

# 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

511/4 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 \$630,000 & \$690,000

### 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	27/1 St David St FITZROY 3065	\$640,000	13/09/2025
2	1/125 Holden St FITZROY NORTH 3068	\$650,000	10/09/2025
3	17/140 Queens Pde FITZROY NORTH 3068	\$705,000	01/09/2025

**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:

24/09/2025 15:24



 2   
  1   
  1

**Rooms:** 3  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$630,000 - \$690,000  
**Median Unit Price**  
 Year ending June 2025: \$650,000

## Comparable Properties



27/1 St David St FITZROY 3065 (REI)

Agent Comments

 2   
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  1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 13/09/2025  
**Property Type:** Apartment



1/125 Holden St FITZROY NORTH 3068 (REI)

Agent Comments

 2   
  1   
  1

**Price:** \$650,000  
**Method:** Sold Before Auction  
**Date:** 10/09/2025  
**Property Type:** Apartment



17/140 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments

 2   
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**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 01/09/2025  
**Property Type:** Apartment

Account - Collings Real Estate | P: 03 9486 2000



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