

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

37 Ross Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,000,000 & \$3,200,000

Median sale price

Median price \$1,150,000 Property Type Townhouse Suburb Port Melbourne

Period - From 24/09/2025 to 23/09/2026 Source Property Data

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	112 Stokes St PORT MELBOURNE 3207	\$3,075,000	03/05/2026
2			
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: 24/09/2026 15:40

37 Ross Street, Port Melbourne Vic 3207



4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,200,000
Median Townhouse Price
24/09/2025 - 23/09/2026: \$1,150,000

Comparable Properties



112 Stokes St PORT MELBOURNE 3207 (REI)

Agent Comments

3 3 1

Price: \$3,075,000
Method: Private Sale
Date: 03/05/2026
Property Type: House (Res)

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 - Private Property Global



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