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	26/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Range between $350,000 & $385,000

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	10/4 Bik La FITZROY NORTH 3068	$375,000	24/12/2025
2	104/4 Bik La FITZROY NORTH 3068	$340,000	25/09/2025
3	413/8 Lygon St BRUNSWICK EAST 3057	$370,000	12/09/2025

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: 28/01/2026 13:33

26/4 Bik Lane, Fitzroy North Vic 3068

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1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $385,000
Median Unit Price
December quarter 2025: $759,000

Comparable Properties

10/4 Bik La FITZROY NORTH 3068 (REI)

1 1 1

Price: $375,000
Method:
Date: 24/12/2025
Property Type: Flat

Agent Comments



104/4 Bik La FITZROY NORTH 3068 (REI/VG)

1 1 1

Price: $340,000
Method: Private Sale
Date: 25/09/2025
Rooms: 2
Property Type: Apartment

Agent Comments



413/8 Lygon St BRUNSWICK EAST 3057 (VG)

1 - -

Price: $370,000
Method: Sale
Date: 12/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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