



Port Melbourne

Suburb Report



Your connection to property insights



JellisCraig

PORT MELBOURNE SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

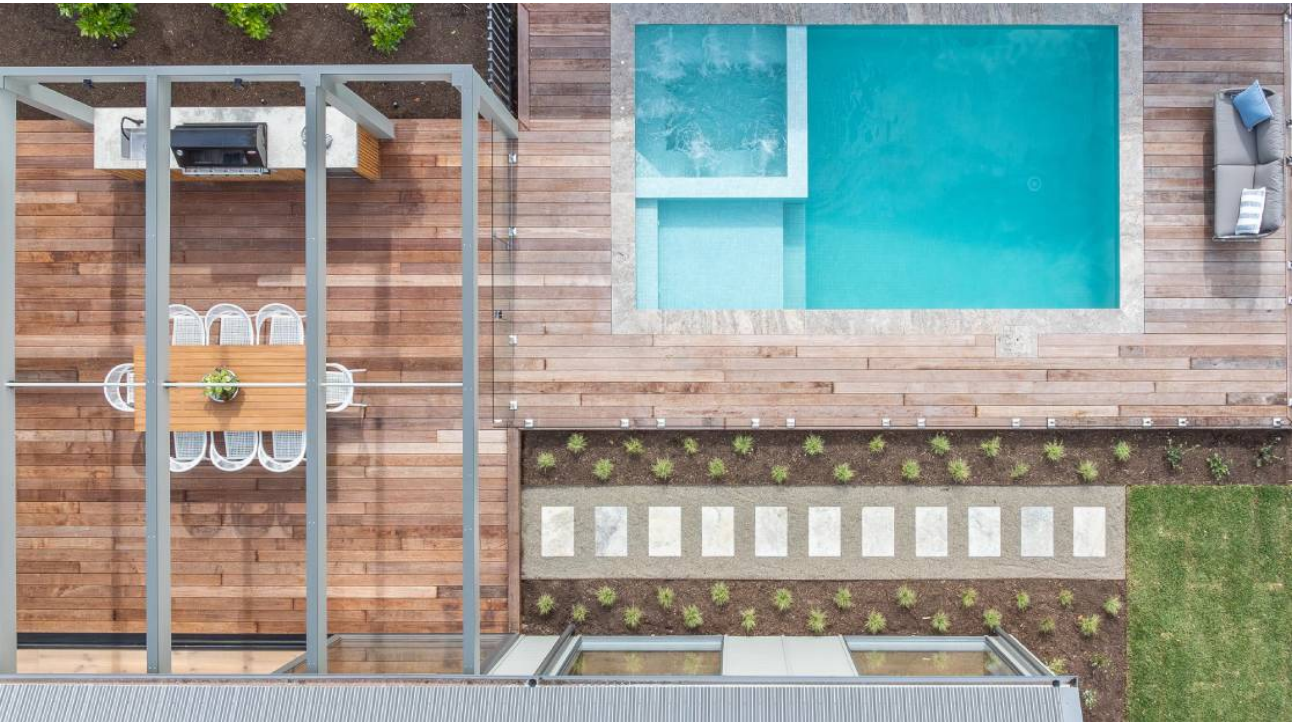
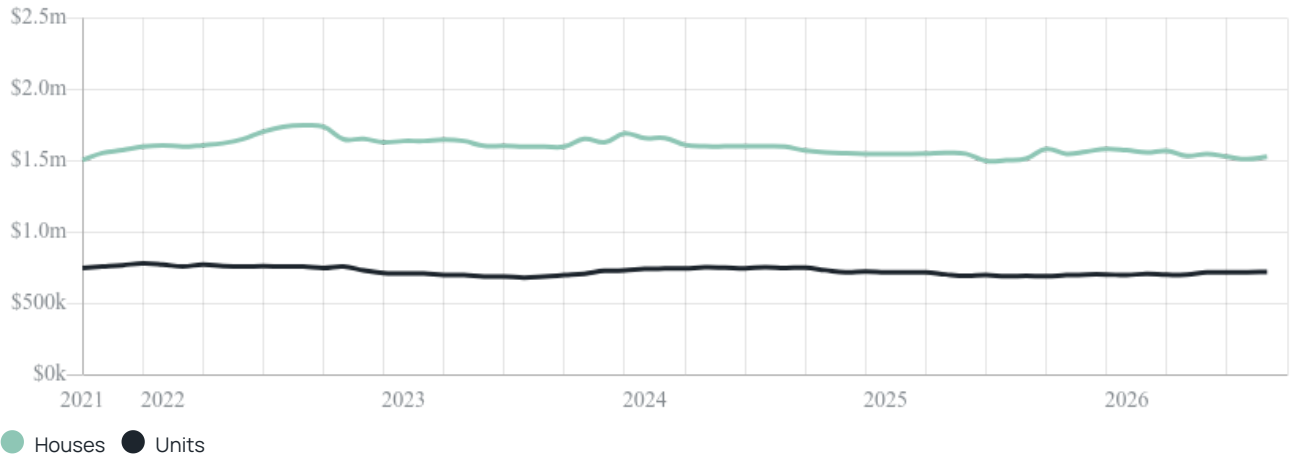
\$1.53m

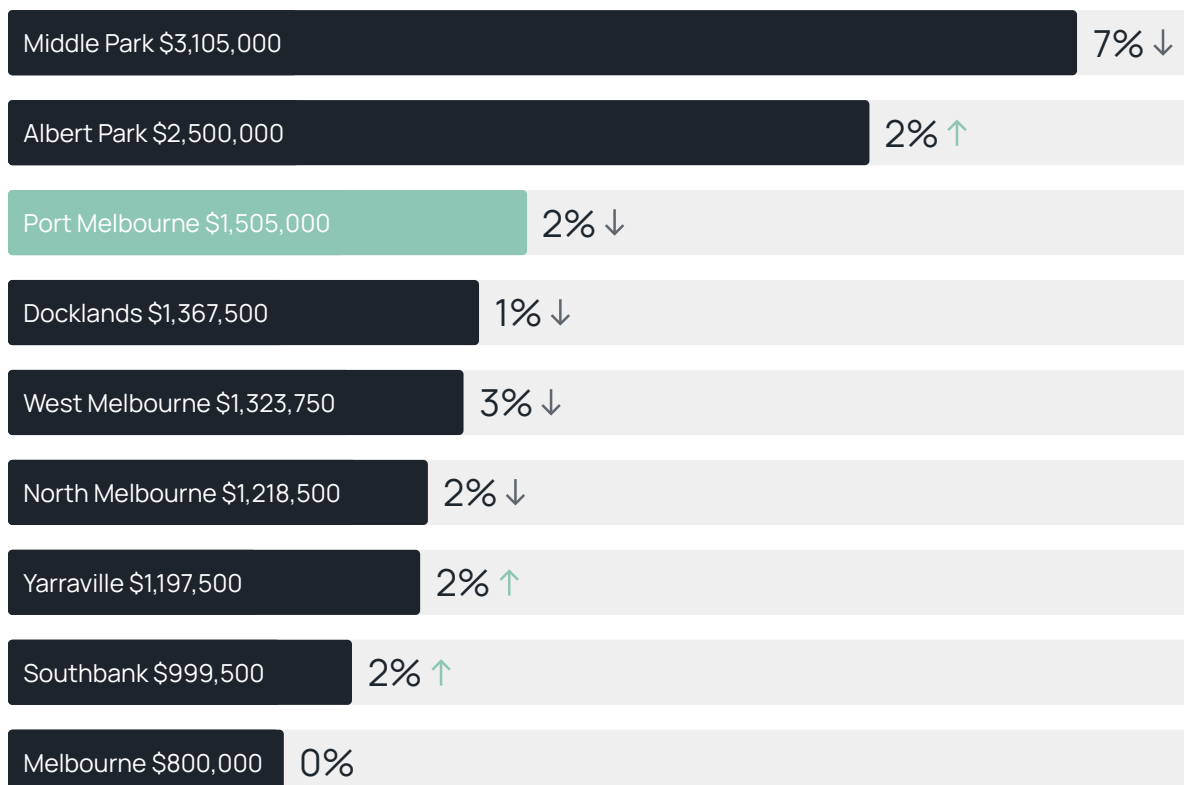
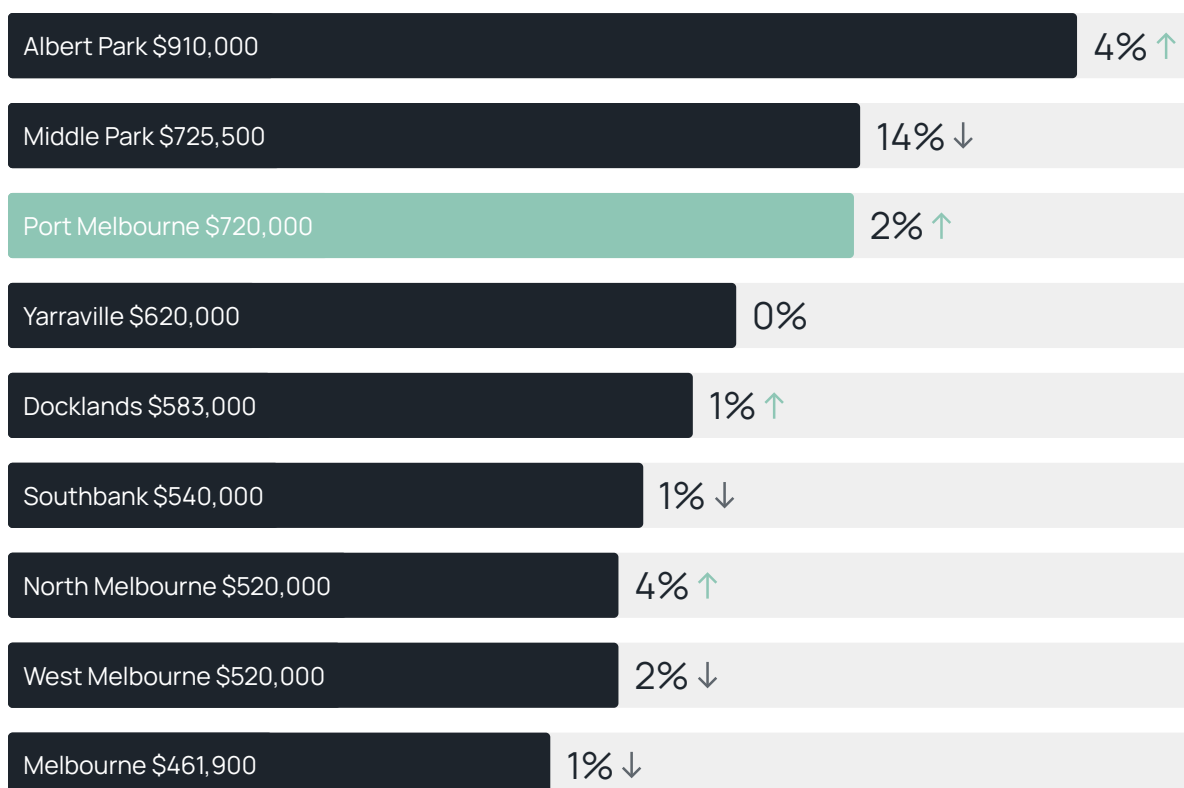
1.15% ↑

\$723k

0.38% ↑

Port Melbourne quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 21%
● Private 79%

Auction clearance rate³

41.03%

Median days on market³

House

Unit

28 days

37 days

Average hold period¹

House

Unit

13.5 years

11.3 years

Dwelling type⁵

● Houses 11% ● Units 89%

Ownership⁵

● Owned outright 26% ● Mortgaged 29% ● Rented 44%

Population⁵

17,633

Median asking rent per week¹

Unit

\$980

\$700

Population growth⁵

9.01%

Rental yield¹

House

Unit

3.32%

4.99%

Median age⁵

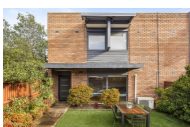
42 years

Median household size⁵

2.1 people

Recent Port Melbourne sales²

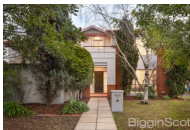
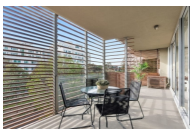
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 212/99 Dow Street Port Melbourne	1	Apartment	\$460,000	31 Aug 2026
 165 Esplanade West Port Melbourne	3	House	Undisclosed	29 Aug 2026
 122 Ross Street Port Melbourne	3	House	Undisclosed	25 Aug 2026
 126 Beach Street Port Melbourne	3	House	Undisclosed	25 Aug 2026
 304/49 Beach Street Port Melbourne	2	Apartment	\$1,080,000	24 Aug 2026
 317G/93 Dow Street Port Melbourne	2	Apartment	\$950,000	24 Aug 2026
 416/101 Bay Street Port Melbourne	2	Apartment	Undisclosed	24 Aug 2026
 1013/101 Bay Street Port Melbourne	2	Apartment	Undisclosed	24 Aug 2026
 6/201 Graham Street Port Melbourne	2	Townhouse	\$820,000	22 Aug 2026
 306/89 Beach Street Port Melbourne	2	Apartment	Undisclosed	21 Aug 2026

PORT MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 Page Avenue Port Melbourne	4	House	\$1,490,000	18 Aug 2026
 142 Munro Street Port Melbourne	2	Townhouse	Undisclosed	17 Aug 2026
 601/339 Williamstown Road Port Melbourne	3	Apartment	\$1,360,000	08 Aug 2026
 168 Albert Street Port Melbourne	2	House	\$1,136,000	08 Aug 2026
 17 The Cove Port Melbourne	3	House	Undisclosed	08 Aug 2026
 11/410-416 Bay Street Port Melbourne	2	Apartment	\$1,230,000	07 Aug 2026
 12 Edina Close Port Melbourne	3	House	Undisclosed	05 Aug 2026
 12/1 Graham Street Port Melbourne	2	Apartment	Undisclosed	05 Aug 2026
 236/70 Nott Street Port Melbourne	1	Apartment	\$410,000	01 Aug 2026
 208/55 Bay Street Port Melbourne	2	Apartment	\$635,000	30 Jul 2026

PORT MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 903/57 Bay Street Port Melbourne	2	Apartment	\$651,000	29 Jul 2026
 41/8 Graham Street Port Melbourne	4	Apartment	Undisclosed	27 Jul 2026
 6/97-101 Cruikshank Street Port Melbourne	2	Townhouse	\$1,140,000	25 Jul 2026
 307/115 Nott Street Port Melbourne	2	Apartment	Undisclosed	25 Jul 2026
 18 Prohasky Street Port Melbourne	3	Townhouse	\$1,565,000	24 Jul 2026
 409/52 Nott Street Port Melbourne	2	Apartment	\$600,000	24 Jul 2026
 11 Canberra Parade Port Melbourne	3	House	Undisclosed	24 Jul 2026
 307/2 Rouse Street Port Melbourne	3	Apartment	Undisclosed	23 Jul 2026
 203/1 Danks Street West Port Melbourne	2	Apartment	\$720,500	23 Jul 2026
 216/101 Bay Street Port Melbourne	2	Apartment	\$510,000	22 Jul 2026



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 01/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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