

Suburb Profile Report  
Berkeley NSW 2506

Prepared on 01 April 2024 for Dimosons

Prepared by Dimosons | | 02 4258 0088



CoreLogic®







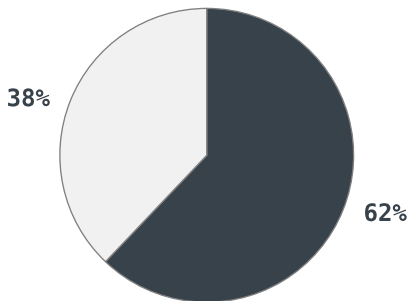
**76km**  
Distance from GPO



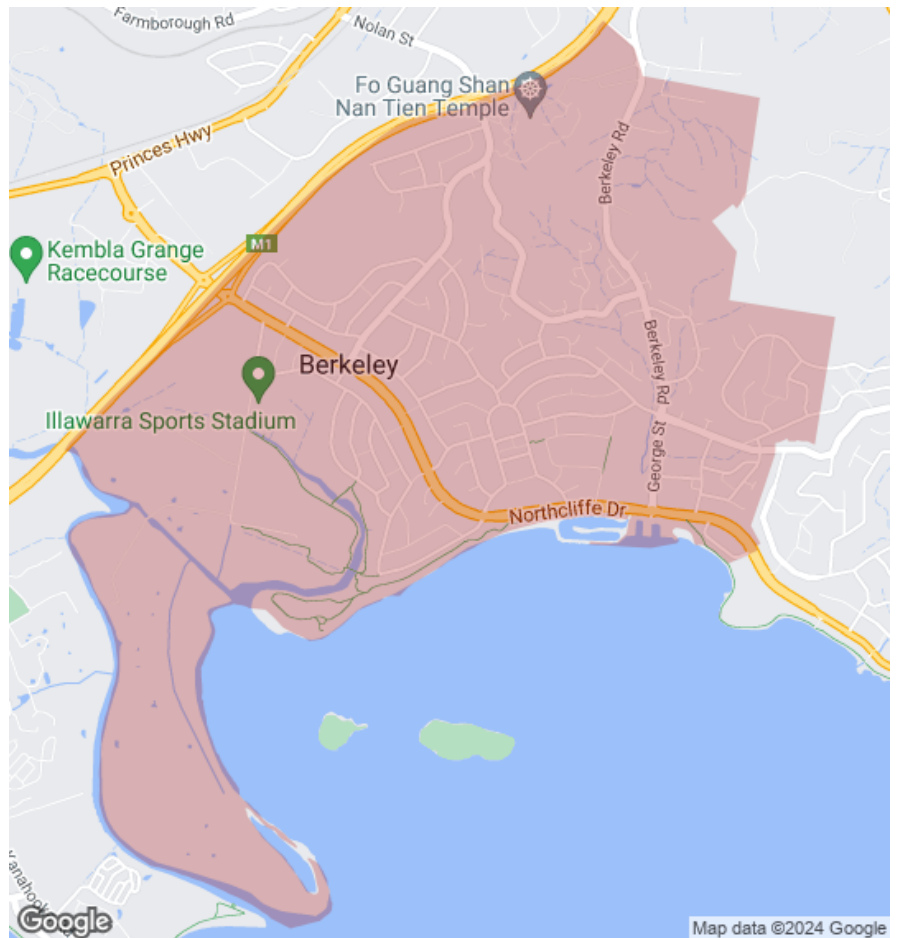
**7.6k**  
Population  
**2.5%**  
5 year population change



**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 \$733,000.

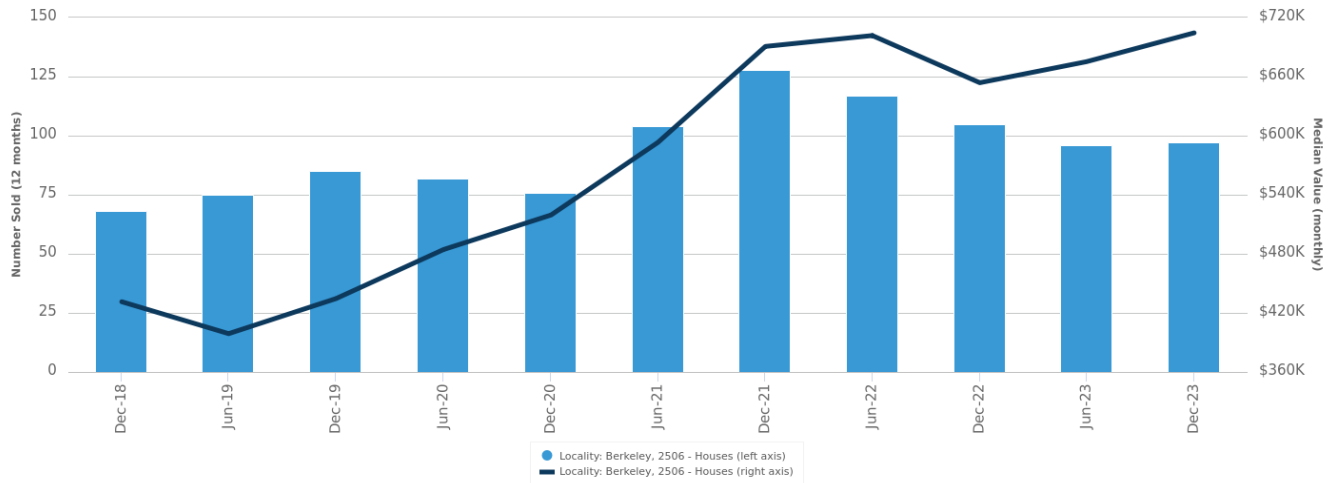
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,736	82	\$724,779	18
	138	5	\$679,371	2

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

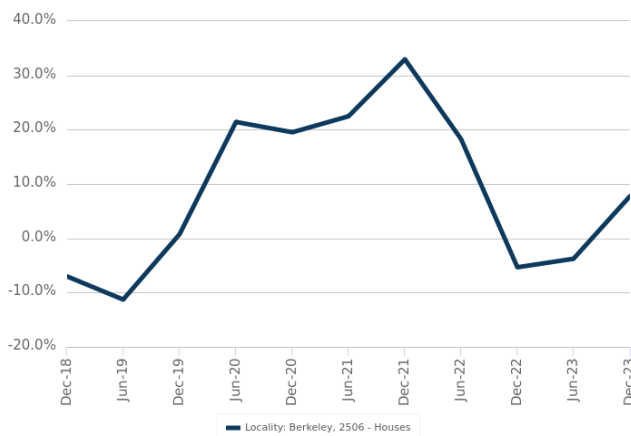


## Houses: For Sale

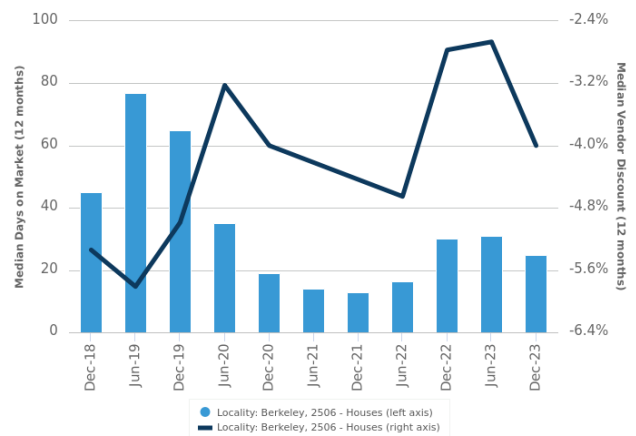
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$830,000

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

\$\$

Median Price\*

\$733,000

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\*

\$670,000

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

0

2  
BEDROOMS

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

0

3  
BEDROOMS

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

0

4  
BEDROOMS

There are no 4 bedroom Houses on the market in this suburb

## Recently Sold

6



**6 Venn Street Berkeley NSW 2506**

Sold on 16 Mar 2024  
\$0

-  
 1  
 594m<sup>2</sup>



**36 Essex Street Berkeley NSW 2506**

Sold on 11 Mar 2024  
\$797,000\*

1  
 1  
 651m<sup>2</sup>

28



**43 Southampton Street Berkeley NSW 2506**

Sold on 22 Mar 2024  
\$865,000\*

2  
 1  
 578m<sup>2</sup>

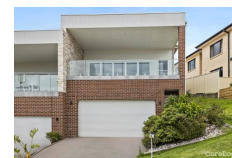


**6 Short Street Berkeley NSW 2506**

Sold on 20 Mar 2024  
\$1,450,000\*

5  
 1  
 1,463m<sup>2</sup>

8



**98B Shearwater Drive Berkeley NSW 2506**

Sold on 16 Feb 2024  
\$900,000\*

2  
 2  
 409m<sup>2</sup>



**1 Paperbark Place Berkeley NSW 2506**

Sold on 15 Feb 2024  
\$1,320,000

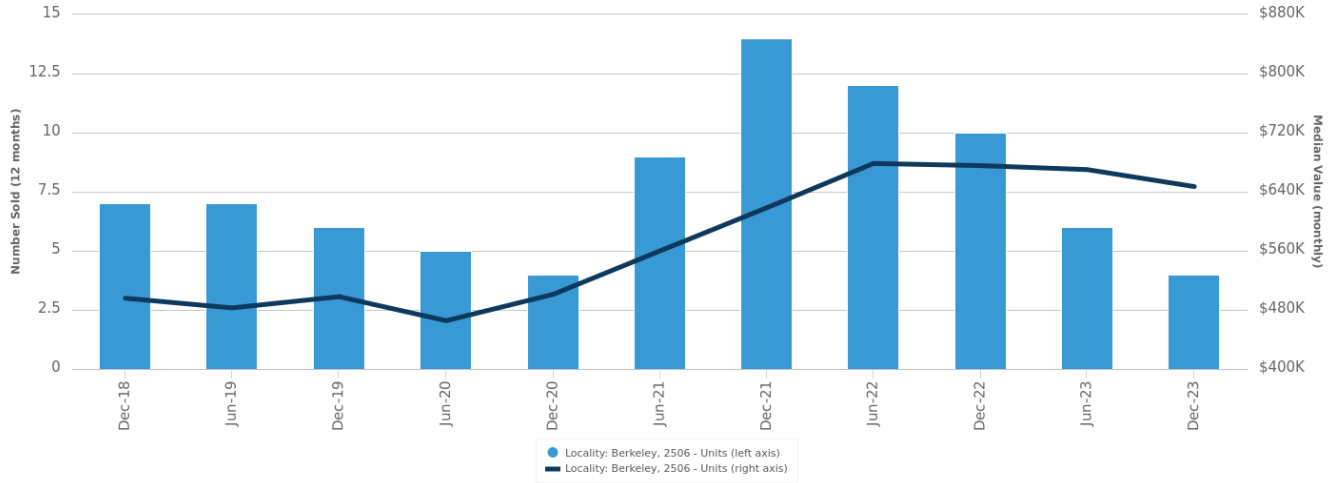
6  
 3  
 630m<sup>2</sup>

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

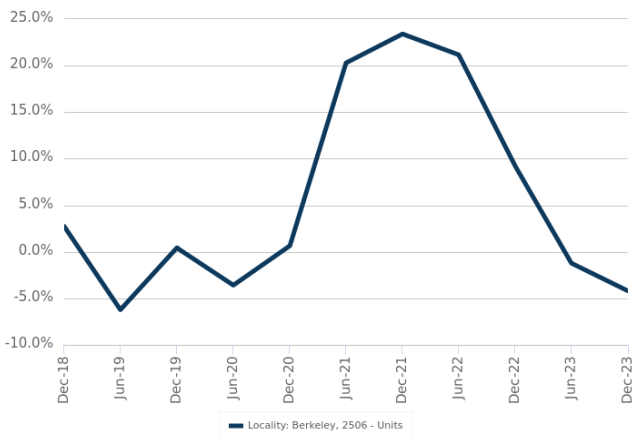
\*Agent advised

## 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



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

### Recently Sold



There are no recently sold 1 bedroom Units in this suburb



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



There are no recently sold 2 bedroom Units in this suburb



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



14/18 Halyard Street  
Berkeley NSW 2506

Sold on 20 Feb 2024  
\$900,000\*

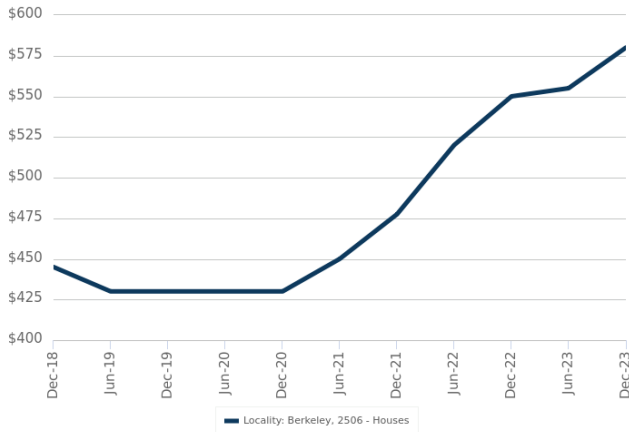


= number of units currently On the Market or Sold within the last 6 months

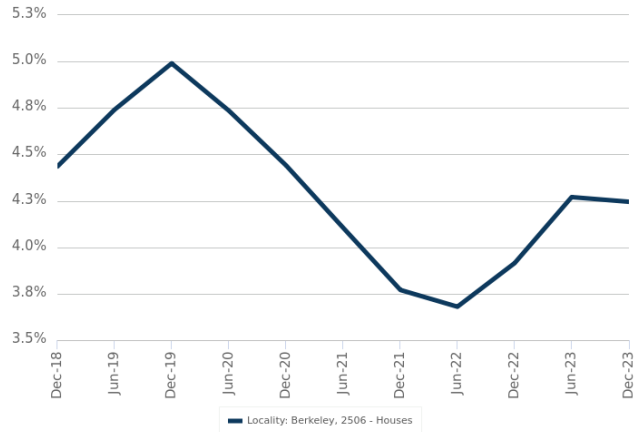
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

2

2  
BEDROOMS



**578 Northcliffe Drive  
Berkeley NSW 2506**

Listed on 27 Mar 2024  
\$560/W



72m<sup>2</sup>



**1 Coventry Street Berkeley  
NSW 2506**

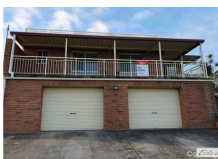
Listed on 18 Mar 2024  
\$450/W



696m<sup>2</sup>

5

3  
BEDROOMS



**7 Masthead Place Berkeley  
NSW 2506**

Listed on 26 Mar 2024  
\$700/W



588m<sup>2</sup>



**39 Sussex Street Berkeley  
NSW 2506**

Listed on 07 Mar 2024  
\$560/W



569m<sup>2</sup>

0

4  
BEDROOMS

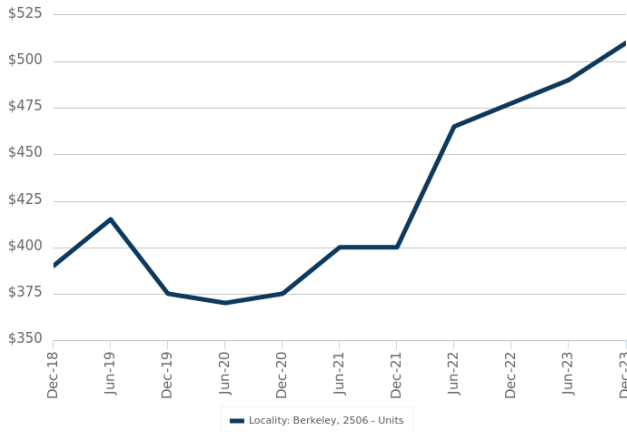
There are no 4 bedroom Houses for rent in this suburb



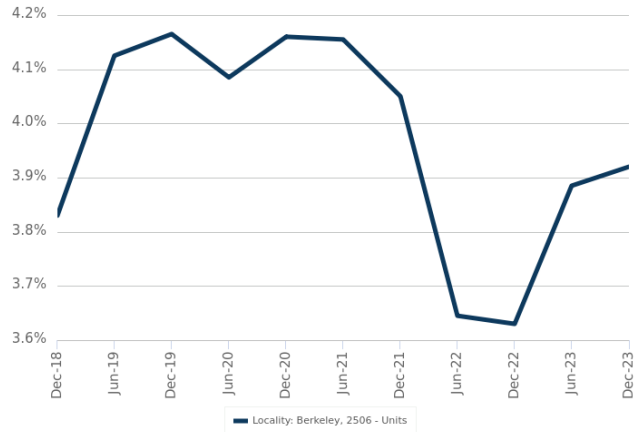
= number of houses observed as On the Market for Rent within the last month

## 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

1

2  
BEDROOMS



**1a Scenic Place Berkeley  
NSW 2506**

Listed on 25 Mar 2024  
\$450/W



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 CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

### 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 Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

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](mailto:customercare@corelogic.com.au)