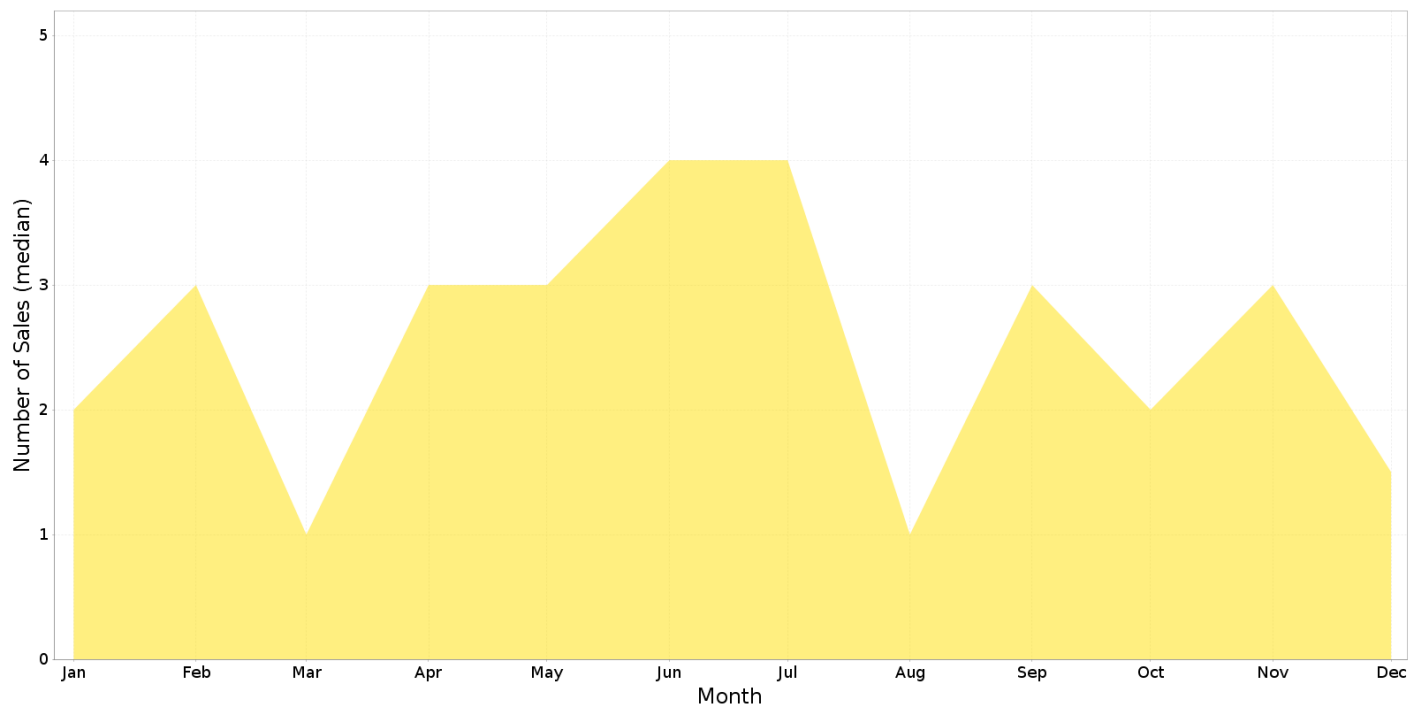
+4.0%

Current Median Price: \$1,155,000
Previous Median Price: \$1,110,350

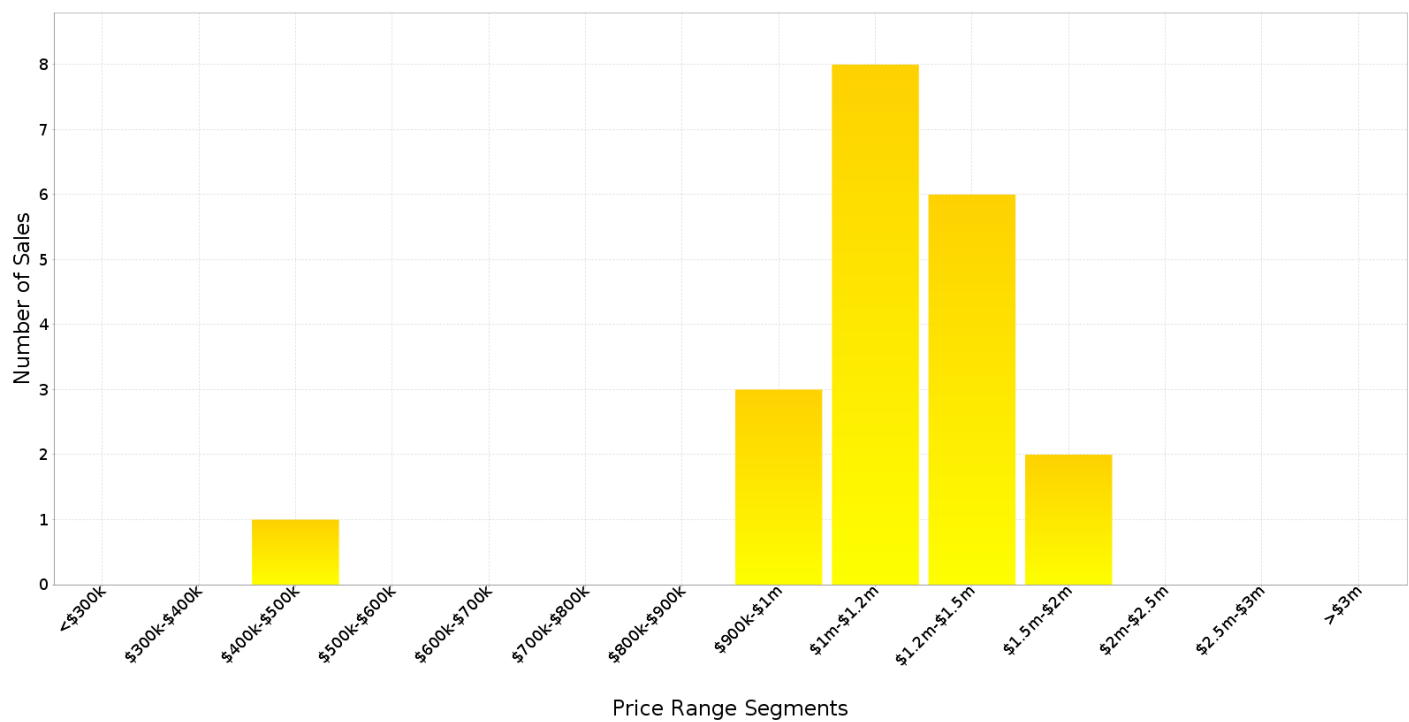
Based on 48 recorded House sales compared over the last two rolling 12 month periods



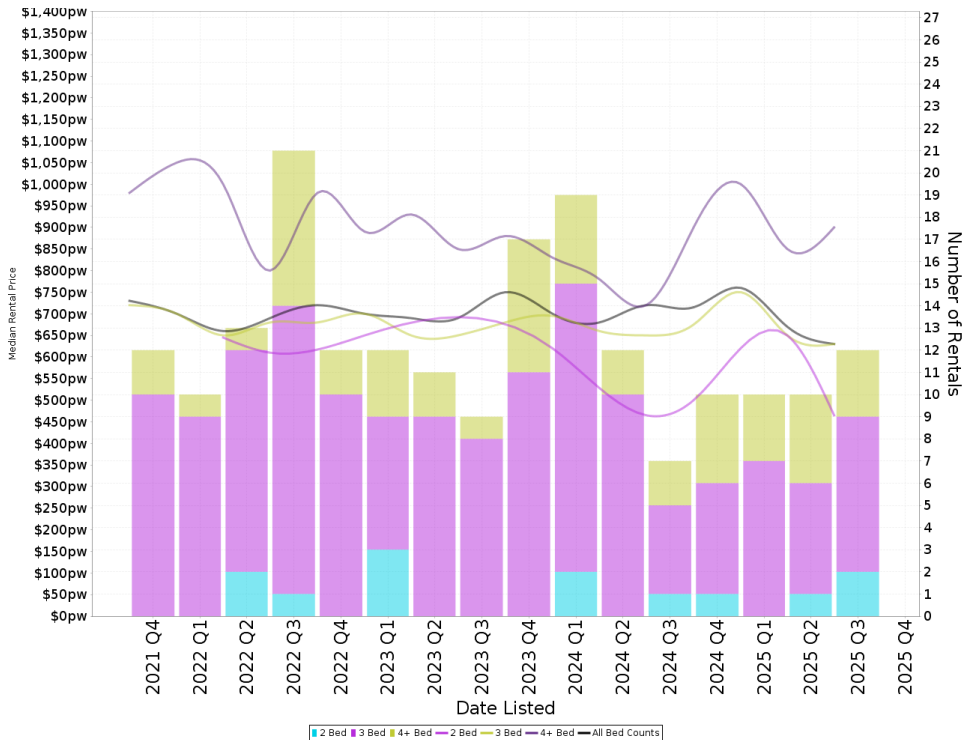
DICKSON - Peak Selling Periods (3 years)



DICKSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.0%

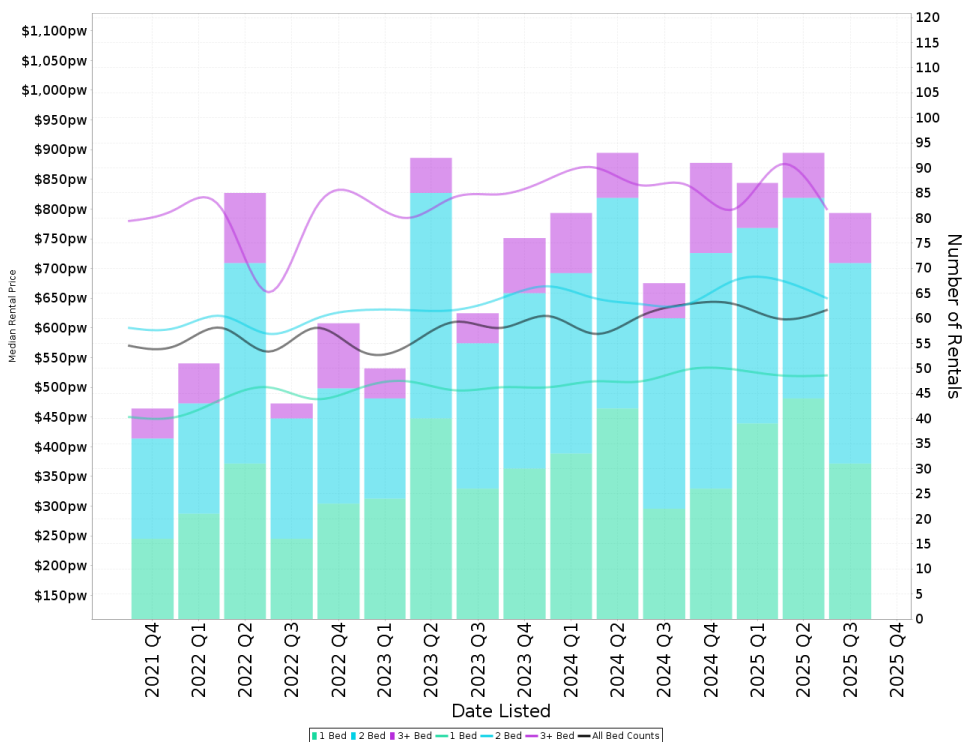
Current Median Price: \$1,155,000
Previous Median Price: \$1,110,350
 Based on 48 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,155,000
Current Median Rent: \$750
 Based on 42 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-11.8%

Current Median Price: \$530,000
Previous Median Price: \$601,000
 Based on 217 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.2%

Current Median Price: \$530,000
Current Median Rent: \$630
 Based on 352 registered Unit rentals compared over the last 12 months.

DICKSON - Recently Sold Properties

Median Sale Price
\$1.16m

Based on 20 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
+4.0%

Current Median Price: \$1,155,000
Previous Median Price: \$1,110,350


Based on 48 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
20

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

4 MONCRIEFF ST




\$1,375,000

Sold Sep 2025
24 Days

694 m² 4 2 2

1 RANDELL ST

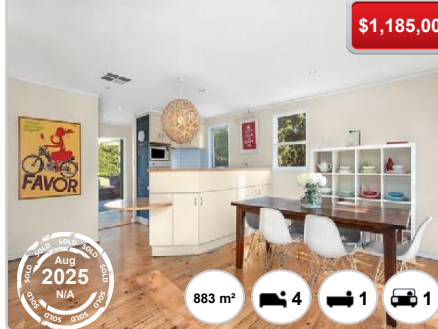


\$1,150,000

Sold Sep 2025
29 Days

711 m² 3 1 2

16 EADY ST




\$1,185,000

Sold Aug 2025
N/A

883 m² 4 1 1

32 MARSDEN ST




\$1,340,000

Sold Jul 2025
21 Days

482 m² 4 2 3

54 MORPHETT ST



\$980,000

Sold Jul 2025
N/A

547 m² 3 1 1

25 MAJURA AVE



\$1,400,000

Sold Jul 2025
598 Days

946 m² 4 2 3

32 MCGOWAN ST



\$1,258,000

Sold Apr 2025
213 Days

764 m² 4 1 2

77 HAWDON ST



\$1,095,000

Sold Sep 2025
19 Days

501 m² 3 1 1

DICKSON - Properties For Rent

Median Rental Price

\$750 /w

Based on 42 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

+3.4%

Current Median Price: \$1,155,000
Current Median Rent: \$750

Based on 20 recorded House sales and 42 House rentals compared over the last 12 months

Number of Rentals


42

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

LOWRIE STREET

\$465 per week




FOR RENT
Sep 2025
2 Days

461 m² 2 1 1

83 Wilshire Street

\$780 Per Week



FOR RENT
Sep 2025
16 Days

639 m² 3 1 1

20 MONCRIEFF STREET

\$850 per week



FOR RENT
Apr 2025
170 Days

692 m² 4 2 1