

## 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

120 FEATHERTOP DRIVE WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 45 RIBBLESDALE AVENUE WYNDHAM VALE VIC 3024 | \$585,000 | 18-Nov-25 |
| 32 RIBBLESDALE AVENUE WYNDHAM VALE VIC 3024 | \$600,000 | 31-Oct-25 |
| 2 BRIMPTON GROVE WYNDHAM VALE VIC 3024      | \$605,000 | 13-Nov-25 |

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 6 months.~~

This Statement of Information was prepared on: 23 February 2026

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**45 RIBBLESDALE AVENUE  
 WYNDHAM VALE VIC 3024**

3 1 -

Sold Price **\$585,000** Sold Date **18-Nov-25**

Distance **0.1km**



**32 RIBBLESDALE AVENUE  
 WYNDHAM VALE VIC 3024**

3 1 2

Sold Price **\$600,000** Sold Date **31-Oct-25**

Distance **0.31km**



**2 BRIMPTON GROVE WYNDHAM  
 VALE VIC 3024**

3 1 1

Sold Price **\$605,000** Sold Date **13-Nov-25**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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