

Berkeley NSW 2506

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +5	MEDIAN PRICE \$870,000 +1%	AVERAGE PRICE \$774,110 -14%
HIGHEST SALE \$950,000	LOWEST SALE \$65,000	TOTAL VALUE \$7.22M

POSTCODE 2506 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$690	AVERAGE WEEKLY RENT \$660	OBSERVATIONS 10
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Figures cover the entire 2506 postcode area, not Berkeley alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$870,000 +1%	AVERAGE PRICE \$774,110 -14%	TOTAL SALES 12 +71%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (75%)
Warehouses		2 (17%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Berkeley NSW 2506 in June 2026 — 9 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 1% to \$870,000, up from \$865,000 in May.
- Residentials accounted for 75% of sales (9 of 12), compared to 17% for warehouses (2).
- Prices ranged widely — from \$65,000 to \$950,000, a spread of \$885,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2/69 B SEMAPHORE RD	Residential	\$950,000	5 Jun
34 NORFOLK ST	Residential	\$950,000	12 Jun
15 IMPERIAL DR	Residential	\$900,000	11 Jun
46 BURKE WAY	Residential	\$875,000	9 Jun
28 B NANNAWILLI ST	Residential	\$870,000	15 Jun
26 B BORONGA CRES	Residential	\$831,988	25 Jun
590 NORTHCLIFFE DR	Residential	\$820,000	9 Jun
1 NARRAWAN ST	Residential	\$650,000	16 Jun
72/13 WAREHOUSE PL	Residential	\$120,000	1 Jun
14/13 WAREHOUSE PL	Warehouse	\$120,000	15 Jun
81/13 WAREHOUSE PL	Commercial	\$70,000	2 Jun