

RayWhite.

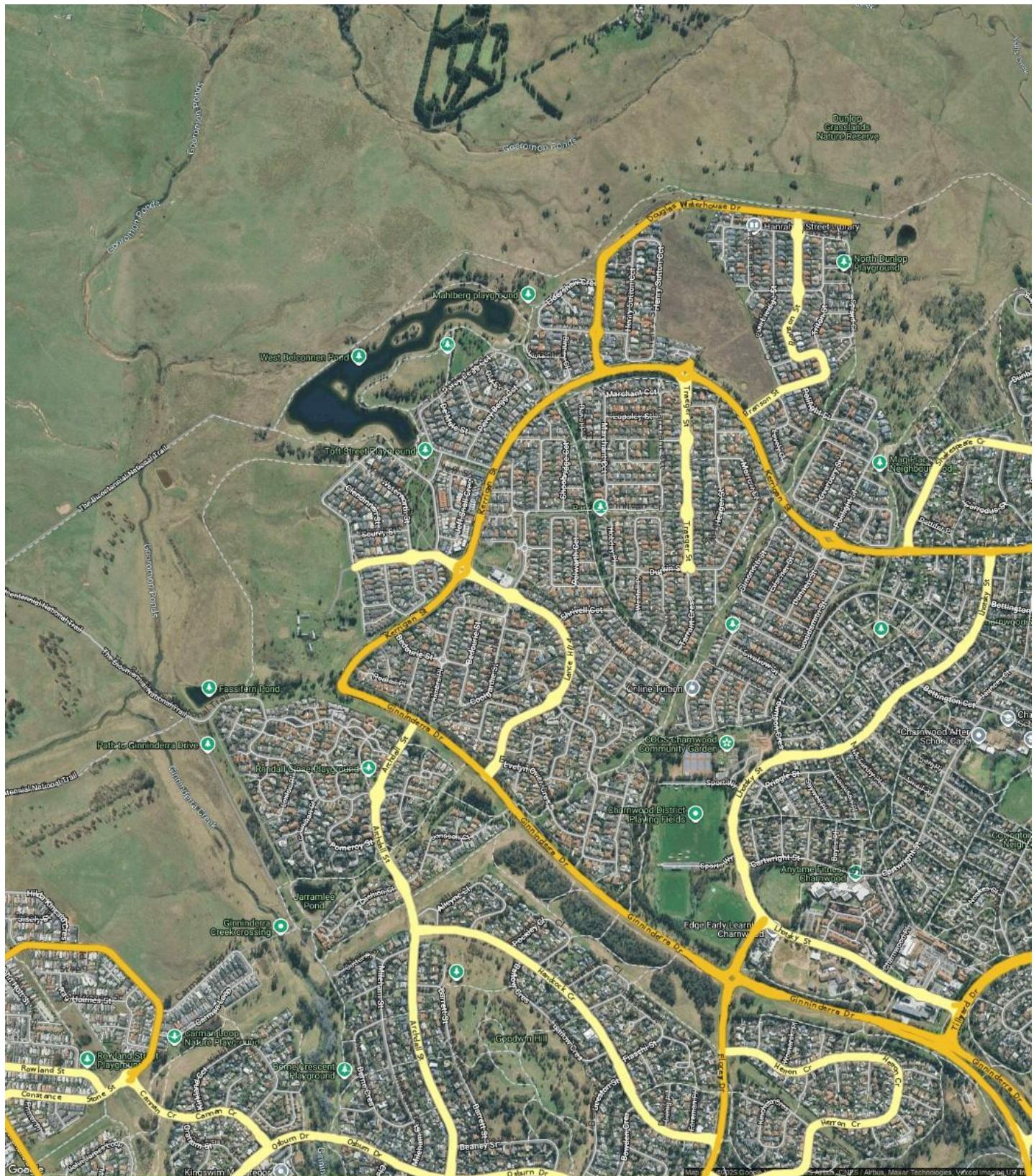
Suburb flyover report

DUNLOP (HOUSE)

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DUNLOP - Suburb Map



DUNLOP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	148	\$ 410,000	0.0 %	\$ 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	117	\$ 487,500	4.8 %	\$ 95,000	\$ 740,000
2016	121	\$ 510,000	4.6 %	\$ 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	108	\$ 851,000	12.0 %	\$ 350,000	\$ 1,340,000
2023	104	\$ 803,500	-5.6 %	\$ 250,000	\$ 1,150,000
2024	96	\$ 835,000	3.9 %	\$ 100,000	\$ 1,300,000
2025	67	\$ 885,000	6.0 %	\$ 380,000	\$ 1,315,000
2026	0				

Median Sale Price

\$885k

Based on 67 recorded House sales within the last 12 months (2025)

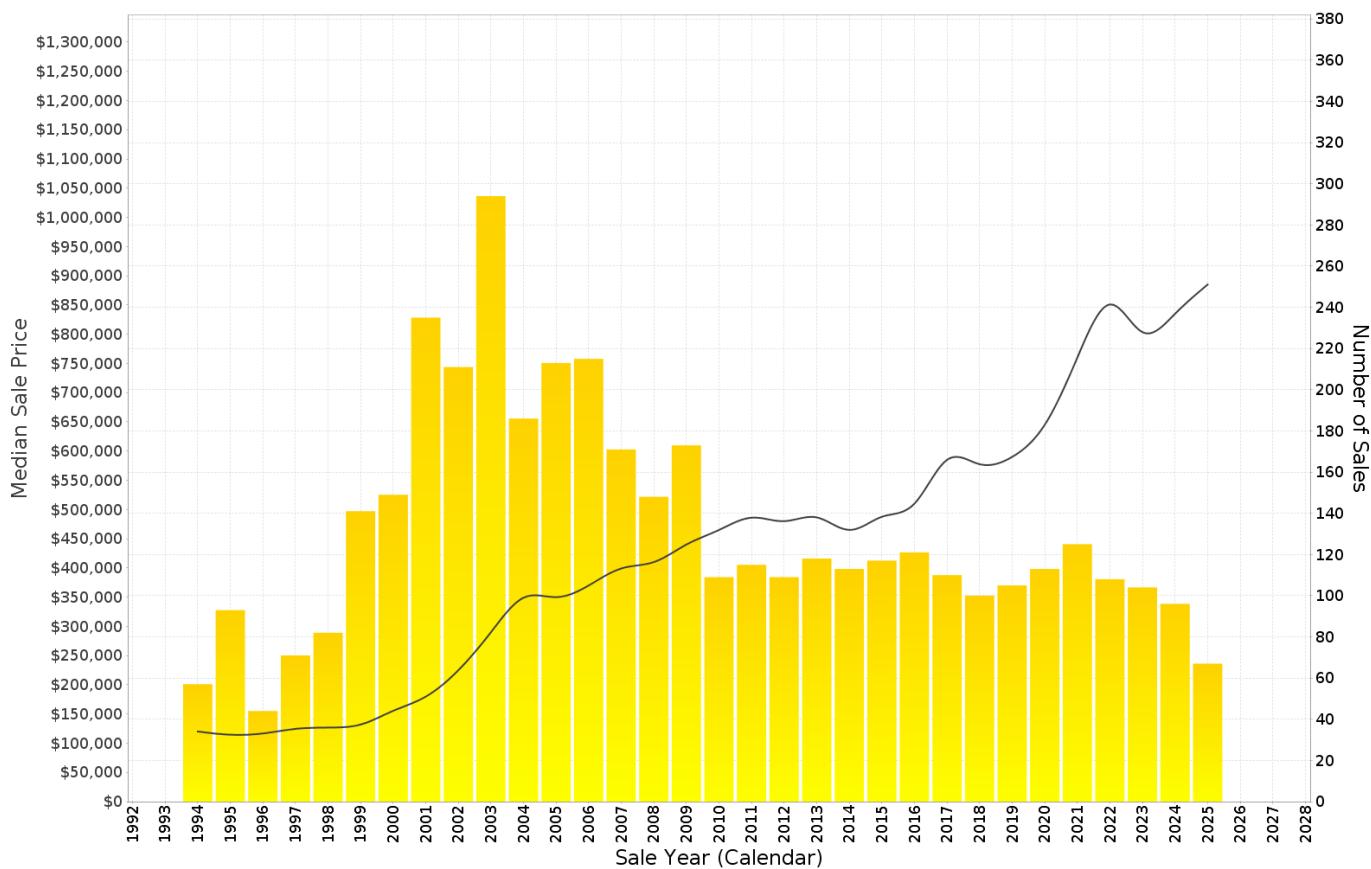
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

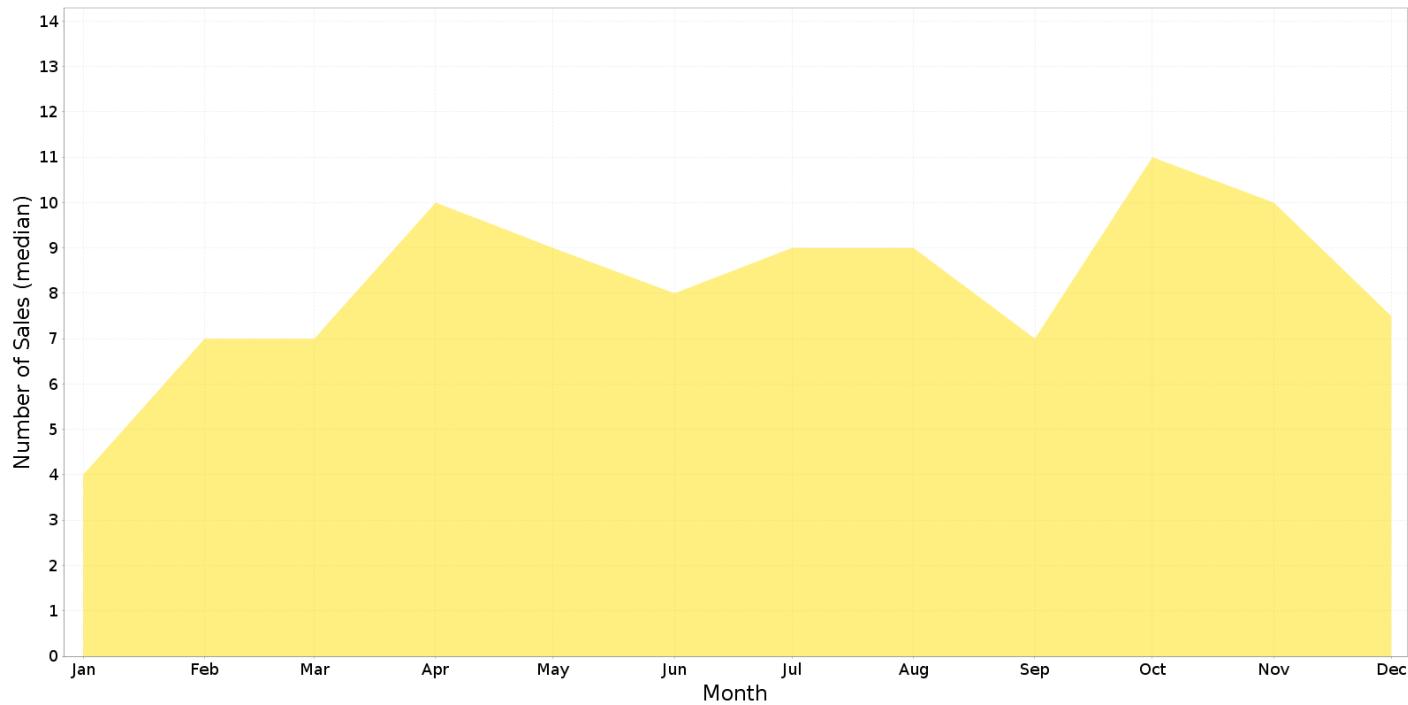
+6.0%

Current Median Price: \$885,000
Previous Median Price: \$835,000

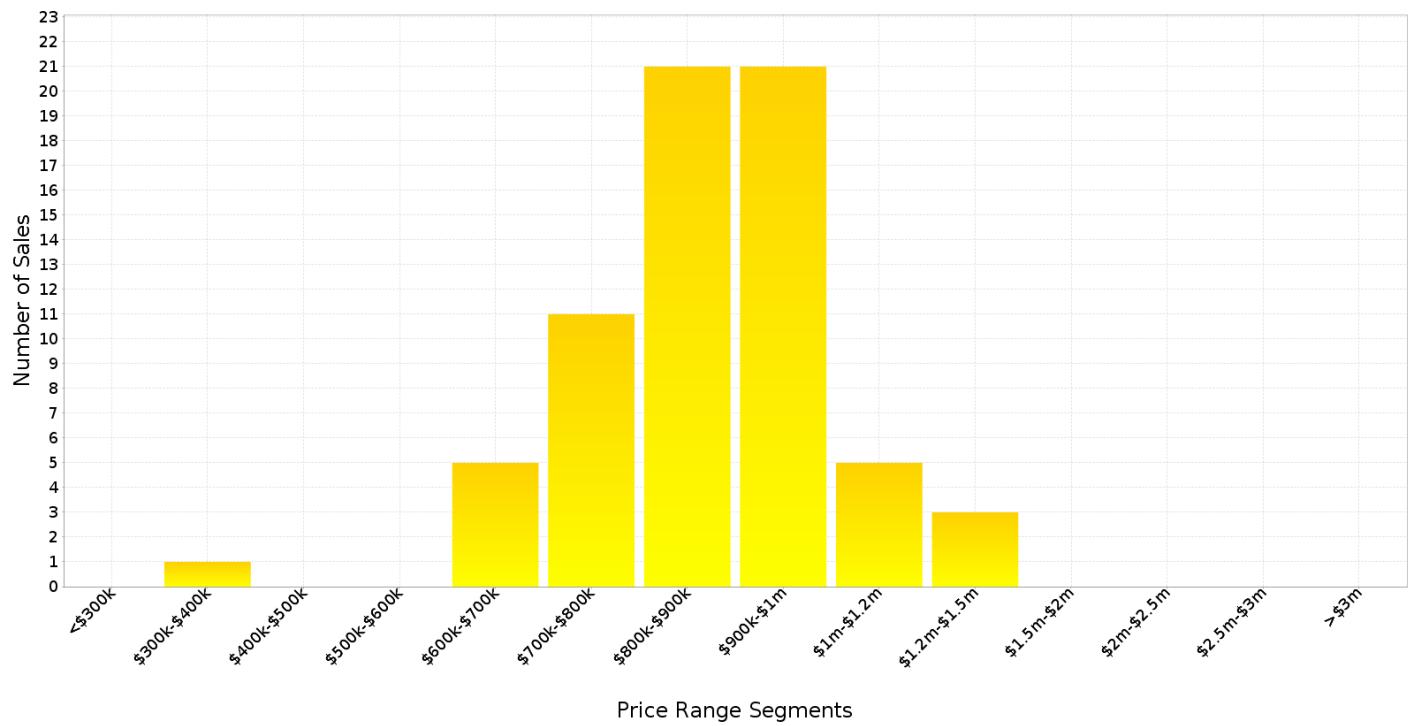
Based on 163 recorded House sales compared over the last two rolling 12 month periods



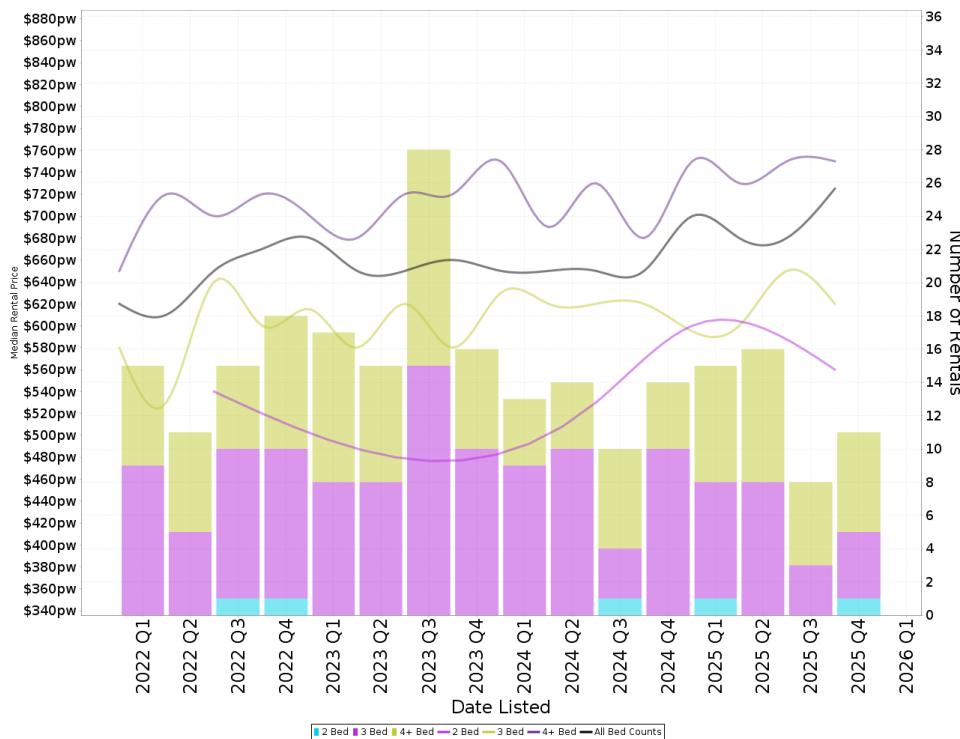
DUNLOP - Peak Selling Periods (3 years)



DUNLOP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.0%

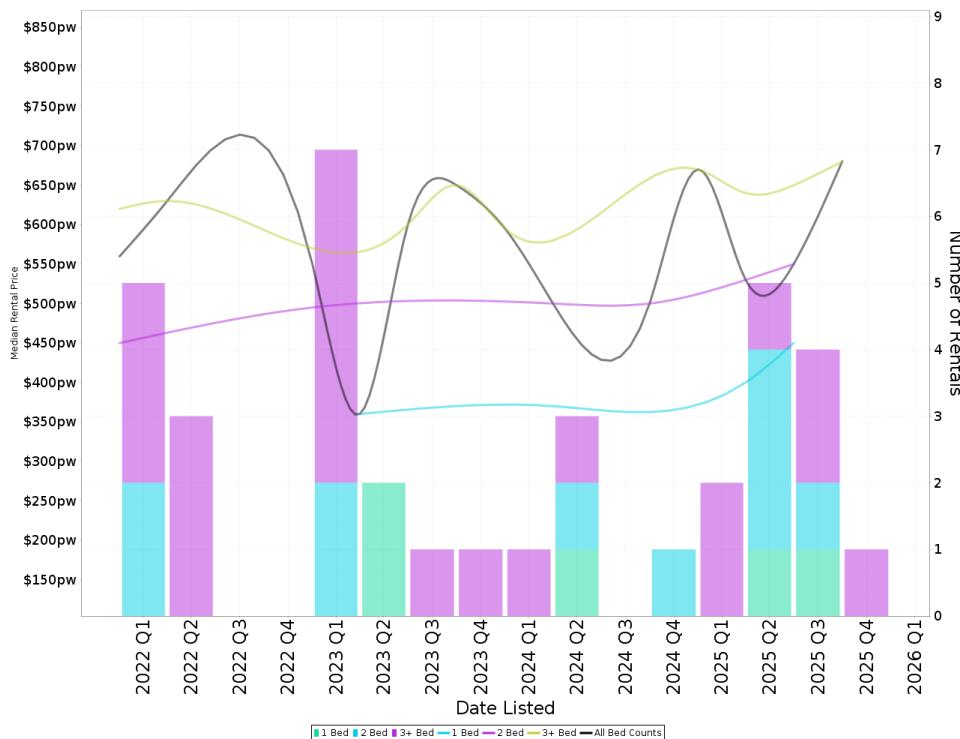
Current Median Price: \$885,000
Previous Median Price: \$835,000
Based on 163 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$885,000
Current Median Rent: \$700
Based on 50 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-13.6%

Current Median Price: \$622,000
Previous Median Price: \$720,000
Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$622,000
Current Median Rent: \$560
Based on 12 registered Unit rentals compared over the last 12 months.

DUNLOP - Recently Sold Properties

Median Sale Price

\$885k

Based on 67 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+6.0%

Current Median Price: \$885,000
Previous Median Price: \$835,000

Based on 163 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

67

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

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

30 POLILIGHT ST



\$1,230,000



535 m² 5 3 2

59 HENRY SUTTON CCT



\$1,006,000



630 m² 4 2 2

7 BEDOURIE ST



\$960,000



540 m² 4 2 2

5 HENRY SUTTON CCT



\$1,130,000



659 m² 4 2 2

38 BRANSON ST



\$857,000



493 m² 3 2 2

10 BINNEY PL



\$965,000



638 m² 4 2 2

31 GOULDSMITH ST



\$1,045,000



490 m² 4 2 2

32 TRAEGER ST



\$910,000



521 m² 3 2 1

15 CLENDINNEN ST



\$1,150,000



675 m² 4 2 2

68 BRANSON ST



\$925,000

Oct 2025
15 Days

462 m² | 4 Bed | 2 Bath | 2 Car

31 BRANSON ST



\$945,000

Oct 2025
17 Days

556 m² | 4 Bed | 2 Bath | 4 Car

4 EDGLEY PL



\$927,000

Oct 2025
21 Days

638 m² | 3 Bed | 2 Bath | 2 Car

14 SHOOBRIDGE CCT



\$1,130,000

Sep 2025
23 Days

607 m² | 4 Bed | 2 Bath | 2 Car

29 THORNHILL CRES



\$710,000

Sep 2025
21 Days

433 m² | 3 Bed | 1 Bath | 1 Car

36 FAIRLIGHT ST



\$820,000

Sep 2025
37 Days

561 m² | 3 Bed | 2 Bath | 2 Car

17 EVELYN OWEN CRES



\$840,000

Sep 2025
19 Days

843 m² | 4 Bed | 3 Bath | 2 Car

35 STUMP JUMP CRES

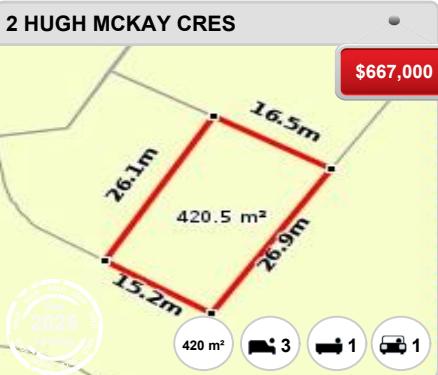


\$965,000

Sep 2025
24 Days

465 m² | 4 Bed | 2 Bath | 2 Car

2 HUGH MCKAY CRES

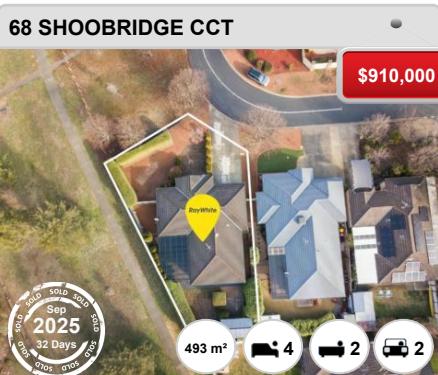


\$667,000

Sep 2025
14 Days

420 m² | 3 Bed | 1 Bath | 1 Car

68 SHOOBRIDGE CCT



\$910,000

Sep 2025
32 Days

493 m² | 4 Bed | 2 Bath | 2 Car

26 GORDON WITHNALL CRES



\$982,000

Sep 2025
3 Days

525 m² | 4 Bed | 2 Bath | 2 Car

12 HIGHAM PL



\$600,000

Sep 2025
N/A

534 m² | 3 Bed | 2 Bath | 2 Car

DUNLOP - Properties For Rent

Median Rental Price

\$700 /w

Based on 50 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+4.1%

Current Median Price: \$885,000
Current Median Rent: \$700

Based on 67 recorded House sales and 50 House rentals compared over the last 12 months

Number of Rentals

50

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

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

8 COOLGARDIE STREET



27 BRANSON STREET

