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 Tandarook Crescent, Donvale Vic 3111

Indicative selling price

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

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

Median sale price

Median price $1,718,000 Property Type House Suburb Donvale

Period - From 01/07/2025 to 30/06/2026 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	8 Honybun Ct DONVALE 3111	$2,200,000	27/03/2026
2	72 Heads Rd DONVALE 3111	$1,950,000	21/03/2026
3			

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: 12/08/2026 15:20

8 Tandarook Crescent, Donvale Vic 3111

JellisCraig

Dallas Taylor
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0408 217 778
dallastaylor@jelliscraig.com.au



5 2 7

Property Type: House
Land Size: 4051 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending June 2026: $1,718,000

Comparable Properties



8 Honybun Ct DONVALE 3111 (REI/VG)

4 4 11

Price: $2,200,000
Method: Private Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 4061 sqm approx

Agent Comments



72 Heads Rd DONVALE 3111 (REI/VG)

4 2 5

Price: $1,950,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 4027 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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