

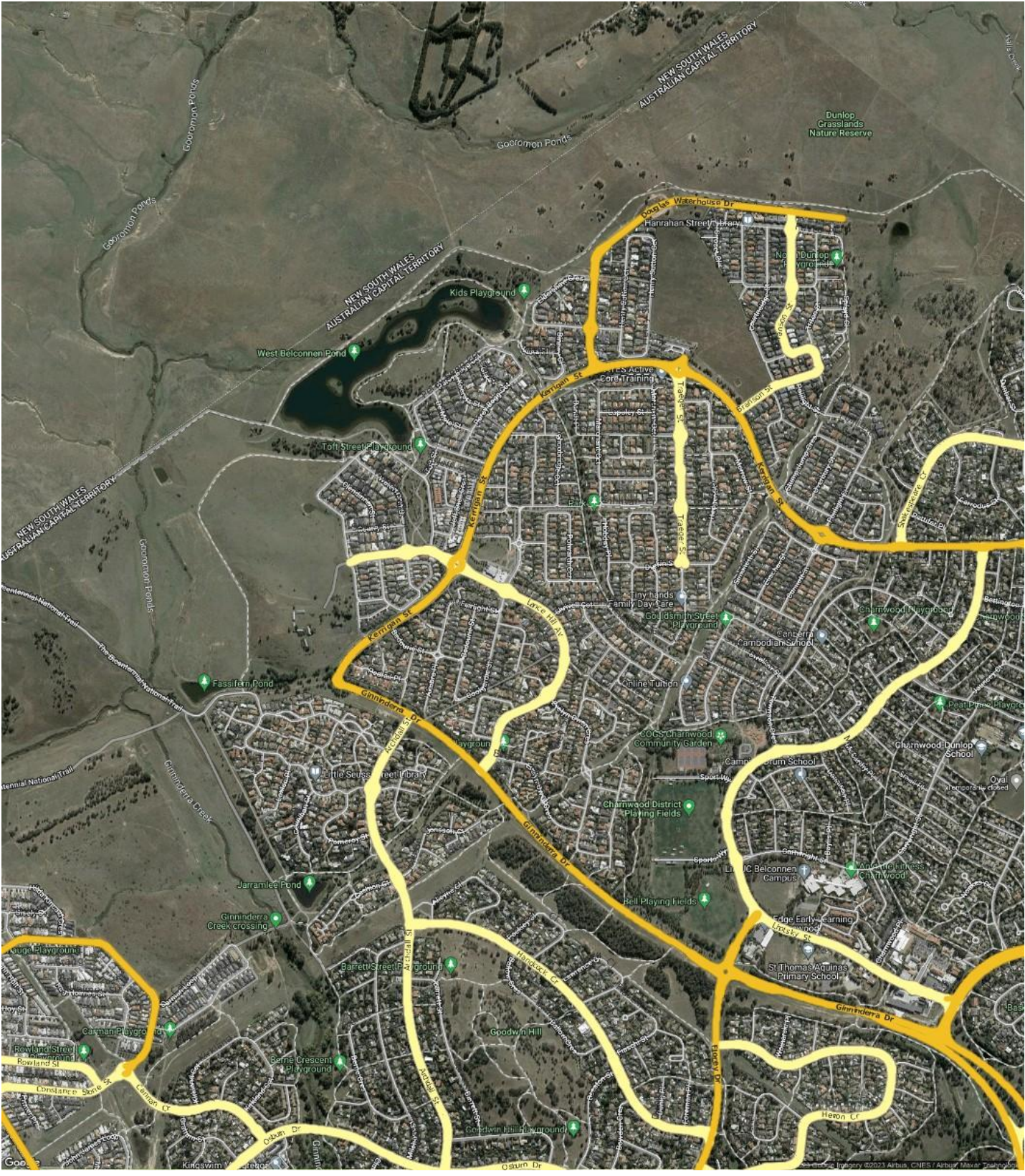
# SUBURB FLYOVER REPORT

DUNLOP (HOUSE)

Prepared by [Independent Property Group](#)



## DUNLOP - Suburb Map





## DUNLOP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	213	\$ 350,000	0.0 %	\$ 67,500	\$ 2,350,000
2006	215	\$ 369,950	5.7 %	\$ 85,000	\$ 585,000
2007	171	\$ 399,000	7.9 %	\$ 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	108	\$ 463,750	5.4 %	\$ 207,500	\$ 720,000
2011	115	\$ 486,000	4.8 %	\$ 141,666	\$ 740,000
2012	109	\$ 480,000	-1.2 %	\$ 22,000	\$ 750,000
2013	117	\$ 488,000	1.7 %	\$ 175,000	\$ 690,000
2014	113	\$ 465,000	-4.7 %	\$ 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	104	\$ 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	47	\$ 838,000	-1.6 %	\$ 585,000	\$ 1,150,000

Median Sale Price

# \$836k

Based on 75 recorded House sales within the last 12 months (Oct '22 - Sep '23)

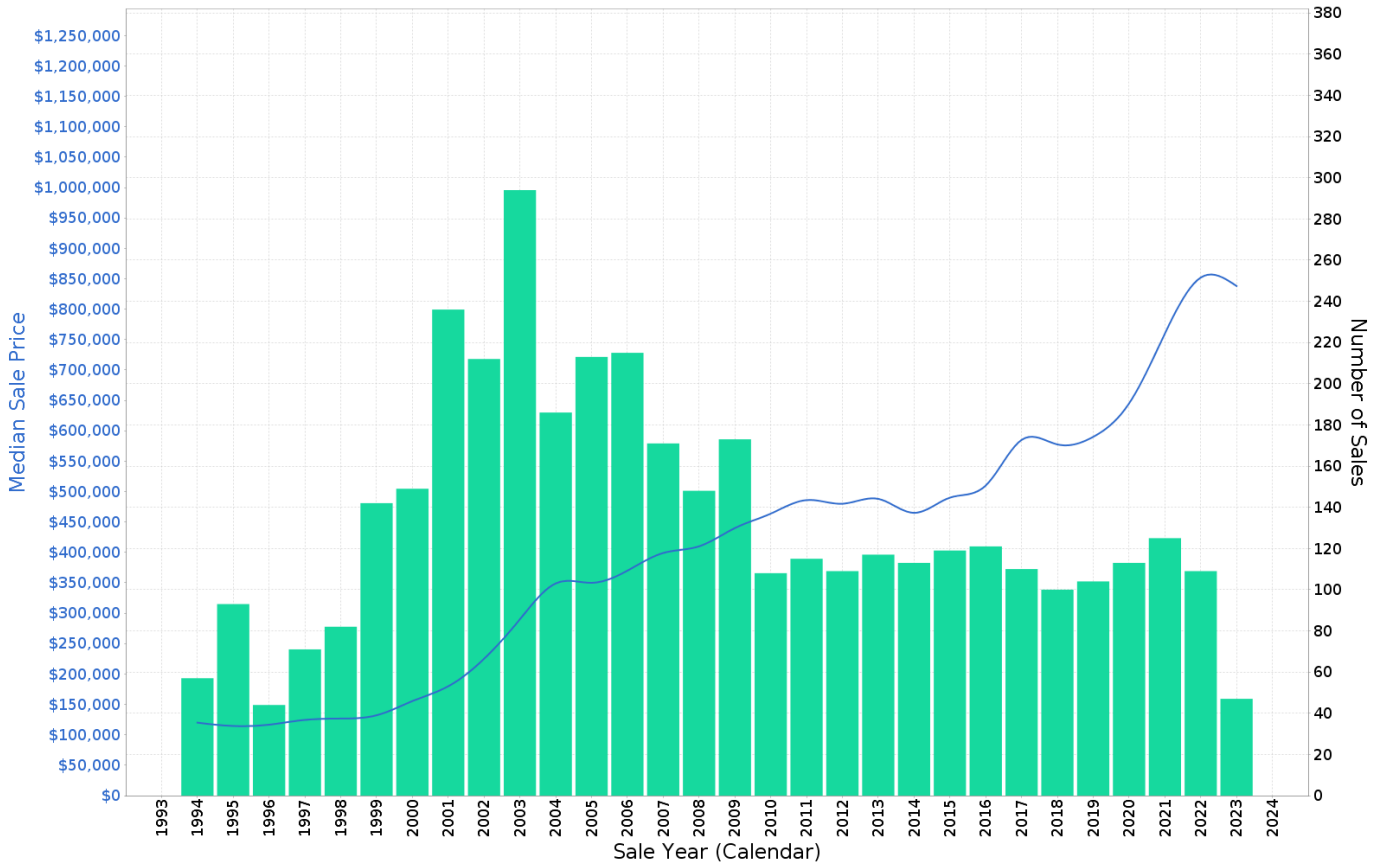
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

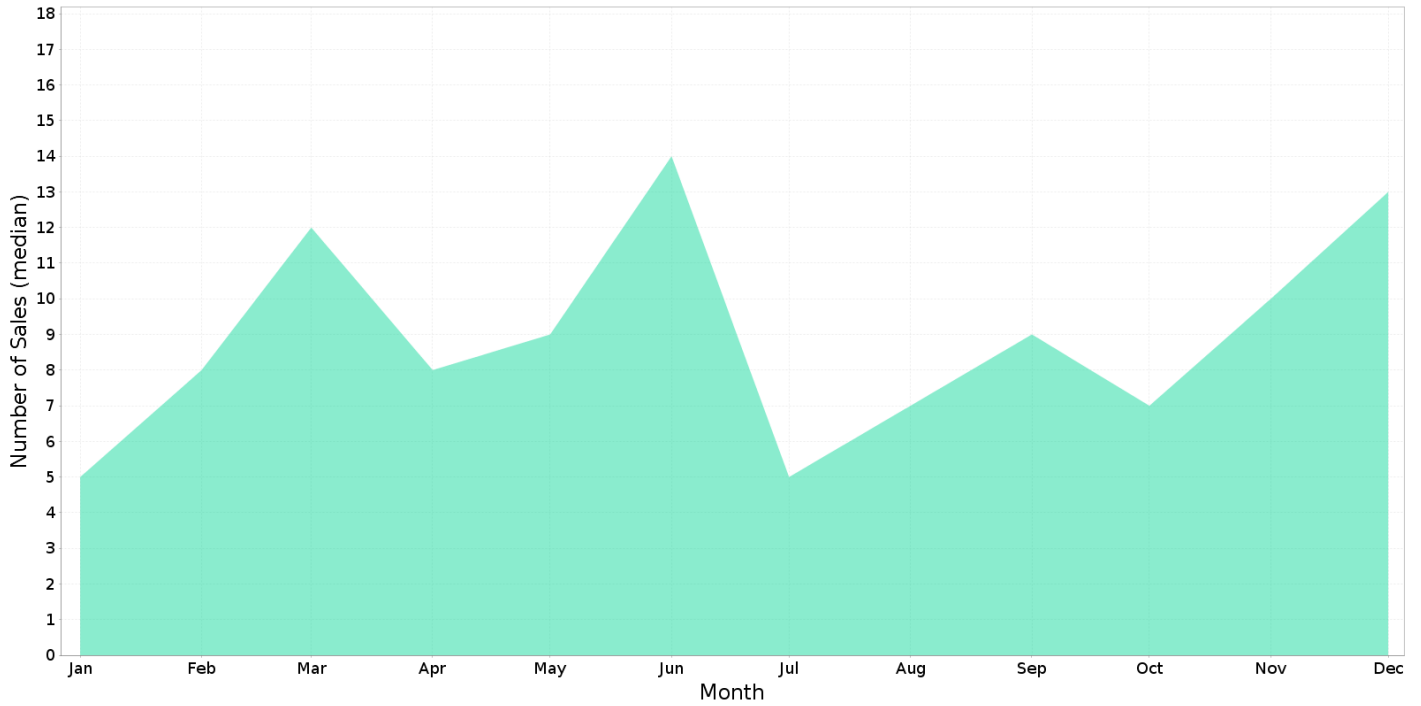
# -2.0%

Current Median Price: \$836,500  
Previous Median Price: \$853,500

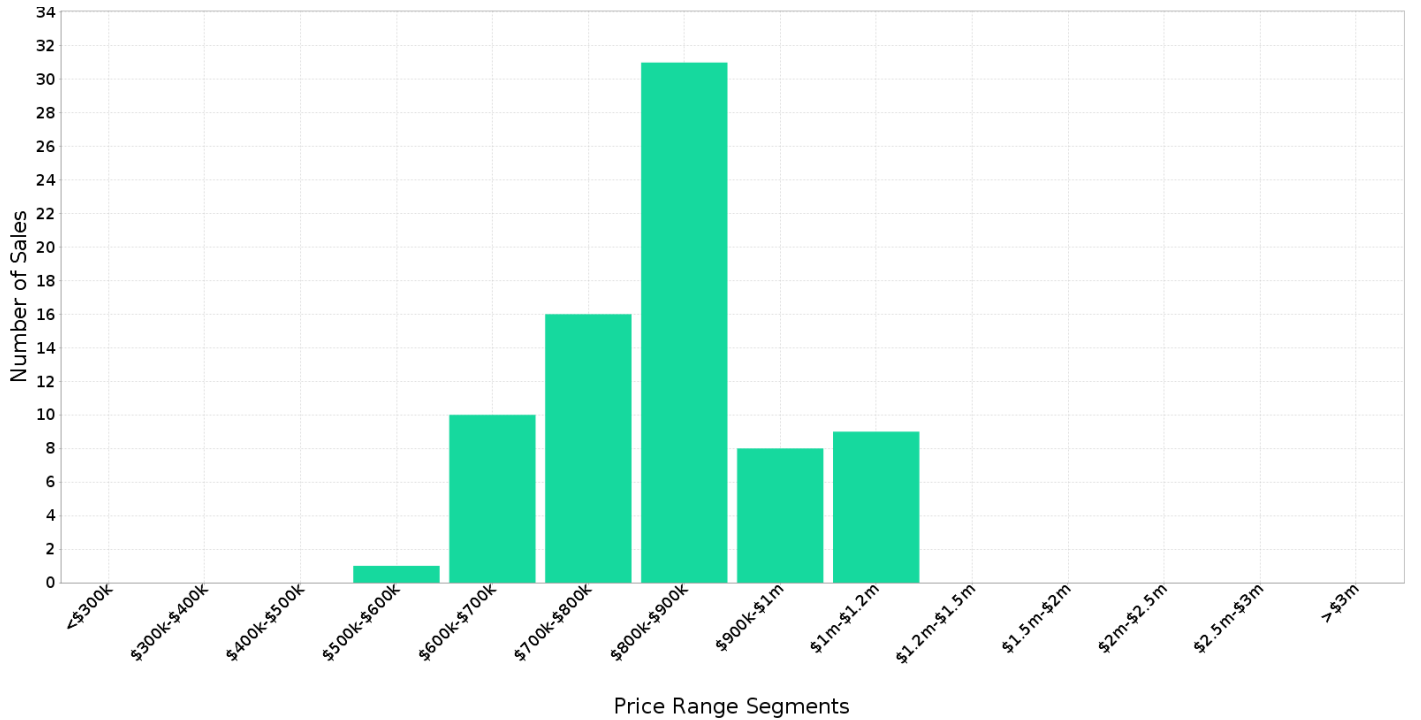
Based on 195 recorded House sales compared over the last two rolling 12 month periods



## DUNLOP - Peak Selling Periods (3 years)

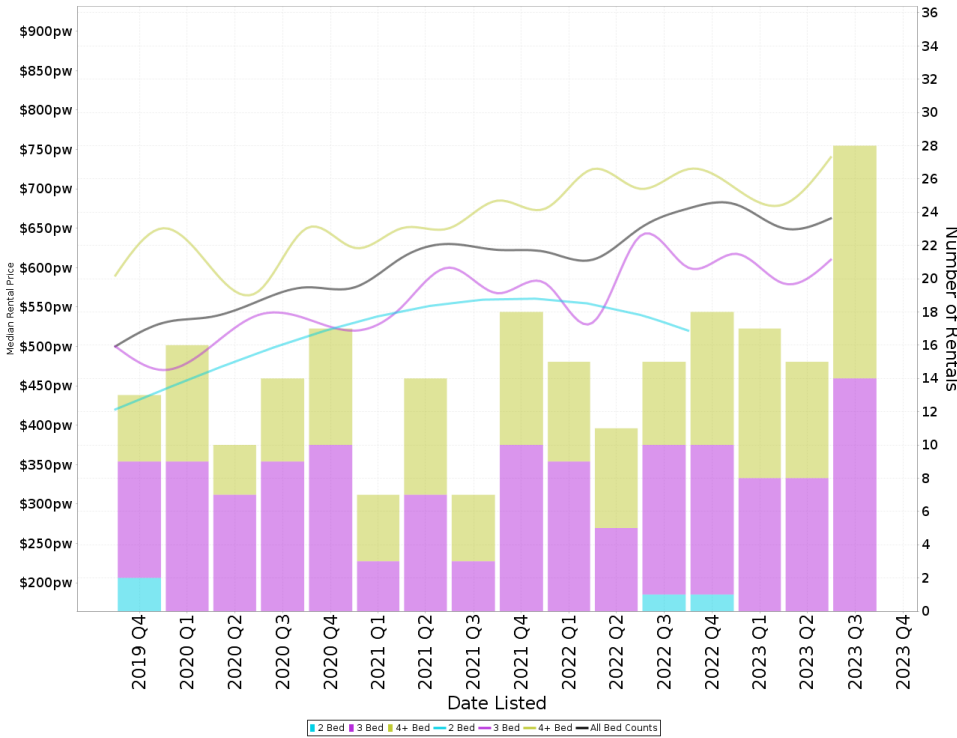


## DUNLOP - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.0%**

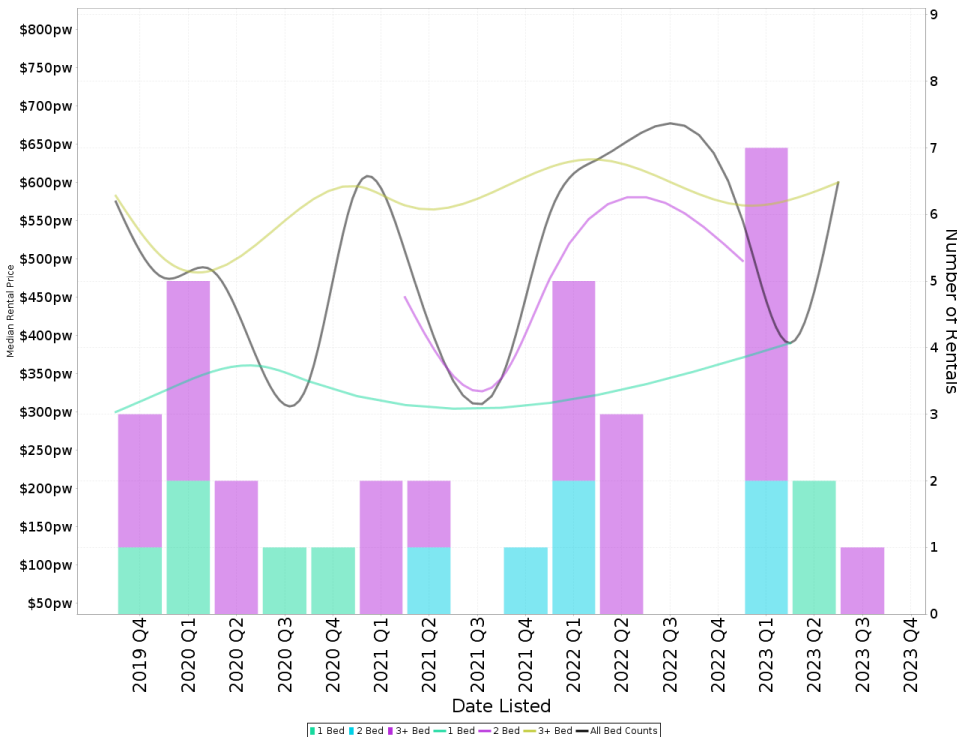
Current Median Price: \$836,500  
 Previous Median Price: \$853,500  
 Based on 195 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$836,500  
 Current Median Rent: \$653  
 Based on 78 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-11.8%**

Current Median Price: \$600,000  
 Previous Median Price: \$680,500  
 Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.8%**

Current Median Price: \$600,000  
 Current Median Rent: \$550  
 Based on 10 registered Unit rentals compared over the last 12 months.

## DUNLOP - Recently Sold Properties

Median Sale Price

**\$836k**

Based on 75 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

**-2.0%**

Current Median Price: \$836,500  
Previous Median Price: \$853,500

Based on 195 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**75**

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

**39 SUNSHINE LOOP**

**\$937,500**

Sep 2023  
55 Days

547 m<sup>2</sup> 4 2 4

**5 KOERSTZ ST**

**\$1,050,000**

Sep 2023  
54 Days

726 m<sup>2</sup> 4 2 3

**22 BRANSON ST**

**\$990,000**

Aug 2023  
118 Days

464 m<sup>2</sup> 4 2 2

**44 HUGH MCKAY CRES**

**\$785,000**

Aug 2023  
32 Days

402 m<sup>2</sup> 3 2 2

**8 SIMONETTI ST**

**\$910,000**

Aug 2023  
44 Days

488 m<sup>2</sup> 4 2 2

**1/19 HEDGER ST**

**\$622,000**

Aug 2023  
20 Days

3 2 2

**24 JAMES HARRISON ST**

**\$645,000**

Aug 2023  
31 Days

207 m<sup>2</sup> 3 1 1

**24 BUCKMASTER CRES**

**\$980,000**

Jul 2023  
22 Days

803 m<sup>2</sup> 4 2 2

**13 BERKELEY ST**

**\$800,000**

Jul 2023  
15 Days

516 m<sup>2</sup> 3 1 2



# Independent

PROPERTY GROUP

**10 HENRY SUTTON CCT**

**\$1,050,000**

657 m<sup>2</sup>

**13 LOXTON PL**

**\$975,000**

974 m<sup>2</sup>

**104 HUGH MCKAY CRES**

**\$756,000**

366 m<sup>2</sup>

**5 GASKING CL**

**\$610,000**

439 m<sup>2</sup>

**69 BRANSON ST**

**\$891,000**

462 m<sup>2</sup>

**14 STUMP JUMP CRES**

**\$838,000**

420 m<sup>2</sup>

**14 LEONARD CL**

**\$770,000**

739 m<sup>2</sup>

**29 STUMP JUMP CRES**

**\$970,000**

465 m<sup>2</sup>

**5 PEDRAIL PL**

**\$851,000**

540 m<sup>2</sup>

**63 SHOBRIDGE CCT**

**\$785,000**

450 m<sup>2</sup>

**24 TRAEGER ST**

**\$780,000**

514 m<sup>2</sup>

**46 MORROW ST**

**\$900,000**

587 m<sup>2</sup>







# Independent

PROPERTY GROUP

**53 Hugh Mckay Crescent**

\$550 pw



393 m<sup>2</sup> 3 1 2

Aug 2023 43 Days

**39 EVELYN OWEN CRESCENT**

\$700 per week



387 m<sup>2</sup> 4 2 2

Aug 2023 50 Days

**230 KERRIGAN STREET**

\$590 per week




218 m<sup>2</sup> 3 1 2

Aug 2023 64 Days

**8 TRITON STREET**

\$795 per week



506 m<sup>2</sup> 4 2 2

Aug 2023 70 Days

**7 GOULDSMITH STREET**

\$800 per week



489 m<sup>2</sup> 4 2 2

Jan 2023 265 Days