

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

378 Ross Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Port Melbourne

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	15/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,225,000	02/03/2026
2	73 Alfred St PORT MELBOURNE 3207	\$1,265,000	29/11/2025
3			

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:

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Indicative Selling Price

\$1,295,000

Median House Price

March quarter 2026: \$1,570,000



2 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



15/97-101 Cruikshank St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 1

Price: \$1,225,000

Method: Private Sale

Date: 02/03/2026

Property Type: House



73 Alfred St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 -

Price: \$1,265,000

Method: Private Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 91 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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