

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

Single price \$1,560,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Port Melbourne

Period - From 23/09/2025

to 22/03/2026

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
128 Bridge St, Port Melbourne Vic	\$1,550,000	28/02/2026
36 Garton St, Port Melbourne Vic	\$1,505,000	06/12/2025
253 Montague St, South Melbourne Vic	\$1,546,000	18/10/2025

This Statement of Information was prepared on:

23/03/2026