

SUBURB FLYOVER REPORT

DALKEITH (HOUSE)

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DALKEITH - Suburb Map



DALKEITH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	92	\$ 2,725,000	0.0 %	\$ 460,000	\$ 18,000,000
2008	43	\$ 2,750,000	0.9 %	\$ 1,350,000	\$ 5,275,000
2009	94	\$ 2,455,000	-10.7 %	\$ 378,000	\$ 8,500,000
2010	62	\$ 2,800,000	14.1 %	\$ 1,300,000	\$ 16,750,000
2011	70	\$ 2,452,500	-12.4 %	\$ 1,000,000	\$ 8,880,000
2012	59	\$ 2,425,000	-1.1 %	\$ 1,445,000	\$ 6,000,000
2013	80	\$ 2,400,000	-1.0 %	\$ 1,050,000	\$ 9,000,000
2014	87	\$ 2,450,000	2.1 %	\$ 265,000	\$ 9,200,000
2015	72	\$ 2,300,000	-6.1 %	\$ 895,000	\$ 9,250,000
2016	79	\$ 2,300,000	0.0 %	\$ 60,000	\$ 14,130,000
2017	68	\$ 2,575,000	12.0 %	\$ 1,050,000	\$ 4,800,000
2018	66	\$ 2,320,000	-9.9 %	\$ 130,000	\$ 7,750,000
2019	61	\$ 2,280,000	-1.7 %	\$ 730,000	\$ 7,280,000
2020	73	\$ 2,600,000	14.0 %	\$ 715,000	\$ 14,000,000
2021	92	\$ 3,000,000	15.4 %	\$ 257,500	\$ 14,000,000
2022	59	\$ 3,400,000	13.3 %	\$ 1,900,000	\$ 16,500,000
2023	67	\$ 3,450,000	1.5 %	\$ 1,150,000	\$ 8,500,000
2024	80	\$ 3,500,000	1.4 %	\$ 1,061,000	\$ 8,250,000
2025	37	\$ 3,300,000	-5.7 %	\$ 2,011,000	\$ 6,450,000

Median Sale Price

\$3.5m

Based on 67 recorded House sales within the last 12 months (Financial Year 2025)

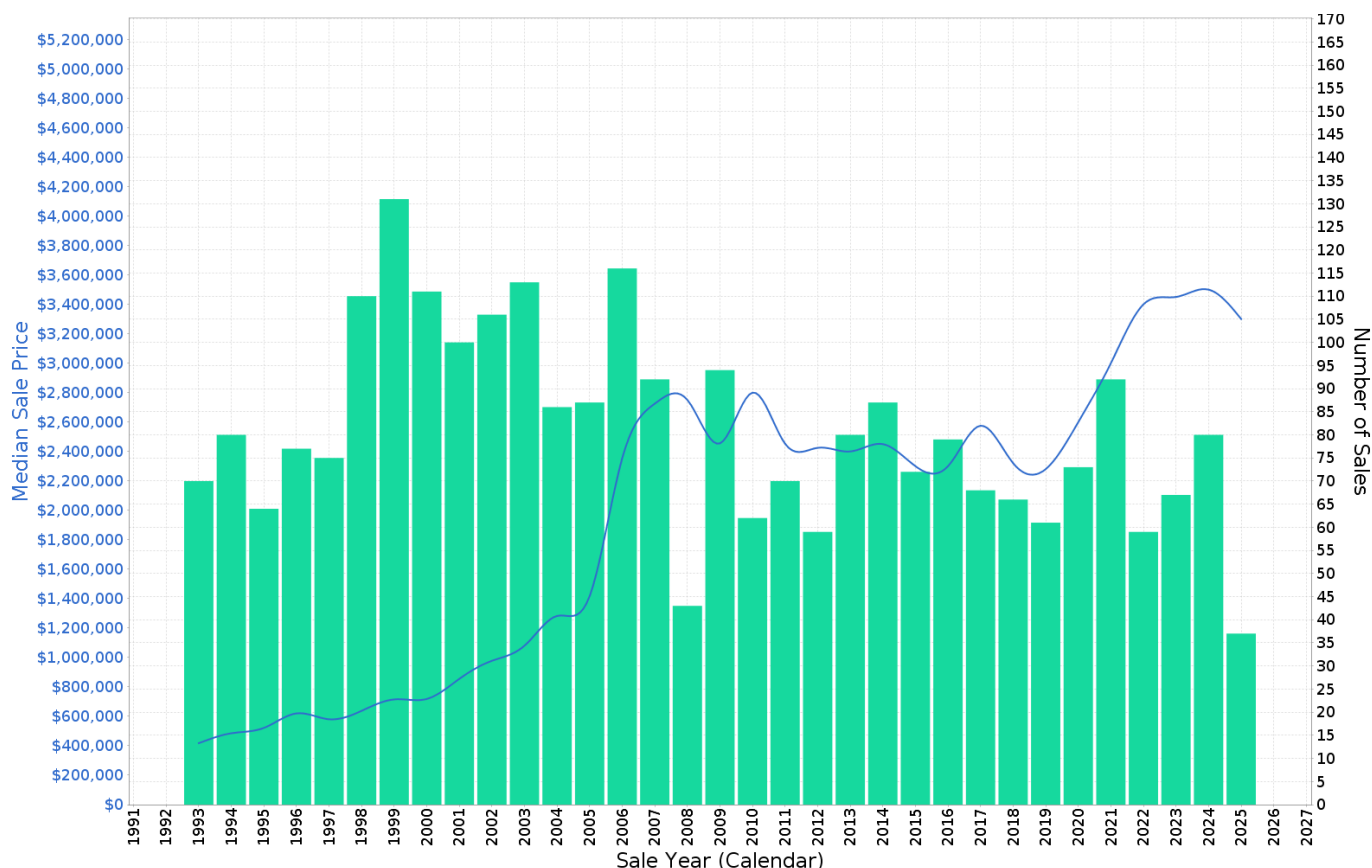
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

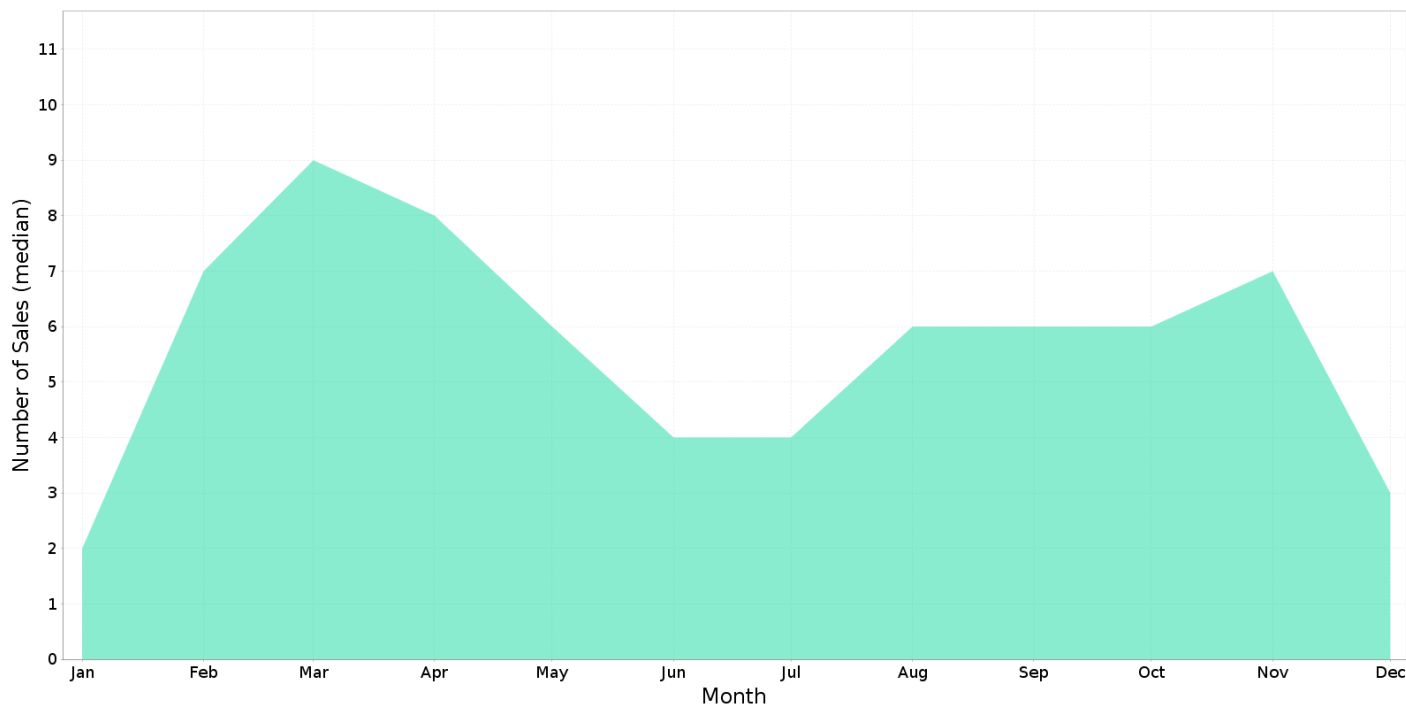
0.0%

Current Median Price: \$3,500,000
Previous Median Price: \$3,500,000

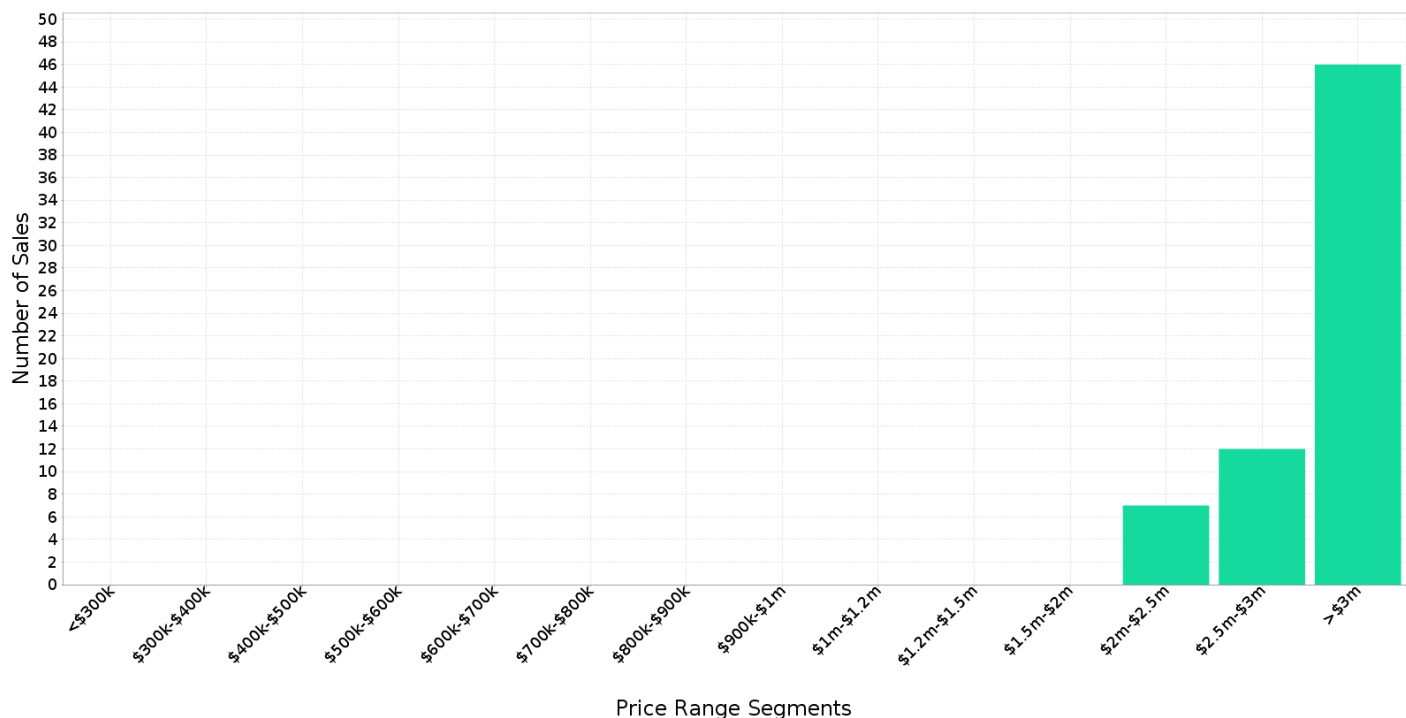
Based on 142 recorded House sales compared over the last two rolling 12 month periods



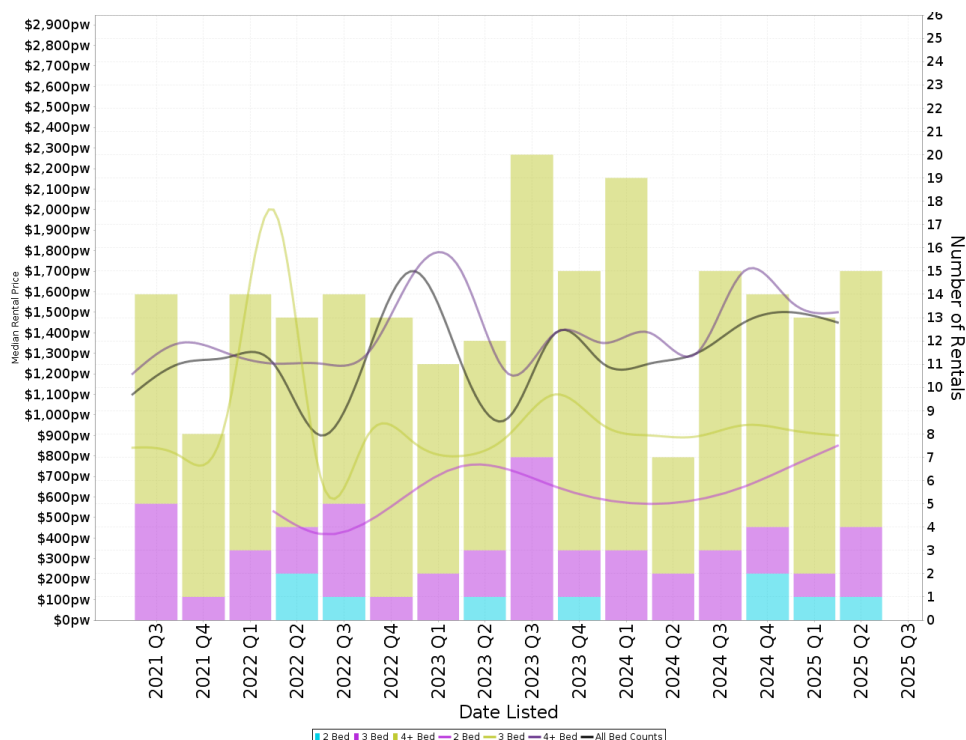
DALKEITH - Peak Selling Periods (3 years)



DALKEITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

0.0%

Current Median Price: \$3,500,000
Previous Median Price: \$3,500,000

Based on 142 registered House sales compared over the last two rolling 12 month periods.

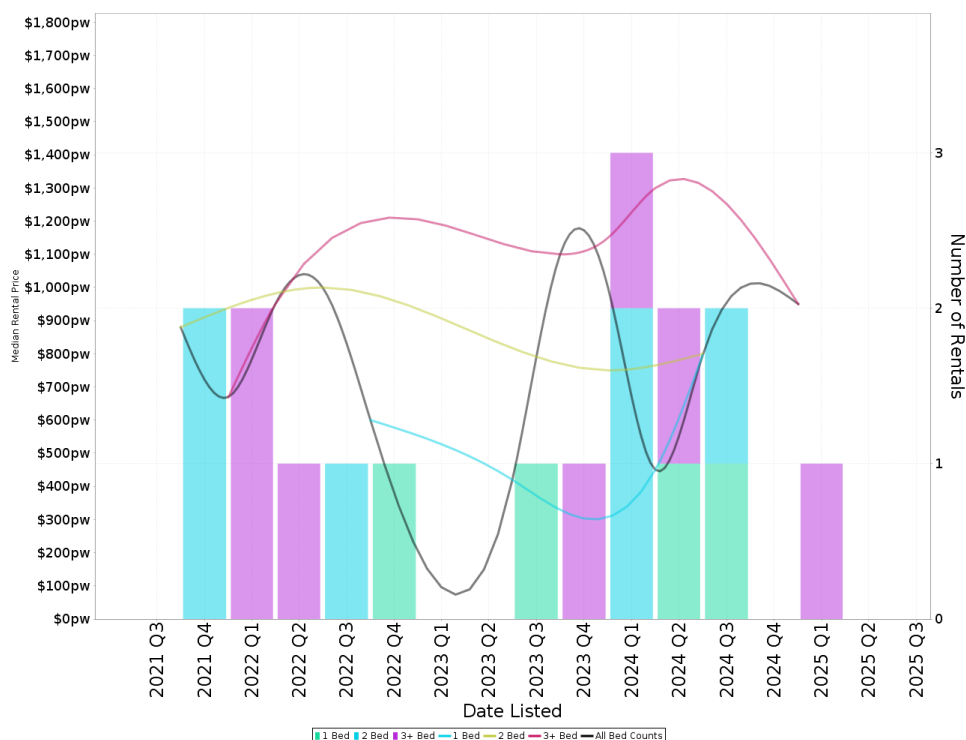
Suburb Rental Yield

+2.2%

Current Median Price: \$3,500,000
Current Median Rent: \$1,450

Based on 57 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.0%

Current Median Price: \$1,660,000
Previous Median Price: \$1,468,750

Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$1,660,000
Current Median Rent: \$800

Based on 3 registered Unit rentals compared over the last 12 months.

DALKEITH - Recently Sold Properties

Median Sale Price

\$3.5m

Based on 67 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

0.0%

Current Median Price: \$3,500,000
Previous Median Price: \$3,500,000

Based on 142 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

67

Based on recorded House sales within the 12 months (Financial Year 2025)

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

26 SUTCLIFFE ST

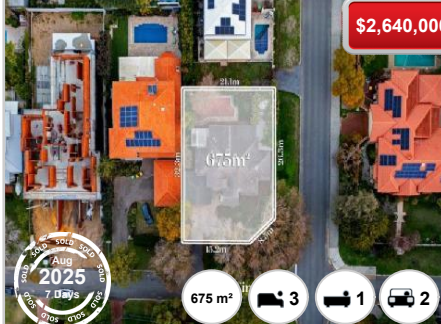


\$3,512,000

Sold Jul 2025 2 Days

842 m² 4 2 2

93 CIRCE CIRCLE S




\$2,640,000

Sold Aug 2025 7 Days

675 m² 3 1 2

12 LOTON RD




\$3,300,000

Sold Jul 2025 15 Days

860 m² 6 3 2

47 BROWNE AVE



\$4,775,000

Sold Jul 2025 60 Days

1,012 m² 4 5 3

149B WARATAH AVE

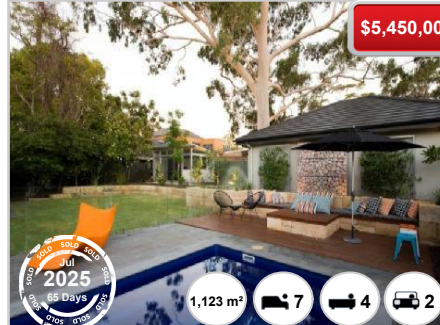


\$2,011,000

Sold Jul 2025 3 Days

660 m² 2 2 2

40 BROWNE AVE

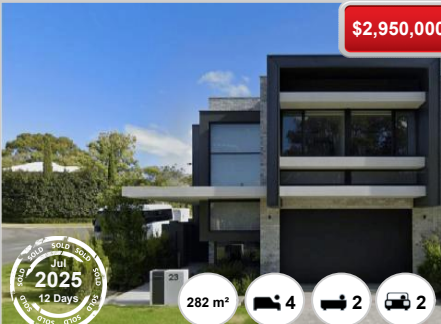


\$5,450,000

Sold Jul 2025 65 Days

1,123 m² 7 4 2

23 EDNA RD




\$2,950,000

Sold Jun 2025 12 Days

282 m² 4 2 2

32 MINORA RD

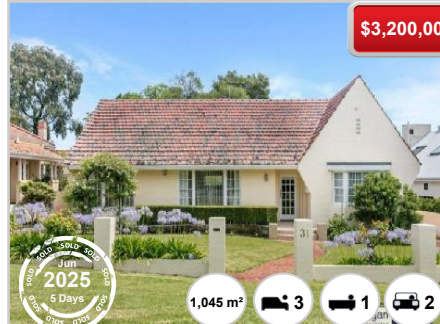


\$3,200,000

Sold Jun 2025 N/A

1,052 m² 5 2 2

31 BEATRICE RD

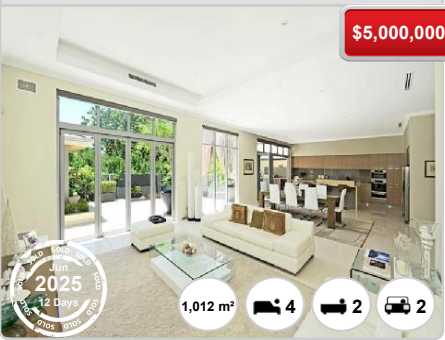


\$3,200,000

Sold Jun 2025 5 Days

1,045 m² 3 1 2

17 WATKINS RD



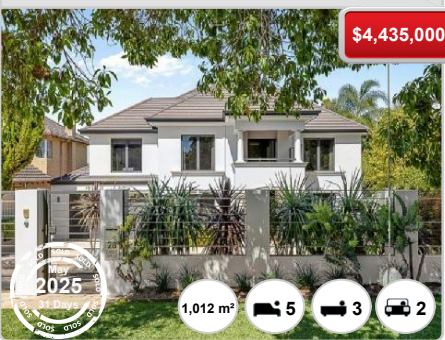
34 GALLOP RD



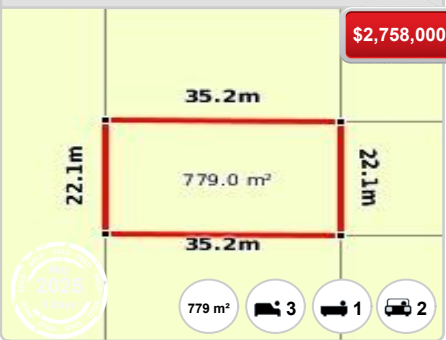
2/116 WARATAH AVE



28 CIRCE CIRCLE N



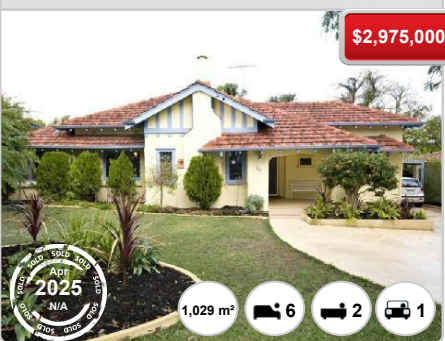
26 COLIN ST



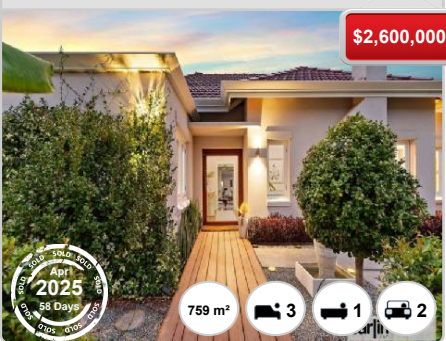
37 HYNES RD



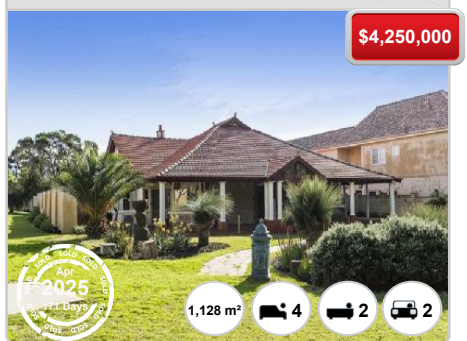
94 MELVISTA AVE



103 ADELMA RD



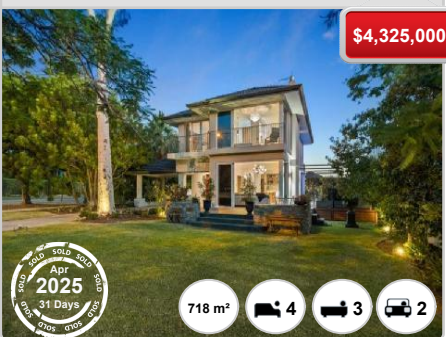
19 JUTLAND PDE



18 VIKING RD



82 VICTORIA AVE



27 WARATAH AVE



DALKEITH - Properties For Rent

Median Rental Price

\$1,450 /w

Based on 57 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+2.2%

Current Median Price: \$3,500,000
Current Median Rent: \$1,450

Based on 67 recorded House sales and 57 House rentals compared over the last 12 months

Number of Rentals

57

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

