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	315/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Single price $630,000

Median sale price

Median price $582,500 Property Type Unit Suburb Fitzroy North

Period - From 26/11/2024 to 25/11/2025 Source Property Data

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	224/4 Bik La FITZROY NORTH 3068	$660,000	06/10/2025
2	318/4 Bik La FITZROY NORTH 3068	$565,000	01/09/2025
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: 26/11/2025 09:40

315/4 Bik Lane, Fitzroy North Vic 3068

JellisCraig

Christian Ianchello
0433 627 462
christianianchello@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Apartment 2 Bedroom 2 Bathroom 1 Car

Indicative Selling Price
$630,000
Median Unit Price
26/11/2024 - 25/11/2025: $582,500

Comparable Properties



224/4 Bik La FITZROY NORTH 3068 (REI/VG)

2 2 1

Price: $660,000
Method: Private Sale
Date: 06/10/2025
Property Type: Apartment

Agent Comments



318/4 Bik La FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $565,000
Method: Private Sale
Date: 01/09/2025
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 - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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