

Suburb Profile Report
Berkeley NSW 2506

CoreLogic

Prepared on 05 August 2024 for Dimosons

Prepared by Dimosons | | 02 4258 0088





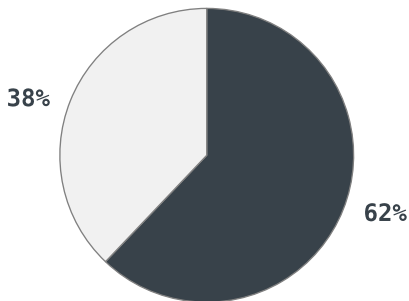
76km
Distance from GPO



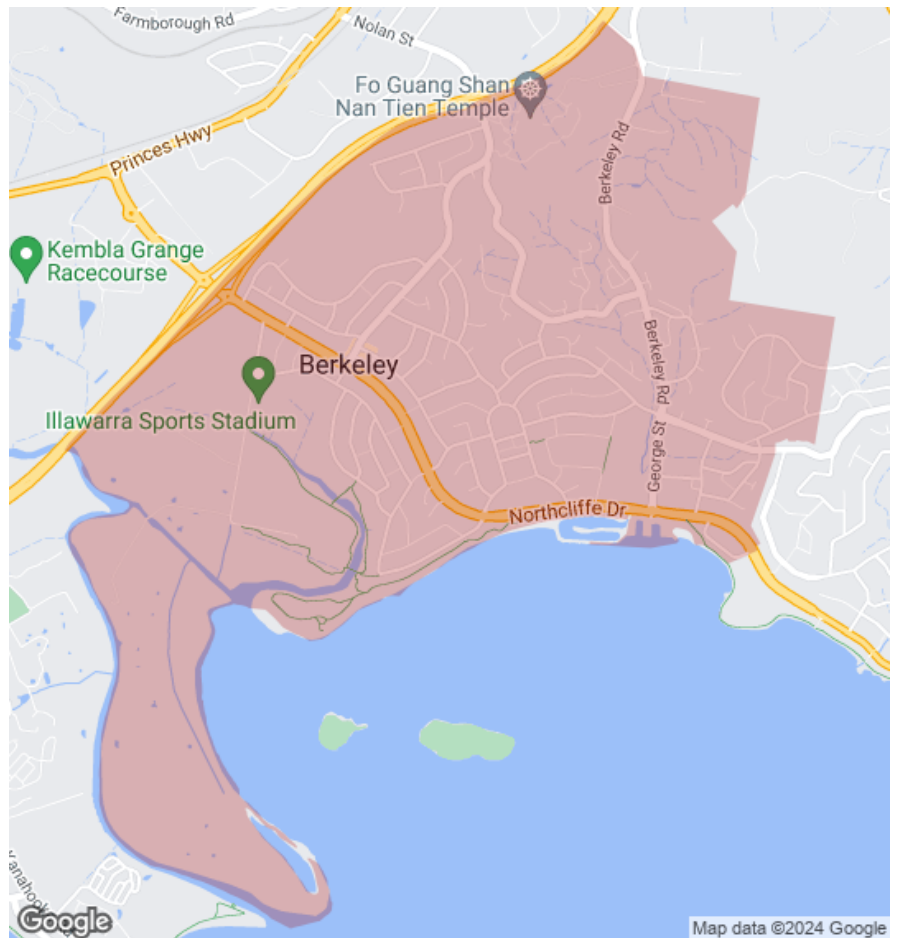
7.6k
Population
2.5%
5 year population change



18 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 \$740,000.

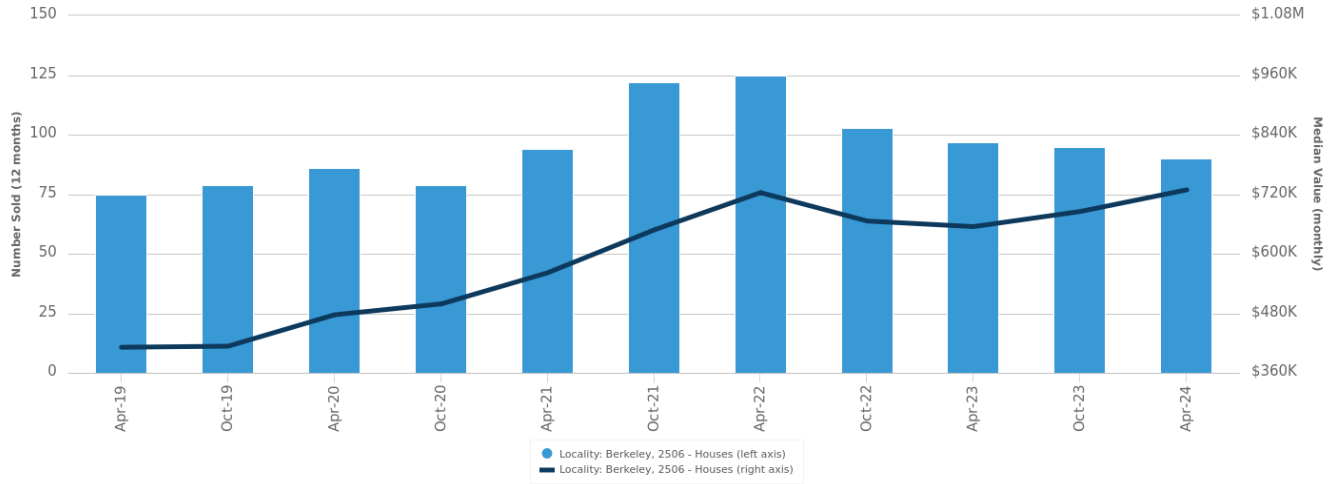
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,738	89	\$749,936	17
	141	8	\$712,017	3

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

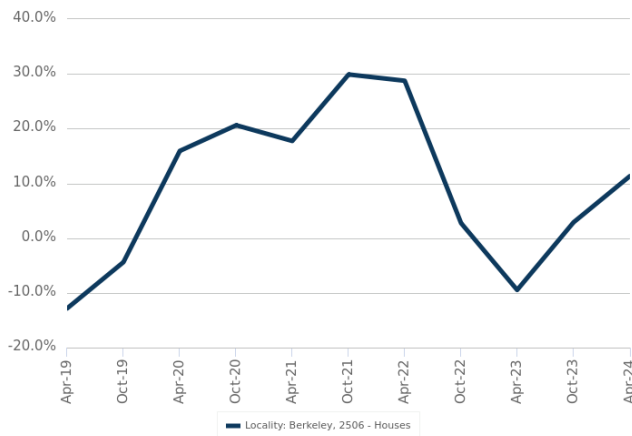


Houses: For Sale

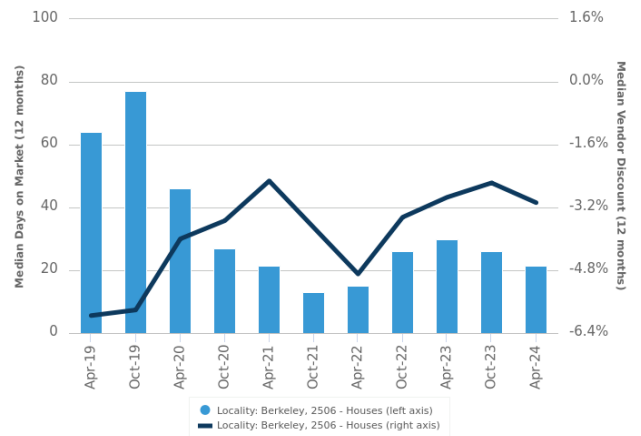
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$851,875

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

\$\$

Median Price*

\$740,000

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*

\$690,000

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

3

2
BEDROOMS



4 Carnarvon Street Berkeley NSW 2506
Listed on 03 Aug 2024
\$680,000 - \$720,000

1
 1
 578m²



6 Derby Street Berkeley NSW 2506
Sold on 07 Jun 2024
\$780,000

3
 1
 639m²



56 Holborn Street Berkeley NSW 2506
Listed on 30 Jul 2024
\$875,000

4
 1
 631m²



24 Kelly Street Berkeley NSW 2506
Sold on 10 May 2024
\$652,000

2
 1
 588m²

6

3
BEDROOMS



5 Castle Court Berkeley NSW 2506
Listed on 05 Aug 2024
Contact Agent

2
 2
 765m²



42 Hertford Street Berkeley NSW 2506
Sold on 27 Jul 2024
\$707,000*

3
 1
 672m²



62 Kelly Street Berkeley NSW 2506
Listed on 05 Aug 2024
Not Disclosed

1
 1
 639m²



10 Duchess Court Berkeley NSW 2506
Sold on 12 Jul 2024
\$950,000*

-
 1
 1,032m²

4

4
BEDROOMS



7 Emperor Court Berkeley NSW 2506
Listed on 05 Aug 2024
Price Guide \$950,000 - \$1,045,000

1
 3
 787m²



20 Bristol Street Berkeley NSW 2506
Sold on 20 Jul 2024
\$725,000*

4
 1
 715m²



6 Oliver Place Berkeley NSW 2506
Listed on 02 Aug 2024
Price Guide \$1,200,000 - \$1,250,000

3
 2
 650m²



25 Whimbrel Avenue Berkeley NSW 2506
Sold on 07 Jun 2024
\$1,200,000

2
 3
 1,287m²

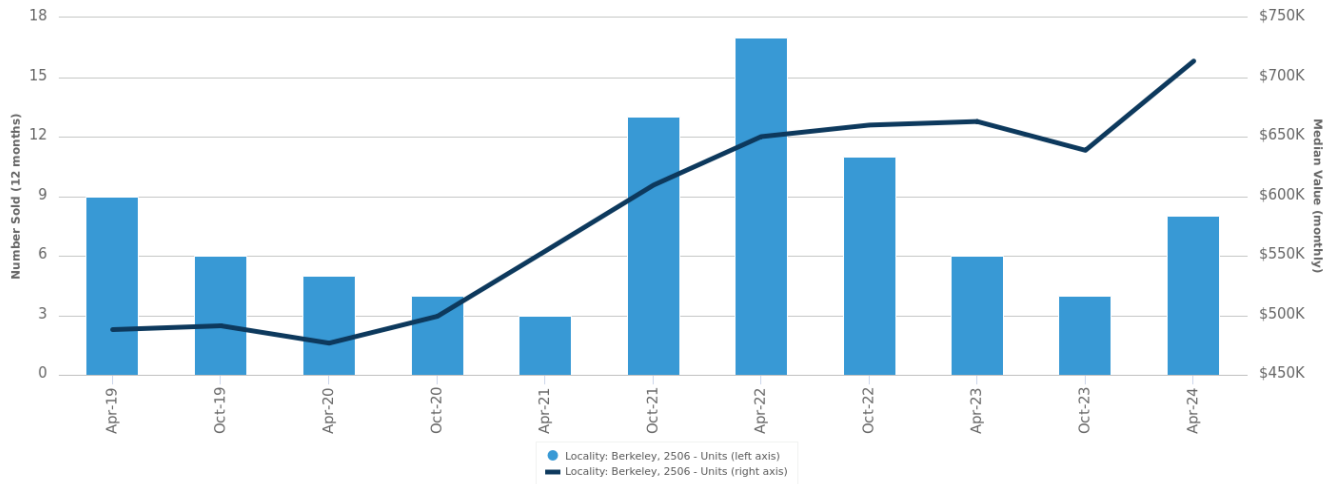


= number of houses currently On the Market or Sold within the last 6 months

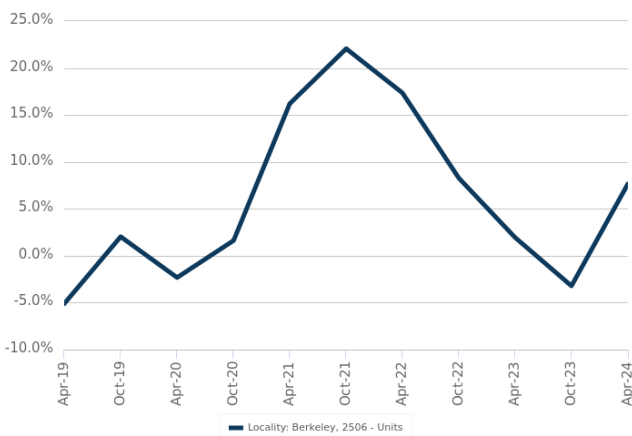
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$509,460

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

\$\$

Median Price*

\$71,115

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*

\$58,285

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

 0

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

 1
BEDROOMS

There are no recently sold 1 bedroom Units in this suburb

Recently Sold

 0

 0

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

 2
BEDROOMS



 1

5/340 Flagstaff Road
Berkeley NSW 2506

Sold on 02 Apr 2024
\$670,000

 1
 1


 2



12/18 Halyard Street
Berkeley NSW 2506

Listed on 04 Aug 2024
SALE | CONTACT AGENT

 2
 2
 300m²



13/18 Halyard Street
Berkeley NSW 2506

Sold on 11 Apr 2024
\$860,000

 2
 2
 338m²



40 Norfolk Street Berkeley
NSW 2506

Listed on 08 Jul 2024
Not Disclosed

 1
 2
 949m²



9/18 Halyard Street
Berkeley NSW 2506

Sold on 26 Mar 2024
\$790,000

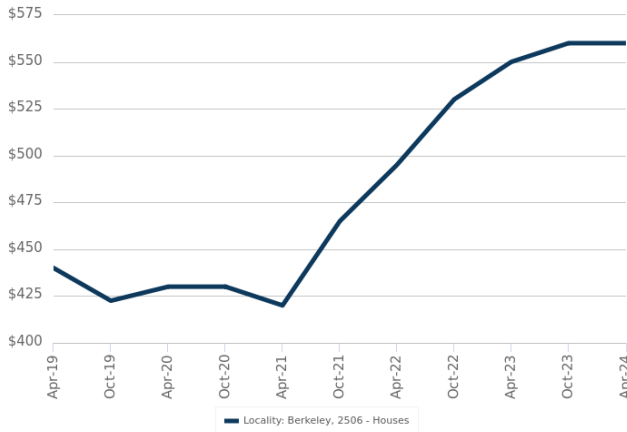
 -
 2
 370m²



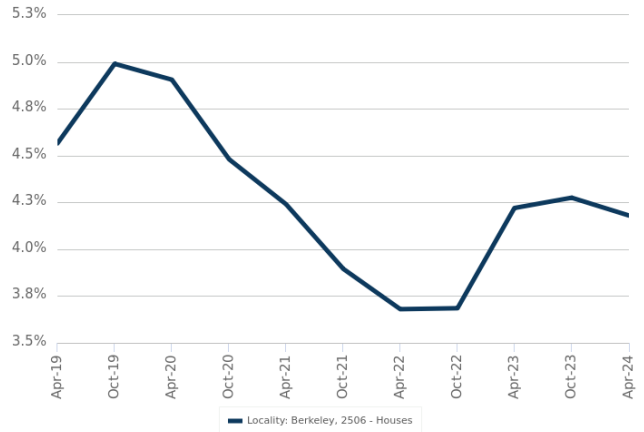
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

2

2
BEDROOMS



25 Rhondda Street
Berkeley NSW 2506

Listed on 05 Aug 2024
\$540/W



626m²



2/12 George Street
Berkeley NSW 2506

Listed on 29 Jul 2024
\$420/W



2,088m²

5

3
BEDROOMS

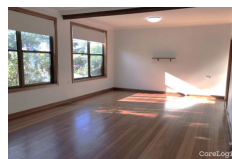


91 Nottingham Street
Berkeley NSW 2506

Listed on 05 Aug 2024
\$580/W



658m²



9 Derby Street Berkeley
NSW 2506

Listed on 02 Aug 2024
\$550/W



.

1

4
BEDROOMS



68 Hertford Street
Berkeley NSW 2506

Listed on 31 Jul 2024
\$690/W



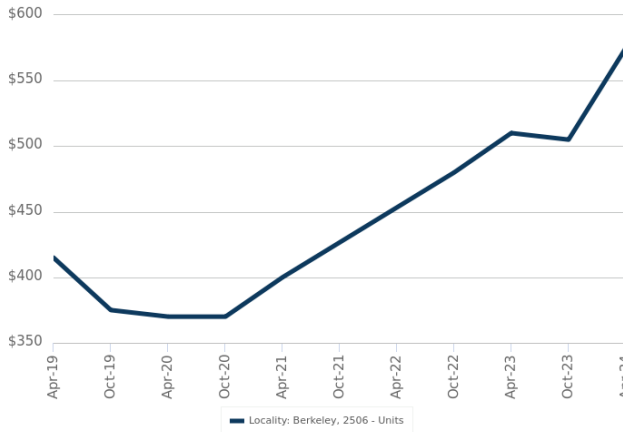
613m²



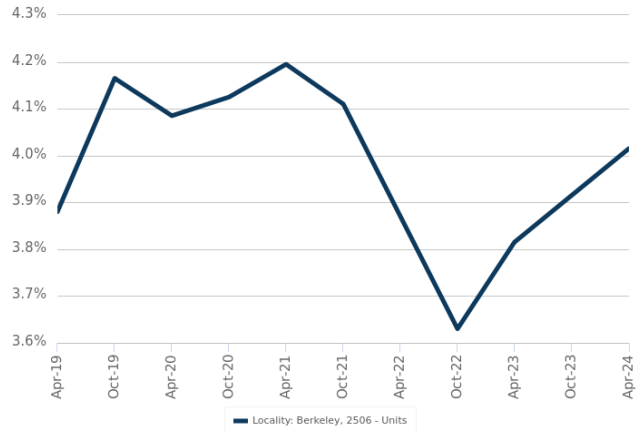
= number of houses observed as On the Market for Rent within the last month

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

3

2
BEDROOMS



34 Shearwater Drive
Berkeley NSW 2506

Listed on 02 Aug 2024
\$490/W

1

1

835m²

DOMAIN ILLAWARRA
REAL ESTATE
IMAGES COMING SOON

4/340 Flagstaff Road
Berkeley NSW 2506

Listed on 31 Jul 2024
\$600/W

2

1

4,524m²

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

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

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