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	8 Honybun Court, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,200,000 & $2,400,000

Median sale price

Median price $1,781,500 Property Type House Suburb Donvale

Period - From 01/10/2025 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	139 Park Rd DONVALE 3111	$2,000,000	05/12/2025
2	47 Larne Av DONVALE 3111	$2,253,000	11/11/2025
3	7 Elliot Cl DONVALE 3111	$2,510,000	22/10/2025

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: 09/02/2026 15:35

8 Honybun Court, Donvale Vic 3111

Sophie Broadbent
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4 4 11

Property Type: House
Land Size: 4061 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
December quarter 2025: $1,781,500

Comparable Properties



139 Park Rd DONVALE 3111 (REI)

5 3 2

Price: $2,000,000
Method: Expression of Interest
Date: 05/12/2025
Property Type: House (Res)
Land Size: 1408 sqm approx

Agent Comments



47 Larne Av DONVALE 3111 (REI/VG)

4 2 4

Price: $2,253,000
Method: Private Sale
Date: 11/11/2025
Property Type: House
Land Size: 4605 sqm approx

Agent Comments



7 Elliot Cl DONVALE 3111 (REI)

4 2 3

Price: $2,510,000
Method: Private Sale
Date: 22/10/2025
Property Type: House
Land Size: 4048 sqm approx

Agent Comments

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