

# Suburb Profile Report

## Dubbo NSW 2830

CoreLogic

Prepared on 24 March 2025

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**301km**  
Distance from GPO

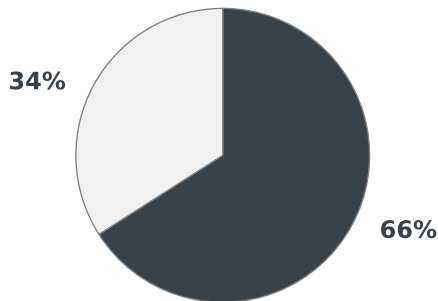


**38.9k**  
Population

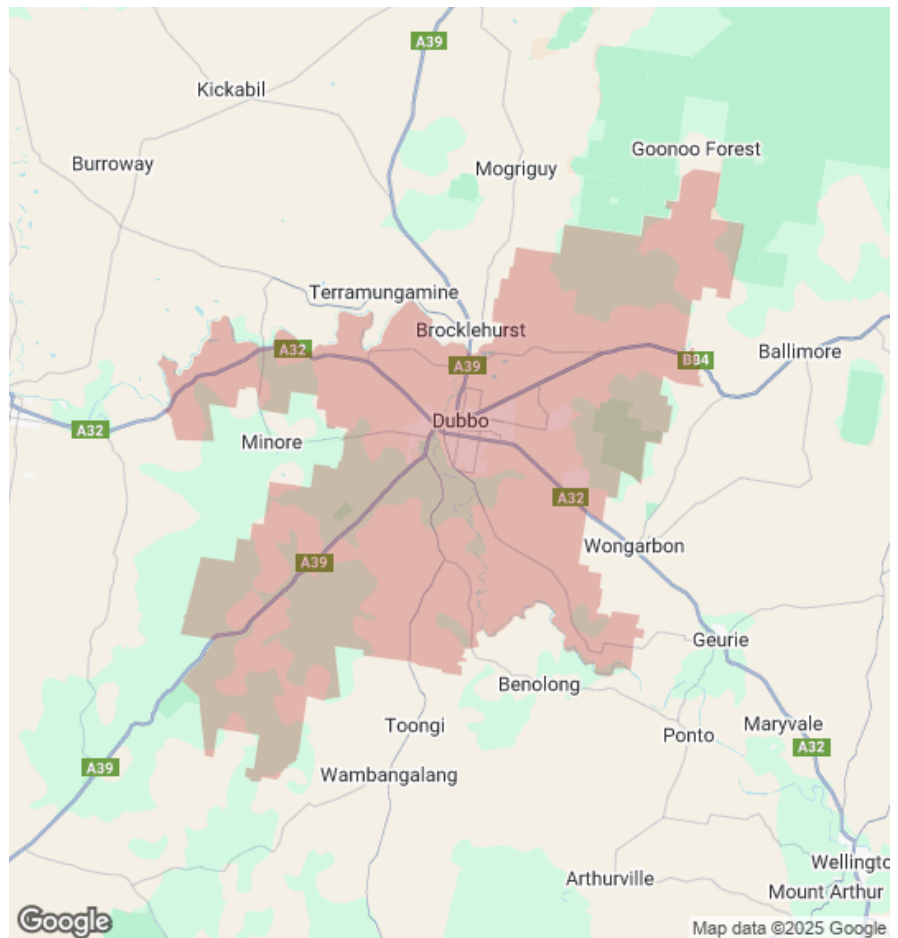
**↑ 20.5%**  
5 year population change



**11 years**  
Average length of ownership



■ Owner Occupiers    □ Renters



The size of Dubbo is approximately 998.7 square kilometres. It has 56 parks covering nearly 4.8% of total area. The population of Dubbo in 2011 was 32,327 people. By 2016 the population was 38,944 showing a population growth of 20.5% in the area during that time. The predominant age group in Dubbo is 0-9 years. Households in Dubbo are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Dubbo work in a professional occupation. In 2011, 62.3% of the homes in Dubbo were owner-occupied compared with 63.2% in 2016. Currently the median sales price of houses in the area is \$570,000.

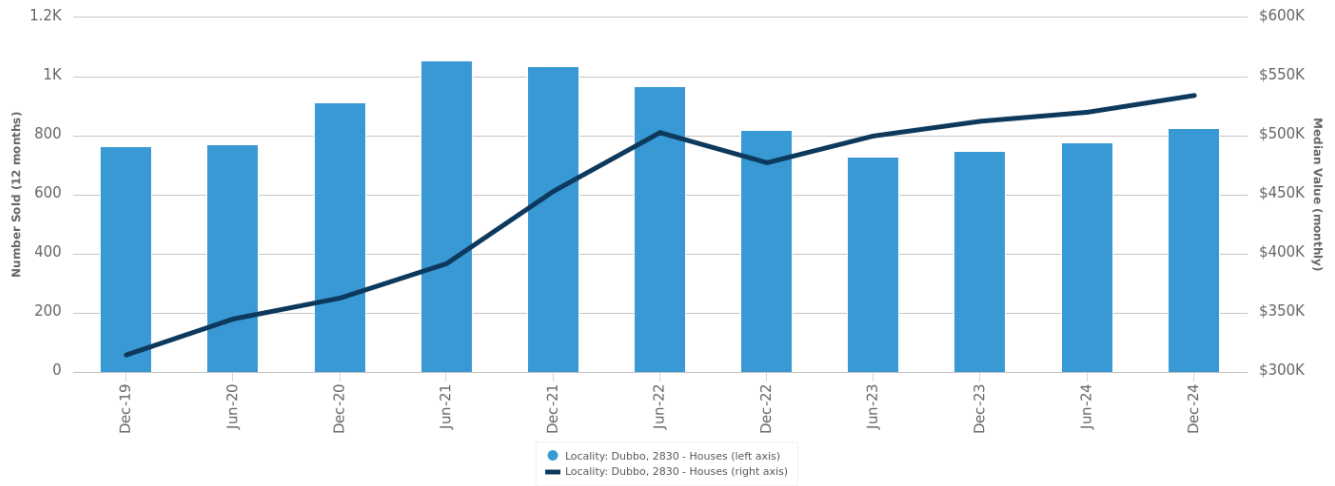
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	15,576	613	\$544,517	112
	1,275	42	\$307,642	5

\*Total number of unique properties listed for sale over the past 12 months.

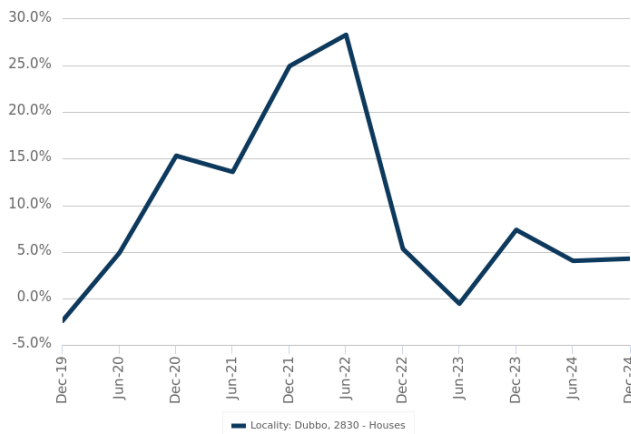


## Houses: For Sale

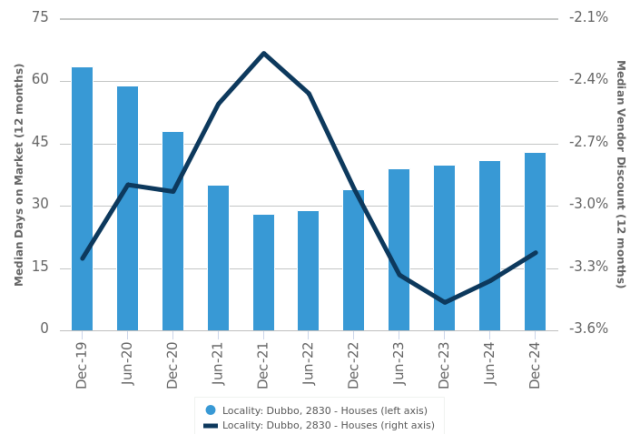
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$700,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$570,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

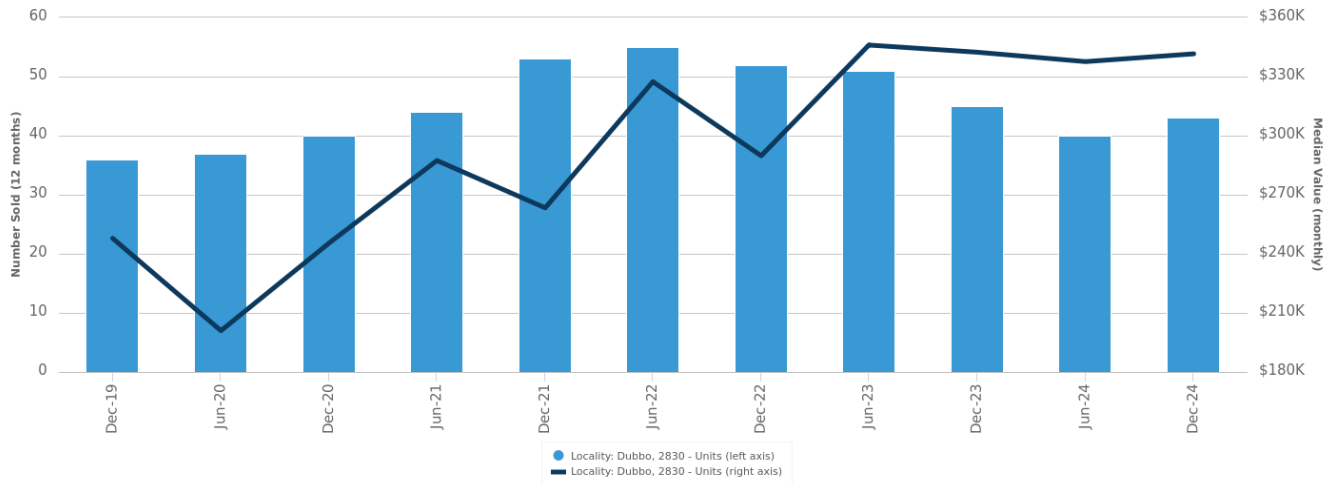
\$475,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

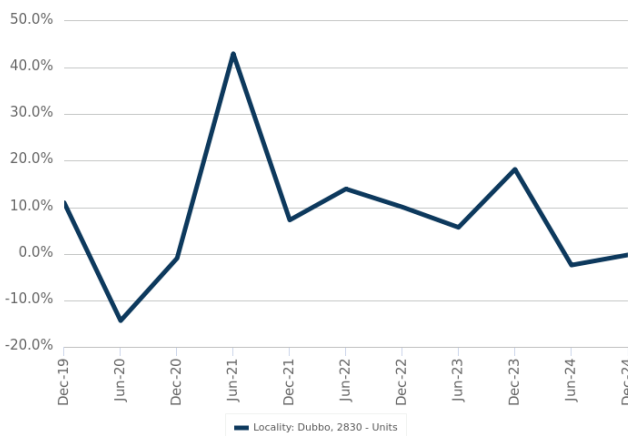
\*Statistics are calculated over a rolling 12 month period

## Units: For Sale

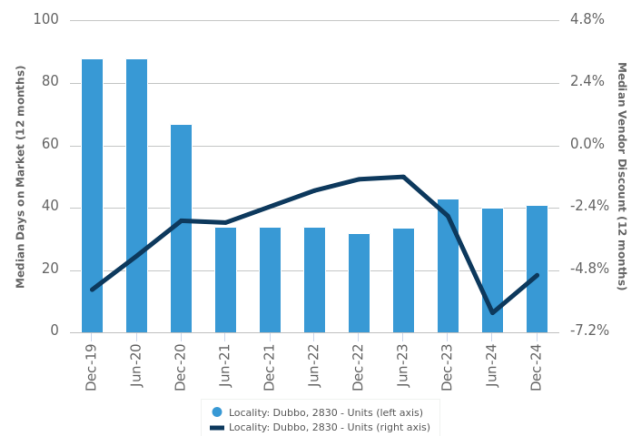
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$425,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$335,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

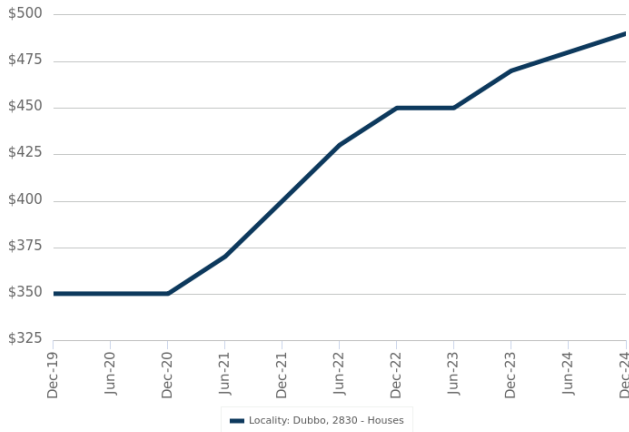
\$300,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

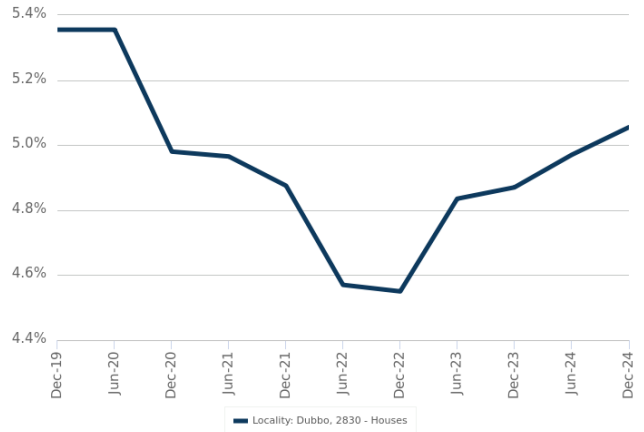
\*Statistics are calculated over a rolling 12 month period

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

7

2  
BEDROOMS



**8/88 Darling Street Dubbo NSW 2830**

Listed on 23 Mar 2025  
\$320/W



**5/38 Bishop Street Dubbo NSW 2830**

Listed on 21 Mar 2025  
\$340/W



17

3  
BEDROOMS



**35 Minore Road Dubbo NSW 2830**

Listed on 23 Mar 2025  
\$520/W



**79 Websdale Drive Dubbo NSW 2830**

Listed on 23 Mar 2025  
\$500/W



10

4  
BEDROOMS



**18 Lansdowne Drive Dubbo NSW 2830**

Listed on 23 Mar 2025  
\$620/W



**7 Kings Park Way Dubbo NSW 2830**

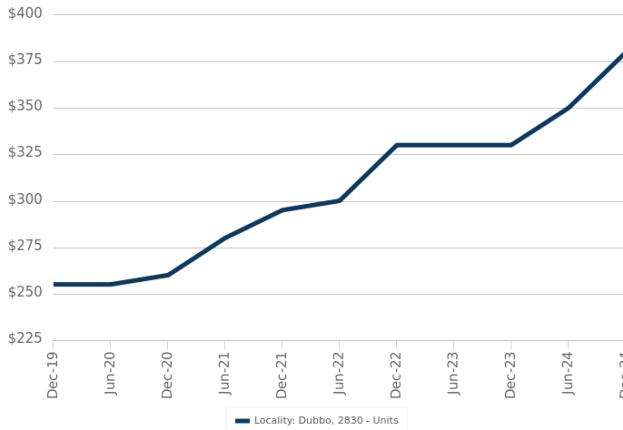
Listed on 21 Mar 2025  
\$580/W



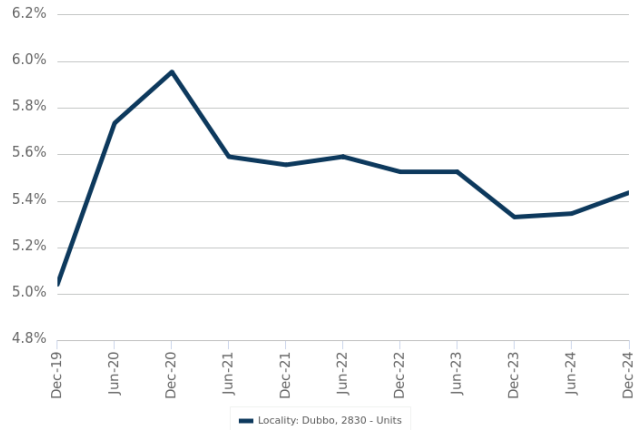
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

4

1  
BEDROOMS



5/148 Bourke Street Dubbo NSW 2830

Listed on 23 Mar 2025  
\$300/W



2/184 Fitzroy Street Dubbo NSW 2830

Listed on 21 Mar 2025  
\$315/W



8

2  
BEDROOMS



1/17 Elizabeth Street Dubbo NSW 2830

Listed on 23 Mar 2025  
\$350/W



1/126 Bourke Street Dubbo NSW 2830

Listed on 22 Mar 2025  
\$395/W



1

3  
BEDROOMS



5/6 Emerald Street Dubbo NSW 2830

Listed on 14 Mar 2025  
\$350/W



= number of units observed as On the Market for Rent within the last month

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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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