

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode g11/80 Carlisle Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$930,000

Median sale price

Median price \$950,000 Property Type Townhouse Suburb St Kilda

Period - From 20/04/2025 to 19/04/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12/88 Alexandra St ST KILDA EAST 3183	\$890,000	26/03/2026
2	14/80 Carlisle St ST KILDA 3182	\$975,000	28/11/2025
3	3/93 Carlisle St ST KILDA 3182	\$1,000,000	29/10/2025

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/04/2026 11:03



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$870,000 - \$930,000

Median Townhouse Price

20/04/2025 - 19/04/2026: \$950,000

Comparable Properties



12/88 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 26/03/2026

Property Type: Townhouse (Single)



14/80 Carlisle St ST KILDA 3182 (REI)

Agent Comments



Price: \$975,000

Method: Private Sale

Date: 28/11/2025

Property Type: Townhouse (Single)



3/93 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments



Similar Position, Larger Internal Size

Price: \$1,000,000

Method: Private Sale

Date: 29/10/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372