

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

318/4 Bik Lane, Fitzroy North, VIC 3068

Indicative selling price

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

Price Range

\$525,000

&

\$575,000

Median sale price

Median price

\$645,000

Property Type

Apartment

Suburb

Fitzroy North (3068)

Period - From

01/07/2024

to

30/06/2025

Source

realestate.com.au

Comparable property sales

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
213/496-500 BRUNSWICK STREET, FITZROY NORTH VIC 3068	\$570,000	20/05/2025
116/392 ST GEORGES ROAD, FITZROY NORTH VIC 3068	\$589,000	07/05/2025
314/4 BIK LANE, FITZROY NORTH VIC 3068	\$626,500	08/04/2025

This Statement of Information was prepared on: 15/07/2025