

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential street with trees and buildings. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

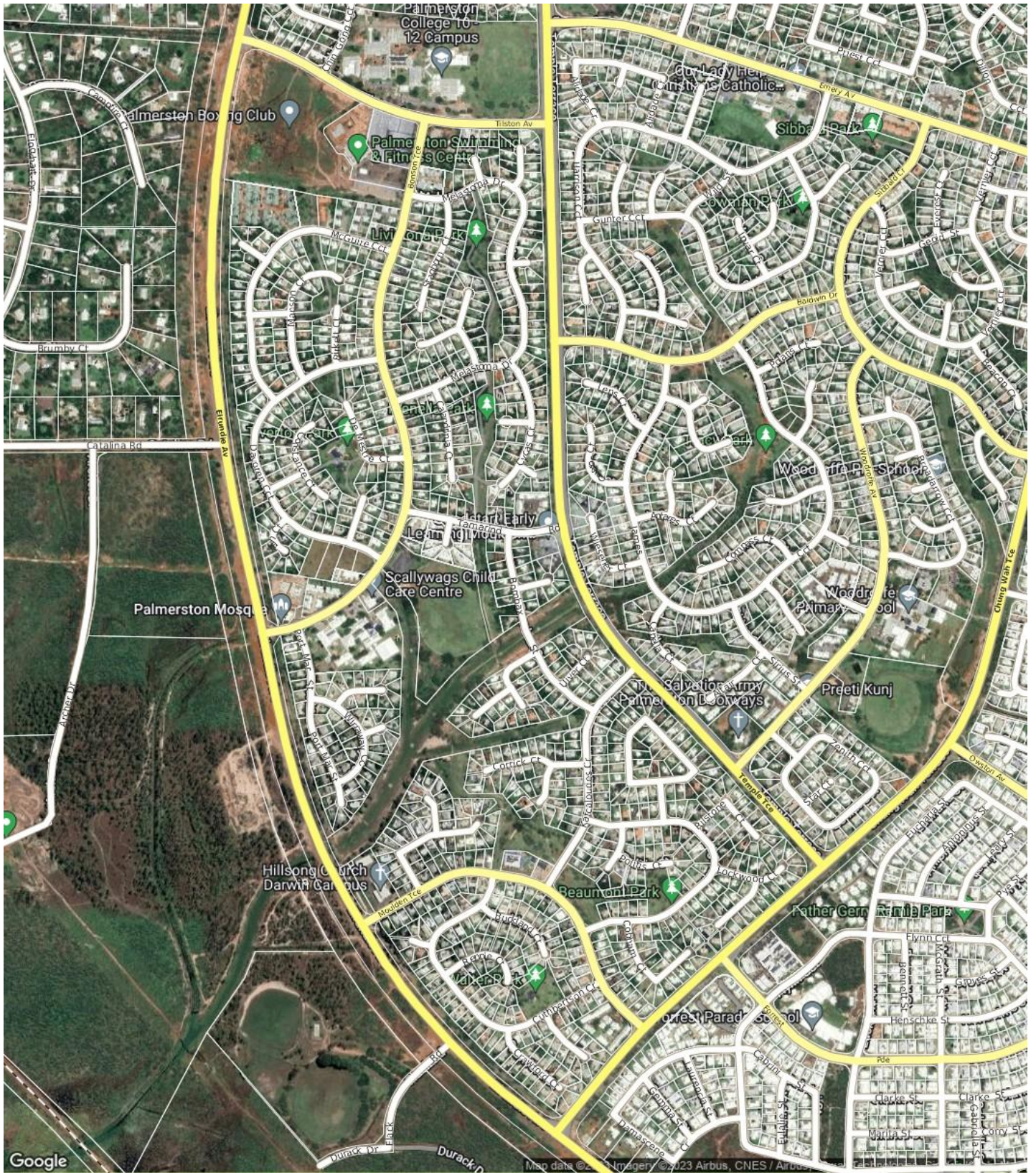
RayWhite.

Suburb
flyover
report

MOULDEN (HOUSE)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

MOULDEN - Suburb Map



MOULDEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	116	\$ 220,000	0.0 %	\$ 33,000	\$ 335,000
2006	125	\$ 260,000	18.2 %	\$ 2,350	\$ 350,000
2007	99	\$ 302,500	16.3 %	\$ 44,200	\$ 450,000
2008	82	\$ 332,500	9.9 %	\$ 56,700	\$ 432,000
2009	71	\$ 390,000	17.3 %	\$ 52,272	\$ 505,000
2010	54	\$ 425,000	9.0 %	\$ 29,944	\$ 527,000
2011	56	\$ 399,975	-5.9 %	\$ 140,000	\$ 545,000
2012	49	\$ 440,000	10.0 %	\$ 34,250	\$ 570,000
2013	59	\$ 445,000	1.1 %	\$ 39,000	\$ 565,000
2014	48	\$ 477,500	7.3 %	\$ 7,740	\$ 561,000
2015	23	\$ 450,000	-5.8 %	\$ 68,000	\$ 560,000
2016	18	\$ 355,000	-21.1 %	\$ 85,536	\$ 460,000
2017	17	\$ 310,000	-12.7 %	\$ 220,000	\$ 530,000
2018	32	\$ 301,500	-2.7 %	\$ 140,000	\$ 510,000
2019	15	\$ 320,000	6.1 %	\$ 173,000	\$ 440,000
2020	10	\$ 297,000	-7.2 %	\$ 255,000	\$ 361,000
2021	0				
2022	30	\$ 392,500	0.0 %	\$ 66,300	\$ 489,000
2023	36	\$ 382,500	-2.5 %	\$ 88,400	\$ 580,000

Median Sale Price

\$389k

Based on 37 recorded House sales within the last 12 months (Oct '22 - Sep '23)

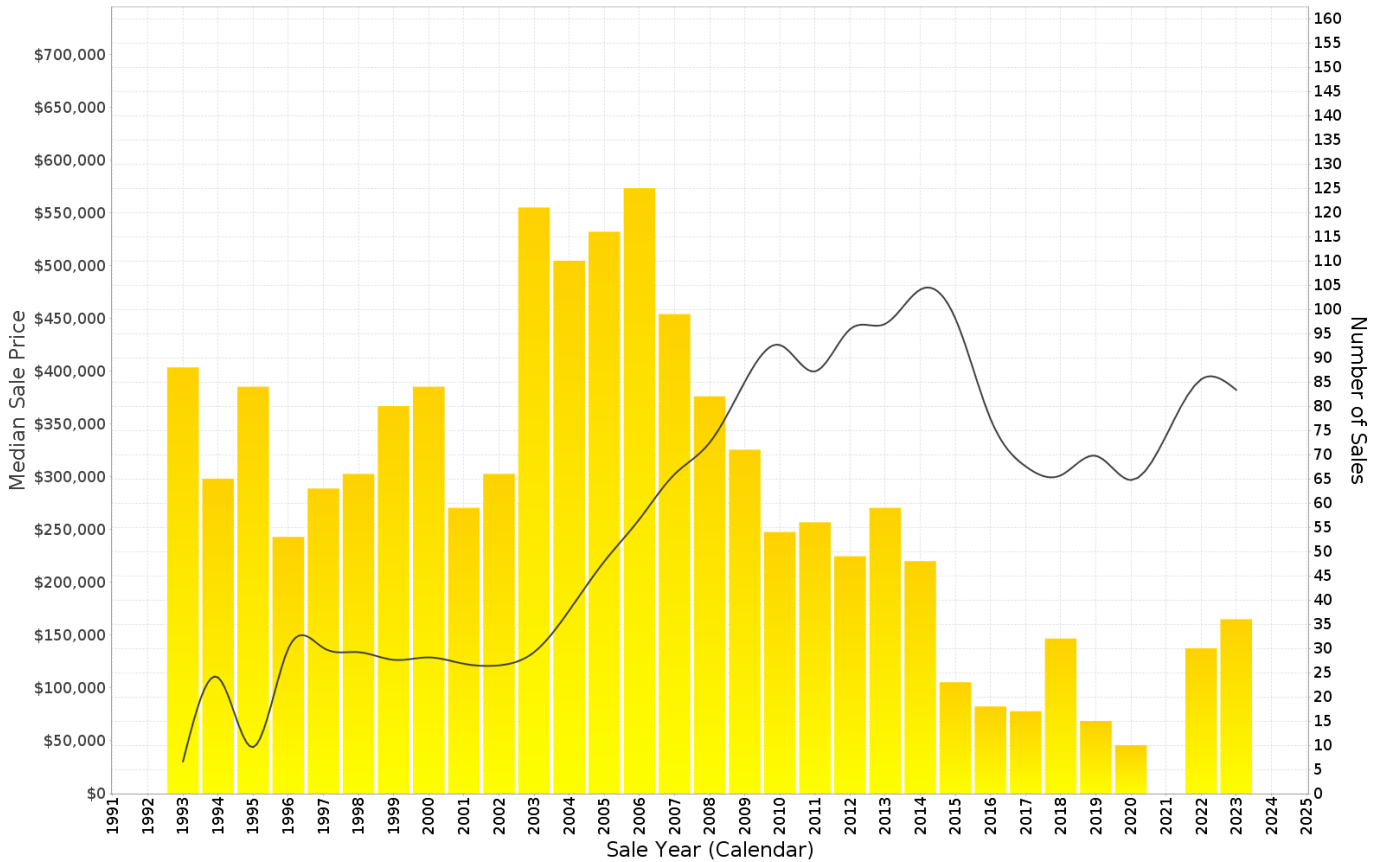
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

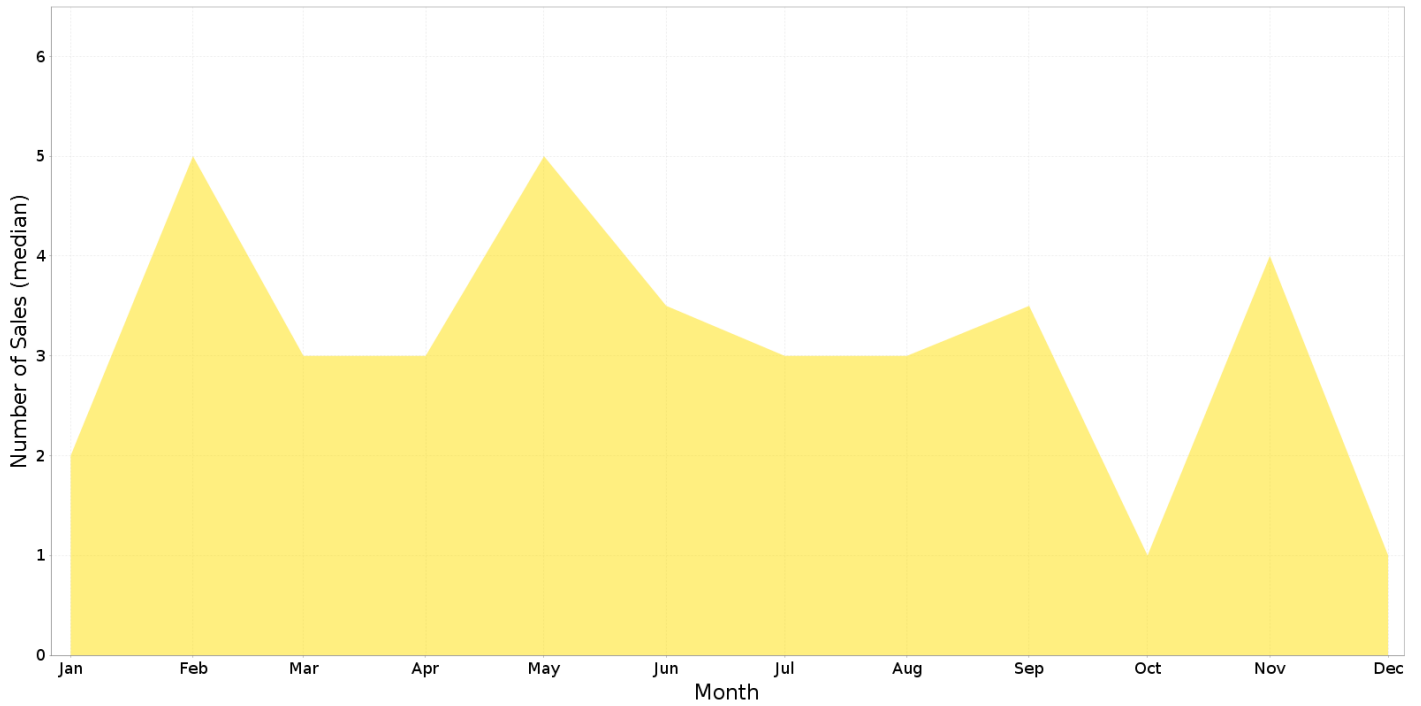
-0.9%

Current Median Price: \$389,000
Previous Median Price: \$392,500

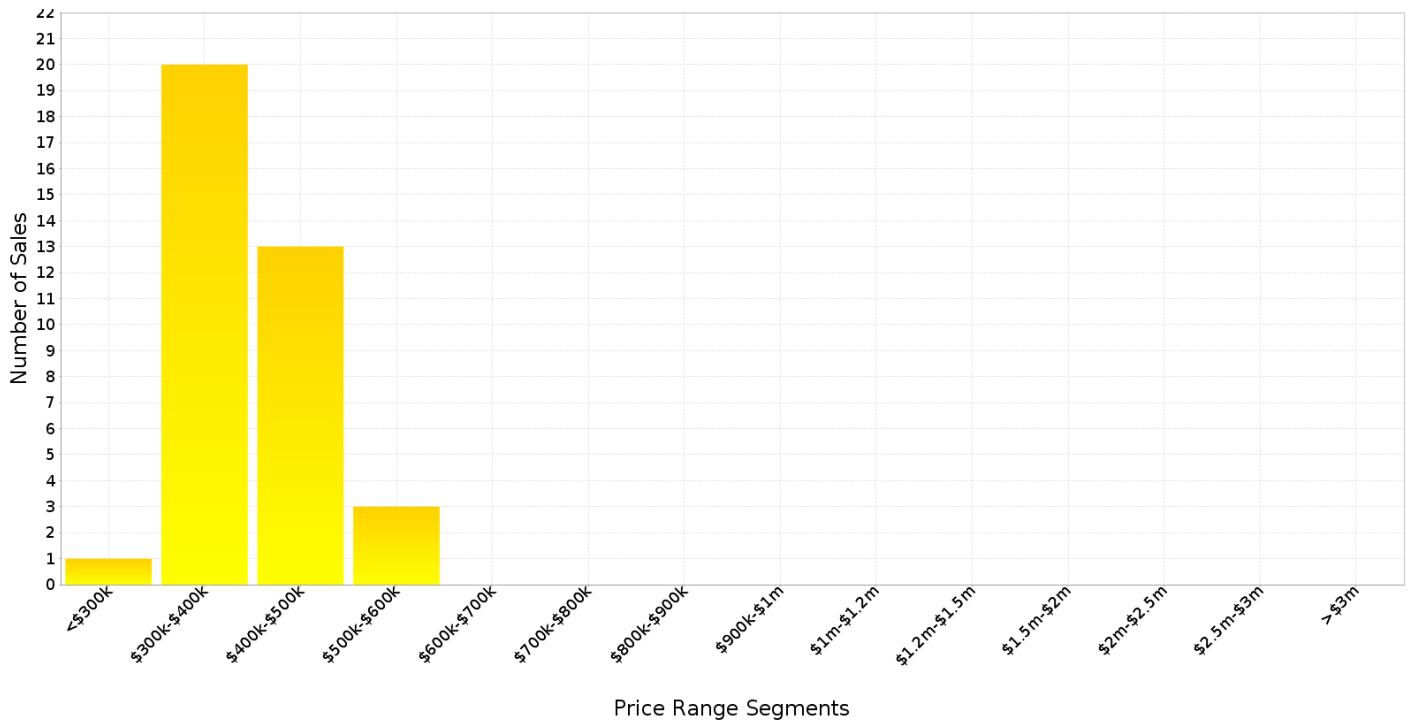
Based on 61 recorded House sales compared over the last two rolling 12 month periods



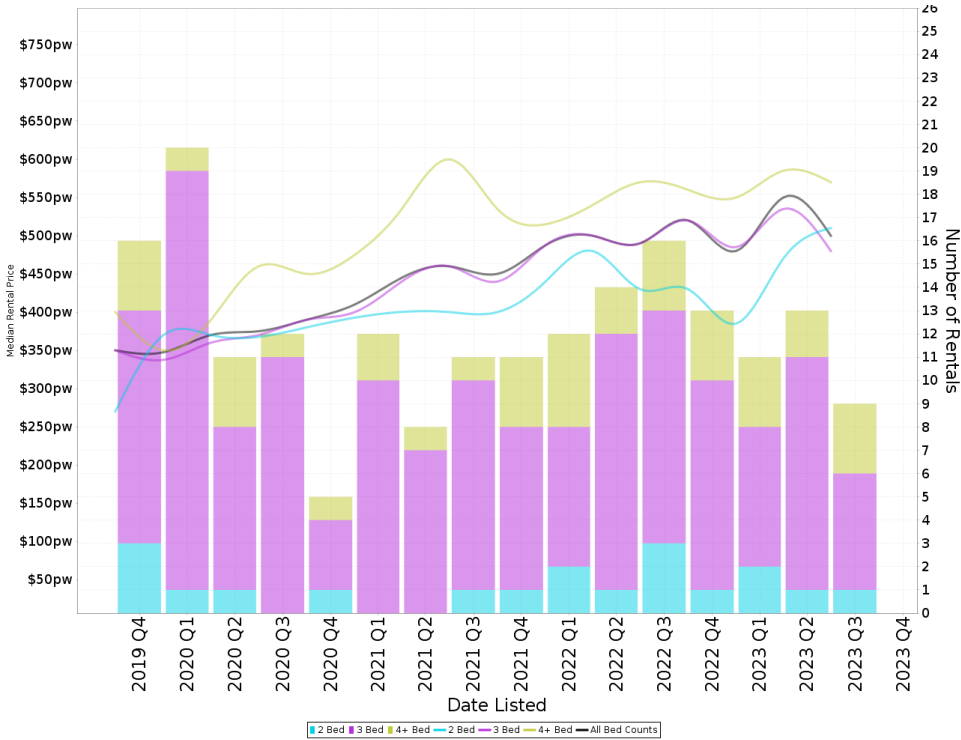
MOULDEN - Peak Selling Periods (3 years)



MOULDEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.9%

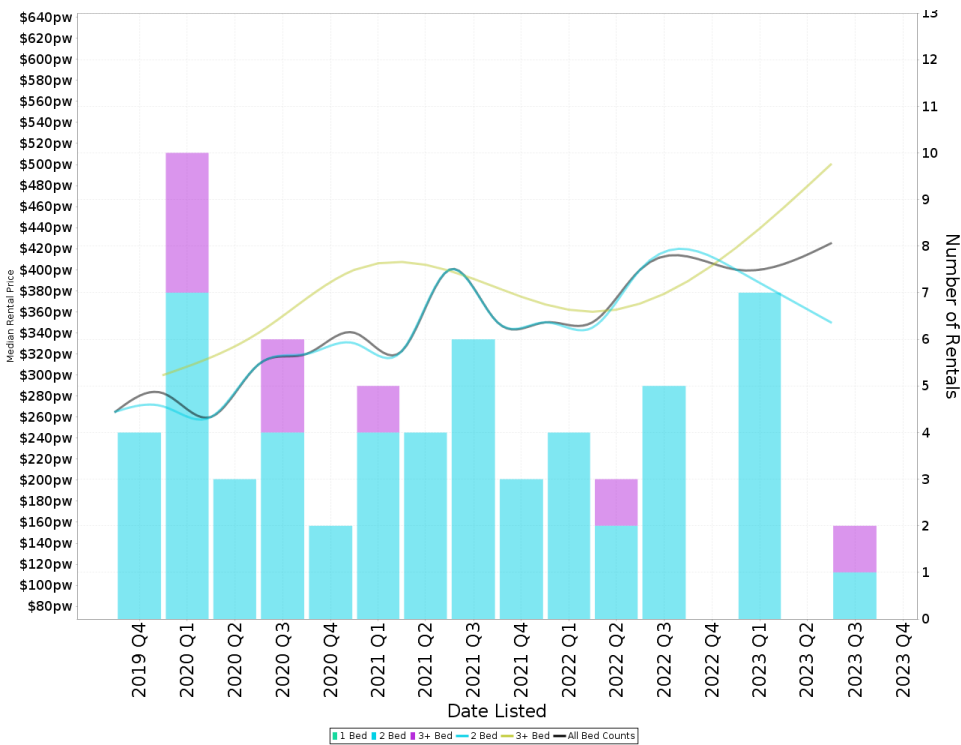
Current Median Price: \$389,000
Previous Median Price: \$392,500
Based on 61 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$389,000
Current Median Rent: \$505
Based on 46 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-15.1%

Current Median Price: \$250,500
Previous Median Price: \$295,000
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.3%

Current Median Price: \$250,500
Current Median Rent: \$400
Based on 9 registered Unit rentals compared over the last 12 months.

MOULDEN - Recently Sold Properties

Median Sale Price

\$389k

Based on 37 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-0.9%

Current Median Price: \$389,000
Previous Median Price: \$392,500

Based on 61 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

37

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

23 DAVOREN CCT



\$360,000

848 m² 3 1 3

Sold Nov 2023 65 Days

28 DAVOREN CCT



\$315,000

800 m² 2 1 2

Sold Nov 2023 57 Days

4 POLITIS CRT



\$395,000

800 m² 3 1 3

Sold Oct 2023 187 Days

44 MCGUIRE CCT



\$350,000

857 m² 3 1 2

Sold Oct 2023 37 Days

25 LOCKWOOD CRT




\$325,000

800 m² 2 1 2

Sold Oct 2023 217 Days

37 BONSON TCE




\$304,000

801 m² 3 1 2

Sold Sep 2023 118 Days

27 PORT MAR ST




\$460,000

802 m² 3 2 2

Sold Sep 2023 120 Days

13 CUTHBERTSON CRES




\$380,000

816 m² 3 3 3

Sold Sep 2023 110 Days

4 PARMENTIER PL



\$330,000

800 m² 3 1 4

Sold Aug 2023 318 Days

37 SCHOMBACHER CCT

\$360,000



822 m² 2 1 2

25 GUMNUT WAY

\$365,000



813 m² - - -

24 PORT MAR ST

\$450,000



871 m² 3 1 5

20 STRAWBRIDGE CRES

\$430,000



801 m² 3 1 2

72 BONSON TCE

\$460,000



907 m² - - -

2 RILSTONE CRT

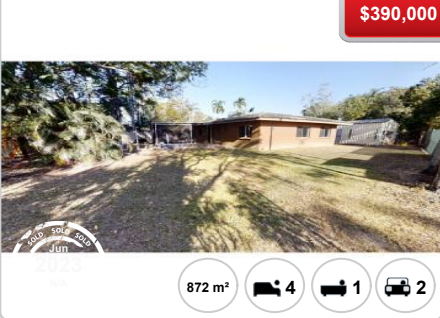
\$302,000



810 m² 3 1 2

4 CRINUM CRT

\$390,000



872 m² 4 1 2

MOULDEN - Properties For Rent

Median Rental Price

\$505 /w

Based on 46 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+6.8%

Current Median Price: \$389,000
Current Median Rent: \$505

Based on 37 recorded House sales and 46 House rentals compared over the last 12 months

Number of Rentals

46

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

1 COLLEY COURT

\$500

Nov 2023
2 Days

868 m² 3 1 2

21 DAVOREN CIRCUIT

\$480

Nov 2023
6 Days

826 m² 3 1 4

20 BUCKLAND COURT

\$525 per week

Nov 2023
12 Days

807 m² 3 1 4

2 POLITIS COURT

\$500

Oct 2023
58 Days

812 m² 4 2 4

5 MELASTOMA DRIVE

\$450 P/W

Nov 2023
86 Days

1,080 m² 3 1 1

11 PING QUE COURT

***** LEASE**

Jul 2023
175 Days

849 m² 2 1 2