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	10g/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Single price $375,000

Median sale price

Median price $759,000 Property Type Unit Suburb Fitzroy North

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	26/4 Bik La FITZROY NORTH 3068	$395,000	10/02/2026
2	5009/185 Weston St BRUNSWICK EAST 3057	$375,000	18/12/2025
3	1717/176 Edward St BRUNSWICK EAST 3057	$372,500	19/11/2025

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: 31/03/2026 14:58

10g/4 Bik Lane, Fitzroy North Vic 3068

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com

1 1 1

Property Type:
Agent Comments

Indicative Selling Price
$375,000
Median Unit Price
December quarter 2025: $759,000

Comparable Properties



26/4 Bik La FITZROY NORTH 3068 (REI)

1 1 1

Agent Comments

Price: $395,000
Method: Private Sale
Date: 10/02/2026
Property Type: Apartment



5009/185 Weston St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Agent Comments

Price: $375,000
Method: Private Sale
Date: 18/12/2025
Rooms: 2
Property Type: Apartment

1717/176 Edward St BRUNSWICK EAST 3057 (VG)

1 - -

Agent Comments

Price: $372,500
Method: Sale
Date: 19/11/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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