

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

189 Ross Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see 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

01/01/2025

to

31/12/2025

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	17 Spring St.E PORT MELBOURNE 3207	\$1,006,000	22/11/2025
2	326 Esplanade East PORT MELBOURNE 3207	\$1,250,000	24/10/2025
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:

28/01/2026 15:00



Rooms: 5
Property Type: House (Res)
Land Size: 127 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending December 2025: \$1,700,000

Comparable Properties



17 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,006,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)



326 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 117 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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