

Buyers Guide

168b Planet Street, **Carlisle**

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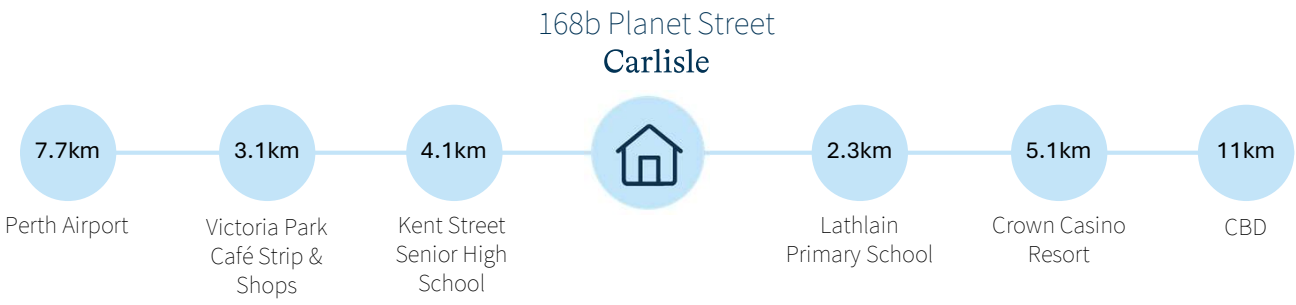
168b Planet Street, Carlisle

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

Property & Suburb Information

3 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 12C ASTEROID WAY CARLISLE WA 6101

Sold $1,000,000



3 | 2 | 2 | 289m² | 151m²

Year Built	2026	DOM	-
Sold Date	10-Sep-26	Distance	0.58km
First Listing	-		
Last Listing	-		

2 90A PLANET STREET CARLISLE WA 6101

Sold $900,000



3 | 2 | 2 | 313m² | 124m²

Year Built	2002	DOM	17
Sold Date	12-Sep-26	Distance	0.75km
First Listing	FROM $879,000		
Last Listing	Under contract		

3 80A MARS STREET CARLISLE WA 6101

Sold RS $1,000,888



3 | 2 | 2 | 309m² | 136m²

Year Built	2004	DOM	62
Sold Date	14-Oct-26	Distance	0.88km
First Listing	EXPRESSIONS OF INTEREST		
Last Listing	UNDER OFFER		

4 62 GALAXY WAY CARLISLE WA 6101

Sold RS $1,018,000



3 | 2 | 2 | 306m² | 168m²

Year Built	2022	DOM	30
Sold Date	09-Oct-26	Distance	1.04km
First Listing	SUIT BUYERS ABOVE $1 MILLION		
Last Listing	SUITS BUYERS ABOVE $1,000,000		

5 56A MARS STREET CARLISLE WA 6101

Sold RS $1,070,000



3 | 2 | 2 | 314m² | 121m²

Year Built	2015	DOM	42
Sold Date	06-Oct-26	Distance	1.12km
First Listing	OFFERS INVITED		
Last Listing	CONTACT CHANTAL RICUPERO		

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 76C CARNARVON STREET EAST VICTORIA PARK WA 6101

Sold RS **$910,000**



3 | 2 | 2 | 207m² | 107m²

Year Built	2021	DOM	36
Sold Date	03-Oct-26	Distance	1.29km
First Listing	From $1.05M		
Last Listing	HOME OPEN CANCELLED		

7 39C MARS STREET CARLISLE WA 6101

Sold **$1,300,000**



3 | 2 | 2 | 300m² | 151m²

Year Built	2012	DOM	16
Sold Date	15-Aug-26	Distance	1.29km
First Listing	EXPRESSIONS OF INTEREST		
Last Listing	RECENT SALES		

8 22C RALEIGH STREET CARLISLE WA 6101

Sold **$920,000**



3 | 2 | 2 | 320m² | 125m²

Year Built	2000	DOM	122
Sold Date	29-Aug-26	Distance	1.49km
First Listing	Buyers from $999000.00		
Last Listing	EXPRESSIONS OF INTEREST		

9 7 PEACE LOOP KEWDALE WA 6105

Sold RS **$871,000**

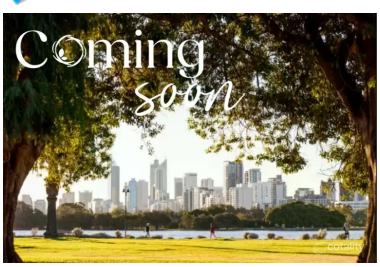


3 | 2 | 2 | 301m² | 136m²

Year Built	2010	DOM	43
Sold Date	19-Oct-26	Distance	1.01km
First Listing	INVITING OFFERS		
Last Listing	UNDER CONTRACT		

10 2/135 SWANSEA STREET EAST VICTORIA PARK WA 6101

Sold **$913,000**



3 | 2 | 2 | 336m² | 114m²

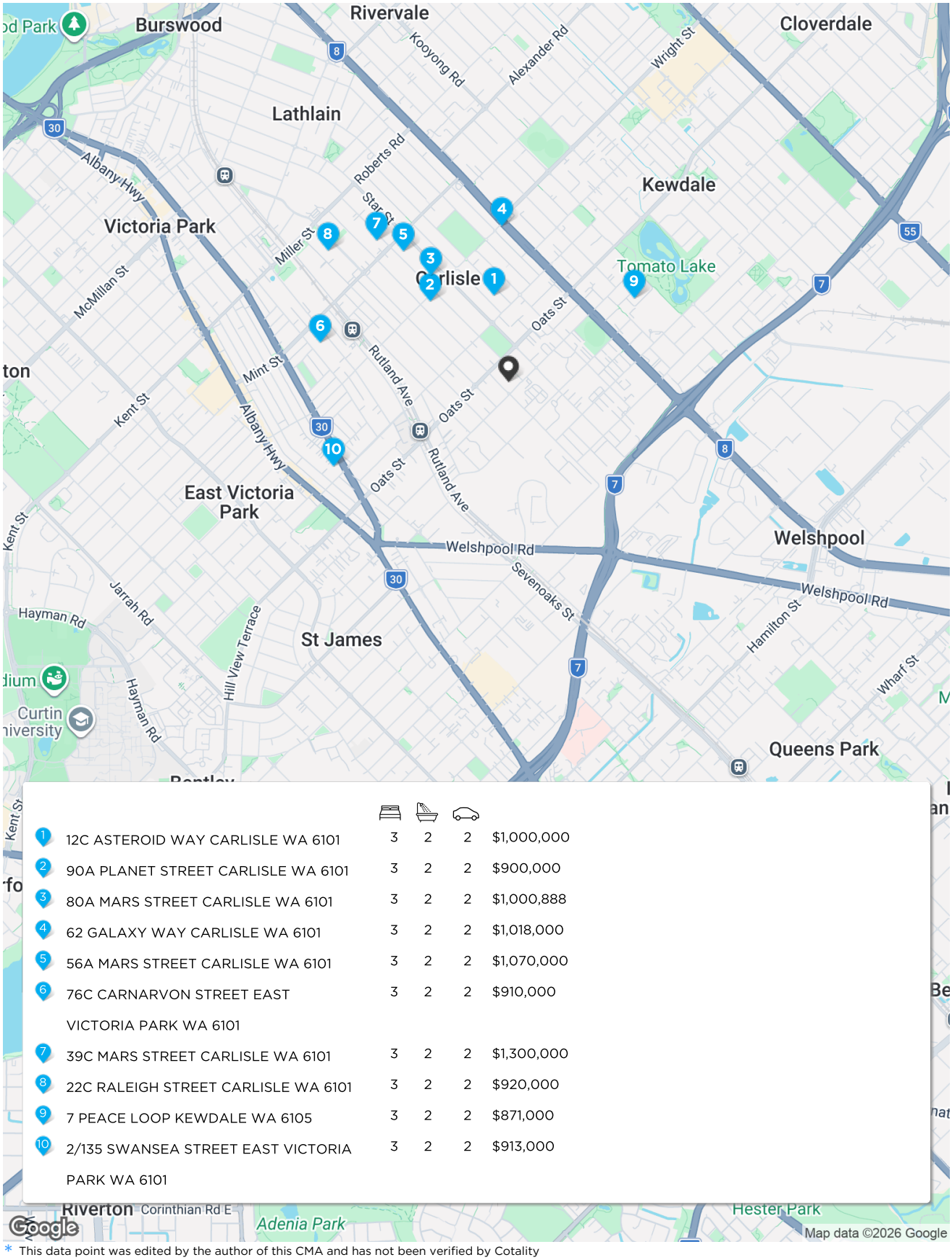
Year Built	2000	DOM	32
Sold Date	10-Sep-26	Distance	1.31km
First Listing	Offers Over $949,000		
Last Listing	$949,000		

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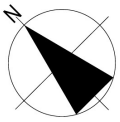
Comparable Sales



1	12C ASTEROID WAY CARLISLE WA 6101	3	2	2	$1,000,000
2	90A PLANET STREET CARLISLE WA 6101	3	2	2	$900,000
3	80A MARS STREET CARLISLE WA 6101	3	2	2	$1,000,888
4	62 GALAXY WAY CARLISLE WA 6101	3	2	2	$1,018,000
5	56A MARS STREET CARLISLE WA 6101	3	2	2	$1,070,000
6	76C CARNARVON STREET EAST VICTORIA PARK WA 6101	3	2	2	$910,000
7	39C MARS STREET CARLISLE WA 6101	3	2	2	$1,300,000
8	22C RALEIGH STREET CARLISLE WA 6101	3	2	2	$920,000
9	7 PEACE LOOP KEWDALE WA 6105	3	2	2	$871,000
10	2/135 SWANSEA STREET EAST VICTORIA PARK WA 6101	3	2	2	$913,000

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LOT 3, 168 PLANET STREET, CARLISLE

Approx. House Area Total = 166m^2
Land Area Total = 250.77m^2

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 168B 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.

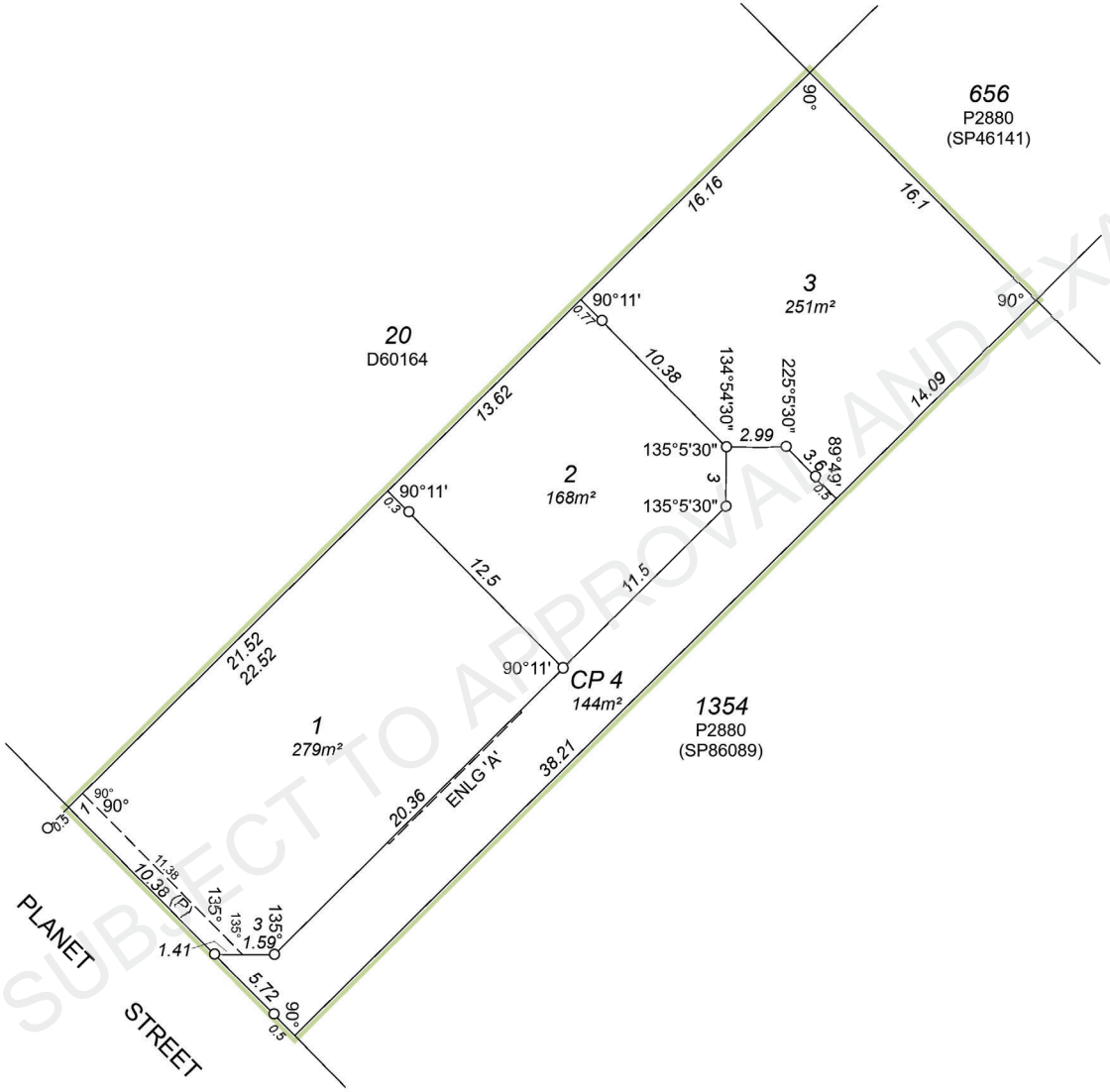
Based on this analysis, we estimate your property would achieve a rental range of approximately **$900 - $1000 Per Week**

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

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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.

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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