

# 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 6 Honni Mews, Doncaster East Vic 3109

### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,618,000 Property Type House Suburb Doncaster East

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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	2 Mont Cl DONCASTER EAST 3109	\$1,350,000	08/12/2025
2	314a Serpells Rd TEMPLESTOWE 3106	\$1,200,000	17/11/2025
3	5 Ross St DONCASTER EAST 3109	\$1,268,000	25/10/2025

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: 10/03/2026 13:56



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**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 346 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 Year ending December 2025: \$1,618,000

## Comparable Properties



**2 Mont CI DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)



**314a Serpells Rd TEMPLESTOWE 3106 (VG)**

Agent Comments

5   -   -

**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 17/11/2025  
**Property Type:** House (Res)  
**Land Size:** 395 sqm approx



**5 Ross St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,268,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 289 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800