

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

38 Fuller Street, Mitcham Vic 3132

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Mitcham

Period - From 01/07/2025 to 30/09/2025 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	47 Cochrane St MITCHAM 3132	\$1,305,000	08/11/2025
2	8 Denman St MITCHAM 3132	\$1,396,000	04/10/2025
3	16 Fuller St MITCHAM 3132	\$1,410,000	23/09/2025

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:

26/11/2025 15:42

Stephen Le Get

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0438 558 870

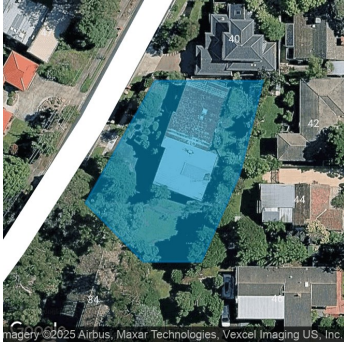
stephenleget@jelliscraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2025: \$1,250,000



Property Type: House

Land Size: 1,120m2 sqm approx

Agent Comments

Comparable Properties



47 Cochrane St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,305,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 903 sqm approx



8 Denman St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,396,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 1014 sqm approx



16 Fuller St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,410,000

Method: Private Sale

Date: 23/09/2025

Property Type: House (Res)

Land Size: 1220 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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