

# Property Profile Report



4/2 Stuart Street Manly NSW 2095

Prepared on 04 August 2025





4/2 Stuart Street Manly NSW 2095



3



2



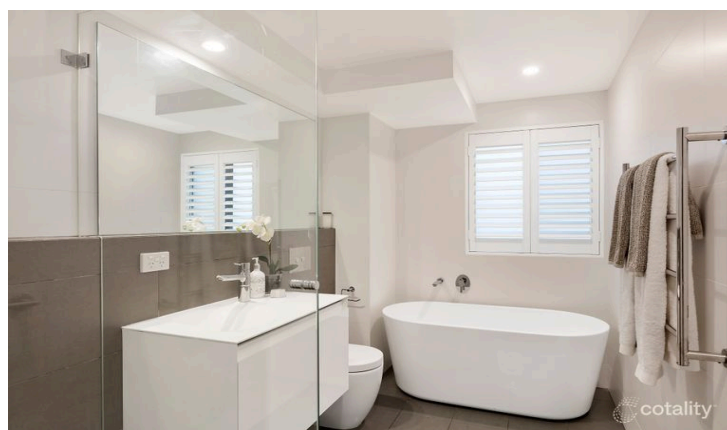
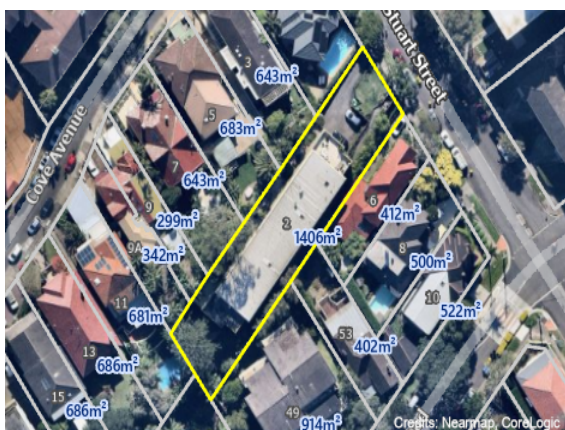
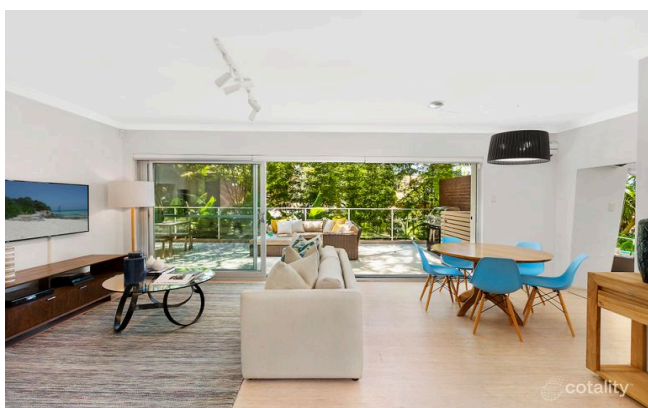
1



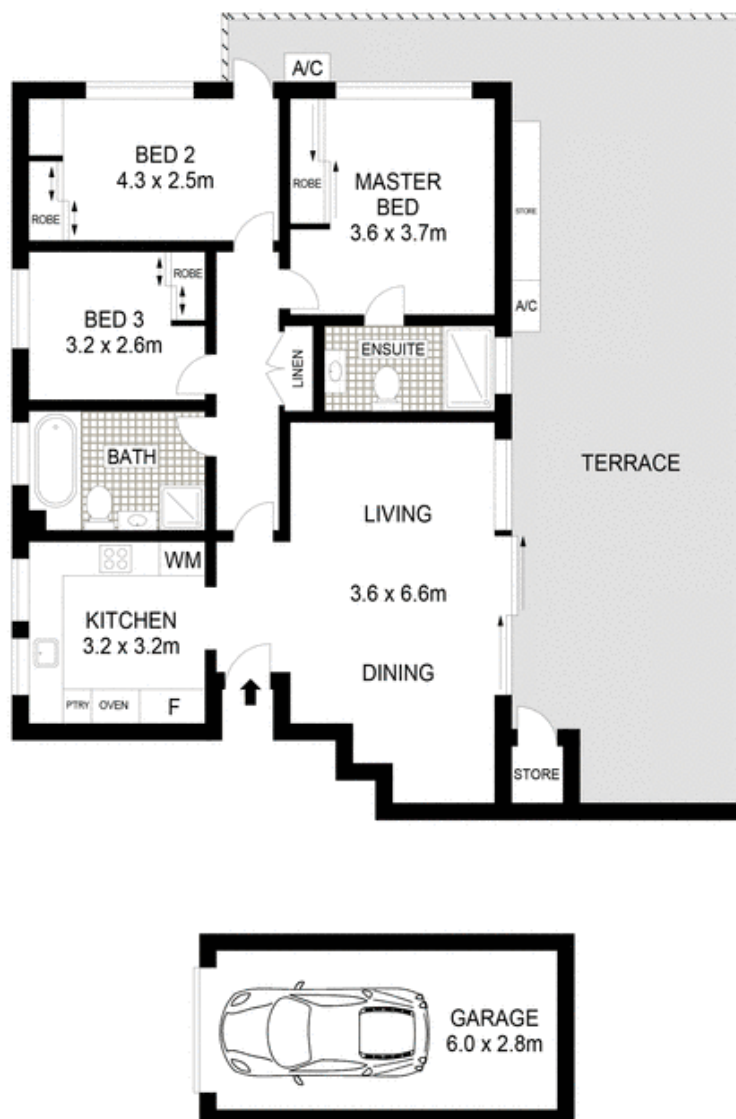
63m<sup>2</sup>

## Property Details

Lot/Plan	LOT 4 SP7354	Property Type	Unit
Year Built	1973	Council Area	Northern Beaches
Zone	A, Residential	Land Use Primary	-



## 4/2 Stuart Street Manly NSW 2095



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

4/2-4 Stuart Street, **MANLY**

**APPROX. INTERNAL FLOOR AREA: 120 SQM**

## 4/2 Stuart Street Manly NSW 2095

### Estimated Value

Estimated Value:

**\$2,450,000**

Estimated Value Range:

**\$2,124,000 - \$2,759,000**

Estimated Value Confidence:



Estimated Value as at 28 July 2025. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

### Property Activity Summary

Date	Activity	Value	Details
13 Feb 2025	For Rent	Deposit Taken	Campaign period: 13/02/2025 - 04/03/2025, Listed by: Alistair Johns, Clarke and Humel, Days on market: 20
29 May 2023	For Rent	Holding deposit taken	Campaign period: 29/05/2023 - 26/06/2023, Listed by: Charles Myrden, Clarke & Humel Property, Days on market: 29
25 Nov 2021	For Rent	Holding deposit taken	Campaign period: 25/11/2021 - 17/12/2021, Listed by: Nicholas Woodward, Clarke and Humel, Days on market: 23
05 Sep 2019	For Rent	\$1,295 per week	Campaign period: 05/09/2019 - 18/10/2019, Listed by: KAUFMAN DAVID, Days on market: 44
24 Aug 2016	For Rent	\$1,350 per week	Campaign period: 24/08/2016 - 31/08/2016, Listed by: PITT KAYLA, Clarke & Humel Property - Manly, Days on market: 8
08 Mar 2016	Sold	\$1,620,000	Sale Method: Sold Prior To Auction, Sale Advised by: Government
16 Feb 2016	For Sale	-	Campaign period: 16/02/2016 - 03/03/2016, Listing Type: Auction, Listed by: CHESTER JESSE, Clarke & Humel Property, Days on market: 17
20 Dec 2010	Sold	\$839,000	Sale Method: Normal Sale, Sale Advised by: Government

## Property Activity Summary

Date	Activity	Value	Details
24 Jun 2006	For Sale	Offers Around \$800,000	Campaign period: 24/06/2006 - 31/08/2006, Listing Type: Private Treaty, Listed by: CAMPBELL LACHLAN, L J HOOKER - MANLY, Days on market: 69
23 Aug 2002	Sold	\$660,000	Sale Method: Unknown, Sale Advised by: Government
03 Aug 2002	For Sale	-	Campaign period: 03/08/2002 - 17/08/2002, Listing Type: Auction, Listed by: MITCHELL RAMON, ELDERS REAL ESTATE, Days on market: 22
20 Dec 1979	Sold	\$78,000	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties



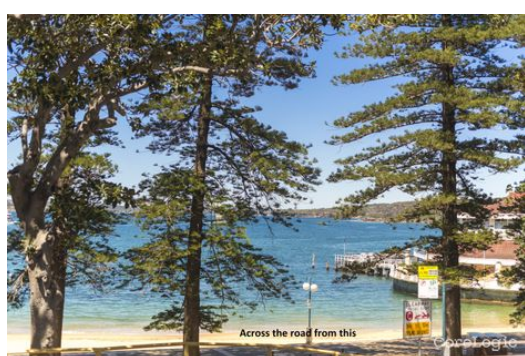
0.8km from property

### 5/83 West Esplanade Manly NSW 2095

			
3	2	1	100m <sup>2</sup>

Sale Price **\$2,475,000** Sale Method -

Sale Date 24/04/2025 Days on Market 97



0.8km from property

### 5/83 West Esplanade Manly NSW 2095

			
3	2	1	100m <sup>2</sup>

Sale Price **\$2,475,000** Sale Method -

Sale Date 24/04/2025 Days on Market 22



0km from property

### 5/2 Stuart Street Manly NSW 2095

			
3	2	2	98m <sup>2</sup>

Sale Price **\$2,340,000** Sale Method Sold Prior To Auction

Sale Date 24/01/2025 Days on Market 9



0.3km from property

### 1/108-110 Addison Road Manly NSW 2095

			
3	2	1	102m <sup>2</sup>

Sale Price **\$2,650,000** Sale Method -

Sale Date 02/12/2024 Days on Market -



## Properties For Sale



0.1km from property

### 3/20 Cove Avenue Manly NSW 2095



2



1



1



95m<sup>2</sup>

First Ad Price Auction Wed 18 June At 6pm In Room

Latest Ad Price Contact Agent

Listing Method -

Days on Market -



0.1km from property

### 24 Cove Avenue Manly NSW 2095



2



1



1



91m<sup>2</sup>

First Ad Price -

Latest Ad Price -

Listing Method -

Days on Market -



0.4km from property

### 2/7-11 Ashburner Street Manly NSW 2095



2



2



-



97m<sup>2</sup>

First Ad Price Contact Agent

Latest Ad Price Contact Agent

Listing Method -

Days on Market -



0.5km from property

### 4/2 Addison Road Manly NSW 2095



3



2



2



159m<sup>2</sup>

First Ad Price Auction

Latest Ad Price For Sale - By Negotiation

Listing Method -

Days on Market -

## Properties For Rent



10/22 Cliff Street Manly NSW 2095

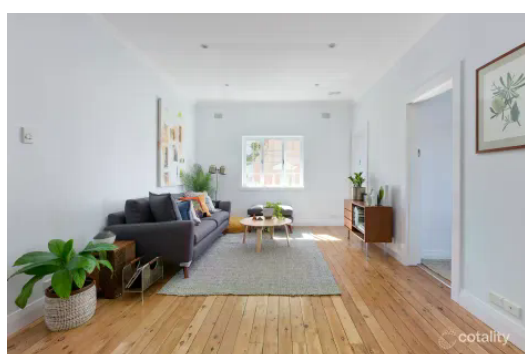


Rent Price **\$1,600/Week**

Days on Market -

Campaign Period 30 Jul 2025 - 03 Aug

📍 0.6km from property



4/15 George Street Manly NSW 2095



Rent Price **\$1,480/Week**

Days on Market -

Campaign Period 23 Jul 2025 - 03 Aug 2025

📍 1km from property



30A Birkley Road Manly NSW 2095



Rent Price **Not Disclosed**

Days on Market -

Campaign Period 28 Jul 2025 - 03 Aug 2025

📍 1.2km from property



4/10 Augusta Road Manly NSW 2095



Rent Price **Not Disclosed**

Days on Market -

Campaign Period 17 Jul 2025 - 03 Aug 2025





📍 1.3km from property

4/2 Stuart Street Manly NSW 2095

CoreLogic Property Profile Report



## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Manly Village Public School</b> Darley Road Manly NSW 2095	0.6km	Primary	Mixed	Government	697
	<b>Northern Beaches Secondary College Mackellar Girls Campus</b> Campbell Parade Manly Vale NSW 2093	2.8km	Secondary	-	Government	1260
	<b>Royal Far West School</b> 22 Wentworth Street Manly NSW 2095	0.7km	Special	Mixed	Government	-
	<b>Headland Montessori ELC</b> 1358 North Head Scenic Drive Manly NSW 2095	1.3km	Combined	Mixed	Non-Government	-
	<b>Farmhouse Montessori School, North Head</b> 1358 North Head Scenic Drive Manly NSW 2095	1.4km	Primary	Mixed	Non-Government	-

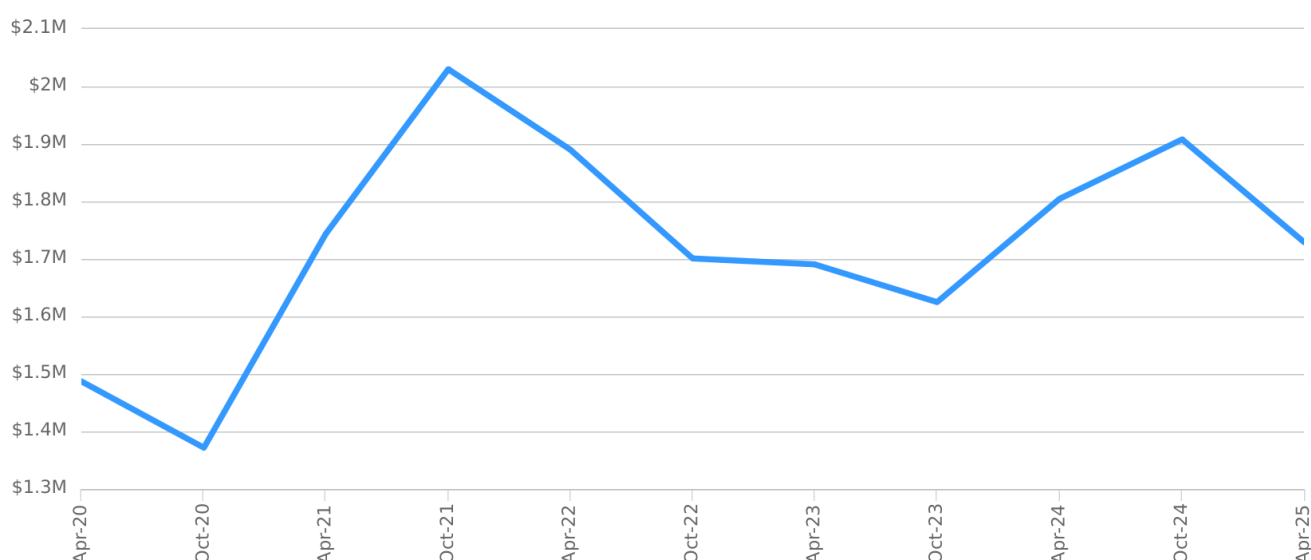
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

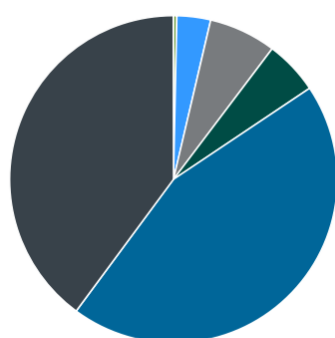
## Manly Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Apr 2025	302	\$1,729,335	▼ 4.17%
Apr 2024	296	\$1,804,670	▲ 6.74%
Apr 2023	246	\$1,690,681	▼ 10.56%
Apr 2022	383	\$1,890,302	▲ 8.41%
Apr 2021	353	\$1,743,601	▲ 17.24%
Apr 2020	281	\$1,487,192	▲ 23.64%

### Median Value (monthly)

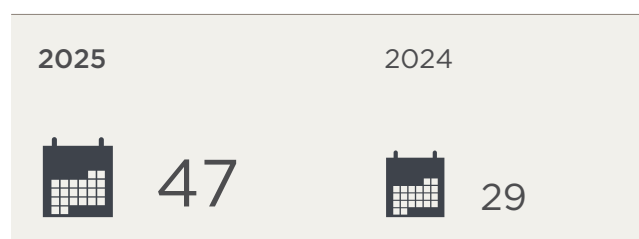


### Property Sales by Price (Past 12 months)

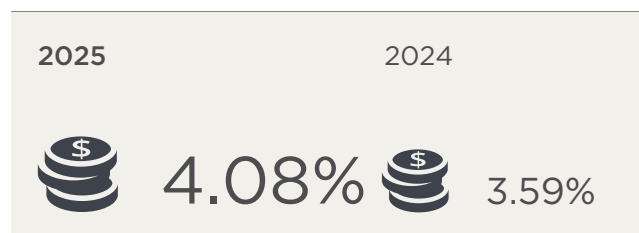


- \$200K-\$400K - 1 properties
- \$400K-\$600K - 10 properties
- \$600K-\$800K - 20 properties
- \$800K-\$1M - 16 properties
- \$1M-\$2M - 134 properties
- >\$2M - 120 properties

### Median Days on Market



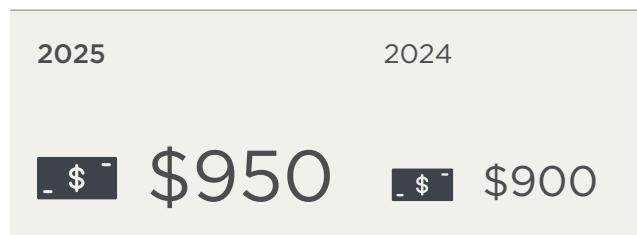
### Median Vendor Discount



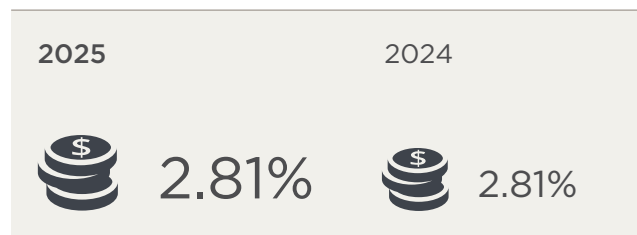
Statistics are calculated over a rolling 12 month period

# Manly Insights - Units

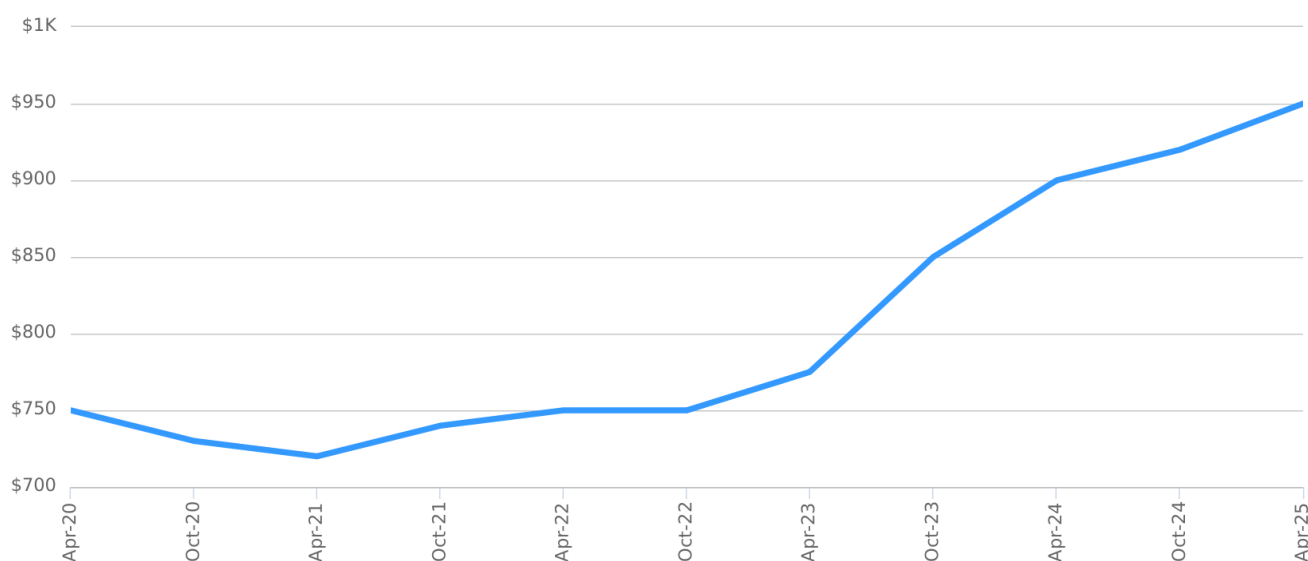
## Median Weekly Asking Rent



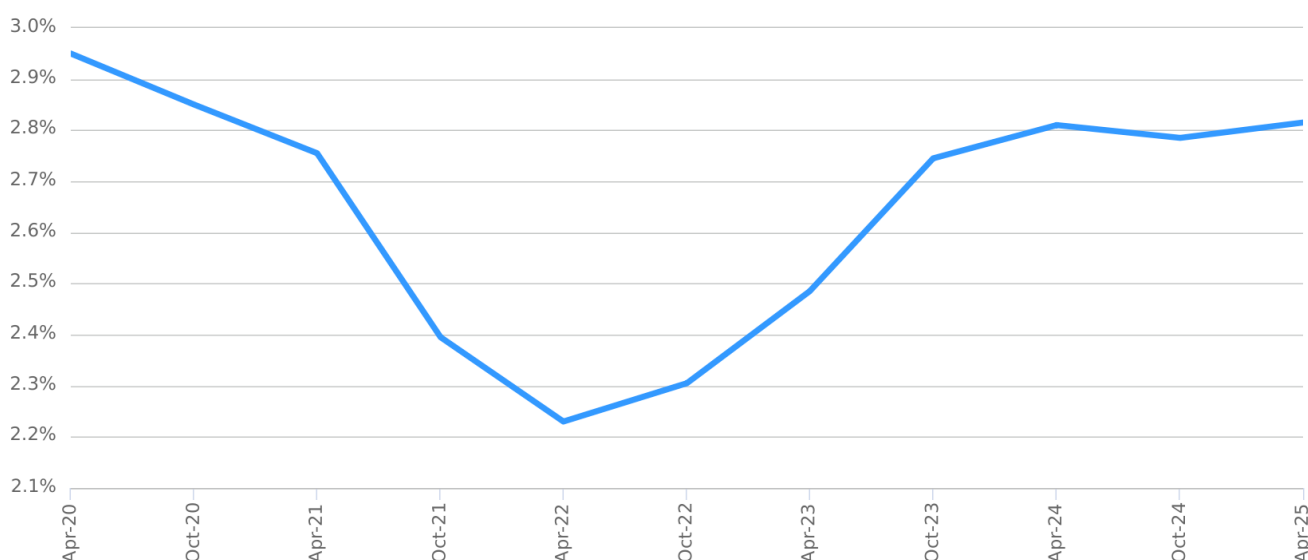
## Indicative Gross Rental Yield



## Median Asking Rent (12 months)



## Indicative Gross Rental Yield (12 months)





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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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