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	413/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Single price $389,000

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	13/98 Nicholson St BRUNSWICK EAST 3057	$420,000	02/06/2026
2	6/5 Berry St CLIFTON HILL 3068	$419,000	26/05/2026
3	206/4 Bik La FITZROY NORTH 3068	$410,000	14/01/2026

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: 19/06/2026 09:10

413/4 Bik Lane, Fitzroy North Vic 3068

JellisCraig

Simon Shrimpton
03 8415 6100
0411 889 577
simonshrimpton@jelliscraig.com.au



1 1 1

Rooms: 2
Property Type: Apartment
Land Size: strata sqm approx

Agent Comments

Also includes storage shed on title.

Indicative Selling Price
$389,000
Median Unit Price
March quarter 2026: $695,000

Comparable Properties



13/98 Nicholson St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment

Agent Comments



6/5 Berry St CLIFTON HILL 3068 (REI)

1 1 1

Price: $419,000
Method: Private Sale
Date: 26/05/2026
Property Type: Apartment

Agent Comments



206/4 Bik La FITZROY NORTH 3068 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 14/01/2026
Property Type: Apartment

Agent Comments

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