

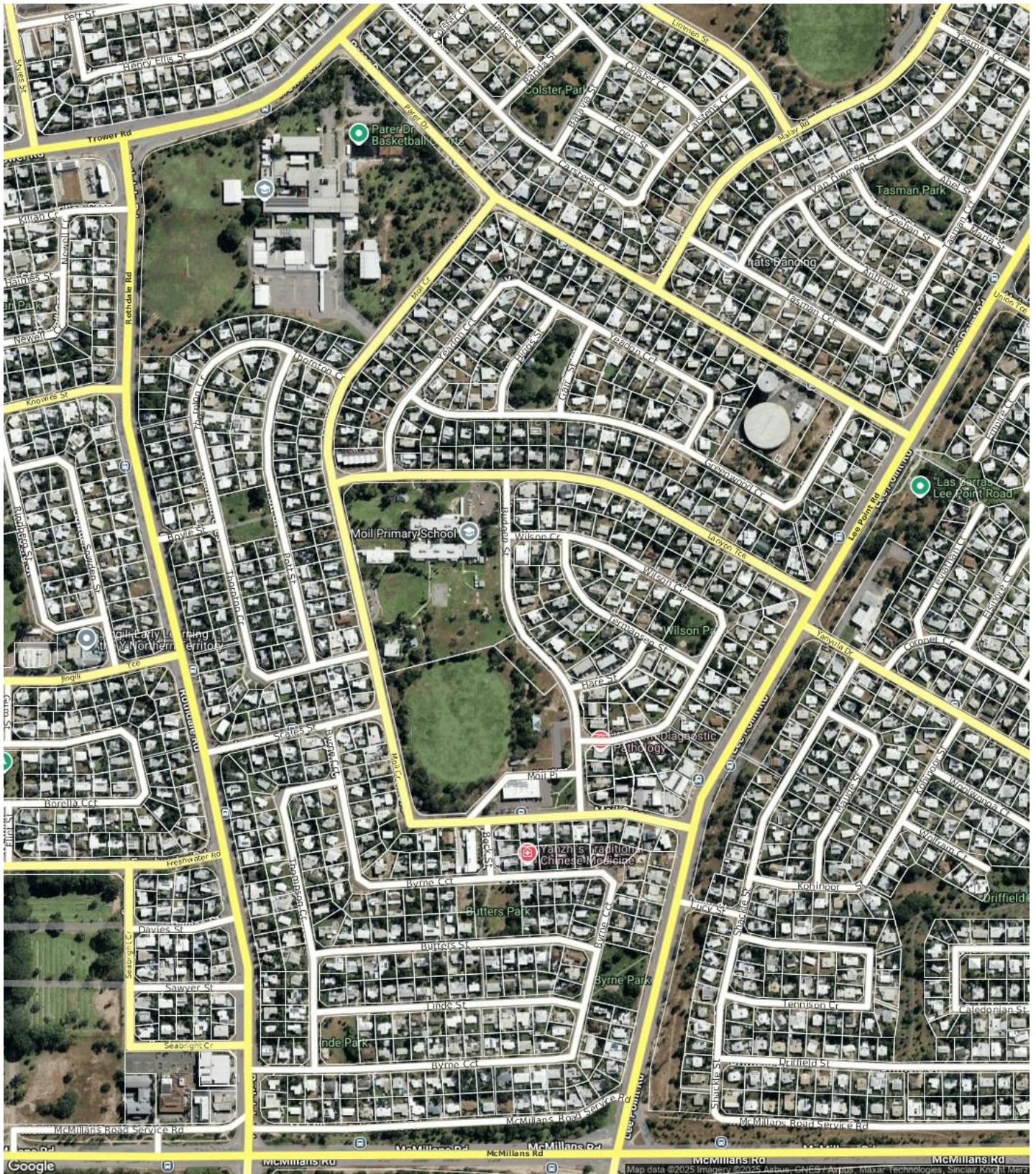
RayWhite.

Suburb
flyover
report

MOIL (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

MOIL - Suburb Map



MOIL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	42	\$ 396,750	0.0 %	\$ 70,000	\$ 550,000
2008	39	\$ 425,000	7.1 %	\$ 41,150	\$ 630,000
2009	28	\$ 452,500	6.5 %	\$ 90,850	\$ 619,000
2010	25	\$ 510,000	12.7 %	\$ 65,000	\$ 675,000
2011	33	\$ 500,000	-2.0 %	\$ 235,000	\$ 688,000
2012	20	\$ 542,500	8.5 %	\$ 150,000	\$ 731,000
2013	36	\$ 532,500	-1.8 %	\$ 38,500	\$ 720,000
2014	24	\$ 582,500	9.4 %	\$ 448,000	\$ 699,000
2015	26	\$ 560,500	-3.8 %	\$ 90,360	\$ 775,000
2016	21	\$ 490,000	-12.6 %	\$ 225,000	\$ 855,000
2017	23	\$ 482,000	-1.6 %	\$ 7,150	\$ 625,000
2018	23	\$ 485,000	0.6 %	\$ 330,000	\$ 750,000
2019	20	\$ 450,000	-7.2 %	\$ 170,000	\$ 660,000
2020	3	\$ 410,000	-8.9 %	\$ 395,000	\$ 530,000
2021	0				
2022	25	\$ 545,000	0.0 %	\$ 315,000	\$ 730,000
2023	28	\$ 575,000	5.5 %	\$ 280,000	\$ 855,000
2024	30	\$ 535,500	-6.9 %	\$ 78,000	\$ 805,000
2025	26	\$ 565,000	5.5 %	\$ 305,000	\$ 785,000

Median Sale Price

\$550k

Based on 36 recorded House sales within the last 12 months (Financial Year 2025)

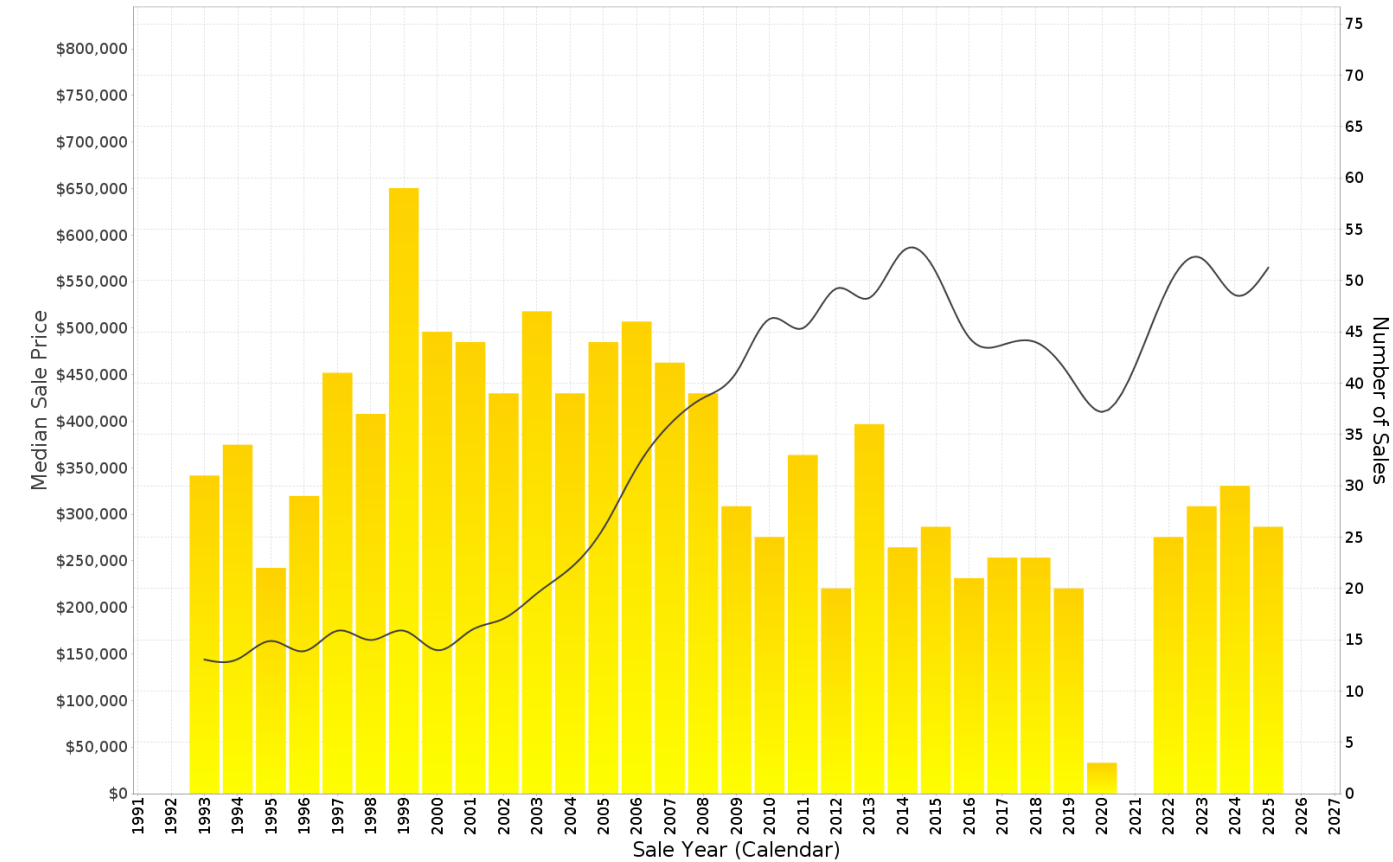
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

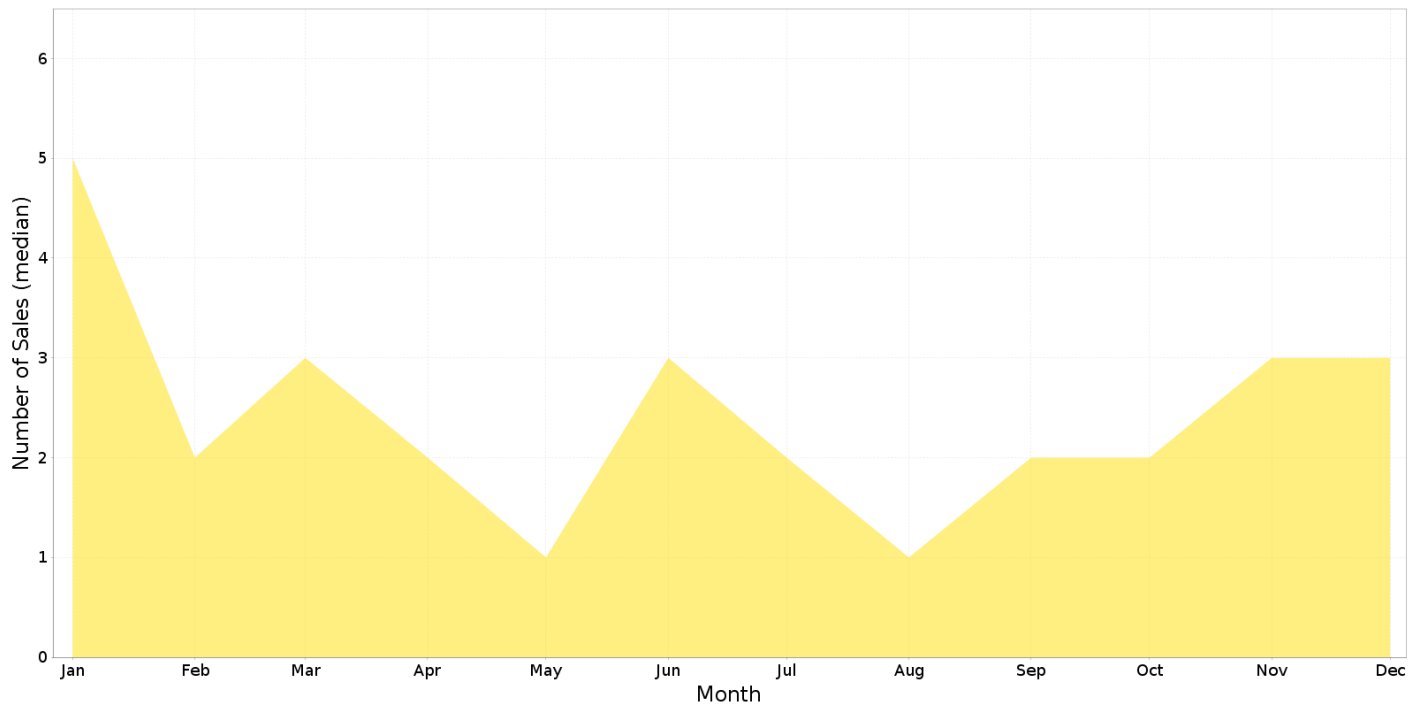
-6.8%

Current Median Price: \$550,000
Previous Median Price: \$590,000

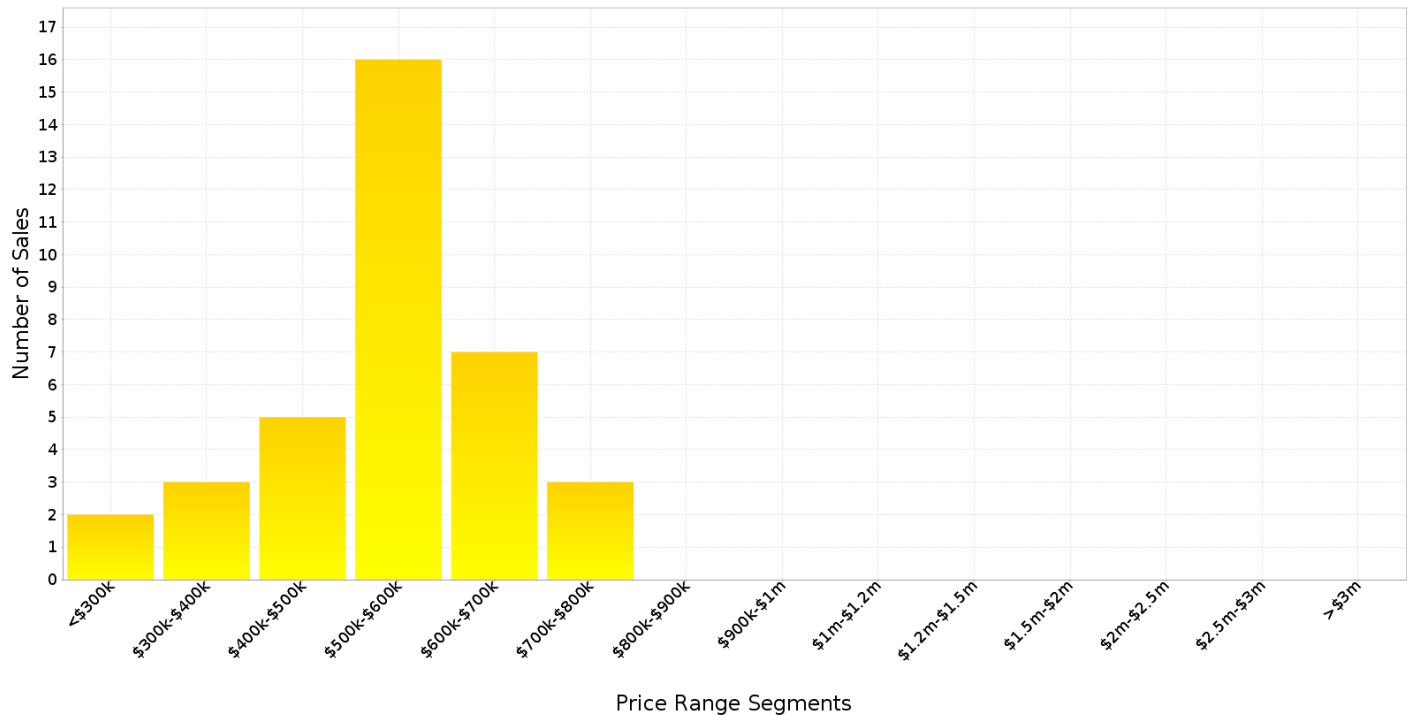
Based on 61 recorded House sales compared over the last two rolling 12 month periods



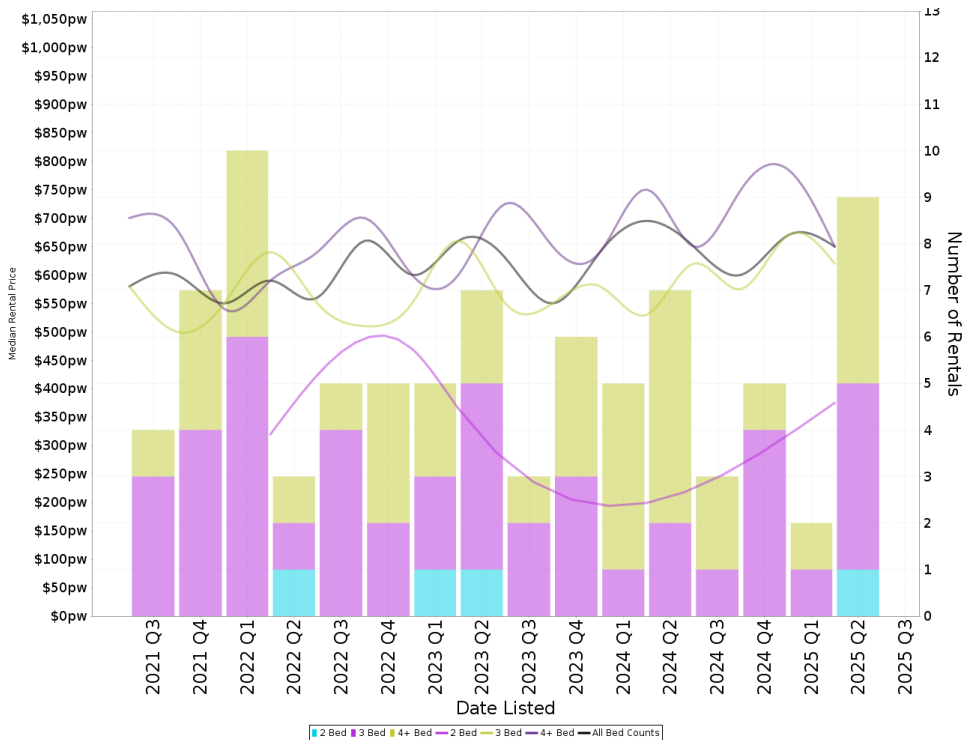
MOIL - Peak Selling Periods (3 years)



MOIL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.8%

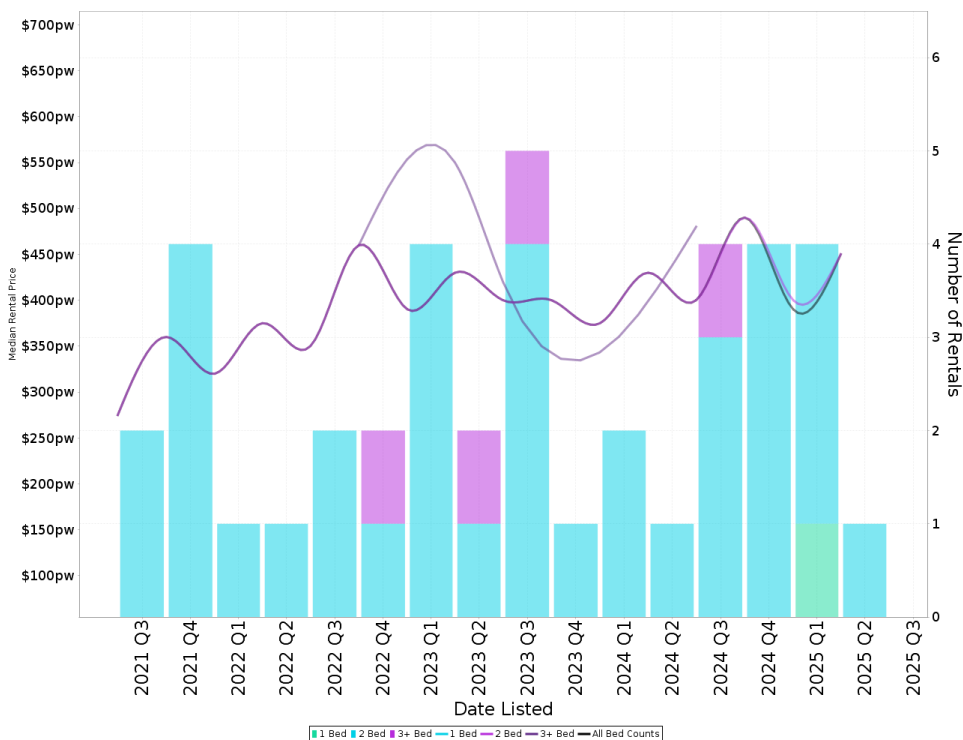
Current Median Price: \$550,000
Previous Median Price: \$590,000
Based on 61 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$550,000
Current Median Rent: \$650
Based on 19 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

+6.0%

Current Median Price: \$365,000
Current Median Rent: \$420
Based on 13 registered Unit rentals compared over the last 12 months.

MOIL - Recently Sold Properties

Median Sale Price

\$550k

Based on 36 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-6.8%

Current Median Price: \$550,000
Previous Median Price: \$590,000

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

Sold Properties

36

Based on recorded House sales within the 12 months (Financial Year 2025)

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

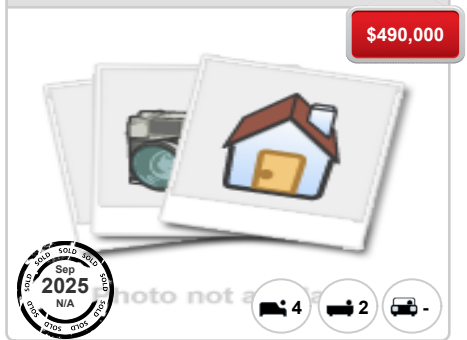
50 GREENWOOD CRES



50 WILSON CRES



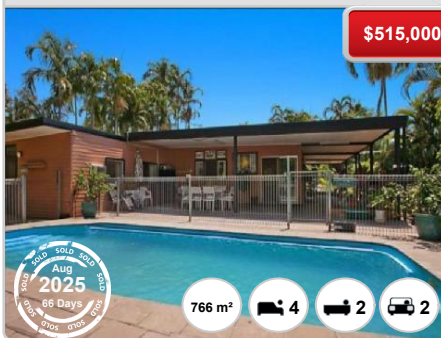
62 BYRNE CCT



10 ROTHDALE RD



34 THORNTON CRES



4 SCALES ST



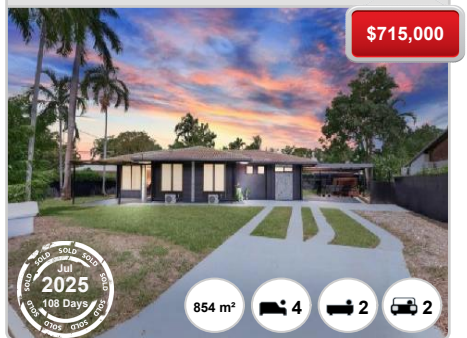
36 YEADON CCT



7 THORNTON CRES



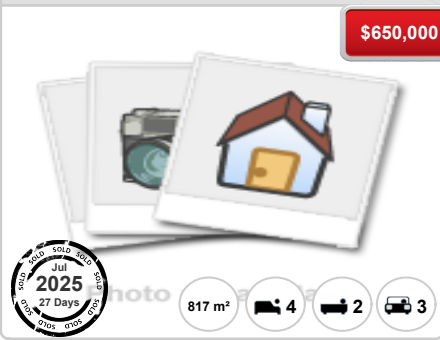
42 GREENWOOD CRES



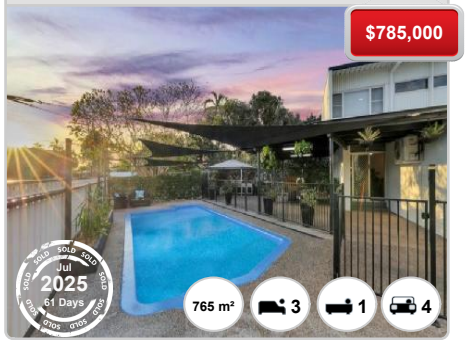
39 THORNTON CRES



41 PARER DR



48 LANYON TCE



8 THORNTON CRES



10 BUTTERS ST



90 MOIL CRES



28 ROTHDALE RD



32 YEADON CCT



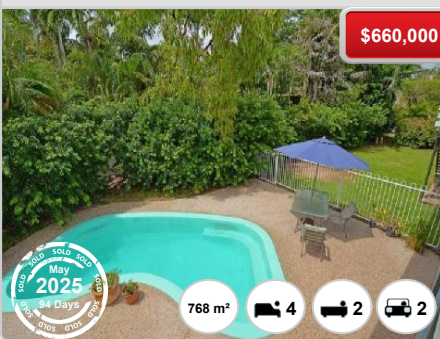
3 BECK ST



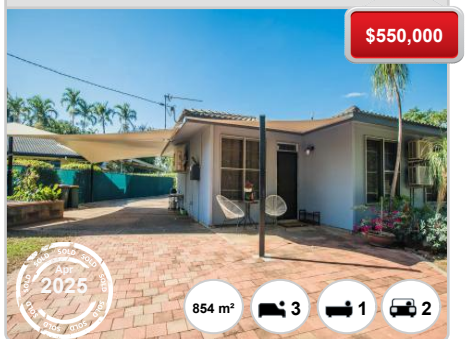
63 LEE POINT RD



56 BYRNE CCT



12 LANYON TCE



MOIL - Properties For Rent

Median Rental Price

\$650 /w

Based on 19 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+6.1%

Current Median Price: \$550,000
Current Median Rent: \$650

Based on 36 recorded House sales and 19 House rentals compared over the last 12 months

Number of Rentals

19

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

249 MCMILLANS ROAD



\$620 pw

FOR RENT

FOR AGENT

Sep 2025

15 Days

797 m²

3

2

4