

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

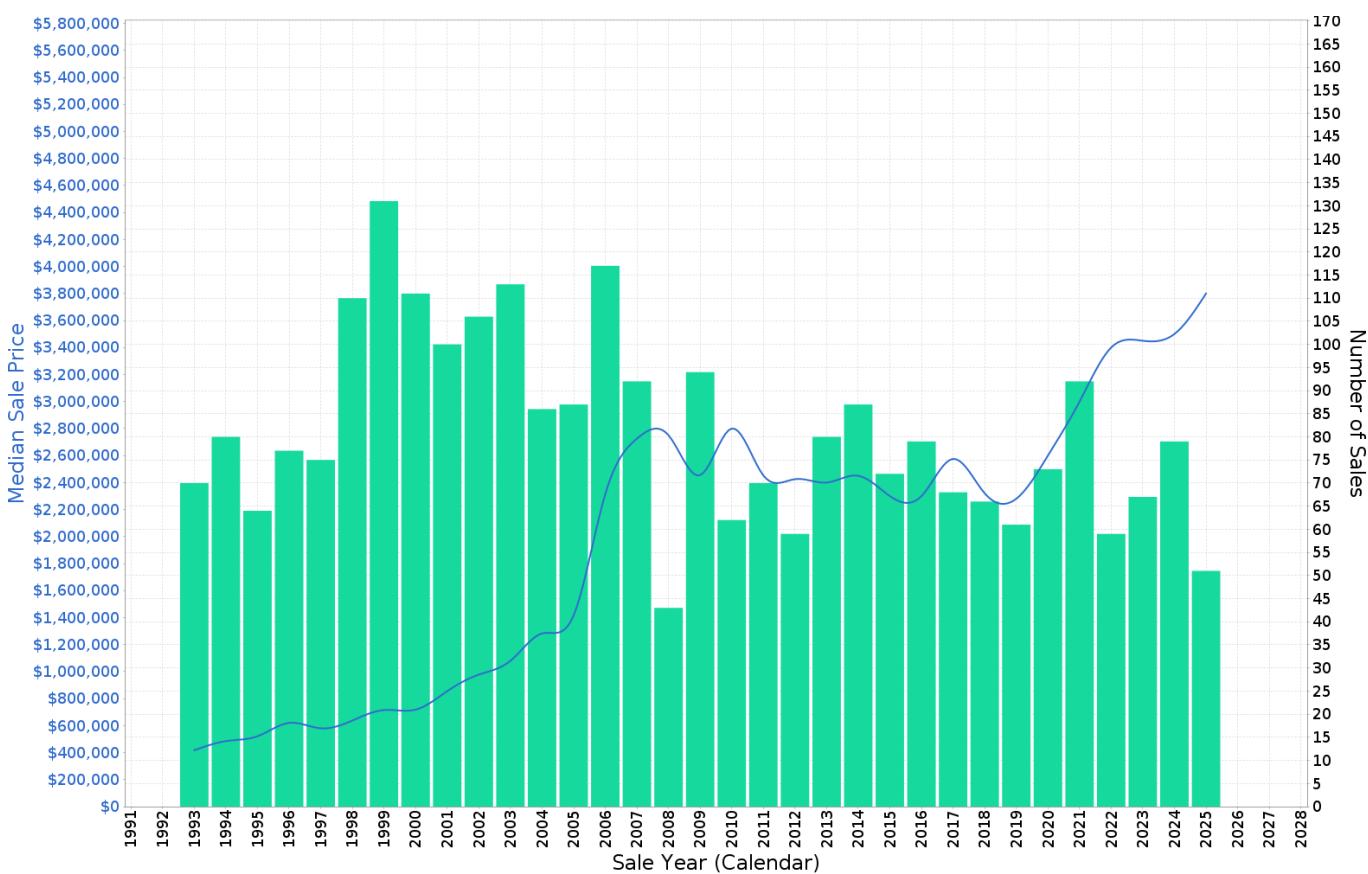
Suburb Growth

+8.6%

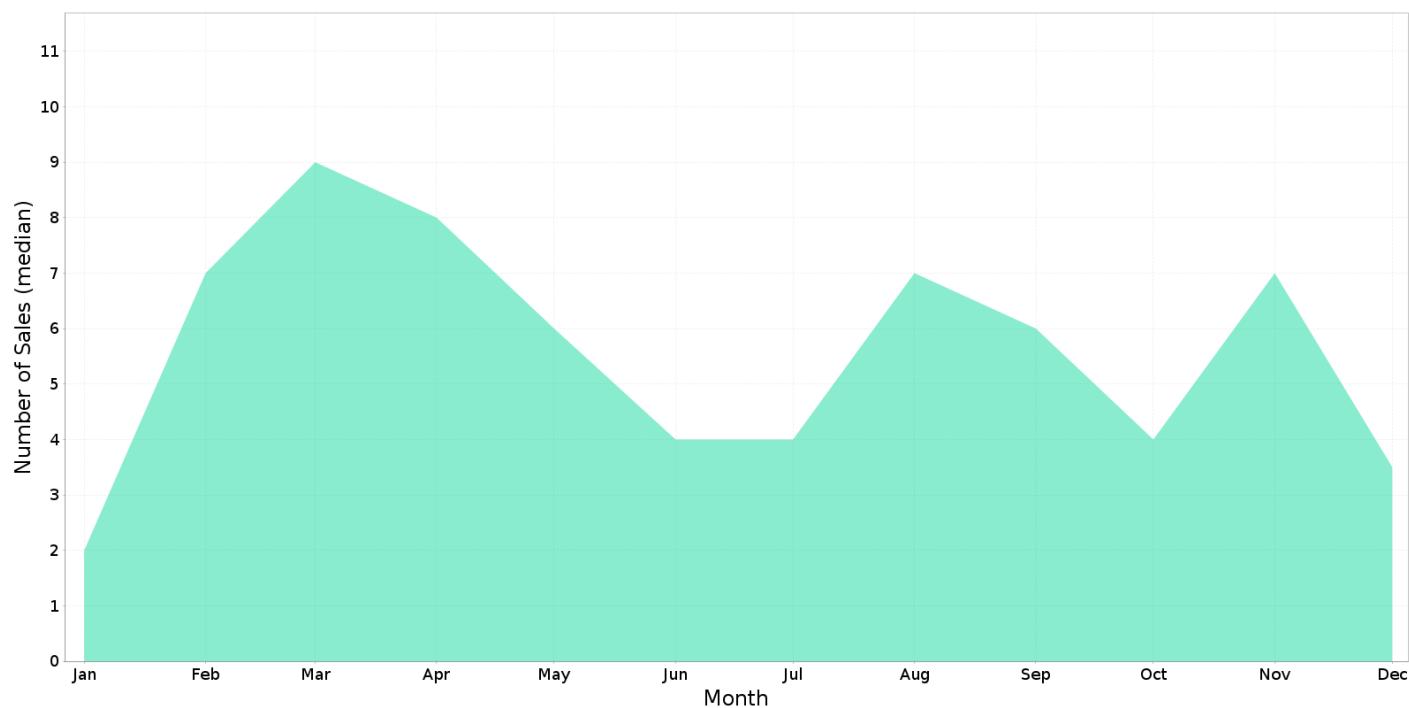
Current Median Price: \$3,800,000

Previous Median Price: \$3,500,000

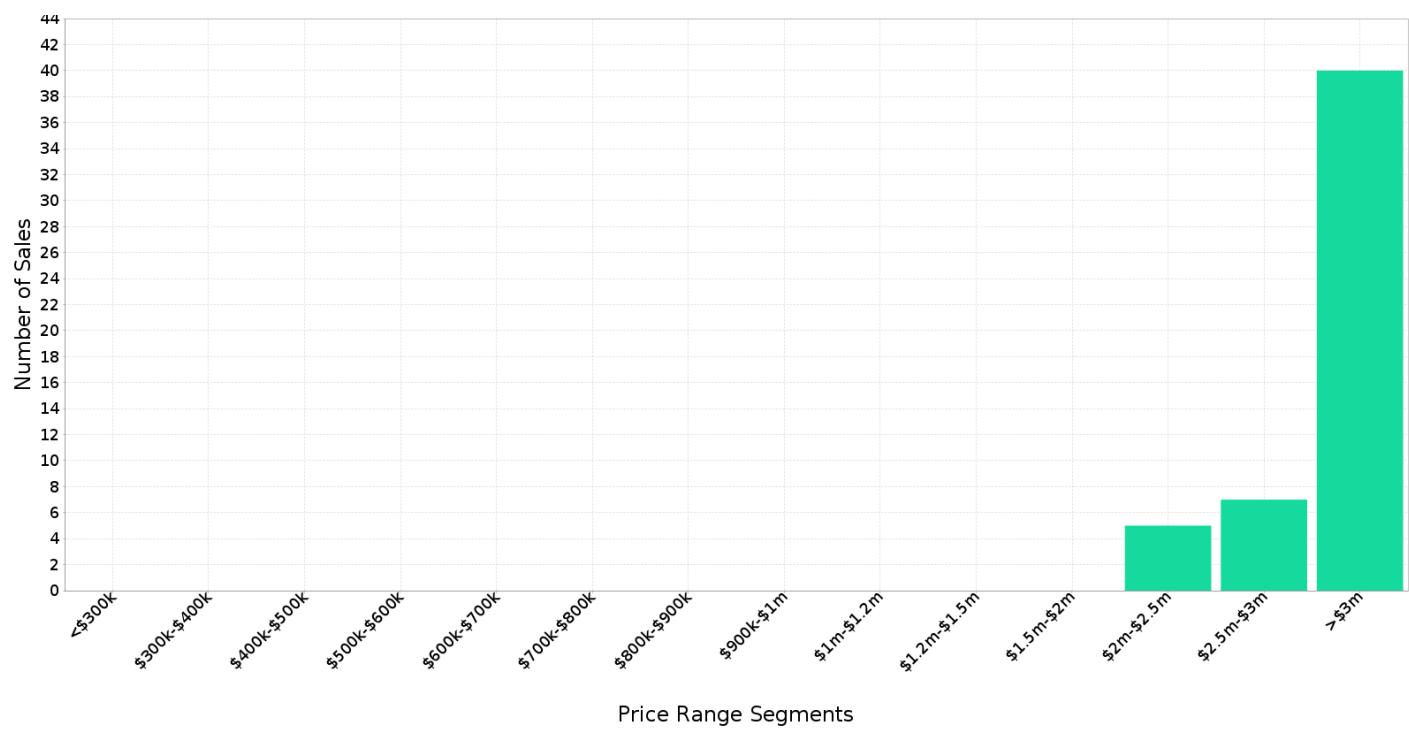
Based on 130 recorded House sales compared over the last two rolling 12 month periods



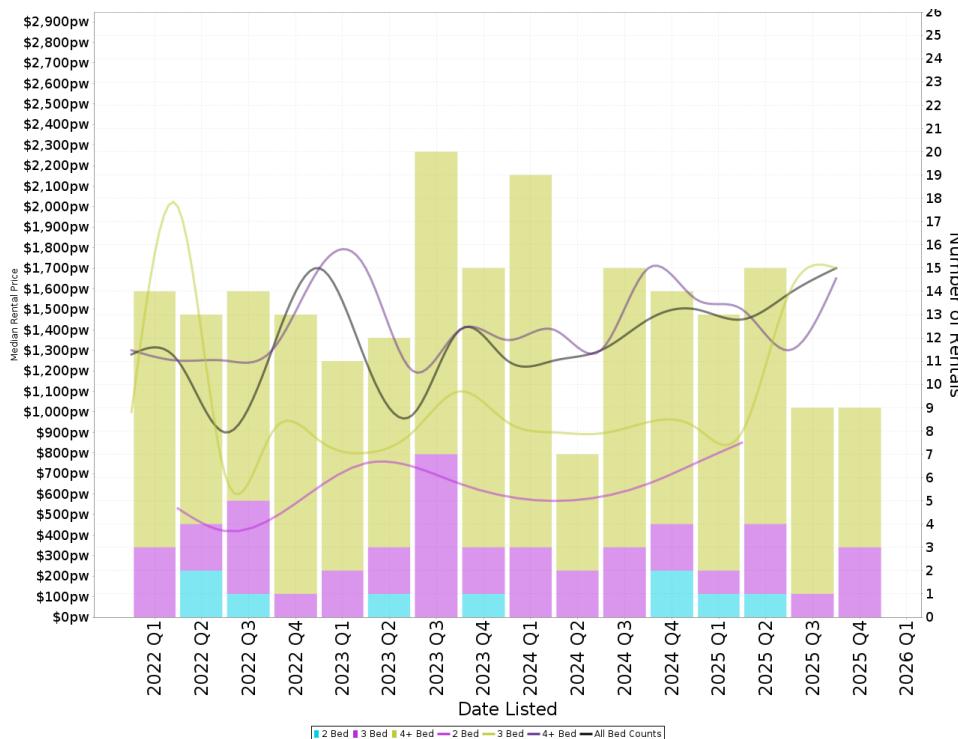
DALKEITH - Peak Selling Periods (3 years)



DALKEITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.6%

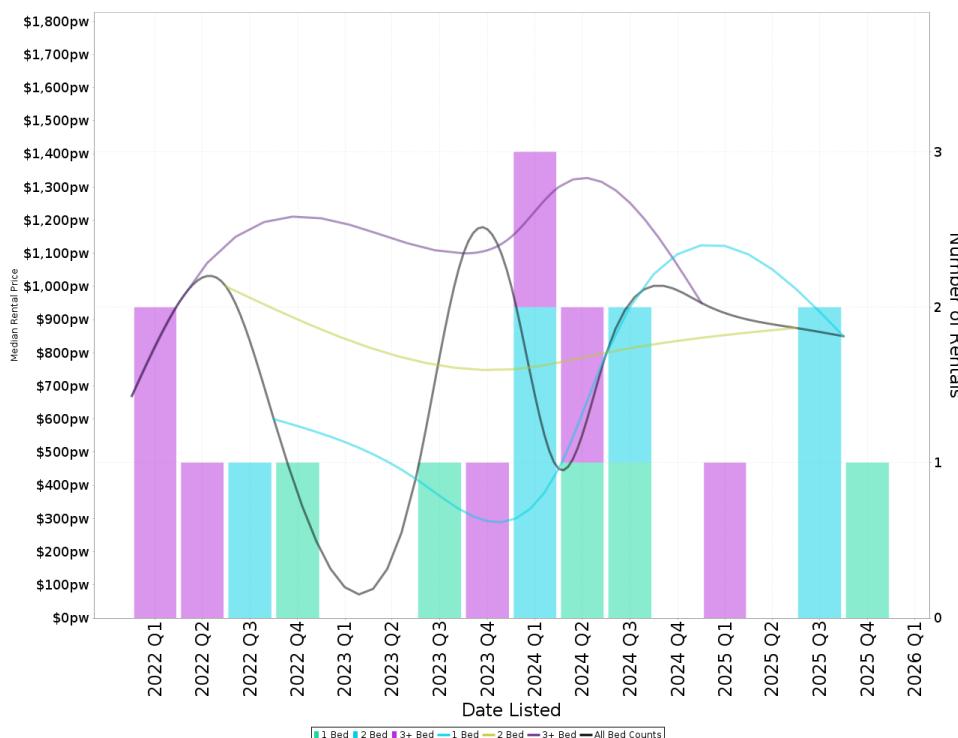
Current Median Price: \$3,800,000
Previous Median Price: \$3,500,000
Based on 130 registered House sales compared over the last two rolling 12 month periods.

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 m²

8 CIRCE CIRCLE N



\$4,500,000

1,012 m²

50 MELVISTA AVE



\$3,038,888

1,012 m²

46 GALLOP RD



\$5,350,000

1,103 m²

111 CIRCE CIRCLE S



\$6,250,000

1,012 m²

30 LEON RD



\$4,620,000

1,012 m²

9 BELLEVUE AVE



\$3,350,000

913 m²

82 CIRCE CIRCLE S



\$5,120,000

1,012 m²

79 MINORA RD



\$3,600,000

1,012 m²

47 WARATAH AVE



\$4,800,000

2025 2 Days

809 m² 4 3 2

17 WATKINS RD



\$5,000,000

2025 101 Days

1,012 m² 5 3 2

14 ALLENBY RD



\$4,325,000

2025 7 Days

1,012 m² 4 2 2

26 SUTCLIFFE ST



\$3,512,000

2025 2 Days

842 m² 4 2 2

5 HAIG RD



\$4,600,000

2025 N/A

812 m² 5 2 2

18 NARDINA CRES



\$3,925,000

2025 N/A

1,171 m² 5 3 2

71 HOBBS AVE



\$4,050,000

2025 135 Days

1,017 m² 4 2 2

103 VICTORIA AVE



\$3,450,000

2025 3 Days

1,113 m² 5 2 2

93 CIRCE CIRCLE S



\$2,640,000

2025 7 Days

675 m² 3 1 2

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



67 RILEY ROAD



52 MINORA ROAD



8 ROBERT STREET



92 ADELMA ROAD



22 PHILIP ROAD

