SUBURB FLYOVER REPORT

DUNLOP (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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DUNLOP - Suburb Map



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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	114	$ 645,500	9.4 %	$ 122,000	$ 920,000
2021	125	$ 760,000	17.7 %	$ 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	99	$ 840,000	4.5 %	$ 100,000	$ 1,300,000
2025	79	$ 891,000	6.1 %	$ 380,000	$ 1,315,000
2026	54	$ 923,500	3.6 %	$ 635,000	$ 1,680,000

Median Sale Price

$945k

Based on 69 recorded House sales within the last 12 months (Oct '25 - Sep '26)

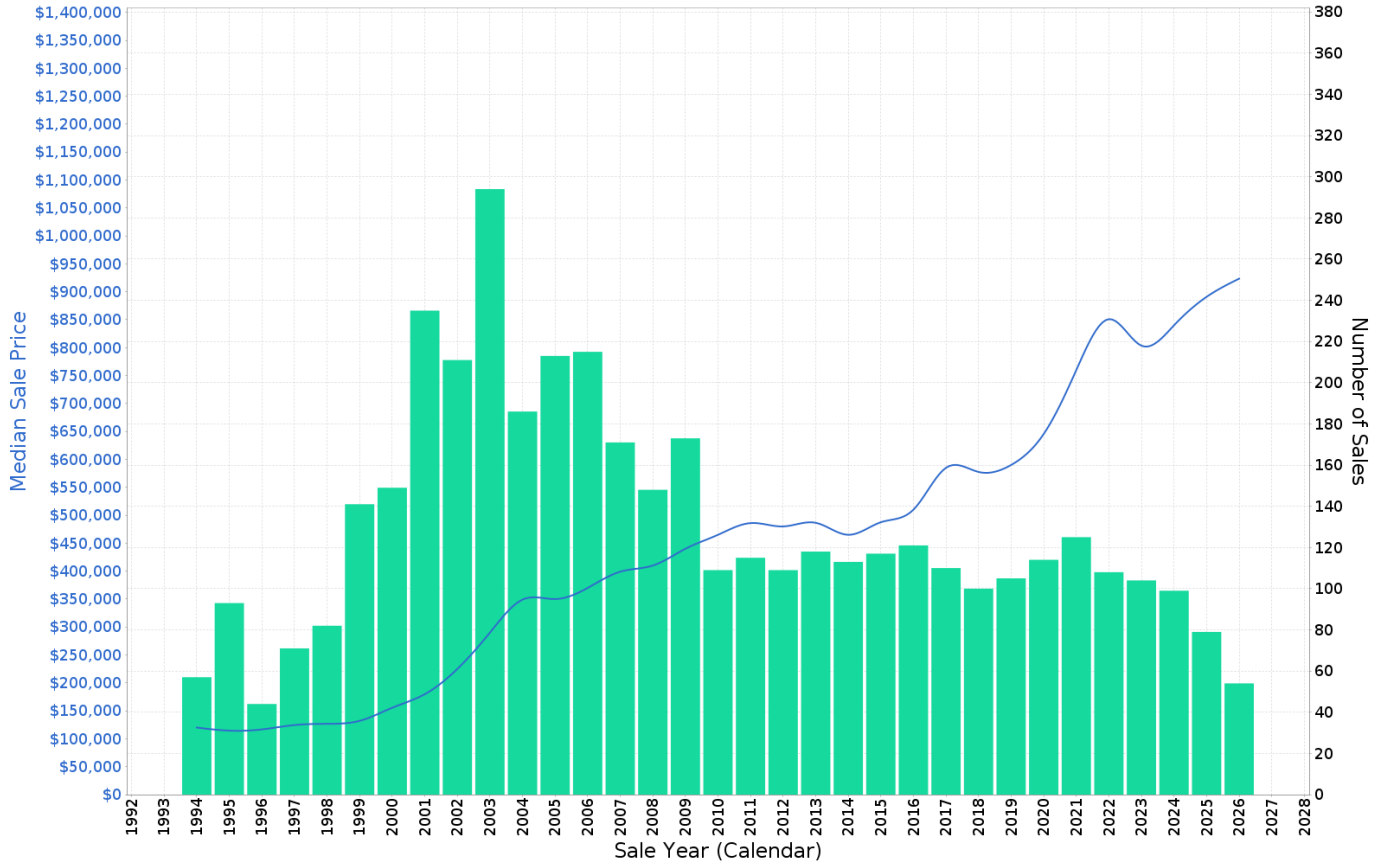
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+11.2%

Current Median Price: $945,000
Previous Median Price: $850,000

Based on 160 recorded House sales compared over the last two rolling 12 month periods



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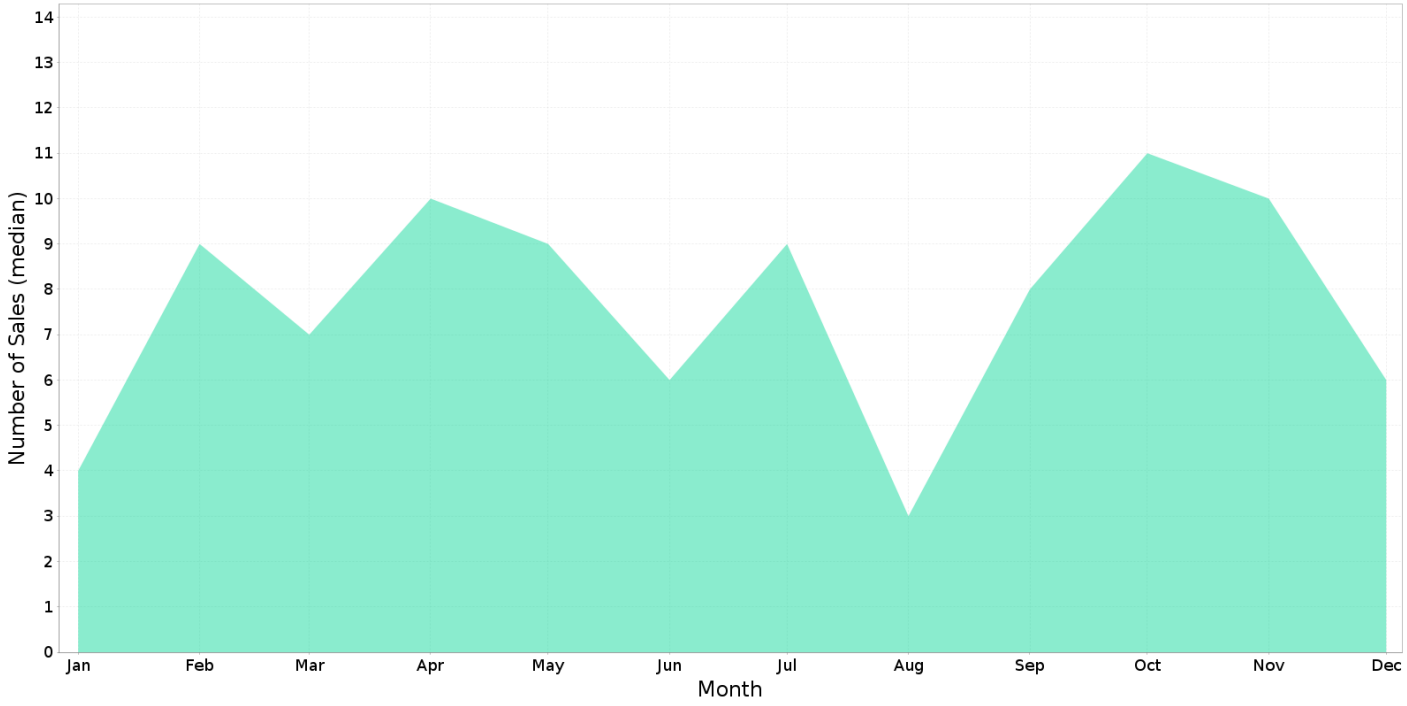
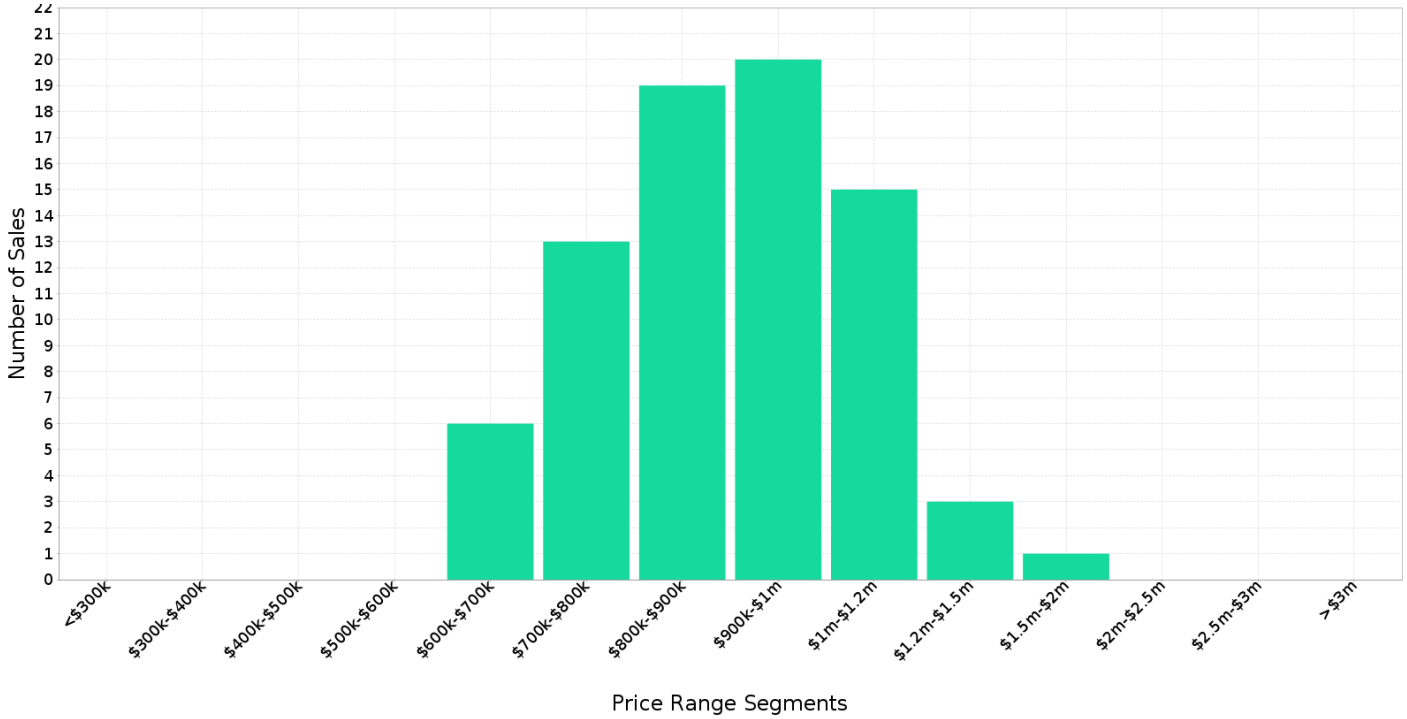
DUNLOP - Peak Selling Periods (3 years)



DUNLOP - Price Range Segments (12 months)



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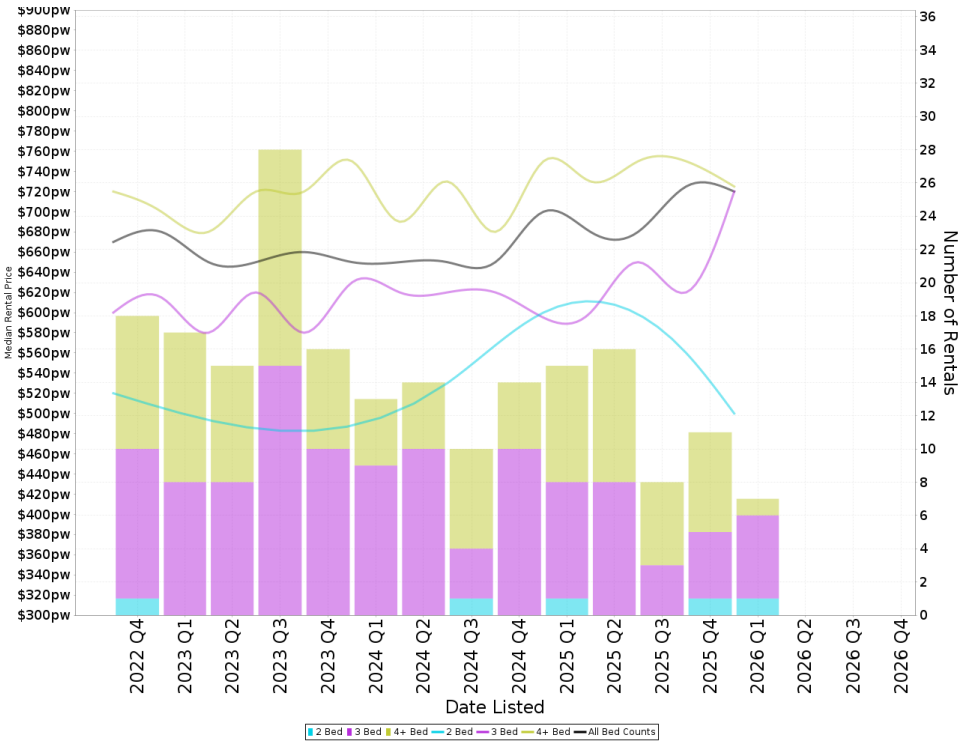
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.2%

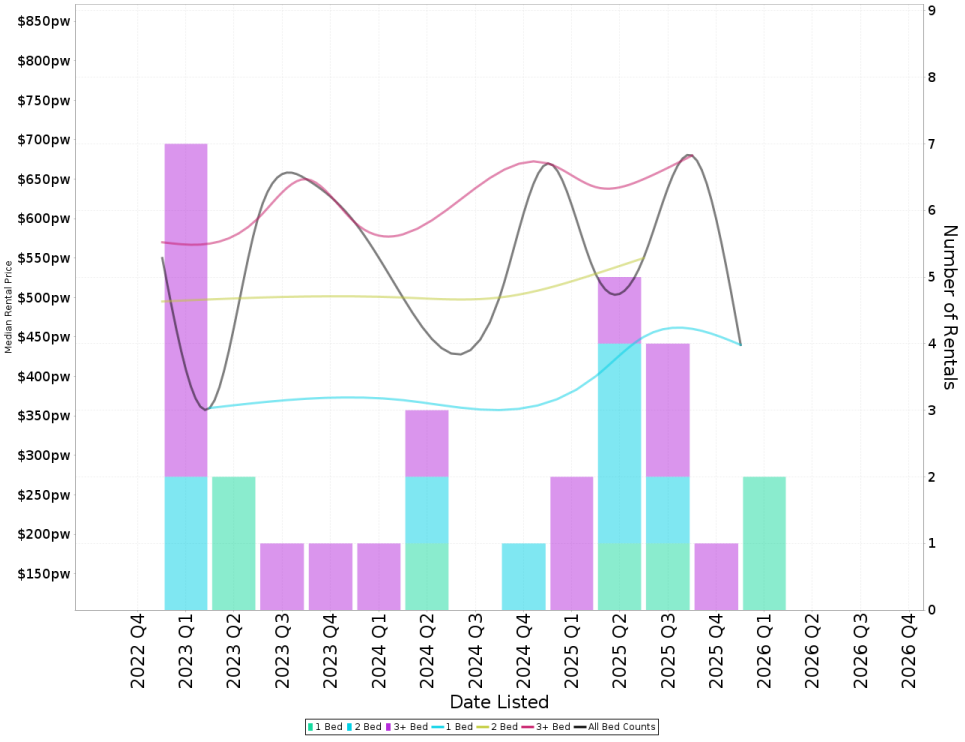
Current Median Price: $945,000
Previous Median Price: $850,000
Based on 160 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: $945,000
Current Median Rent: $720
Based on 18 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+16.1%

Current Median Price: $824,500
Previous Median Price: $710,000
Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: $824,500
Current Median Rent: $450
Based on 3 registered Unit rentals compared over the last 12 months.

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DUNLOP - Recently Sold Properties

Median Sale Price

$945k

Based on 69 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+11.2%

Current Median Price: $945,000
Previous Median Price: $850,000

Based on 160 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

69

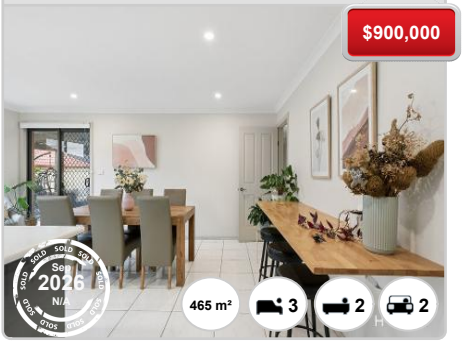
Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

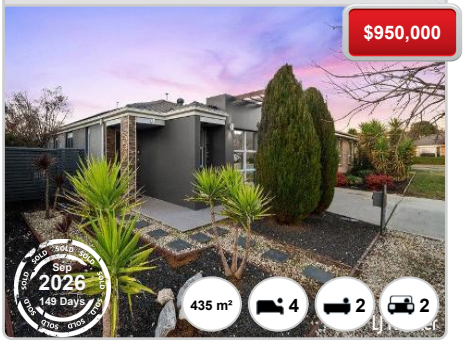
3 TRITON ST



33 STUMP JUMP CRES



4 DE MOLE ST



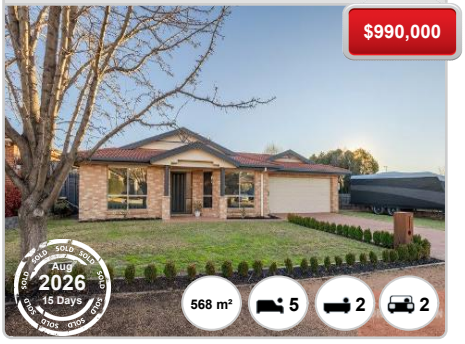
29 SHOOBRIDGE CCT



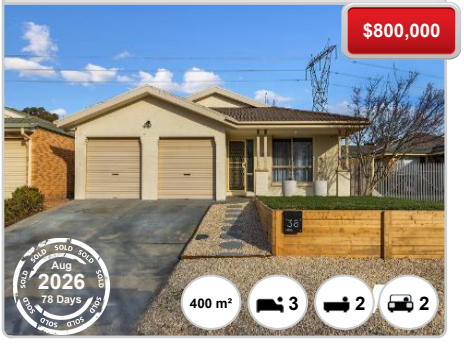
20 FLEAY PL



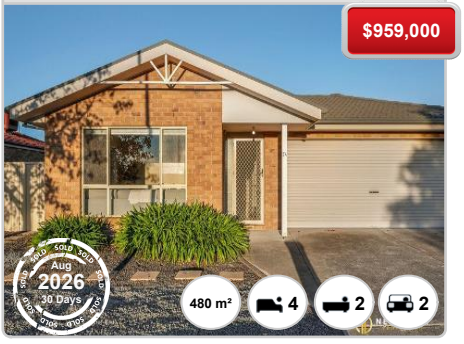
4 LOVELY CL



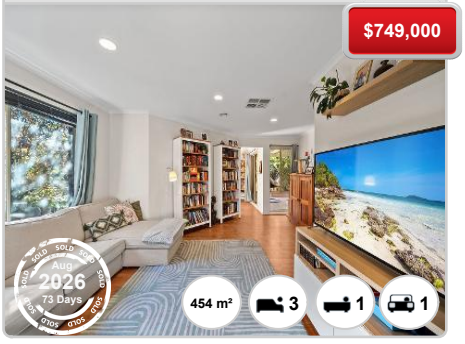
38 JONSSON CRT



24 STUMP JUMP CRES



48 MARCHANT CCT



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107 ARCHDALL ST



36 BEDOURIE ST



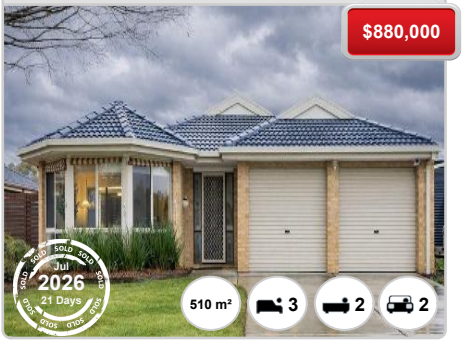
21 JONSSON CRT



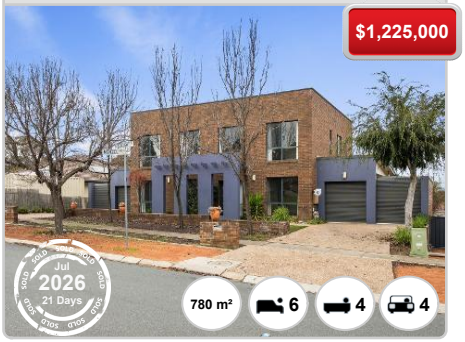
69 HUGH MCKAY CRES



50 POLWARTH CCT



26 POLILIGHT ST



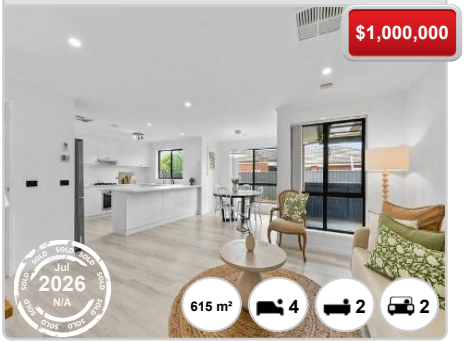
63 TARRANT CRES



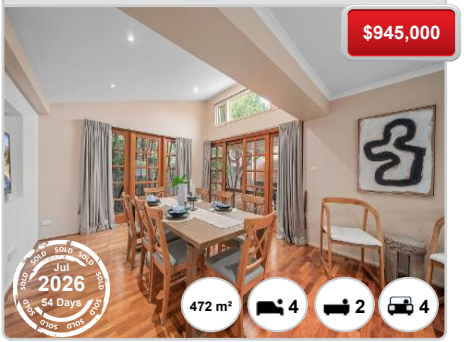
54 SHRIVELL CCT



22 SHOOBRIDGE CCT



2 HOBDAY PL



39 COURTNEIDGE ST



29 TARRANT CRES



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DUNLOP - Properties For Rent

Median Rental Price

$720 /w

Based on 18 recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

Rental Yield

+4.0%

Current Median Price: $945,000
Current Median Rent: $720

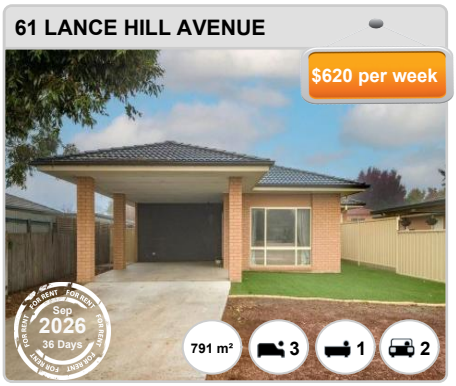
Based on 69 recorded House sales and 18 House rentals compared over the last 12 months

Number of Rentals

18

Based on recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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



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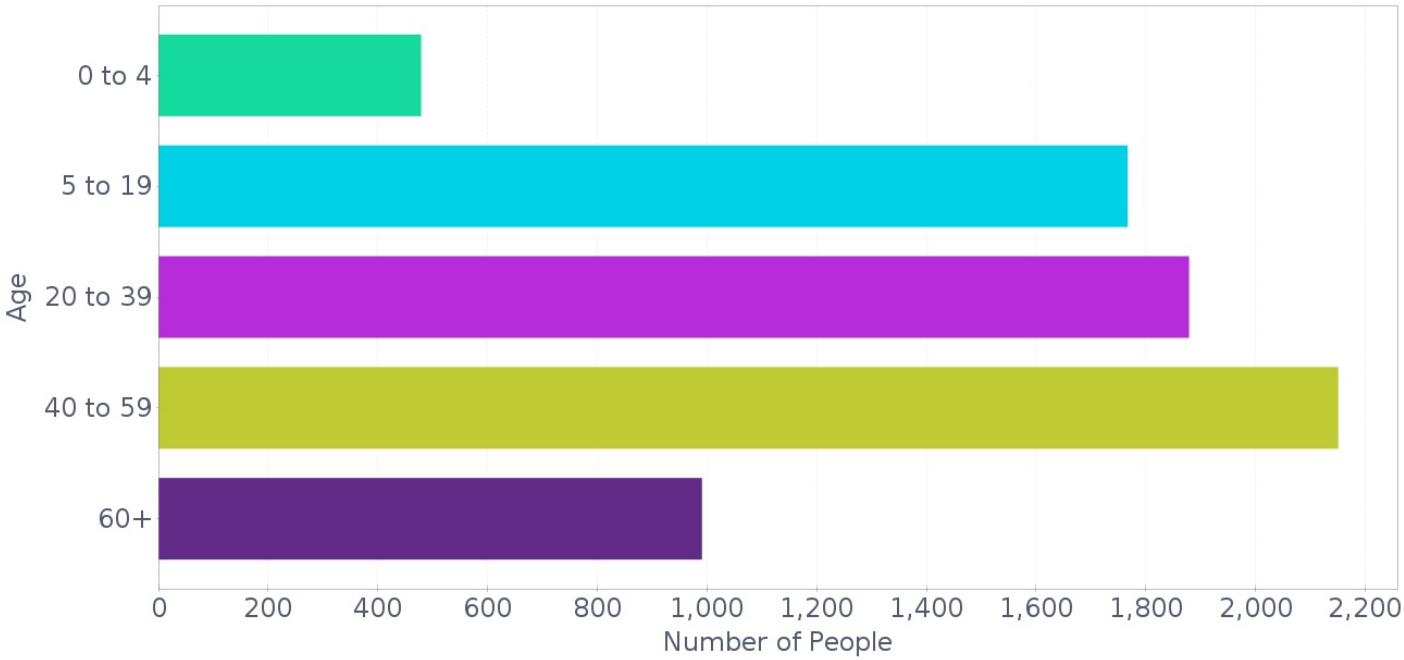
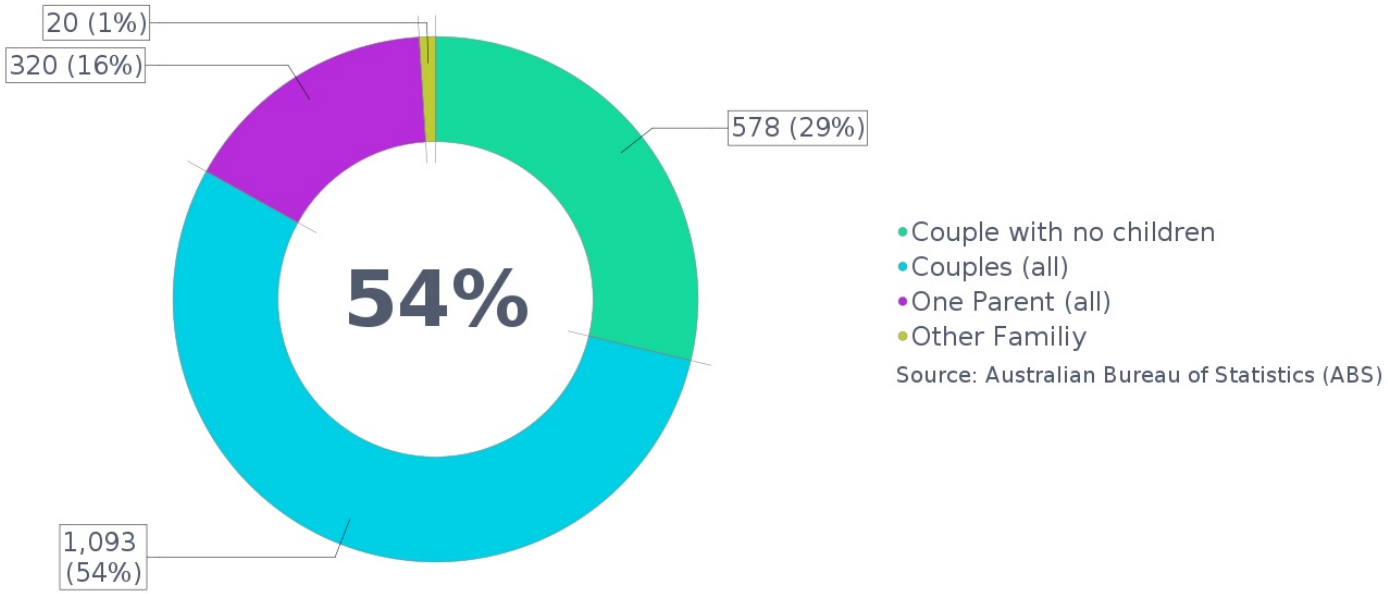
Age of Population (2021)



Family Composition (2021)



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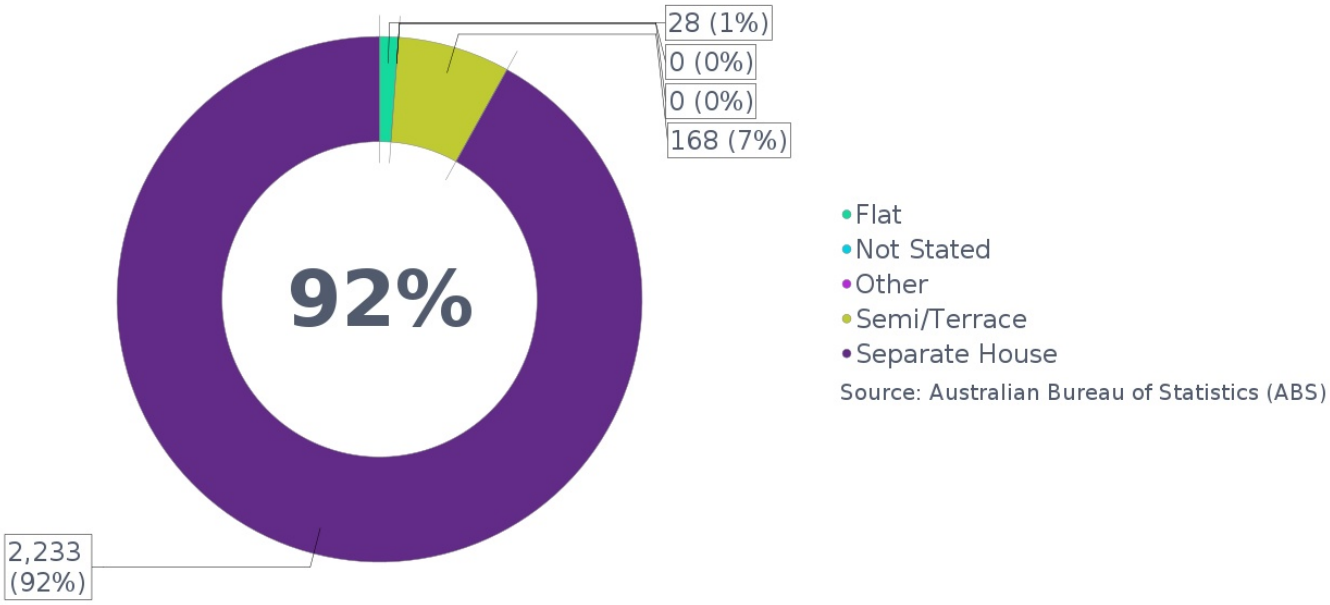
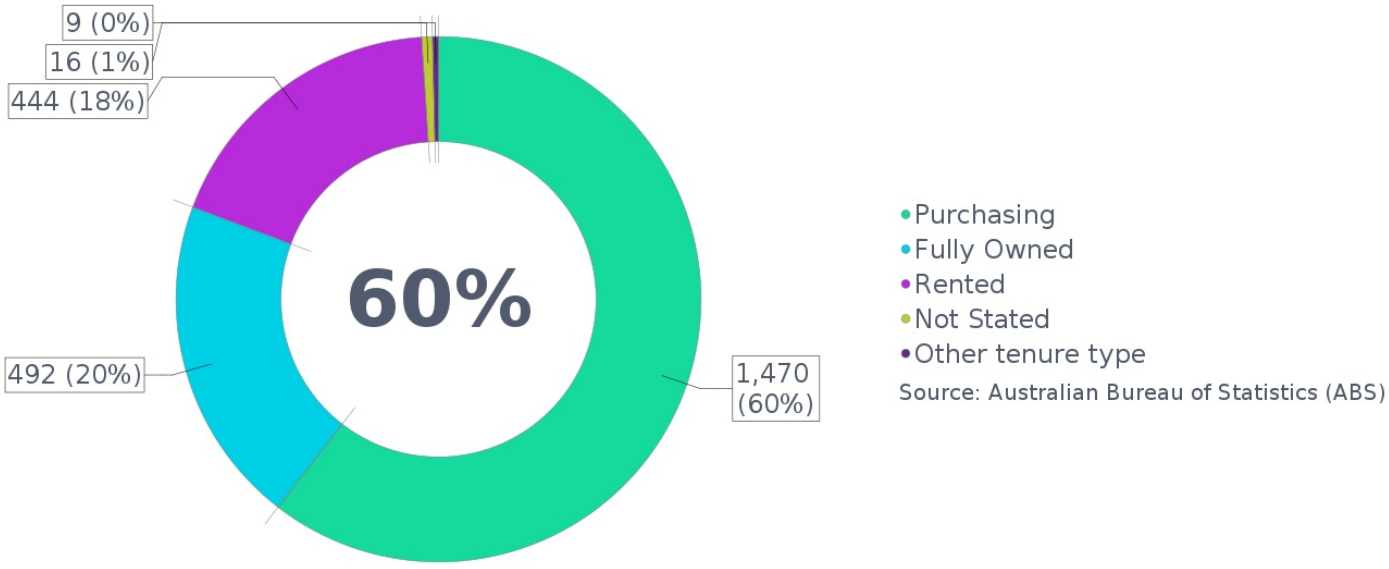
Dwelling Structure (2021)



Home Ownership (2021)



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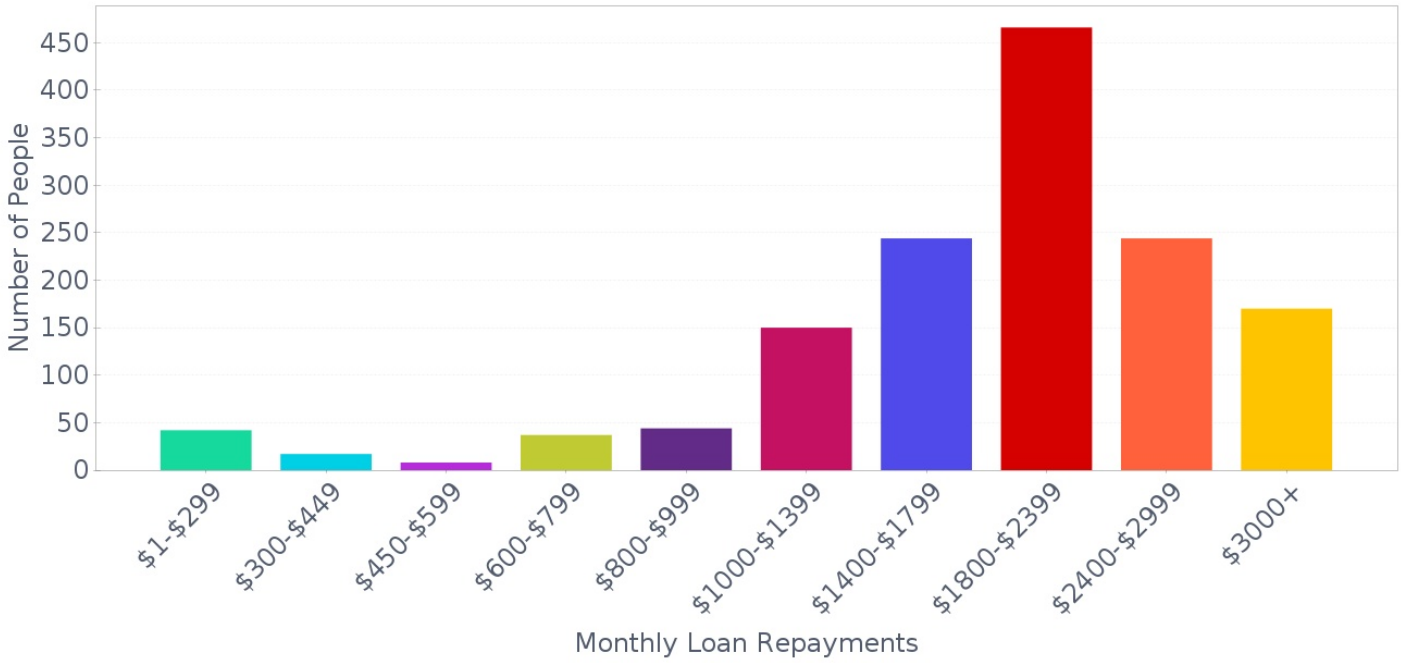
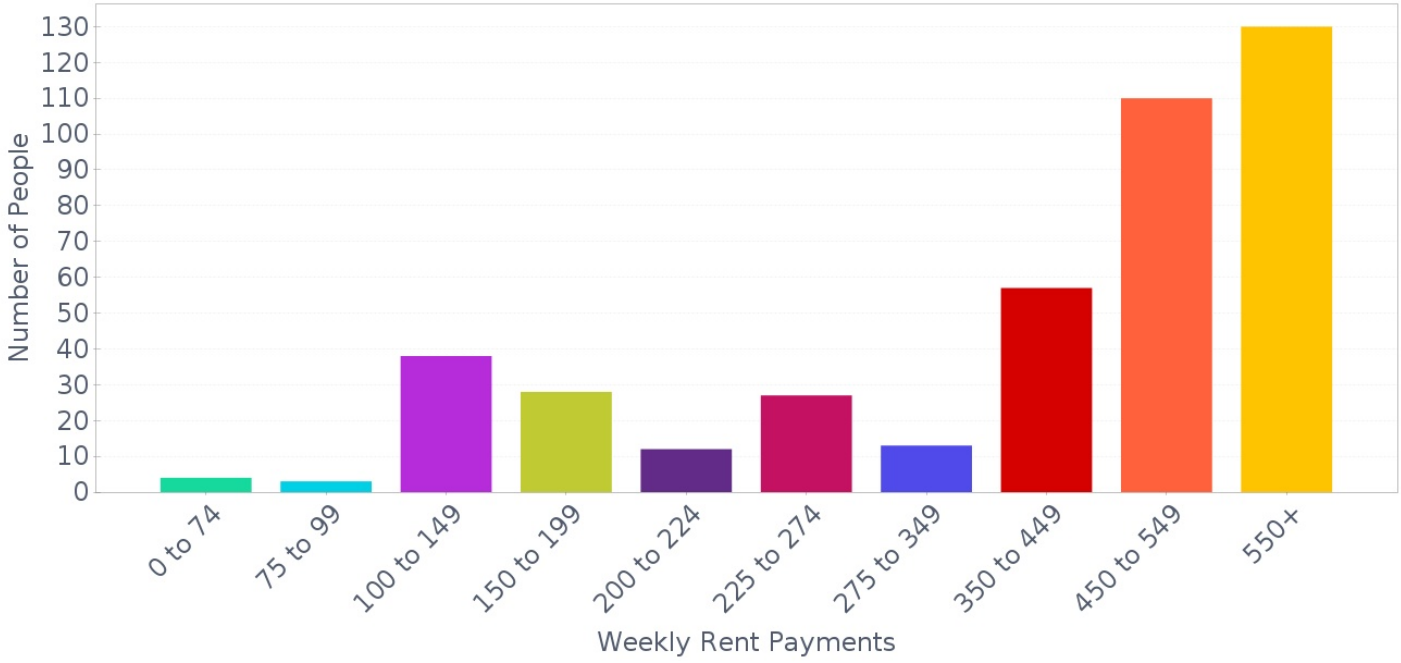
Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)



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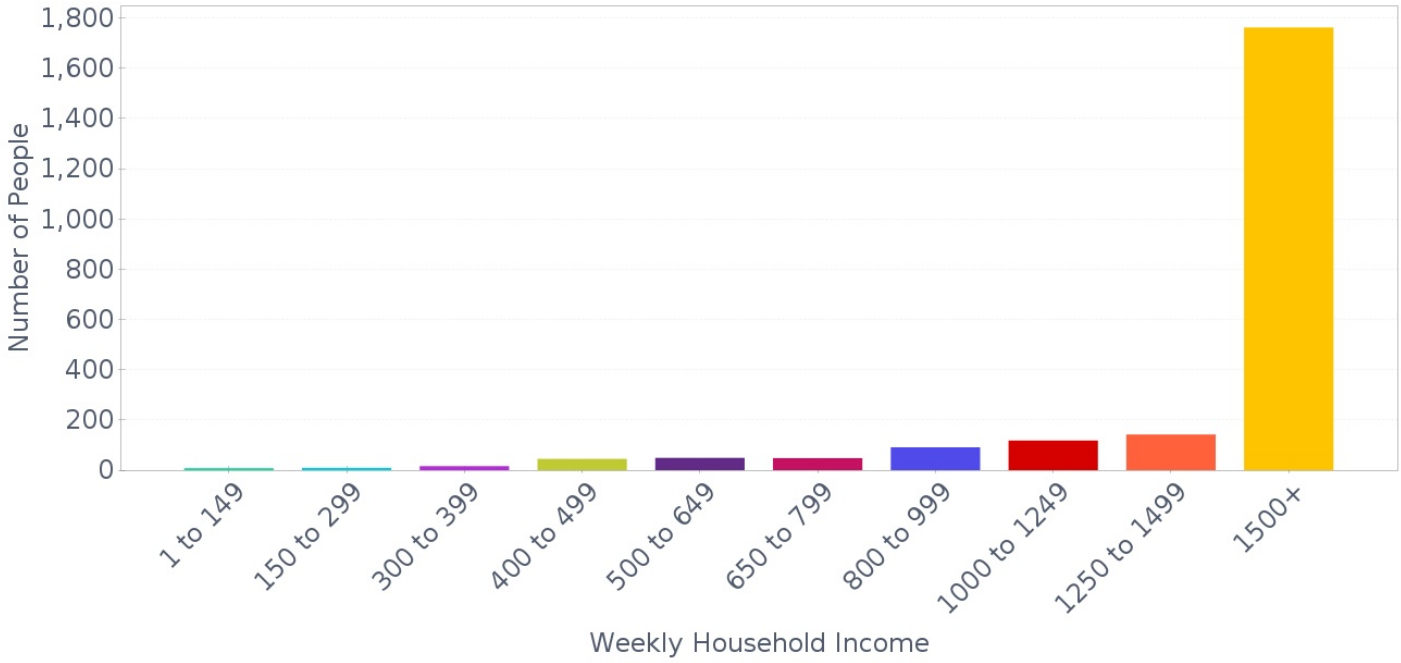
Household Income - Weekly (2021)



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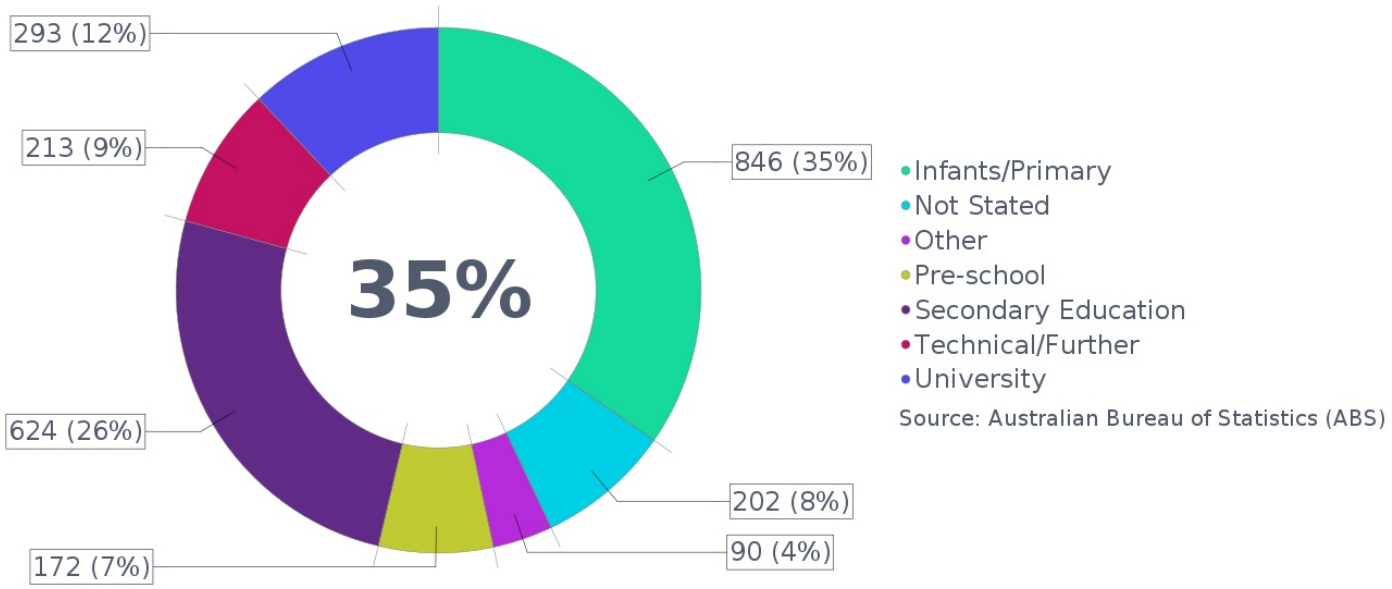
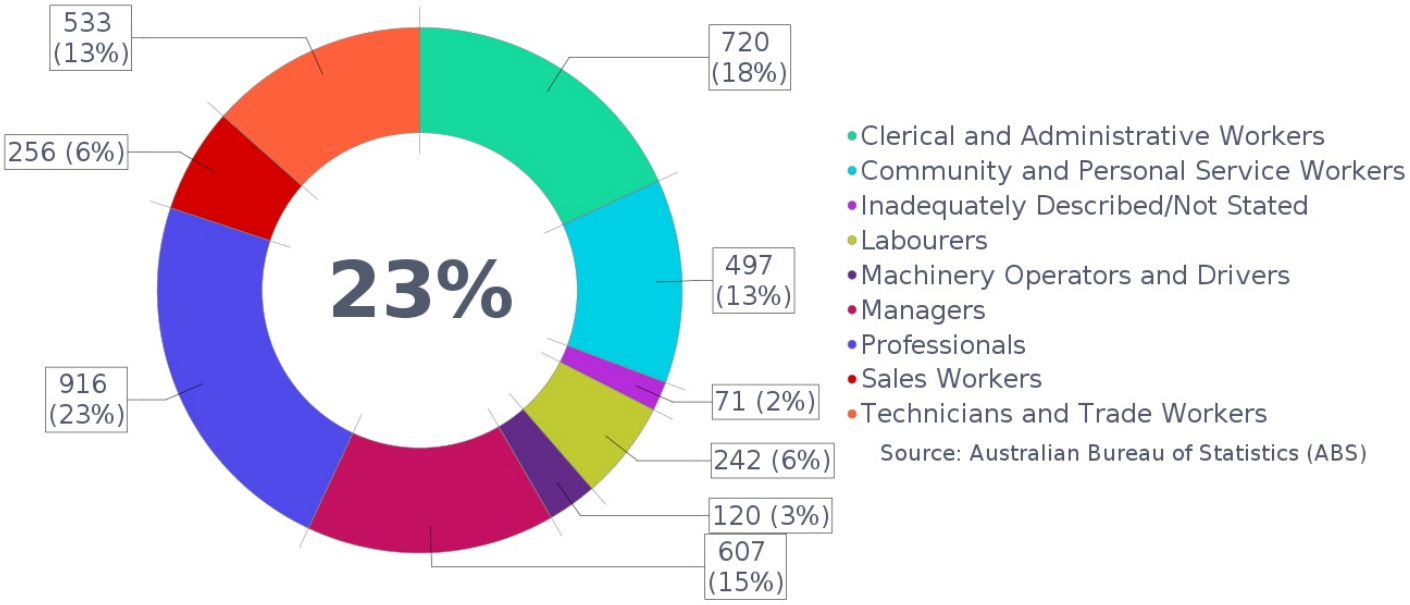
Non-School Qualification: Level of Education (2021)



Occupation (2021)



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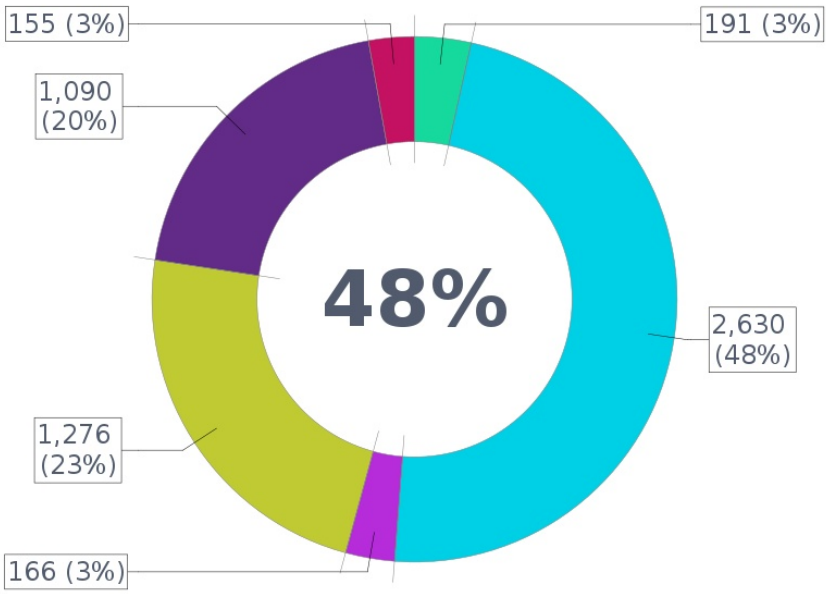
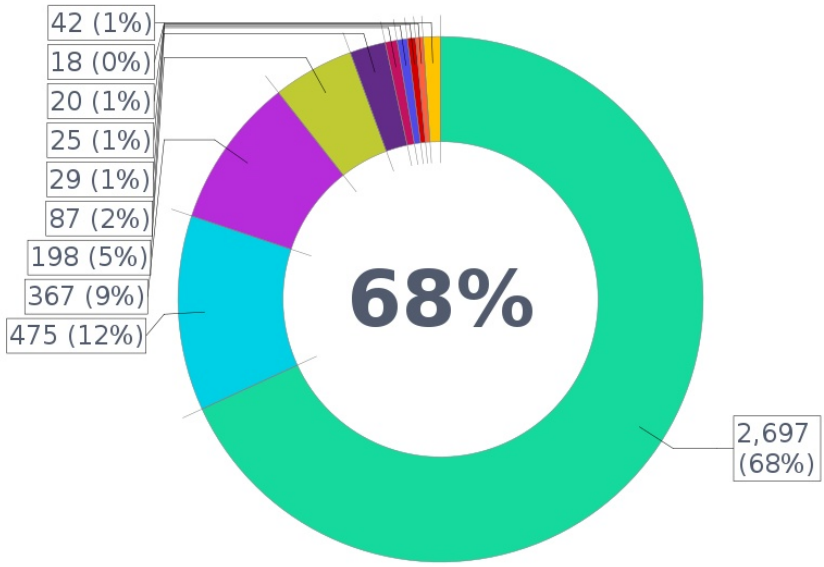
Employment (2021)



Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

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