SOLD NSW · PROPERTY MARKET REPORT

Manly NSW 2095

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
28 -8	$2,420,000 +1%	$3,169,259 +28%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$11,500,000	$500,000	$86.51M

POSTCODE 2095 RENTAL MARKET · SEPTEMBER 2026

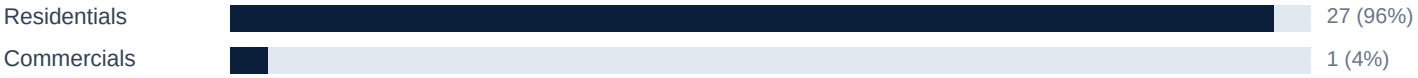
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,125	$1,261	102

Figures cover the entire 2095 postcode area, not Manly alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,420,000 +1%	$3,169,259 +28%	28 -22%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 28 properties settled in Manly NSW 2095 in October 2026 — 27 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 1% to $2,420,000, up from $2,389,320 in September 2026.
- Residentials accounted for 96% of sales (27 of 28), compared to 4% for commercials (1).
- Prices ranged widely — from $500,000 to $11,500,000, a spread of $11,000,000.
- The standout sale was 2/28 A ADDISON RD at $11,500,000 on 15 Oct — 375% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2/28 A ADDISON RD	Residential	**$11,500,000**	15 Oct
1/28 A ADDISON RD	Residential	**$7,500,000**	15 Oct
50 A PACIFIC PDE	Residential	**$6,050,000**	16 Oct
21 FAIRY BOWER RD	Residential	**$6,050,000**	26 Oct
11 ILUKA AVE	Residential	**$5,000,000**	26 Oct
71 WHISTLER ST	Residential	**$4,500,000**	20 Oct
12 EUROBIN AVE	Residential	**$4,480,000**	9 Oct
25 MALVERN AVE	Residential	**$4,175,000**	2 Oct
2/8 PINE ST	Residential	**$3,600,000**	6 Oct
2/19 A ADDISON RD	Residential	**$3,600,000**	12 Oct
3/8 PINE ST	Residential	**$3,400,000**	6 Oct

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