SOLD NSW · PROPERTY MARKET REPORT

Dubbo NSW 2830

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
79 -53	$645,000 -3%	$670,486 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,900,000	$240,000	$58.41M

POSTCODE 2830 RENTAL MARKET · SEPTEMBER 2026

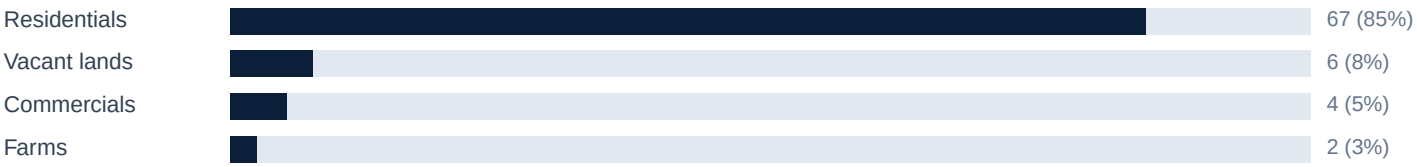
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$556	174

Figures cover the entire 2830 postcode area, not Dubbo alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$645,000 -3%	$670,486 -2%	79 -40%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 79 properties settled in Dubbo NSW 2830 in October 2026 — 67 residential and 12 non-residential (commercial or land).
- The residential median sale price fell 3% to $645,000, down from $662,500 in September 2026.
- Residentials accounted for 85% of sales (67 of 79), compared to 8% for vacant lands (6).
- Prices ranged widely — from $240,000 to $4,900,000, a spread of $4,660,000.
- The standout sale was 87 COBRA ST at $4,900,000 on 19 Oct — 660% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
87 COBRA ST	Commercial	**$4,900,000**	19 Oct
206 R NARROMINE RD	Farm	**$3,260,000**	9 Oct
50 R OLD MENDOORAN RD	Farm	**$1,825,000**	23 Oct
5 R THURLOO RD	Residential	**$1,415,000**	9 Oct
43 A DELTA RD	Residential	**$1,205,000**	28 Oct
8 TWEED PL	Residential	**$1,170,000**	29 Oct
39 GRANGEWOOD DR	Residential	**$940,000**	22 Oct
8 CANAL AVE	Residential	**$900,000**	15 Oct
59 LAKESIDE CCT	Residential	**$875,000**	13 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.