

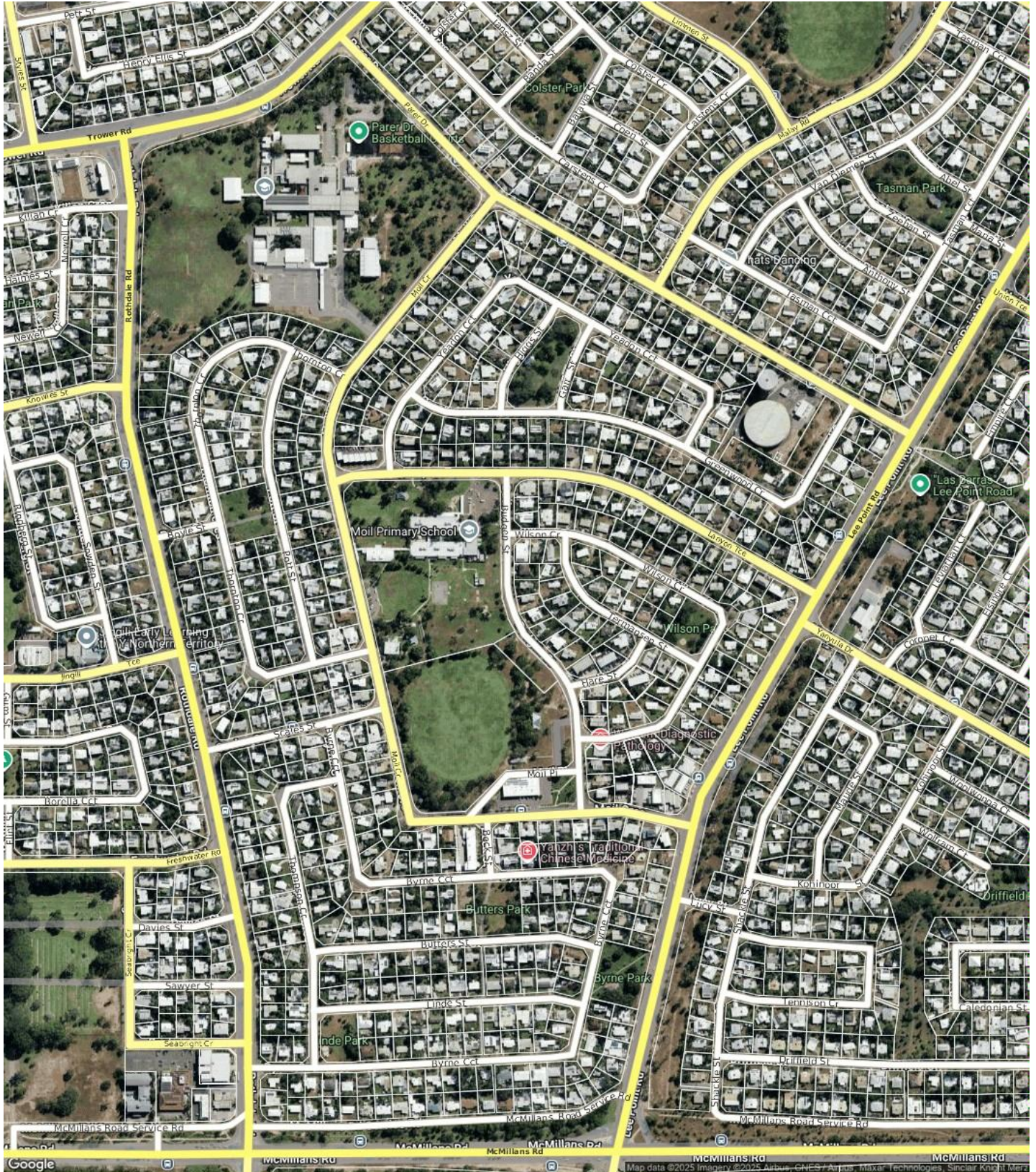
RayWhite.

Suburb
flyover
report

MOIL (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

MOIL - Suburb Map



MOIL - Sales Statistics (Units)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|--------------|
| 2007 | 3 | \$ 205,000 | 0.0 % | \$ 200,000 | \$ 209,000 |
| 2008 | 3 | \$ 770,000 | 275.6 % | \$ 283,000 | \$ 910,000 |
| 2009 | 0 | | | | |
| 2010 | 0 | | | | |
| 2011 | 0 | | | | |
| 2012 | 0 | | | | |
| 2013 | 2 | \$ 400,000 | | \$ 400,000 | \$ 400,000 |
| 2014 | 3 | \$ 382,000 | 0.0 % | \$ 350,000 | \$ 2,200,000 |
| 2015 | 1 | \$ 510,000 | 33.5 % | \$ 510,000 | \$ 510,000 |
| 2016 | 1 | \$ 252,000 | -50.6 % | \$ 252,000 | \$ 252,000 |
| 2017 | 2 | \$ 218,750 | -13.2 % | \$ 200,000 | \$ 237,500 |
| 2018 | 1 | \$ 435,000 | 98.9 % | \$ 435,000 | \$ 435,000 |
| 2019 | 0 | | | | |
| 2020 | 0 | | | | |
| 2021 | 0 | | | | |
| 2022 | 0 | | | | |
| 2023 | 0 | | | | |
| 2024 | 0 | | | | |
| 2025 | 2 | \$ 365,000 | | \$ 315,000 | \$ 415,000 |

Median Sale Price

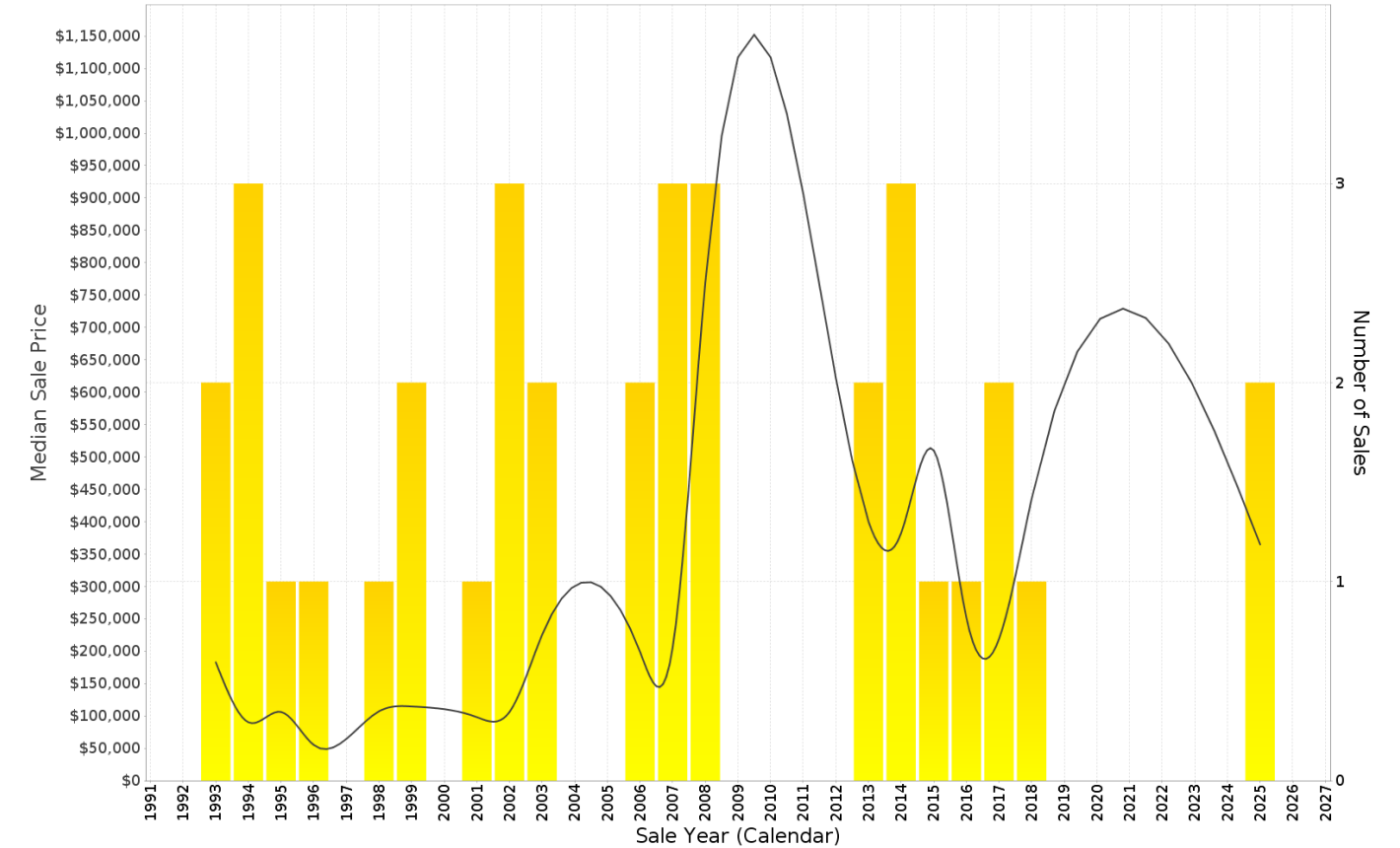
\$365k

Based on 2 recorded Unit sales within the last 12 months (Financial Year 2025)

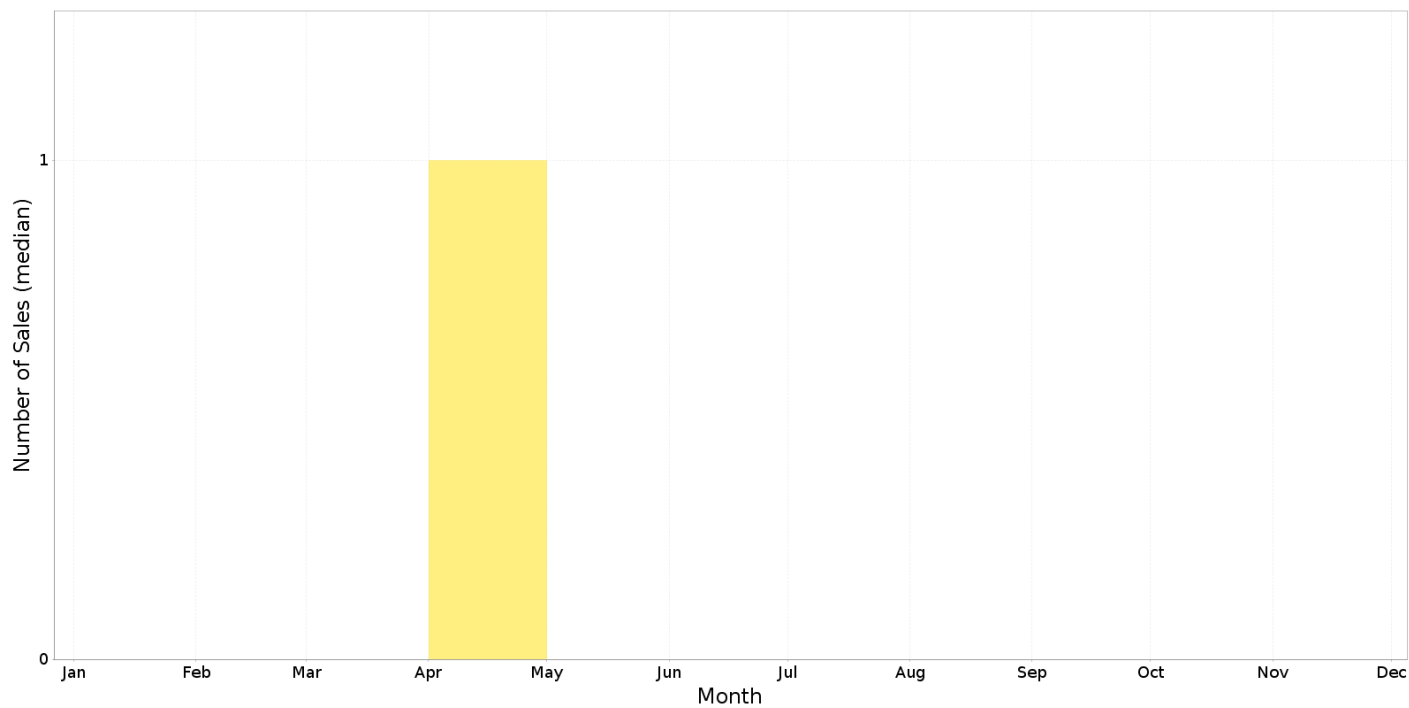
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

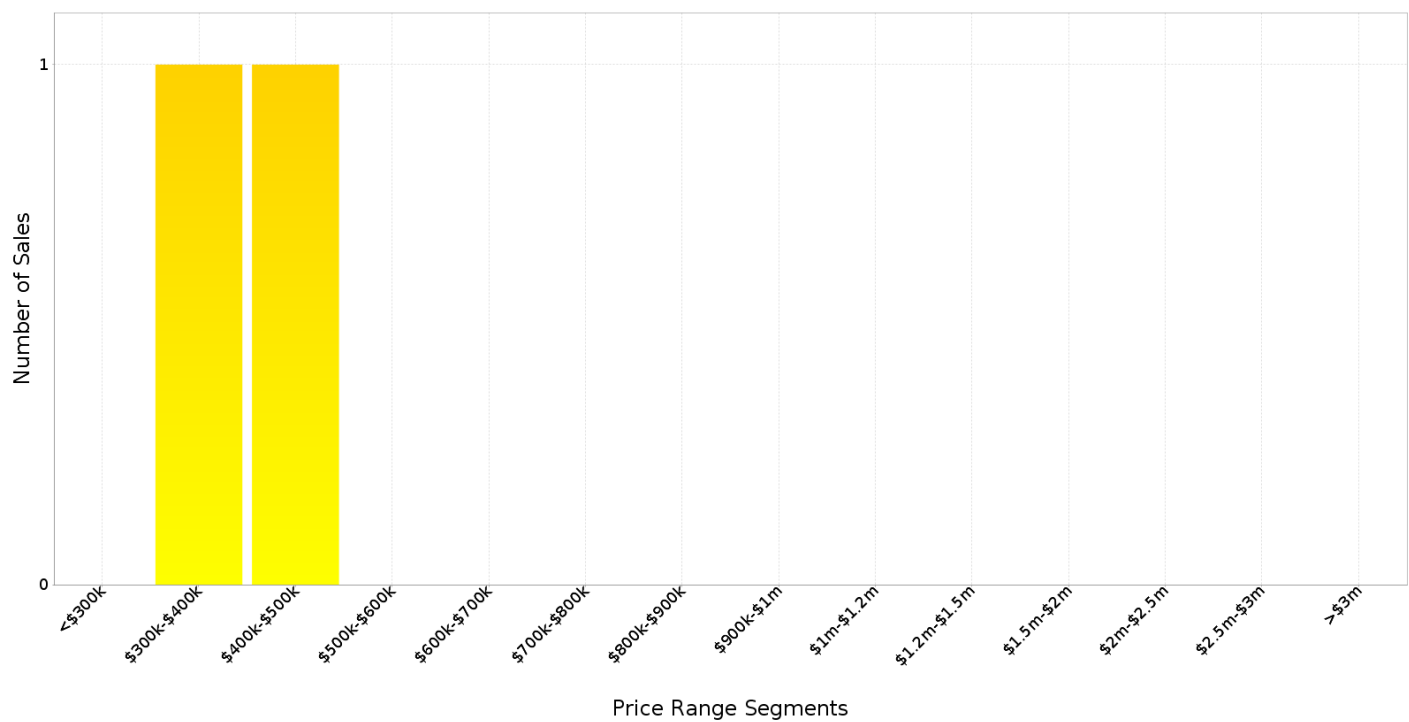
N/A



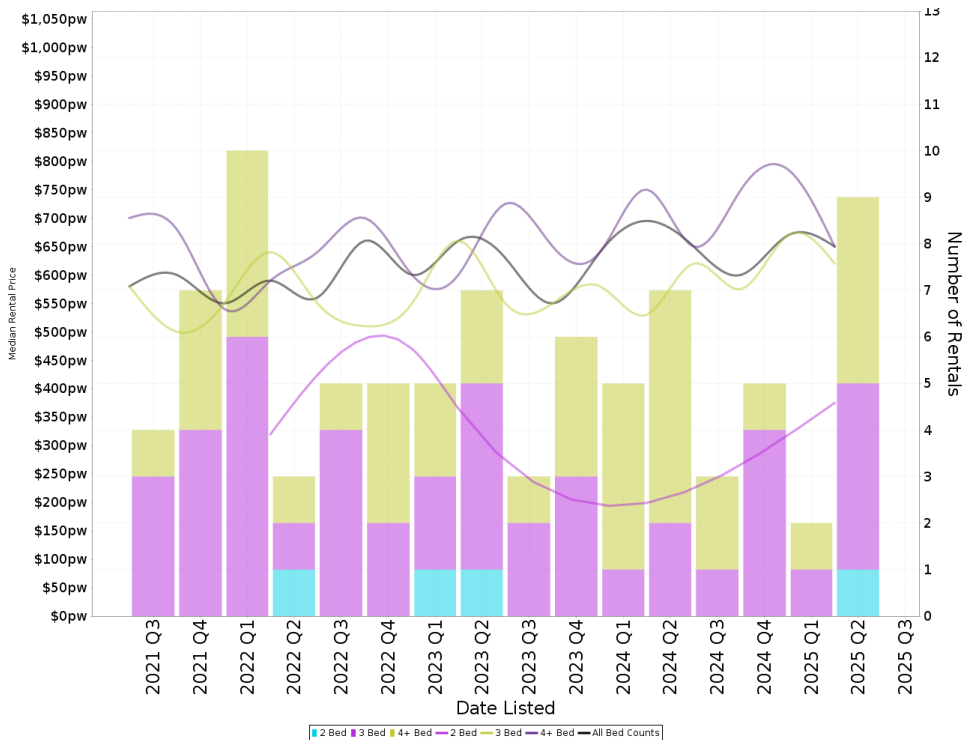
MOIL - Peak Selling Periods (3 years)



MOIL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.8%

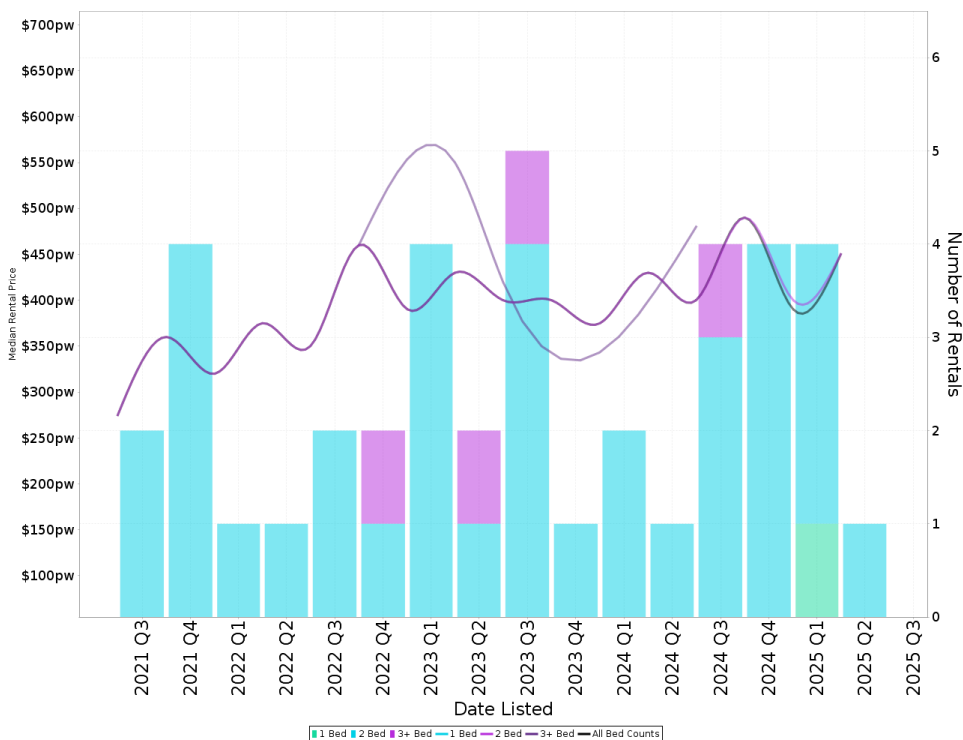
Current Median Price: \$550,000
Previous Median Price: \$590,000
Based on 61 registered House sales compared over the last two rolling 12 month periods.

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

\$365k

Based on 2 recorded Unit 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

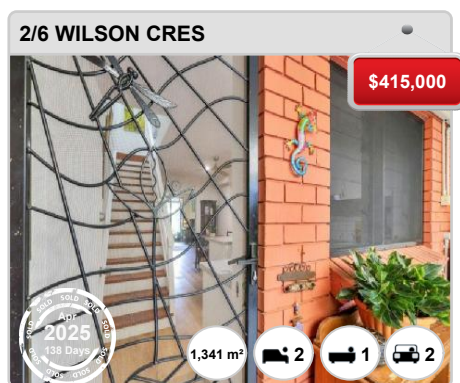
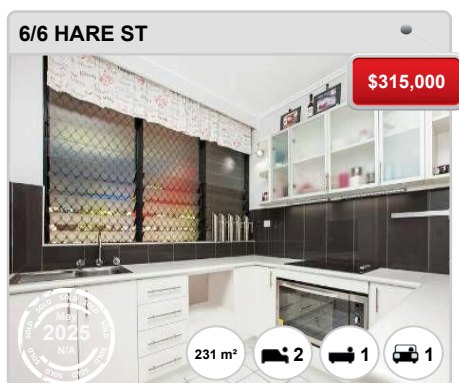
N/A

Sold Properties

2

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

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



MOIL - Properties For Rent

Median Rental Price

\$420 /w

Based on 13 recorded Unit 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

+6.0%

Current Median Price: \$365,000

Number of Rentals

13

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

249 MCMILLIANS ROAD

\$350 pw

FOR RENT

2025

Sep

15 Days

FOR RENT

1

1

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