

**RayWhite.**

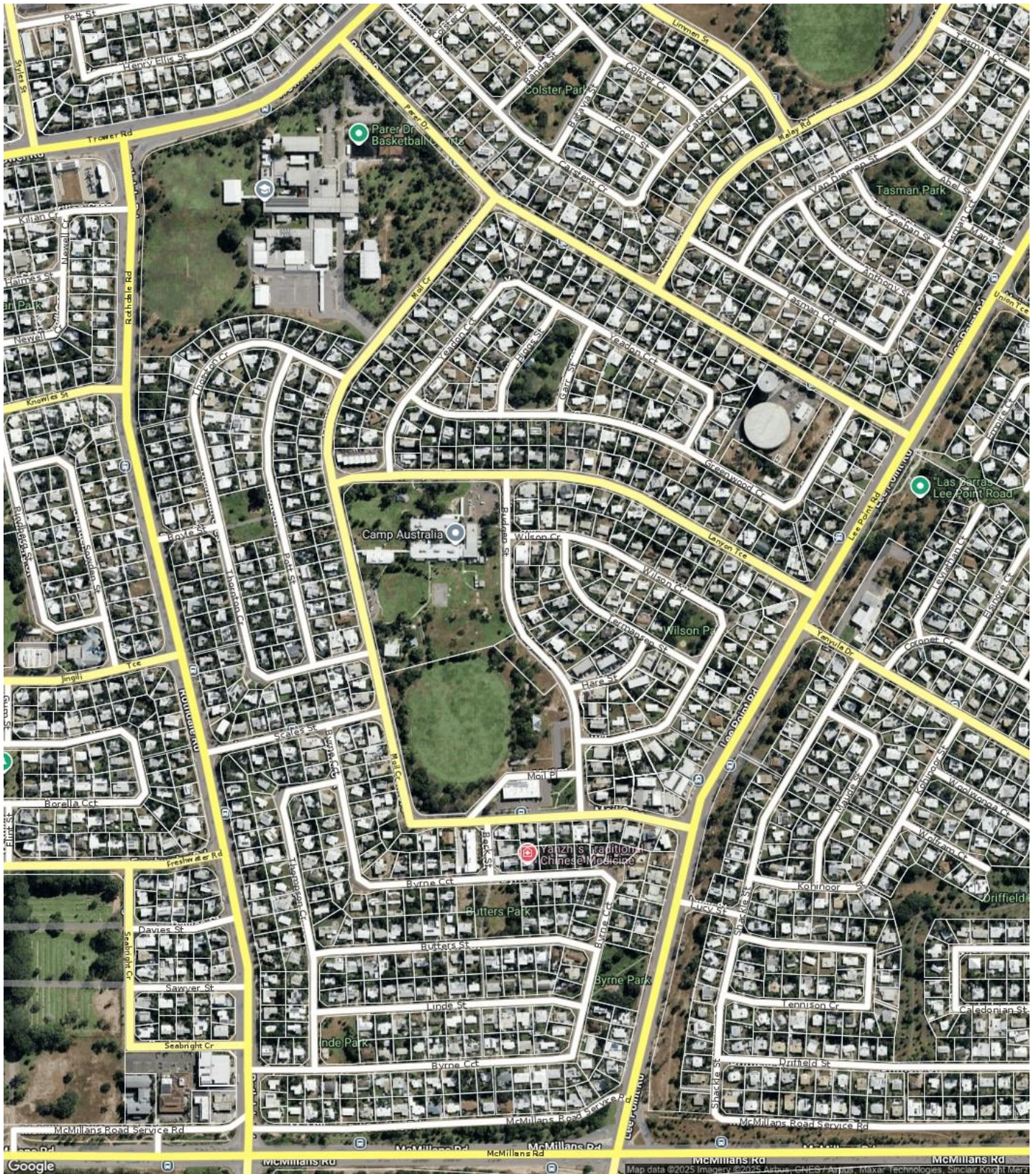
**Suburb**  
flyover  
report

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	43	\$ 600,000	12.0 %	\$ 305,000	\$ 915,000

Median Sale Price

\$575k

Based on 40 recorded House sales within the last 12 months (Oct '24 - Sep '25)

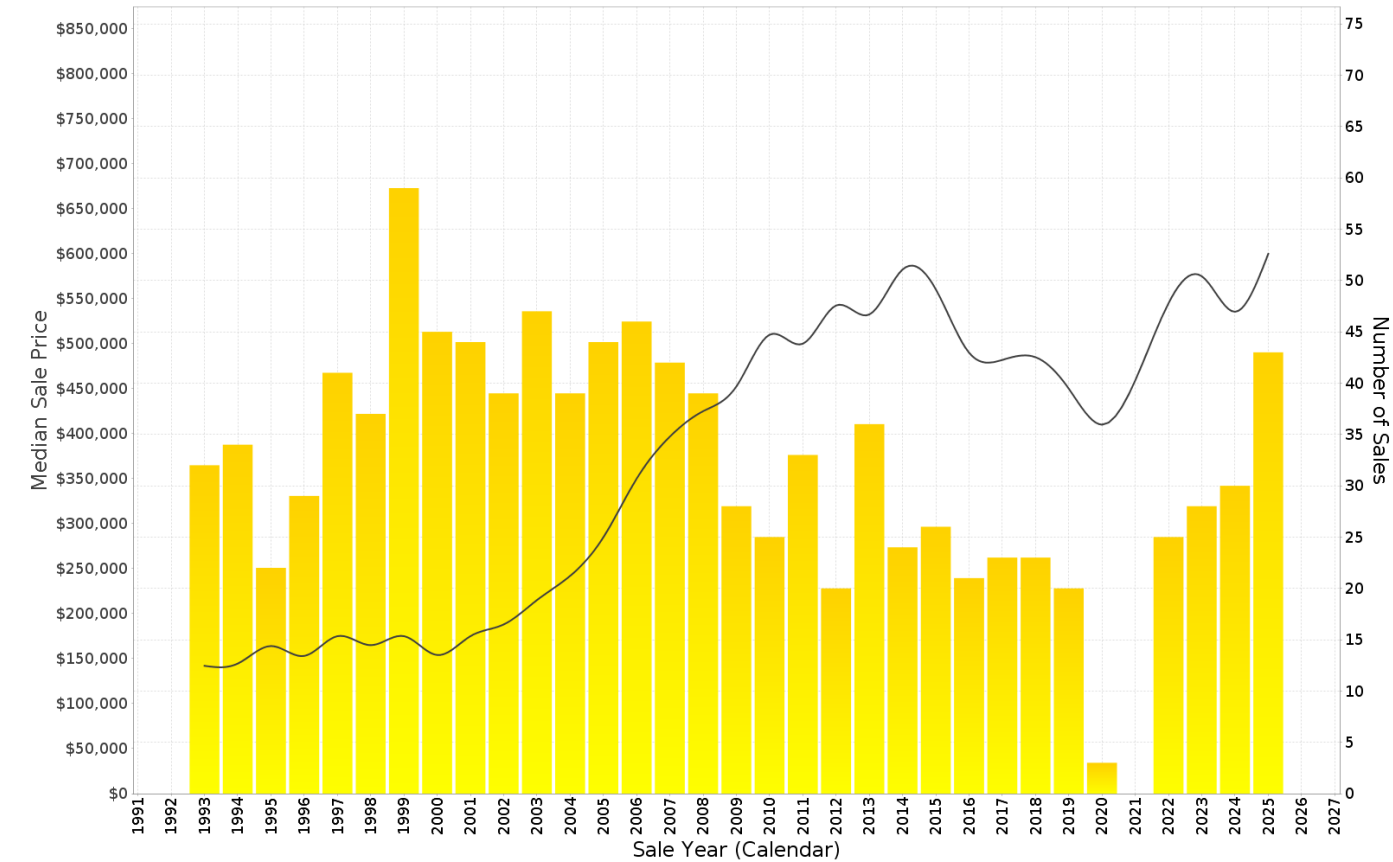
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

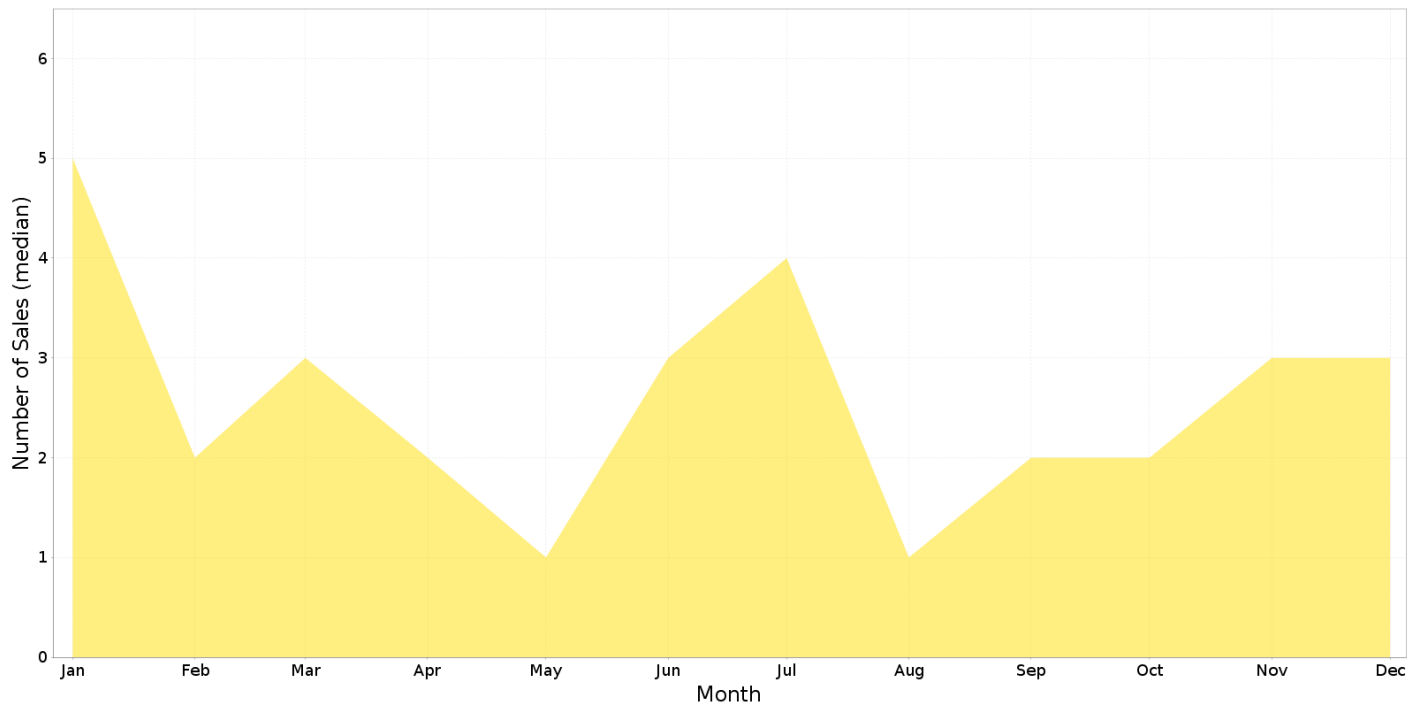
+4.5%

Current Median Price: \$575,000  
Previous Median Price: \$550,000

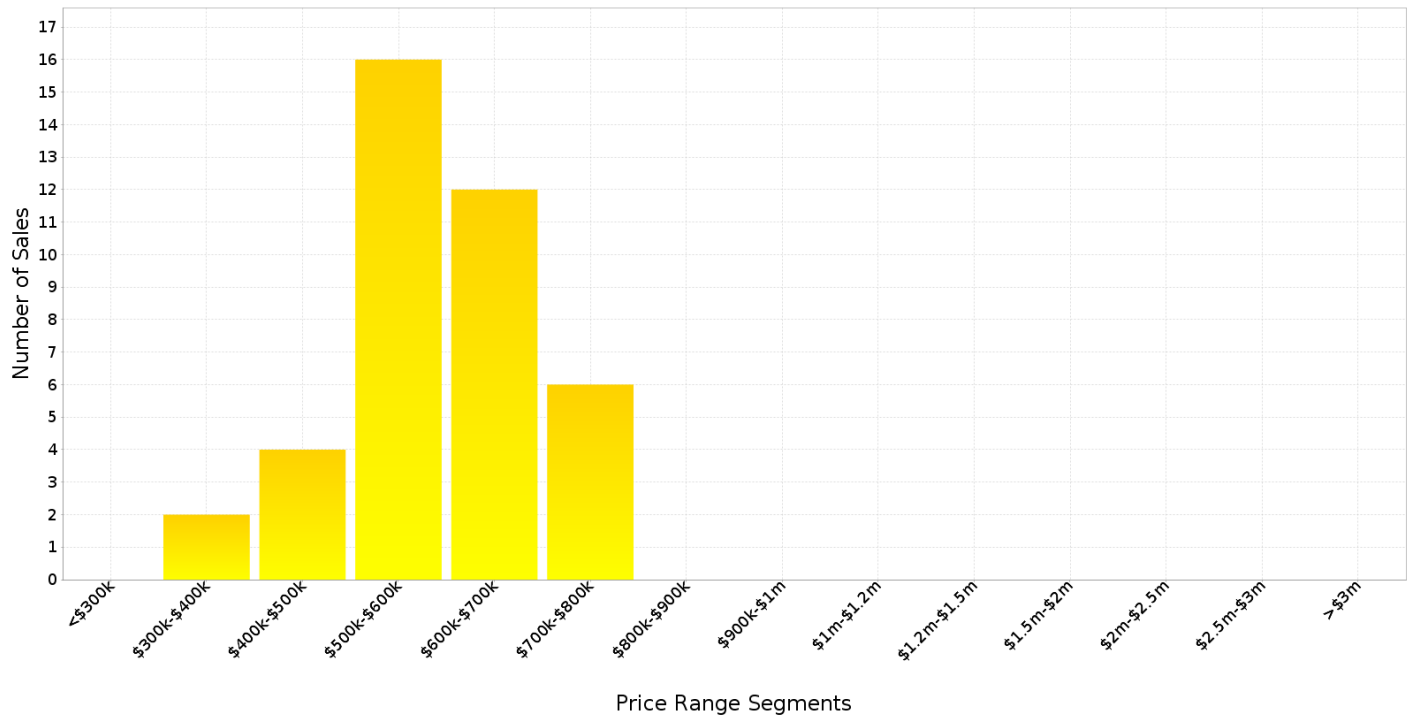
Based on 67 recorded House sales compared over the last two rolling 12 month periods



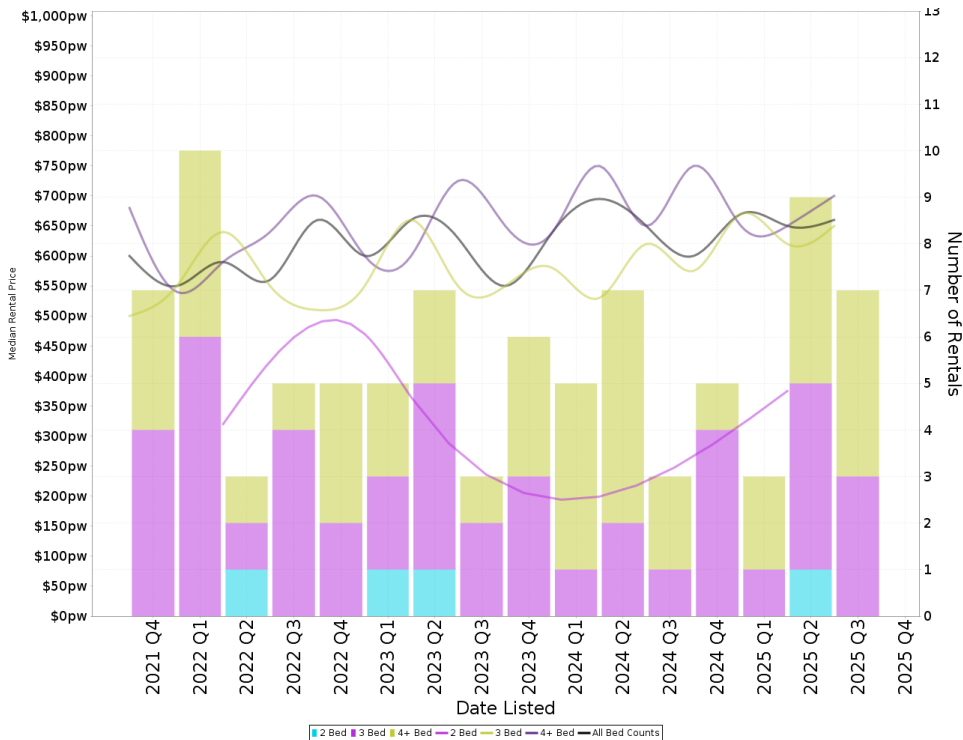
## MOIL - Peak Selling Periods (3 years)



## MOIL - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+4.5%**

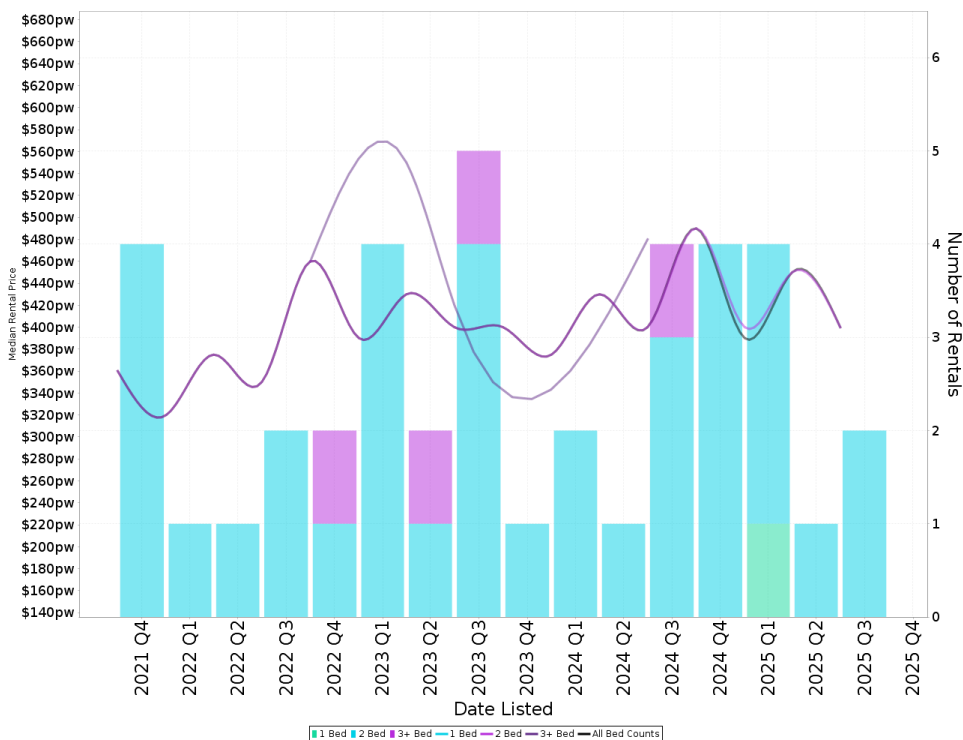
Current Median Price: \$575,000  
Previous Median Price: \$550,000  
Based on 67 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.9%**

Current Median Price: \$575,000  
Current Median Rent: \$650  
Based on 24 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

**+6.4%**

Current Median Price: \$365,000  
Current Median Rent: \$450  
Based on 11 registered Unit rentals compared over the last 12 months.

# MOIL - Recently Sold Properties

Median Sale Price

**\$575k**

Based on 40 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

**+4.5%**

Current Median Price: \$575,000  
Previous Median Price: \$550,000

Based on 67 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**40**

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

**8 THORNTON CRES**

**\$630,000**

724 m², 4 bedrooms, 1 bathroom, 2 car spaces

Sold Oct 2025, 134 Days

**22 BYRNE CCT**

**\$600,000**

797 m², 3 bedrooms, 1 bathroom, 1 car space

Sold Oct 2025, 134 Days

**8 WILSON CRES**

**\$915,000**

1,580 m², 4 bedrooms, 3 bathrooms, 3 car spaces

Sold Nov 2025, 65 Days

**54 ROTHDALE RD**

**\$590,000**

817 m², 4 bedrooms, 2 bathrooms, 2 car spaces

Sold Oct 2025, N/A

**53 LEE POINT RD**

**\$430,000**

848 m², 3 bedrooms, 1 bathroom, 2 car spaces

Sold Oct 2025, N/A

**94 BYRNE CCT**

**\$620,000**

761 m², 3 bedrooms, 1 bathroom, 1 car space

Sold Oct 2025, 71 Days

**239 MCMILLANS RD**

**\$605,000**

817 m², 4 bedrooms, 2 bathrooms, 2 car spaces

Sold Oct 2025, 50 Days

**62 BYRNE CCT**

**\$490,000**

919 m², - bedrooms, - bathrooms, - car spaces

Sold Oct 2025, N/A

**12 BUTTERS ST**

**\$530,000**

786 m², 3 bedrooms, 1 bathroom, 2 car spaces

Sold Oct 2025, N/A



**27 THORNTON CRES**

**\$560,000**

817.0 m<sup>2</sup>

Oct 2025  
N/A

817 m<sup>2</sup> 3 1 2

**36 WILSON CRES**

**\$635,000**

817 m<sup>2</sup>

Oct 2025  
3 Days

817 m<sup>2</sup> 3 1 4

**50 GREENWOOD CRES**

**\$615,000**

661 m<sup>2</sup>

Oct 2025  
22 Days

661 m<sup>2</sup> 3 1 2

**10 BUTTERS ST**

**\$375,000**

786 m<sup>2</sup>

Oct 2025  
N/A

786 m<sup>2</sup> - - -

**5 BUTTERS ST**

**\$630,000**

889 m<sup>2</sup>

Oct 2025  
N/A

889 m<sup>2</sup> 4 2 2

**8 SCALES ST**

**\$665,000**

746 m<sup>2</sup>

Sep 2025  
66 Days

746 m<sup>2</sup> 3 1 1

**10 ROTHDALE RD**

**\$640,000**

776 m<sup>2</sup>

Sep 2025  
14 Days

776 m<sup>2</sup> 4 1 2

**39 THORNTON CRES**

**\$685,000**

766 m<sup>2</sup>

Sep 2025  
N/A

766 m<sup>2</sup> 4 2 3

**4 SCALES ST**

**\$766,000**

632 m<sup>2</sup>

2025

632 m<sup>2</sup> 4 2 4

**50 WILSON CRES**

**\$671,000**

905 m<sup>2</sup>

Sep 2025  
40 Days

905 m<sup>2</sup> 3 1 3

**62 BYRNE CCT**

**\$490,000**

photo not available

Oct 2025  
N/A

4 2 -

**34 THORNTON CRES**

**\$515,000**

766 m<sup>2</sup>

Aug 2025  
66 Days

766 m<sup>2</sup> 4 2 2