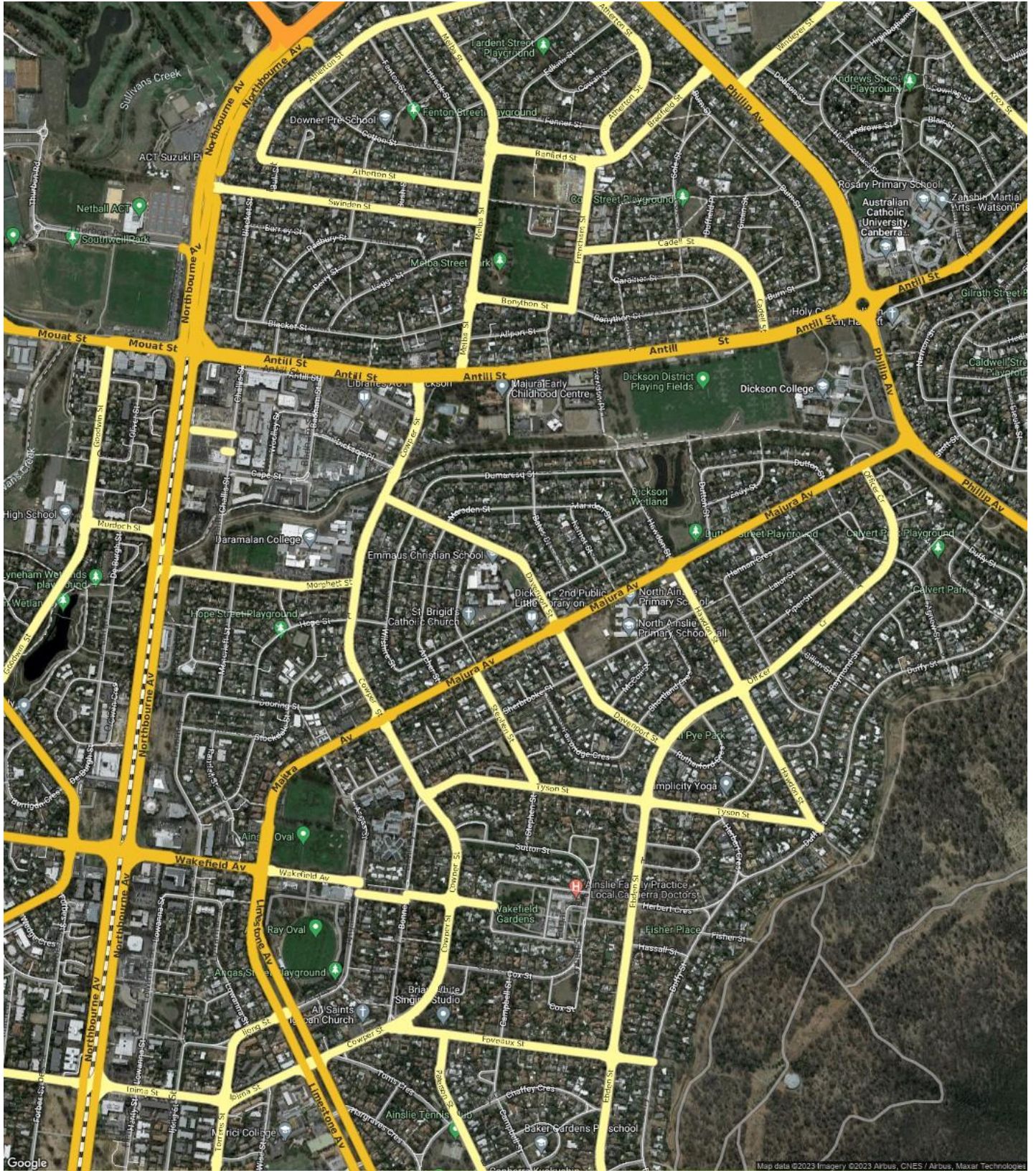


SUBURB FLYOVER REPORT

DICKSON (HOUSE)

Prepared by [Independent Property Group](#)

DICKSON - Suburb Map



DICKSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	31	\$ 399,000	0.0 %	\$ 335,000	\$ 493,500
2006	29	\$ 390,000	-2.3 %	\$ 362,500	\$ 522,000
2007	31	\$ 476,000	22.1 %	\$ 325,000	\$ 800,000
2008	27	\$ 509,000	6.9 %	\$ 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	\$ 620,000	2.9 %	\$ 475,000	\$ 870,000
2014	20	\$ 642,500	3.6 %	\$ 275,000	\$ 890,000
2015	31	\$ 710,000	10.5 %	\$ 325,000	\$ 1,030,000
2016	34	\$ 762,500	7.4 %	\$ 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	31	\$ 1,310,000	19.1 %	\$ 915,000	\$ 1,865,000
2023	16	\$ 1,200,000	-8.4 %	\$ 467,500	\$ 1,540,000

Median Sale Price

\$1.2m

Based on 25 recorded House sales within the last 12 months (Oct '22 - Sep '23)

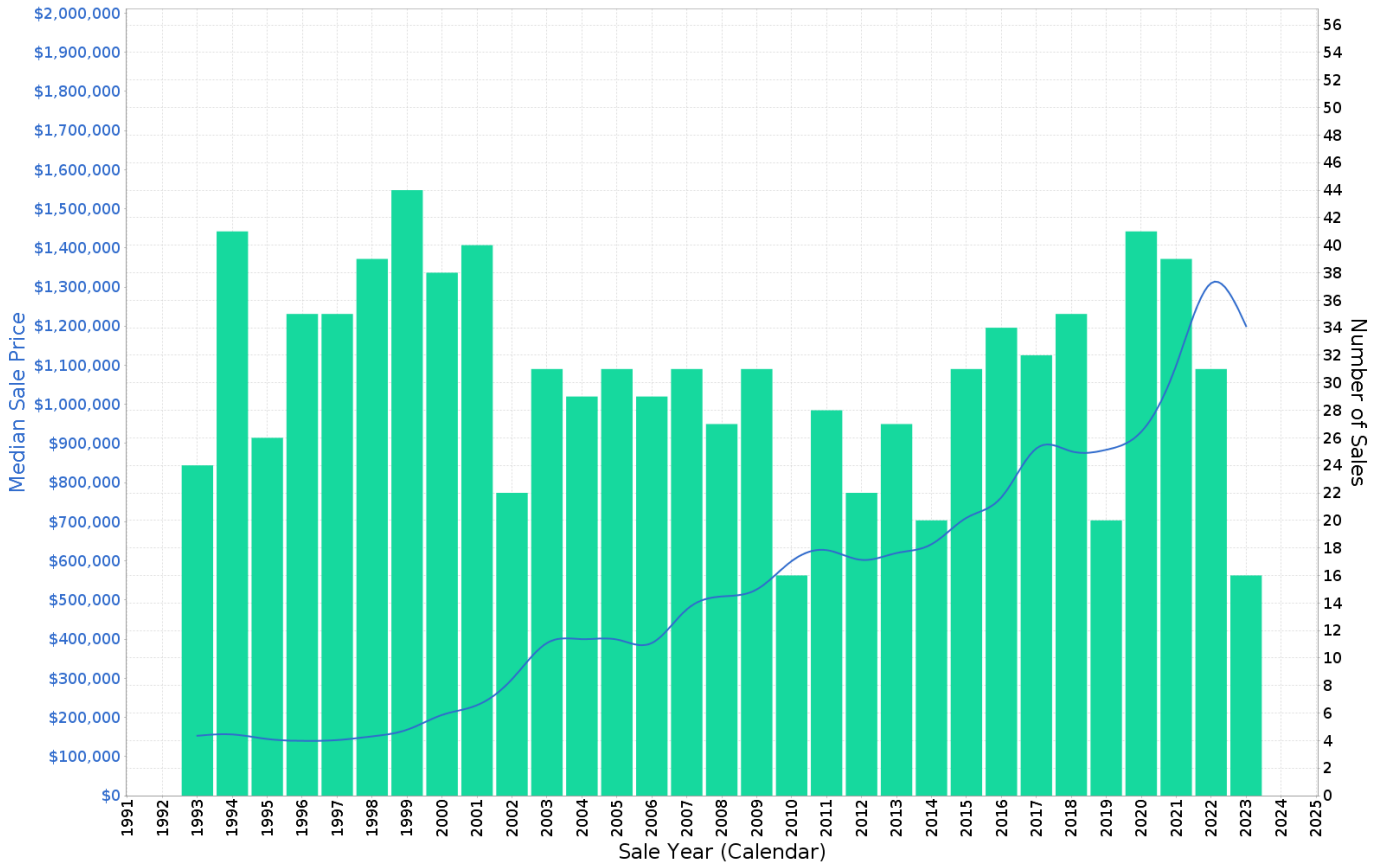
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

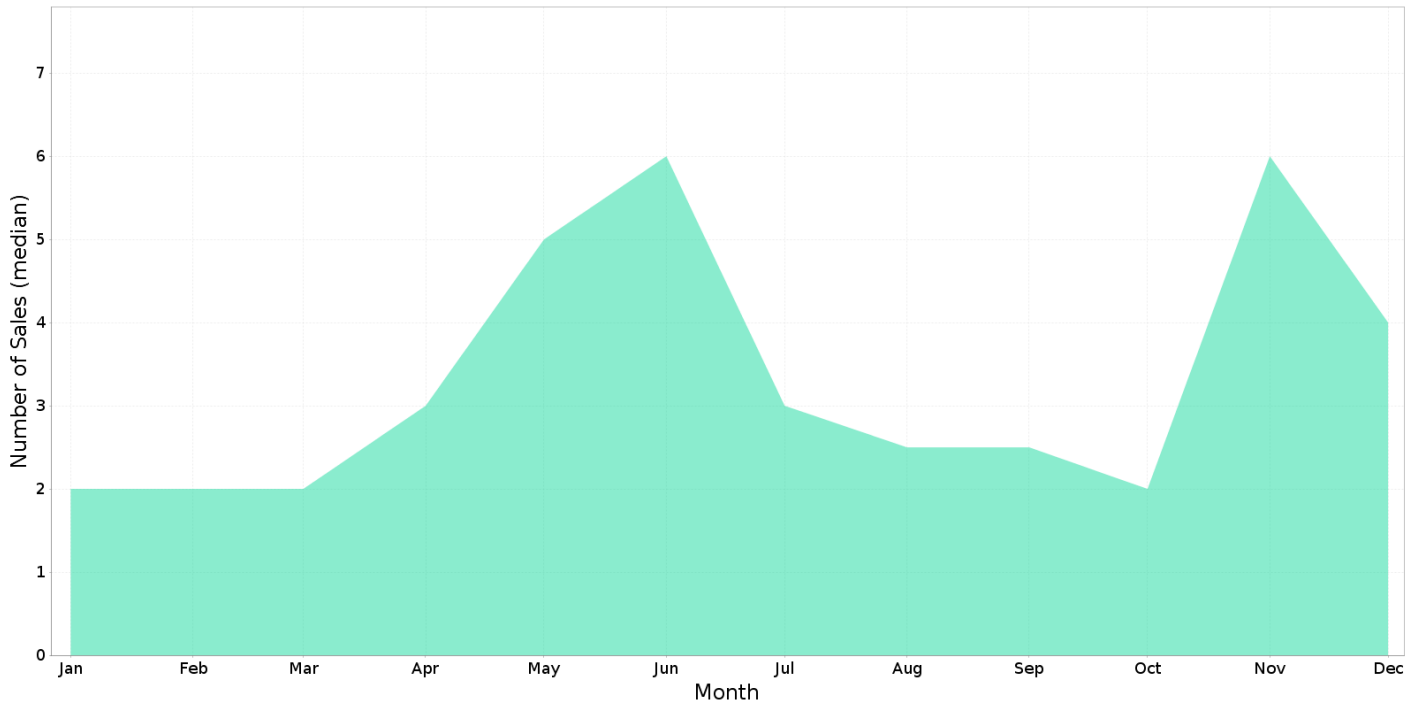
-11.1%

Current Median Price: \$1,200,000
Previous Median Price: \$1,350,000

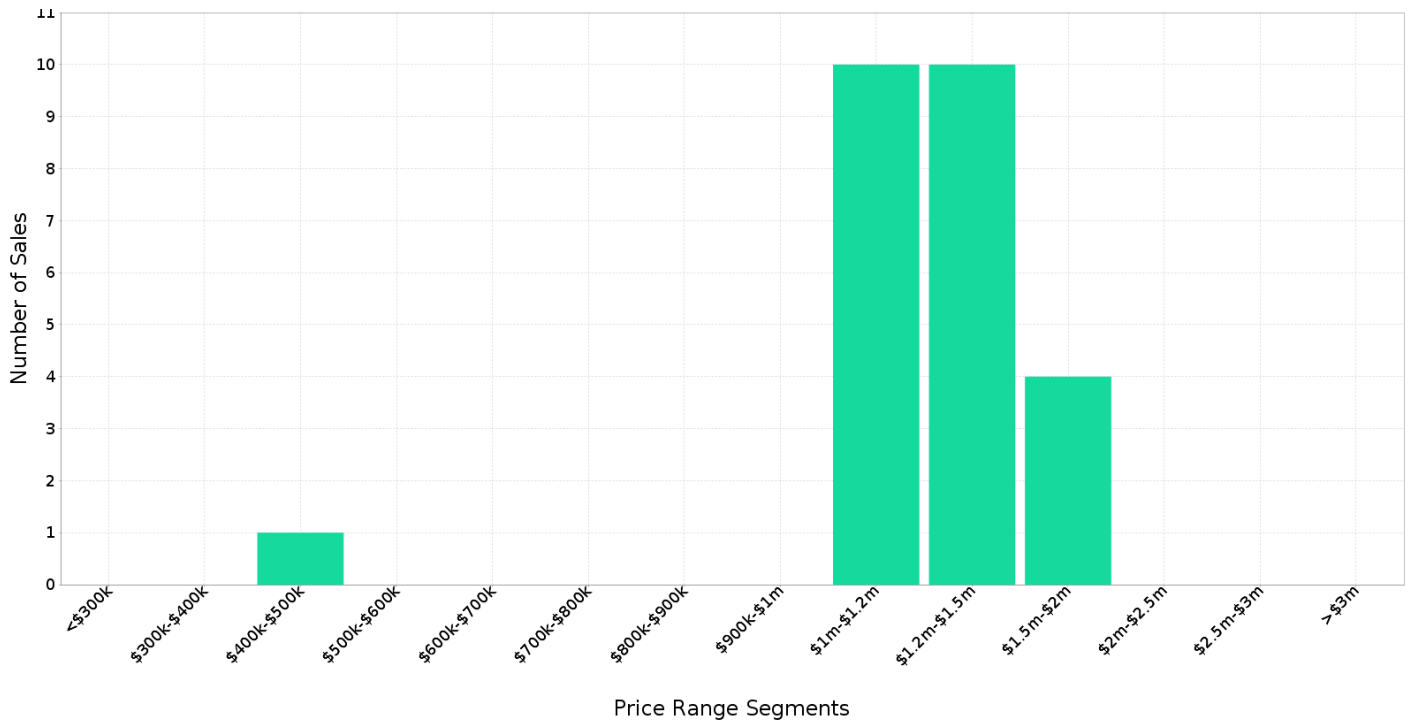
Based on 54 recorded House sales compared over the last two rolling 12 month periods



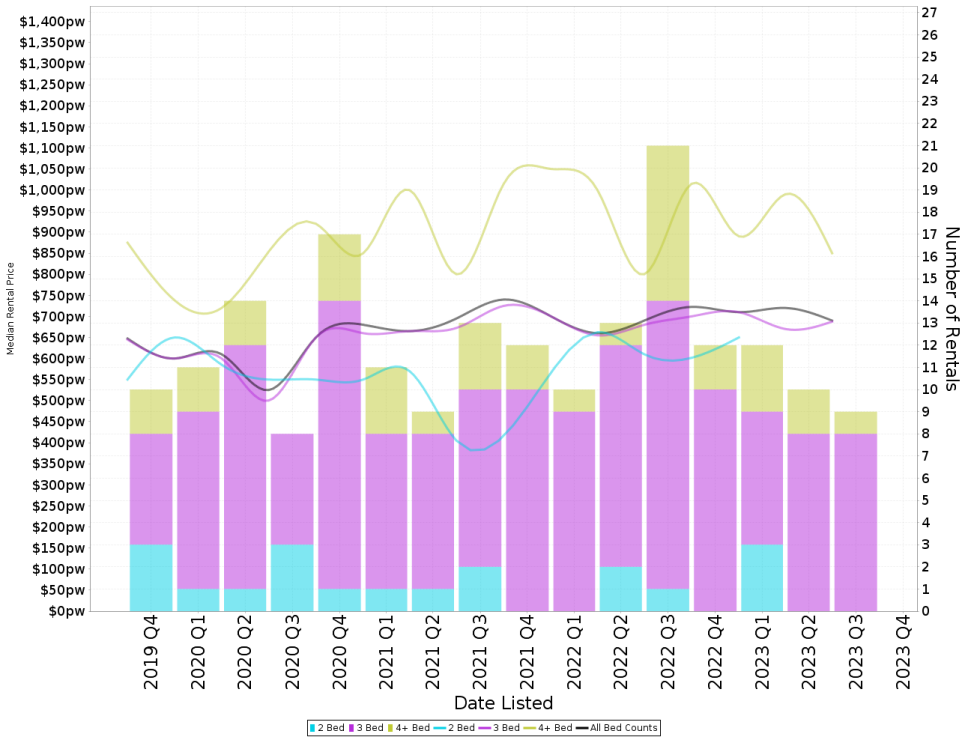
DICKSON - Peak Selling Periods (3 years)



DICKSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.1%

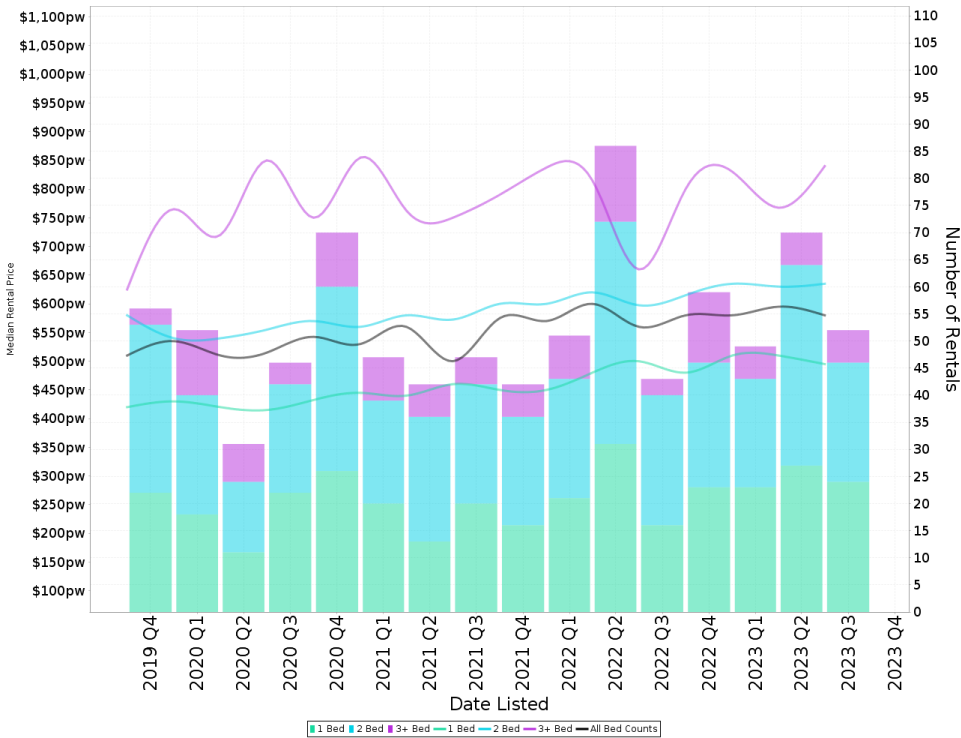
Current Median Price: \$1,200,000
Previous Median Price: \$1,350,000
Based on 54 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$1,200,000
Current Median Rent: \$700
Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.4%

Current Median Price: \$580,000
Previous Median Price: \$545,000
Based on 173 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$580,000
Current Median Rent: \$580
Based on 230 registered Unit rentals compared over the last 12 months.

DICKSON - Recently Sold Properties

Median Sale Price

\$1.2m

Based on 25 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

-11.1%

Current Median Price: \$1,200,000
Previous Median Price: \$1,350,000

Based on 54 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

25

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

7 GUTHRIE ST

\$925,000

Sold Sep 2023
62 Days

336 m² 3 1 2

25 ARCHER ST

\$1,502,000

Sold Aug 2023
22 Days

716 m² 3 1 2

45/26 ANTILL ST

\$460,450

Sold Jul 2023
26 Days

3,498 m² 1 1 1

41 HOPE ST

\$467,500

Sold Sep 2023
17 Days

535 m² - - -

22 DUTTON ST

\$1,452,500

Sold Jun 2023
87 Days

800 m² 4 2 2

4 MONCRIEFF ST

\$1,270,000

Sold May 2023
48 Days

694 m² 4 2 2

7 MONCRIEFF ST

\$1,285,000

Sold May 2023
118 Days

727 m² 3 1 1

14 ARCHER ST

\$1,322,000

Sold May 2023
22 Days

722 m² 3 1 2

19 DUMARESQ ST

\$1,100,000

Sold May 2023
22 Days

664 m² 3 1 2

Independent

PROPERTY GROUP

17 ARCHER ST




\$1,015,800

716 m² 3 1 1

May 2023
18 Days

pricefinder.com.au

71 HAWDON ST



\$1,085,000

500 m² 3 1 2

May 2023
22 Days

pricefinder.com.au

DICKSON - Properties For Rent

Median Rental Price

\$700 /w

Based on 43 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+3.0%

Current Median Price: \$1,200,000
Current Median Rent: \$700

Based on 25 recorded House sales and 43 House rentals compared over the last 12 months

Number of Rentals

43

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

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

25 Dumaresq Street

\$800 pw

817 m² 4 2 2

Oct 2023 1 Day

20 STOCKDALE STREET

\$720 per week

714 m² 3 1 2

Oct 2023 4 Days

3 BANCROFT STREET

\$850 pw

910 m² 4 1 4

Sep 2023 7 Days

11 EADY STREET

\$580 per week

527 m² 3 1 1

Sep 2023 10 Days

8 Hawdon Place

\$368 per week

6,967 m² 1 1 1

Sep 2023 10 Days

173 MAJURA AVENUE

\$700 per week

789 m² 3 1 2

Sep 2023 15 Days

56 MORPHETT STREET

\$690 Per Week

548 m² 3 1 2

Sep 2023 80 Days

22 Stockdale Street

\$685 per week

868 m² 3 1 2

Aug 2023 65 Days

3 RANDELL STREET

\$750 per week

664 m² 3 1 1

May 2023 157 Days