

A scenic photograph of a rural landscape. In the foreground, there's a grassy field with a wire fence. Two large, leafy trees stand on the left. The middle ground shows rolling green hills with some distant buildings and a road. The background features more hills under a bright blue sky with scattered white clouds. The text 'PETER Dunn REAL ESTATE' is overlaid in the center, and 'SPRING 2026' is at the bottom.

PETER

Dunn

REAL ESTATE

SPRING 2026

Photo: 177 Glendon Road, Clydesdale

Singleton - 2330

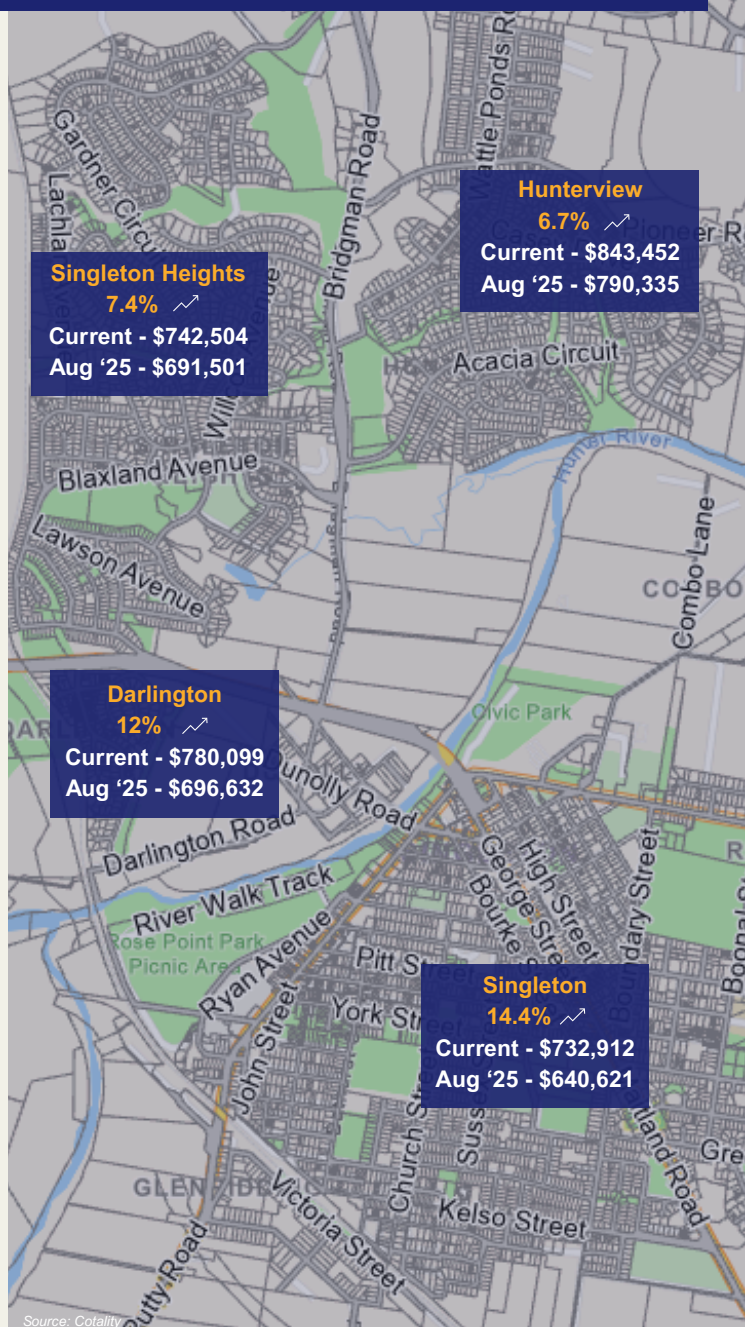


Welcome to our spring newsletter.

It was another big couple of months for Peter Dunn Real Estate and Singleton throughout the winter. We supported a number of amazing community events including the Singleton Art Prize, Singleton Theatrical Society's production of The Boy from Oz, and the Winter Sleep Out. We were also honoured to take home the 'Excellence in Small Business' award at the Business Singleton awards night in early July. A fun night celebrating the local businesses and individuals that make Singleton a great place to live and work.

Works continue on the Singleton Bypass as we edge closer to completion - now set for October.

Median Price Growth - 12 Months



Market Update

Throughout winter, our office negotiated 25 sales at an average sale price of \$796,942. Sales ranged from \$415,000 for a 2-bedroom unit in Singleton Heights, to \$1,560,000 for an 18 hectare property at Leconfield.

Despite well-documented housing market declines driven by the major capital markets and an easing of growth locally, 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. The \$800,000 and under market is ticking along with first homebuyers and investors still active, seeing value in particular offerings.

Some recent examples from our office are:

- 15 Goulburn Street, Singleton - attracted strong interest, inspections and multiple offers, selling for \$735,550.
- 5 Casey Drive, Hunterview - attracted strong interest (especially from investors), inspections and multiple offers, selling for \$760,000.

The importance of 'getting the price right' when listing your property for sale cannot be understated when looking to achieve a sale in today's market, with those listed well above the perceived market value sitting on the market longer and struggling to attract genuine buyers. However, Singleton continues to present an attractive and affordable price point when compared with markets to the east. Combined with the strong local economy and employment opportunities, this should help keep the area relatively insulated from broader market pressures.

Looking to the left, the map highlights price growth locally when compared to this time last year (*Source: Cotality*).



Sold by PDRE in Winter

25 Sales

\$796,942 Average Sale Price



227A Dalwood Road, Leconfield
Sold - \$1,560,000



Lot 11 Range Road, Whittingham
Sold - \$1,500,000



163 Brigadier Hammett Road, Wattle Ponds
Sold - \$1,302,500



5 Pinchin Close, Singleton Heights
Sold - \$940,000



68 Gardner Circuit, Singleton Heights
Sold - \$870,000



14 Heather Place, Singleton Heights
Sold - \$835,000



2 Victoria Street, East Branxton
Sold - \$820,000



168 McMahon Way, Singleton Heights
Sold - \$775,000



5 Casey Drive, Hunterview
Sold - \$760,000



15 Goulburn Street, Singleton
Sold - \$735,550



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

Local Events Happening **This Spring**



Broke Village Fair
13th September
McNamara Park, Broke



Singleton Show
25th - 27th September
Singleton Showground

Singleton **Art Prize**

Another great year for the Singleton Art Prize, having taken place at the Civic Centre in late July. Organised and operated by the Rotary Club of Singleton, the Art Prize is a great local event and one of the largest regional art prizes in NSW. We are proud to have again sponsored the 'People's Choice Award' which was won by Makenzie Scott for their drawing "Curteise - Where Memory Awaits Renewal", entered in the Pencil, Pen & Ink section.



Singleton **Business Awards**

We are honoured to have received the 'Excellence in Small Business' award at the recent Business Singleton awards night. A big thank you to our clients and community for their continued trust and support as we celebrate 30 years in business.



Stage 5 Lookout Estate - Now Selling

The final stage of this sought-after boutique acreage estate is now selling, with just 11 lots available. Set in an elevated bushland position on the fringe of Singleton, these lifestyle lots range from 4,954sqm to 1.5 hectares. Completion is expected for November. Prices from \$520,000.



NEW LAND RELEASE **Wattleview Estate - 25 Lots**

Build your dream home at Wattleview!

Rural Residential Land