

Suburb Profile Report

Berkeley NSW 2506

CoreLogic

Prepared on 01 April 2025

Prepared by Dimosons Real Estate | sales@dimosons.com.au | 02 4258 0088





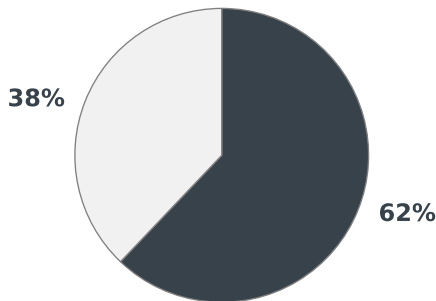
76km
Distance from GPO



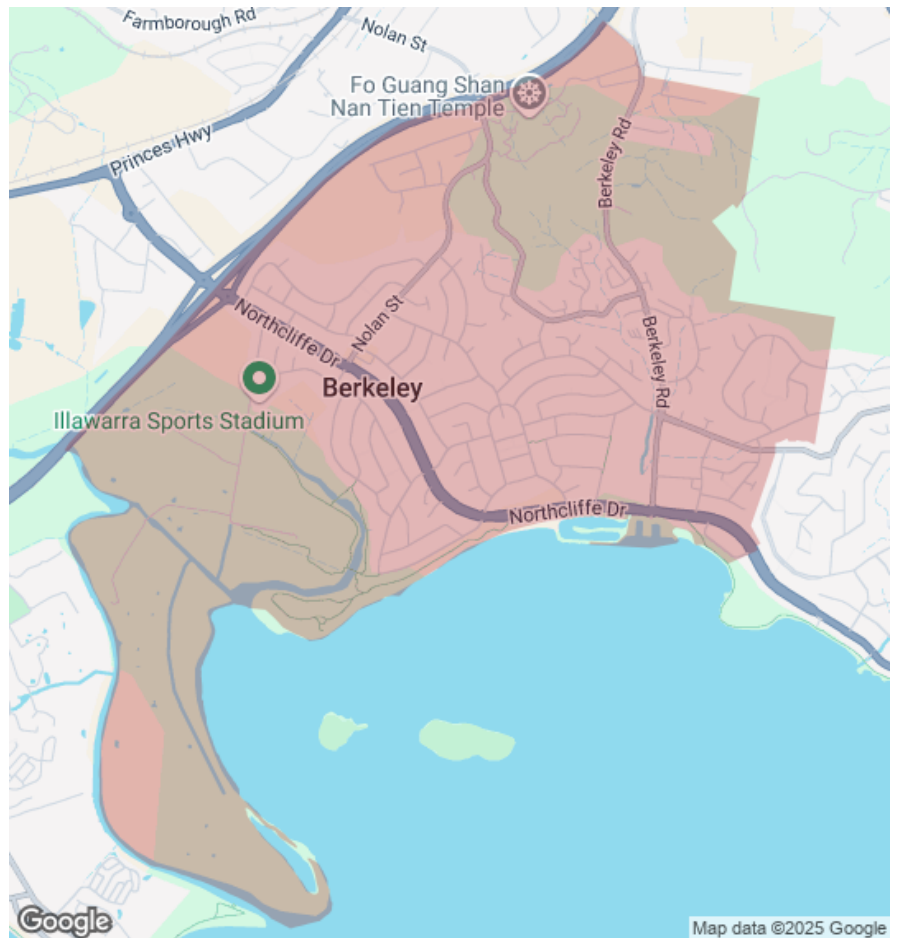
7.6k
Population
2.5%
5 year population change



17 years
Average length of ownership



Owner Occupiers
 Renters



The size of Berkeley is approximately 7.2 square kilometres. It has 18 parks covering nearly 20.4% of total area. The population of Berkeley in 2011 was 7,426 people. By 2016 the population was 7,612 showing a population growth of 2.5% in the area during that time. The predominant age group in Berkeley is 50-59 years. Households in Berkeley are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Berkeley work in a trades occupation. In 2011, 60.6% of the homes in Berkeley were owner-occupied compared with 59.3% in 2016. Currently the median sales price of houses in the area is \$776,775.

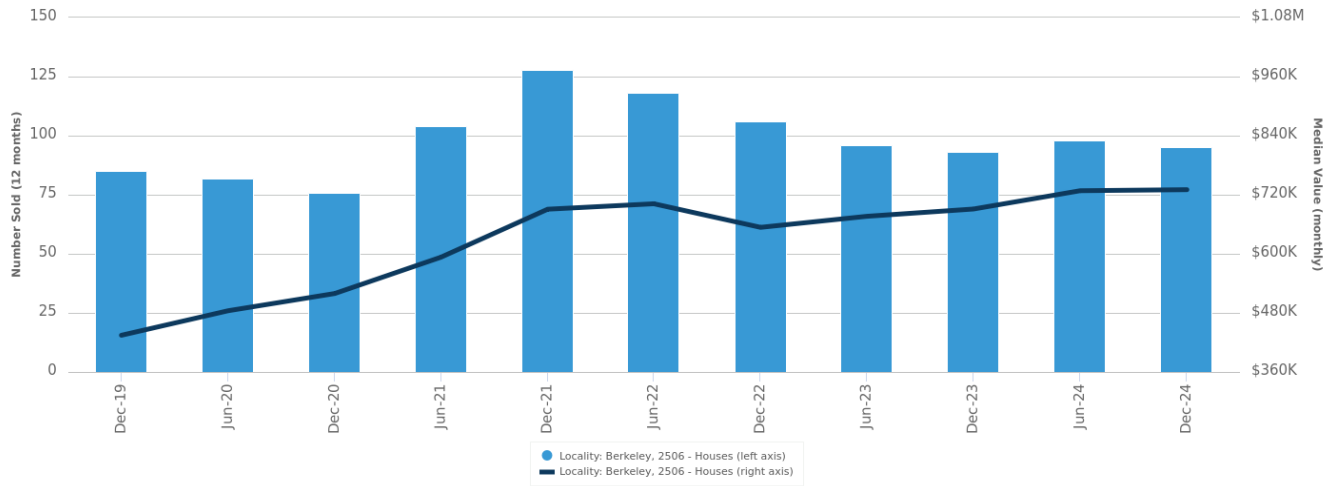
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,750	92	\$741,306	16
	150	7	\$730,891	1

*Total number of unique properties listed for sale over the past 12 months.

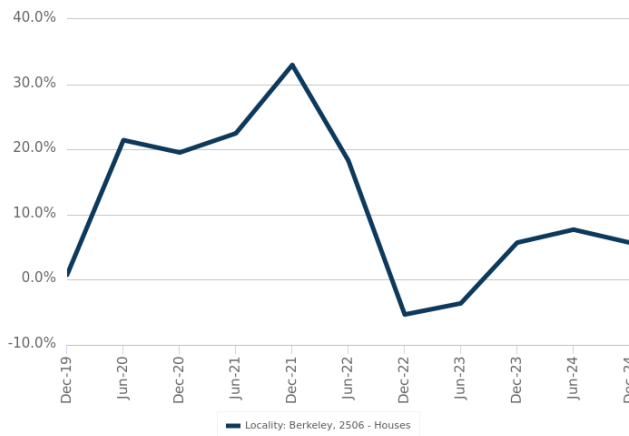


Houses: For Sale

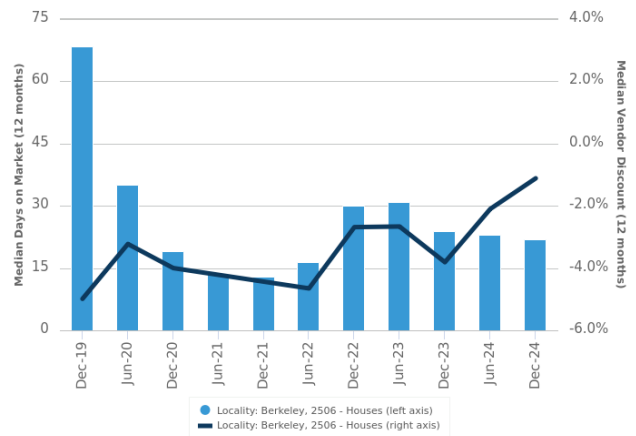
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$880,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$776,775

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$700,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

Recently Sold

1

2
BEDROOMS

5



4 Cardiff Street Berkeley NSW 2506

Listed on 24 Mar 2025
\$700,000 - \$750,000



14 Wilkinson Street Berkeley NSW 2506

Sold on 27 Feb 2025
Not Disclosed



63 Essex Street Berkeley NSW 2506

Sold on 04 Dec 2024
\$700,000



9

3
BEDROOMS

23



4 Barnes Street Berkeley NSW 2506

Listed on 02 Apr 2025
\$780,000 - \$840,000



18 Carringle Street Berkeley NSW 2506

Sold on 14 Mar 2025
\$795,000*



11 Bristol Street Berkeley NSW 2506

Listed on 01 Apr 2025
\$770,000 - \$830,000



14 Norfolk Street Berkeley NSW 2506

Sold on 05 Mar 2025
Not Disclosed



4

4
BEDROOMS

11



69a Shearwater Drive Berkeley NSW 2506

Listed on 01 Apr 2025
Price Guide \$1,090,000



35 Kent Street Berkeley NSW 2506

Sold on 26 Mar 2025
Not Disclosed



1 Carnarvon Street Berkeley NSW 2506

Listed on 31 Mar 2025
\$1,125,000



3B Tuggerah Place Berkeley NSW 2506

Sold on 24 Mar 2025
\$1,100,000*

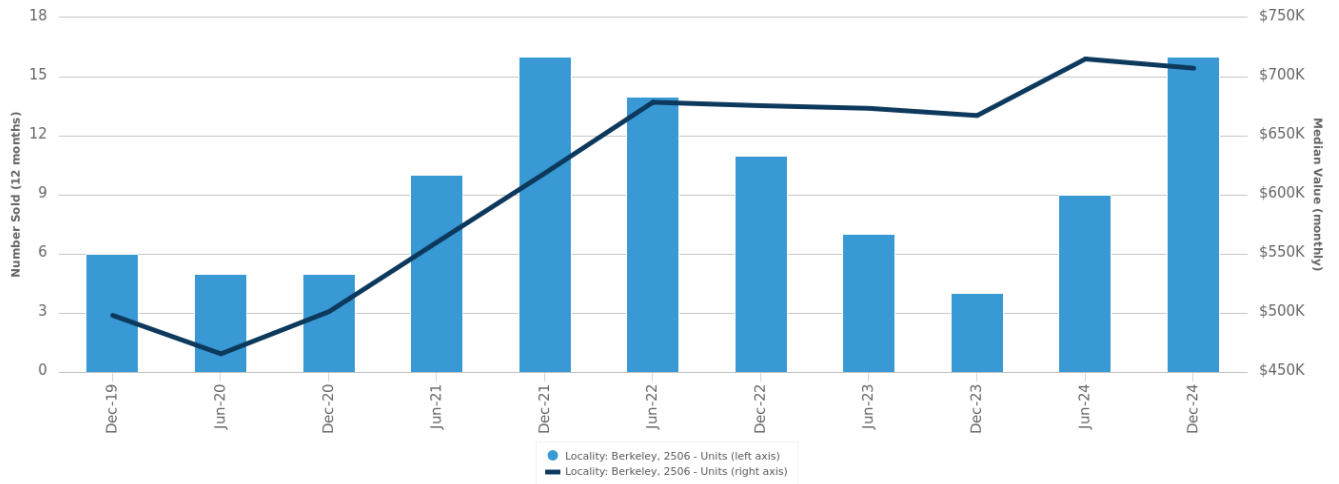


= number of houses currently On the Market or Sold within the last 6 months

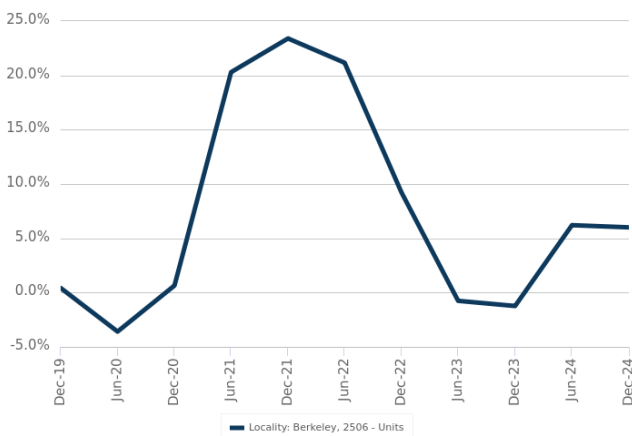
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$827,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$810,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$710,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



8/340 Flagstaff Road
Berkeley NSW 2506

Listed on 01 Apr 2025
\$750,000 - \$800,000



There are no recently sold 2 bedroom Units in this suburb



There are no 3 bedroom Units on the market in this suburb



1/6 Boronga Crescent
Berkeley NSW 2506

Sold on 16 Jan 2025
\$735,000



11/18 Halyard Street
Berkeley NSW 2506

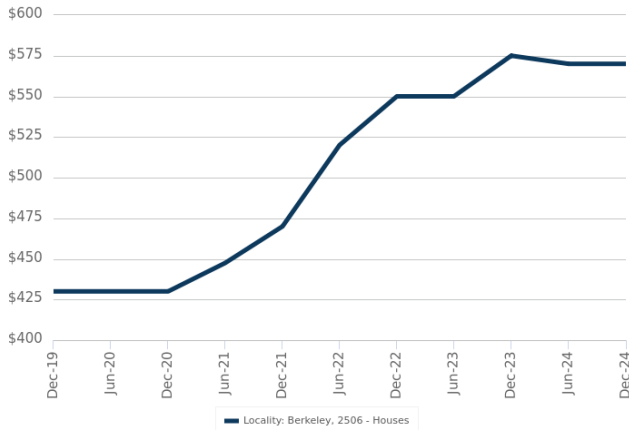
Sold on 29 Nov 2024
\$810,000



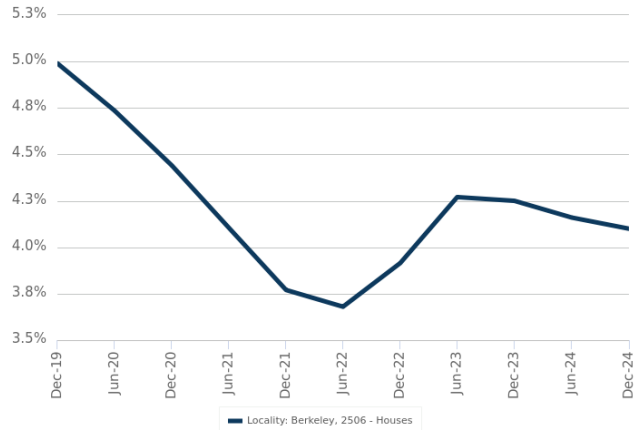
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

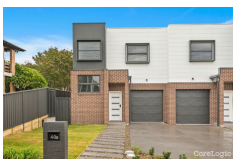
0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

3

3
BEDROOMS



43 Gallop Street Berkeley NSW 2506

Listed on 31 Mar 2025
\$750/W

1

2

781m²



18 Carringle Street Berkeley NSW 2506

Listed on 28 Mar 2025
\$720/W

-

1

594m²

1

4
BEDROOMS



11 Regency Crescent Berkeley NSW 2506

Listed on 17 Mar 2025
\$840/W

1

2

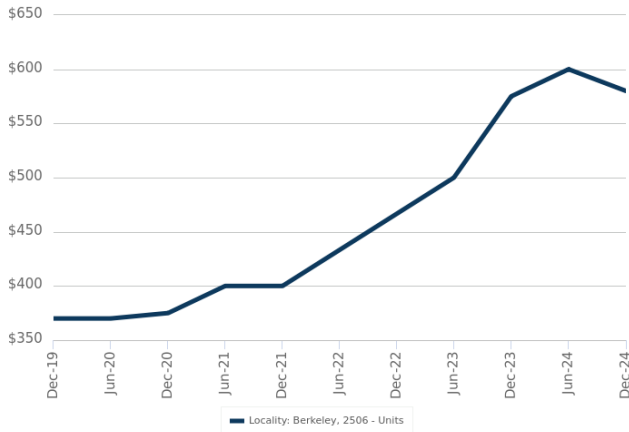
606m²



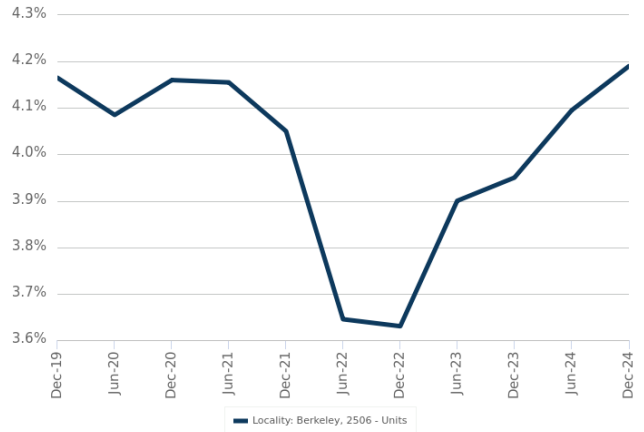
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0

1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

0

2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

0

3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



= number of units observed as On the Market for Rent within the last month

DISCLAIMER

Copyright

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

© Copyright 2025. CoreLogic and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) the CoreLogic Data contained in this publication. All rights reserved.

CoreLogic Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes liability for any loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

State and Territory Data

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific is authorised as a Property Sales Information provider by the Valuer General New South Wales.

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us: **customercare@corelogic.com.au**