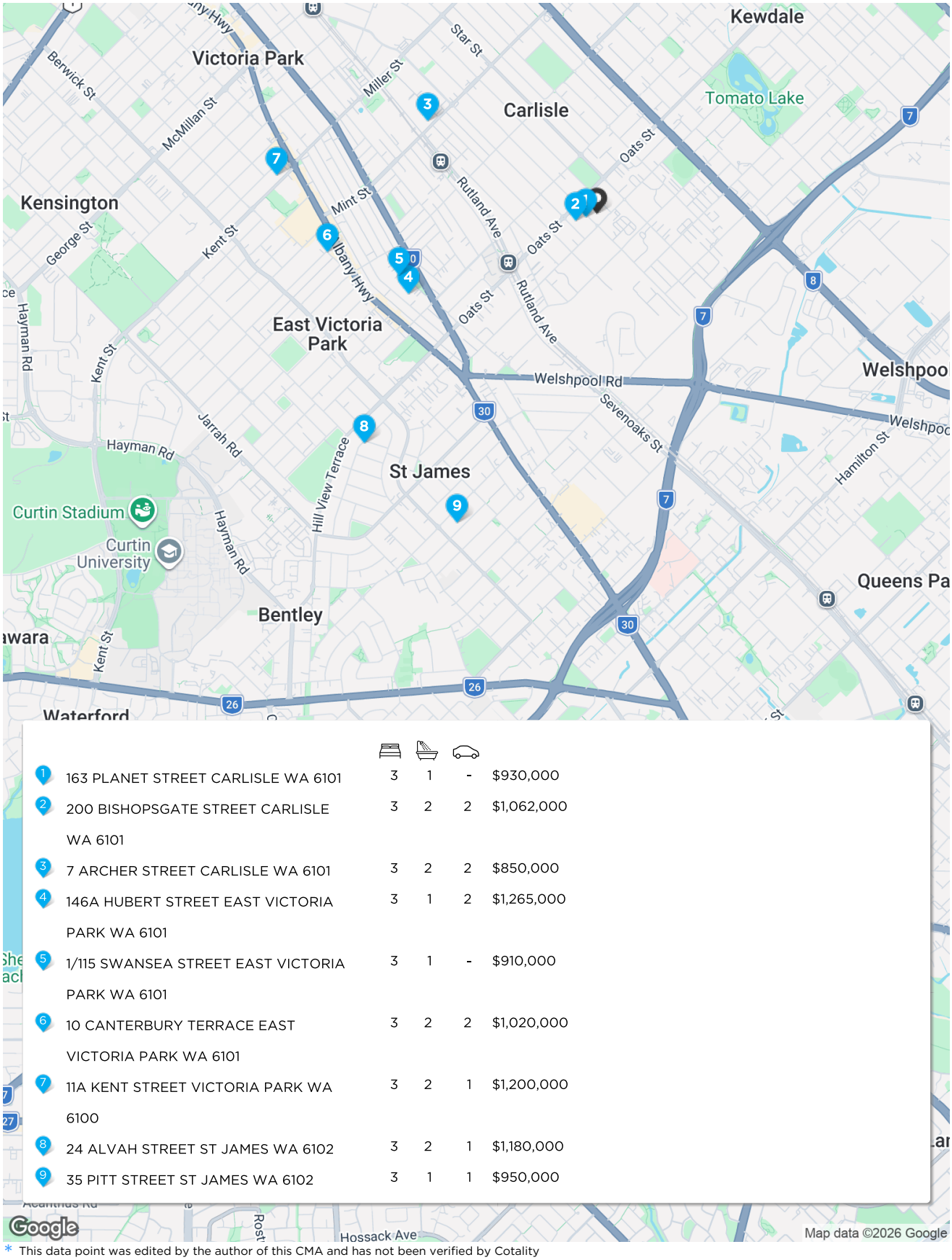
Comparable Sales



1	163 PLANET STREET CARLISLE WA 6101	3	1	-	$930,000
2	200 BISHOPSGATE STREET CARLISLE WA 6101	3	2	2	$1,062,000
3	7 ARCHER STREET CARLISLE WA 6101	3	2	2	$850,000
4	146A HUBERT STREET EAST VICTORIA PARK WA 6101	3	1	2	$1,265,000
5	1/115 SWANSEA STREET EAST VICTORIA PARK WA 6101	3	1	-	$910,000
6	10 CANTERBURY TERRACE EAST VICTORIA PARK WA 6101	3	2	2	$1,020,000
7	11A KENT STREET VICTORIA PARK WA 6100	3	2	1	$1,200,000
8	24 ALVAH STREET ST JAMES WA 6102	3	2	1	$1,180,000
9	35 PITT STREET ST JAMES WA 6102	3	1	1	$950,000

* This data point was edited by the author of this CMA and has not been verified by Cotality

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Comparable Sales

1 163 PLANET STREET CARLISLE WA 6101

Sold RS **$930,000**



3 | 1 | - | 843m² | 80m²

Year Built	1951	DOM	20
Sold Date	25-Aug-26	Distance	0.08km
First Listing	EXPRESSIONS OF INTEREST		
Last Listing	UNDER OFFER		

2 200 BISHOPSGATE STREET CARLISLE WA 6101

Sold RS **$1,062,000**



3 | 2 | 2 | 331m² | 105m²

Year Built	1953	DOM	35
Sold Date	24-Sep-26	Distance	0.15km
First Listing	NEW TO MARKET - CONTACT GIOVANNI NOTTE		
Last Listing	UNDER OFFER BY GIOVANNI NOTTE		

3 7 ARCHER STREET CARLISLE WA 6101

Sold **$850,000**

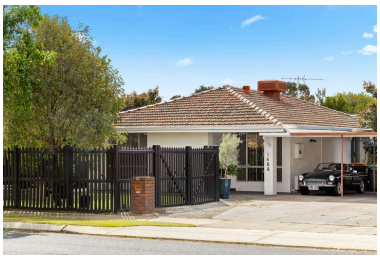


3 | 2 | 2 | 306m² | 129m²

Year Built	1950	DOM	8
Sold Date	02-Sep-26	Distance	1.29km
First Listing	OFFERS IN THE $800,000s		
Last Listing	Now SOLD		

4 146A HUBERT STREET EAST VICTORIA PARK WA 6101

Sold **$1,265,000**



3 | 1 | 2 | 108m² | 108m²

Year Built	1972	DOM	13
Sold Date	18-Aug-26	Distance	1.37km
First Listing	Offers low 1M's		
Last Listing	Offers From $1.25M		

5 1/115 SWANSEA STREET EAST VICTORIA PARK WA 6101

Sold **$910,000**



3 | 1 | - | 331m² | 122m²

Year Built	1989	DOM	-
Sold Date	26-Aug-26	Distance	1.39km
First Listing	-		
Last Listing	-		

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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Comparable Sales

6 10 CANTERBURY TERRACE EAST VICTORIA PARK WA 6101

Sold $1,020,000



3 2 2 291m² 134m²

Year Built	1919	DOM	37
Sold Date	12-Aug-26	Distance	1.82km
First Listing	Expressions Of Interest		
Last Listing	UNDER OFFER by Team Vasile		

Notes from your agent

Good comparable to your front character home. Partial mum 'n dad type reno. Nice, but not a patch on 168 Planet

7 11A KENT STREET VICTORIA PARK WA 6100

Sold RS **$1,200,000**



3 2 1 335m² 135m²

Year Built	1919	DOM	22
Sold Date	21-Sep-26	Distance	2.16km
First Listing	Expressions Of Interest		
Last Listing	-		

8 24 ALVAH STREET ST JAMES WA 6102

Sold RS **$1,180,000**



3 2 1 741m² 129m²

Year Built	1958	DOM	26
Sold Date	18-Aug-26	Distance	2.19km
First Listing	NEW TO MARKET		
Last Listing	**UNDER OFFER with Edward Lim		

9 35 PITT STREET ST JAMES WA 6102

Sold $950,000



3 1 1 451m² 130m²

Year Built	1962	DOM	20
Sold Date	13-Oct-26	Distance	2.28km
First Listing	Expressions of Interest		
Last Listing	Offers from $995K		

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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