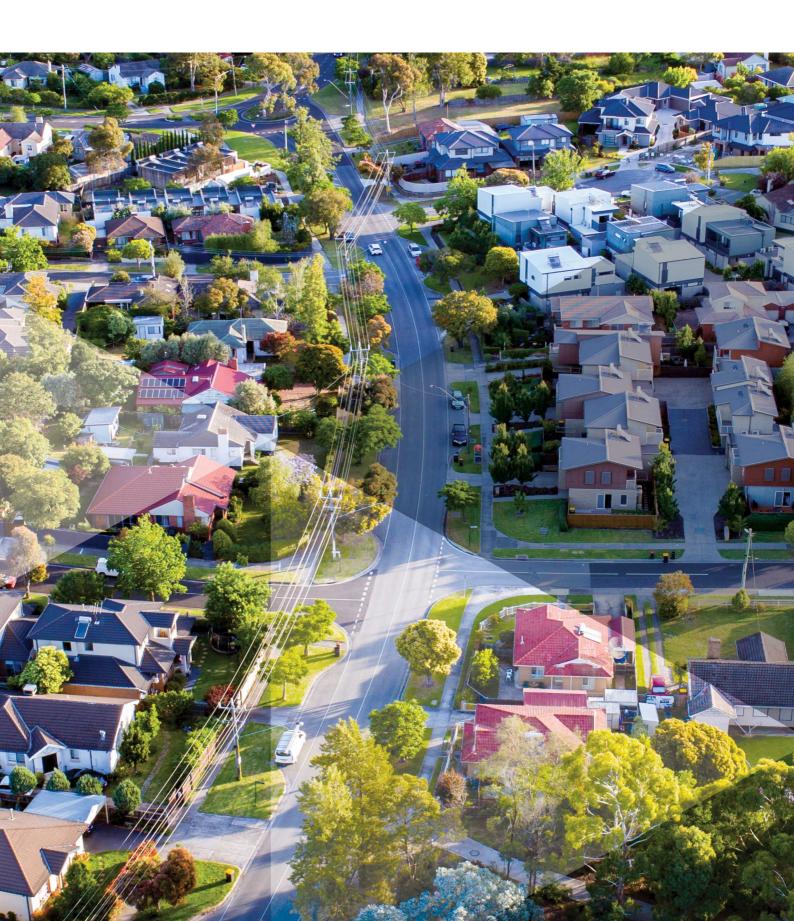
# Suburb Profile Report

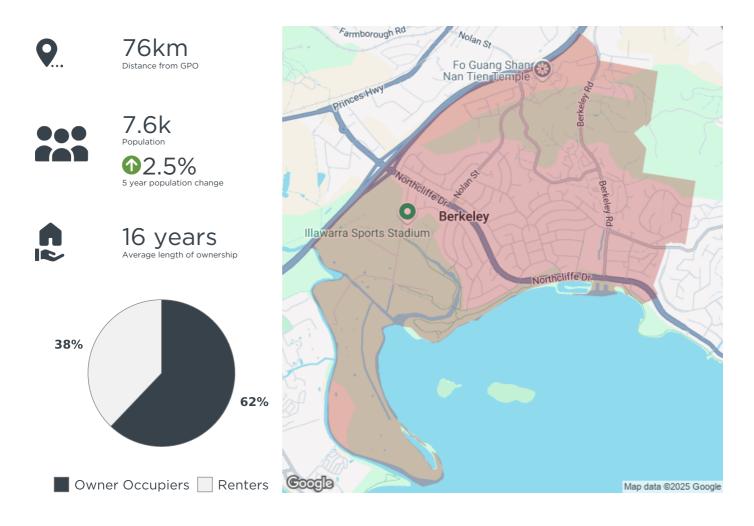
# Berkeley NSW 2506

CoreLogic

Prepared on 05 March 2025

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





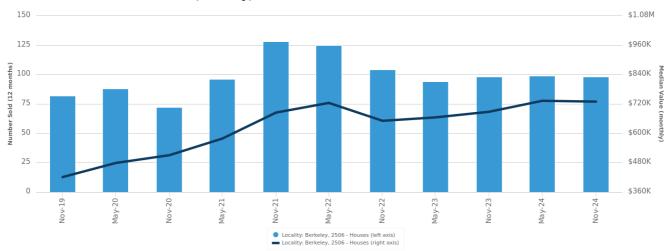
The size of Berkeley is approximately 7.2 square kilometres. It has 18 parks covering nearly 20.4% of total area. The population of Berkeley in 2011 was 7,426 people. By 2016 the population was 7,612 showing a population growth of 2.5% in the area during that time. The predominant age group in Berkeley 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 \$778,388.

Total dwellings	Total new listings*	Median Value	Total number currently listed
2,750	85	\$731,065	16
148	7	\$715,813	Ο

<sup>\*</sup>Total number of unique properties listed for sale over the past 12 months.

### Houses: For Sale

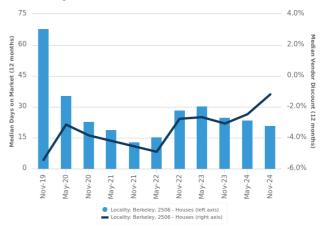
#### Number Sold vs. Median Value (monthly)

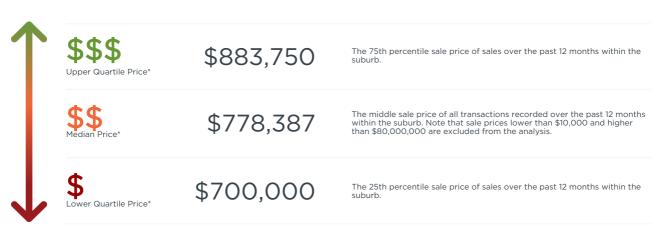


#### Change in Median Value

# 40.0% 30.0% 20.0% 10.0% -10.0% -2

#### Median Days on Market vs. Median Vendor Discount





<sup>\*</sup>Statistics are calculated over a rolling 12 month period



# Houses: Market Activity Snapshot

#### On The Market





4 Cardiff Street Berkeley NSW 2506

Listed on 04 Mar 2025 \$700,000 - \$750,000



Recently Sold





Sold on 27 Feb 2025 Not Disclosed





63 Essex Street Berkeley NSW 2506

Sold on 04 Dec 2024 \$700,000





18 Carringle Street Berkeley NSW 2506

Listed on 04 Mar 2025 **Under Contract** 



















12 Derby Street Berkeley NSW 2506

Listed on 04 Mar 2025 Price Guide \$799,000







44 Cumberland Street Berkeley NSW 2506

Sold on 24 Feb 2025 \$700,000\*









Listed on 06 Mar 2025 **CONTACT AGENT** 





17 Masthead Place Berkeley

Sold on 11 Feb 2025 \$1,120,000\*

NSW 2506







1 Carnarvon Street Berkeley NSW 2506

Listed on 05 Mar 2025 Not Disclosed



1 Castle Court Berkeley NSW 2506

Sold on 09 Dec 2024 \$890,000



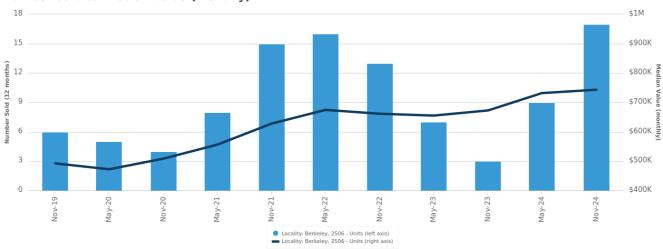


= number of houses currently On the Market or Sold within the last 6 months

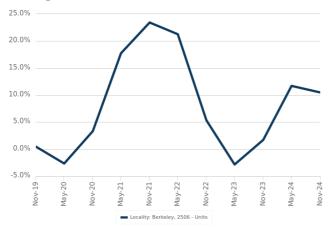
\*Agent advised

# Units: For Sale

#### Number Sold vs. Median Value (monthly)



#### Change in Median Value



	\$\$\$ Upper Quartile Price*	\$820,000	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*	\$702,500	The 25th percentile sale price of sales over the past 12 months within the suburb.

<sup>\*</sup>Statistics are calculated over a rolling 12 month period



# Units: Market Activity Snapshot

On The Market

Recently Sold







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

There are no recently sold 1 bedroom Units in this suburb







There are no 2 bedroom Units on the market in this suburb



**4/340 Flagstaff Road Berkeley NSW 2506**Sold on 10 Sep 2024

\$725,000









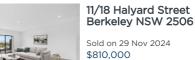
There are no 3 bedroom Units on the market in this suburb















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

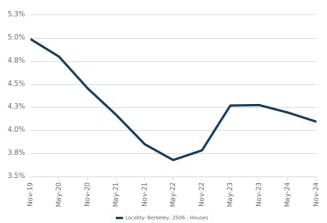


## Houses: For Rent





#### Indicative Gross Rental Yield (12 months)





# Houses: Rental Activity Snapshot

#### For Rent







#### 56 Holborn Street Berkeley NSW 2506

Listed on 05 Mar 2025 \$650/W











#### 2 Gura Street Berkeley NSW 2506

Listed on 05 Mar 2025 \$610/W











20 Bristol Street Berkeley NSW 2506

Listed on 05 Mar 2025 \$700/W





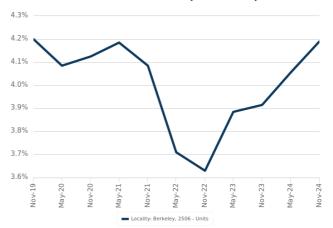
= number of houses observed as On the Market for Rent within the last month



## **Units: For Rent**



#### Indicative Gross Rental Yield (12 months)





# Units: Rental Activity Snapshot



There are no 1 bedroom Units for rent in this suburb





Listed on 24 Feb 2025

NSW 2506











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

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