

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

104/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$360,000

&

\$395,000

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	411/92-96 Albert St BRUNSWICK EAST 3057	\$370,000	08/07/2025
2	8/67 Nicholson St BRUNSWICK EAST 3057	\$370,000	30/06/2025
3	4206/189 Weston St BRUNSWICK EAST 3057	\$395,000	29/05/2025

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:

14/07/2025 17:54



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

June quarter 2025: \$607,750

Comparable Properties



411/92-96 Albert St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 08/07/2025

Property Type: Apartment



8/67 Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 30/06/2025

Property Type: Apartment



4206/189 Weston St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 29/05/2025

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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