Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	114/4 Bik Lane, Fitzroy North Vic 3068
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$540,000	&	\$575,000
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Median sale price

Median price	\$719,000	Pro	perty Type Uni	t		Suburb	Fitzroy North
Period - From	01/07/2025	to	30/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/140 Queens Pde FITZROY NORTH 3068	\$550,000	23/09/2025
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/10/2025 11:58









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$540,000 - \$575,000 Median Unit Price September quarter 2025: \$719,000

Comparable Properties



2/140 Queens Pde FITZROY NORTH 3068 (REI)

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Agent Comments

Price: \$550,000 **Method:** Private Sale **Date:** 23/09/2025

Property Type: Apartment

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318/4 Bik La FITZROY NORTH 3068 (REI)

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Agent Comments

Price: \$565,000 Method: Private Sale Date: 01/09/2025

Property Type: Apartment

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402/4 Bik La FITZROY NORTH 3068 (REI)

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Price: \$610,000 **Method:** Private Sale **Date:** 12/08/2025

Property Type: Apartment

Agent Comments

Account - Markovic Real Estate | P: (03) 9417 4100





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