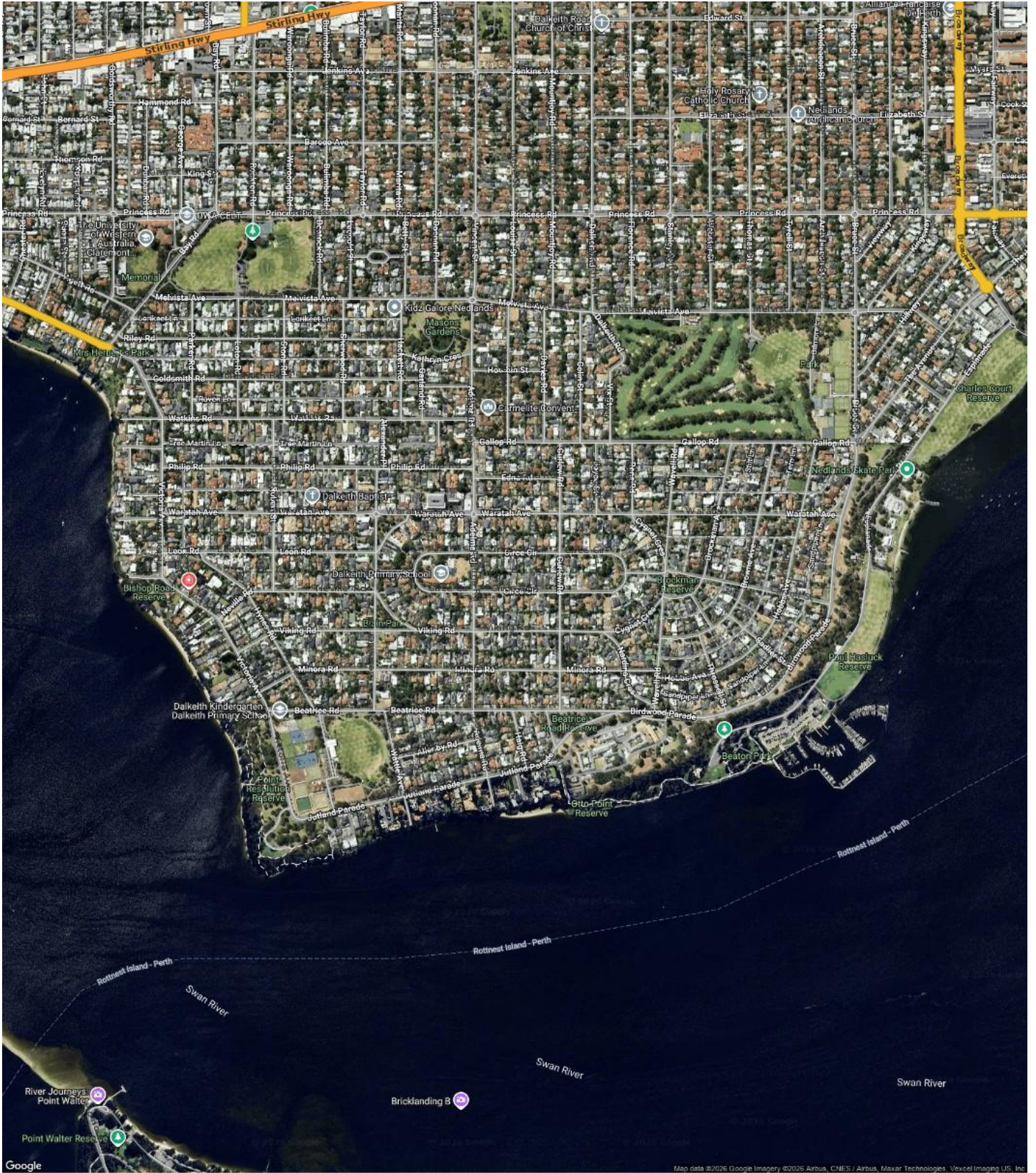


# **SUBURB FLYOVER REPORT**

DALKEITH (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

# DALKEITH - Suburb Map



Prepared on 30/04/2026 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	12	\$ 4,275,000	11.9 %	\$ 2,018,000	\$ 8,100,000

Median Sale Price  
**\$3.85m**

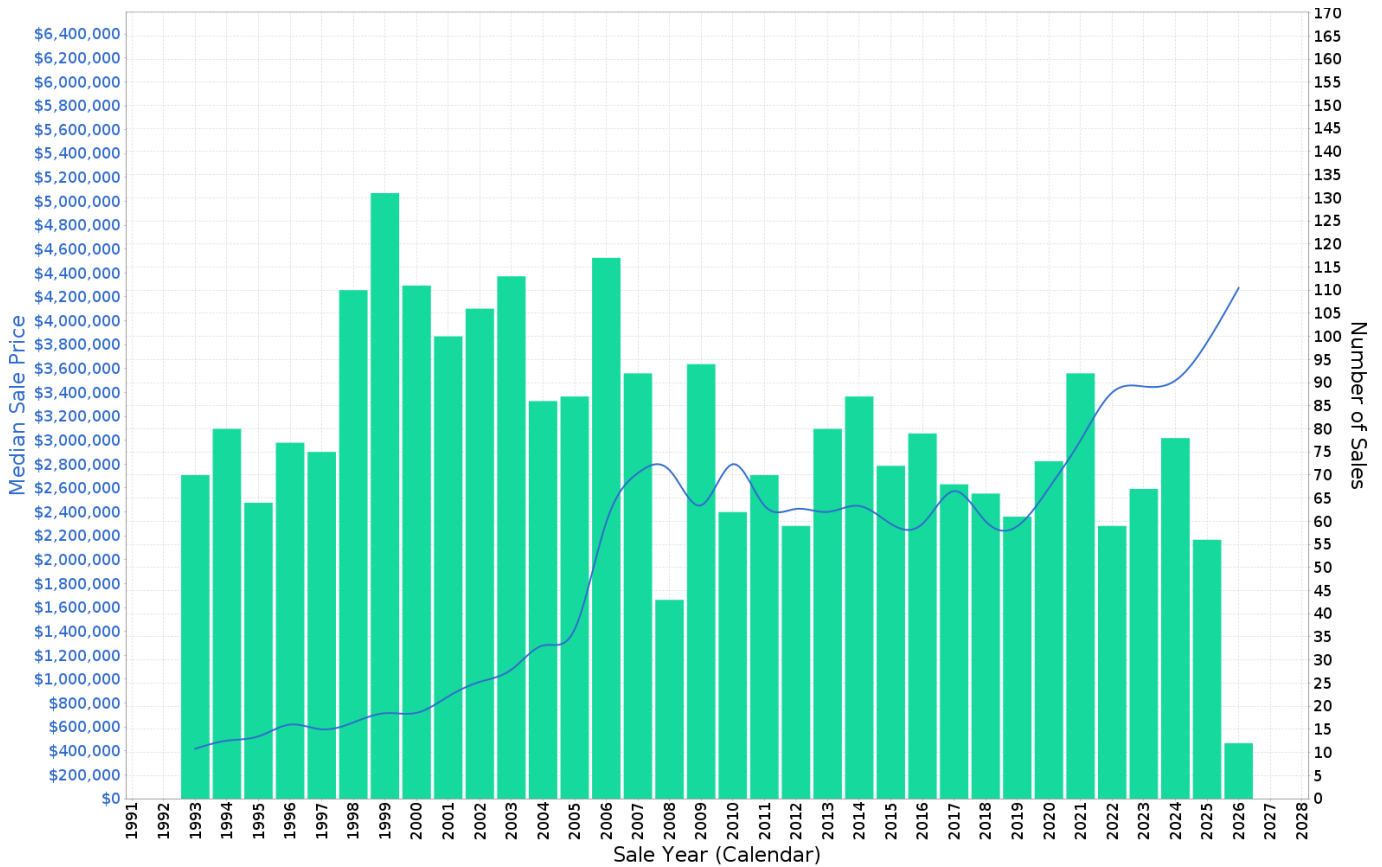
Based on 53 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

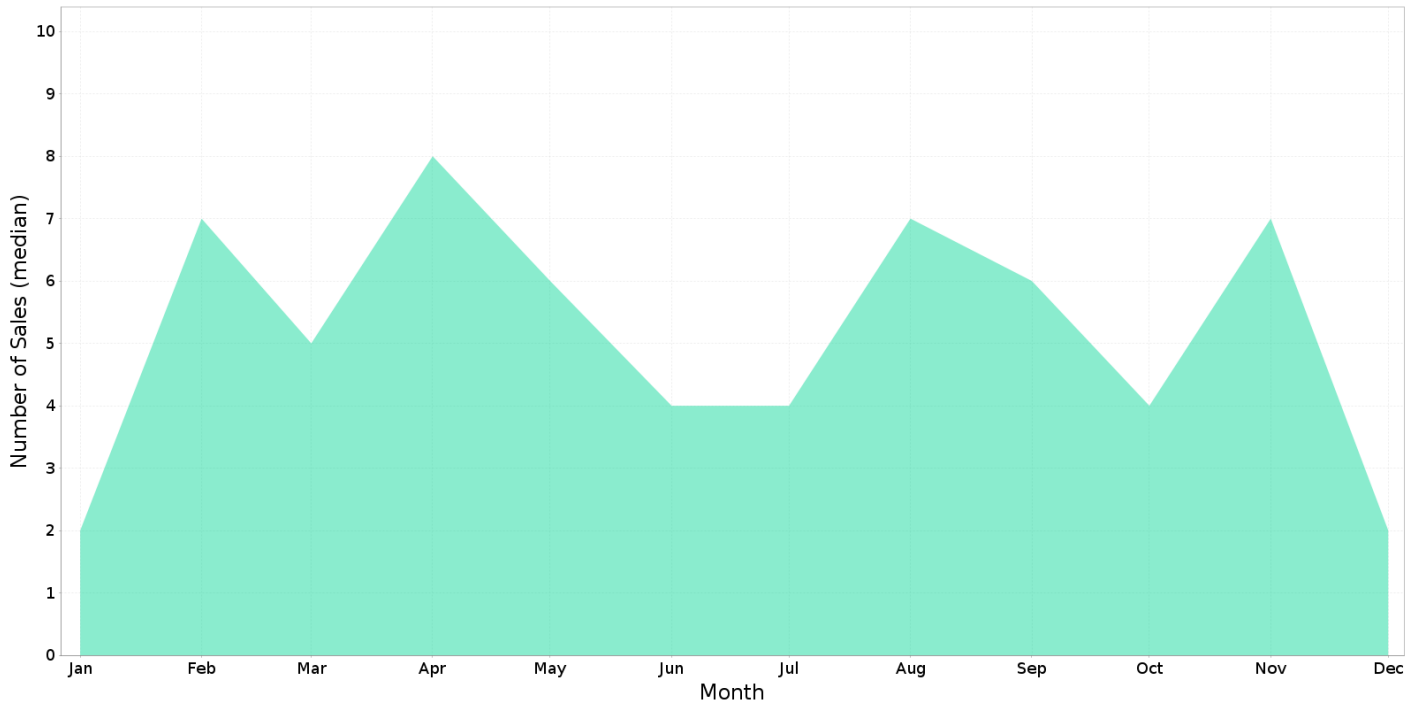
Suburb Growth  
**+10.0%**

Current Median Price: \$3,850,000  
Previous Median Price: \$3,500,444

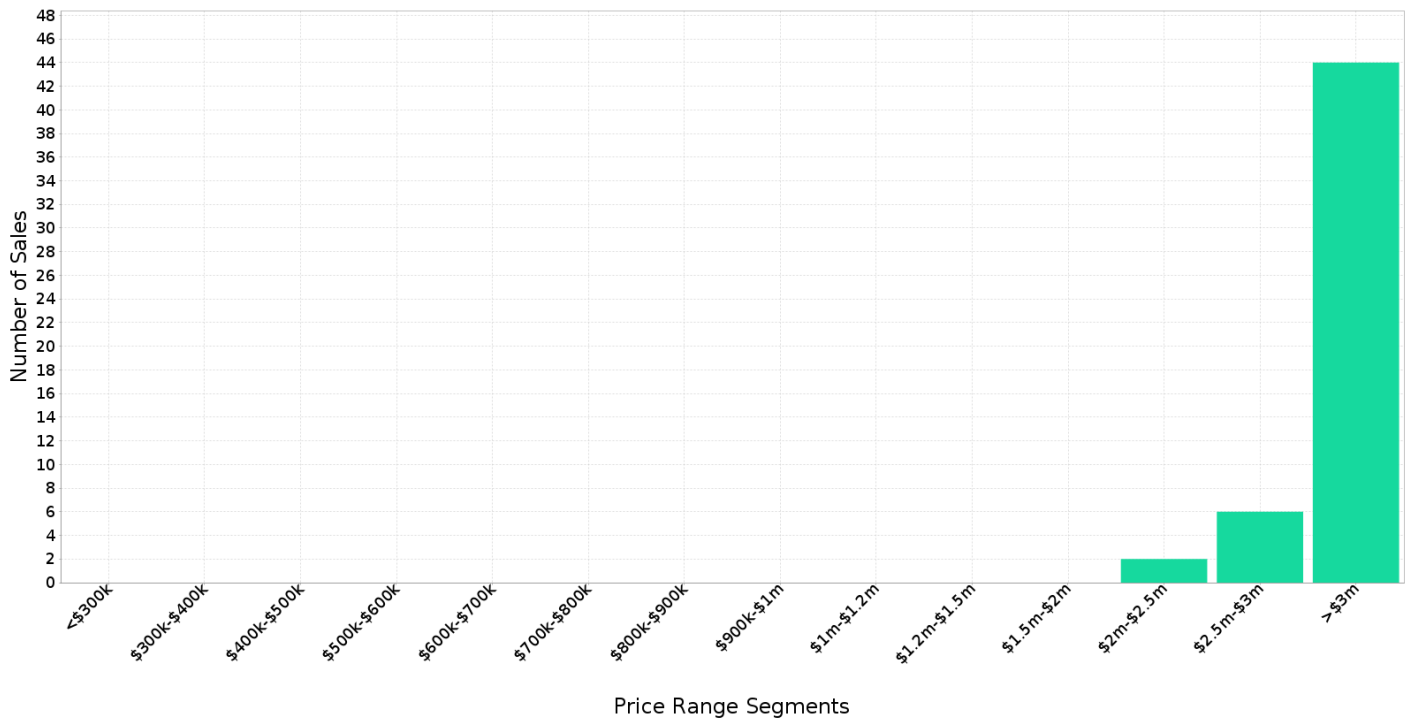
Based on 125 recorded House sales compared over the last two rolling 12 month periods



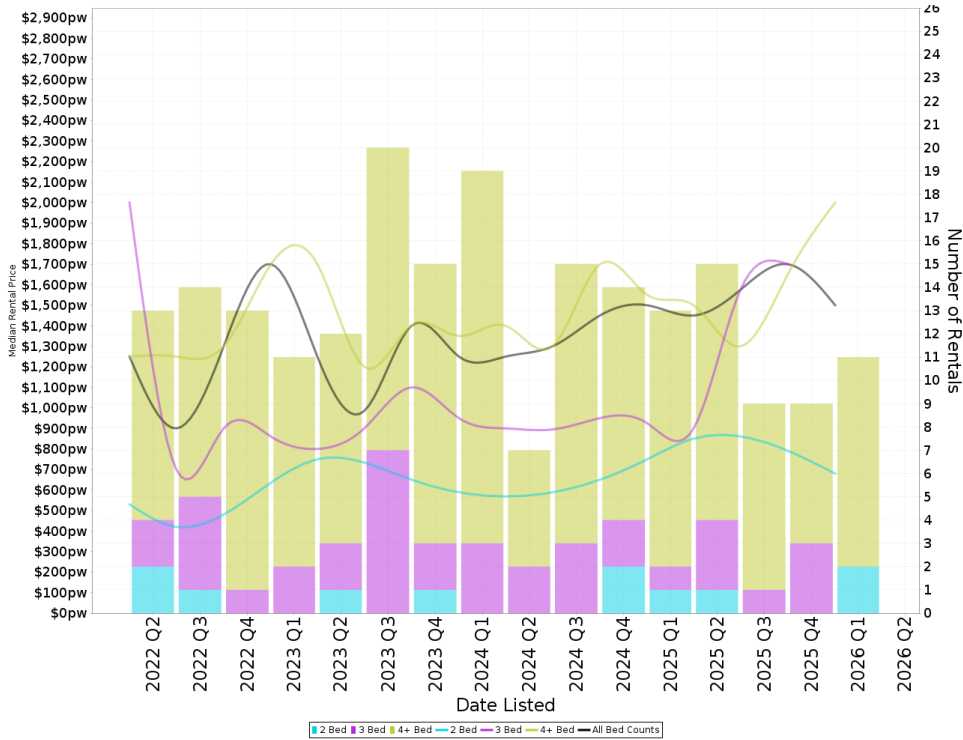
## DALKEITH - Peak Selling Periods (3 years)



## DALKEITH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.0%**

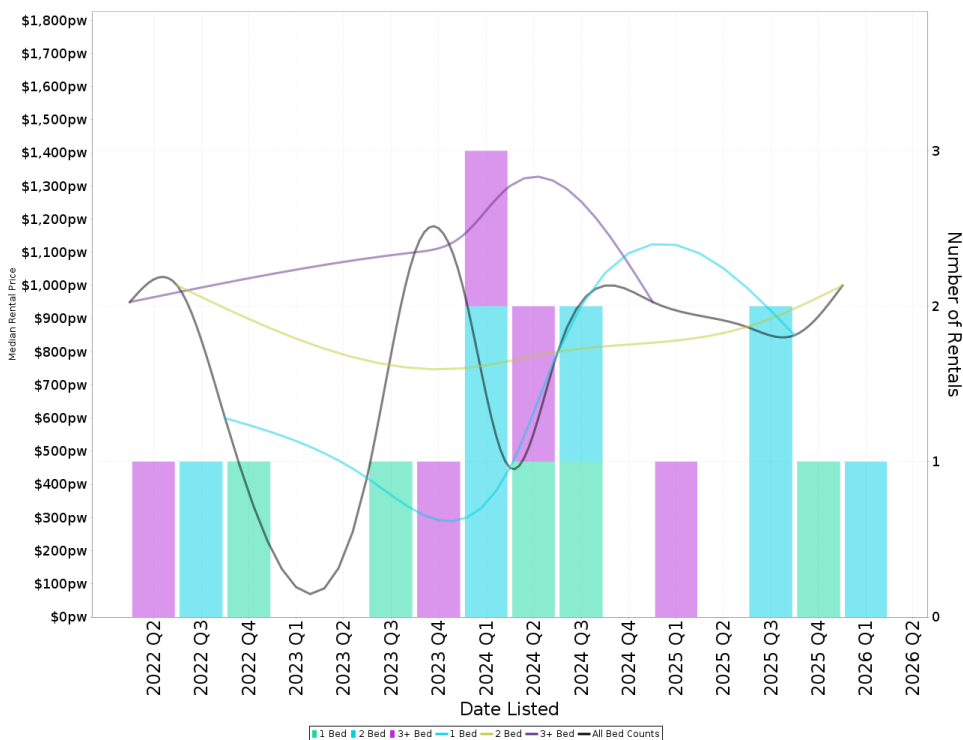
Current Median Price: \$3,850,000  
 Previous Median Price: \$3,500,444  
 Based on 125 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.0%**

Current Median Price: \$3,850,000  
 Current Median Rent: \$1,500  
 Based on 44 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-11.9%**

Current Median Price: \$1,462,500  
 Previous Median Price: \$1,660,000  
 Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.1%**

Current Median Price: \$1,462,500  
 Current Median Rent: \$875  
 Based on 4 registered Unit rentals compared over the last 12 months.

# DALKEITH - Recently Sold Properties

Median Sale Price  
**\$3.85m**

Based on 53 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth  
**+10.0%**

Current Median Price: \$3,850,000  
Previous Median Price: \$3,500,444

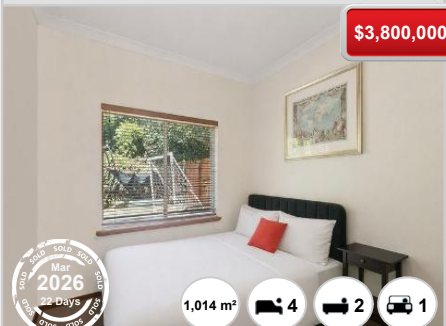
Based on 125 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**53**

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

**6 ALLENBY RD**



**\$3,800,000**

Mar 2026  
23 Days

1,014 m<sup>2</sup> 4 2 1

**16 MINORA RD**




**\$5,300,000**

Mar 2026  
22 Days

923 m<sup>2</sup> 5 4 2

**51 PHILIP RD**

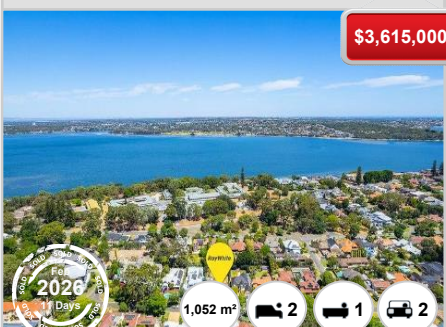


**\$6,000,000**

Mar 2026  
NIA

1,176 m<sup>2</sup> 4 3 2

**6 MINORA RD**



**\$3,615,000**

Feb 2026  
11 Days

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


**66 WARATAH AVE**



**\$3,658,000**

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

**25 VIKING RD**



**\$4,750,000**

Feb 2026  
14 Days

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

**44 MINORA RD**

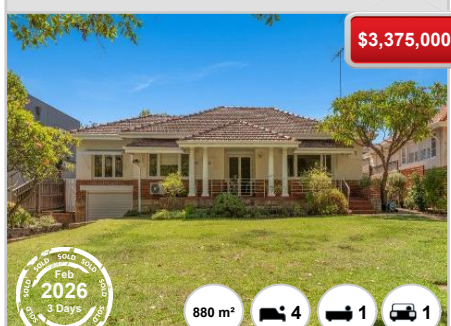


**\$3,450,000**

Feb 2026  
8 Days

1,052 m<sup>2</sup> 3 1 2

**20 DAVIES RD**

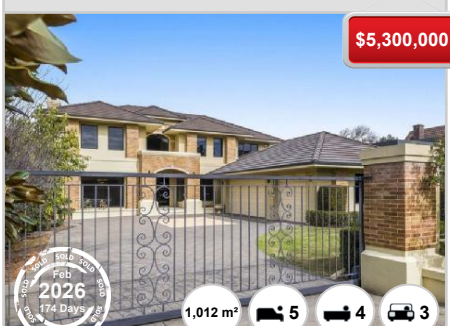


**\$3,375,000**

Feb 2026  
3 Days

880 m<sup>2</sup> 4 1 1

**24 VIKING RD**



**\$5,300,000**

Feb 2026  
174 Days

1,012 m<sup>2</sup> 5 4 3

**72 WATKINS RD**

**\$5,305,000**

Jan 2026  
9 Days

1,315 m<sup>2</sup> 4 2 2

**37 CIRCE CIRCLE N**

**\$5,500,000**

Dec 2025  
181 Days

2,023 m<sup>2</sup> 5 3 2

**107 VICTORIA AVE**

**\$4,900,000**

Dec 2025  
27 Days

835 m<sup>2</sup> 5 5 2

**2 SHERWOOD RD**

**\$2,960,000**

Nov 2025  
17 Days

560 m<sup>2</sup> 3 3 2

**5 RENE RD**

**\$3,850,000**

Nov 2025  
7 Days

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

**9 VIX ST**

**\$4,850,000**

Nov 2025  
8 Days

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

**50 MELVISTA AVE**

**\$3,038,888**

2025  
21 Days

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

**111 CIRCE CIRCLE S**

**\$6,250,000**

Nov 2025  
38 Days

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

# DALKEITH - Properties For Rent

Median Rental Price

**\$1,500 /w**

Based on 44 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

**+2.0%**

Current Median Price: \$3,850,000  
Current Median Rent: \$1,500

Based on 53 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals

**44**

Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

**10 ALEXANDER ROAD**



**\$1200 per week**

Apr 2026  
8 Days

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

**120 ADELMA ROAD**

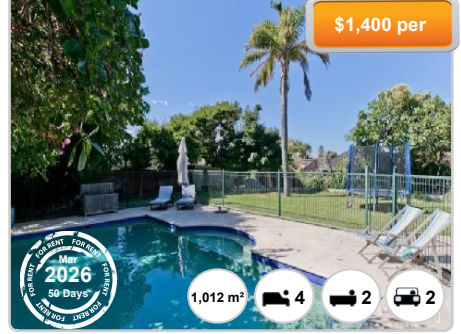


**\$1800 per week**

Mar 2026  
50 Days

235 m<sup>2</sup> 3 2 2

**6 BROWNE AVENUE**



**\$1,400 per**

Mar 2026  
50 Days

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

**120 ADELMA ROAD**



**\$1,800 per**

Dec 2025  
10 Days

235 m<sup>2</sup> 3 2 2