

Suburb Profile Report
Berkeley NSW 2506

Prepared on 08 May 2024 for Dimosons

Prepared by Dimosons | | 02 4258 0088



CoreLogic®





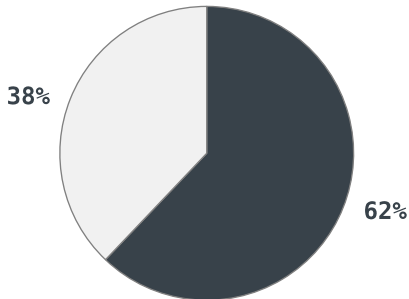
76km
Distance from GPO



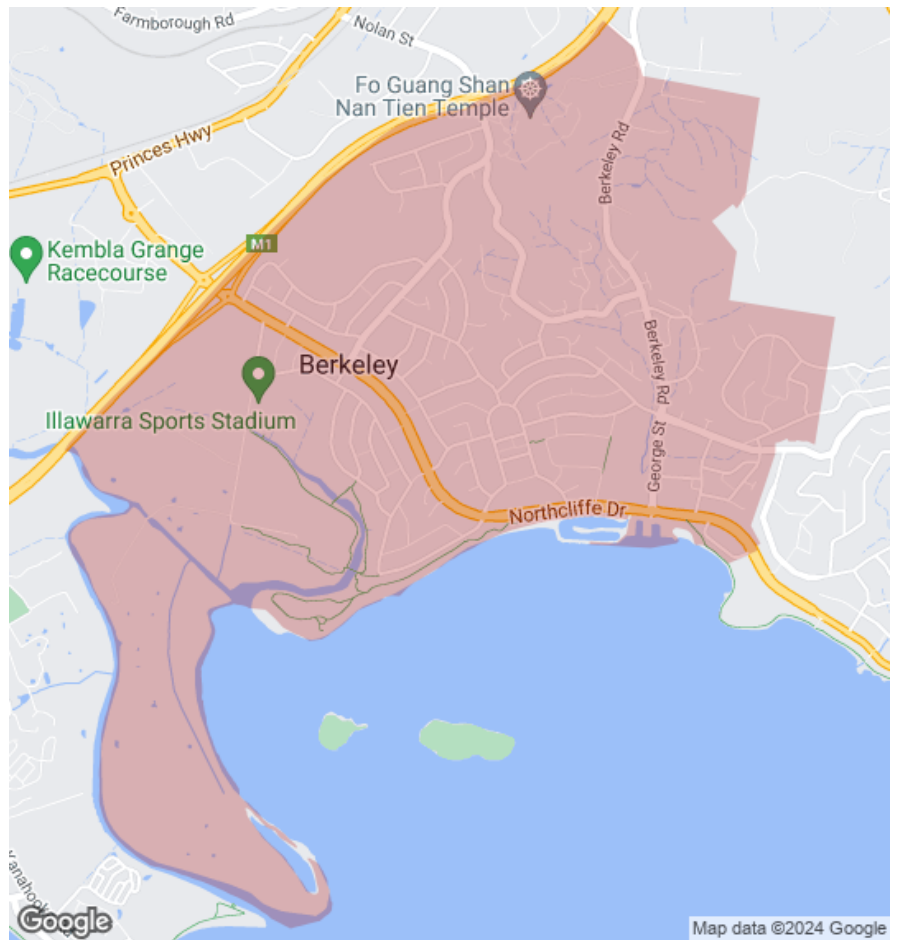
7.6k
Population
2.5%
5 year population change



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 \$734,000.

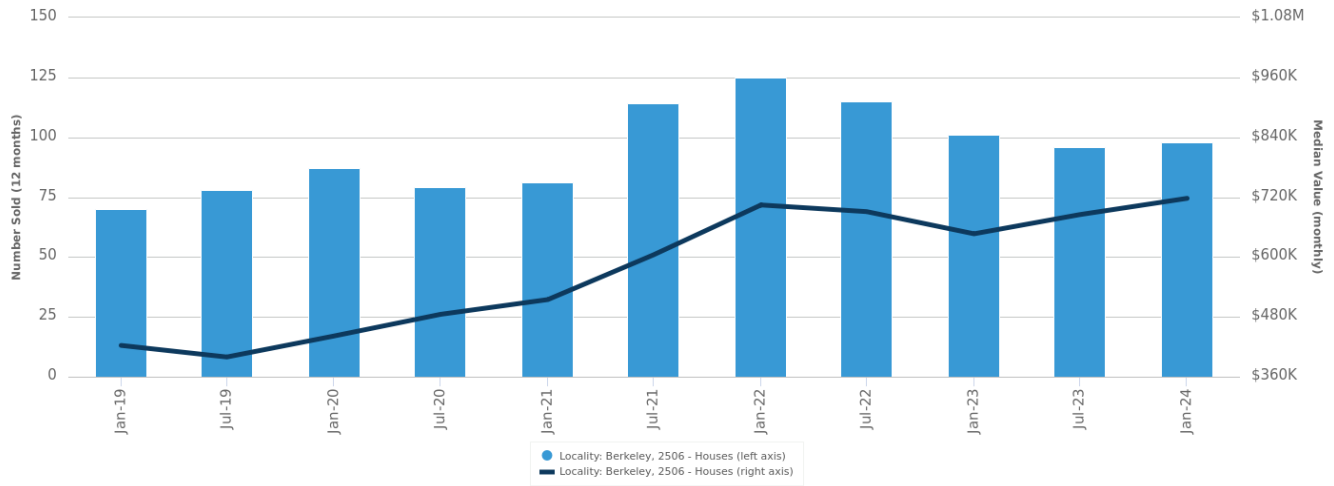
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,738	82	\$738,102	16
	140	7	\$715,059	0

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

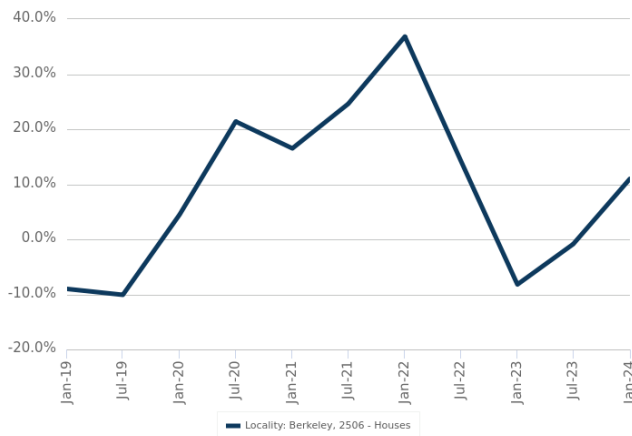


Houses: For Sale

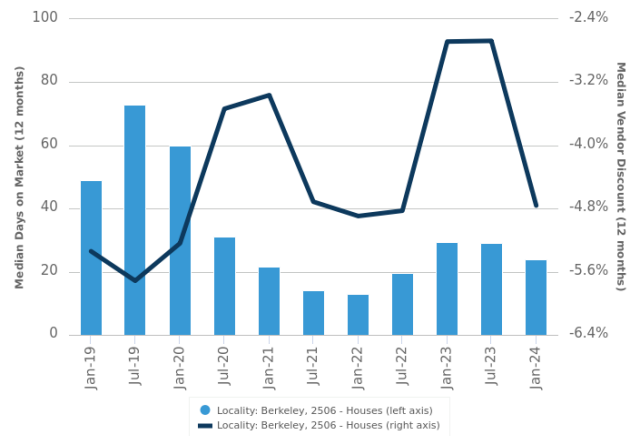
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$845,750

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

\$\$

Median Price*

\$734,000

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*

\$672,000

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



24 Kelly Street Berkeley NSW 2506

Listed on 06 May 2024
Asking - \$665,000



29 Cumberland Street Berkeley NSW 2506

Sold on 27 Mar 2024
\$620,000*



36 Essex Street Berkeley NSW 2506

Sold on 13 Mar 2024
\$797,000



6

3
BEDROOMS

27



13 Cheshire Street Berkeley NSW 2506

Listed on 08 May 2024
Contact Agent



38A Imperial Drive Berkeley NSW 2506

Sold on 02 May 2024
Not Disclosed



14 Cheshire Street Berkeley NSW 2506

Listed on 07 May 2024
\$680,000 - \$730,000



8 Dennis Street Berkeley NSW 2506

Sold on 08 Apr 2024
\$740,000*



4

4
BEDROOMS

11



16 Nannawilli Street Berkeley NSW 2506

Listed on 07 May 2024
Guide \$1,075,000



332 Flagstaff Road Berkeley NSW 2506

Sold on 03 Apr 2024
\$0



64 Kelly Street Berkeley NSW 2506

Listed on 06 May 2024
Not Disclosed



14 Semaphore Road Berkeley NSW 2506

Sold on 02 Apr 2024
Not Disclosed

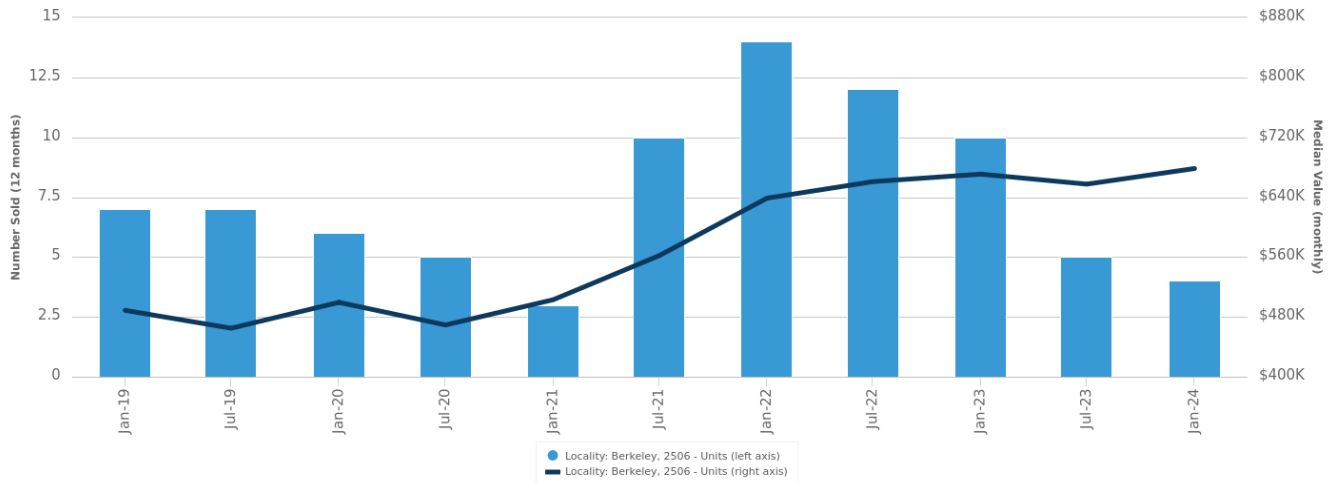


= number of houses currently On the Market or Sold within the last 6 months

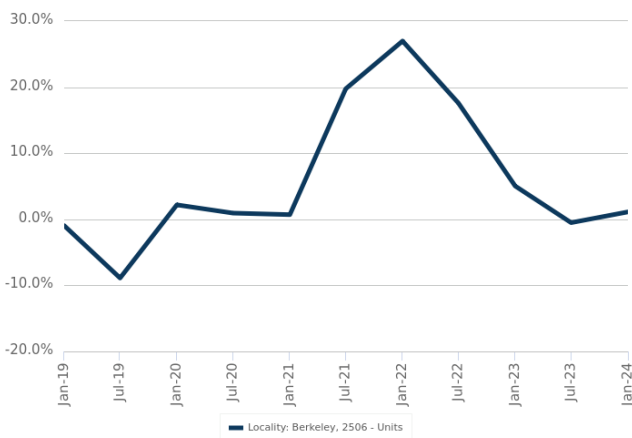
*Agent advised

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

5/334 Flagstaff Road
Berkeley NSW 2506

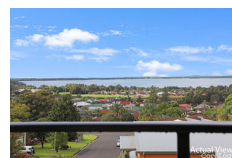
Sold on 02 Apr 2024
\$670,000



0

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

3
BEDROOMS



13/18 Halyard Street
Berkeley NSW 2506

Sold on 25 Mar 2024
\$860,000*



14/18 Halyard Street
Berkeley NSW 2506

Sold on 20 Feb 2024
\$900,000

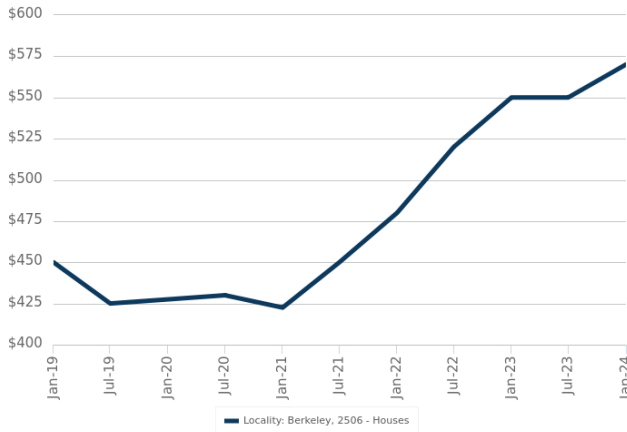


= number of units currently On the Market or Sold within the last 6 months

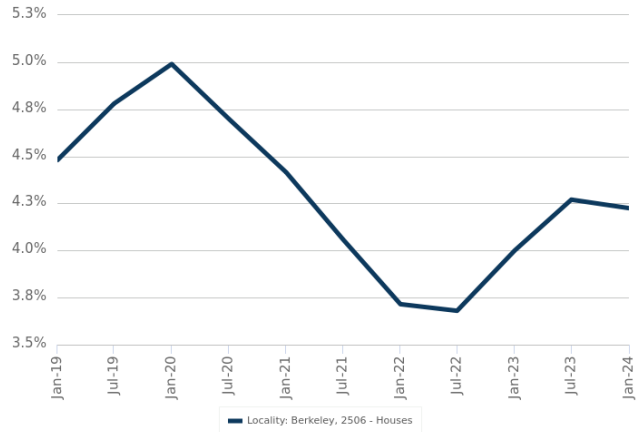
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1

2
BEDROOMS



**578 Northcliffe Drive
Berkeley NSW 2506**

Listed on 08 May 2024
\$550/W



72m²

5

3
BEDROOMS



**10/340 Flagstaff Road
Berkeley NSW 2506**

Listed on 08 May 2024
\$570/W



4,524m²



**23 Rhondda Street
Berkeley NSW 2506**

Listed on 08 May 2024
\$650/W



1

4
BEDROOMS



**10 Kent Street Berkeley
NSW 2506**

Listed on 06 May 2024
\$680/W



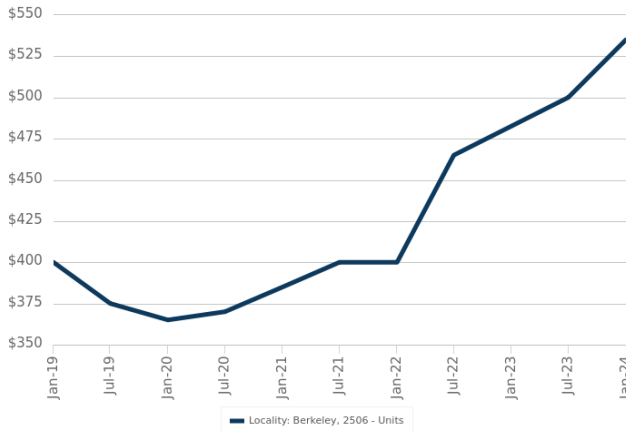
664m²



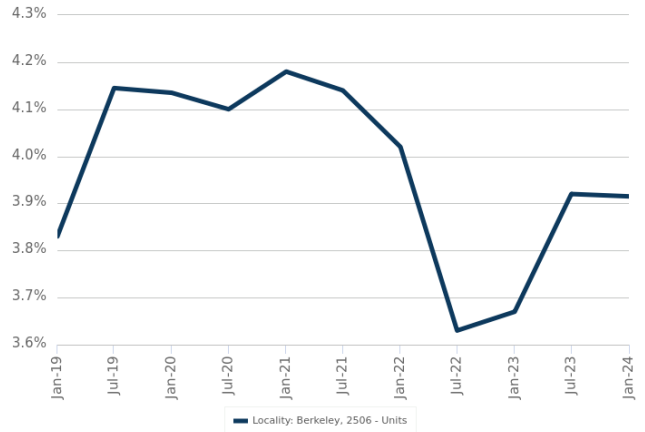
= number of houses observed as On the Market for Rent within the last month

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

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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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