

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

105/88 Carlisle Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

St Kilda

Period - From

28/09/2025

to

27/09/2026

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	305B/21 Inkerman St ST KILDA 3182	\$425,000	15/09/2026
2	8/69 Wellington St ST KILDA 3182	\$420,000	04/07/2026
3	7/52 Clyde St ST KILDA 3182	\$430,000	10/06/2026

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:

28/09/2026 14:18



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000

Median Unit Price

28/09/2025 - 27/09/2026: \$527,500

Comparable Properties



305B/21 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$425,000

Method: Sold Before Auction

Date: 15/09/2026

Property Type: Apartment



8/69 Wellington St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$420,000

Method: Private Sale

Date: 04/07/2026

Property Type: Apartment



7/52 Clyde St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$430,000

Method: Private Sale

Date: 10/06/2026

Property Type: Apartment

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