

Dapto Market Update 2nd Half 2025



OVERVIEW

In Q3 2025, Dapto* recorded a median house price of \$925,000 and a median unit price of \$753,000. This represents annual (Q3 2024 – Q3 2025) growth of 8.2% for houses and 3.9% for units. Comparing Q3 2024 and Q3 2025, total sales softened by -4.7% (to 143 sales to Q3 2025) for houses and surged by 138.9% (to 43 sales to Q3 2025) for units. This confirms a highly demanded market, especially for units, which created a buffer against higher interest rates (hence price growth). A surge in unit sales is due to an undersupplied house market. This suggests that now is an ideal time for owners to capitalise on their investments. Moreover, little incoming stock price growth will likely continue, thus buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑

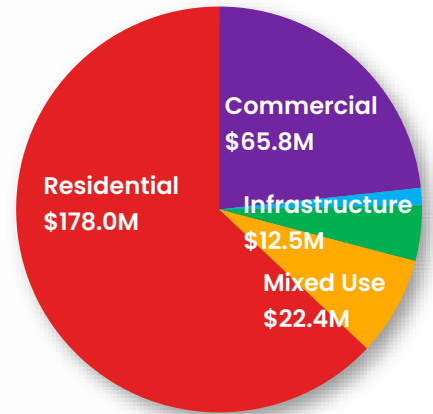


UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Dapto[£] will see approximately **\$282.6M** of new projects commencing construction between 2025 and 2026.



There are quite a few residential and mixed-use projects planned in Dapto between 2025 and 2026. These include:

- 200, 220, 240 & 330 Marshall Mount Road Residential Subdivision Stage 1 – Woodville (119 Lots)
- 98-100 & 102-110 Princes Apartments (52 Apartments)
- Lot 501 Tharawal Drive (50 Dwellings)
- 7 Inglebar Crescent (3 Townhouses)

Although there are several new stock in the pipeline, compared to Q3 sales of 143 houses and 43 units, this will not be enough (especially for houses). Vacant land lots will take time to build; thus, it is a long-term solution. In the short term an undersupply will likely occur, which will push up property prices further.



MARKET CONDITIONS

MEDIAN PRICE
Q3 2025

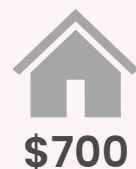


SALES

AVERAGE DAYS
ON MARKET Q3 2025

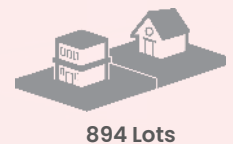


MEDIAN PRICE
Q3 2025



RENTALS

AVERAGE DAYS
ON MARKET Q3 2025





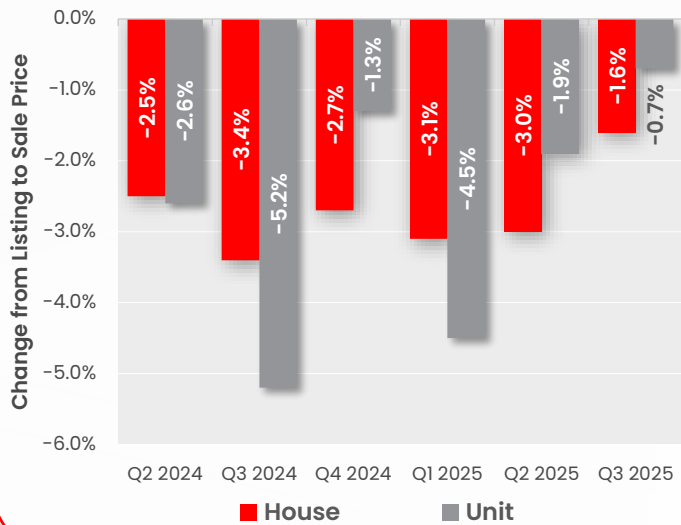
AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

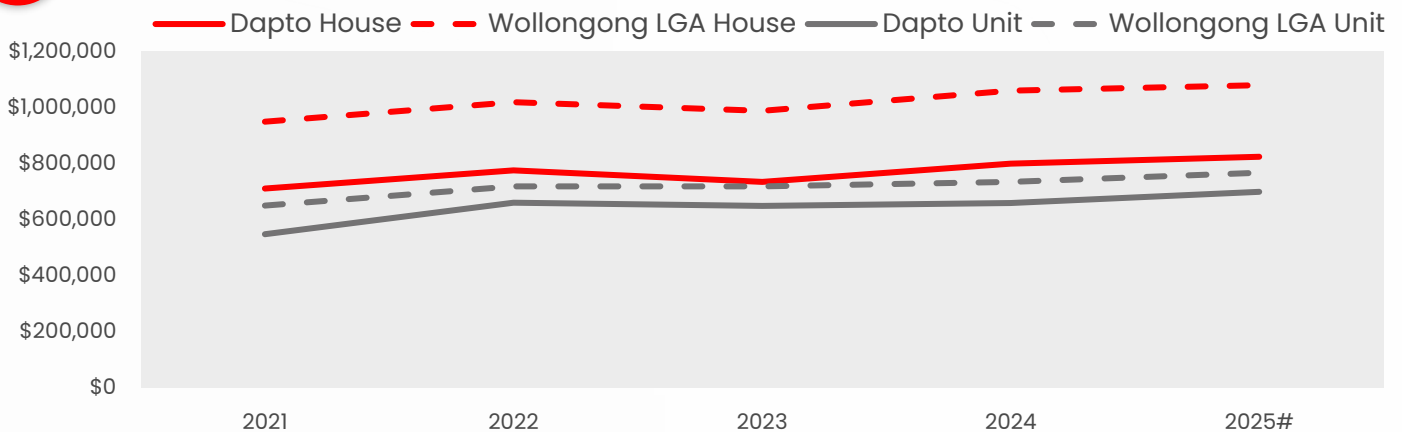
Average vendor discounts between Q3 2024 and Q3 2025 have tightened to lesser discounts of -1.6% and -0.7% for houses and units, respectively. Market conditions is still favouring buyers, as sellers are willing to accept lower than the first list price. But, with discounts tightening and the lowest for the past 18 months, buyers must act fast.

The suburb of Dapto provides a more affordable option than the wider Wollongong Local Government Area (LGA) in median house and unit prices for the past 5 years. This continued to be the case in 2025#. Interestingly there is a bigger price gap, between suburb and LGA, for houses; which creates an opportunity for first home buyers.

Most of the homes sold in Dapto* across 2025# were in the middle price bracket from \$800,000 to \$899,999 (30.1%). There were also significant sales in the premium price bracket of \$1,000,000 and above (23.8%). Units had most sales in the most affordable price point of less than \$649,999 (32.7%) but also showed strong sales numbers in the premium price bracket of \$800,000 and above (25.3%). This indicates there is an opportunity for sellers and buyers, and a home for every budget in Dapto*.



MARKET COMPARISON

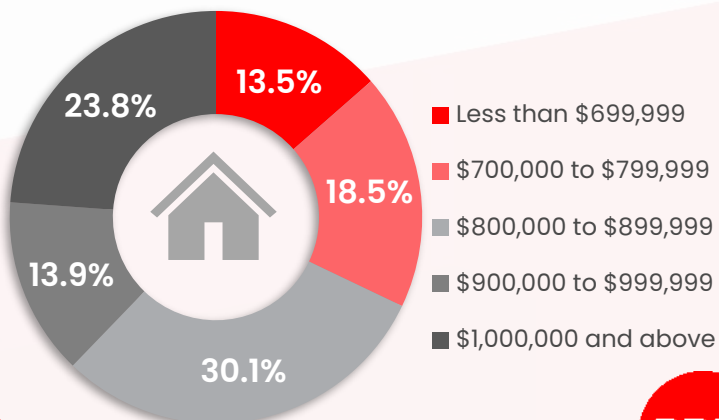


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Dapto.

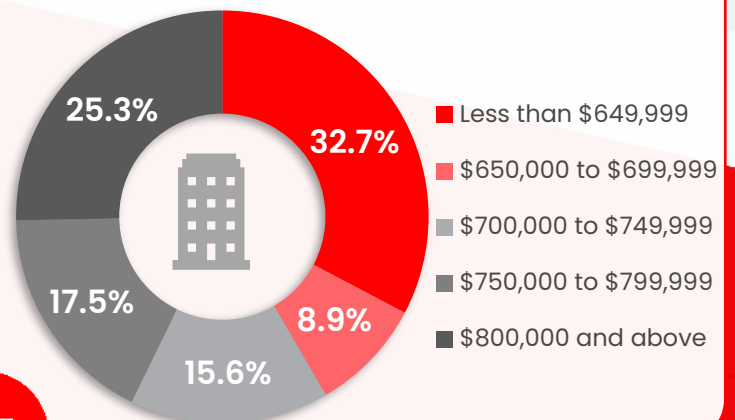


PRICE BREAKDOWN 2025#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€


House rental yields in Dapto[¥] was 3.7% as of September 2025, above the Wollongong LGA (3.1%) and Sydney Metro (2.7%). Further, median house rental price increased by 7.7% in the past 12 months to Q3 2025, at \$700 per week. In the same timeframe the number of houses rented increased, by 15.7% (to 103 houses) in Q3 2025; suggesting a highly demanded rental market. This is beneficial for investors, especially those looking for a more affordable option to Sydney.

3-bedroom houses have provided investors with +8.3% rental growth annually, achieving a median rent of \$650 per week.

Dapto[¥] recorded a vacancy rate of 0.3% in September 2025, below the Wollongong LGA average of 0.5% and Sydney Metro's 1.3%. Vacancy rates have slightly fluctuated in the past 12 months, but overall showed a declining pattern, indicating an even tighter rental market. Further, a 0.3% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes in Dapto[¥]. This is a healthy investment environment, even if property sale prices (thus, entry price) have increased in the past 12 months to Q3 2025.

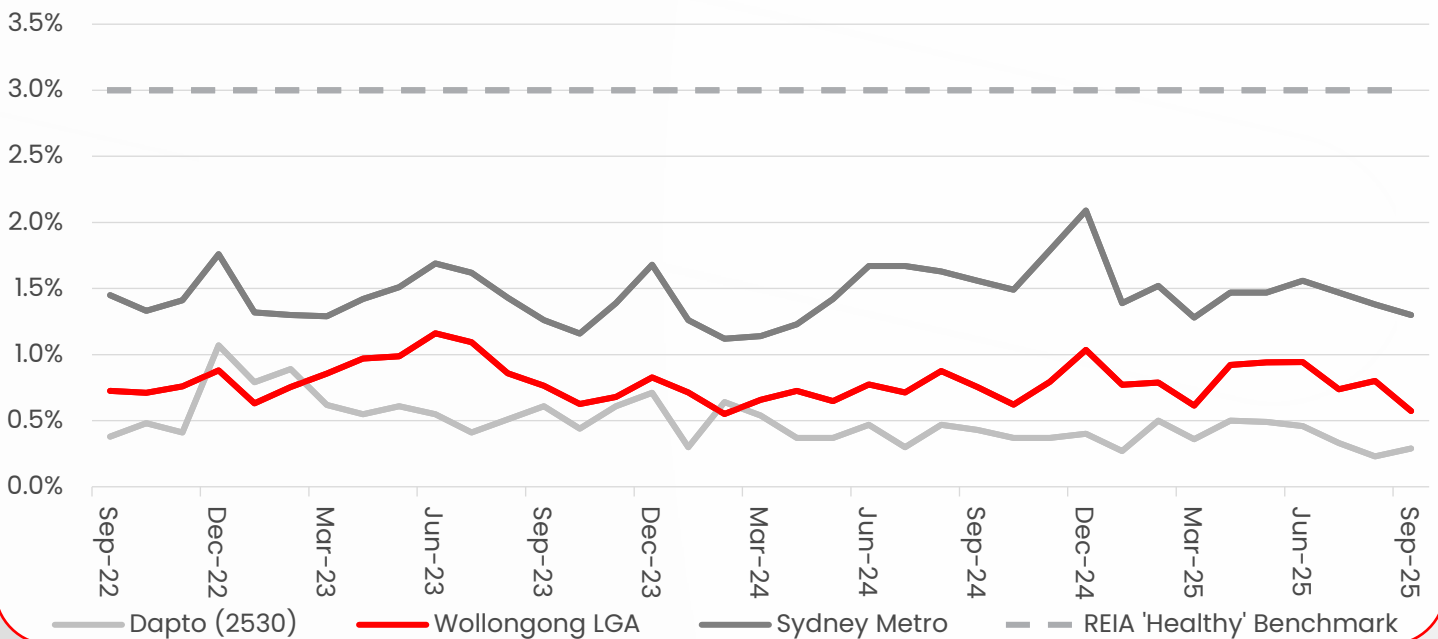
 2 BEDROOMS
+6.0%

 3 BEDROOMS
+8.3%

 4+ BEDROOMS
+1.3%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



3.7%

Dapto (2530)[¥]



3.1%

Wollongong LGA



2.7%

Sydney Metro



4.0%

Dapto (2530)[¥]



4.3%

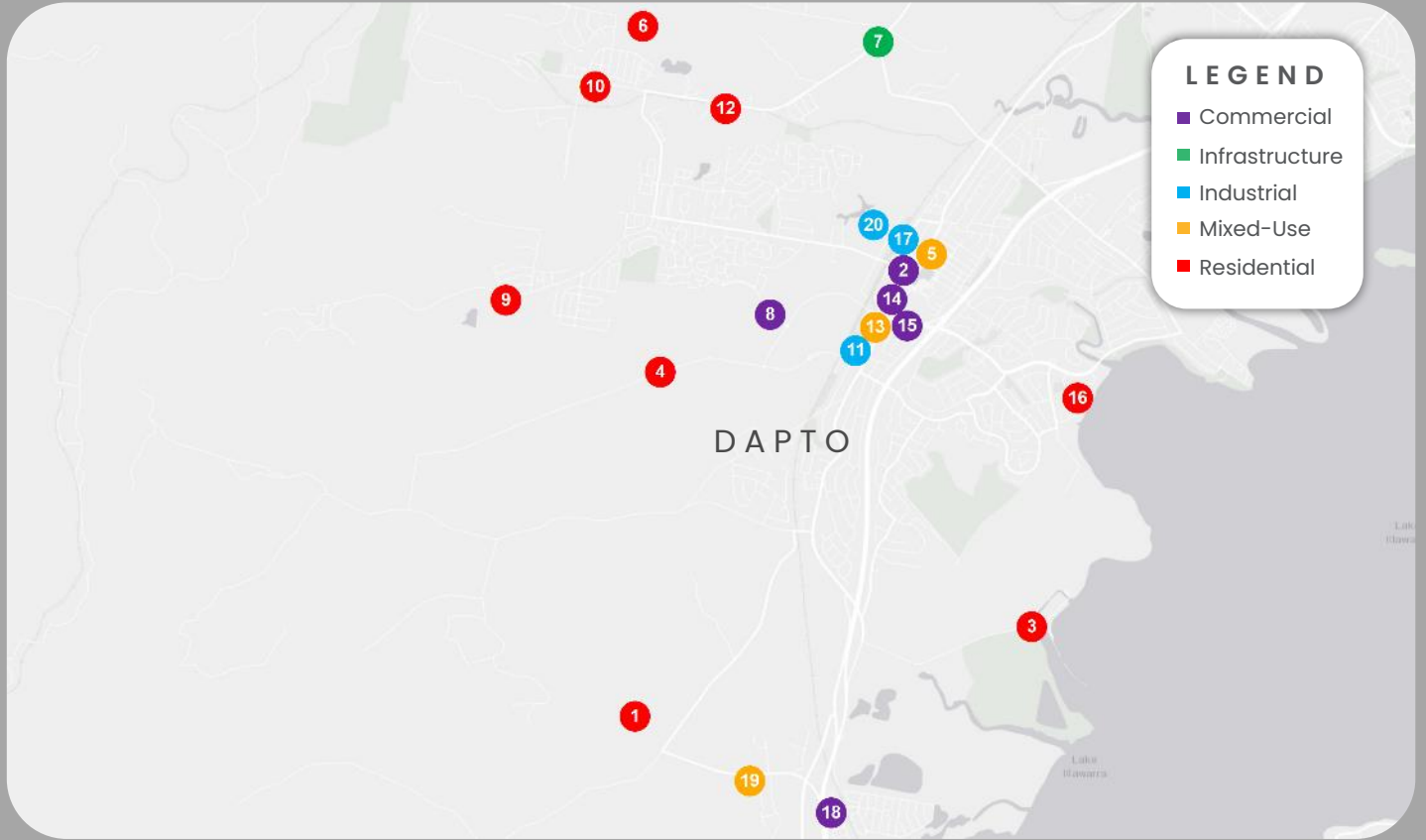
Wollongong LGA



4.3%

Sydney Metro

PROJECT DEVELOPMENT MAP 2025-2026^A



#	Project [£]	Type	Estimated Value [¥]	Commence Date ^ψ
1	200, 220, 240 & 330 Marshall Mount Road Residential Subdivision Stage 1 – Woodville (119 Residential Lots)	Residential	\$85,000,000	12/05/2026
2	Dapto Leagues Club Alterations & Additions	Commercial	\$52,385,000	25/06/2026
3	Lots 2, 3 & 12 Yallah Bay Residential Subdivision (431 Land Lots)	Residential	\$37,359,000	9/07/2026
4	Cleveland Road Residential Subdivision (260 Residential Lots)	Residential	\$28,894,000	29/06/2026
5	98-100 & 102-110 Princes Apartments & Commercial Premises (52 Apartments/Commercial Premises)	Mixed Use	\$20,000,000	7/12/2026
6	Lot 501 Tharawal Drive Dwellings (50 Dwellings)	Residential	\$19,603,000	29/07/2026
7	West Dapto Road Roadworks Upgrade Stages 1a & 2-4 (Local Government)	Infrastructure	\$12,000,000	1/06/2025
8	Lot 401 Fairwater Drive Roadways	Commercial	\$9,644,000	3/09/2026
9	360 Cleveland Road & Bong Bong Residential Subdivision Stage 11 (58 Residential Lots)	Residential	\$2,610,000	16/06/2026
10	47 Wongawilli Road Units (5 Units)	Residential	\$1,922,000	25/07/2026
11	82 Marshall Street Industrial Units	Industrial	\$1,790,000	29/08/2025
12	441 West Dapto Road Residential Subdivision (26 Residential Lots)	Residential	\$1,699,000	9/07/2026
13	178-182 Princes Highway Service Station (Service Station/Convenience Store/Drive Thru)	Mixed Use	\$1,500,000	10/06/2026
14	Hungry Jacks Dapto Food & Drink Premises	Commercial	\$1,200,000	29/07/2026
15	Radiology Clinic Dapto Health Services Facility Conversion	Commercial	\$980,000	17/07/2026
16	7 Inglebar Crescent Townhouses (3 Townhouses)	Residential	\$900,000	22/10/2026
17	28 Hamilton Street Light Industrial Units	Industrial	\$762,000	28/02/2025
18	2 Macquarie Place Car Parks	Commercial	\$722,000	28/08/2026
19	3 Kennedy Avenue Workshop Units & Coffee Shops (Workshop Units/Coffee Shop)	Mixed Use	\$660,000	12/02/2025
20	25 Hamilton Street Industrial Units	Industrial	\$610,000	9/09/2025



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RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

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- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

* Dapto sales market data and key indicators encapsulates aggregate property market conditions within the postcode of 2530

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2025 encapsulates sales transactions for Q1 – Q3 2025 (01/01/2025 – 30/09/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q3 2024 (01/07/2024 – 30/09/2024) and Q3 2025 (01/07/2025 – 30/09/2025) house median rent figures.

¥ Dapto rental market data encapsulates aggregate property conditions within the postcode of 2530.

§ Rental yields shown are as reported as of September 2025.

▲ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the postcode of 2530.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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