

# 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

95 Ross Street, Port Melbourne VIC 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Port Melbourne

Period - From

03/08/2025

to

02/02/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Thomas St, PORT MELBOURNE Vic	\$1,171,000	21/11/2025
19 Legon St, Port Melbourne Vic	\$1,220,000	13/10/2025
73 Alfred St, PORT MELBOURNE Vic	\$1,265,000	29/11/2025

This Statement of Information was prepared on:

03/02/2026

95 Ross Street, Port Melbourne VIC 3207



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Property Type: House  
Sarah Wood  
0398321158  
0408 902 827  
sarah.wood@marshallwhite.com.au  
Indicative Selling Price  
\$1,150,000 - \$1,250,000  
Median House Price  
Year ending February 2026: \$1,700,000

## Comparable Properties



4 Thomas St, PORT MELBOURNE Vic

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Price: \$1,171,000  
Method: Private Sale  
Date: 21/11/2025  
Property Type: House  
Land Size: 122 sqm approx



19 Legon St, Port Melbourne Vic

🛏 2 🚗 1 🚗 1

Price: \$1,220,000  
Method: Sold Before Auction  
Date: 13/10/2025  
Property Type: House  
Land Size: 113 sqm approx



73 Alfred St, PORT MELBOURNE Vic

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Price: \$1,265,000  
Method: Private Sale  
Date: 29/11/2025  
Property Type: House  
Land Size:

Account - Marshall White - Albert Park | P: 98229999