



Port Melbourne

# Suburb Report



Your connection to property insights



**JellisCraig**

PORT MELBOURNE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.63m

Quarterly price change

-3.84% ↓

Median unit price<sup>1</sup>

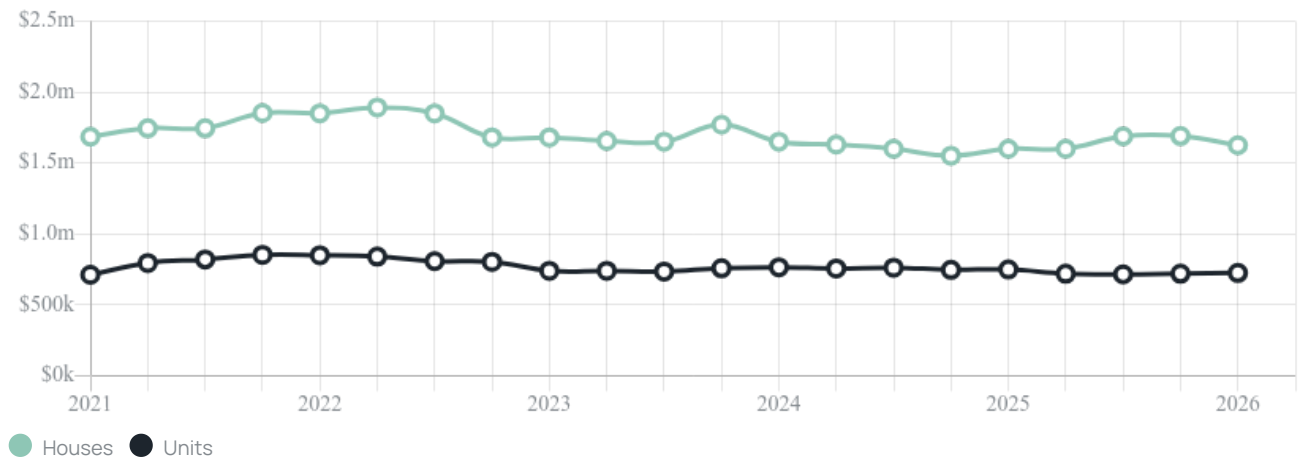
Median

\$725k

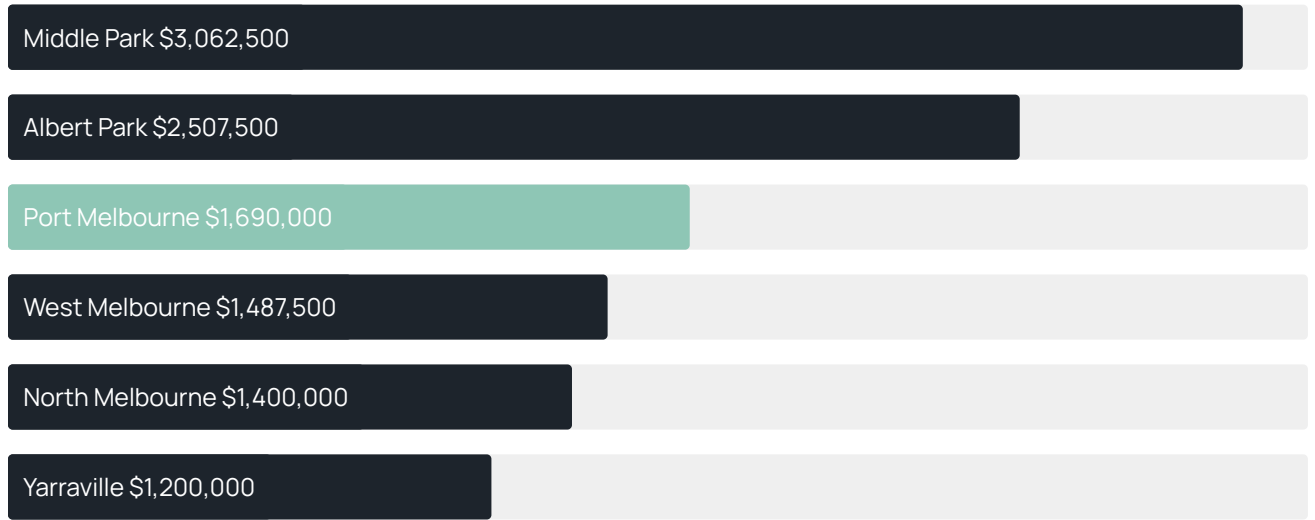
Quarterly price change

0.69% ↑

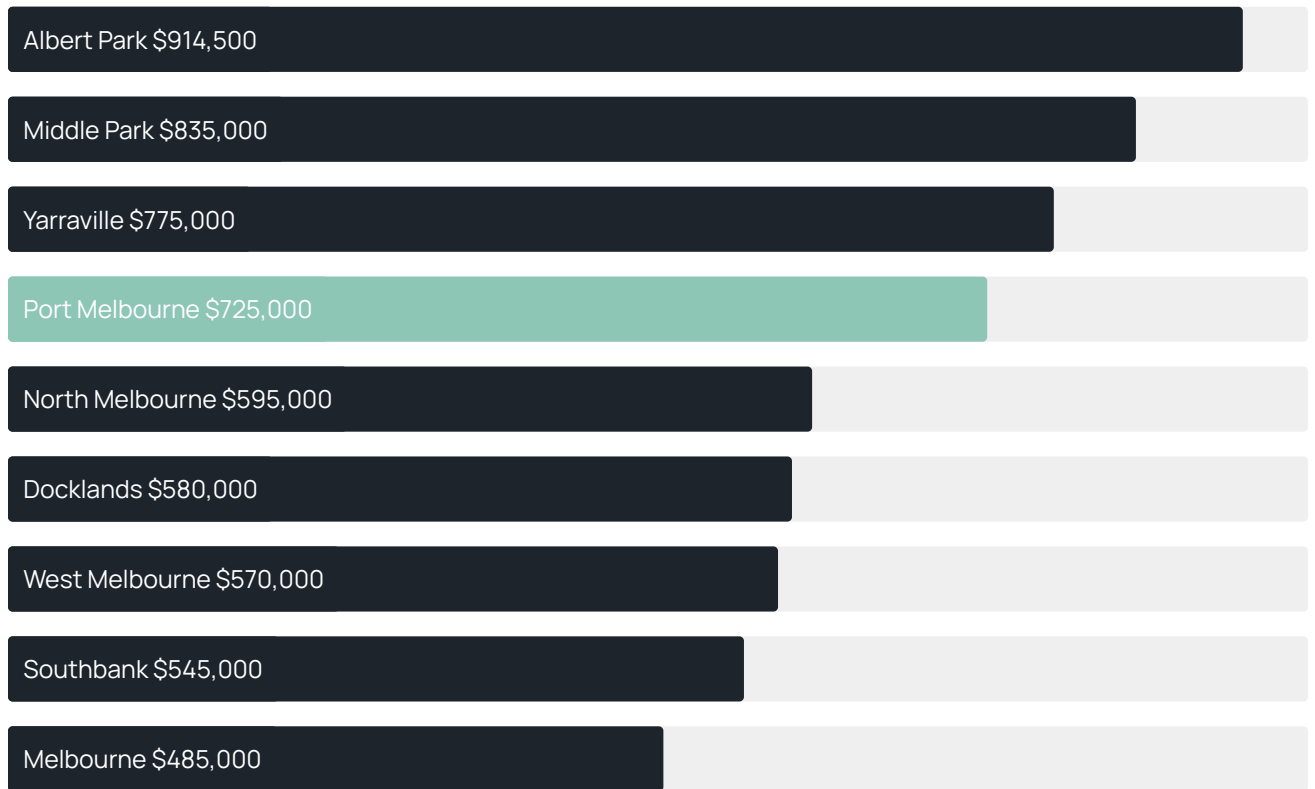
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 36%  
● Private 64%

Auction clearance rate<sup>3</sup>

58.33%

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

37 days

Average hold period<sup>1</sup>

7.5 years

Dwelling type<sup>5</sup>



● Houses 6% ● Units 94%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

17,633

Median asking rent<sup>1</sup>

\$880 per week

Population growth<sup>5</sup>

9.01%

Rental yield<sup>1</sup>

2.77%

Median age<sup>5</sup>











42 years

Median household size<sup>5</sup>











2.1 people

## 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        |
|---|----------|-----------|-------------|-------------|
|  212/320 Plummer St<br>Port Melbourne    | 2        | Apartment | \$711,000   | 22 Jun 2026 |
|  42/174 Esplanade East<br>Port Melbourne | 2        | Apartment | \$675,000   | 21 Jun 2026 |
|  404/89 Beach St<br>Port Melbourne       | 3        | Apartment | \$1,630,000 | 18 Jun 2026 |
|  2 Garton St<br>Port Melbourne          | 2        | House     | \$1,040,000 | 18 Jun 2026 |
|  204/99 Dow St<br>Port Melbourne       | 1        | Apartment | \$417,500   | 13 Jun 2026 |
|  58 Ross St<br>Port Melbourne          | 3        | House     | \$1,360,000 | 05 Jun 2026 |
|  28/3 Seisman Pl<br>Port Melbourne     | 2        | Apartment | \$1,040,000 | 04 Jun 2026 |
|  117/99 Nott St<br>Port Melbourne      | 2        | Apartment | \$560,000   | 01 Jun 2026 |
|  57/3 Seisman Pl<br>Port Melbourne     | 2        | Apartment | \$1,055,000 | 30 May 2026 |
|  189 Stokes St<br>Port Melbourne       | 2        | House     | \$840,000   | 28 May 2026 |

## PORT MELBOURNE SUBURB REPORT

| Address  | Bedrooms | Type                                 | Price       | Sold        |
|--|----------|--------------------------------------|-------------|-------------|
|  165 Station St<br>Port Melbourne     | 2        | House                                | \$2,200,000 | 23 May 2026 |
|  108 Clark St<br>Port Melbourne       | 4        | House                                | \$1,970,000 | 23 May 2026 |
|  210/52 Nott St<br>Port Melbourne     | 2        | Apartment                            | \$600,000   | 18 May 2026 |
|  54/1 Graham St<br>Port Melbourne     | 2        | Apartment                            | \$1,040,000 | 16 May 2026 |
|  411/1 Danks St<br>Port Melbourne    | 2        | Subdivided Flat -<br>Single OYO Flat | \$750,000   | 16 May 2026 |
|  411/1 Danks St.W<br>Port Melbourne | 2        | Apartment                            | \$750,000   | 16 May 2026 |
|  3 Nelson St<br>Port Melbourne      | 1        | House                                | \$900,000   | 14 May 2026 |
|  38 Garton St<br>Port Melbourne     | 2        | House                                | \$1,276,500 | 13 May 2026 |
|  10 Narooma Pl<br>Port Melbourne    | 4        | House                                | \$2,350,000 | 13 May 2026 |
|  505/52 Nott St<br>Port Melbourne   | 1        | Subdivided Flat -<br>Single OYO Flat | \$520,000   | 12 May 2026 |

## PORT MELBOURNE SUBURB REPORT

| Address   | Bedrooms | Type             | Price       | Sold        |
|---|----------|------------------|-------------|-------------|
|  201/40 Beach St<br>Port Melbourne         | 1        | Apartment        | \$555,500   | 11 May 2026 |
|  905/3 Tarver St<br>Port Melbourne         | 2        | Apartment        | \$617,000   | 11 May 2026 |
|  56 Evans St<br>Port Melbourne             | 3        | House            | \$3,770,000 | 09 May 2026 |
|  4/48 Esplanade<br>West<br>Port Melbourne  | 2        | Unit             | \$945,000   | 09 May 2026 |
|  602/155 Beach St<br>PORT<br>MELBOURNE    | 2        | Apartment        | \$1,600,000 | 06 May 2026 |
|  21 Hobsons Bay<br>Pde<br>Port Melbourne | 3        | House            | \$1,800,000 | 06 May 2026 |
|  128 Beach St<br>Port Melbourne          | 3        | Townhouse        | \$1,900,000 | 05 May 2026 |
|  175 Farrell St<br>Port Melbourne        | 2        | House            | \$1,350,000 | 05 May 2026 |
|  Graham St<br>Port Melbourne             | 2        | Strata Unit/Flat | \$765,000   | 04 May 2026 |
|  112 Stokes St<br>Port Melbourne         | 3        | House            | \$3,075,000 | 03 May 2026 |



**Jellis Craig Port Melbourne**  
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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.

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Data is current as of PDF generation date 01/07/2026

- 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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