

SUBURB FLYOVER REPORT

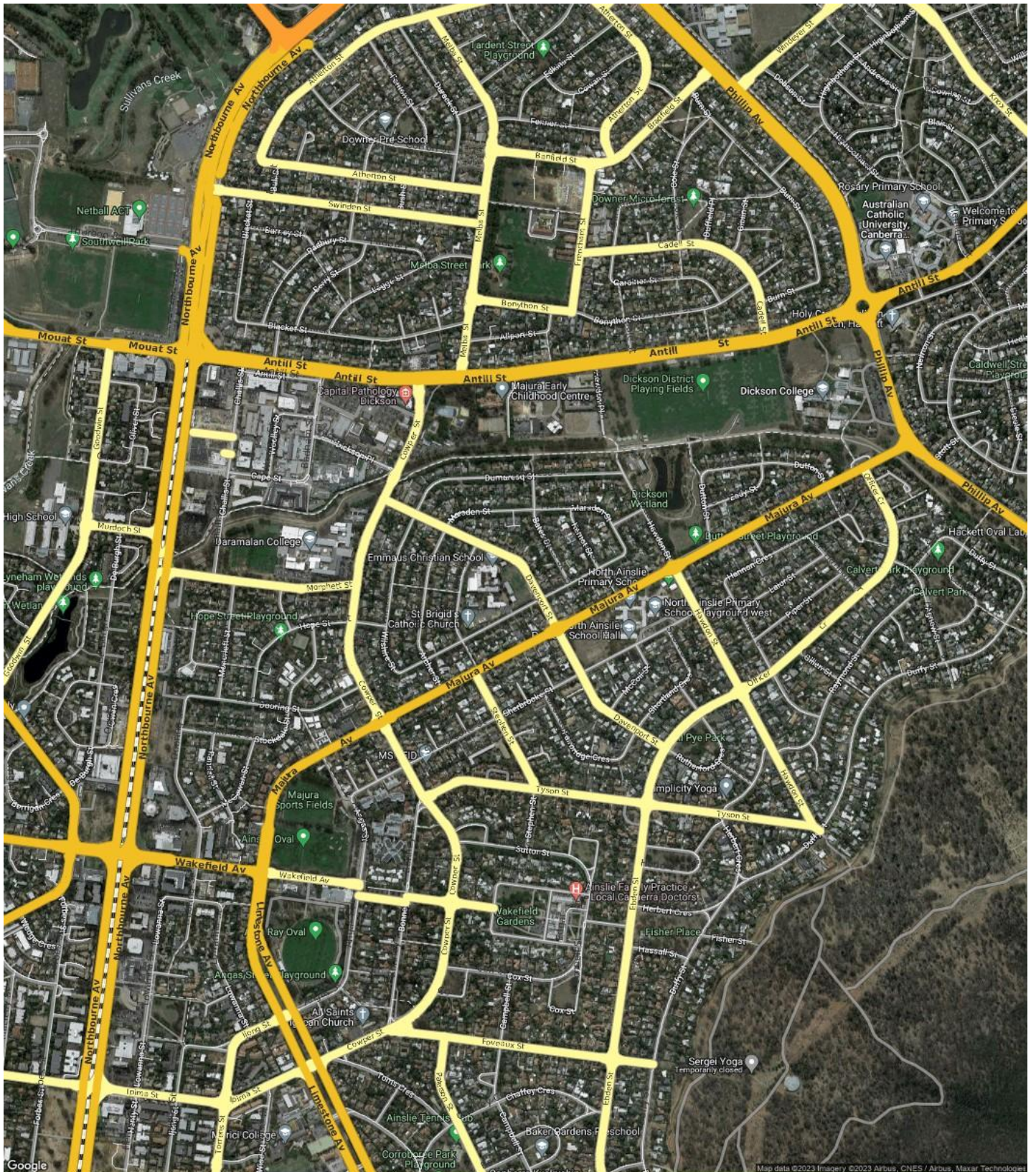
DICKSON (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





DICKSON - Suburb Map



Prepared on 26/04/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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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	2	\$ 1,200,000	-8.4 %	\$ 1,200,000	\$ 1,200,000

Median Sale Price

\$1.26m

Based on 29 recorded House sales within the last 12 months (Apr '22 - Mar '23)

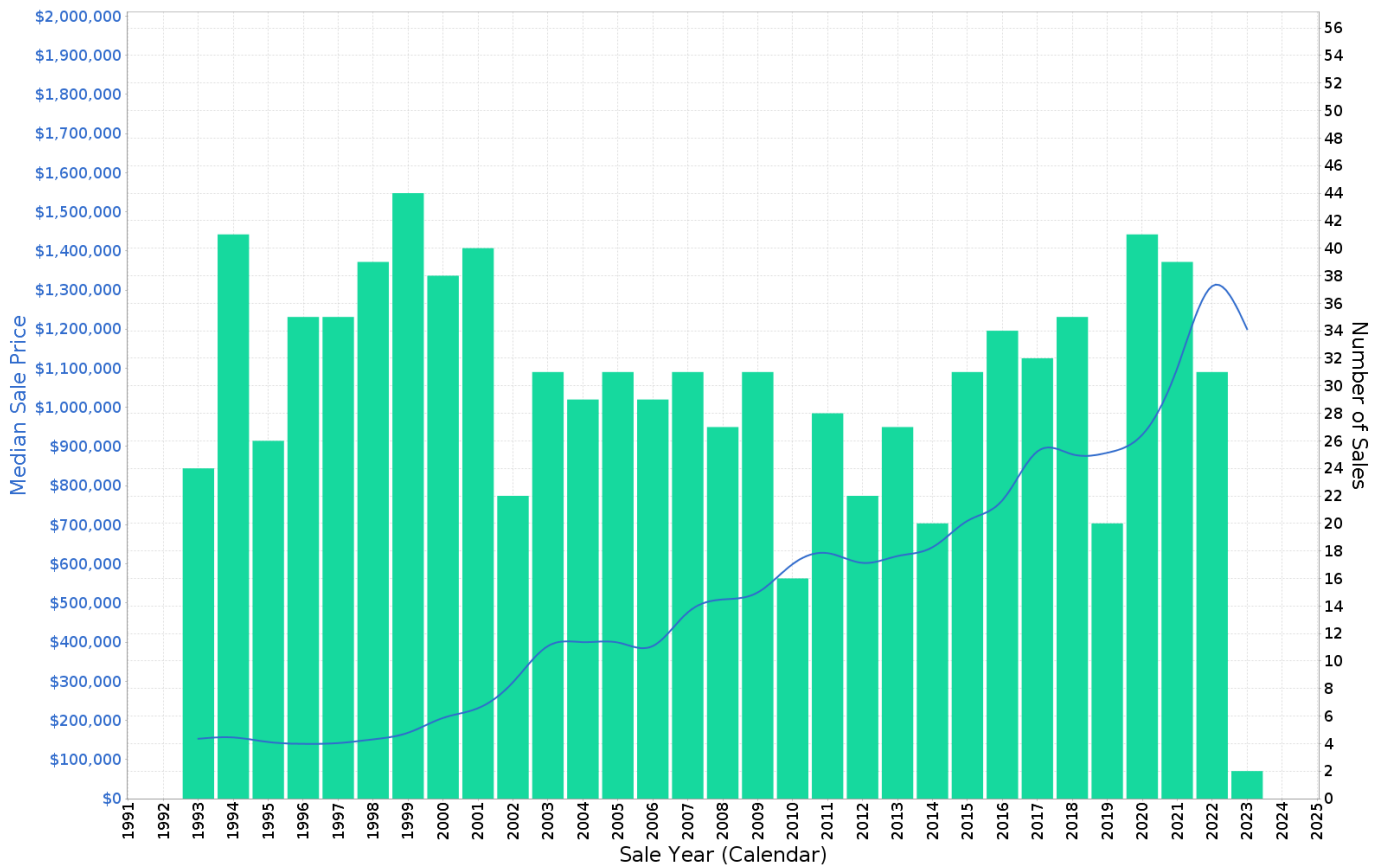
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

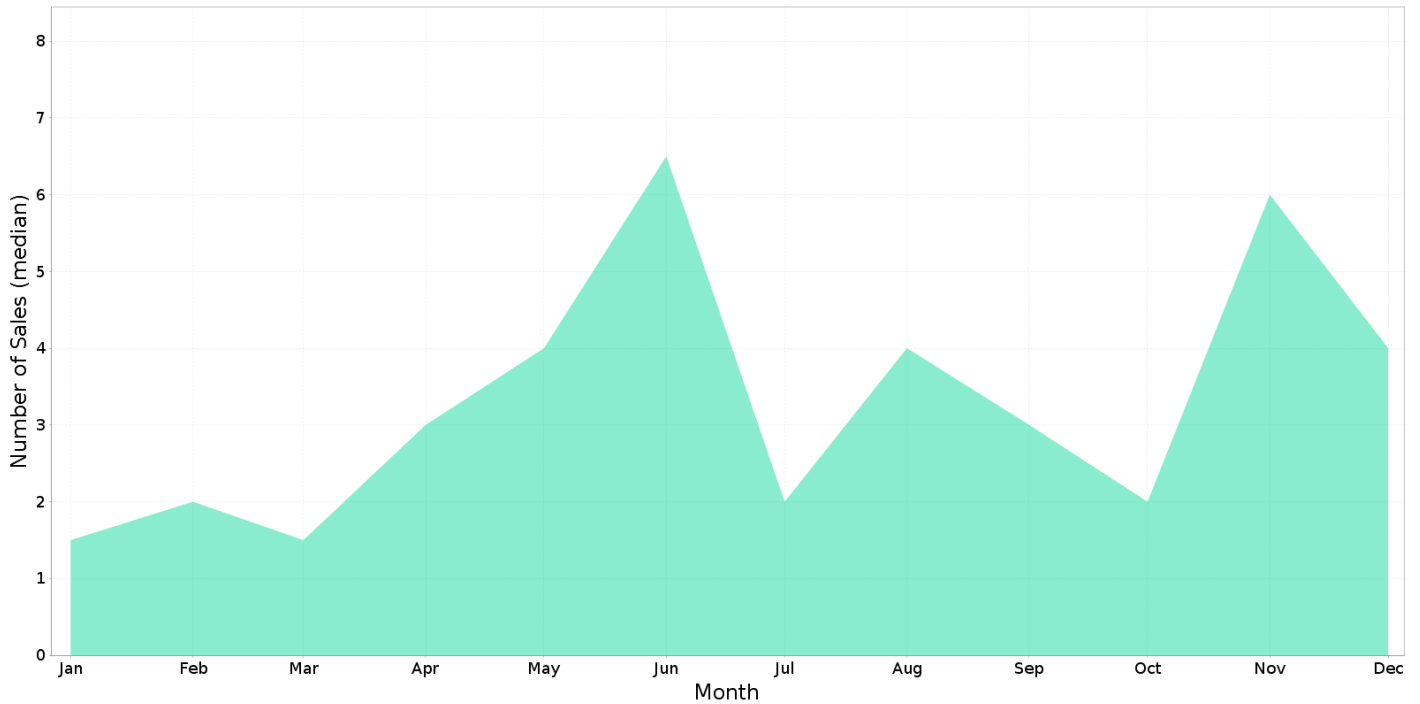
+10.0%

Current Median Price: \$1,265,000
Previous Median Price: \$1,150,000

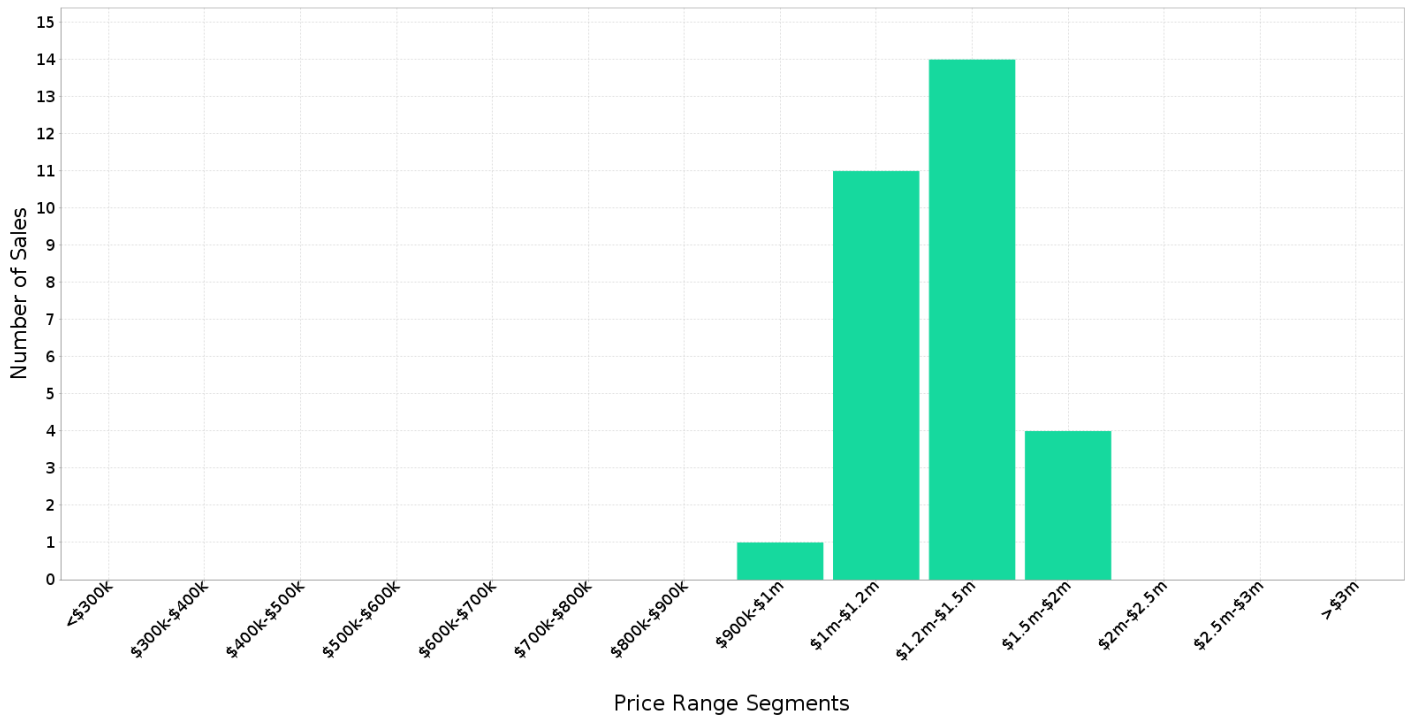
Based on 66 recorded House sales compared over the last two rolling 12 month periods



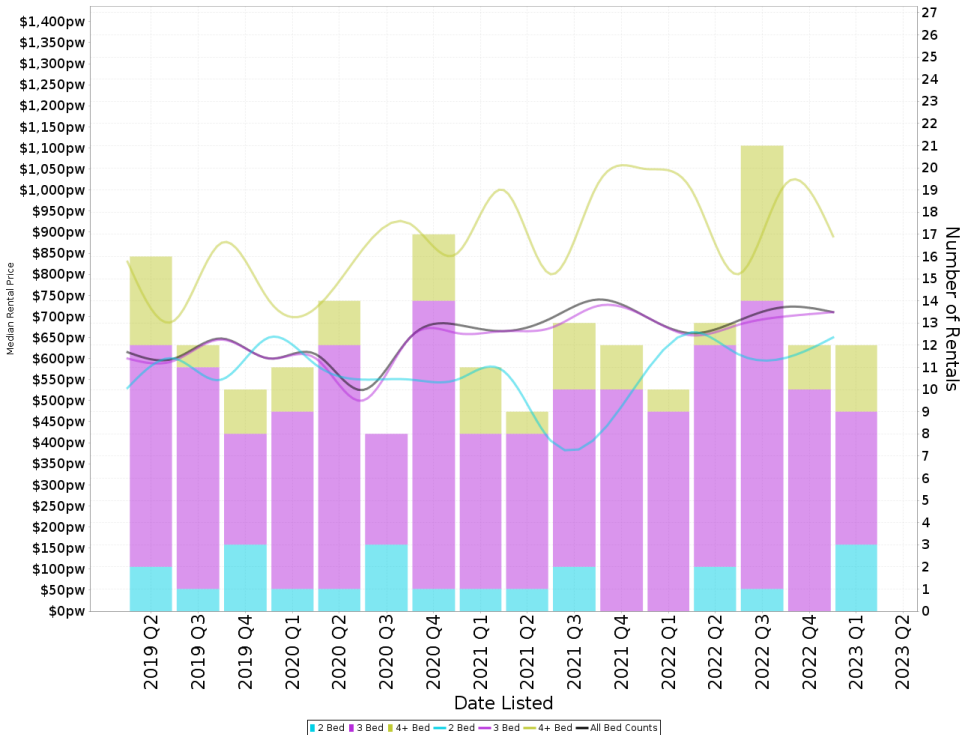
DICKSON - Peak Selling Periods (3 years)



DICKSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.0%

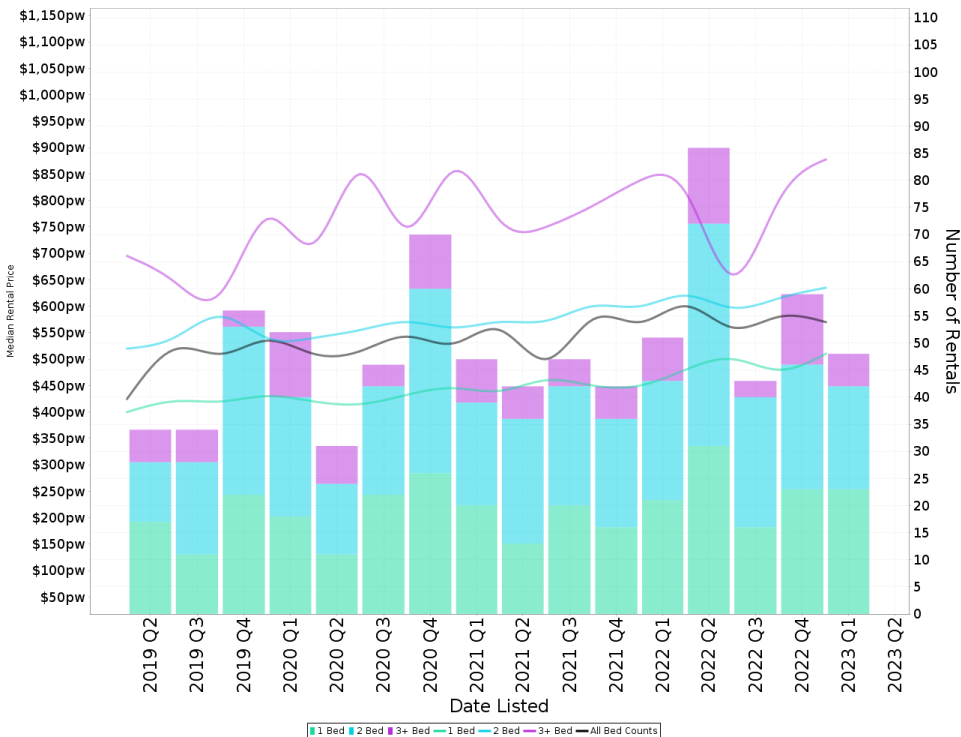
Current Median Price: \$1,265,000
Previous Median Price: \$1,150,000
 Based on 66 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,265,000
Current Median Rent: \$693
 Based on 58 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.2%

Current Median Price: \$542,200
Previous Median Price: \$554,600
 Based on 289 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$542,200
Current Median Rent: \$583
 Based on 236 registered Unit rentals compared over the last 12 months.

DICKSON - Recently Sold Properties

Median Sale Price

\$1.26m

Based on 29 recorded House sales within the last 12 months (Apr '22 - Mar '23)

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

Suburb Growth

+10.0%

Current Median Price: \$1,265,000
Previous Median Price: \$1,150,000

Based on 66 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

29

Based on recorded House sales within the 12 months (Apr '22 - Mar '23)

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

54 DAVENPORT ST

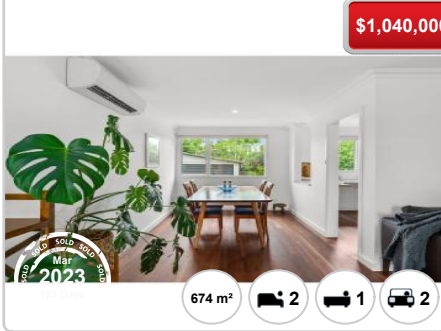


\$1,200,000

Sold Mar 2023
27 Days

664 m² 3 1 1

113 MAJURA AVE



\$1,040,000

Sold Mar 2023

674 m² 2 1 2

97 COWPER ST




\$1,200,000

Sold Feb 2023
111 Days

785 m² 4 2 1

2 DUTTON ST

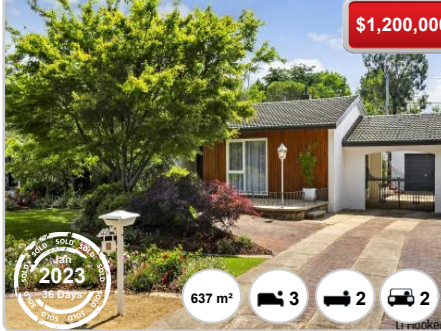


\$1,085,000

Sold Feb 2023
109 Days

828 m² 3 1 1

79 WILSHIRE ST

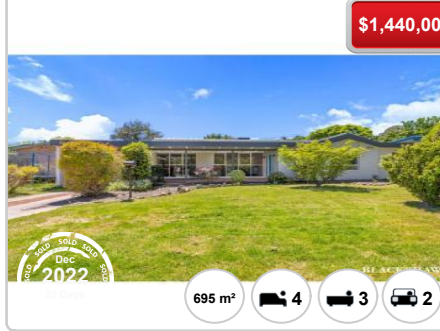


\$1,200,000

Sold Feb 2023
96 Days

637 m² 3 2 2

4 BATES ST




\$1,440,000

Sold Dec 2022

695 m² 4 3 2

179 MAJURA AVE




\$1,010,000

Sold Nov 2022
22 Days

835 m² 4 2 2

45 MARSDEN ST



\$1,620,000

Sold Nov 2022
23 Days

768 m² 4 2 4

7 MCGOWAN ST



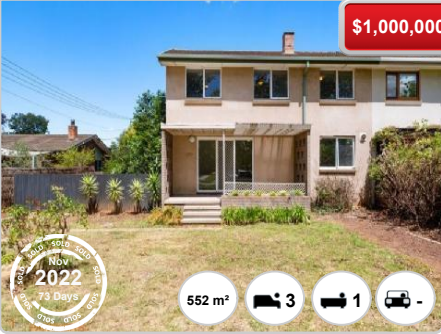
\$1,146,000

Sold Nov 2022
20 Days

911 m² 5 2 2



20 MORPHETT ST




\$1,000,000

Nov 2022
73 Days

552 m² 3 1 -

12 EADY ST



\$1,865,000

Nov 2022
21 Days

739 m² 4 2 1

21 MONCRIEFF ST

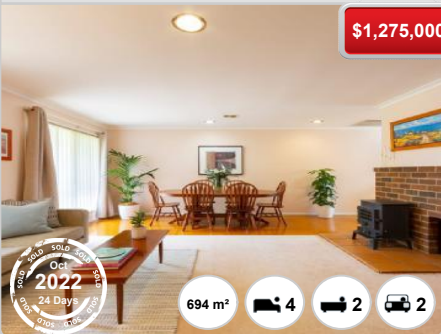


\$1,435,000

Nov 2022
47 Days

762 m² 4 2 1

52 MARSDEN ST



\$1,275,000

Oct 2022
24 Days

694 m² 4 2 2

DICKSON - Properties For Rent

Median Rental Price

\$693 /w

Based on 58 recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

Rental Yield

+2.8%

Current Median Price: \$1,265,000
Current Median Rent: \$693

Based on 29 recorded House sales and 58 House rentals compared over the last 12 months

Number of Rentals

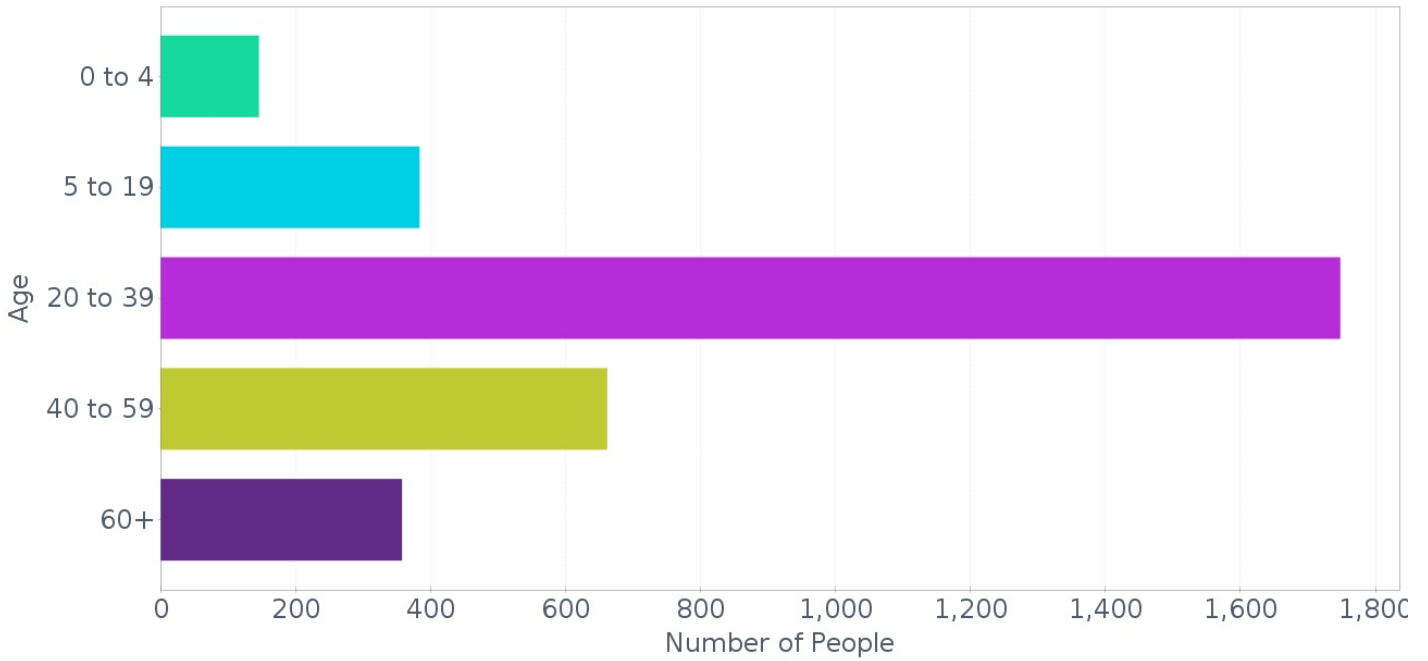
58

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

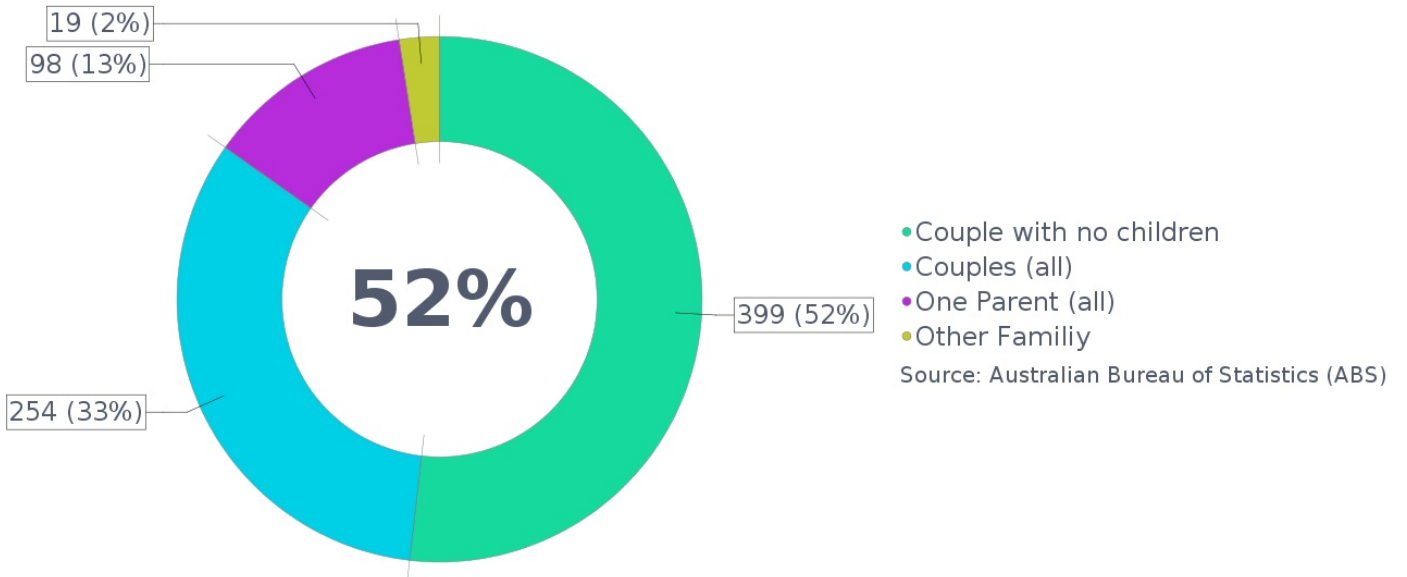
Based on a rolling 12 month period and may differ from calendar year statistics



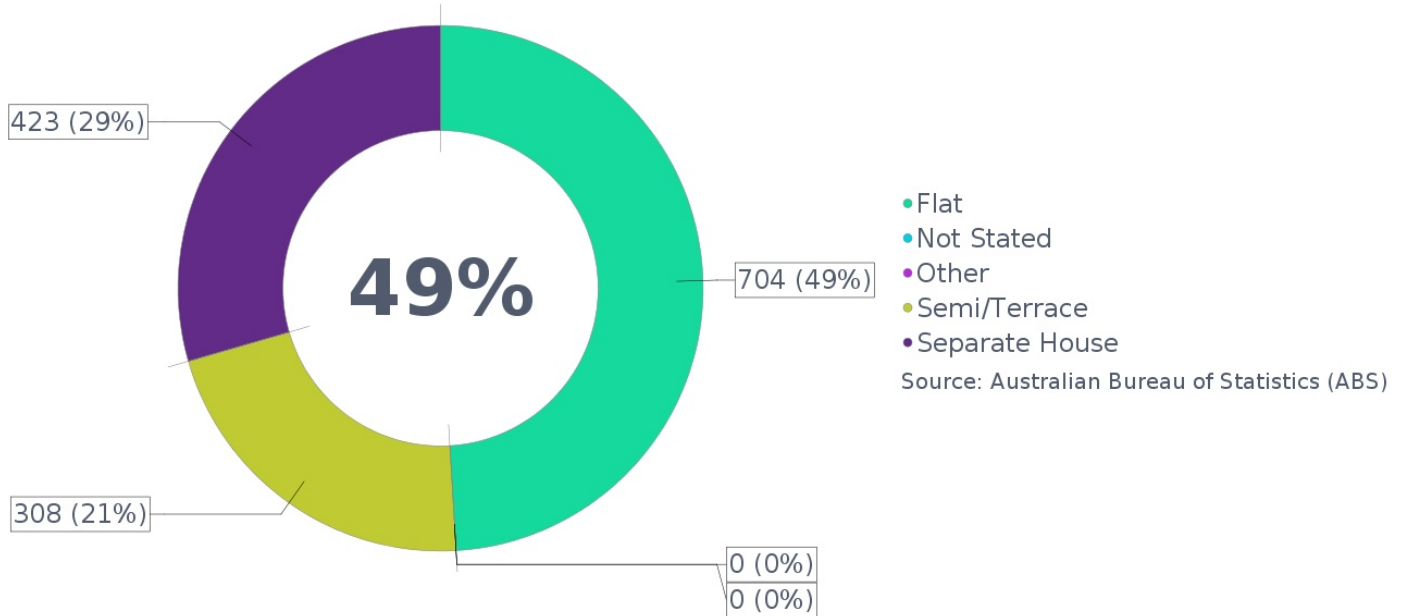
Age of Population (2021)



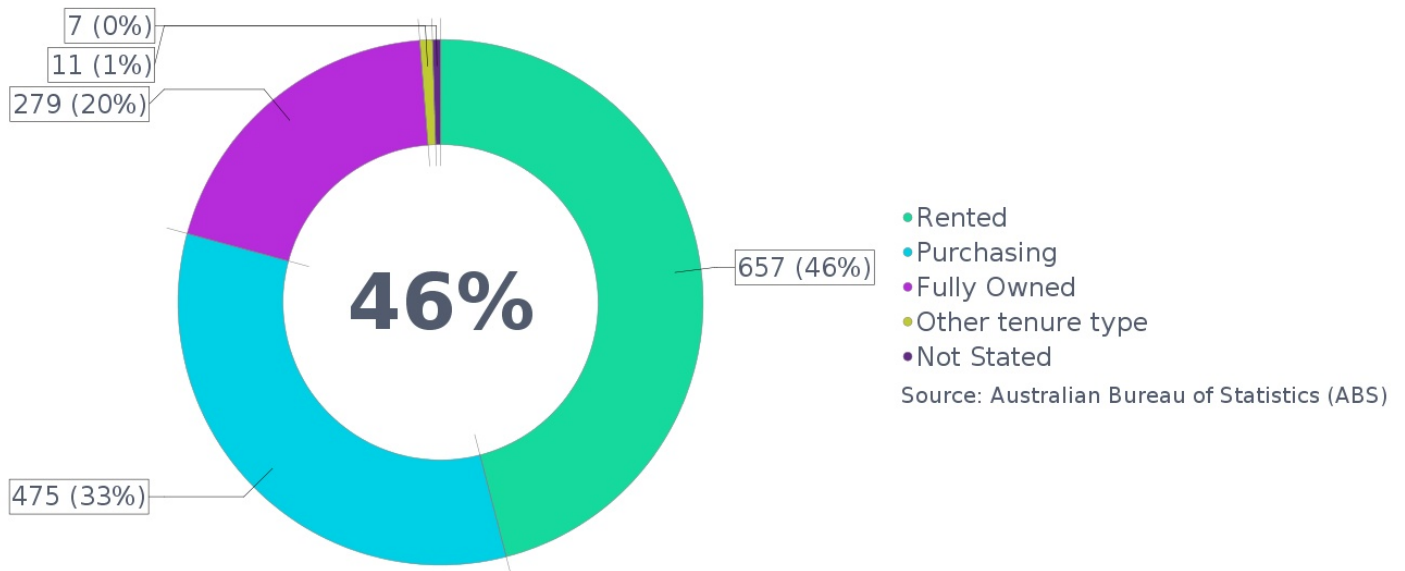
Family Composition (2021)



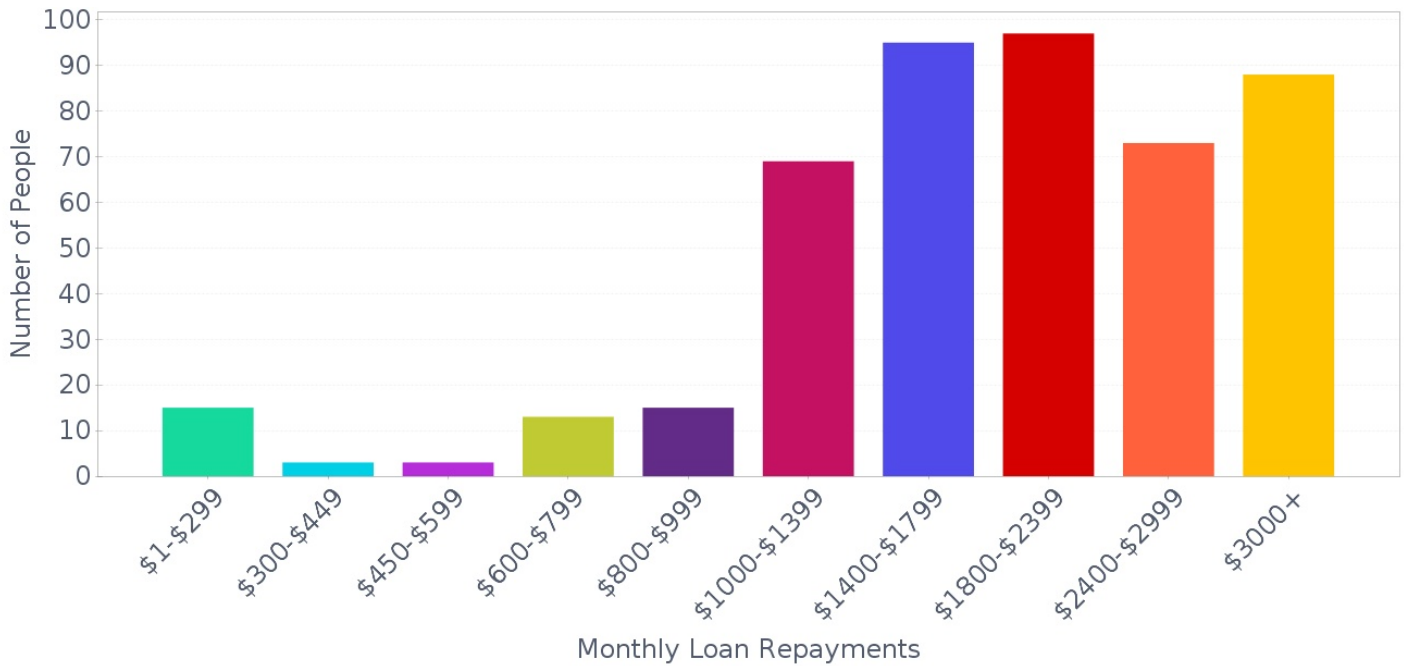
Dwelling Structure (2021)



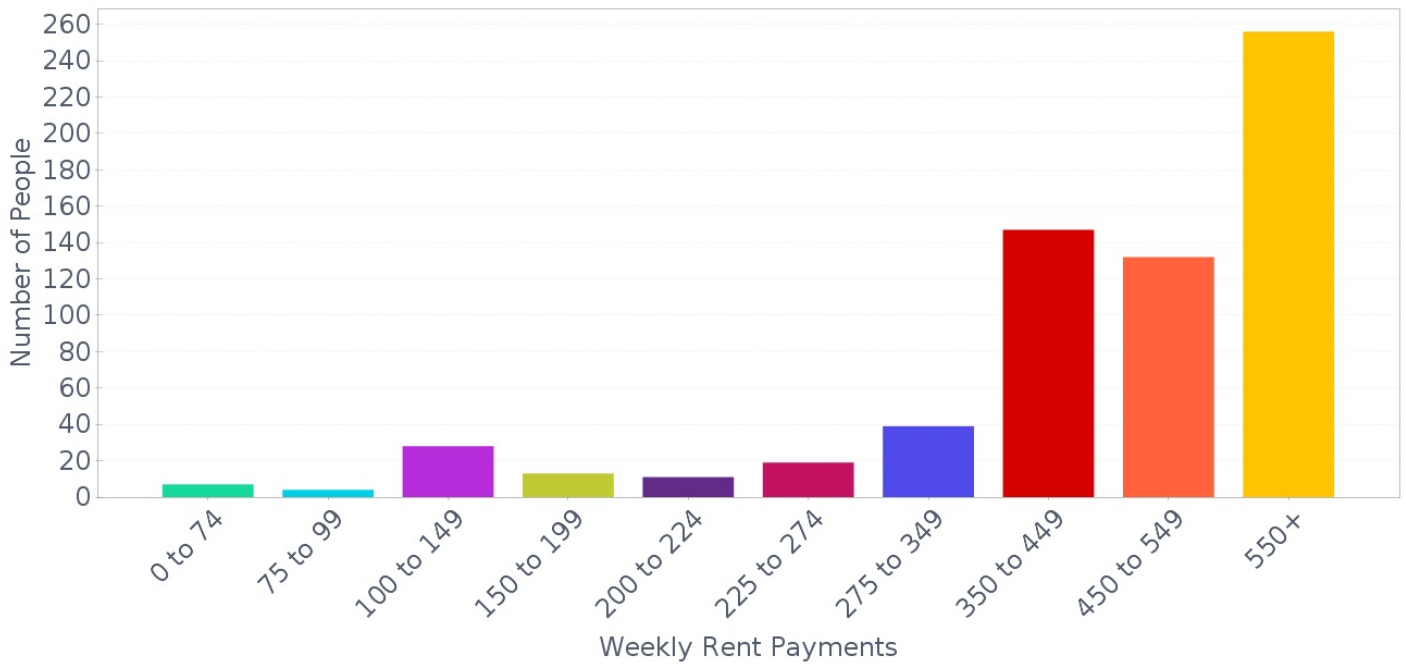
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

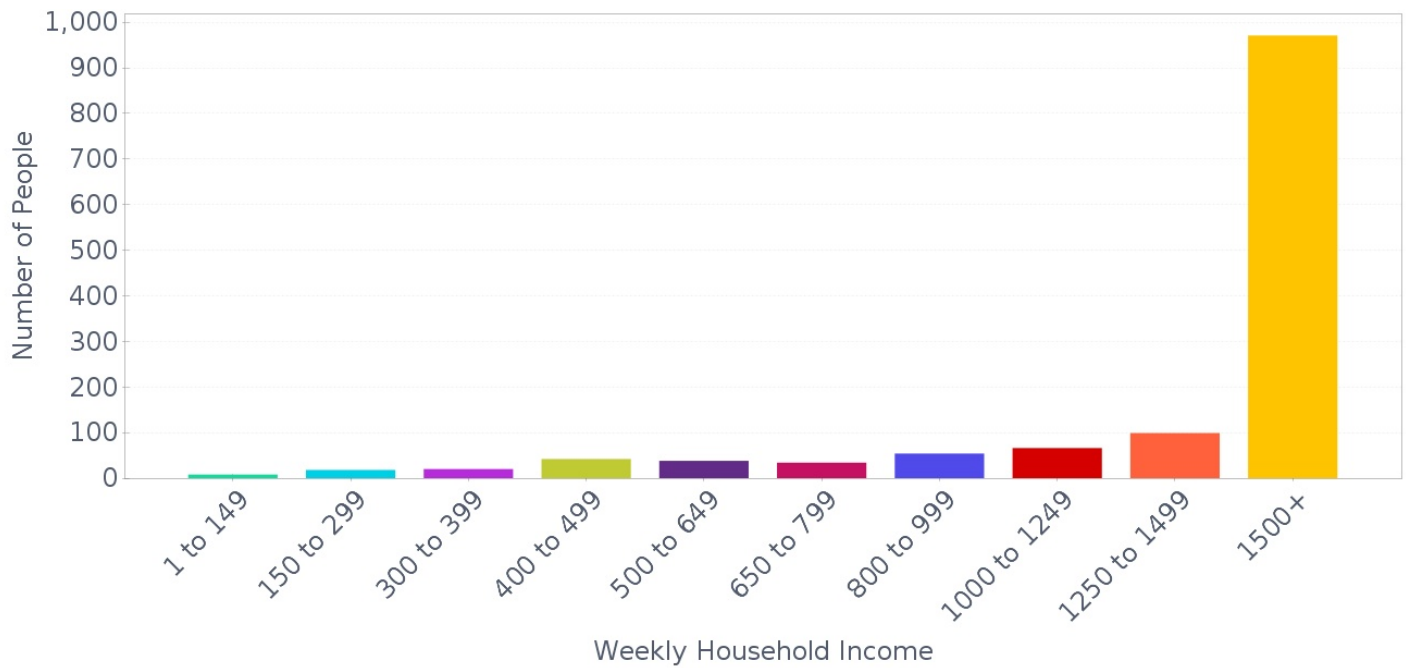


Rent Payments - Weekly (2021)

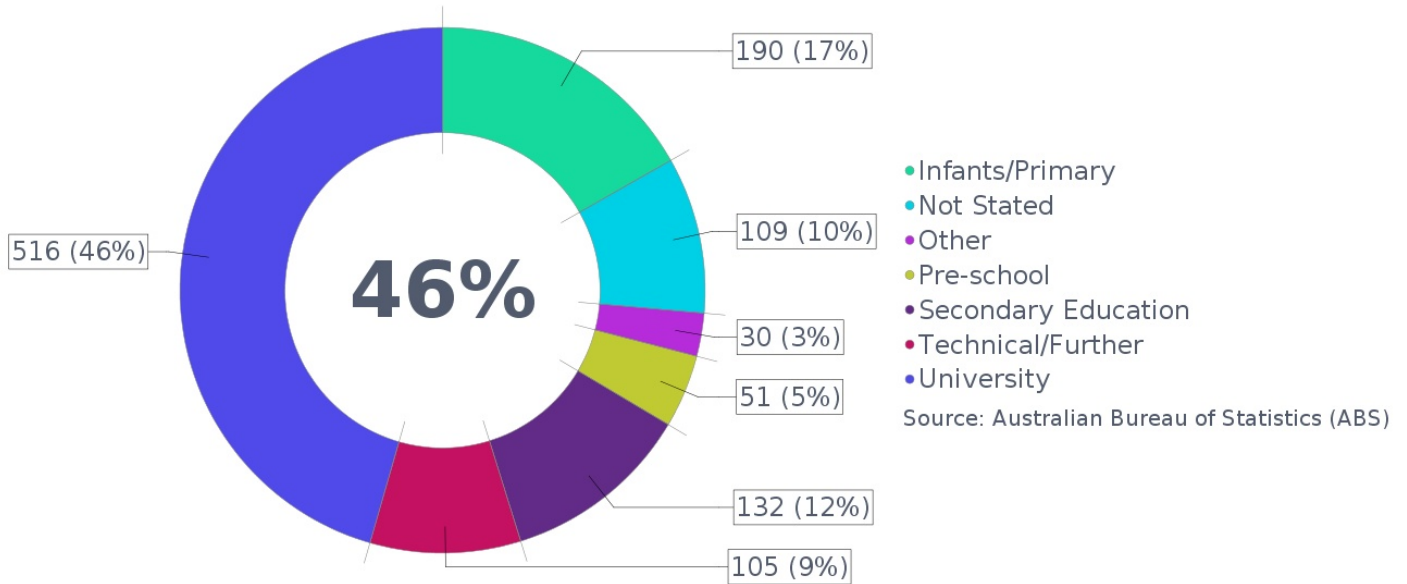




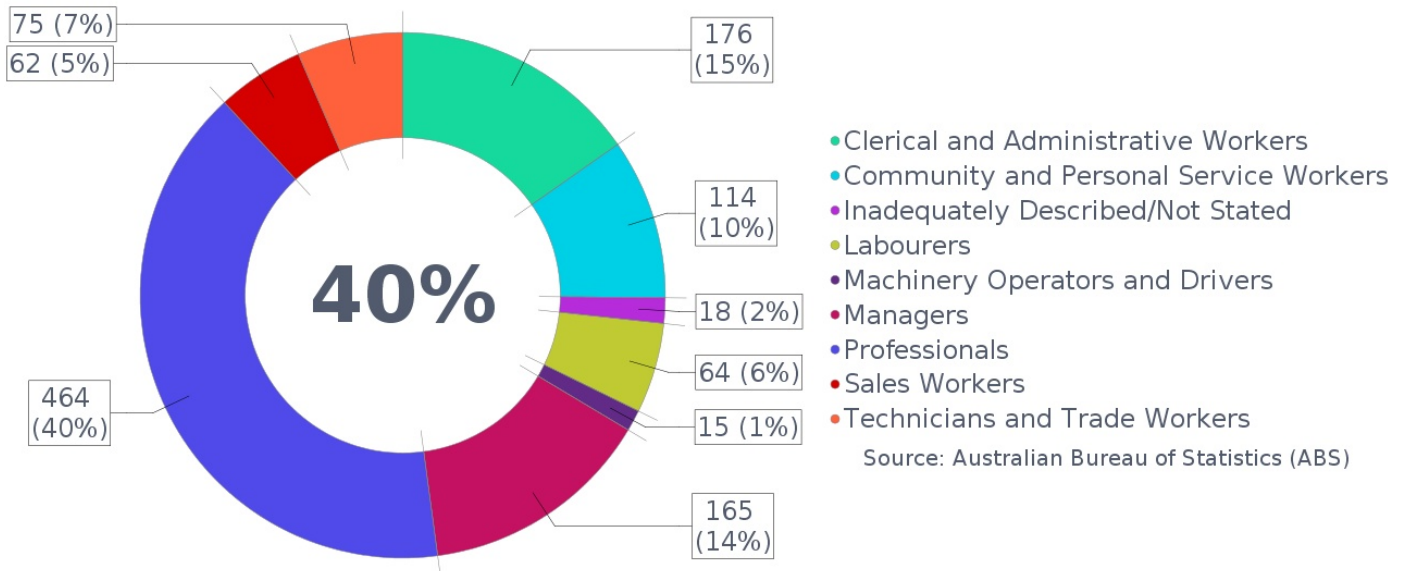
Household Income - Weekly (2021)



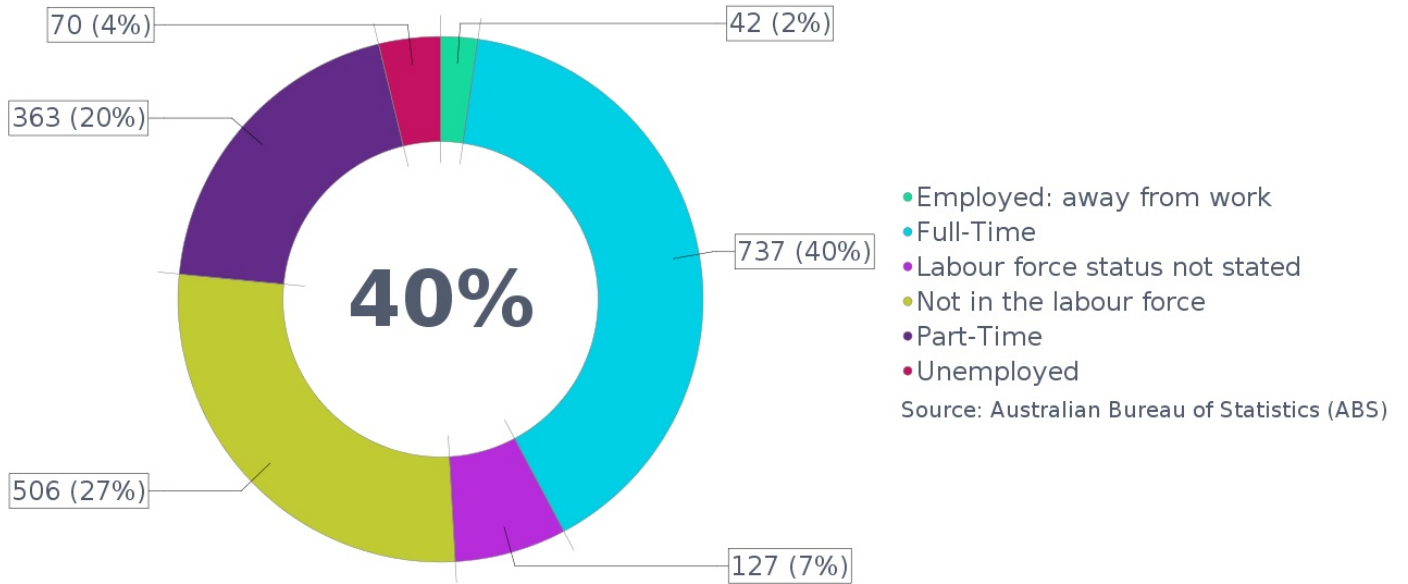
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

