PRD. REAL ESTATE

Dapto Market Update
2nd Half 2026

OVERVIEW

In Q3 2026, Dapto* recorded a median house price of $915,000 and a median unit price of $780,000. This represents an annual (Q3 2025 – Q3 2026) price growth of 4.0% for houses and 7.4% for units. Comparing Q3 2025 and Q3 2026, total sales declined by -40.9% (to 110 sales in Q3 2026) for houses and -18.5% (to 22 sales in Q3 2026) for units. Combined, there is an undersupplied market on an annual basis, which has created a buffer against higher interest rates in 2026. This suggests longer term capital growth, which benefits owners. Higher interest rates have translated to the market, with softer property price growth on 6 months basis. This creates a unique opportunity for buyers. Overall, now is an ideal time to transact.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↓
HOUSE RENTAL PRICE	↑	↑
UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↓
UNIT RENTAL PRICE	↓	↑

MARKET CONDITIONS

SALES

MEDIAN PRICE Q3 2026

$915K (HOUSE) $780K (UNIT)

AVERAGE DAYS ON MARKET Q3 2026

45 HOUSE 32 UNIT

RENTALS

MEDIAN PRICE Q3 2026

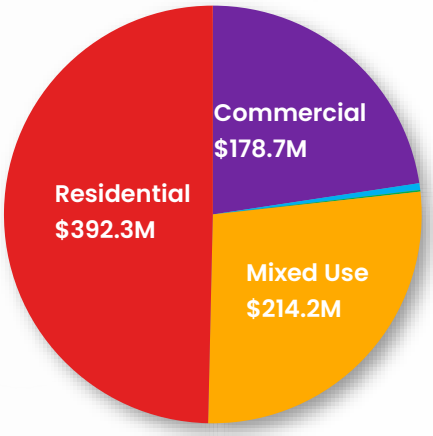
$750 (HOUSE) $635 (UNIT)

AVERAGE DAYS ON MARKET Q3 2026

18 HOUSE 15 UNIT

FUTURE DEVELOPMENTS

Dapto£ will see approximately **$790.3M of new projects due to commence construction in 2026-2027**.



There are quite a few residential and mixed-use projects planned, including:

- Bong Bong Road Manufactured Homes (236 Dwellings)
- 47 Wongawilli Road (5 Units)
- 7 Inglebar Crescent (3 Townhouses)

Although there are many dwellings in the pipeline, it is manufactured homes, which may not be available for private sale. Overall, there is several housing stock projects planned for Dapto, which will assist with answering demand.

That said, with current challenges in the construction sector delays are likely, making this a long-term solution than short-term. Meanwhile an undersupply will remain, especially for houses. This can stimulate a market price recovery.

39 Units/ Apartments

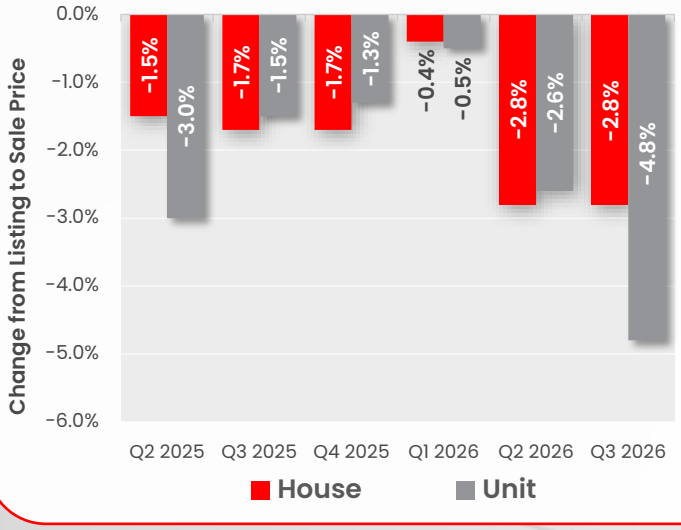
7 Townhouses

305 Dwellings

1,745 Lots

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.

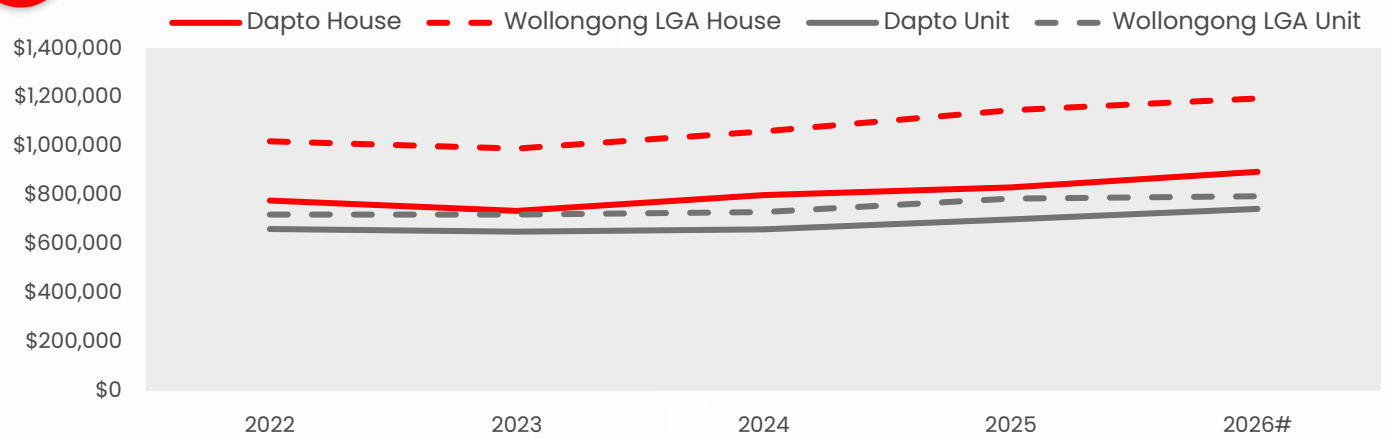


Average vendor discounts between Q2 2025 and Q3 2026 have widened, to higher discounts of -2.8% and -4.8% for houses and units, respectively. Market conditions continue to favour buyers, as sellers are willing to accept lower than the first list price. Q3 2026 average vendor discounts is the highest seen in the past 2 years, thus buyers must act fast.

The suburb of Dapto has provided a more affordable option than the wider Wollongong Local Government Area (LGA) in median house and unit prices for the past 5 years. This remain to be the case in 2026#, especially for houses. For unit prices the margin between suburb and LGA has tightened, thus unit buyers must act fast.

Most of the homes sold in Dapto* across 2026# were in the more affordable price point of $800,000 and $899,999 (29.1%). There were also ample sales in the more premium price point of $1,100,000 and above (23.5%). For units, most sales, 43.7%, were in the most affordable price point of less than $749,999, with the middle price bracket of $800,000 to $849,999 being the second most dominant (20.1%). As an overall this suggests an opportunity for buyers and owners, that there is a property for all budgets in Dapto*.

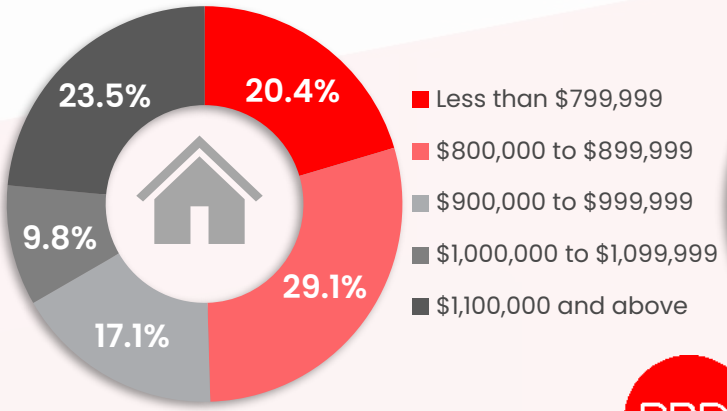
MARKET COMPARISON



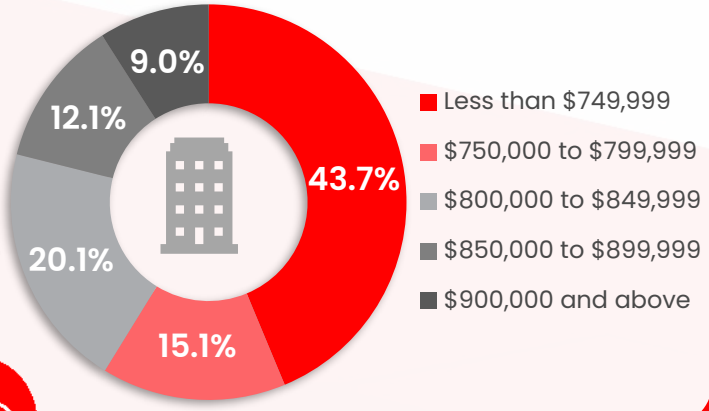
The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Dapto.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



PRD.

RENTAL GROWTH 2026€

House rental yields in Dapto¥ was 3.7% as of September 2026, above Wollongong LGA (3.2%) and Sydney Metro (2.9%) average. Further, median house rental price increased by 7.1% in the past 12 months to Q3 2026, at $750 per week. At the same time the number of houses rented decreased, by -25.3% (to 74 house rentals) in Q3 2026; suggesting an undersupplied rental market. This is beneficial for investors, especially those who are looking for a more affordable option to Sydney.

4+bedroom houses have provided investors with +6.3% rental growth annually, achieving a median rent of $850 per week.

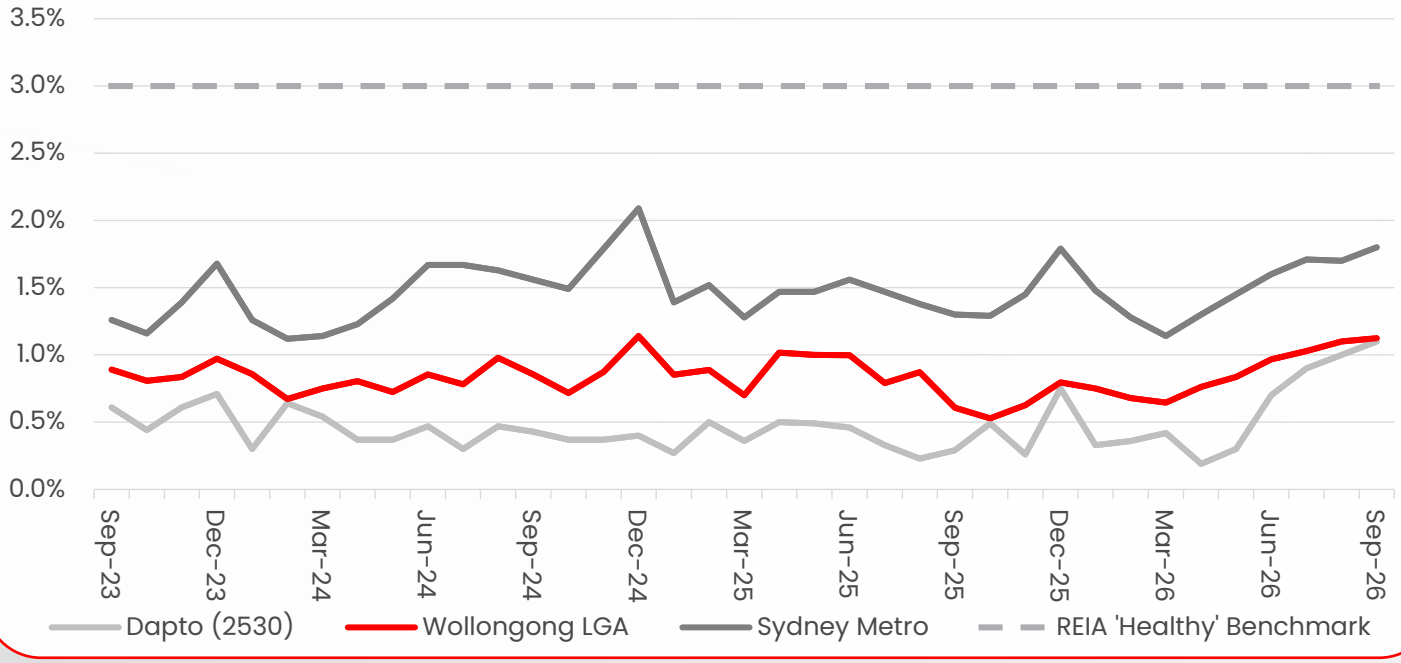
Dapto¥ recorded a vacancy rate of 1.1% in September 2026, on par with Wollongong LGA average of 1.1% and well below Sydney Metro's 1.8%. Vacancy rates have slightly fluctuated in the past 12 months, but overall showed an increasing pattern, due to more investors in the market. Further, a 1.1% vacancy 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 2026.

2 BEDROOMS
+4.7%

3 BEDROOMS
+6.2%

4+ BEDROOMS
+6.3%

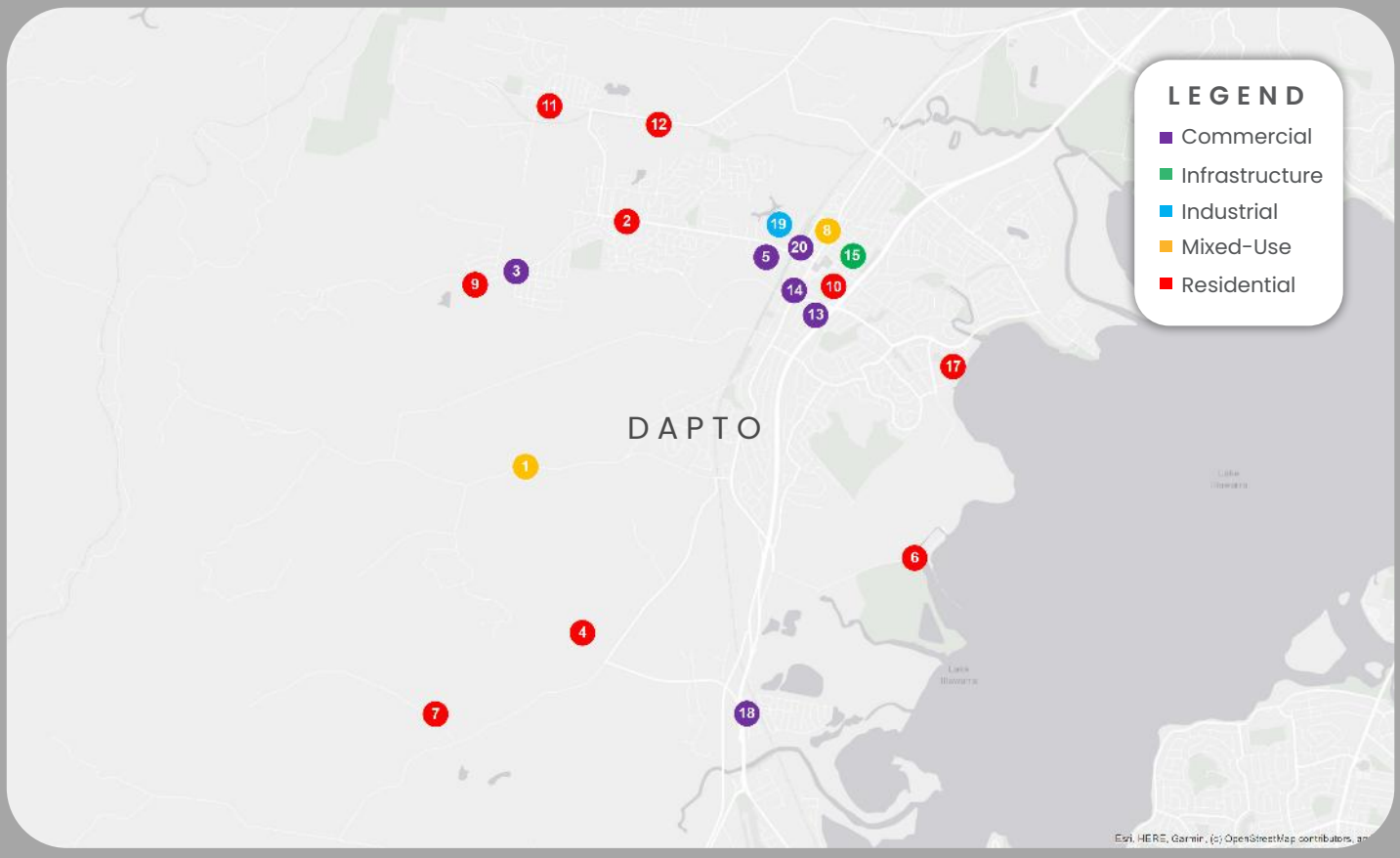
RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.7%	3.2%	2.9%	4.7%	4.5%	4.3%
Dapto (2530)¥	Wollongong LGA	Sydney Metro	Dapto (2530)¥	Wollongong LGA	Sydney Metro

PROJECT DEVELOPMENT MAP 2026-2027[A]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Escarpment Resort Avondale (Ecotourist Facility / Environmental Protection Works)	Mixed - Use	$188,215,375	26/04/2027
2	Bong Bong Road Dwellings – Manufactured Homes (236 Dwellings)	Residential	$116,297,000	27/08/2026
3	Forest Reach Community Huntley	Commercial	$111,443,937	10/12/2027
4	200, 220, 240 & 330 Marshall Mount Road Residential Subdivision Stage 1 – Woodville (119 Lots)	Residential	$85,000,000	12/05/2027
5	Dapto Leagues Club Alterations & Additions	Commercial	$52,385,000	25/06/2027
6	Lots 2, 3 & 12 Yallah Bay Residential Subdivision (431 Lots)	Residential	$37,359,000	10/08/2027
7	36 North Marshall Mount Road Residential Subdivision (216 Lots)	Residential	$34,484,000	8/08/2027
8	98-100 & 102-110 Princes Apartments & Commercial Premises (34 Apartments / 3 Commercial Tenancies)	Mixed - Use	$26,000,000	6/07/2027
9	360 Cleveland Road & Bong Bong Road Subdivision Forest Reach (62 Lots)	Residential	$9,200,000	6/12/2026
10	Bong Bong & Cleveland Roads Residential Subdivision (187 Lots)	Residential	$8,500,000	11/12/2026
11	47 Wongawilli Road Units (5 Units)	Residential	$1,922,000	25/07/2026
12	441 West Dapto Road Residential Subdivision (26 Lots)	Residential	$1,699,000	9/07/2026
13	178-182 Princes Highway Service Station	Commercial	$1,500,000	10/06/2026
14	Hungry Jacks Dapto Food & Drink Premises	Commercial	$1,200,000	29/07/2026
15	M1 Princes Motorway Entry & Exit Ramps (State Government)	Infrastructure	$1,000,000	19/10/2026
16	Radiology Clinic Dapto Health Services Facility Conversion (Not Mapped)	Commercial	$980,000	17/07/2026
17	7 Inglebar Crescent Townhouses (3 Townhouses)	Residential	$900,000	22/10/2026
18	2 Macquarie Place Car Parks	Commercial	$722,000	3/11/2026
19	Bryring Dapto Light Industrial Building Alterations & Additions	Industrial	$530,000	7/09/2026
20	34 Osborne Street & Princes Highway Food & Drink Premises Additions	Commercial	$450,000	26/02/2026

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RESEARCH SERVICES

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- 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.

2026 encapsulates sales transactions for Q1 to Q3 2026 (01/01/2026 – 30/09/2026) 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 2025 (01/07/2025 – 30/09/2025) and Q3 2026 (01/07/2026 – 30/09/2026) 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 2026.

A 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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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