SOLD NSW · PROPERTY MARKET REPORT

Berkeley NSW 2506

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
25 -4	$905,000 +5%	$874,108 +10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,285,000	$60,990	$20.52M

POSTCODE 2506 RENTAL MARKET · SEPTEMBER 2026

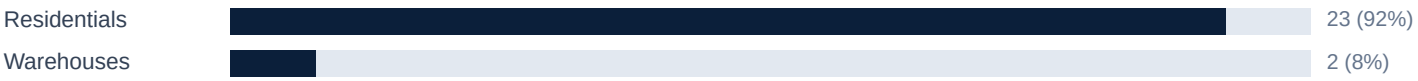
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$668	13

Figures cover the entire 2506 postcode area, not Berkeley alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$905,000 +5%	$874,108 +10%	25 -14%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 25 properties settled in Berkeley NSW 2506 in August–October 2026 — 23 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 5% to $905,000, up from $862,500 in May–July 2026.
- Residentials accounted for 92% of sales (23 of 25), compared to 8% for warehouses (2).
- Prices ranged widely — from $60,990 to $1,285,000, a spread of $1,224,010.
- The standout sale was 60 B NOTTINGHAM ST at $1,285,000 on 7 Oct — 42% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
60 B NOTTINGHAM ST	Residential	**$1,285,000**	7 Oct
18 SEMAPHORE RD	Residential	**$1,110,000**	28 Sep
5 DUCHESS CT	Residential	**$1,025,000**	14 Aug
13 GEORGE ST	Residential	**$1,000,000**	21 Aug
11 SHEARWATER DR	Residential	**$985,000**	15 Oct
25 HOOKA CREEK RD	Residential	**$960,000**	16 Sep
25 SUSSEX ST	Residential	**$930,000**	16 Sep
9 PENNANT CRES	Residential	**$927,000**	9 Sep
66 WARWICK ST	Residential	**$921,500**	14 Aug
28 A BURKE WAY	Residential	**$920,000**	14 Aug
3/18 HALYARD ST	Residential	**$907,000**	15 Sep

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.