

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

3/93 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 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

16/15 INKERMAN STREET ST KILDA VIC 3182	\$1,000,000	09-Jul-25
3/246 BARKLY STREET ST KILDA VIC 3182	\$950,000	25-Jul-25
4/23 MILTON STREET ELWOOD VIC 3184	\$1,010,000	15-Oct-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: 21 October 2025

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16/15 INKERMAN STREET ST KILDA VIC 3182 Sold Price **\$1,000,000** Sold Date **09-Jul-25**
 Distance **0.5km**
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3/246 BARKLY STREET ST KILDA VIC 3182 Sold Price **\$950,000** Sold Date **25-Jul-25**
 Distance **0.68km**
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4/23 MILTON STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$1,010,000** Sold Date **15-Oct-25**
 Distance **0.82km**
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RS = Recent sale **UN** = Undisclosed Sale

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