

# 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

402/4 Bik Lane, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$620,000

### Median sale price

Median price \$650,000

Property Type Unit

Suburb Fitzroy North

Period - From 01/07/2024

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 | 210/8 Lygon St BRUNSWICK EAST 3057      | \$600,000 | 25/06/2025   |
| 2 | 204/29 Nicholson St BRUNSWICK EAST 3057 | \$580,000 | 29/05/2025   |
| 3 | 314/4 Bik La FITZROY NORTH 3068         | \$626,500 | 08/04/2025   |

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:

16/07/2025 15:15



 2   
  1   
  1

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

Year ending June 2025: \$650,000

## Comparable Properties



**210/8 Lygon St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 2   
  2   
  1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 25/06/2025

**Property Type:** Apartment



**204/29 Nicholson St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 2   
  1   
  1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 29/05/2025

**Property Type:** Apartment



**314/4 Bik La FITZROY NORTH 3068 (REI)**

**Agent Comments**

 2   
  1   
  1

**Price:** \$626,500

**Method:** Private Sale

**Date:** 08/04/2025

**Property Type:** Apartment

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