

# **SUBURB FLYOVER REPORT**

DALKEITH (HOUSE)

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DALKEITH - Suburb Map





DALKEITH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	43	\$ 2,750,000	0.0 %	\$ 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	79	\$ 3,500,000	1.4 %	\$ 1,061,000	\$ 8,250,000
2025	51	\$ 3,800,000	8.6 %	\$ 2,011,000	\$ 6,450,000
2026	0				

Median Sale Price

\$3.8m

Based on 51 recorded House sales within the last 12 months (2025)

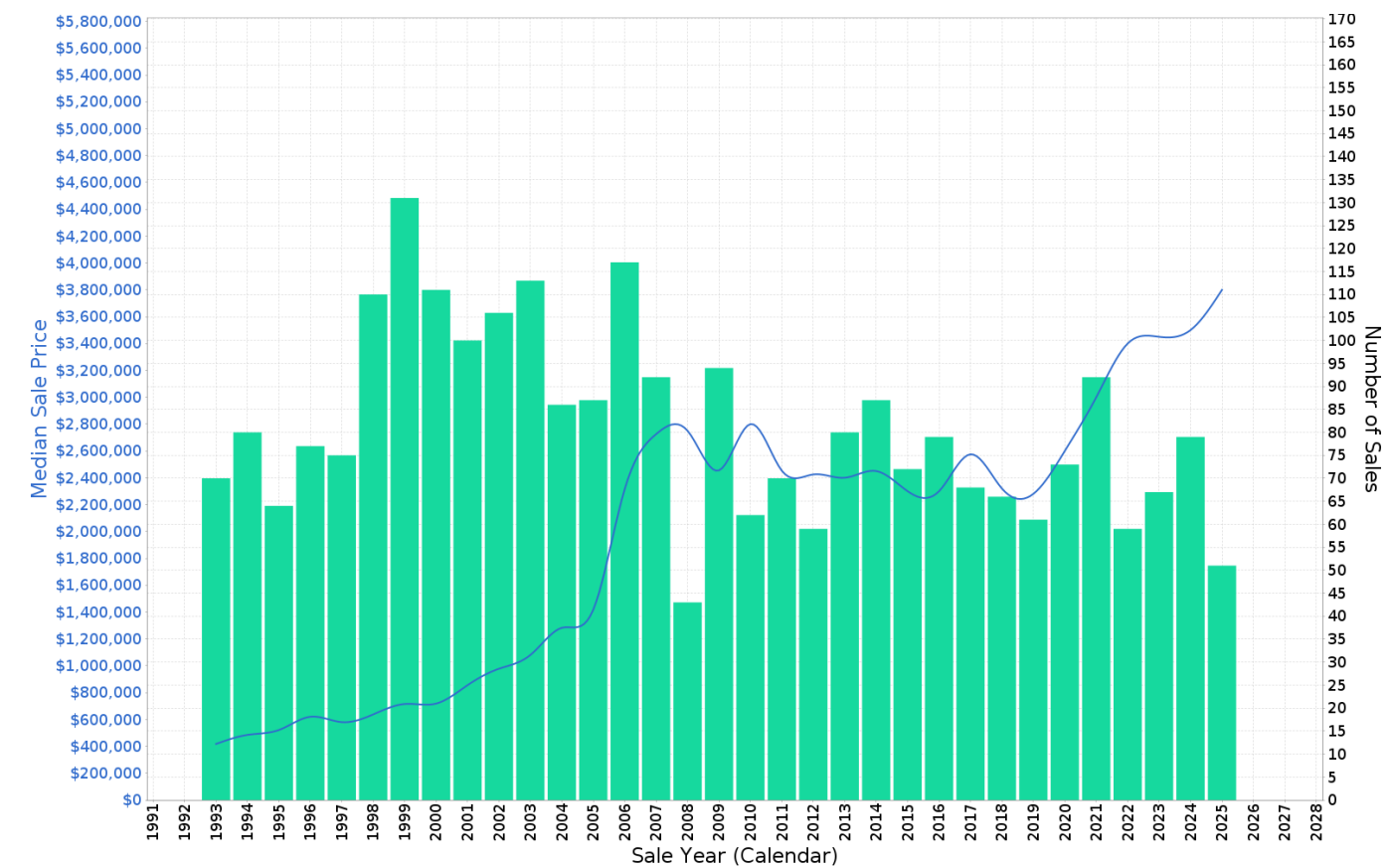
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

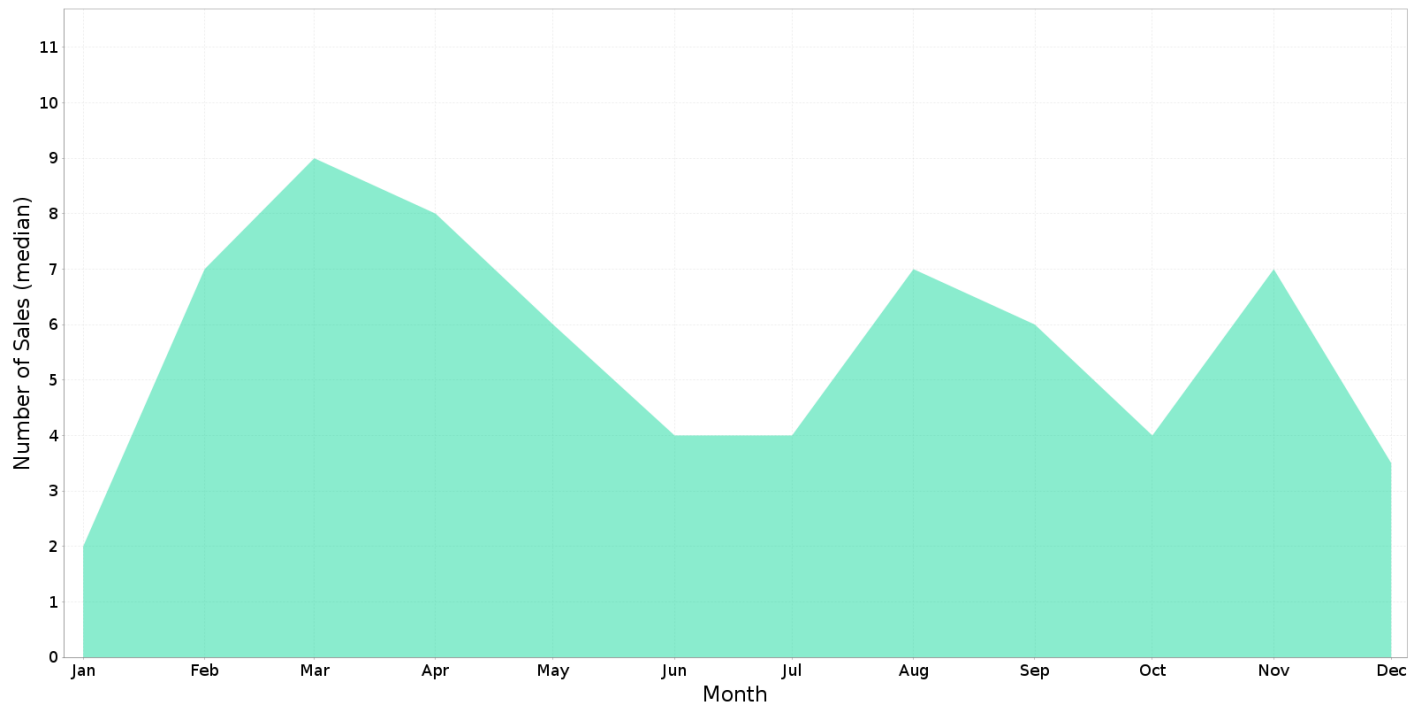
+8.6%

Current Median Price: \$3,800,000  
Previous Median Price: \$3,500,000

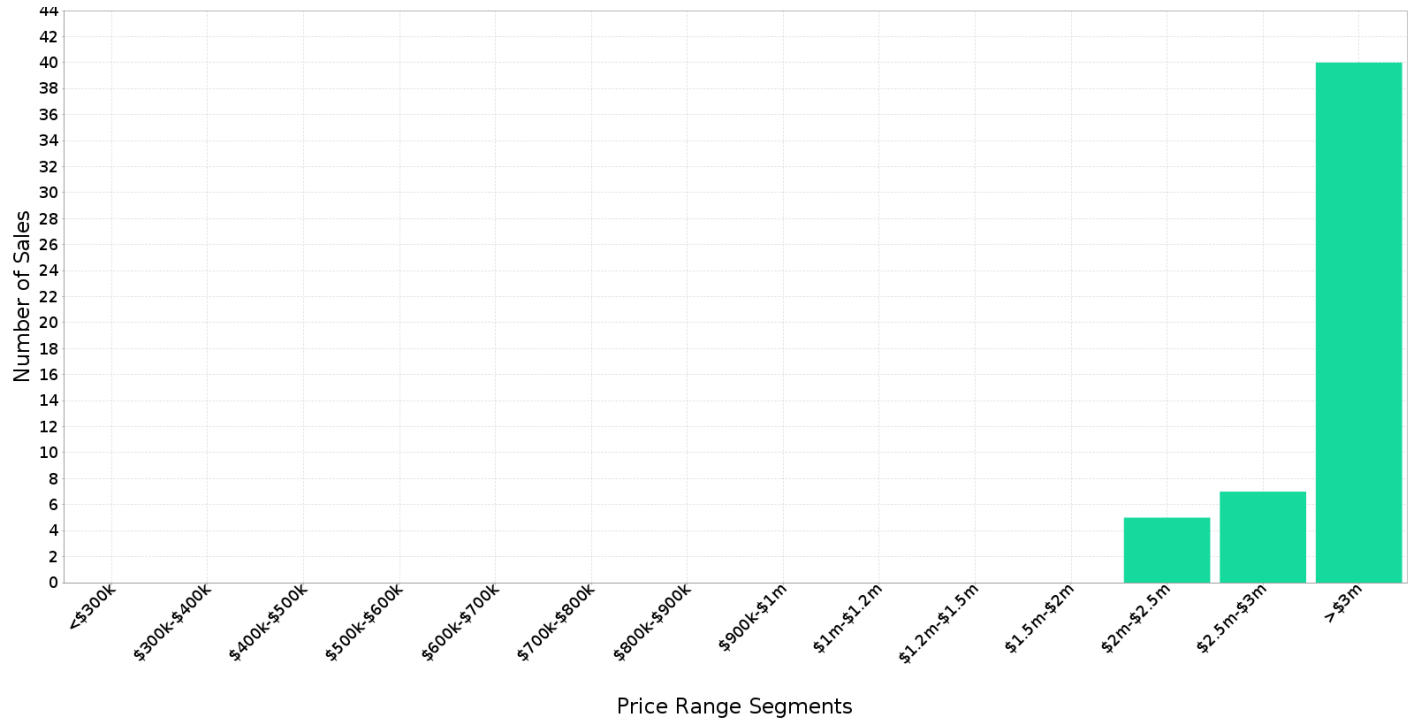
Based on 130 recorded House sales compared over the last two rolling 12 month periods



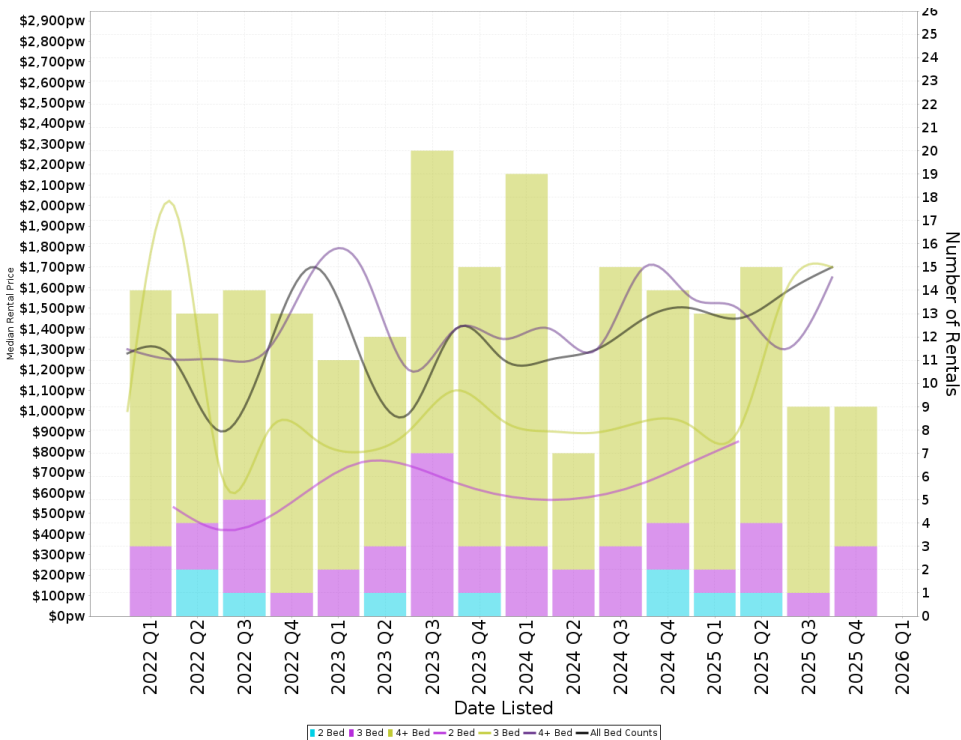
## DALKEITH - Peak Selling Periods (3 years)



## DALKEITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.6%

Current Median Price: \$3,800,000  
Previous Median Price: \$3,500,000

Based on 130 registered House sales compared over the last two rolling 12 month periods.

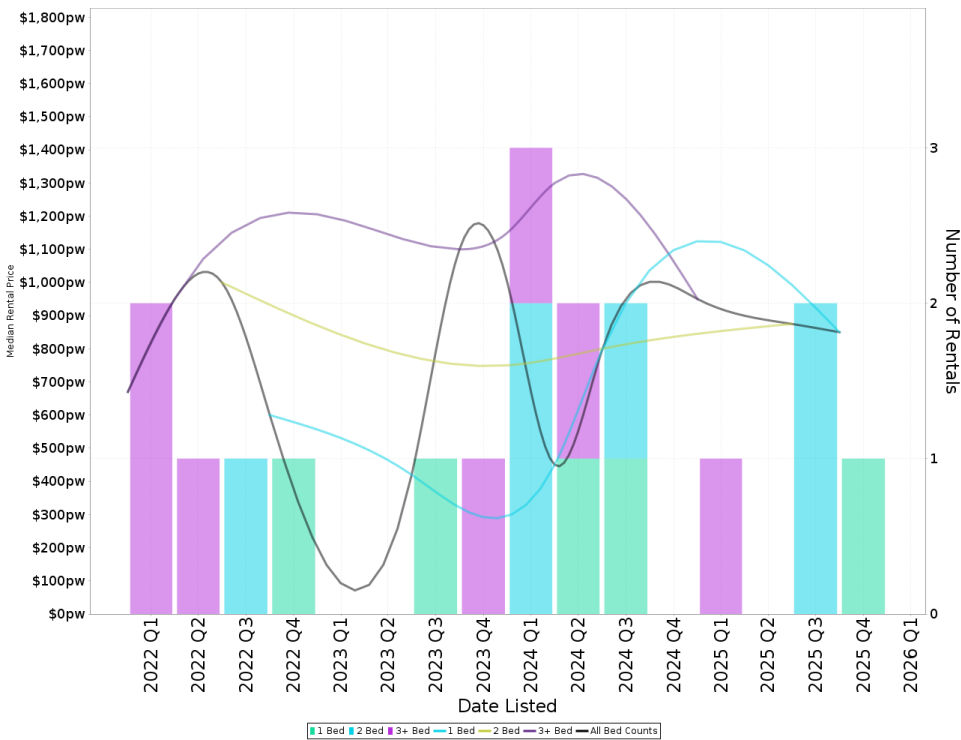
Suburb Rental Yield

+2.1%

Current Median Price: \$3,800,000  
Current Median Rent: \$1,500

Based on 46 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+24.1%

Current Median Price: \$1,800,000  
Previous Median Price: \$1,450,000

Based on 10 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$1,800,000  
Current Median Rent: \$875

Based on 4 registered Unit rentals compared over the last 12 months.

DALKEITH - Recently Sold Properties

Median Sale Price  
**\$3.8m**

Based on 51 recorded House sales within the last 12 months (2025)

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

Suburb Growth  
**+8.6%**

Current Median Price: \$3,800,000  
Previous Median Price: \$3,500,000


Based on 130 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**51**

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

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

9 VIX ST



**\$4,850,000**

779 m<sup>2</sup> 3 2 3

Nov 2025 8 Days

50 MELVISTA AVE



**\$3,038,888**

1,012 m<sup>2</sup> 2 1 1

2025 21 Days

111 CIRCE CIRCLE S



**\$6,250,000**

1,012 m<sup>2</sup> 5 4 2

Nov 2025 36 Days

8 CIRCE CIRCLE N




**\$4,500,000**

1,012 m<sup>2</sup> 5 3 3

Oct 2025 N/A

46 GALLOP RD




**\$5,350,000**

1,103 m<sup>2</sup> 5 3 2

Oct 2025 25 Days

30 LEON RD




**\$4,620,000**

1,012 m<sup>2</sup> 4 3 2

Oct 2025 5 Days

9 BELLEVUE AVE



**\$3,350,000**

913 m<sup>2</sup> 4 2 2

Oct 2025 66 Days

82 CIRCE CIRCLE S



**\$5,120,000**

1,012 m<sup>2</sup> 5 3 2

Sep 2025 10 Days

79 MINORA RD



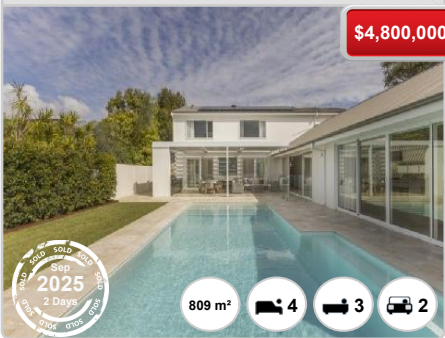
**\$3,600,000**

1,012 m<sup>2</sup> 4 2 1

Sep 2025 167 Days



47 WARATAH AVE



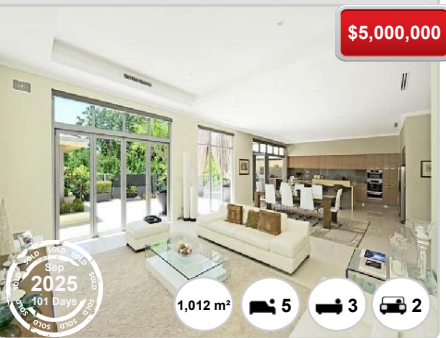
\$4,800,000



809 m<sup>2</sup>



17 WATKINS RD



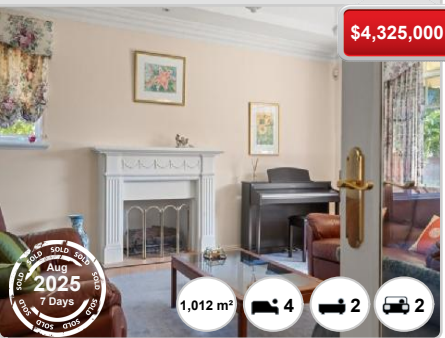
\$5,000,000



1,012 m<sup>2</sup>



14 ALLENBY RD



\$4,325,000



1,012 m<sup>2</sup>



26 SUTCLIFFE ST



\$3,512,000



842 m<sup>2</sup>



5 HAIG RD



\$4,600,000



812 m<sup>2</sup>



18 NARDINA CRES



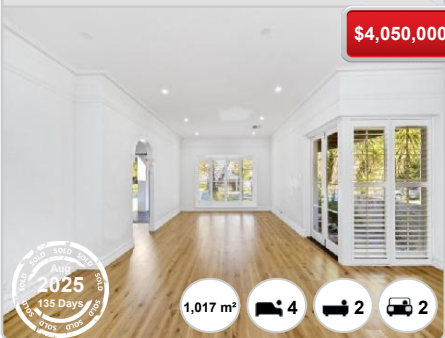
\$3,925,000



1,171 m<sup>2</sup>



71 HOBBS AVE



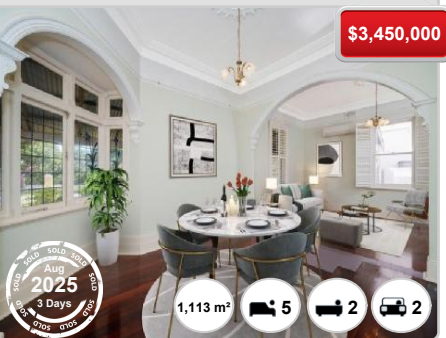
\$4,050,000



1,017 m<sup>2</sup>



103 VICTORIA AVE



\$3,450,000



1,113 m<sup>2</sup>



93 CIRCE CIRCLE S



\$2,640,000



675 m<sup>2</sup>



DALKEITH - Properties For Rent

Median Rental Price

\$1,500 /w

Based on 46 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+2.1%

Current Median Price: \$3,800,000  
Current Median Rent: \$1,500

Based on 51 recorded House sales and 46 House rentals compared over the last 12 months

Number of Rentals

46

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

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

12 LOTON ROAD



\$2100 per week




860 m<sup>2</sup>









67 RILEY ROAD




\$1175 per week



1,012 m<sup>2</sup>







52 MINORA ROAD



\$2200 per week



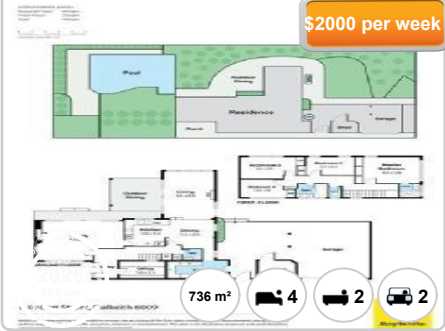
1,052 m<sup>2</sup>









8 ROBERT STREET





\$2000 per week



736 m<sup>2</sup>







92 ADELMA ROAD



\$1600 per week



805 m<sup>2</sup>







22 PHILIP ROAD



\$1300 per week



1,136 m<sup>2</sup>





