



# Port Melbourne Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## PORT MELBOURNE SUBURB REPORT

### Median house price<sup>1</sup>

Median

**\$1.70m**

Quarterly price change

**0.74% **

### Median unit price<sup>1</sup>

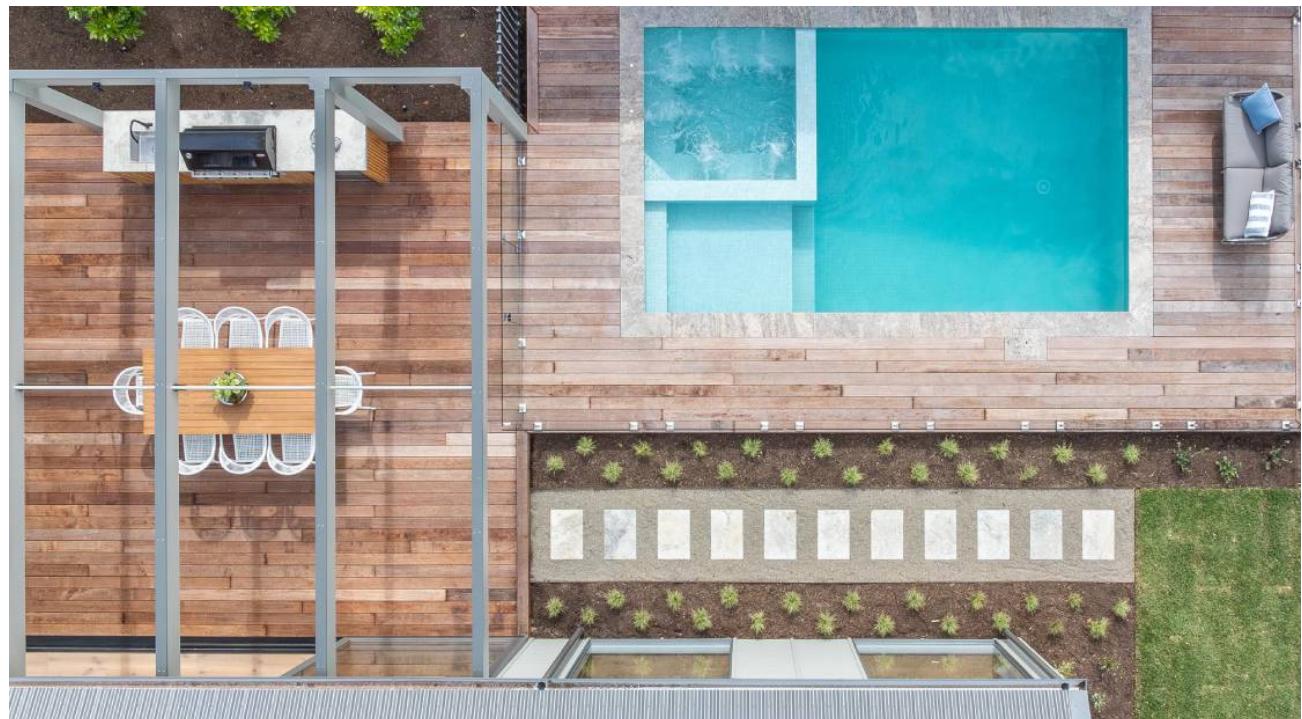
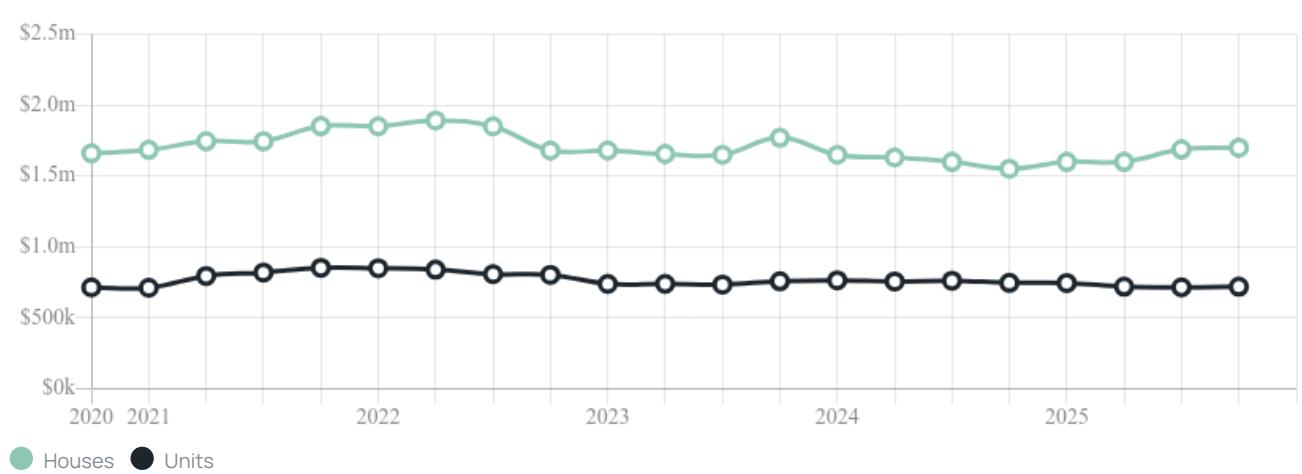
Median

**\$720k**

Quarterly price change

**0.69% **

### Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

## PORT MELBOURNE SUBURB REPORT

### Sale method<sup>2</sup>



● Auction 41%  
● Private 59%

### Auction clearance rate<sup>3</sup>

61.54%

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### Median days on market<sup>3</sup>

40 days

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### Average hold period<sup>1</sup>

7.5 years

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# Insights

### Dwelling type<sup>5</sup>



● Houses 6% ● Units 94%

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### Ownership<sup>5</sup>



● Owned outright 28% ● Mortgaged 31% ● Rented 41%

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### Population<sup>5</sup>

17,633

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### Median asking rent<sup>1</sup>

\$855 per week

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### Population growth<sup>5</sup>

9.01%

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### Rental yield<sup>1</sup>

2.77%

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### Median age<sup>5</sup>

42 years

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### Median household size<sup>5</sup>

2.1 people

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## PORT MELBOURNE SUBURB REPORT

### Recent Port Melbourne sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1208/320 Plummer St Port Melbourne	2	Apartment	\$825,000	18 Jan 2026
 6/50 Johnston St Port Melbourne	2	Apartment	\$705,000	08 Jan 2026
 307E/126 Rouse St Port Melbourne	2	Apartment	\$680,000	07 Jan 2026
 7/48 Esplanade West Port Melbourne	2	Apartment	\$700,000	06 Jan 2026
 610/57 Bay St Port Melbourne	2	Apartment	\$535,000	22 Dec 2025
 502/187 Graham St Port Melbourne	3	Subdivided Flat - Single OYO Flat	\$1,370,000	17 Dec 2025
 506/99 Dow St Port Melbourne	1	Apartment	\$440,000	15 Dec 2025
 G05/19-25 Nott St Port Melbourne	1	Apartment	\$366,000	14 Dec 2025
 374 Graham St Port Melbourne	3	House	\$1,315,000	13 Dec 2025
 78 Princes St Port Melbourne	4	House	\$2,530,000	13 Dec 2025

# Sold Properties

## PORT MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 66 Ross St Port Melbourne	3	House	\$1,700,000	13 Dec 2025
 1 Park Sq Port Melbourne	4	House	\$2,715,000	13 Dec 2025
 204/91 Dow St Port Melbourne	1	Subdivided Flat - Single OYO Flat	\$390,000	11 Dec 2025
 7/174 Esplanade East Port Melbourne	2	Apartment	\$901,000	11 Dec 2025
 102/155 Beach St Port Melbourne	2	Apartment	\$1,655,000	10 Dec 2025
 74/1 Graham St Port Melbourne	2	Apartment	\$651,000	06 Dec 2025
 36 Garton St Port Melbourne	2	House	\$1,505,000	06 Dec 2025
 13 Orion Mews Port Melbourne	3	House	\$2,075,000	06 Dec 2025
 11/33 Johnston St Port Melbourne	2	Subdivided Flat - Single OYO Flat	\$610,000	05 Dec 2025
 304G/93 Dow St Port Melbourne	1	Apartment	\$550,500	05 Dec 2025

# Sold Properties

## PORT MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 45 Albert St Port Melbourne	2	House	\$1,400,000	05 Dec 2025
 305/2 Rouse St PORT MELBOURNE	1	Subdivided Flat - Single OYO Flat	\$680,000	04 Dec 2025
 5/145 Beach St Port Melbourne	3	Apartment	\$1,640,000	02 Dec 2025
 32/174 Esplanade East Port Melbourne	2	Subdivided Flat - Single OYO Flat	\$461,000	30 Nov 2025
 26/6 Graham St Port Melbourne	2	Apartment	\$885,000	29 Nov 2025
 112/1 Graham St Port Melbourne	3	Apartment	\$1,080,000	29 Nov 2025
 84 Stokes St PORT MELBOURNE	3	House	\$1,580,000	29 Nov 2025
 48/2 Esplanade West Port Melbourne	2	Unit	\$1,250,000	28 Nov 2025
 3/181 Bay St Port Melbourne	1	Apartment	\$450,000	27 Nov 2025
 504/77 Nott St Port Melbourne	2	Apartment	\$545,000	26 Nov 2025



**Jellis Craig Port Melbourne**  
Shop 1/103D Bay Street, Port Melbourne  
9646 4444

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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