

Dubbo NSW 2830

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 76 -29	MEDIAN PRICE \$643,250 -5%	AVERAGE PRICE \$660,968 -5%
HIGHEST SALE \$3,000,000	LOWEST SALE \$80,000	TOTAL VALUE \$51.86M

POSTCODE 2830 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$550	AVERAGE WEEKLY RENT \$555	OBSERVATIONS 168
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Figures cover the entire 2830 postcode area, not Dubbo alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$643,250 -5%	AVERAGE PRICE \$660,968 -5%	TOTAL SALES 76 -28%
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PROPERTY TYPE BREAKDOWN

Residentials		70 (92%)
Vacant lands		4 (5%)
Farms		1 (1%)
Commercials		1 (1%)

KEY MARKET INSIGHTS

- 76 properties settled in Dubbo NSW 2830 in September 2026 — 70 residential and 6 non-residential (commercial or land).
- The residential median sale price fell 5% to \$643,250, down from \$680,000 in August.
- Residentials accounted for 92% of sales (70 of 76), compared to 5% for vacant lands (4).
- Prices ranged widely — from \$80,000 to \$3,000,000, a spread of \$2,920,000.
- The standout sale was 10 COMMERCIAL AVE at \$3,000,000 on 14 Sep — 366% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10 COMMERCIAL AVE	Commercial	\$3,000,000	14 Sep
7 BOREE DR	Residential	\$1,525,000	9 Sep
11 L NEWELL HWY	Farm	\$1,500,000	15 Sep
85 LINCOLN PKWY	Residential	\$1,500,000	16 Sep
12 L WILFRED SMITH DR	Residential	\$1,365,000	7 Sep
6 DAFFODIL CT	Residential	\$1,140,000	10 Sep
131 PALMER ST	Residential	\$811,000	14 Sep
1 BOYD AVE	Residential	\$810,000	16 Sep
41 BOYD AVE	Residential	\$805,000	14 Sep