

# 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

\$1,345,000

&

\$1,345,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Port Melbourne

Period - From

02/09/2025

to

28/02/2026

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
88 Evans St, Port Melbourne Vic	\$1,500,000	26/02/2026
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:

02/03/2026