SOLD NSW · PROPERTY MARKET REPORT

North manly NSW 2100

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -2	$2,200,000 -27%	$1,998,955 -26%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,575,000	$170,500	$21.99M

POSTCODE 2100 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$950	$1,046	43

Figures cover the entire 2100 postcode area, not North manly alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,200,000 -27%	$1,998,955 -26%	11 -15%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in North manly NSW 2100 in July–September 2026.
- The median sale price fell 27% to $2,200,000, down from $3,025,000 in April–June 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $170,500 to $3,575,000, a spread of $3,404,500.
- The standout sale was 63 CORRIE RD at $3,575,000 on 23 Jul — 63% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
63 CORRIE RD	Residential	**$3,575,000**	23 Jul
19 ROBERT AVE	Residential	**$3,500,000**	4 Aug
2 KEIRLE ST	Residential	**$3,010,000**	22 Sep
6 THOMAS ST	Residential	**$3,000,000**	31 Jul
1 THOMAS ST	Residential	**$2,650,000**	22 Jul
484 PITTWATER RD	Residential	**$2,200,000**	31 Jul
5/402 PITTWATER RD	Residential	**$1,182,500**	1 Jul
6/7 WESTERN AVE	Residential	**$1,100,000**	27 Jul
13/402 PITTWATER RD	Residential	**$863,500**	9 Jul
6/426 PITTWATER RD	Residential	**$737,000**	9 Jul
3 STERLAND AVE	Residential	**$170,500**	25 Sep

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