

# 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

135 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

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Port Melbourne

Period - From

25/08/2025

to

24/02/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
60 Ross St, Port Melbourne Vic	\$1,550,000	07/10/2025
65 Alfred St, Port Melbourne Vic	\$1,416,000	20/09/2025

This Statement of Information was prepared on:

25/02/2026