

# 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

19 Noyes Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,175,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Highett

Period - From 25/02/2025 to 24/02/2026 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	16 Gilarth St HIGHETT 3190	\$2,128,000	21/02/2026
2	11 Rose St HIGHETT 3190	\$2,430,000	28/01/2026
3	18 Noyes St HIGHETT 3190	\$2,482,500	24/12/2025

**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:

25/02/2026 16:48



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**Rooms:** 11  
**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$2,100,000 - \$2,175,000  
**Median House Price**  
 25/02/2025 - 24/02/2026: \$1,450,000

## Comparable Properties



**16 Gilarth St HIGHETT 3190 (REI)**

Agent Comments

4   2   6

**Price:** \$2,128,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx



**11 Rose St HIGHETT 3190 (REI)**

Agent Comments

4   3   3

**Price:** \$2,430,000  
**Method:** Private Sale  
**Date:** 28/01/2026  
**Property Type:** House  
**Land Size:** 720 sqm approx



**18 Noyes St HIGHETT 3190 (REI)**

Agent Comments

4   2   3

**Price:** \$2,482,500  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** House

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