

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

61 Carlisle Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,596,500

Property Type House

Suburb St Kilda

Period - From 11/05/2025

to

10/05/2026

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	289 Canterbury Rd ST KILDA WEST 3182	\$1,810,000	20/03/2026
2	20 Westbury Gr ST KILDA EAST 3183	\$1,930,000	23/11/2025
3	21 Elm PI WINDSOR 3181	\$1,750,000	21/11/2025

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:

11/05/2026 12:58



Property Type: House - Attached
House N.E.C.

Land Size: 416 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

11/05/2025 - 10/05/2026: \$1,596,500

Comparable Properties



289 Canterbury Rd ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$1,810,000

Method: Private Sale

Date: 20/03/2026

Property Type: House



20 Westbury Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,930,000

Method: Auction Sale

Date: 23/11/2025

Property Type: House (Res)

Land Size: 645 sqm approx



21 Elm Pl WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)

Land Size: 321 sqm approx

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