

PETER

Dunn

REAL ESTATE



WINTER 2026

Photo: 4 View Street, Singleton (Sold for \$1,075,000)

# Singleton - 2330

Welcome to our Winter newsletter.

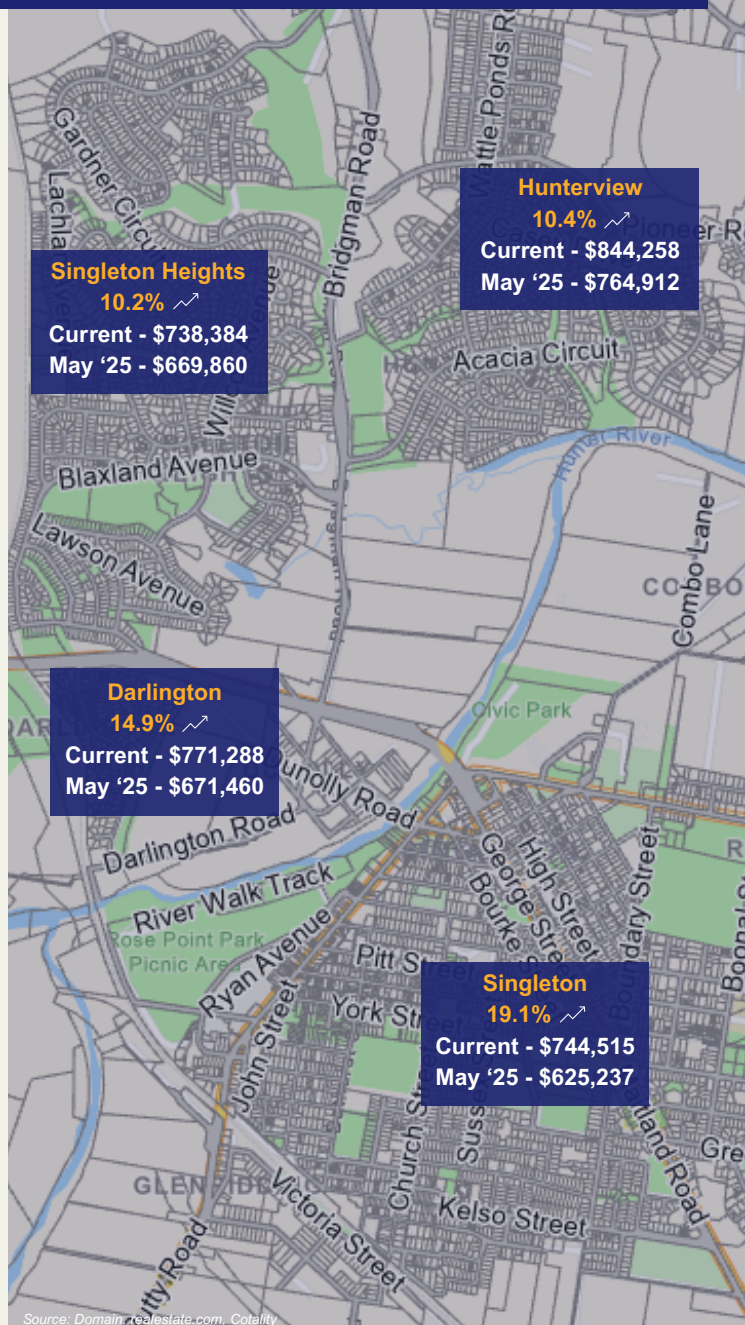
July 1, 2026 marks 50 years in business for the Dunn family in Singleton. Mick Dunn (Peter's father) opened the business on July 1, 1976, from the same premises the company still operates from today. Adding to the celebrations is our nomination as a finalist in the 'Excellence in Small Business' category at the annual Business Singleton Awards, with the winners to be announced at a black-tie function on July 4.

Some much needed rain capped off Autumn and the Hunter Valley is looking nice and green as we head into Winter!



## Market Update

### Median Price Growth - 12 Months



Throughout Autumn, our office negotiated 30 sales at an average sale price of \$766,896. Sales ranged from \$395,000 to \$1,331,000. Our 'Smart Sale' method saw most properties achieve a full price sale or higher, with 10 sales exceeding the listing price. This has resulted in an additional \$3,051 in the pockets of our vendors on average. The hallmarks of our 'Smart Sale' method are: competitive negotiation strategy, marketing at no cost, and a no sale, no charge guarantee (zero financial risk to the seller).

Looking to the left, the map highlights price growth compared to this time last year (*Source: Cotality*). Over the past 12 months, strong growth has been recorded across all Singleton suburbs. Singleton has seen an increase of \$119,278, Darlington \$99,828, Hunterview \$79,346, and Singleton Heights \$68,524.

After this strong period of growth, momentum has eased in recent months. However, the Singleton market continues to present an attractive and affordable price point when compared with markets to the east. Combined with the strong local economy and stable employment opportunities, this should help keep the area relatively insulated from broader market pressures. It will be an interesting watch as we move into the second half of the year.

We are finding that well-presented homes priced in line with the market (rather than at hopeful prices well above market value) are still attracting strong interest and competitive offers. This is reflected in our 14 sales instructed during May.

Average weekly rent growth has also stabilised with a slight increase in the vacancy rate and number of days on market. Our office's weekly average rent currently sits at \$555 per week.



**Sold by PDRE** in Autumn

**30** Sales

**\$766,896** Average Sale Price



213 Maison Dieu Road, Maison Dieu  
**Sold - \$1,331,000**



203 Maison Dieu Road, Maison Dieu  
**Sold - \$1,100,000**



4 View Street, Singleton  
**Sold - \$1,075,000**



263 Retreat Road, Wattle Ponds  
**Sold - \$1,050,000**



221 Bridgman Road, Singleton Heights  
**Sold - \$980,000**



36 Ardersier Drive, Singleton  
**Sold - \$929,000**



18A Geary Avenue, Singleton Heights  
**Sold - \$889,000**



46 Wattle Ponds Road, Huntview  
**Sold - \$855,000**



6 Geary Avenue, Singleton Heights  
**Sold - \$799,000**



164A Gardner Circuit, Singleton Heights  
**Sold - \$786,311**



Scan the QR code to book a market appraisal and **find out what your home is worth.**

## Local Events Happening **This Winter**



SATS - The Boy From Oz  
5<sup>th</sup> - 20<sup>th</sup> June  
Singleton Civic Centre



Witmore Trivia Fundraiser  
18<sup>th</sup> July  
Singleton Civic Centre



Singleton Art Prize  
24<sup>th</sup> - 28<sup>th</sup> July  
Singleton Civic Centre



Hunter Valley Wine Show  
Judging: 10<sup>th</sup> - 12<sup>th</sup> August  
Lone Pine Barracks

## Singleton Bypass Update

Anyone who has driven the New England Highway will have seen how close we are to having the bypass open, with a traffic switch now in place at the southern connection. Heading out of Singleton, motorists are using a newly built southbound on-ramp, while traffic heading into Singleton is being diverted onto an off-ramp that passes underneath one of the newly built bridges.

The bypass is on track to be open later this year.

## 50 Years Selling Singleton Real Estate

July 1, 2026 marks 50 years in business for the Dunn family. Mick (Peter's father) opened the business on July 1 of 1976 and traded under Mick Dunn Real Estate for 21 years. This is where Peter cut his teeth as a real estate agent as he began working for Mick Dunn in 1981. Peter subsequently bought and rebranded the business in 1997 and is still serving the Singleton community 29 years later.

A word from Peter:

*The town has been wonderful to our family and, as a sixth-generation Singletonian, it has been an amazing time in my life to be able to service the community's real estate needs. Over the last 50 years, we have come a long way, moving from the typewriter, Kodak film, and the fax machine to today, navigating the online, social media, and AI space.*



1976  
Mick Dunn RE Opening

1997  
Peter Dunn RE Rebrand



2026  
50th Year in Business



## NEW LAND RELEASE

### Wattlevue Estate - 25 Lots

Build your dream home at Wattlevue!

## Rural Residential Land