

Suburb Profile Report

Berkeley NSW 2506

CoreLogic

Prepared on 04 September 2024

Prepared by Dimosons Sales | | 02 4258 0088





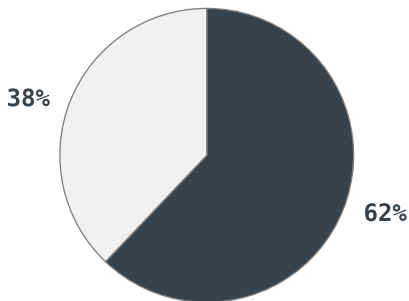
76km
Distance from GPO



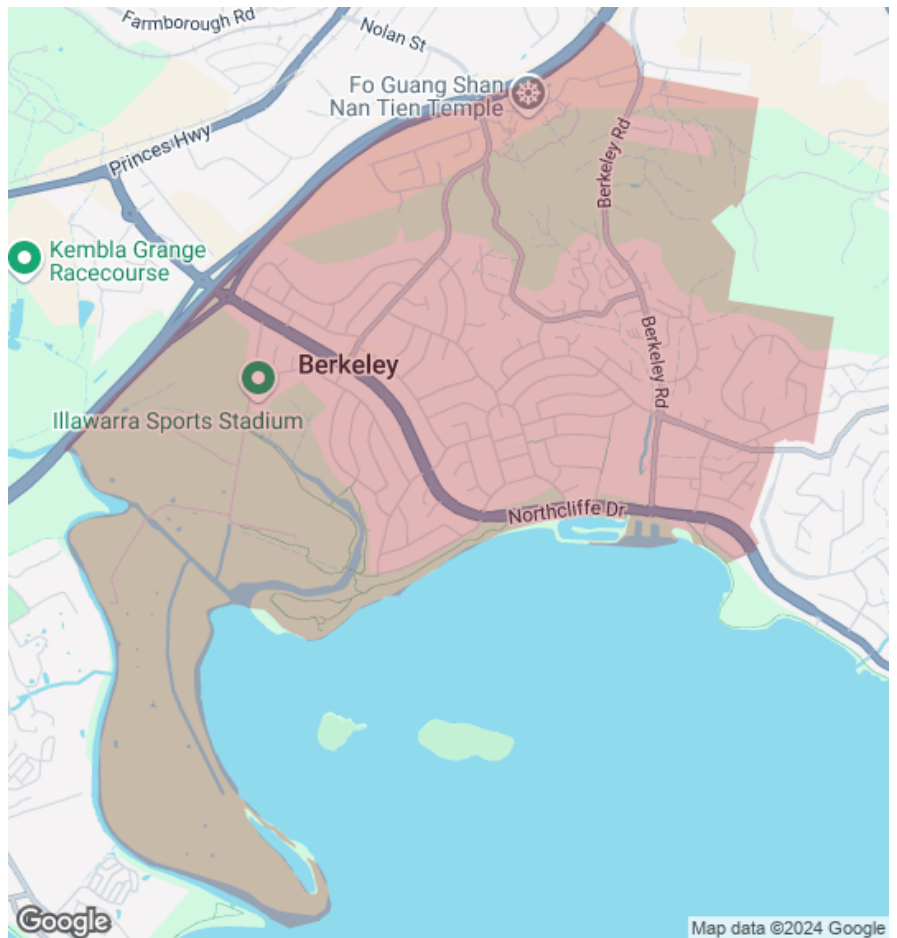
7.6k
Population
2.5%
5 year population change



19 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 \$742,500.

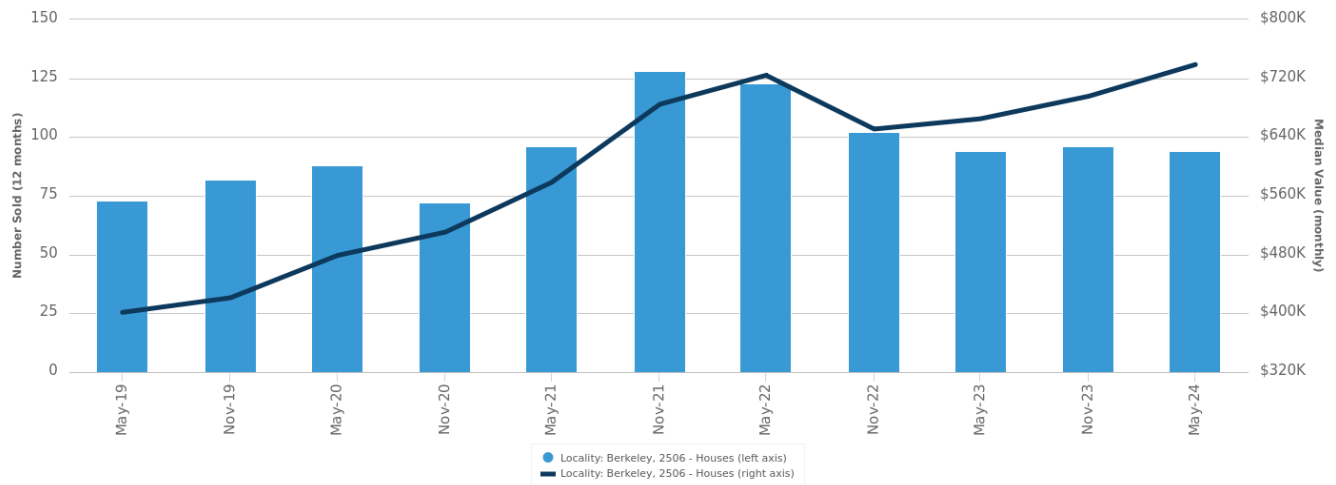
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,739	87	\$755,639	13
	140	7	\$705,621	4

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

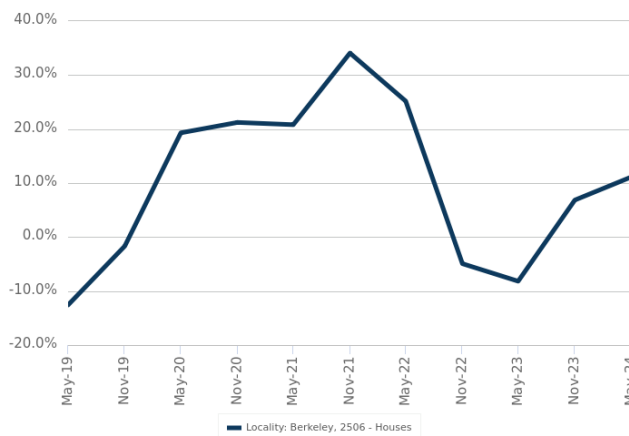


Houses: For Sale

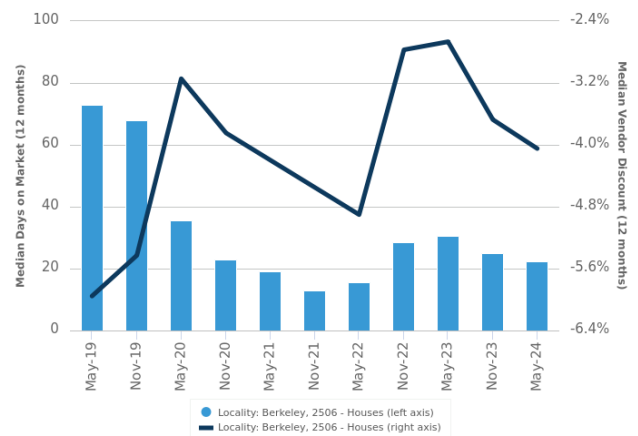
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$862,500

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

\$\$

Median Price*

\$742,500

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

Recently Sold

1

2
BEDROOMS

9



102 Nottingham Street Berkeley NSW 2506

Listed on 02 Sep 2024
Not Disclosed



56 Holborn Street Berkeley NSW 2506

Sold on 12 Aug 2024
\$875,000*



4 Carnarvon Street Berkeley NSW 2506

Sold on 02 Aug 2024
\$695,000*



5

3
BEDROOMS

34



32 Nottingham Street Berkeley NSW 2506

Listed on 03 Sep 2024
Under Offer



3 Karmal Street Berkeley NSW 2506

Sold on 28 Aug 2024
\$690,000*



28 Burke Way Berkeley NSW 2506

Listed on 02 Sep 2024
For Sale \$790,000 - \$830,000



9 Nolan Street Berkeley NSW 2506

Sold on 28 Aug 2024
\$810,000*



4

4
BEDROOMS

15



31 Cheshire Street Berkeley NSW 2506

Listed on 02 Sep 2024
\$680,000 - \$710,000



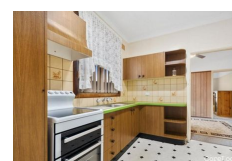
7 Emperor Court Berkeley NSW 2506

Sold on 22 Aug 2024
\$960,000*



13 Tuggerah Place Berkeley NSW 2506

Listed on 01 Sep 2024
\$890,000 - \$950,000



25 Nolan Street Berkeley NSW 2506

Sold on 12 Aug 2024
\$0

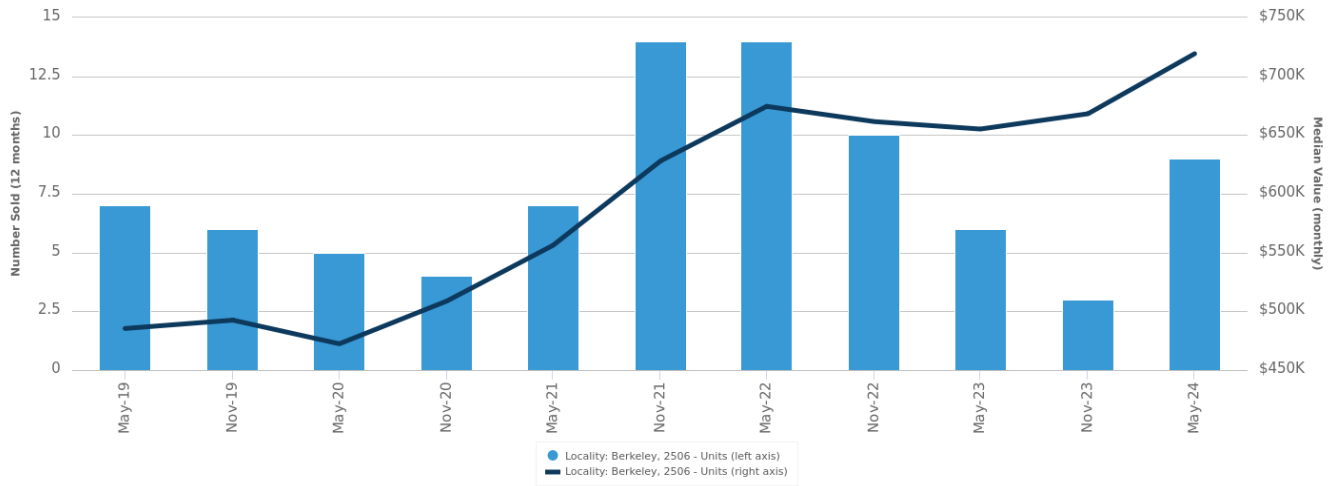


= number of houses currently On the Market or Sold within the last 6 months

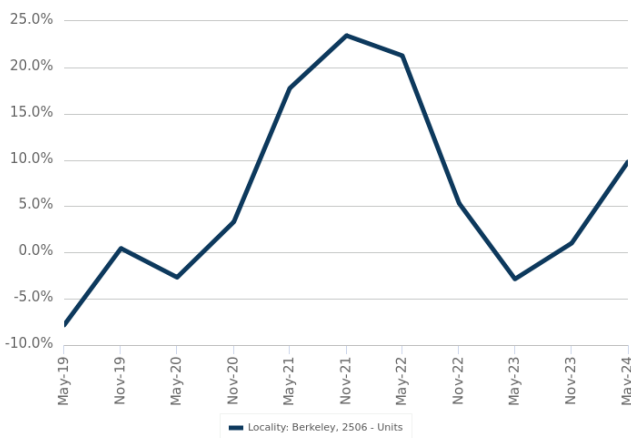
*Agent advised

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



1
BEDROOMS

Recently Sold



0

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

There are no recently sold 1 bedroom Units in this suburb



0



2
BEDROOMS



1

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



5/340 Flagstaff Road
Berkeley NSW 2506

Sold on 02 Apr 2024
\$670,000



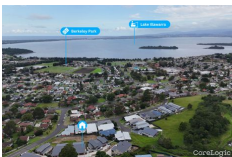
4



3
BEDROOMS



2



10/18 Halyard Street
Berkeley NSW 2506

Listed on 21 Aug 2024
SALE | CONTACT AGENT



13/18 Halyard Street
Berkeley NSW 2506

Sold on 11 Apr 2024
\$860,000



11/18 Halyard Street
Berkeley NSW 2506

Listed on 19 Aug 2024
SALE | CONTACT AGENT



9/18 Halyard Street
Berkeley NSW 2506

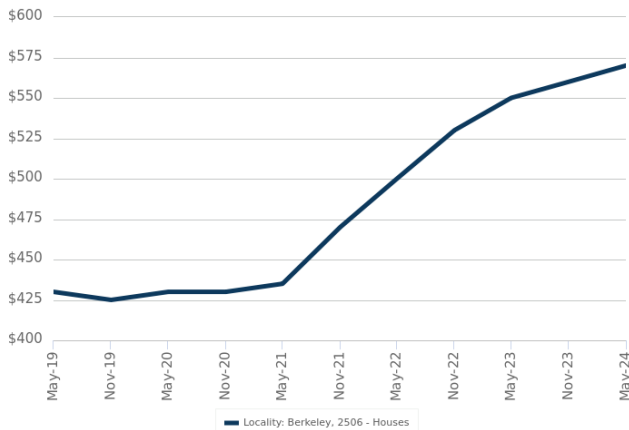
Sold on 26 Mar 2024
\$790,000



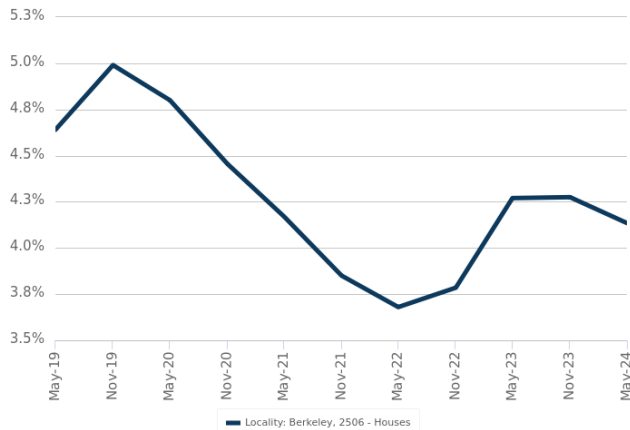
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

3

2
BEDROOMS



17 Barber Street Berkeley NSW 2506

Listed on 02 Sep 2024
\$570/W



6 Venn Street Berkeley NSW 2506

Listed on 22 Aug 2024
\$480/W



4

3
BEDROOMS



13 Barber Street Berkeley NSW 2506

Listed on 30 Aug 2024
\$550/W



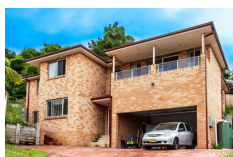
66 Burke Way Berkeley NSW 2506

Listed on 29 Aug 2024
\$560/W



2

4
BEDROOMS



38 Cribb Street Berkeley NSW 2506

Listed on 03 Sep 2024
\$700/W



5 Whimbrel Avenue Berkeley NSW 2506

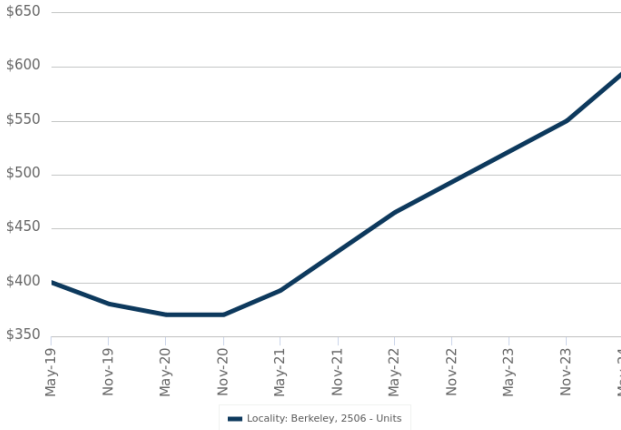
Listed on 30 Aug 2024
\$625/W



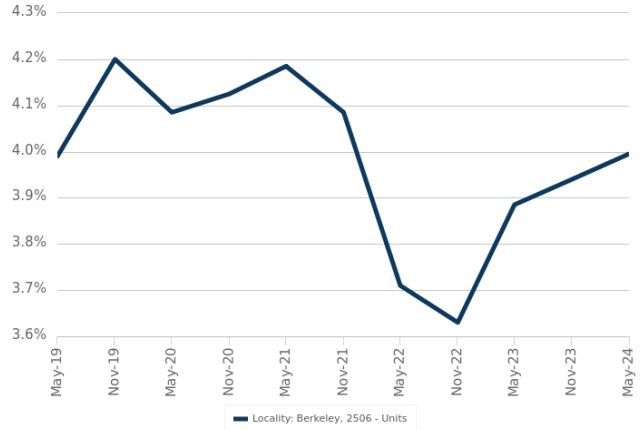
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

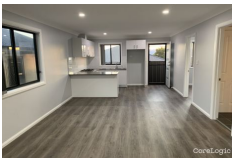
0

1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

1

2
BEDROOMS



414 Northcliffe Drive
Berkeley NSW 2506

Listed on 24 Jul 2024
\$460/W



816m²

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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