

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

14/80 Carlisle Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$1,100,000

Property Type

Townhouse

Suburb

St Kilda

Period - From

11/11/2024

to

10/11/2025

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	G02/129 Hotham St BALACLAVA 3183	\$1,000,000	19/10/2025
2	5/23 Milton St ELWOOD 3184	\$1,020,000	15/09/2025
3	2/11 St Edmonds Rd PRAHRAN 3181	\$1,015,000	13/09/2025

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:

11/11/2025 14:16

14/80 Carlisle Street, St Kilda Vic 3182



Michel Swainson
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Indicative Selling Price

\$995,000

Median Townhouse Price

11/11/2024 - 10/11/2025: \$1,100,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



G02/129 Hotham St BALACLAVA 3183 (REI)

Agent Comments

2 2 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 19/10/2025

Property Type: Townhouse (Res)



5/23 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$1,020,000

Method: Private Sale

Date: 15/09/2025

Property Type: Townhouse (Res)



2/11 St Edmonds Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,015,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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