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<br>Including suburb and postcode | 237/4 Bik Lane, Fitzroy North Vic 3068 |

## Indicative selling price

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

Range between $590,000 & $620,000

## Median sale price

Median price $672,500 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2025 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 | 207/8 Elgin St CARLTON 3053 | $615,000 | 06/12/2025 |
| 2 | 406/58 Queens Pde FITZROY NORTH 3068 | $590,000 | 08/10/2025 |
| 3 | 402/4 Bik La FITZROY NORTH 3068 | $610,000 | 12/08/2025 |

**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: 04/02/2026 08:25

# 237/4 Bik Lane, Fitzroy North Vic 3068



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$590,000 - $620,000
**Median Unit Price**
Year ending December 2025: $672,500

## Comparable Properties



### 207/8 Elgin St CARLTON 3053 (REI/VG)

2 1 1

**Price:** $615,000
**Method:** Private Sale
**Date:** 06/12/2025
**Property Type:** Apartment

Agent Comments



### 406/58 Queens Pde FITZROY NORTH 3068 (REI/VG)

2 1 1

**Price:** $590,000
**Method:** Private Sale
**Date:** 08/10/2025
**Property Type:** Apartment

Agent Comments



### 402/4 Bik La FITZROY NORTH 3068 (REI/VG)

2 1 1

**Price:** $610,000
**Method:** Private Sale
**Date:** 12/08/2025
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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