

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 404/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2026 to 31/03/2026 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	502/58 Queens Pde FITZROY NORTH 3068	\$690,000	20/12/2025
2	11/262 Barkly St FITZROY NORTH 3068	\$710,000	18/12/2025
3	37/438 Cardigan St CARLTON 3053	\$720,000	18/12/2025

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: 13/04/2026 08:40



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Property Type: Apartment
Land Size: 4332 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$730,000
Median Unit Price
March quarter 2026: \$695,000

Comparable Properties



502/58 Queens Pde FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)

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Price: \$690,000
Method: Private Sale
Date: 20/12/2025
Property Type: Apartment



11/262 Barkly St FITZROY NORTH 3068 (REI/VG)

[Agent Comments](#)

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Price: \$710,000
Method: Auction Sale
Date: 18/12/2025
Property Type: Apartment



37/438 Cardigan St CARLTON 3053 (REI/VG)

[Agent Comments](#)

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Price: \$720,000
Method: Private Sale
Date: 18/12/2025
Property Type: Unit

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