

Buyers Guide

168a Planet Street, **Carlisle**

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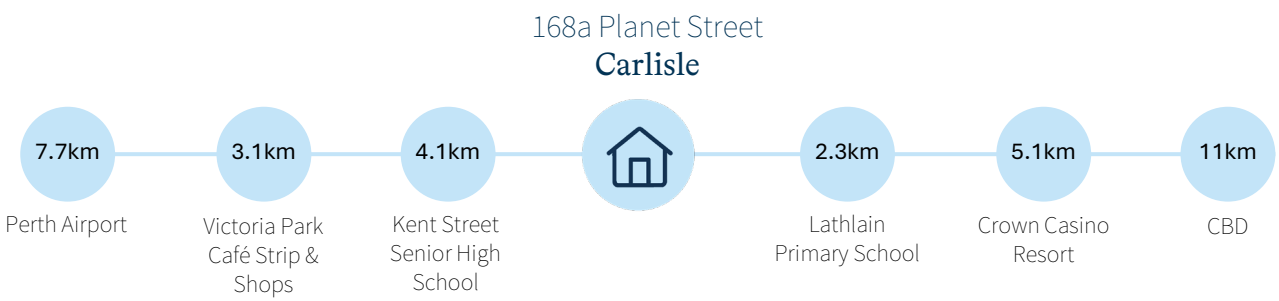
168a Planet Street, **Carlisle**

Set Date Sale | Offers Close Tuesday 1st December @ 6pm

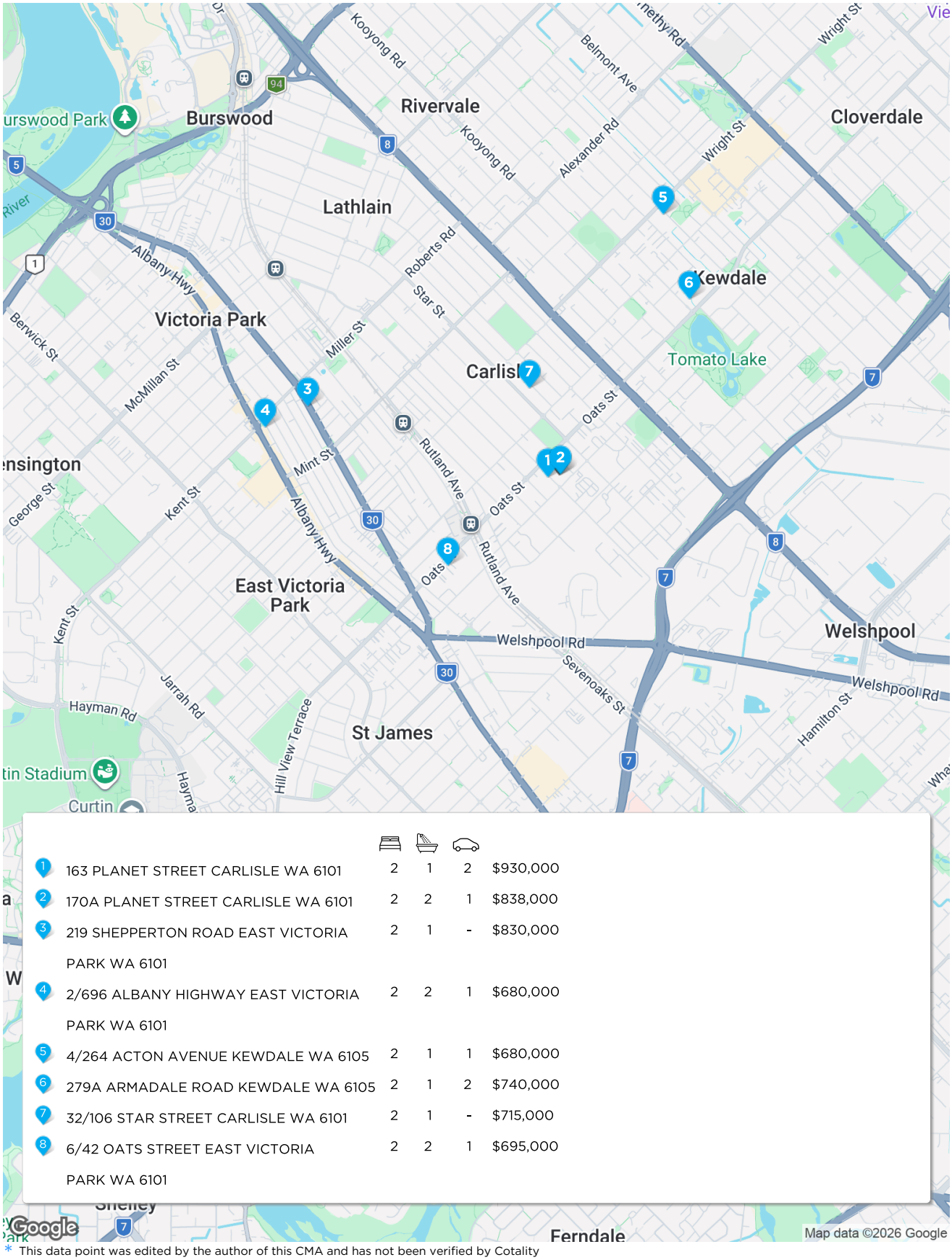
Property & Suburb Information

2 2 2

Year Built:	2026
Title:	Strata Title
Council:	Town of Victoria Park
Local School Intake Areas: We recommend contacting schools directly regarding zoning and admissions.	Lathlain Primary School Kent Street Senior High School
Attached:	Local Sales Floor Plan Rental Assessment Set Date Sale Buyers Guide



Comparable Sales



1	163 PLANET STREET CARLISLE WA 6101	2	1	2	$930,000
2	170A PLANET STREET CARLISLE WA 6101	2	2	1	$838,000
3	219 SHEPPERTON ROAD EAST VICTORIA PARK WA 6101	2	1	-	$830,000
4	2/696 ALBANY HIGHWAY EAST VICTORIA PARK WA 6101	2	2	1	$680,000
5	4/264 ACTON AVENUE KEWDALE WA 6105	2	1	1	$680,000
6	279A ARMADALE ROAD KEWDALE WA 6105	2	1	2	$740,000
7	32/106 STAR STREET CARLISLE WA 6101	2	1	-	$715,000
8	6/42 OATS STREET EAST VICTORIA PARK WA 6101	2	2	1	$695,000

* 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 $930,000



2 | 1 | 2 | 367m² | 93m²

Year Built	1951	DOM	-
Sold Date	11-Aug-26	Distance	0.08km
First Listing	-		
Last Listing	-		

2 170A PLANET STREET CARLISLE WA 6101

Sold $838,000



2 | 2 | 1 | 166m² | 77m²

Year Built	2024	DOM	120
Sold Date	29-Jan-26	Distance	0.01km
First Listing	Set Date Sale		
Last Listing	Set Date Sale		

3 219 SHEPPERTON ROAD EAST VICTORIA PARK WA 6101

Sold $830,000

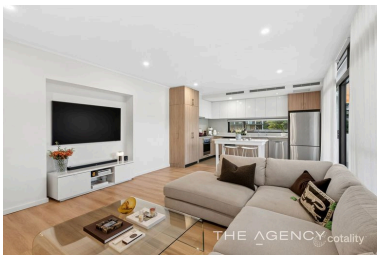


2 | 1 | - | 270m² | 118m²

Year Built	1922	DOM	9
Sold Date	02-Oct-26	Distance	1.74km
First Listing	Expressions Of Interest		
Last Listing	UNDER OFFER By Celeste & Gabe		

4 2/696 ALBANY HIGHWAY EAST VICTORIA PARK WA 6101

Sold RS **$680,000**



2 | 2 | 1 | 125m² | 85m²

Year Built	2014	DOM	24
Sold Date	10-Oct-26	Distance	1.99km
First Listing	OFFERS IN THE $700,000's		
Last Listing	Now CONTRACTED		

5 4/264 ACTON AVENUE KEWDALE WA 6105

Sold $680,000



2 | 1 | 1 | 101m² | 101m²

Year Built	1983	DOM	46
Sold Date	10-Aug-26	Distance	1.87km
First Listing	From $579,000		
Last Listing	From $579,000		

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 279A ARMADALE ROAD KEWDALE WA 6105

Sold $740,000



2 | 1 | 2 | 82m² | 82m²

Year Built	1973	DOM	43
Sold Date	16-Sep-26	Distance	1.45km
First Listing	Expressions of Interest - closing 16/09 @ 12pm		
Last Listing	UNDER OFFER		

7 32/106 STAR STREET CARLISLE WA 6101

Sold $715,000

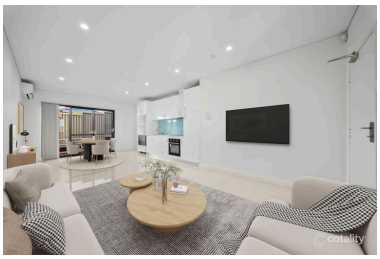


2 | 1 | - | 123m² | 94m²

Year Built	2012	DOM	35
Sold Date	03-Aug-26	Distance	0.6km
First Listing	Expressions of Interest		
Last Listing	UNDER OFFER BY TEAM VASILE		

8 6/42 OATS STREET EAST VICTORIA PARK WA 6101

Sold $695,000

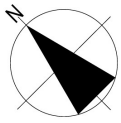


2 | 2 | 1 | 108m² | 75m²

Year Built	2017	DOM	25
Sold Date	02-Aug-26	Distance	0.97km
First Listing	Contact Kennie for a price guide		
Last Listing	UNDER OFFER BY KENNIE CHUNG		

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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LOT 2, 168 PLANET STREET, CARLISLE

Approx. House Area Total = 109m^2
Land Area Total = 169.10m^2

Realmark

Licensee North Coastal Pty Ltd
T/as Realmark North Coastal
Licensed Real Estate Agent
ABN 25 158 950 255 ACN 158 950 253 TC 64748
9/8 Burragah Way, Duncraig, WA 6023
(08) 9246 0050
northcoastal.realmark.com.au

2nd Nov 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 168A Planet St Carlisle WA 610

Our approach is designed to maximise returns while protecting your asset. It combines detailed rental value research, strategic tenant selection, strict regulatory compliance, and proactive tenant liaison — all working together to deliver consistent performance.

Our rental value research considers the property's features, location, and current market conditions, ensuring you can make informed and confident decisions.

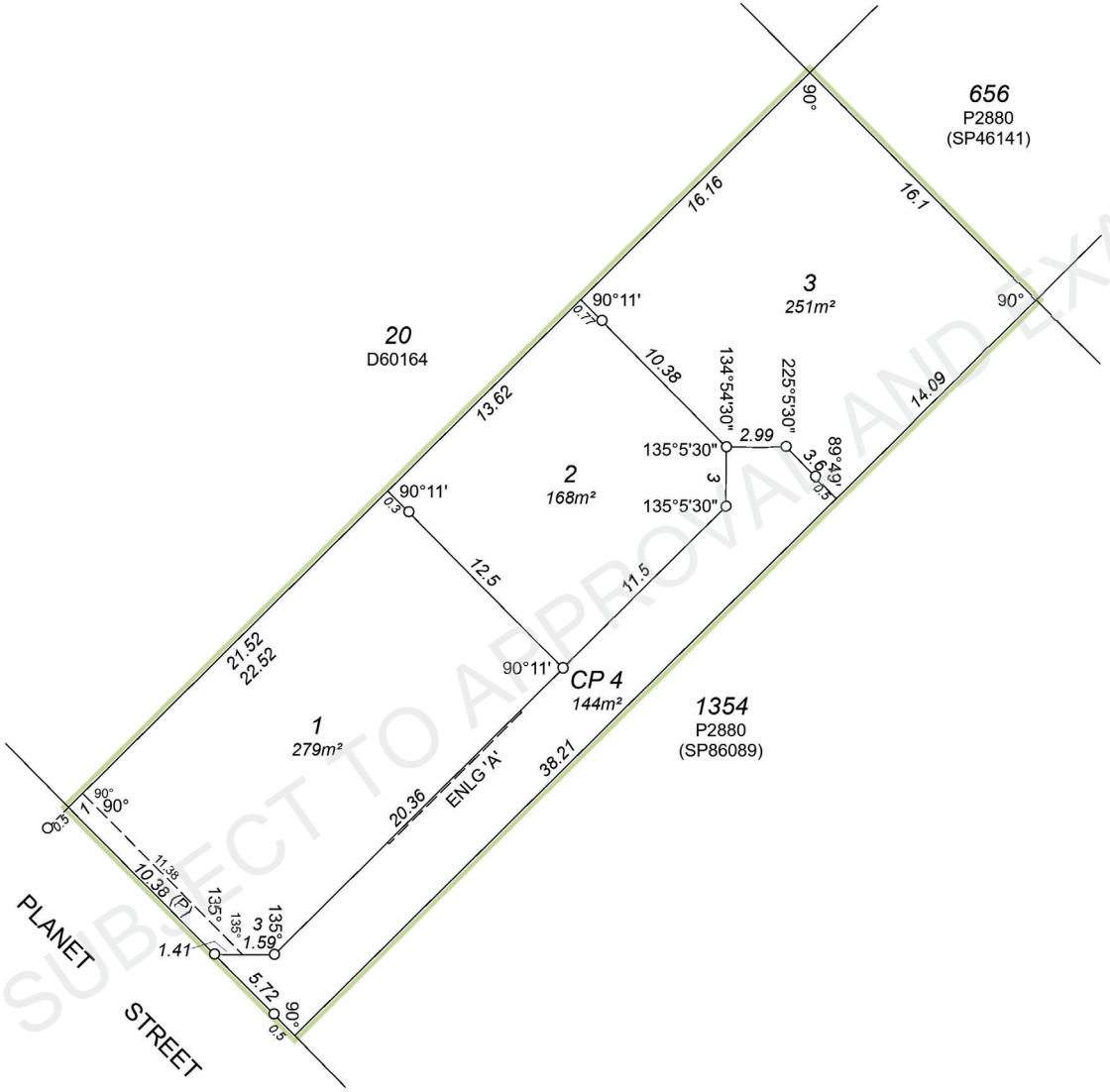
Based on this analysis, we estimate your property would achieve a rental range of approximately **$800 - $850 Per Week**

We will be in touch shortly to discuss how we would manage your property investment and add value at every stage.

Yours sincerely,



Colleen Laverty
Investment Manager
0407 832 235



N

SCALE 1:250 @ A3

2 0 10

ALL DISTANCES ARE IN METRES

UNLODGED SUBJECT TO APPROVAL AND EXAMINATION

Landgate	ADDITIONAL SHEETS	SHEET		SHEETS	VERSION NUMBER	SURVEY-STRATA PLAN
	ENDORSEMENT SHEET	2	OF	3	1	90878

Realmark

Realmark Set Date Sale Buyer Guide

Set Date Sale provides you the opportunity to consider this property and put forward your offer with the confidence that the agent is compelled to present it for the seller's formal consideration.

How does it work?

On the Set Date the seller will consider your offer and any others tabled at the time.

Informed with all the offers that have been received at the one time the seller may:

- Accept any one of these offers,
- Make a counter offer (for that buyer to accept, reject or counter back),
- Consult all buyers (through the agent) prior to dealing with any offer, or
- Choose to reject all offers.

How do I make my offer?

Simply have the Realmark agent complete a standard offer and acceptance contract with standard Set Date annexure. Your offer must provide a deposit which is payable within 2 business days of acceptance.

Do I have to make a cash (not subject to finance approval) unconditional offer?

No you can make the offer at your price offering and on the terms and conditions you want.

Can I negotiate on any offer?

Yes just as per normal practice you can on the Set Date, deal with one offer and make a seller's counter offer to the buyer.

Set Date Sale is about making it easier, fairer and more comfortable for you to make the offer you want to make (on price and conditions)…

So make your offer now it's that simple!

Will my offer actually be considered by the seller?

Yes the agent will inform the seller of all written offers as they are received. The seller reserves the right to accept an offer prior to the Set Date Sale without notice. The agent will not 'vet' or 'hold back' any offers.

When will I know if my offer has been accepted?

The seller will be presented all offers and the agent will respond to the successful buyer first and other buyers thereafter. All this will be done ASAP after the nominated Set Date. Should your offer not be accepted, you will receive a copy of the offer stating 'sighted and rejected' date, time, and sellers initials via post or email. (See special conditions on the property brochure).

Do I have to wait until the Set Date to place my offer?

No, submit your offer now or at any time prior to the Set Date. Furthermore, if you wish to withdraw your offer prior to the Set Date you can do this at any time through the selling agent in writing. It's that easy.

For more information or if you require assistance refer to your Realmark representative.

Realmark guides are intended to provide commentary and general information. They should not be relied upon as legal advice. Formal legal advice should be sought in particular transactions or on matters of interest arising from this guide.

Realmark

BUYER'S DETAILS FOR OFFER / EXPRESSION OF INTEREST

(SUBJECT TO CONTRACT)

Full legal name of buyer/s Including any middle names	
Mobile number	
Purchasing as Joint Tenants or Tenants in Common?	
Address of Buyer	
Email address for **each** buyer	
Purchase / Offering Price:	$
If subject to Finance, Name of Bank / financial institution: Amount of loan required: Number of days for finance approval? Is finance Pre-Approval held?	…… $ OR % _____ _____Days from Acceptance of Offer YES / NO
Do you require? (At buyer's expense)	Timber Pest Inspection YES / NO Structural Building Inspection required? YES/NO
Preferred settlement date (Number of days until settlement)	_____ days from finance approval
Any other special conditions?	
Deposit Amount: (Paid within 3 days of acceptance)	Recommended $20,000 - $40,000
Settlement Agent (if known).	
Do you need to sell a property? Do you have a mortgage broker? Can we help with an appraisal on your home?	YES / NO YES / NO YES/NO

This is NOT deemed to be a legally binding contract. It is an Expression of Interest and details are to prepare Contract if required. Any questions please contact Sean Heathcote-Marks on 0414 603 658 or email seanhm@realmark.com.au