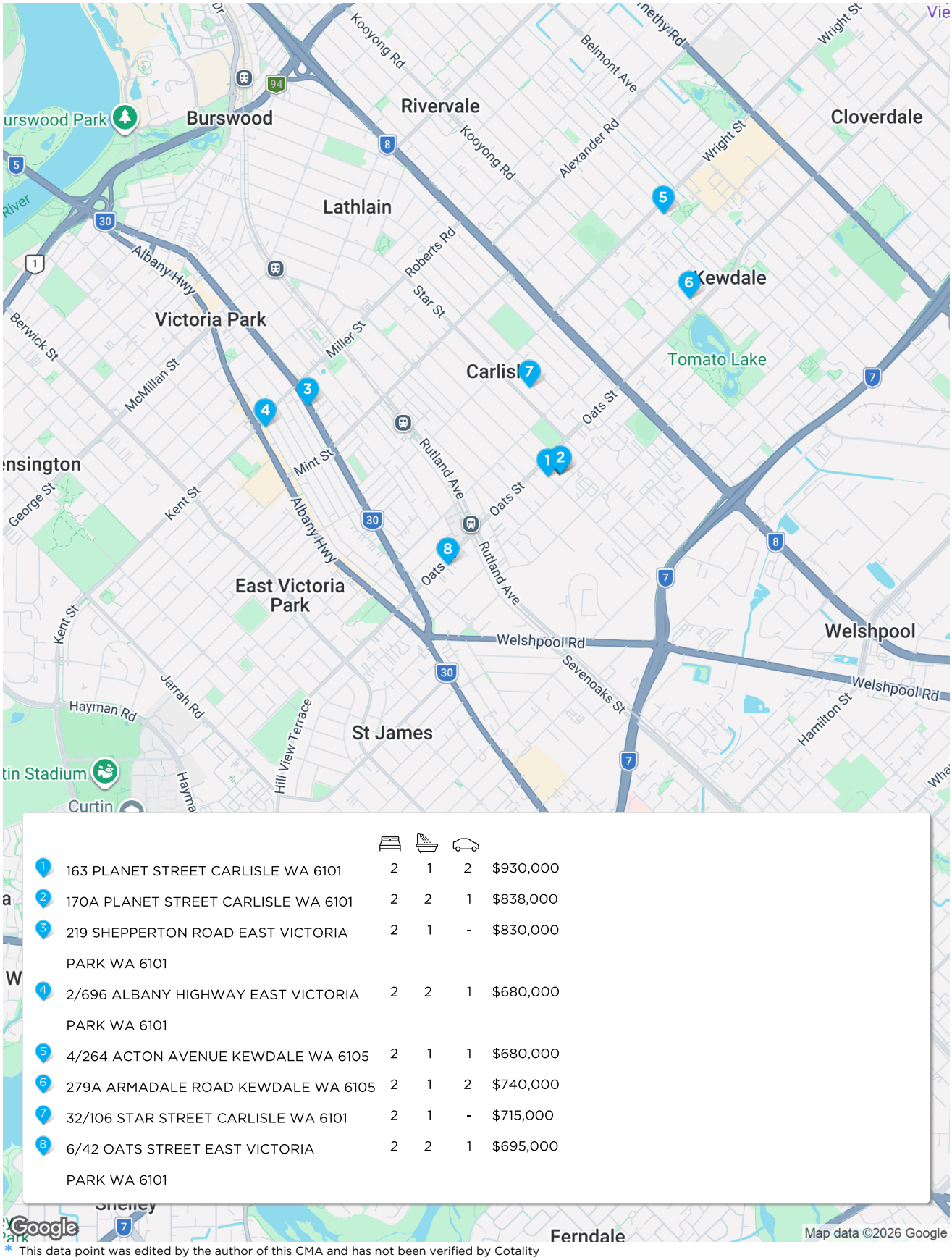
Comparable Sales



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

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

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

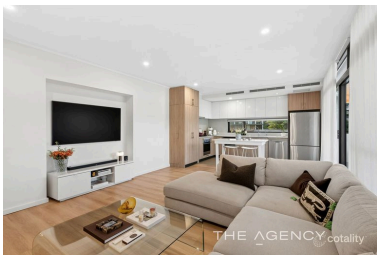


2 | 1 | - | 270m² | 118m²

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

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

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

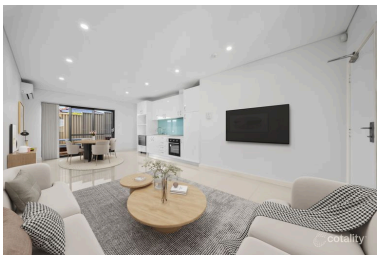


2 | 1 | - | 123m² | 94m²

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

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Disclaimer

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as Cotality (Cotality) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (Cotality Data). © Copyright 2026. Cotality and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the Cotality Data contained in this publication. All rights reserved.

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2026) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licenced by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see https://www.cotality.com/au/legal/third-party-restrictions

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.