

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

413/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$695,000

Property Type Unit

Suburb Fitzroy North

Period - From 01/01/2026

to

31/03/2026

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	26/4 Bik La FITZROY NORTH 3068	\$395,000	10/02/2026
2	206/4 Bik La FITZROY NORTH 3068	\$410,000	14/01/2026
3	9/199 Barkly St FITZROY NORTH 3068	\$414,000	18/12/2025

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:

13/05/2026 15:11

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Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

March quarter 2026: \$695,000



1 1 1

Rooms: 2

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



26/4 Bik La FITZROY NORTH 3068 (REI)

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 10/02/2026

Property Type: Apartment



206/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 14/01/2026

Property Type: Apartment



9/199 Barkly St FITZROY NORTH 3068 (REI/VG)

Agent Comments

1 1 1

Price: \$414,000

Method: Private Sale

Date: 18/12/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100