

Suburb Profile Report

Manly NSW 2095

Prepared on 10 October 2023 for Manly Clients

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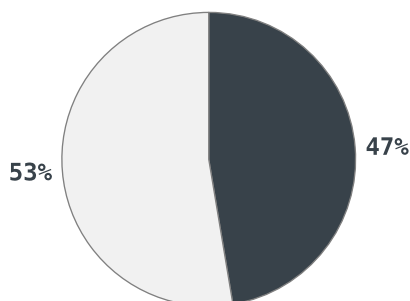
11km
Distance from GPO



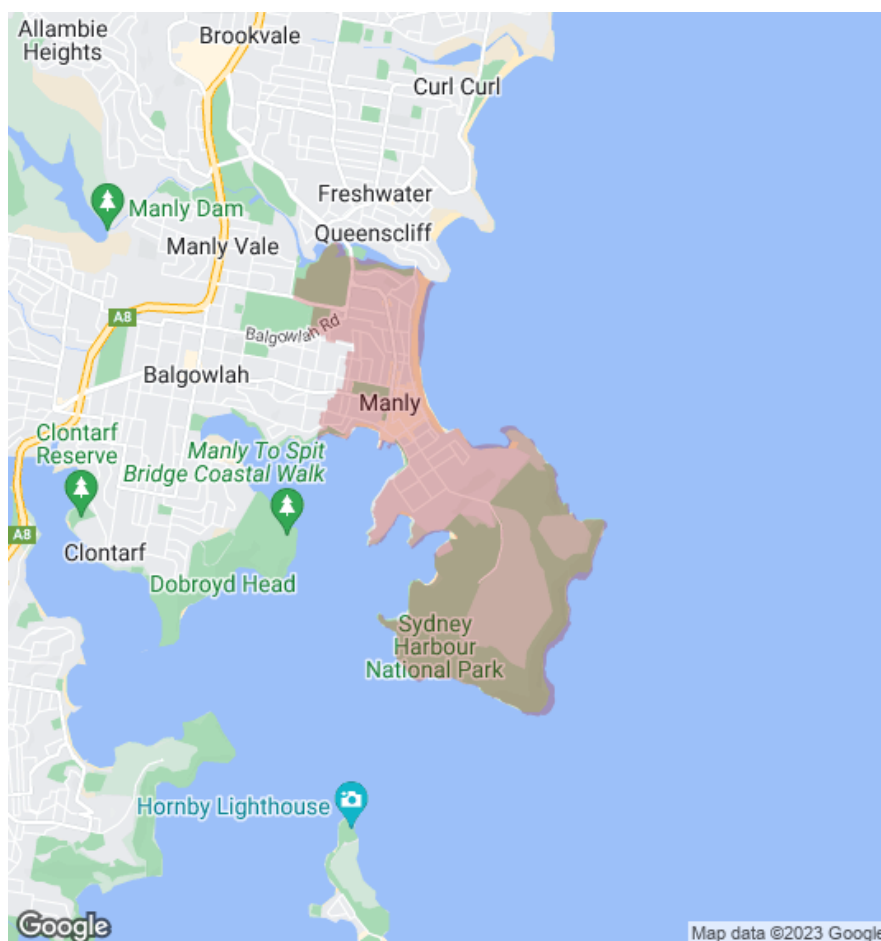
15.9k
Population
↑ 5.2%
5 year population change





13 years
Average length of ownership



 Owner Occupiers  Renters



The size of Manly is approximately 5.6 square kilometres. It has 19 parks covering nearly 47.5% of total area. The population of Manly in 2011 was 15,072 people. By 2016 the population was 15,861 showing a population growth of 5.2% in the area during that time. The predominant age group in Manly is 30-39 years. Households in Manly are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Manly work in a professional occupation. In 2011, 45% of the homes in Manly were owner-occupied compared with 45.7% in 2016. Currently the median sales price of houses in the area is \$4,000,000.

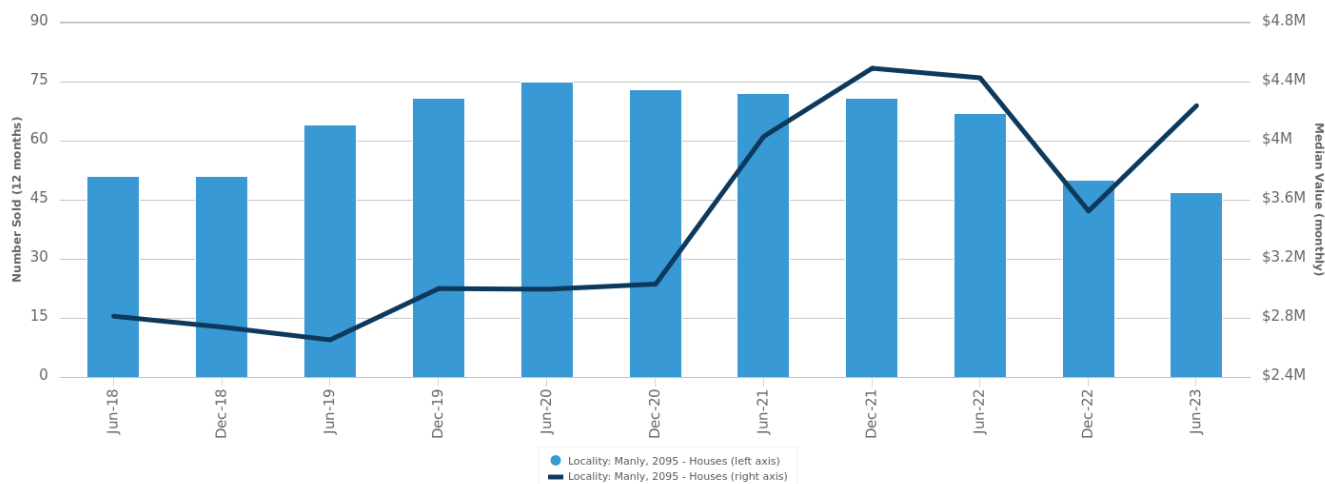
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,628	55	\$4,301,014	10
	7,067	249	\$1,788,838	45

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

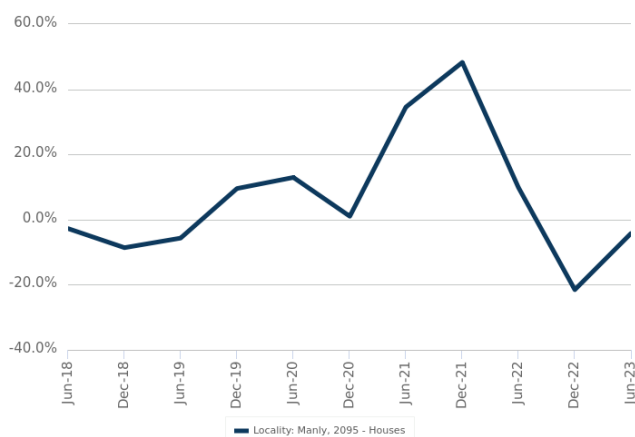


Houses: For Sale

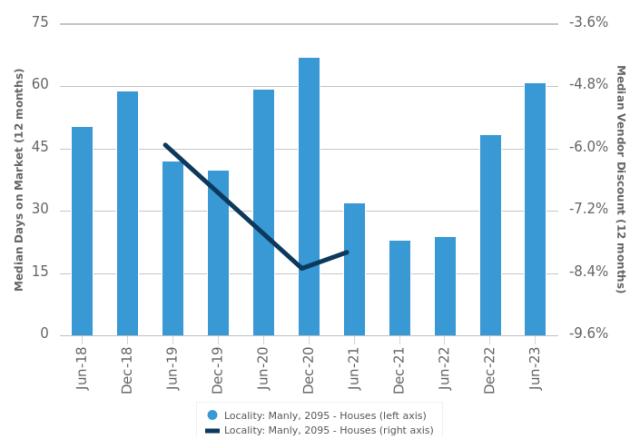
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$5,650,000

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

\$\$

Median Price*

\$4,000,000

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*

\$3,250,000

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

 1



16 Pine Street Manly NSW 2095

Listed on 27 Sep 2023
For Sale \$3,050,000

 2
BEDROOMS



209m²

Recently Sold

 5



2/4 College Street Manly NSW 2095

Sold on 16 Sep 2023
\$3,260,000*



-



3/5 Osborne Road Manly NSW 2095

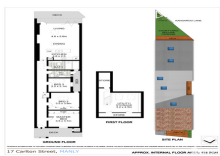
Sold on 25 Aug 2023
\$0



887m²

 3

 3
BEDROOMS



17 Carlton Street Manly NSW 2095

Listed on 06 Oct 2023
Auction



239m²



99 Darley Road Manly NSW 2095

Sold on 14 Sep 2023
Not Disclosed



247m²



10 Marshall Street Manly NSW 2095

Listed on 06 Oct 2023
Auction



272m²



59 Alexander Street Manly NSW 2095

Sold on 12 Sep 2023
Not Disclosed



234m²

 1

 4
BEDROOMS



14 Laurence Street Manly NSW 2095

Listed on 08 Sep 2023
For Sale



164m²



26 Montpelier Place Manly NSW 2095

Sold on 22 Sep 2023
Not Disclosed



530m²



14 Herbert Street Manly NSW 2095

Sold on 08 Sep 2023
Not Disclosed



770m²

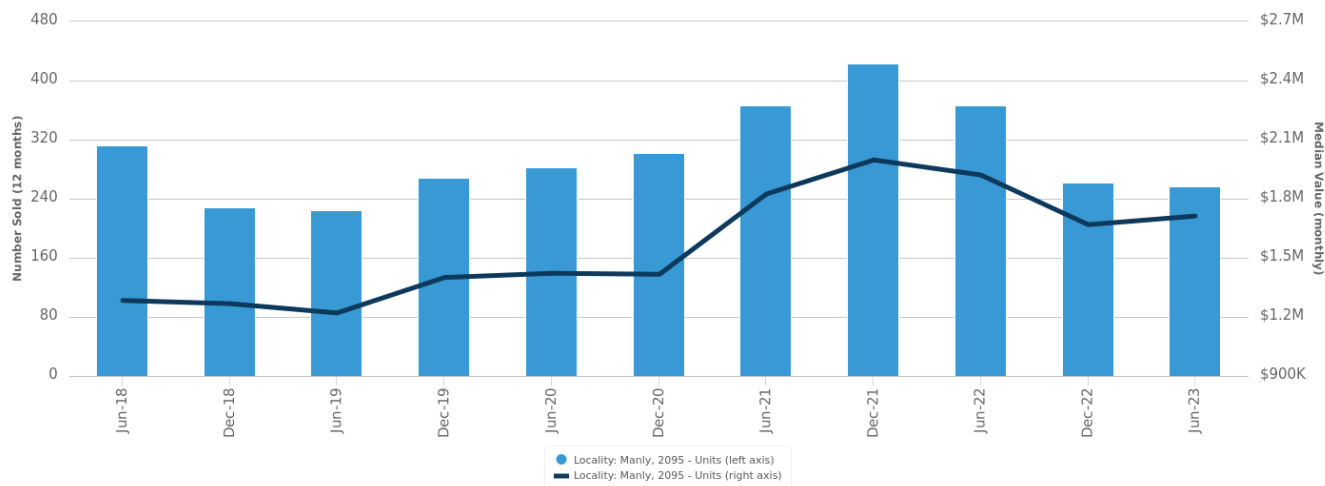


= number of houses currently On the Market or Sold within the last 6 months

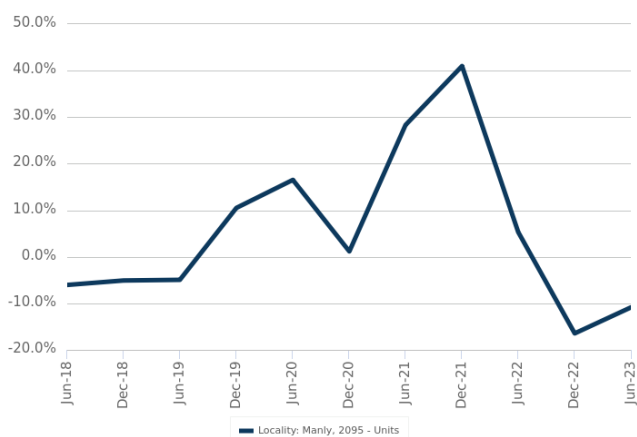
*Agent advised

Units: For Sale

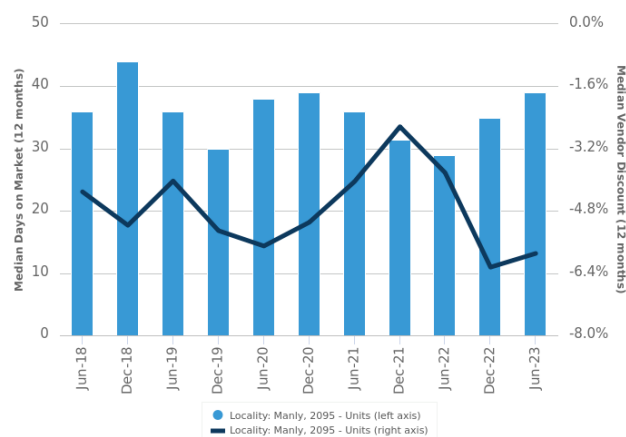
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,600,000

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

\$\$

Median Price*

\$1,702,500

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*

\$1,139,125

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

 7



**733/22 Central Avenue
Manly NSW 2095**

Listed on 06 Oct 2023
Guide \$850,000

 1
BEDROOMS



903m²



**306/61 Osborne Road
Manly NSW 2095**

Listed on 06 Oct 2023
Price by negotiation



1,081m²

 20



**103/13 Whistler Street
Manly NSW 2095**

Listed on 06 Oct 2023
Auction Saturday 4th
November at 2pm



89m²



**107/26 Whistler Street
Manly NSW 2095**

Listed on 06 Oct 2023
For Sale \$2,325,000



106m²

 16

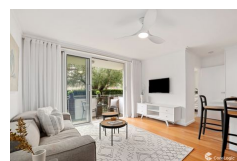


**8/19A-21 Addison Road
Manly NSW 2095**

Listed on 06 Oct 2023
Auction Saturday 14th October
3pm



5,669m²



**14/23 Iluka Avenue Manly
NSW 2095**

Listed on 06 Oct 2023
Auction Guide \$1,800,000



765m²

Recently Sold

 42



**4/4-6 The Crescent Manly
NSW 2095**

Sold on 06 Oct 2023
\$1,060,000*



374m²



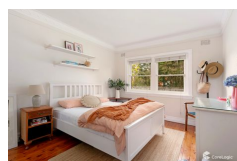
**513/48-52 Sydney Road
Manly NSW 2095**

Sold on 29 Sep 2023
\$1,000,000*



1,356m²

 83



**4/5 Griffin Street Manly
NSW 2095**

Sold on 06 Oct 2023
\$1,225,000*



246m²



**9/6-12 Pacific Street Manly
NSW 2095**

Sold on 30 Sep 2023
\$2,400,000*



2,082m²

 33

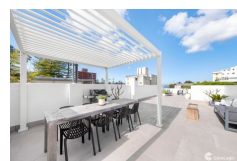


**4/17 Whistler Street Manly
NSW 2095**

Sold on 06 Sep 2023
Not Disclosed



96m²



**2/12 Upper Gilbert Street
Manly NSW 2095**

Sold on 04 Sep 2023
Not Disclosed



245m²

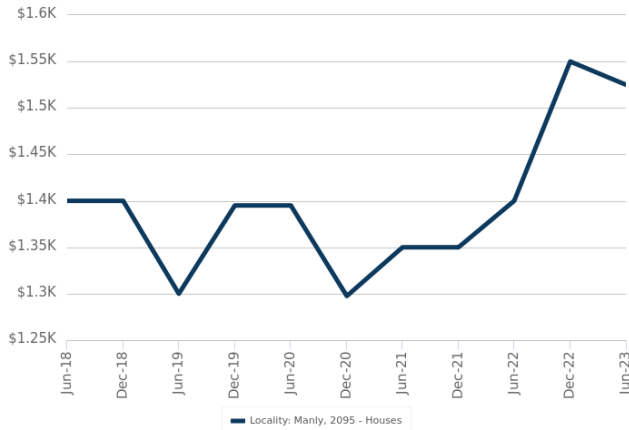


= number of units currently On the Market or Sold within the last 6 months

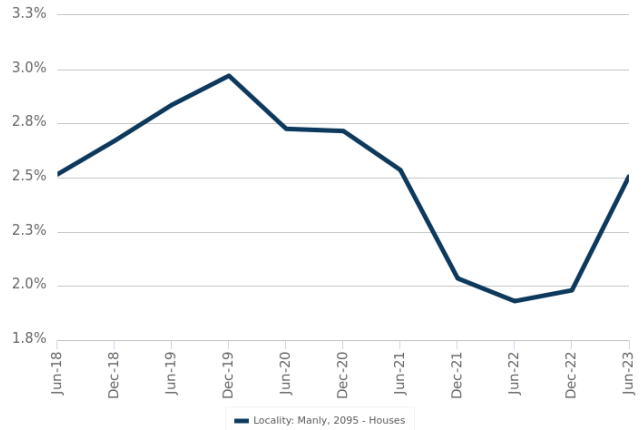
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

 3

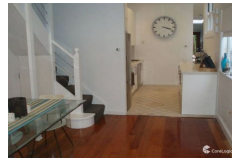
 2
BEDROOMS



39 Pittwater Road Manly NSW 2095

Listed on 25 Sep 2023
\$830/W

 -
 1
 96m²



50A Smith Street Manly NSW 2095

Listed on 25 Sep 2023
\$1,200/W

 1
 1
 112m²

 1

 3
BEDROOMS



47 Golf Parade Manly NSW 2095

Listed on 28 Sep 2023
\$1,650/W

 2
 1
 270m²

 3

 4
BEDROOMS



43 Smith Street Manly NSW 2095

Listed on 28 Sep 2023
\$3,200/W

 1
 3
 411m²



16 Eurobin Avenue Manly NSW 2095

Listed on 14 Sep 2023
\$2,650/W

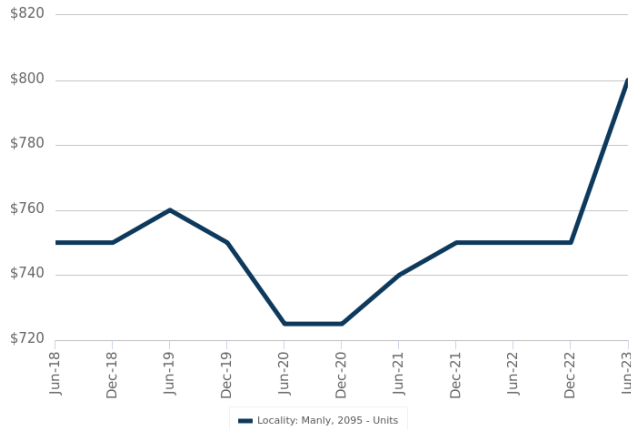
 1
 3
 372m²



= 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

 31

 1
BEDROOMS



1/7 Griffin Street Manly NSW 2095

Listed on 06 Oct 2023
\$690/W



474m²



5/8 Malvern Avenue Manly NSW 2095

Listed on 06 Oct 2023
\$700/W



697m²

 72

 2
BEDROOMS



8/26 East Esplanade Manly NSW 2095

Listed on 07 Oct 2023
\$900/W



874m²



4/9 The Crescent Manly NSW 2095

Listed on 07 Oct 2023
\$900/W



81m²

 16

 3
BEDROOMS

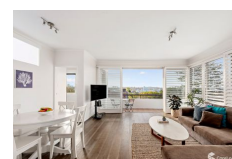


3/16 Cove Avenue Manly NSW 2095

Listed on 06 Oct 2023
\$950/W



386m²



3/73 Darley Road Manly NSW 2095

Listed on 06 Oct 2023
\$1,800/W



1,698m²



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

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