

317/4 Bik Lane, Fitzroy North Vic 3068



1 Bed 1 Bath 1 Car

Property Type: House (Res)

Indicative Selling Price

\$330,000 - \$360,000

Median House Price

12/06/2024 - 11/06/2025: \$570,000

Comparable Properties



303/4 Bik Lane, Fitzroy North 3068 (VG)

1 Bed 1 Bath 1 Car

Price: \$370,000

Method: Sale

Date: 24/03/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments: Same building Lower floor Slightly larger size Better aspect Superior property



116/4 Bik Lane, Fitzroy North 3068 (VG)

1 Bed 1 Bath 1 Car

Price: \$325,000

Method: Sale

Date: 13/03/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments: Same building Lower floor Comparable size Comparable property



202/463 Brunswick Street, Fitzroy North 3068 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$350,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: Apartment

Agent Comments: Inferior location and Aspect Similar size Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

317/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$570,000 Unit x Suburb Fitzroy North

Period - From 12/06/2024 to 11/06/2025 Source REIV

Comparable property sales

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
303/4 Bik Lane, FITZROY NORTH 3068	\$370,000	24/03/2025
116/4 Bik Lane, FITZROY NORTH 3068	\$325,000	13/03/2025
202/463 Brunswick Street, FITZROY NORTH 3068	\$350,000	26/02/2025

This Statement of Information was prepared on:

12/06/2025 09:49