

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

1/10 CARLISLE STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

28/99 HOTHAM STREET BALACLAVA VIC 3183	\$800,000	06-Jul-25
410/129 FITZROY STREET ST KILDA VIC 3182	\$760,000	27-Oct-25
6/2 ALFRED STREET PRAHRAN VIC 3181	\$775,000	27-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 01 December 2025

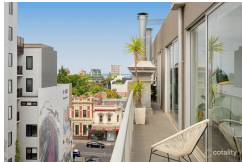
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**28/99 HOTHAM STREET
BALACLAVA VIC 3183**

2 2 1

Sold Price **\$800,000** Sold Date **06-Jul-25**Distance **1.67km****410/129 FITZROY STREET ST
KILDA VIC 3182**

2 1 2

Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **27-Oct-25**Distance **0.8km****6/2 ALFRED STREET PRAHRAN
VIC 3181**

2 1 1

Sold Price **\$775,000** Sold Date **27-Aug-25**Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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