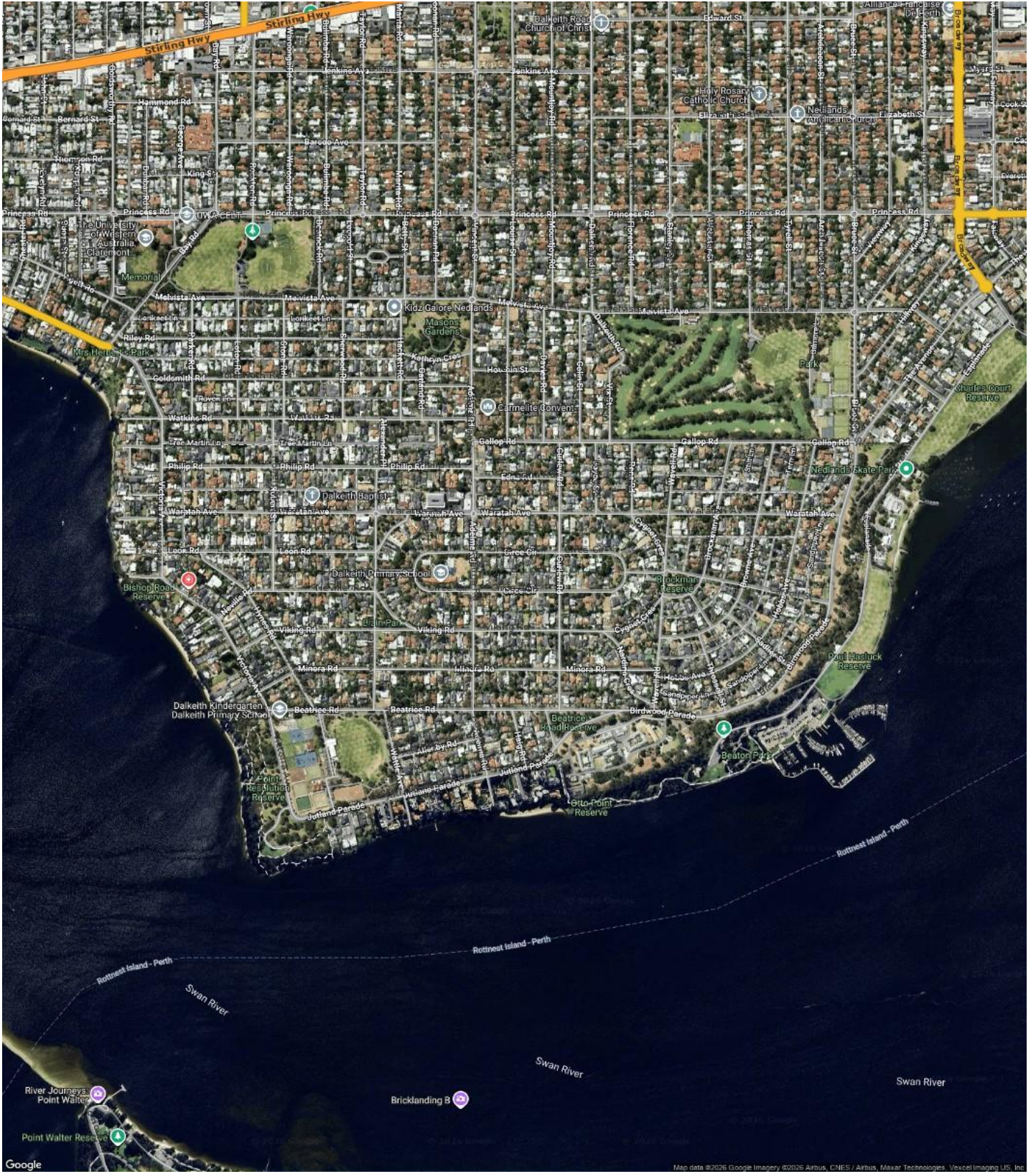


SUBURB FLYOVER REPORT

DALKEITH (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

DALKEITH - Suburb Map



Prepared on 27/03/2026 by Peter Robertson , 0427 958 929 at William Porteous Properties International. © Property Data Solutions Pty Ltd 2026

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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 | 78 | \$ 3,500,000 | 1.4 % | \$ 1,061,000 | \$ 8,250,000 |
| 2025 | 56 | \$ 3,820,000 | 9.1 % | \$ 2,011,000 | \$ 6,450,000 |
| 2026 | 4 | \$ 5,025,000 | 31.5 % | \$ 3,375,000 | \$ 5,305,000 |

Median Sale Price
\$3.82m

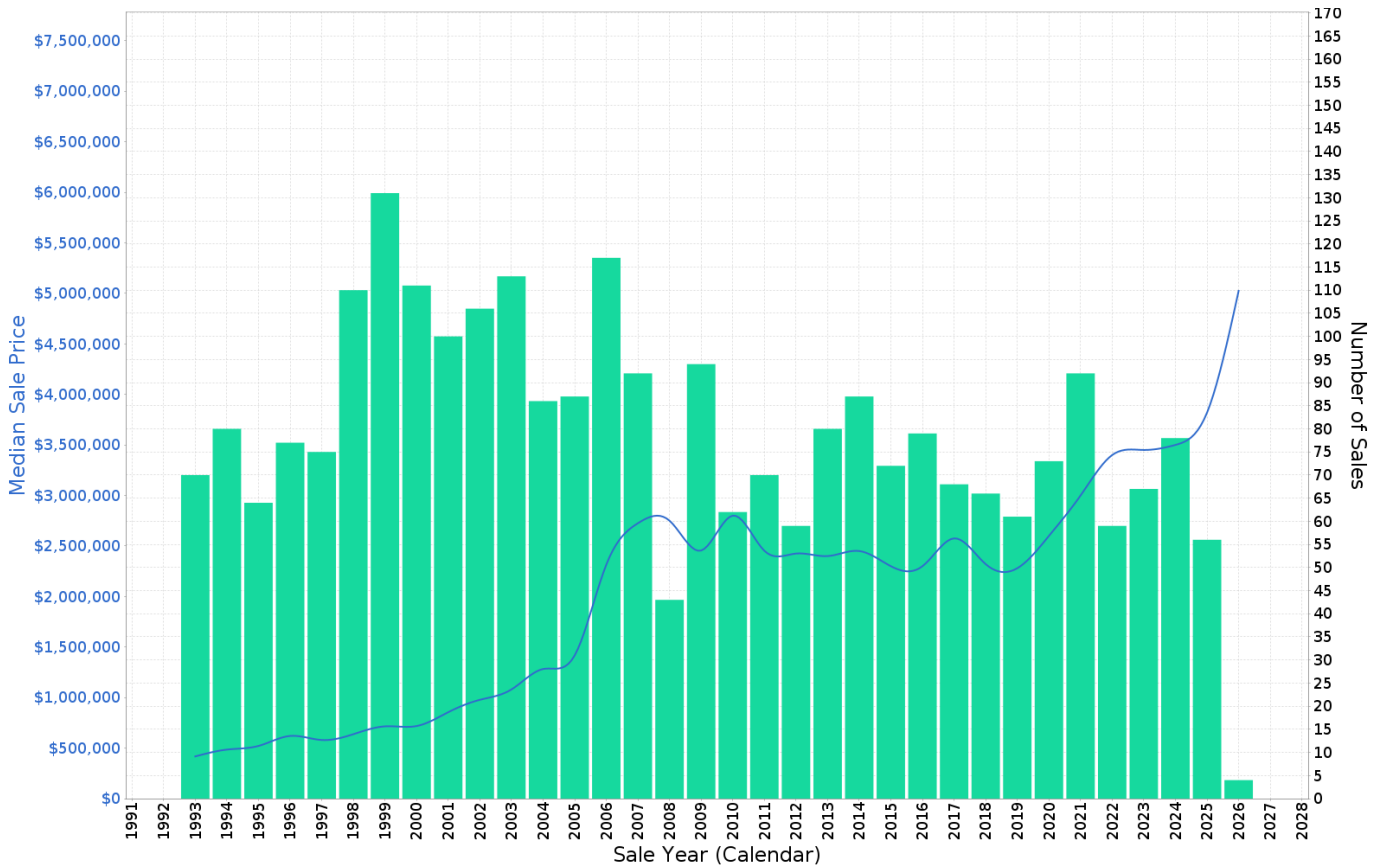
Based on 56 recorded House sales within the last 12 months (2025)

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

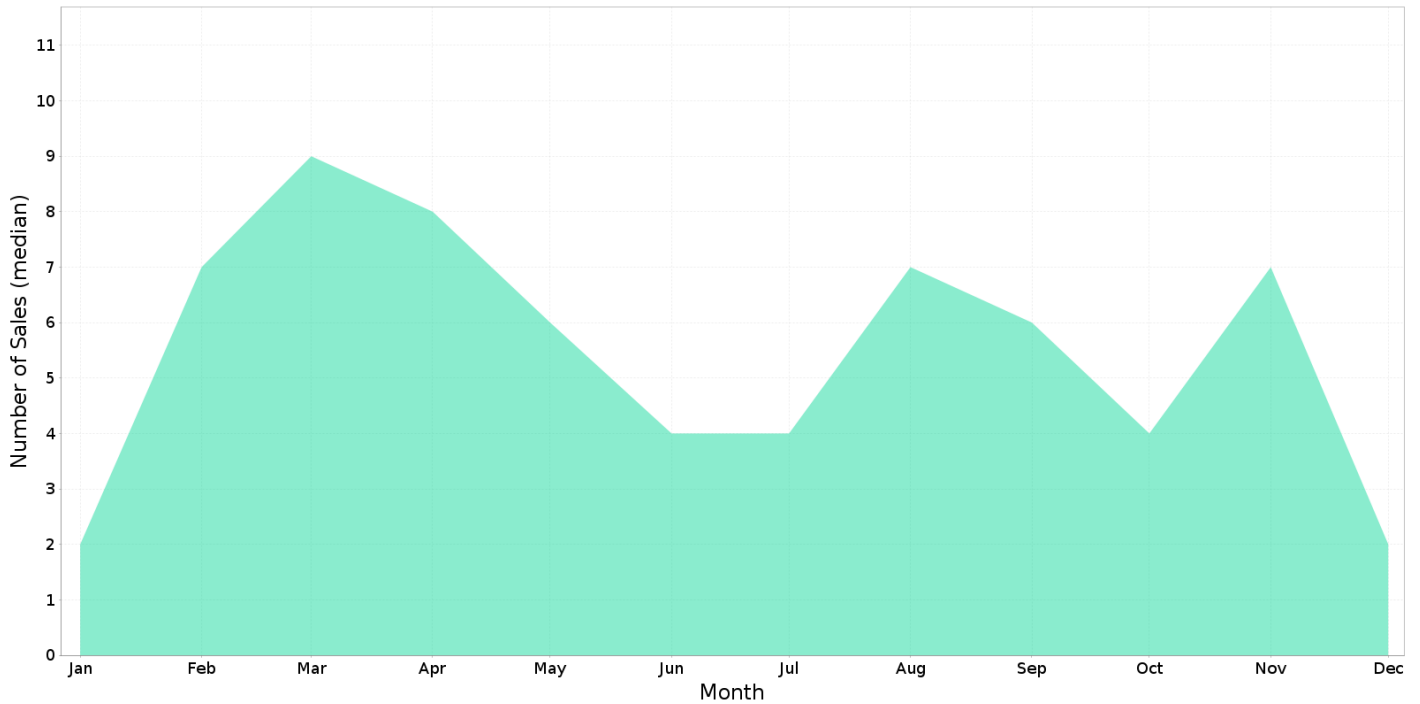
Suburb Growth
+9.1%

Current Median Price: \$3,820,000
Previous Median Price: \$3,500,000

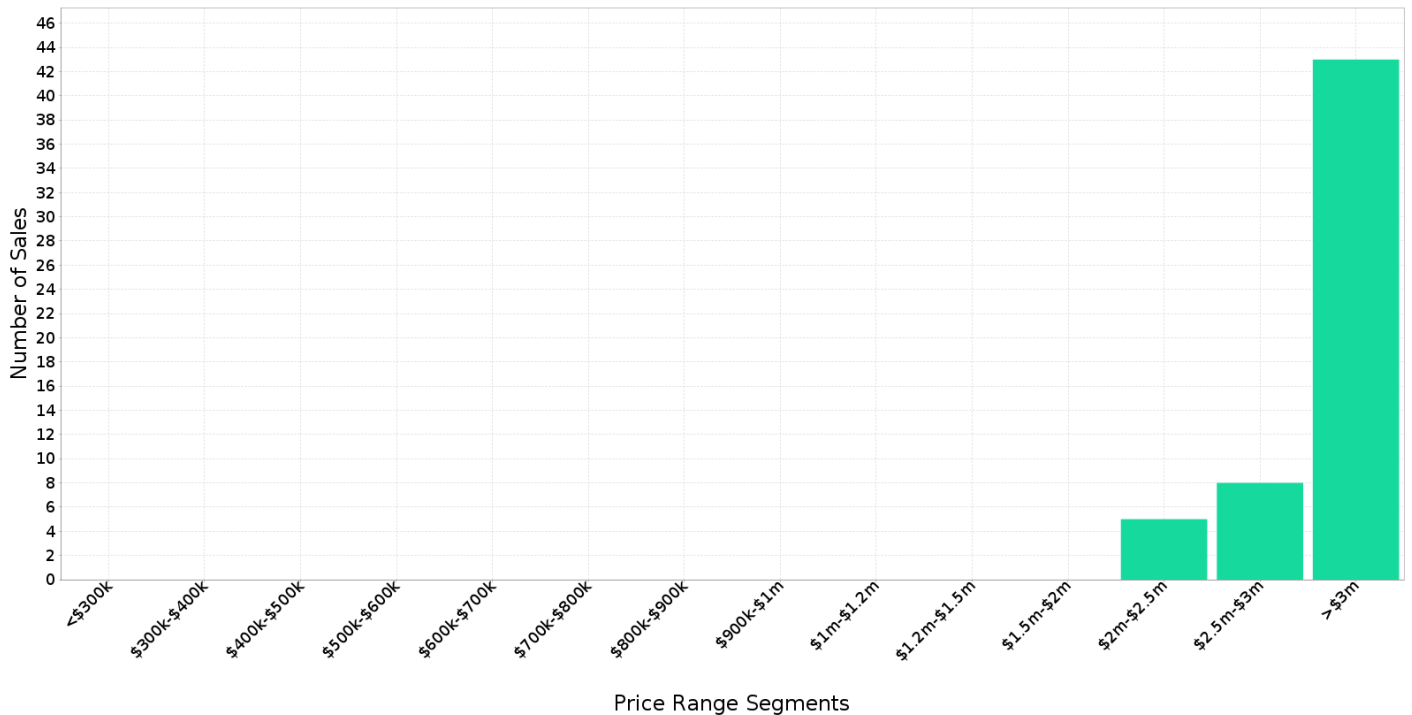
Based on 134 recorded House sales compared over the last two rolling 12 month periods



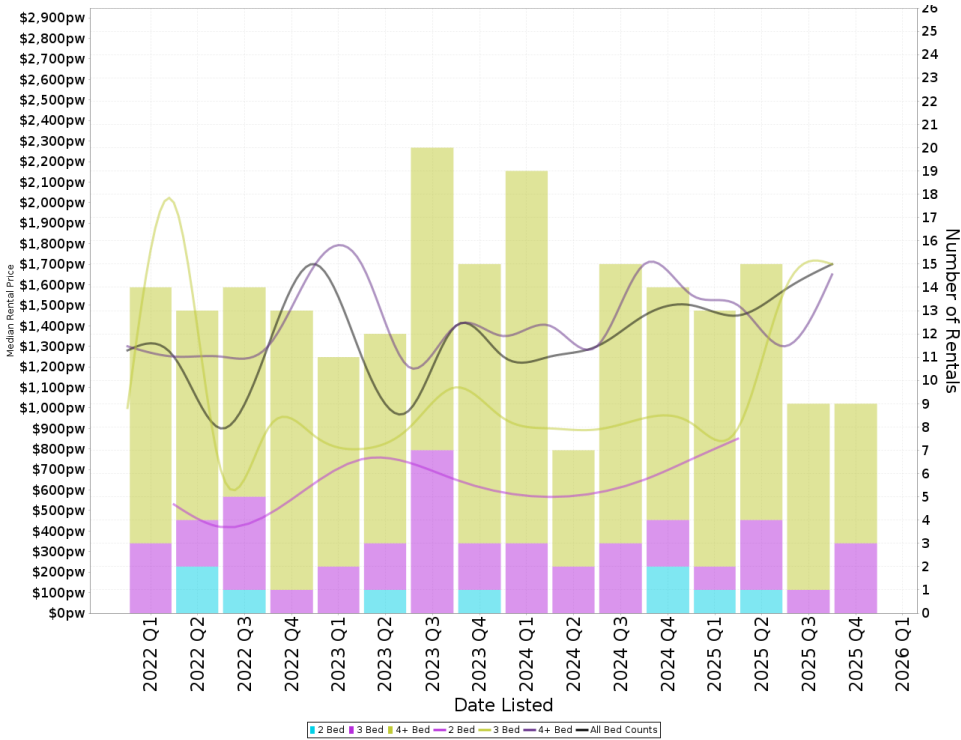
DALKEITH - Peak Selling Periods (3 years)



DALKEITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.1%

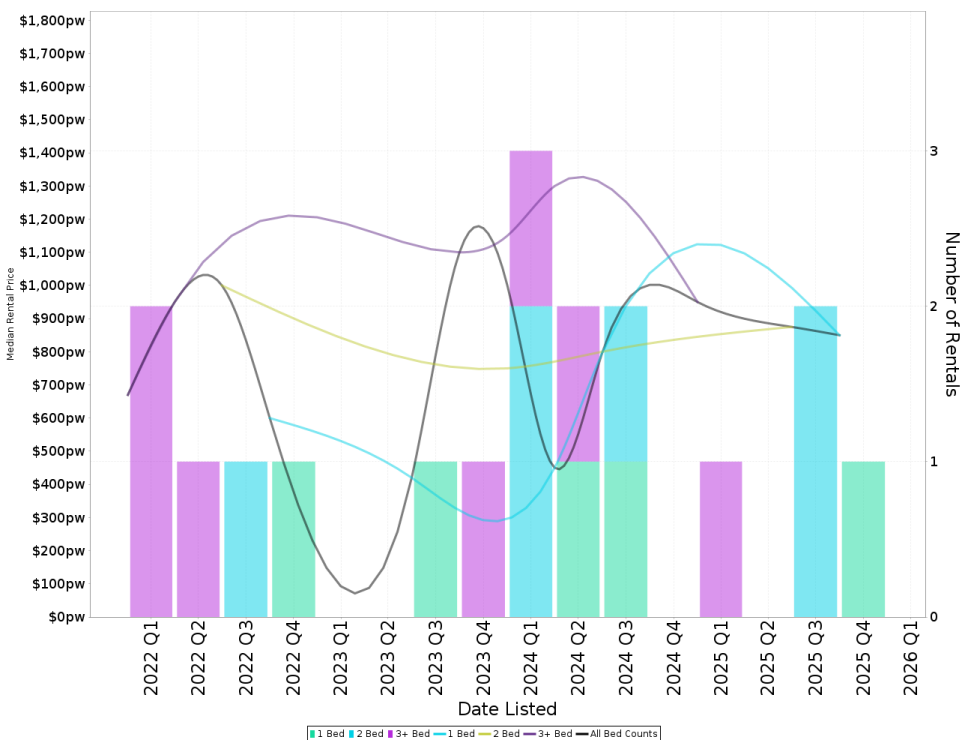
Current Median Price: \$3,820,000
Previous Median Price: \$3,500,000
Based on 134 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.0%

Current Median Price: \$3,820,000
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

+21.0%

Current Median Price: \$1,860,000
Previous Median Price: \$1,537,500
Based on 16 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.4%

Current Median Price: \$1,860,000
Current Median Rent: \$875
Based on 4 registered Unit rentals compared over the last 12 months.

DALKEITH - Recently Sold Properties

Median Sale Price

\$3.82m

Based on 56 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

+9.1%

Current Median Price: \$3,820,000
Previous Median Price: \$3,500,000

Based on 134 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

56

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

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

25 VIKING RD

\$4,750,000

Sold Feb 2026
14 Days

1,012 m² 4 4 2

20 DAVIES RD

\$3,375,000

Sold Feb 2026
3 Days

880 m² 4 1 1

24 VIKING RD

\$5,300,000

Sold Feb 2026
174 Days

1,012 m² 5 4 3

72 WATKINS RD

\$5,305,000

Sold Jan 2026
8 Days

1,315 m² 4 2 2

37 CIRCE CIRCLE N

\$5,500,000

Sold Dec 2025
181 Days

2,023 m² 5 3 2

107 VICTORIA AVE

\$4,900,000

Sold Dec 2025
27 Days

835 m² 5 5 2

2 SHERWOOD RD

\$2,960,000

Sold Nov 2025
17 Days

560 m² 3 3 2

5 RENE RD

\$3,850,000

Sold Nov 2025
7 Days

1,012 m² 4 3 2

9 VIX ST

\$4,850,000

Sold Nov 2025
8 Days

779 m² 3 2 3

50 MELVISTA AVE



\$3,038,888

1012 m² 2 1 1

2025
21 Days

111 CIRCE CIRCLE S



\$6,250,000

1,012 m² 5 4 2

Nov
2025
36 Days

8 CIRCE CIRCLE N

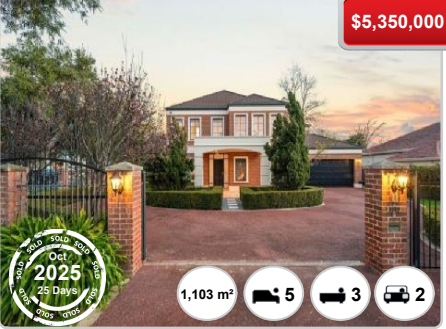


\$4,500,000

1,012 m² 5 3 3

Oct
2025
N/A

46 GALLOP RD




\$5,350,000

1,103 m² 5 3 2

Oct
2025
25 Days

30 LEON RD




\$4,620,000

1,012 m² 4 3 2

Oct
2025
5 Days

9 BELLEVUE AVE



\$3,350,000

913 m² 4 2 2

Oct
2025
66 Days

82 CIRCE CIRCLE S



\$5,120,000

1,012 m² 5 3 2

Sep
2025
10 Days

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

+2.0%

Current Median Price: \$3,820,000
Current Median Rent: \$1,500

Based on 56 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

6 BROWNE AVENUE




\$1500 per week




1,012 m²   

Mar 2026
15 Days

11 COLIN STREET



\$1800 per week

956 m²   

Mar 2026
17 Days