

RayWhite.

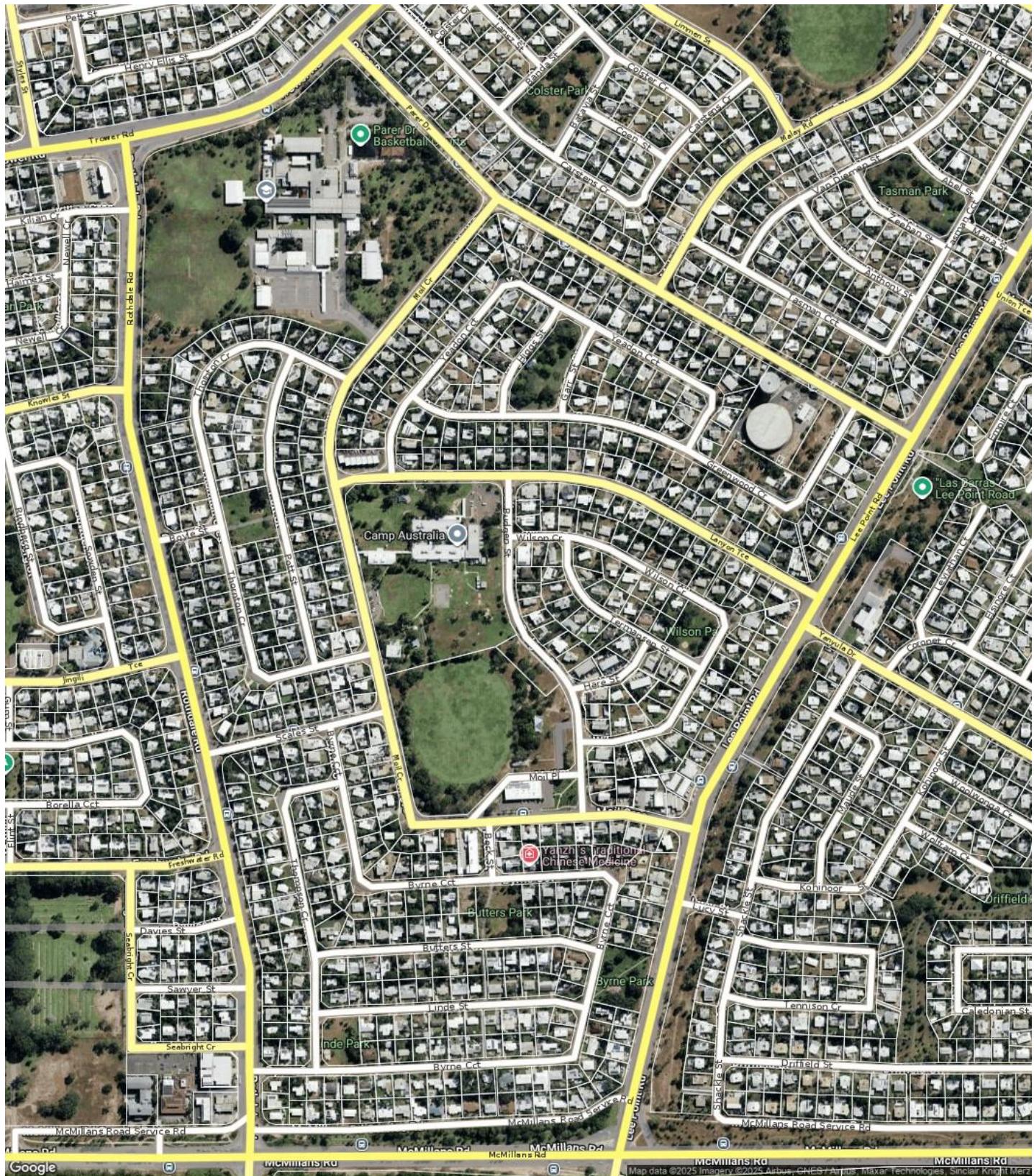


Suburb flyover report

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)

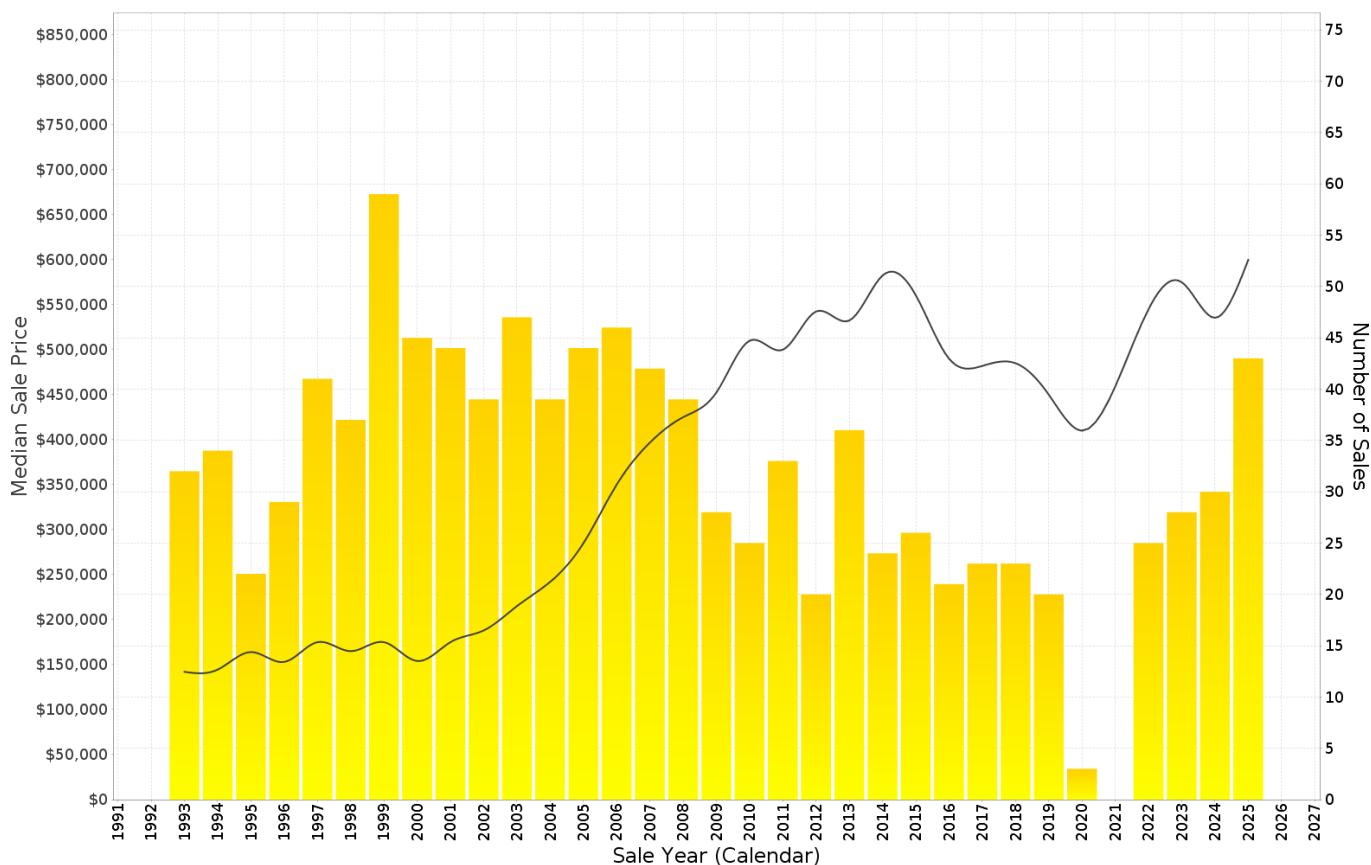
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

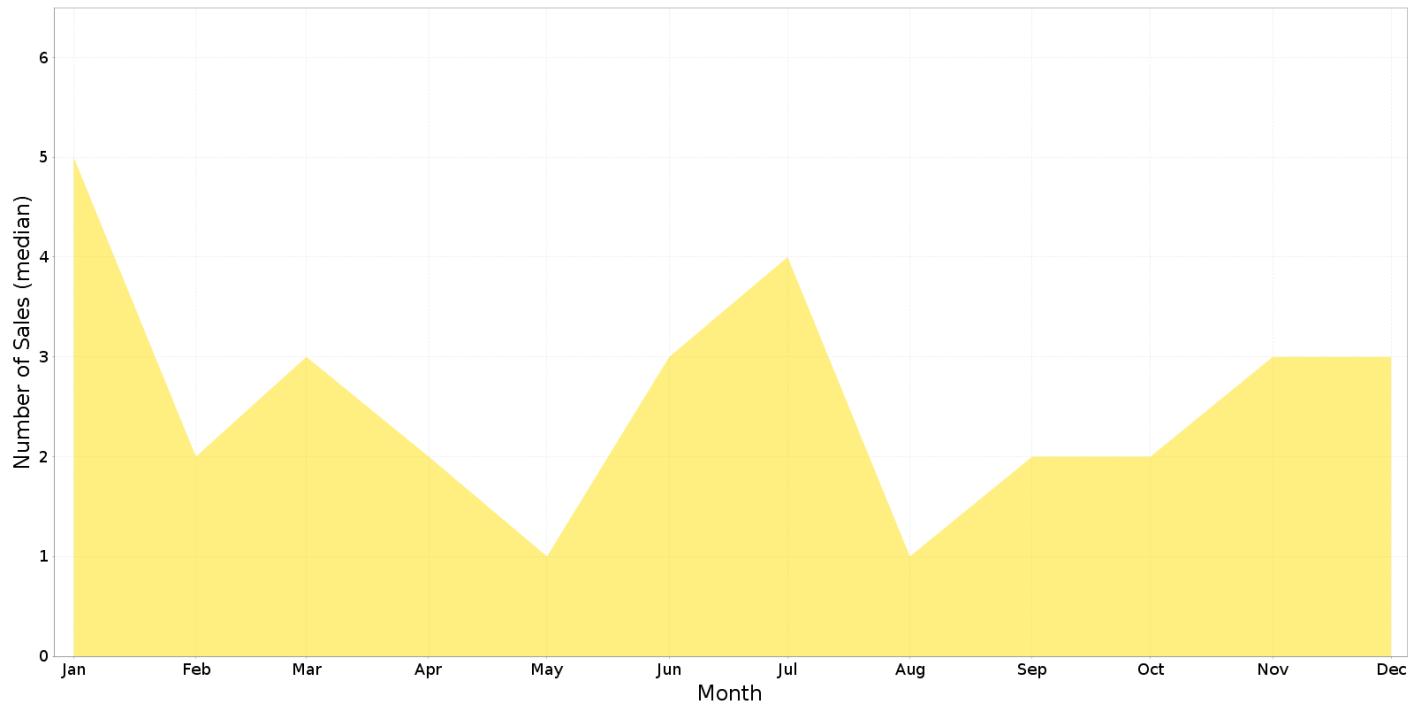
+4.5%

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

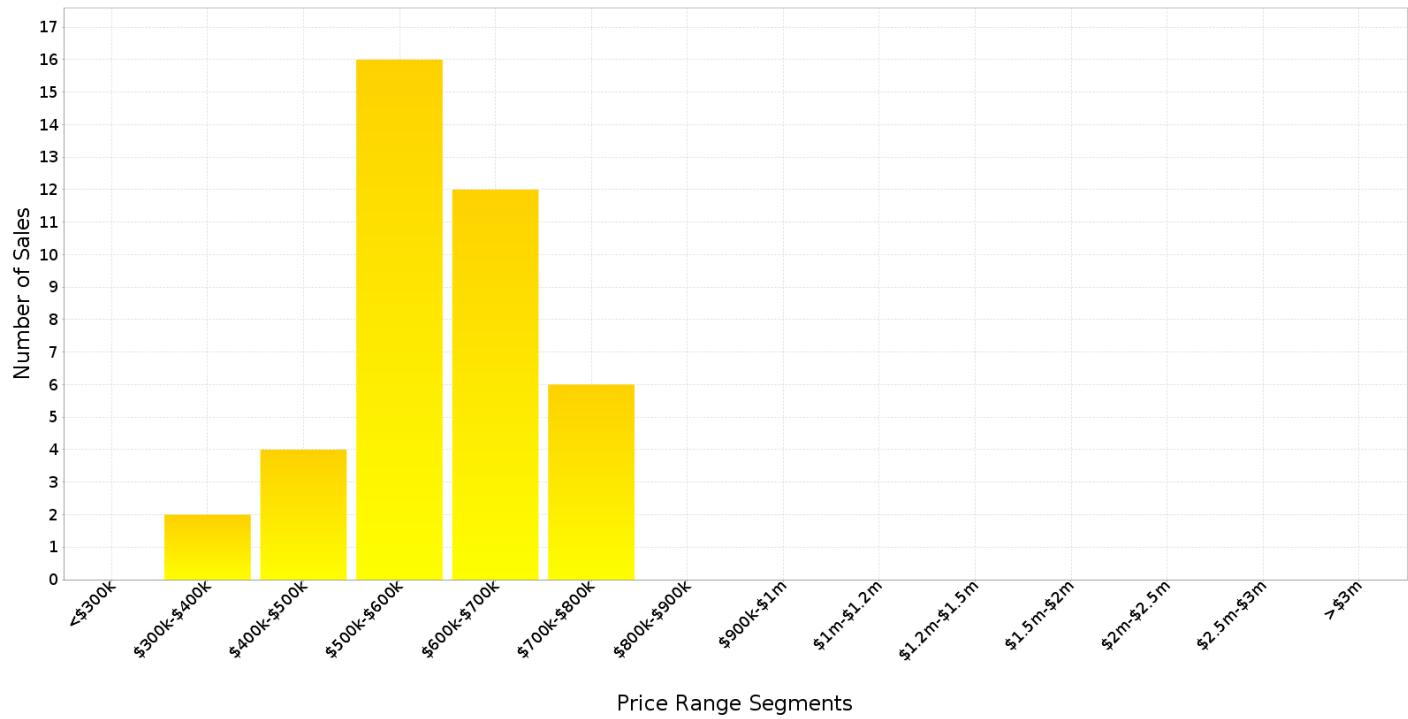
Based on 67 recorded House sales compared over the last two rolling 12 month periods



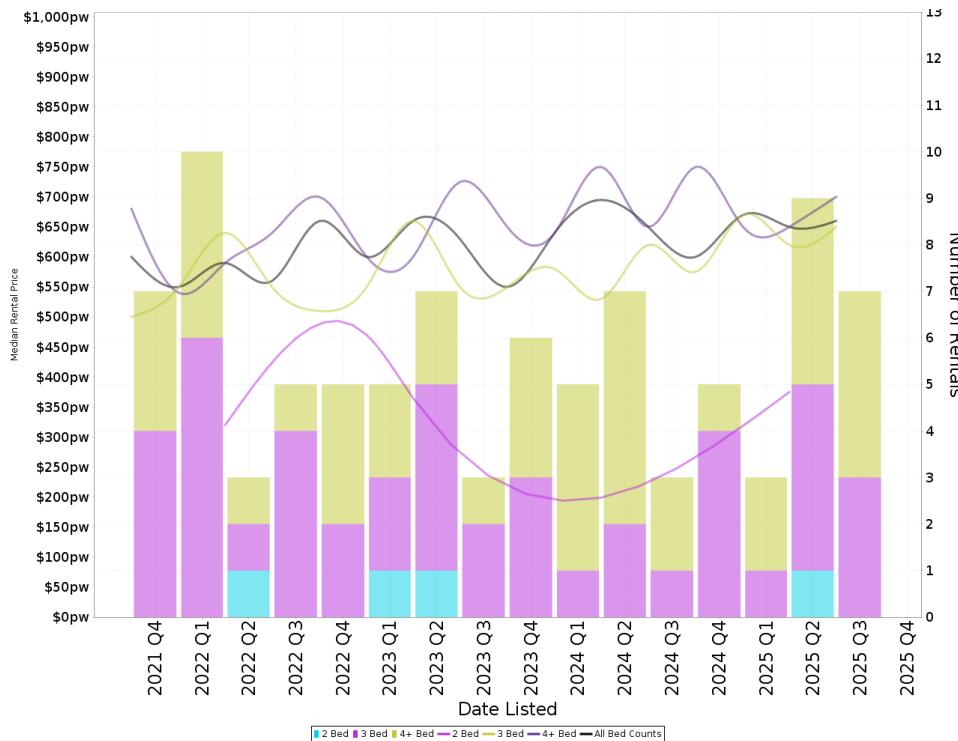
MOIL - Peak Selling Periods (3 years)



MOIL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.5%

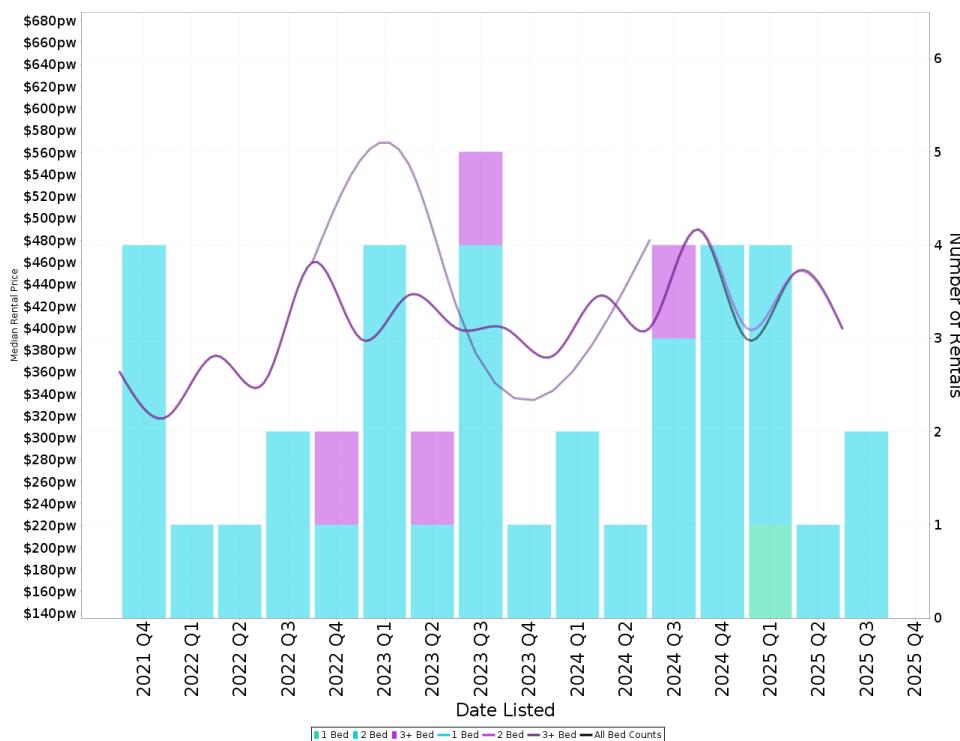
Current Median Price: \$575,000
Previous Median Price: \$550,000
Based on 67 registered House sales compared over the last two rolling 12 month periods.

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

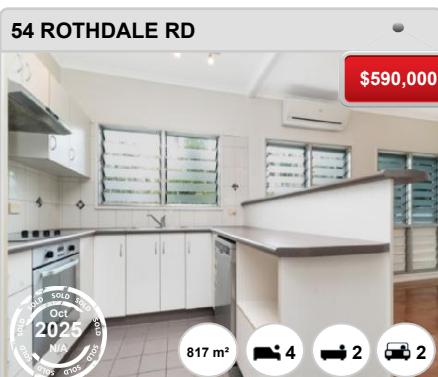
Based on 67 recorded House sales compared over the last two rolling 12 month periods

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



27 THORNTON CRES



\$560,000

817 m² • 3 bedrooms • 1 bathroom • 2 cars

2025 • 9 Days • Sold

36 WILSON CRES



\$635,000

817 m² • 3 bedrooms • 1 bathroom • 4 cars

2025 • 9 Days • Sold

50 GREENWOOD CRES



\$615,000

661 m² • 3 bedrooms • 1 bathroom • 2 cars

2025 • 22 Days • Sold

10 BUTTERS ST



\$375,000

786 m² • 3 bedrooms • 1 bathroom • 2 cars

2025 • N/A • Photo

5 BUTTERS ST



\$630,000

889 m² • 4 bedrooms • 2 bathrooms • 2 cars

2025 • 9 Days • Sold

8 SCALES ST



\$665,000

746 m² • 3 bedrooms • 1 bathroom • 1 car

2025 • 36 Days • Sold

10 ROTHDALE RD



\$640,000

776 m² • 4 bedrooms • 1 bathroom • 2 cars

2025 • 14 Days • Sold

39 THORNTON CRES



\$685,000

766 m² • 4 bedrooms • 2 bathrooms • 3 cars

2025 • N/A • Photo

4 SCALES ST



\$766,000

632 m² • 4 bedrooms • 2 bathrooms • 4 cars

2025 • N/A • Photo

50 WILSON CRES



\$671,000

905 m² • 3 bedrooms • 1 bathroom • 3 cars

2025 • 40 Days • Sold

62 BYRNE CCT



\$490,000

Photo not available

2025 • N/A • Photo

34 THORNTON CRES



\$515,000

766 m² • 4 bedrooms • 2 bathrooms • 2 cars

2025 • 66 Days • Sold