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<br>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

Single price $1,280,000

## Median sale price

Median price $1,640,000 Property Type House Suburb Doncaster East

Period - From 01/04/2025 to 31/03/2026 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 | 5 Dellwood Ct TEMPLESTOWE 3106 | $1,290,000 | 27/02/2026 |
| 2 | 2 Mont Cl DONCASTER EAST 3109 | $1,350,000 | 08/12/2025 |
| 3 | 51 Roseland Gr DONCASTER 3108 | $1,300,000 | 04/12/2025 |

**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: 04/05/2026 10:35

# 6 Honni Mews, Doncaster East Vic 3109



3 2 1

**Property Type:** House
**Land Size:** 345 sqm approx

Agent Comments

**Indicative Selling Price**
$1,280,000
**Median House Price**
Year ending March 2026: $1,640,000

## Comparable Properties



**5 Dellwood Ct TEMPLESTOWE 3106 (REI)**

4 2 2

**Price:** $1,290,000
**Method:** Private Sale
**Date:** 27/02/2026
**Property Type:** House
**Land Size:** 654 sqm approx

Agent Comments



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

4 2 2

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

Agent Comments



**51 Roseland Gr DONCASTER 3108 (REI/VG)**

4 2 2

**Price:** $1,300,000
**Method:** Sold Before Auction
**Date:** 04/12/2025
**Property Type:** House (Res)
**Land Size:** 654 sqm approx

Agent Comments

**Account** - McGrath Box Hill | P: 03 9889 8800

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