

SUBURB FLYOVER REPORT

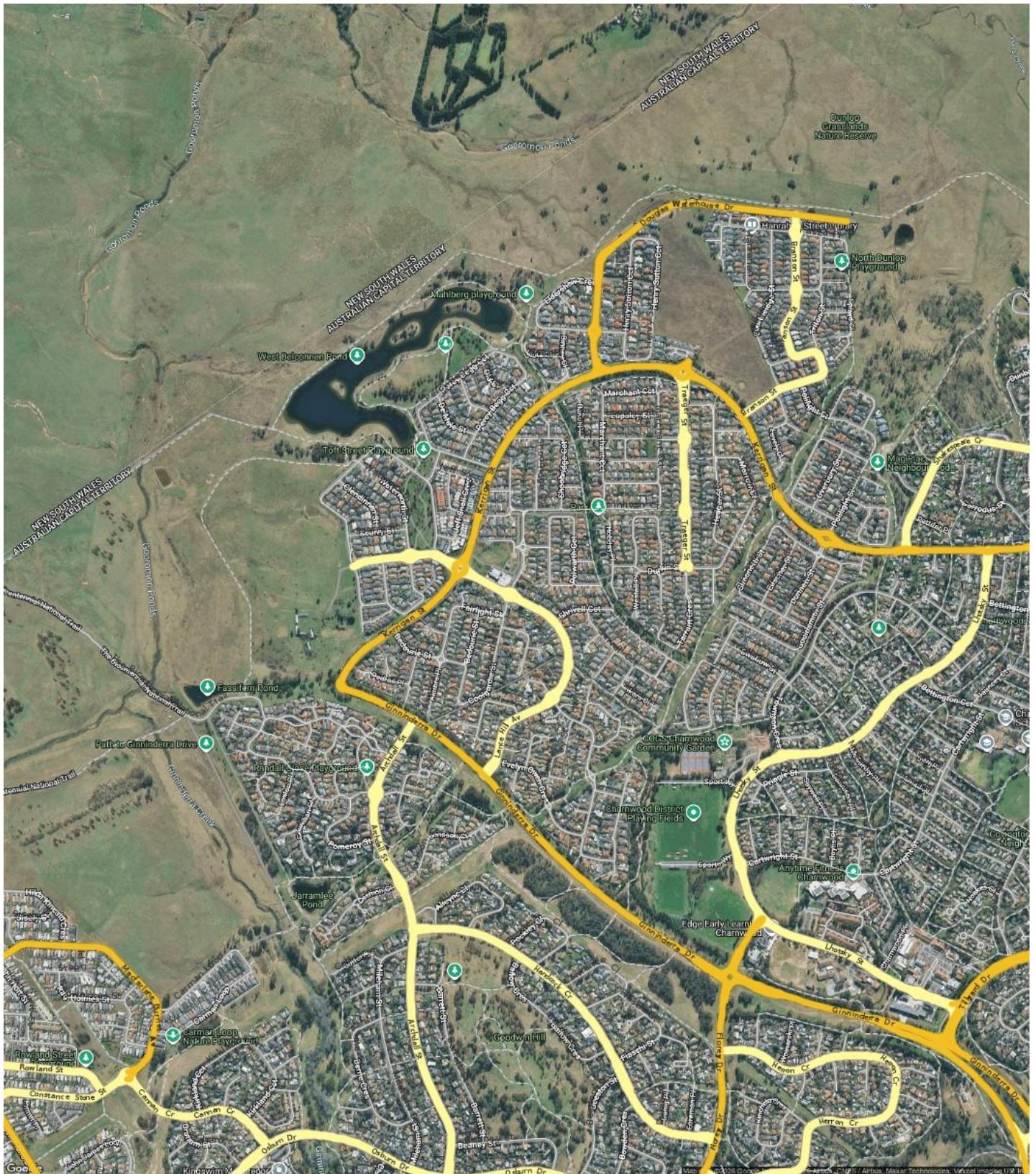
DUNLOP (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





DUNLOP - Suburb Map



Prepared on 26/08/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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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	44	\$ 926,000	3.9 %	\$ 635,000	\$ 1,680,000

Median Sale Price

\$910k

Based on 78 recorded House sales within the last 12 months (Financial Year 2026)

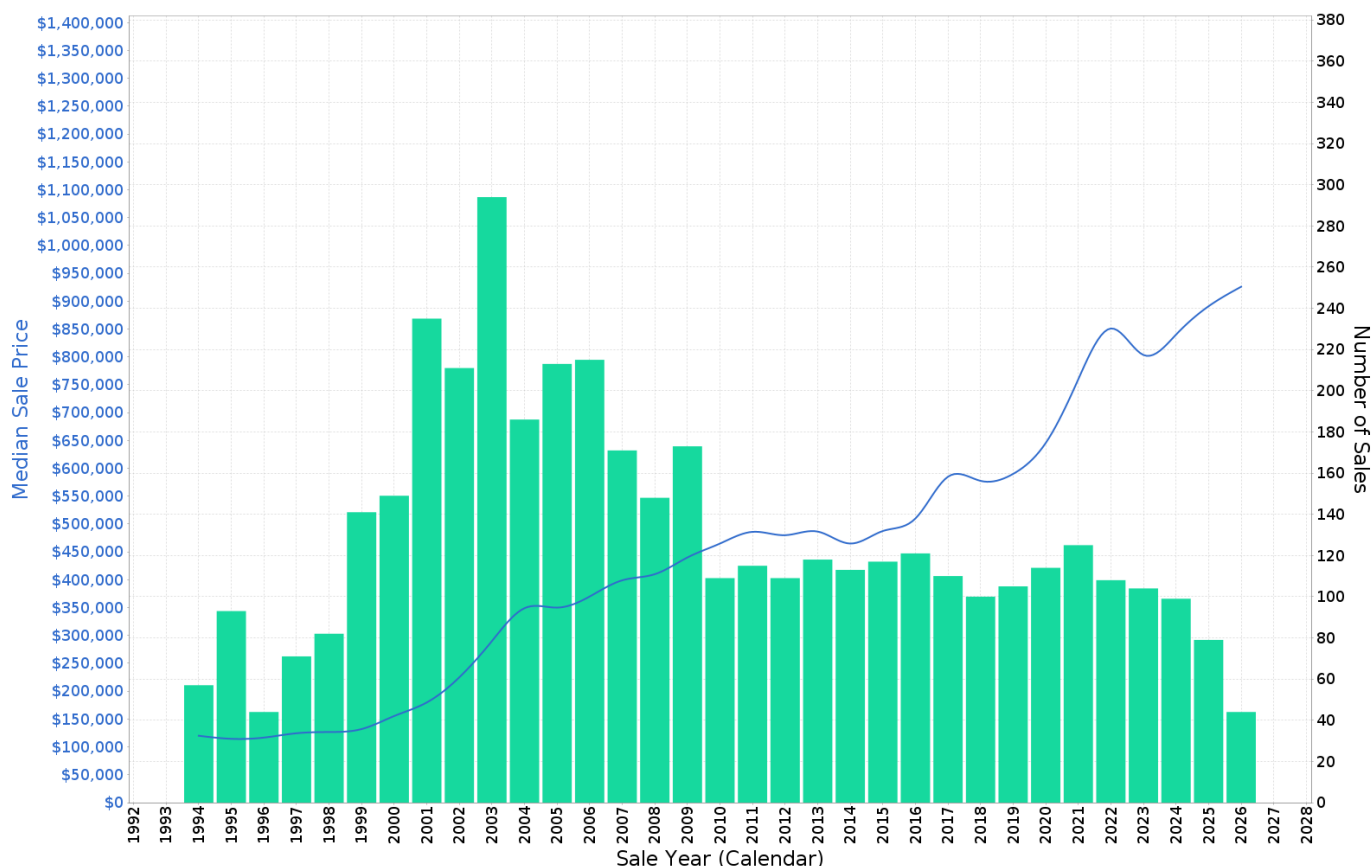
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

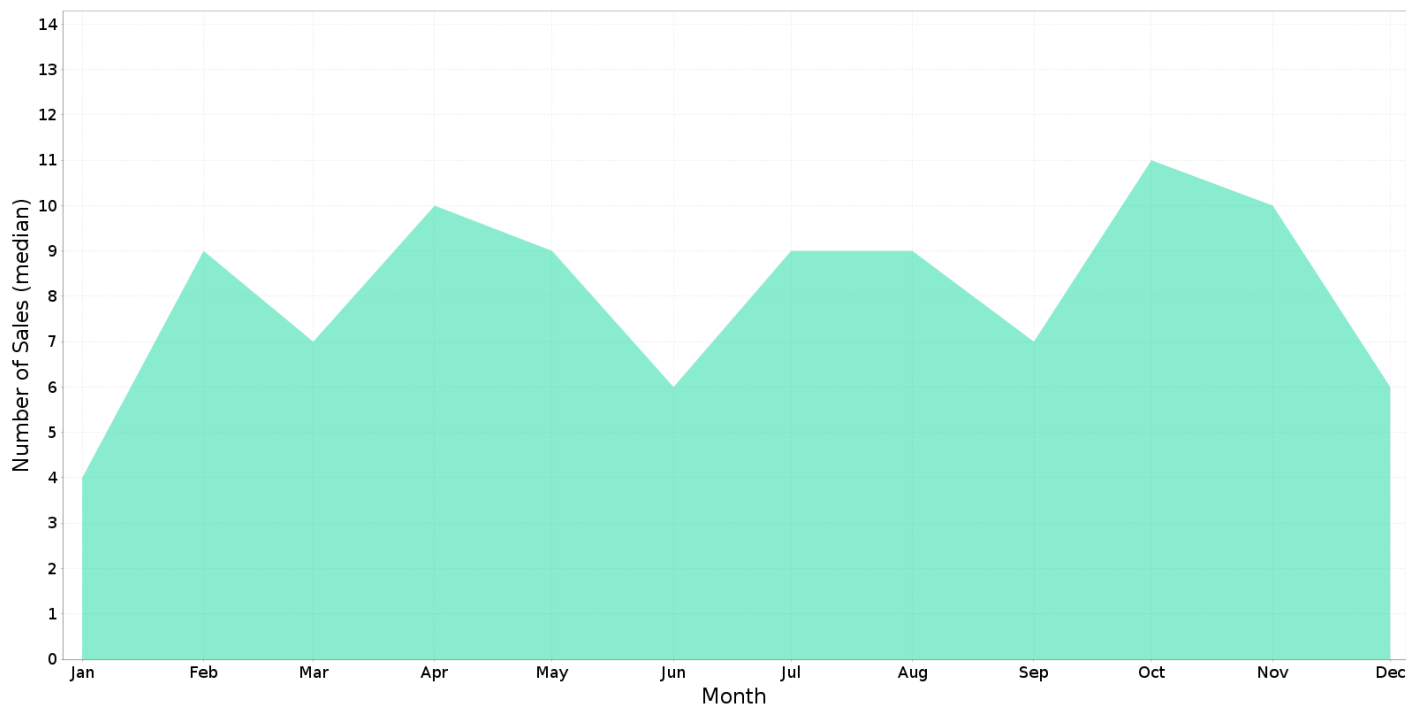
+7.4%

Current Median Price: \$910,000
Previous Median Price: \$847,500

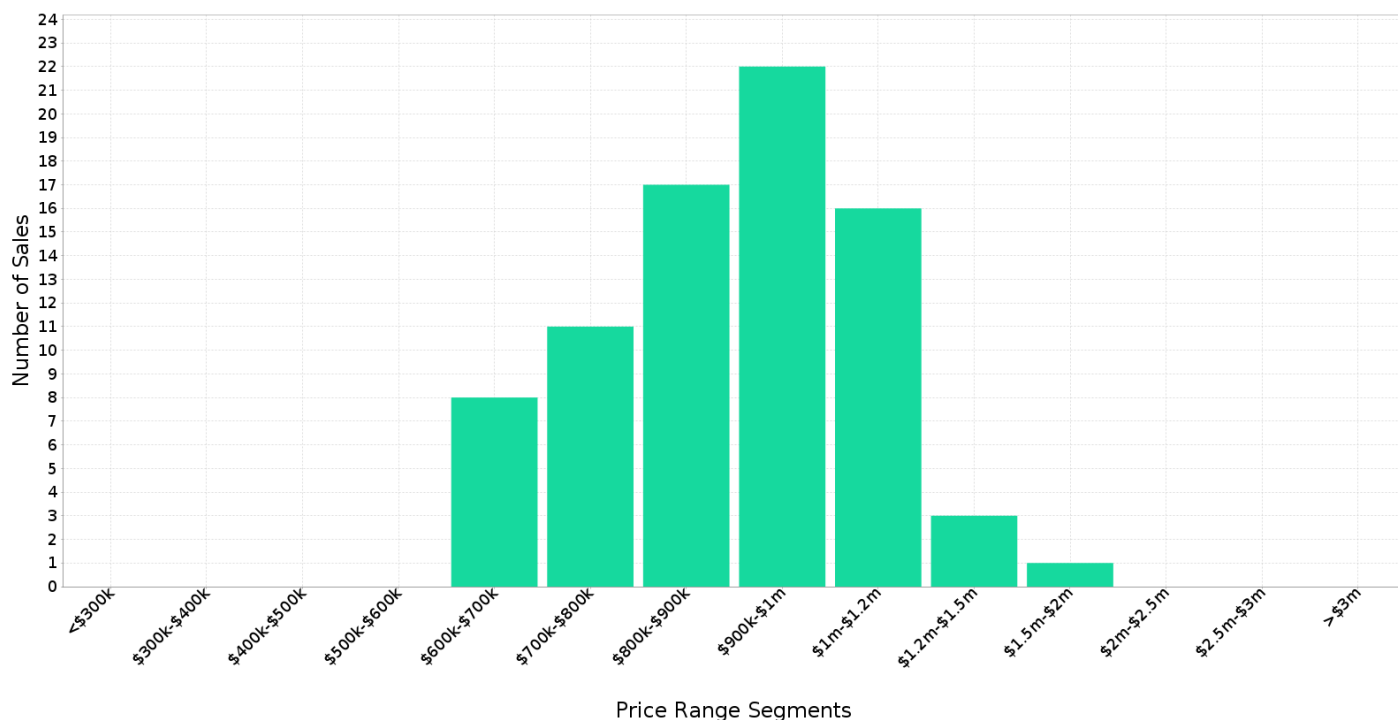
Based on 174 recorded House sales compared over the last two rolling 12 month periods



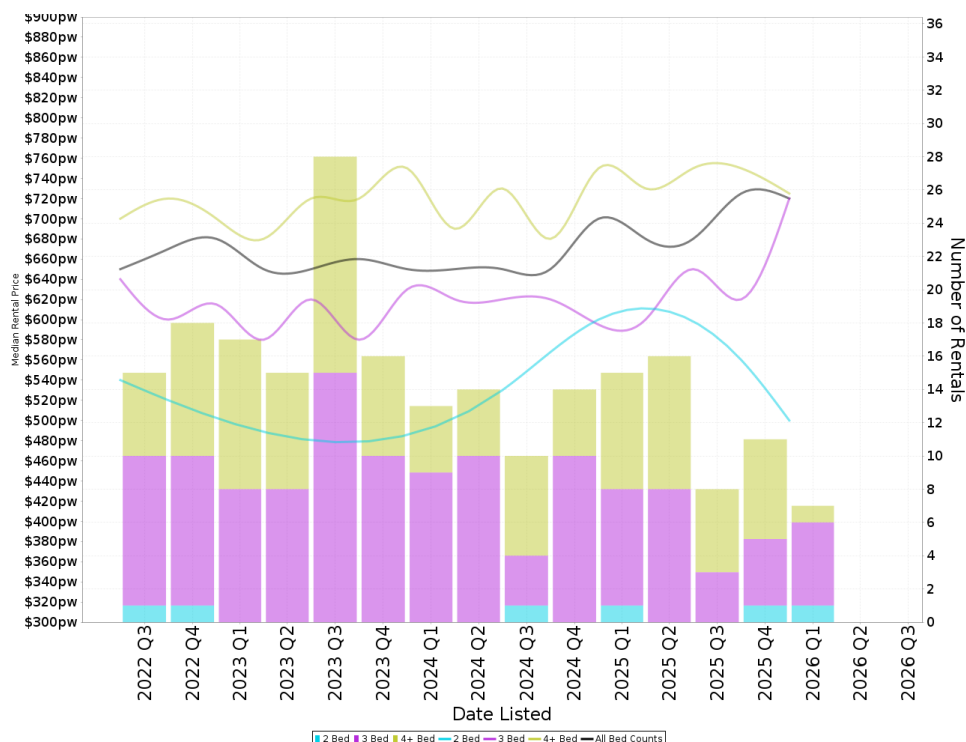
DUNLOP - Peak Selling Periods (3 years)



DUNLOP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.4%

Current Median Price: \$910,000
Previous Median Price: \$847,500

Based on 174 registered House sales compared over the last two rolling 12 month periods.

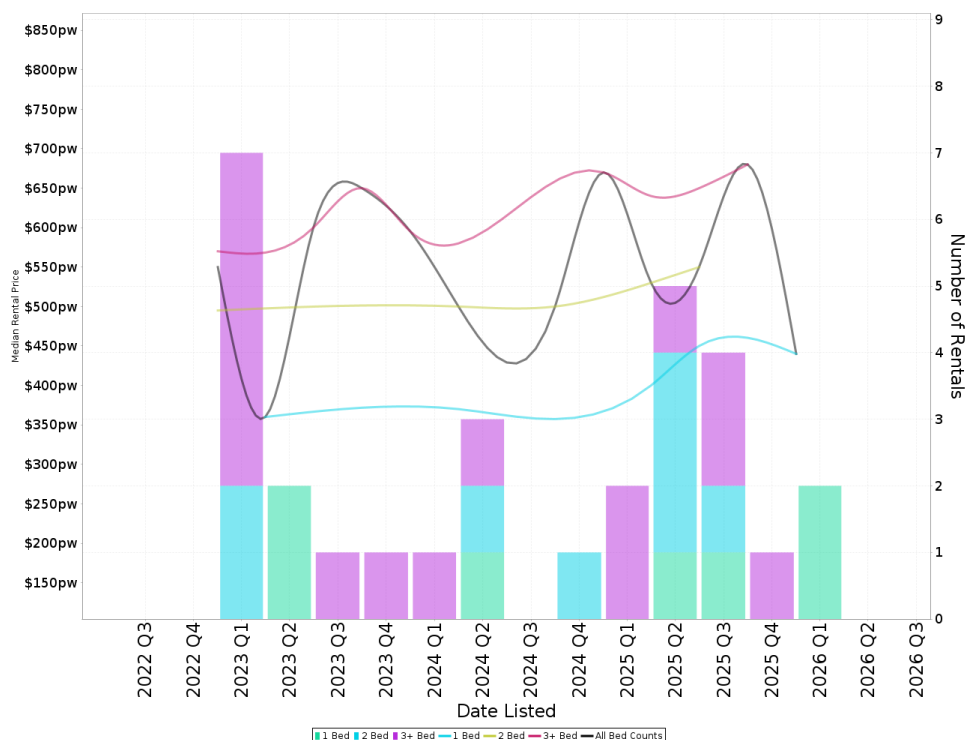
Suburb Rental Yield

+4.1%

Current Median Price: \$910,000
Current Median Rent: \$720

Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.1%

Current Median Price: \$720,000
Previous Median Price: \$705,000

Based on 7 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$720,000
Current Median Rent: \$550

Based on 7 registered Unit rentals compared over the last 12 months.

DUNLOP - Recently Sold Properties

Median Sale Price

\$910k

Based on 78 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+7.4%

Current Median Price: \$910,000
Previous Median Price: \$847,500

Based on 174 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

78

Based on recorded House sales within the 12 months (Financial Year 2026)

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

24 STUMP JUMP CRES



\$959,000

Sold Jul 2026
39 Days

480 m² 4 2 2

38 JONSSON CRT



\$800,000

Sold Aug 2026
71 Days

400 m² 3 2 2

69 HUGH MCKAY CRES



\$780,000

Sold Jul 2026
54 Days

497 m² 3 2 2

26 POLILIGHT ST



\$1,225,000

Sold Jul 2026
21 Days

780 m² 6 4 4

21 JONSSON CRT



\$770,000

Sold Jul 2026
62 Days

476 m² 3 2 2

2 HOBDAY PL



\$945,000

Sold Jul 2026
54 Days

472 m² 4 2 4

39 COURTNEIDGE ST



\$835,000

Sold Jul 2026
80 Days

470 m² 3 2 2

47 MARCHANT CCT



\$835,000

Sold Jul 2026
24 Days

466 m² 3 1 2

1 KILBURN CL



\$635,000

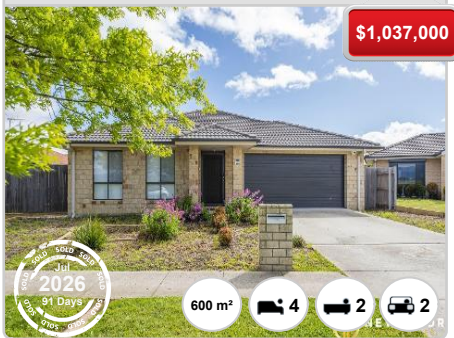
Sold Jul 2026
40 Days

381 m² 3 1 -

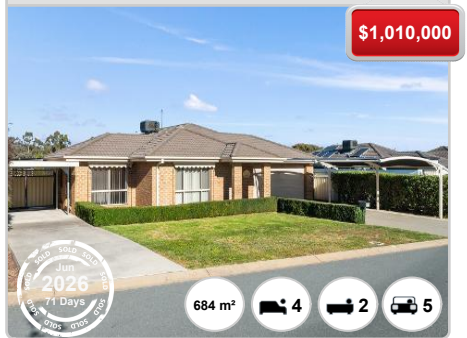
12 MENZEL CRES



57 JAMES HARRISON ST



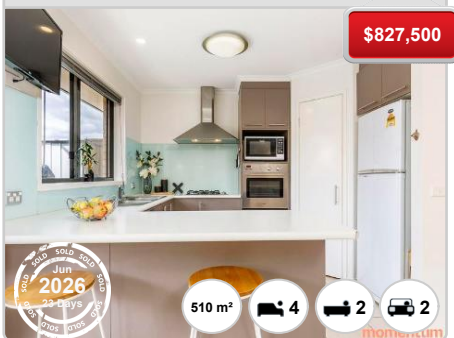
21 SIMONETTI ST



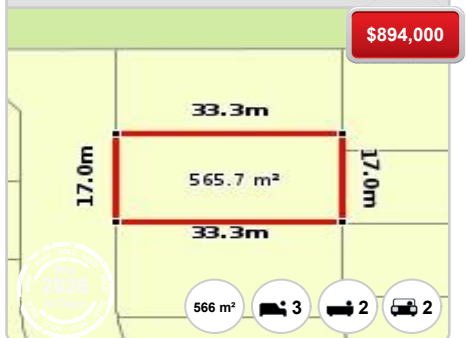
8 KILBURN CL



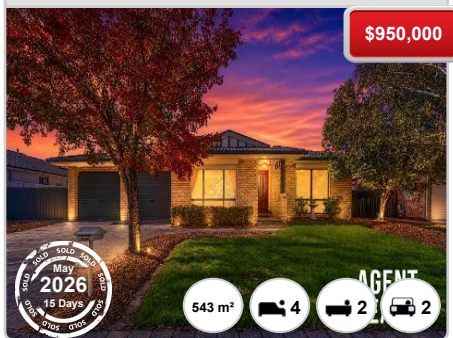
32 POLWARTH CCT



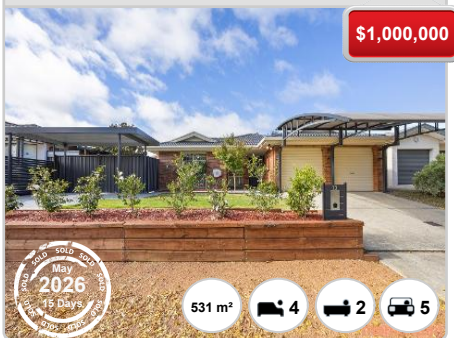
14 GOODHART CRES



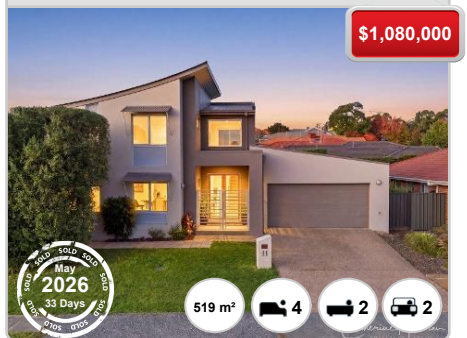
5 QUINLIVAN CRES



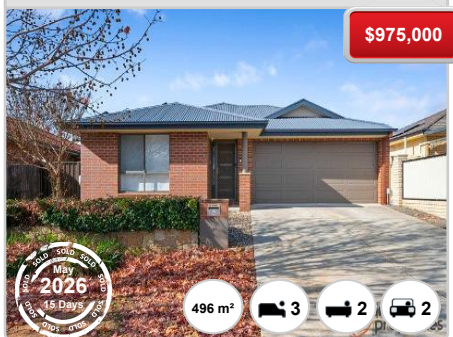
13 MARCHANT CCT



11 BRANSON ST



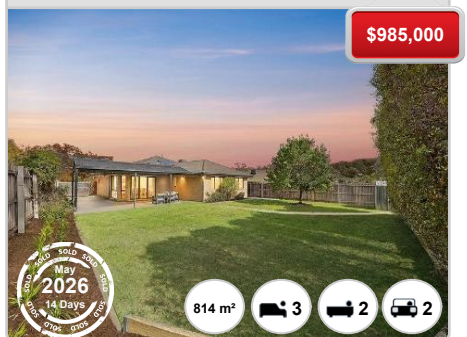
4 CLENDINNEN ST



41 GORDON WITHNALL CRES



2 SWALLOW ST



DUNLOP - Properties For Rent

Median Rental Price

\$720 /w

Based on 26 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+4.1%

Current Median Price: \$910,000
Current Median Rent: \$720

Based on 78 recorded House sales and 26 House rentals compared over the last 12 months

Number of Rentals

26

Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

1 Jonsson Court



\$730 per week

Aug 2026 10 Days

462 m² 4 2 2

26 FAIRLIGHT STREET



\$750 per week

Aug 2026 14 Days

576 m² 4 2 2

234 KERRIGAN STREET



\$590 per week

Aug 2026 21 Days

218 m² 3 1 1

5 McDonnell Close

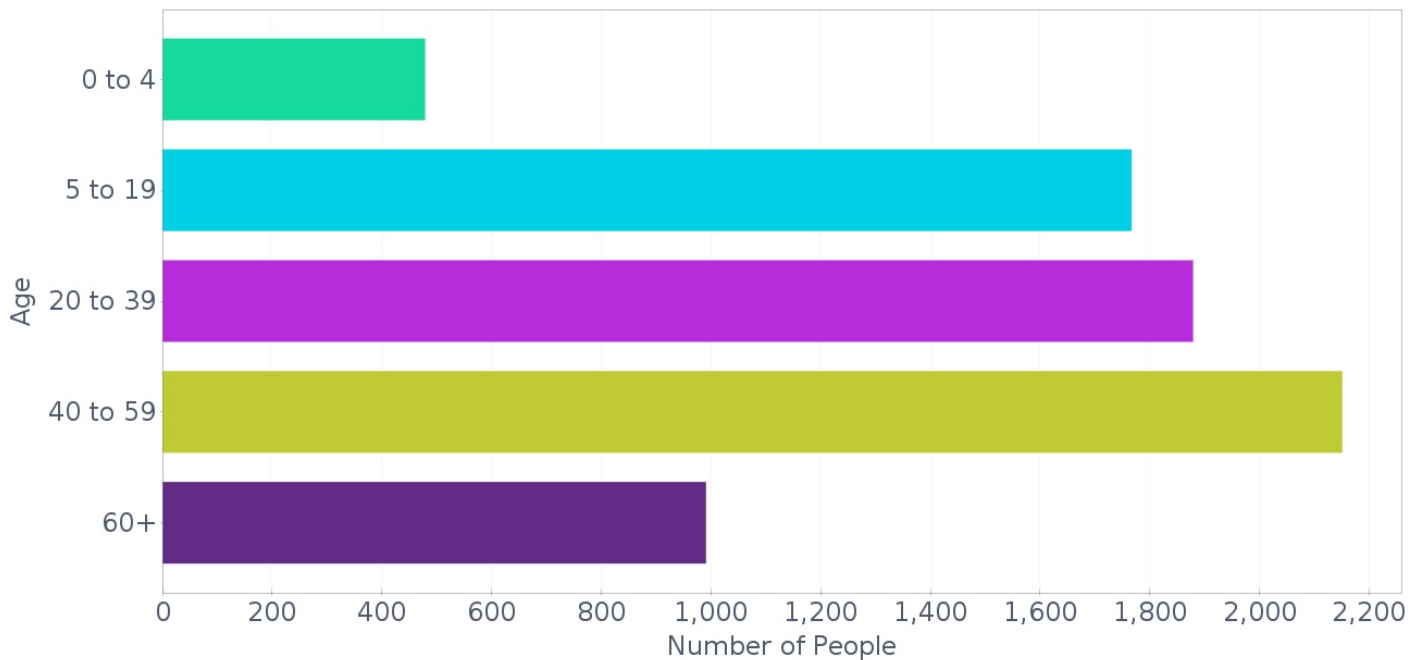


\$700 per week

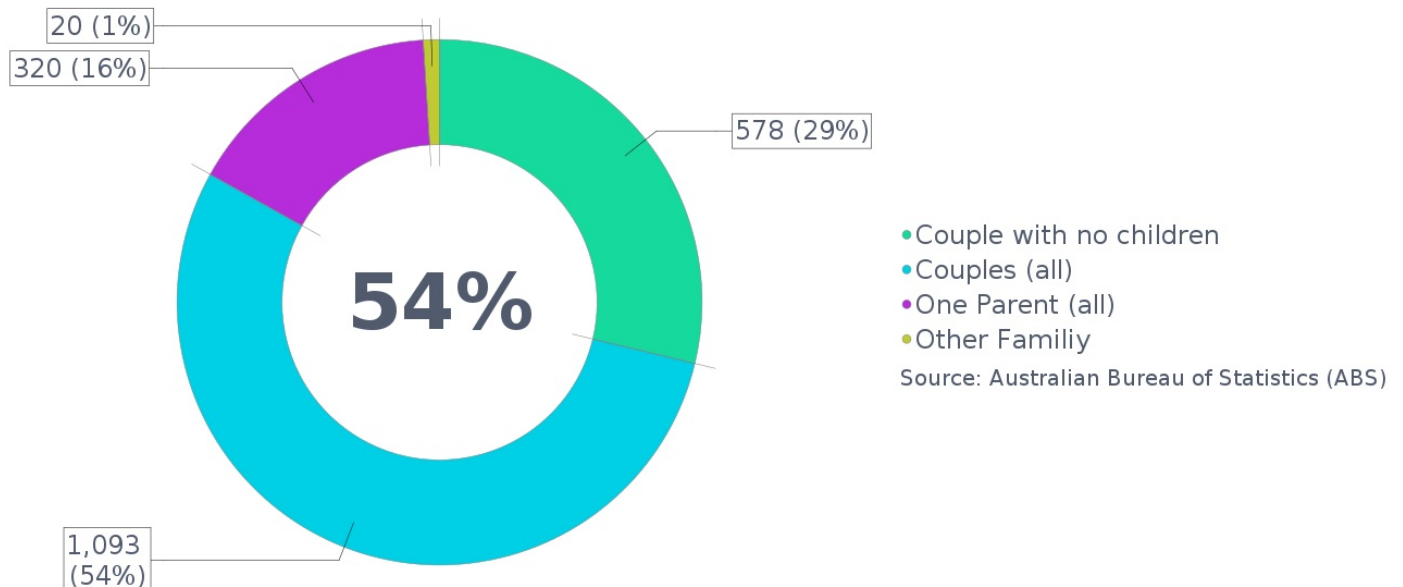
Aug 2026 21 Days

414 m² 3 2 2

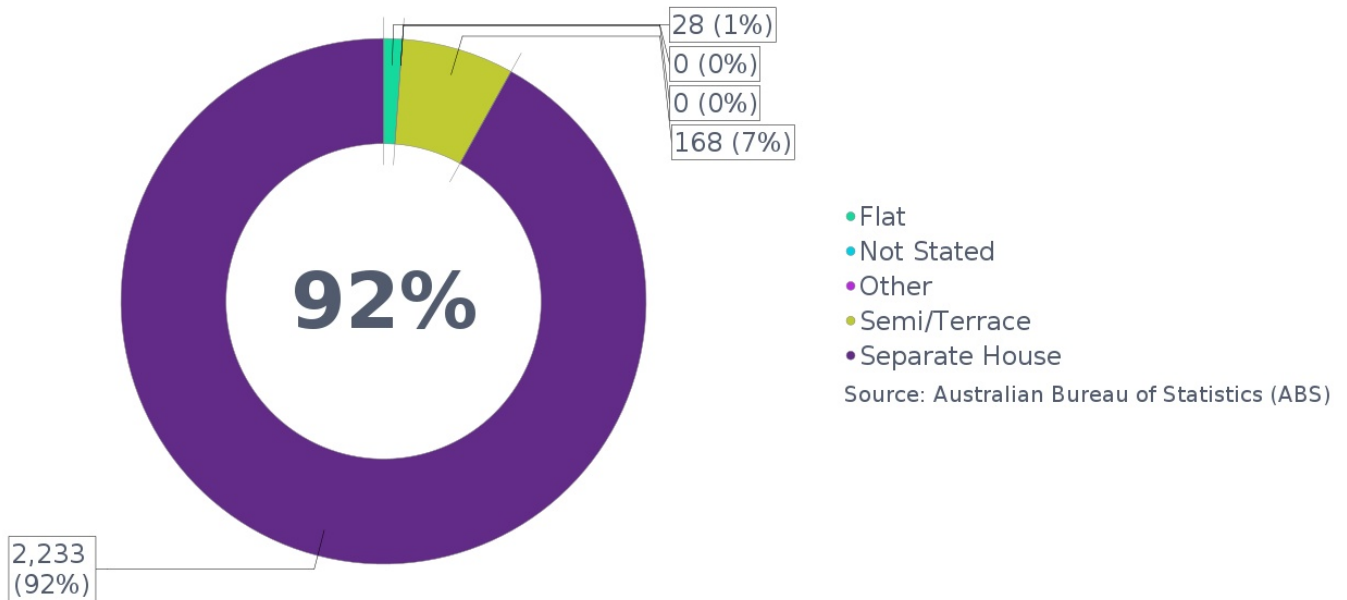
Age of Population (2021)



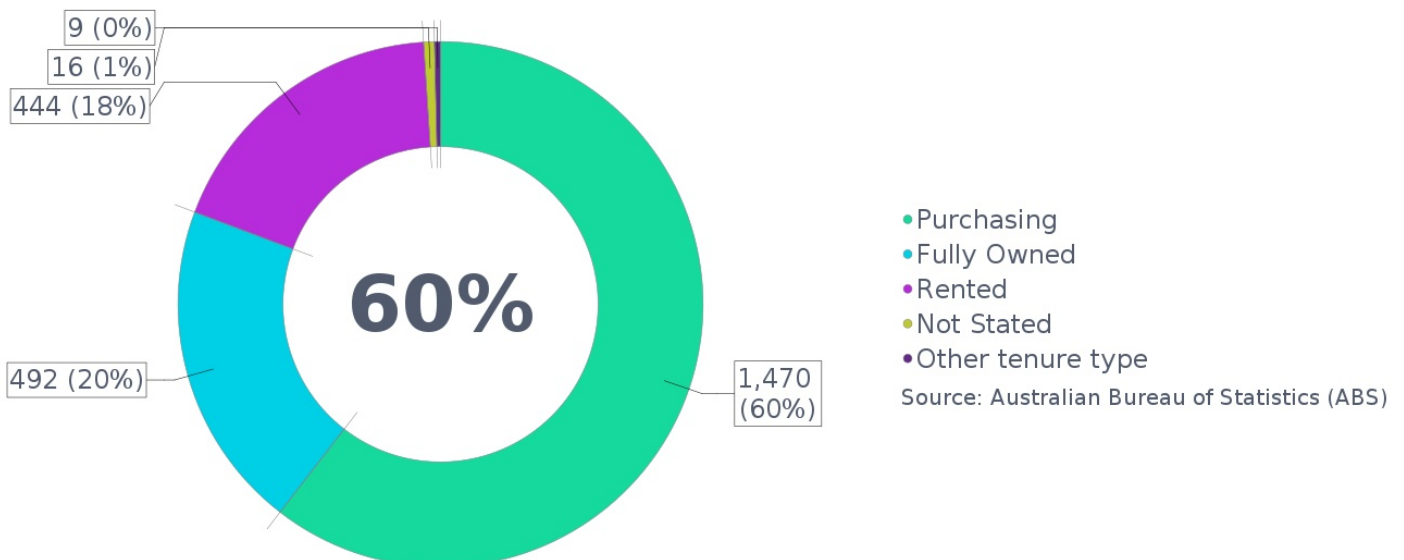
Family Composition (2021)



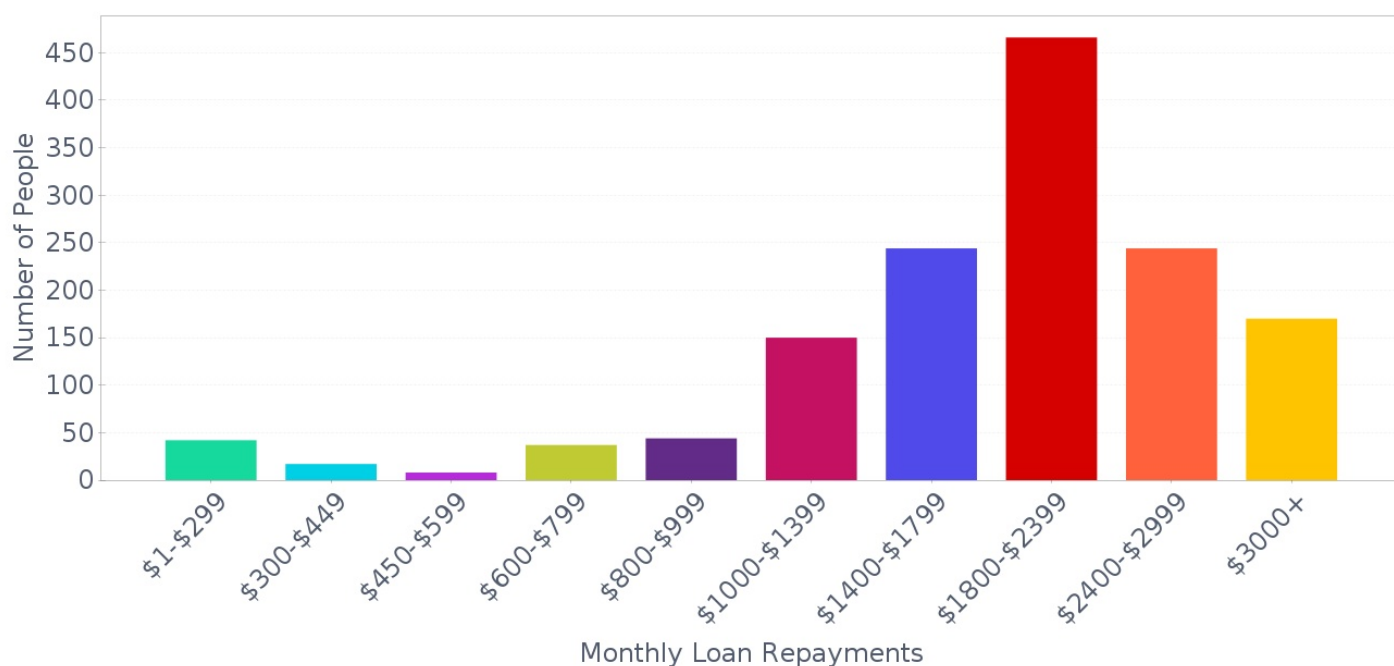
Dwelling Structure (2021)



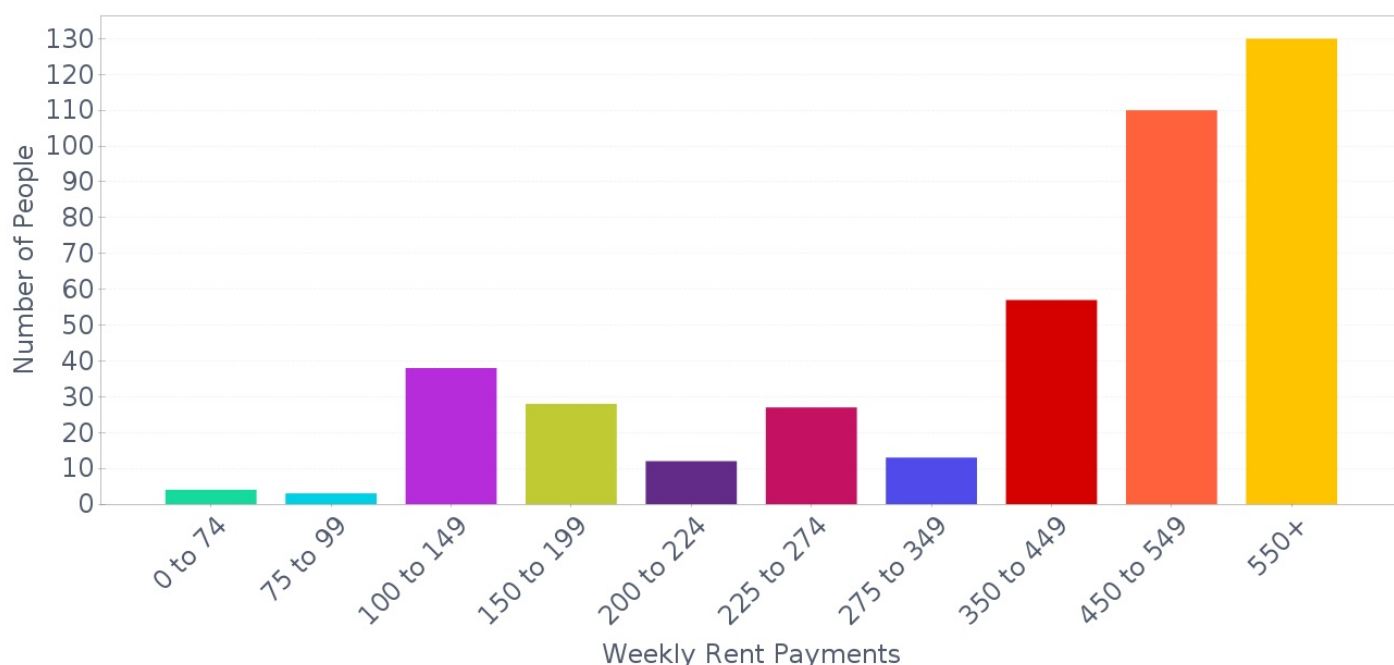
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

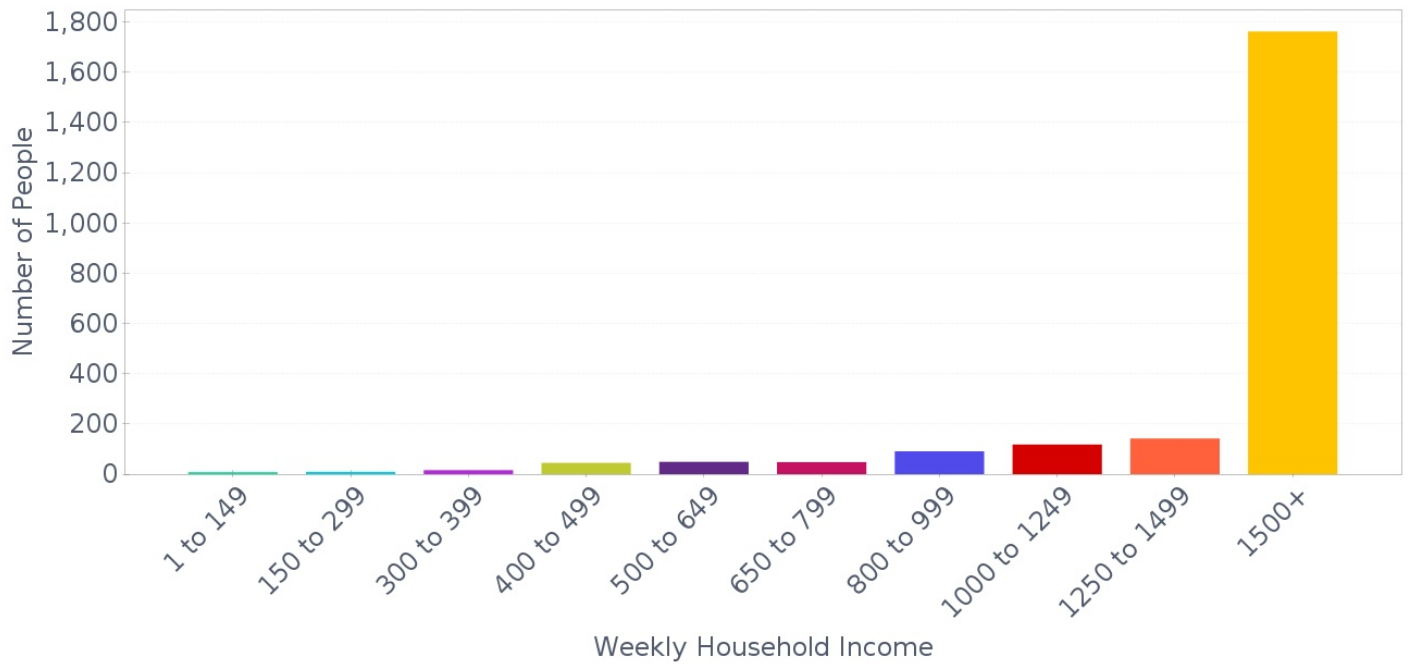


Rent Payments - Weekly (2021)

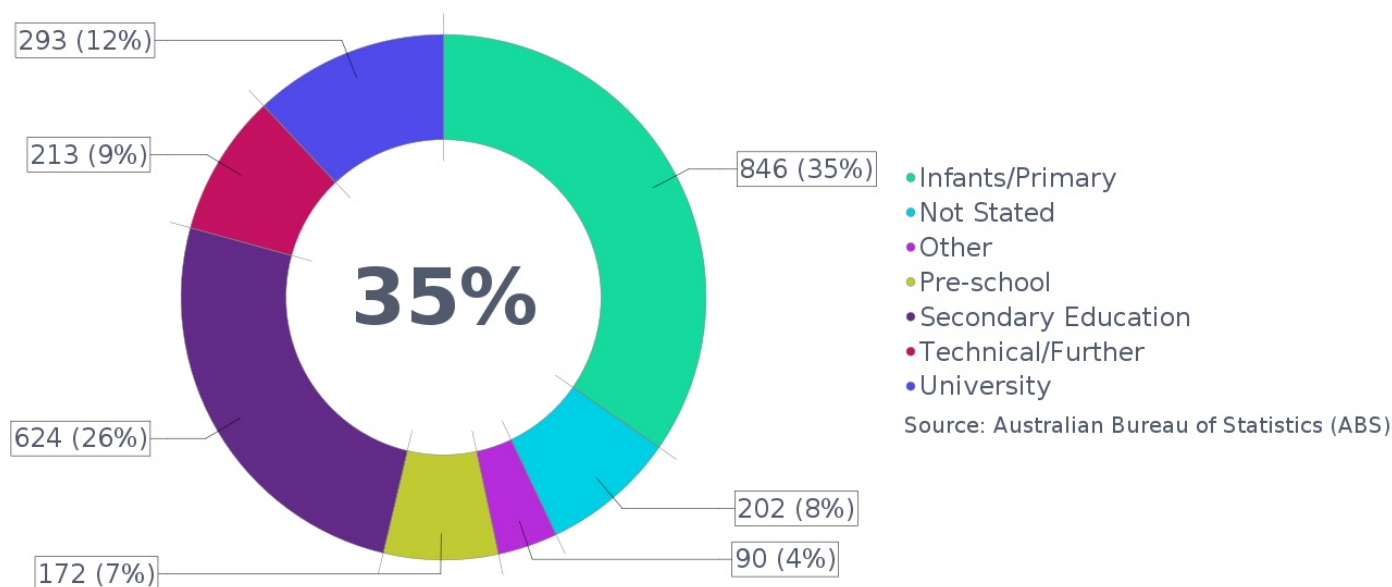




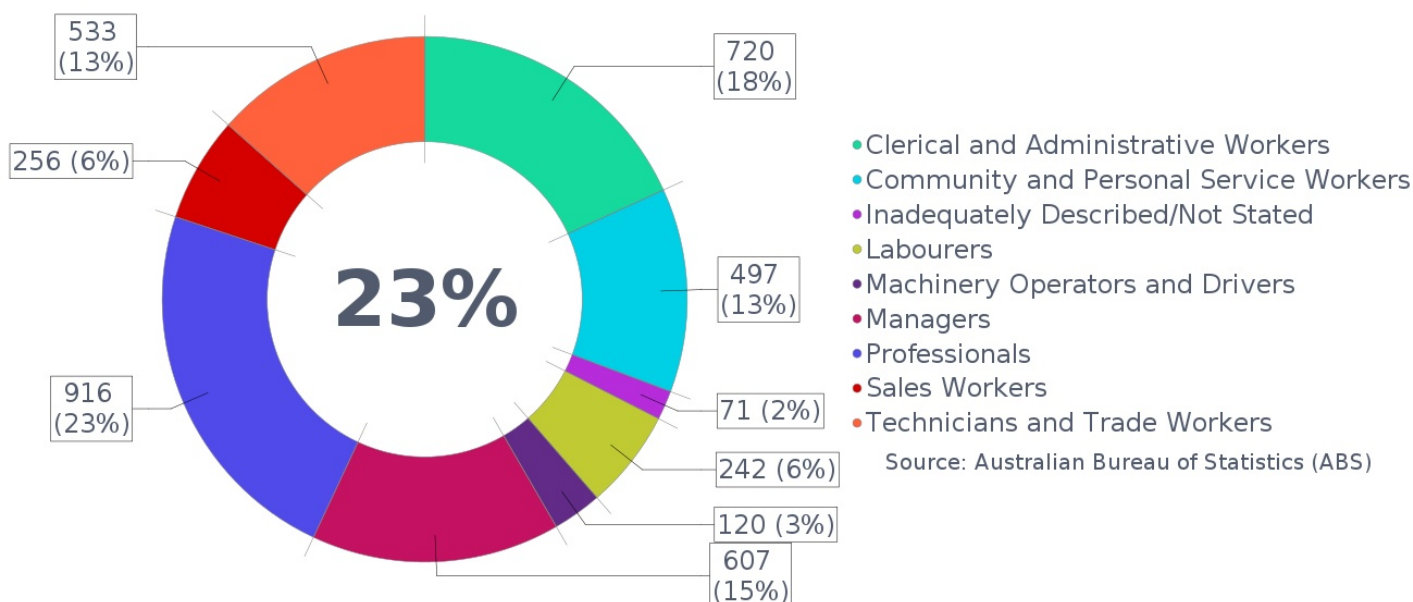
Household Income - Weekly (2021)



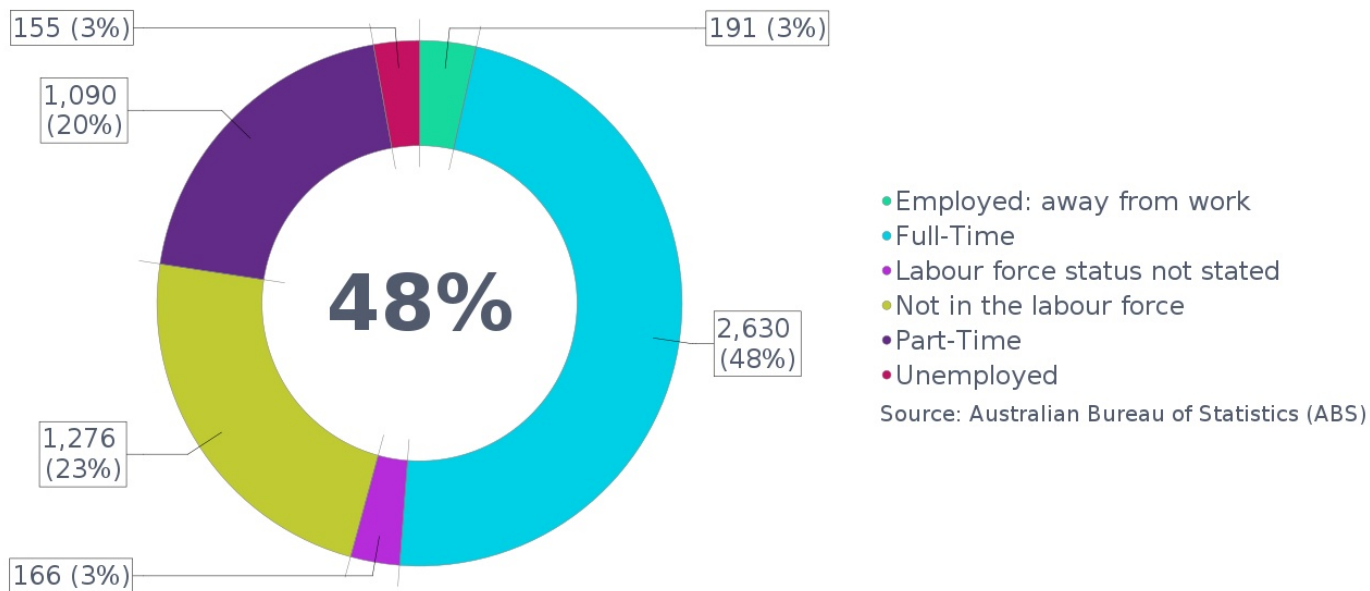
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

