

SUBURB FLYOVER REPORT

DALKEITH (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

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	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	24	\$ 3,900,000	2.1 %	\$ 2,018,000	\$ 8,100,000

Median Sale Price

\$4.1m

Based on 50 recorded House sales within the last 12 months (Financial Year 2026)

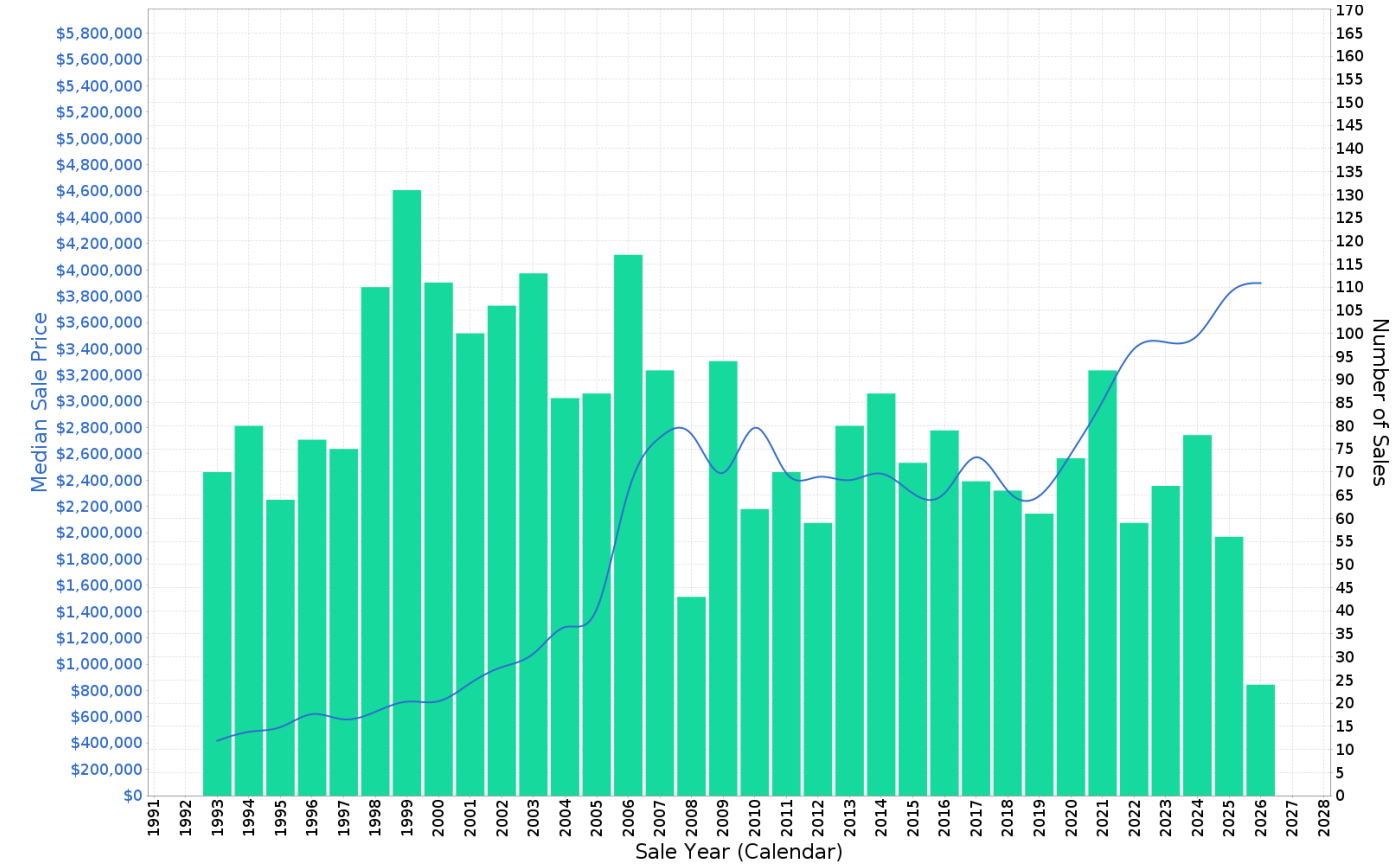
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

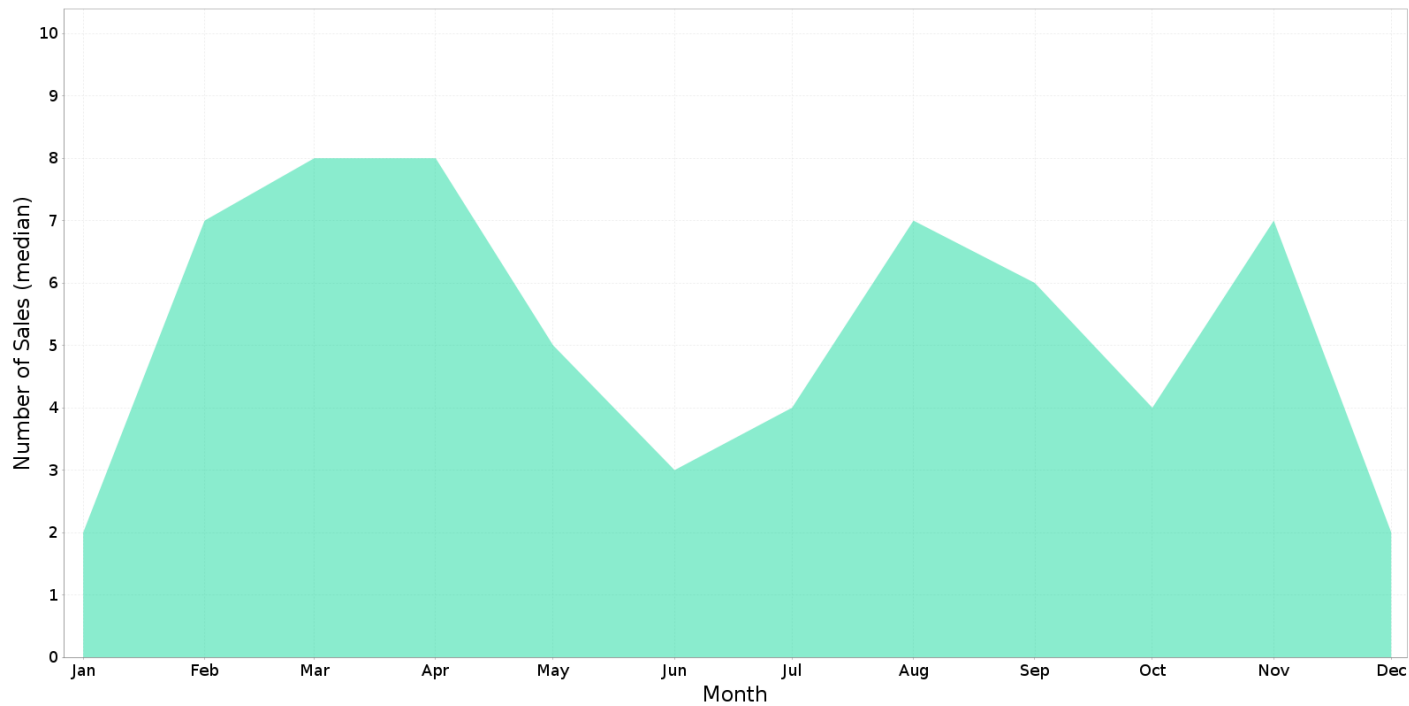
+17.1%

Current Median Price: \$4,100,000
Previous Median Price: \$3,500,000

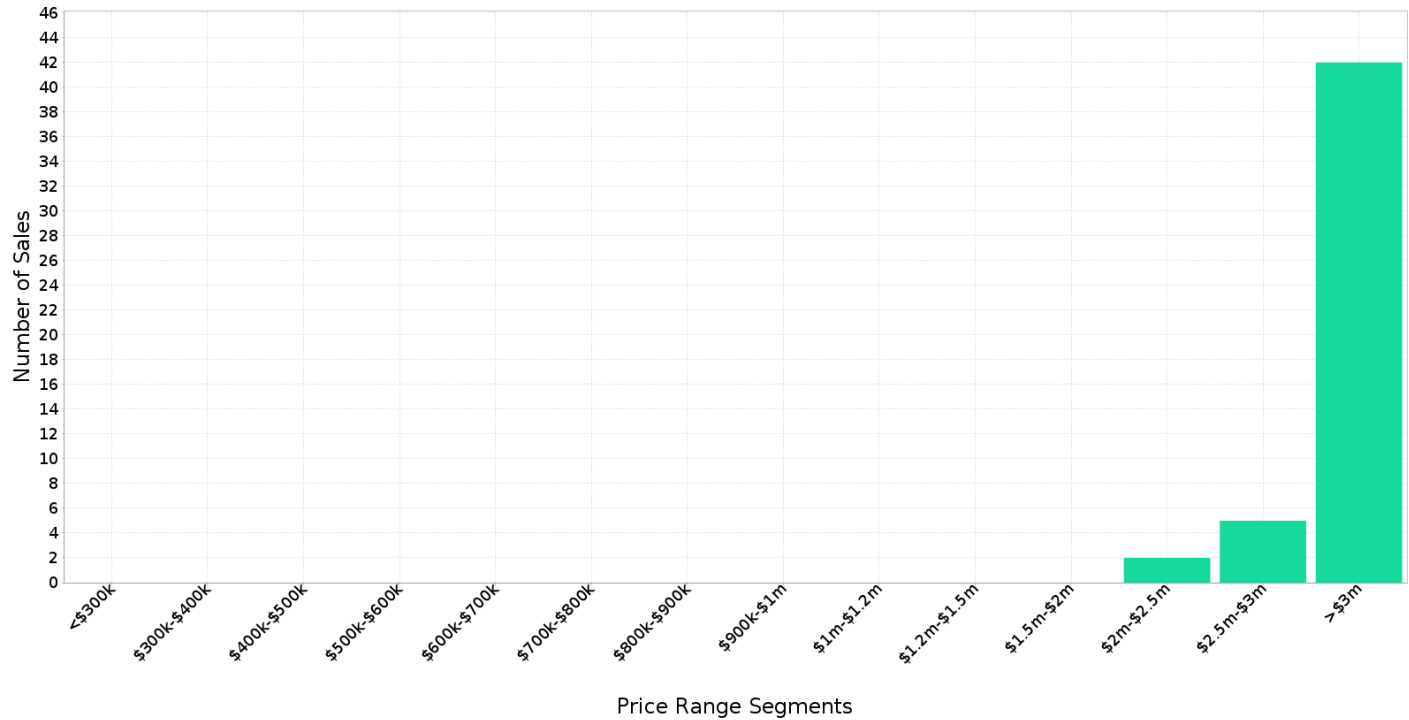
Based on 116 recorded House sales compared over the last two rolling 12 month periods



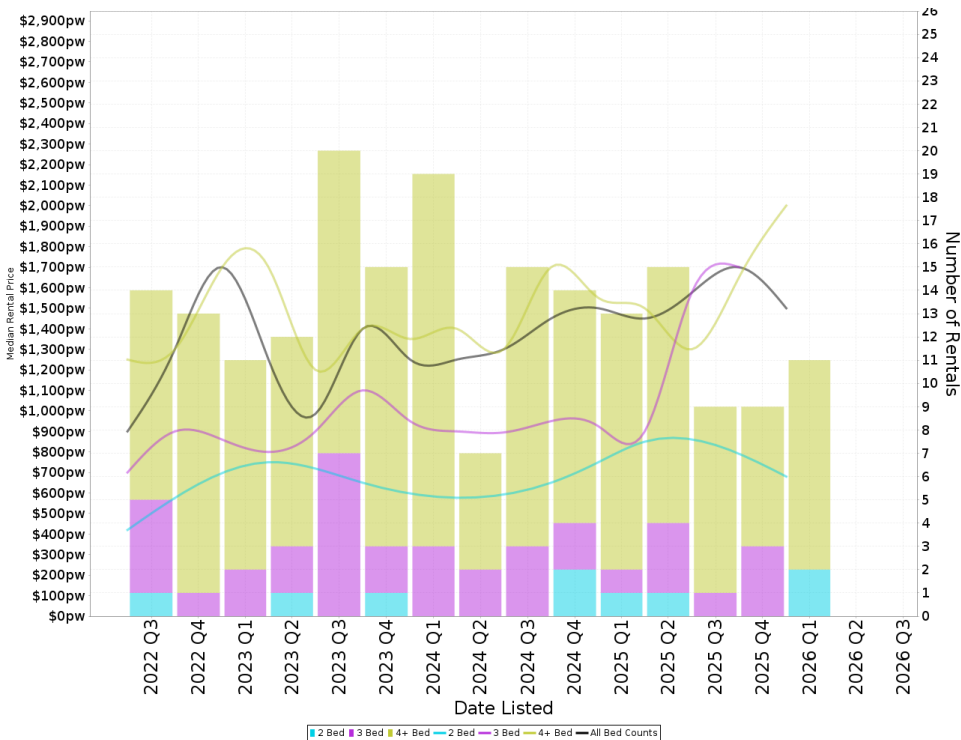
DALKEITH - Peak Selling Periods (3 years)



DALKEITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+17.1%

Current Median Price: \$4,100,000
Previous Median Price: \$3,500,000

Based on 116 registered House sales compared over the last two rolling 12 month periods.

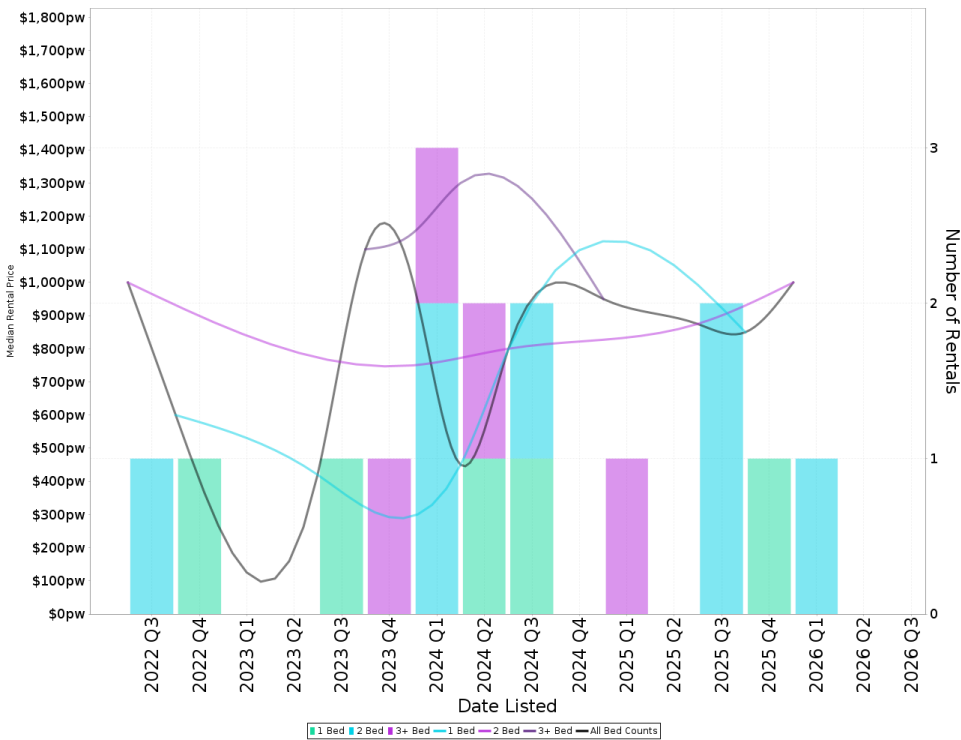
Suburb Rental Yield

+2.1%

Current Median Price: \$4,100,000
Current Median Rent: \$1,650

Based on 29 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 7 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

\$4.1m

Based on 50 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+17.1%

Current Median Price: \$4,100,000
Previous Median Price: \$3,500,000

Based on 116 recorded House sales compared over the last two rolling 12 month periods

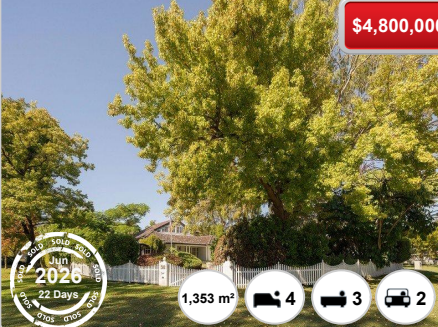
Sold Properties

50

Based on recorded House sales within the 12 months (Financial Year 2026)

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

38 BROWNE AVE



\$4,800,000

Sold Jun 2026
22 Days

1,353 m² 4 3 2

16 WATKINS RD



\$3,520,000

Sold May 2026
16 Days

893 m² 3 2 2

19 BIRDWOOD PDE



\$4,000,000

Sold May 2026
10 Days

986 m² 3 3 1

20 SHERWOOD RD



\$2,500,000

Sold May 2026
15 Days

325 m² 4 2 2

8A JUTLAND PDE



\$8,100,000

Sold Apr 2026
N/A

931 m² 3 3 2

24 HOBBS AVE



\$3,800,000

Sold Apr 2026
28 Days

1,014 m² 3 2 2

6 HOTCHIN ST



\$2,950,000

Sold Mar 2026
24 Days

1,012 m² 2 1 1

11 BEATRICE RD

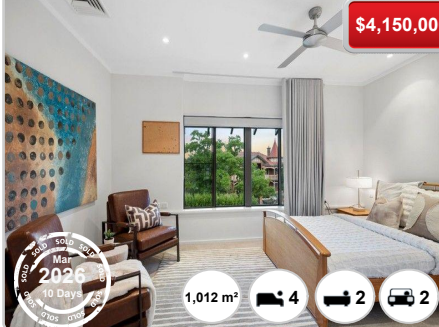


\$3,100,000

Sold Mar 2026
10 Days

1,032 m² 3 2 1

9 BROWNE AVE

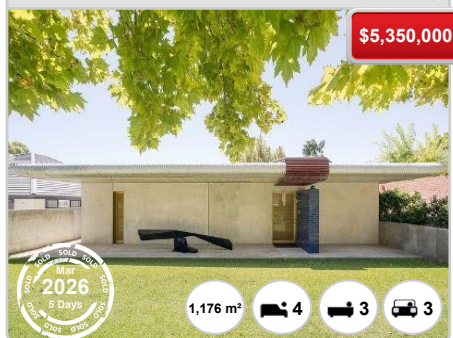


\$4,150,000

Sold Mar 2026
10 Days

1,012 m² 4 2 2

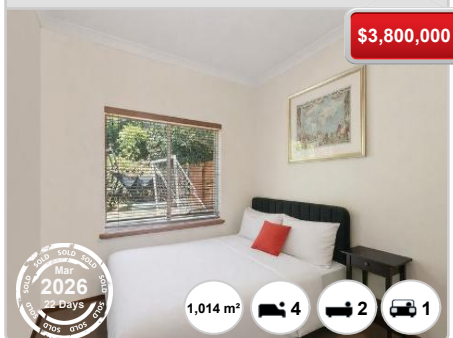
45 PHILIP RD



20 LEON RD



6 ALLENBY RD



16 MINORA RD



51 PHILIP RD



6 MINORA RD



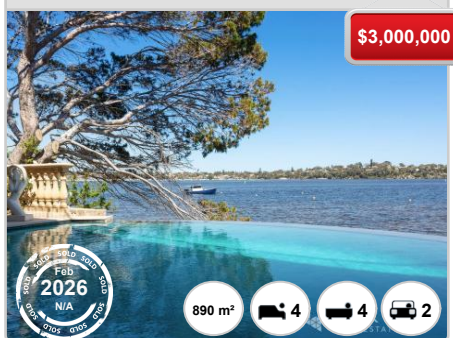
66 WARATAH AVE



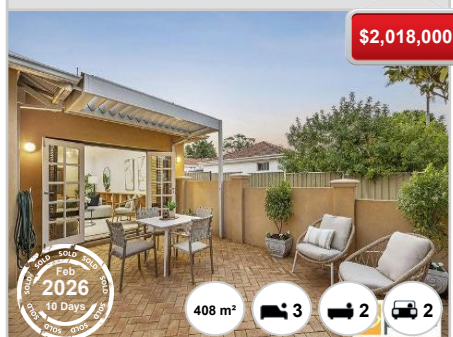
25 VIKING RD



167 WARATAH PL



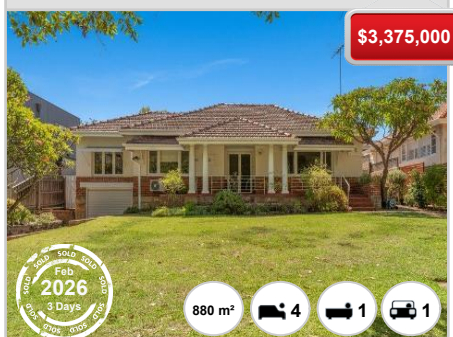
82A WARATAH AVE



44 MINORA RD



20 DAVIES RD



DALKEITH - Properties For Rent

Median Rental Price

\$1,650 /w

Based on 29 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+2.1%

Current Median Price: \$4,100,000
Current Median Rent: \$1,650

Based on 50 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

29

Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

23 BIRDWOOD PARADE



\$1,200 per



1,014 m²









20 SHERWOOD ROAD



\$1,500 per



325 m²









103 VICTORIA AVENUE



\$1,750 per



1,113 m²









31 COLIN STREET



\$2350 per week



875 m²









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