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 $1,272,500 Property Type House Suburb Mitcham

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	2 Brampton Ct VERMONT 3133	$1,300,000	28/03/2026
2	22 Dudley St MITCHAM 3132	$1,355,000	06/12/2025
3	47 Cochrane St MITCHAM 3132	$1,305,000	08/11/2025

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: 07/04/2026 16:30

38 Fuller Street, Mitcham Vic 3132

JellisCraig

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 1120 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2025: $1,272,500

Comparable Properties



2 Brampton Ct VERMONT 3133 (REI)

4 2 2

Price: $1,300,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 916 sqm approx

Agent Comments



22 Dudley St MITCHAM 3132 (REI)

3 2 2

Price: $1,355,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 980 sqm approx

Agent Comments



47 Cochrane St MITCHAM 3132 (REI/VG)

3 2 2

Price: $1,305,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 903 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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