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	101/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Single price $340,000

Median sale price

Median price $607,750 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2025 to 30/06/2025 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	317/4 Bik La FITZROY NORTH 3068	$325,000	30/08/2025
2	110/4 Bik La FITZROY NORTH 3068	$315,000	26/08/2025
3	308/360 Lygon St BRUNSWICK EAST 3057	$330,000	21/08/2025

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: 15/09/2025 15:21

101/4 Bik Lane, Fitzroy North Vic 3068

JellisCraig

David Major
03 9070 5095
0405 690 761
davidmajor@jelliscraig.com.au



1 1 1

Property Type: Apartment
Land Size: 41m2 sqm approx

Indicative Selling Price
$340,000
Median Unit Price
June quarter 2025: $607,750

Agent Comments

Ideally located 1 bedroom apartment close to boutique cafes, bars and pubs, restaurants, public transport and pilates studio

Comparable Properties



317/4 Bik La FITZROY NORTH 3068 (REI)

1 1 1

Price: $325,000
Method: Private Sale
Date: 30/08/2025
Property Type: Apartment

Agent Comments



110/4 Bik La FITZROY NORTH 3068 (REI)

1 1 1

Price: $315,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit

Agent Comments



308/360 Lygon St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $330,000
Method: Private Sale
Date: 21/08/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE | propertydata.com.au

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