

**RayWhite.**

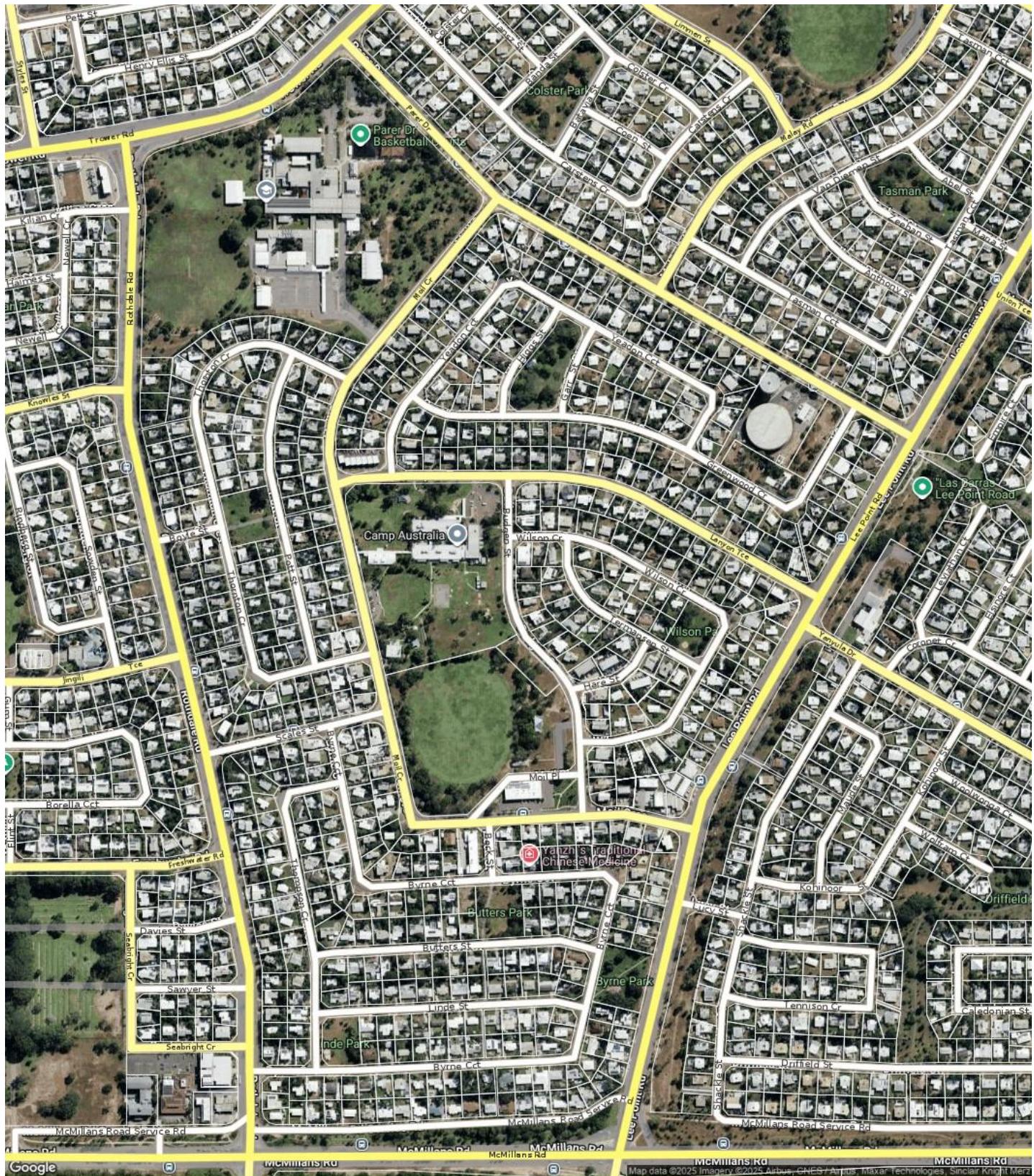


# Suburb flyover report

**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**

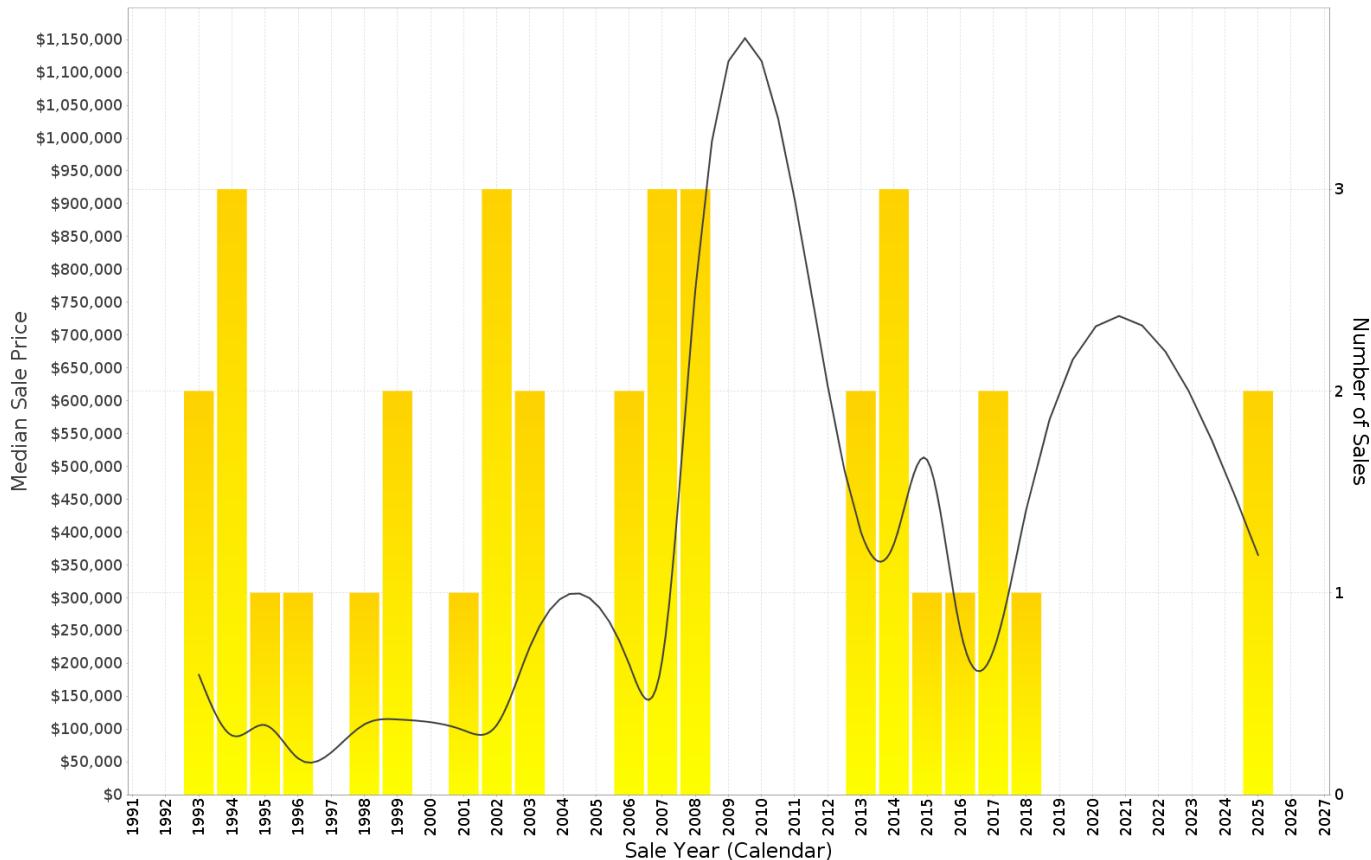
**\$365k**

Based on 2 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

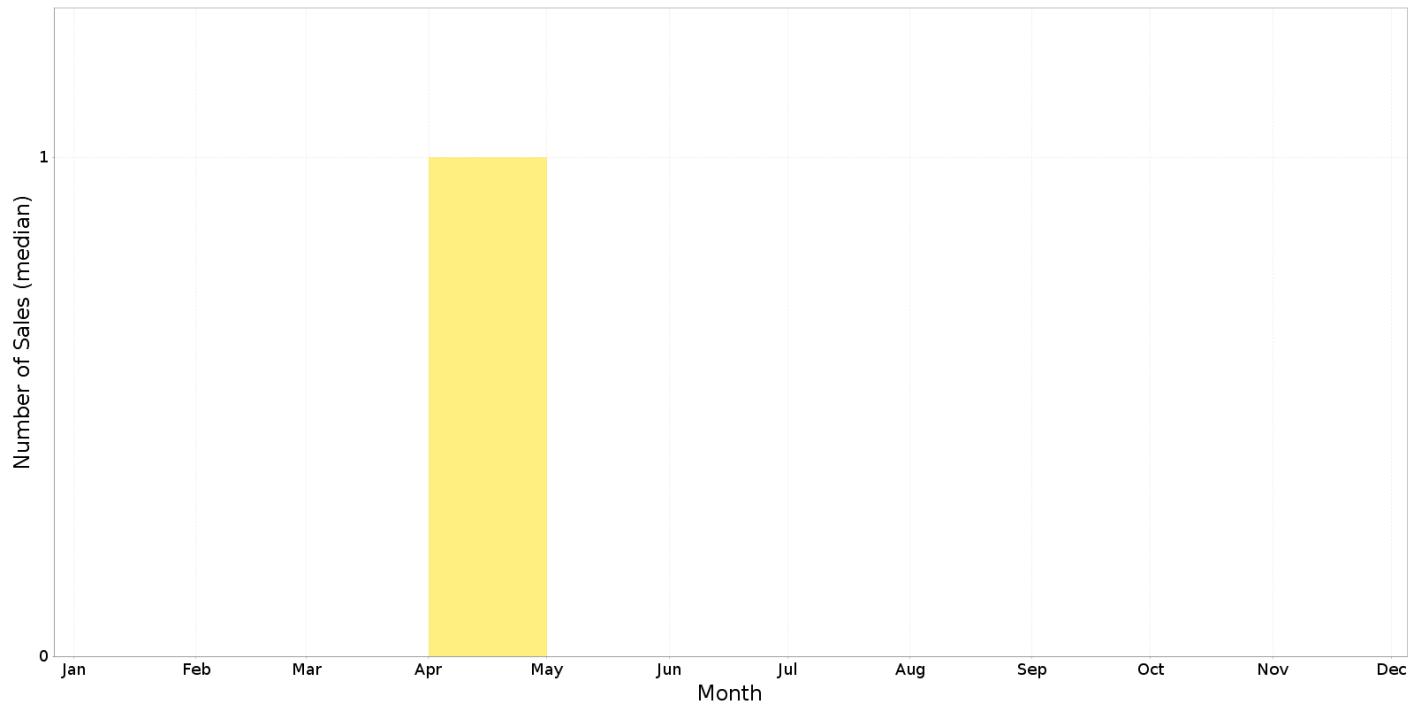
Based on a rolling 12 month period and may differ from calendar year statistics

**Suburb Growth**

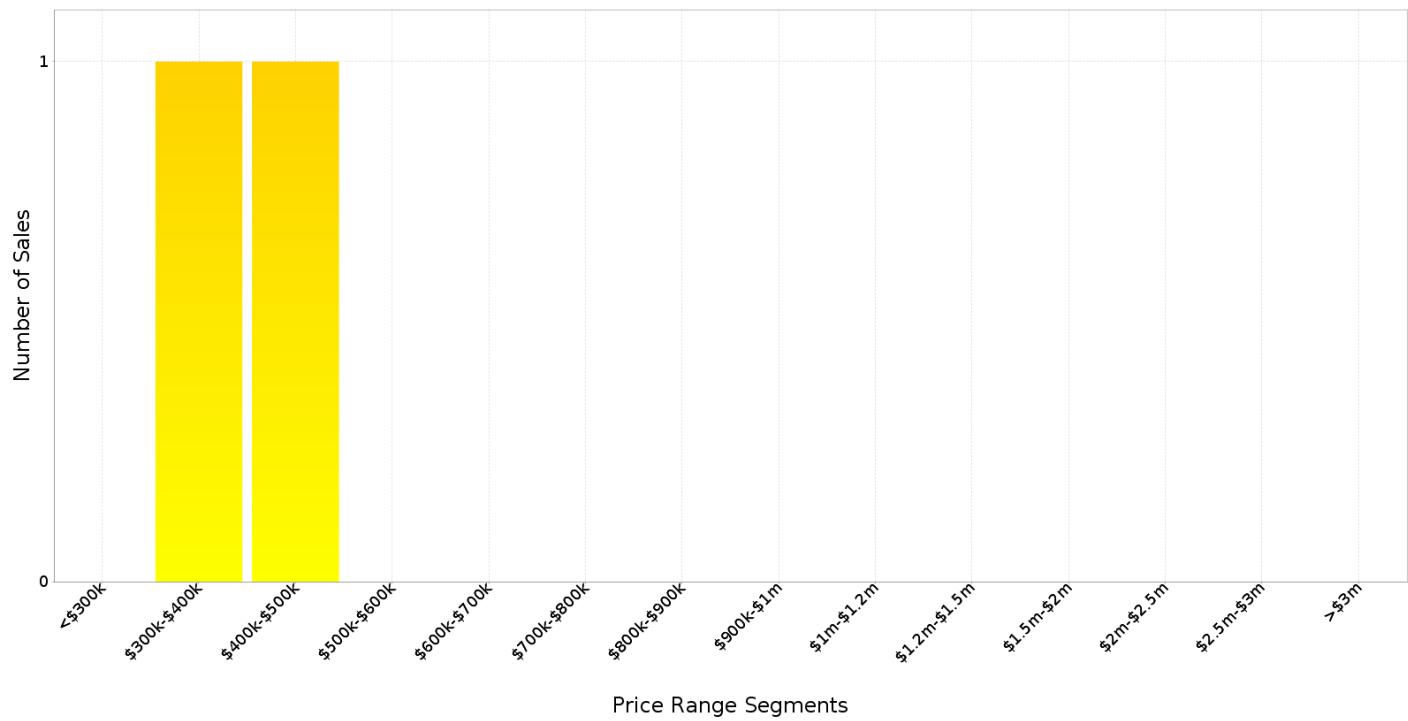
N/A



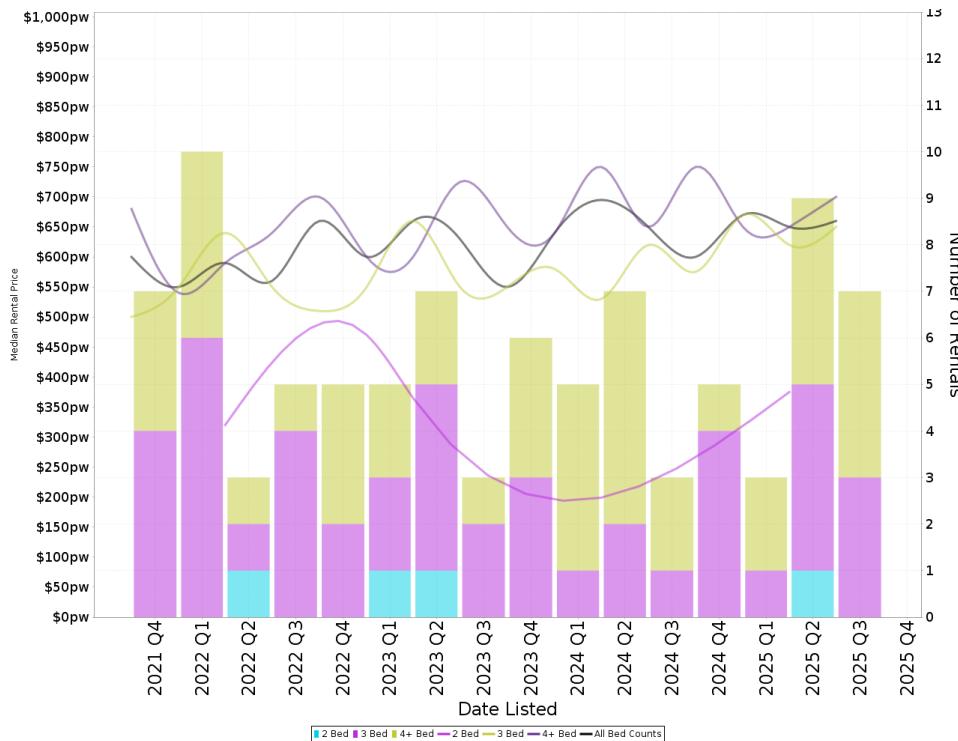
## MOIL - Peak Selling Periods (3 years)



## MOIL - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+4.5%**

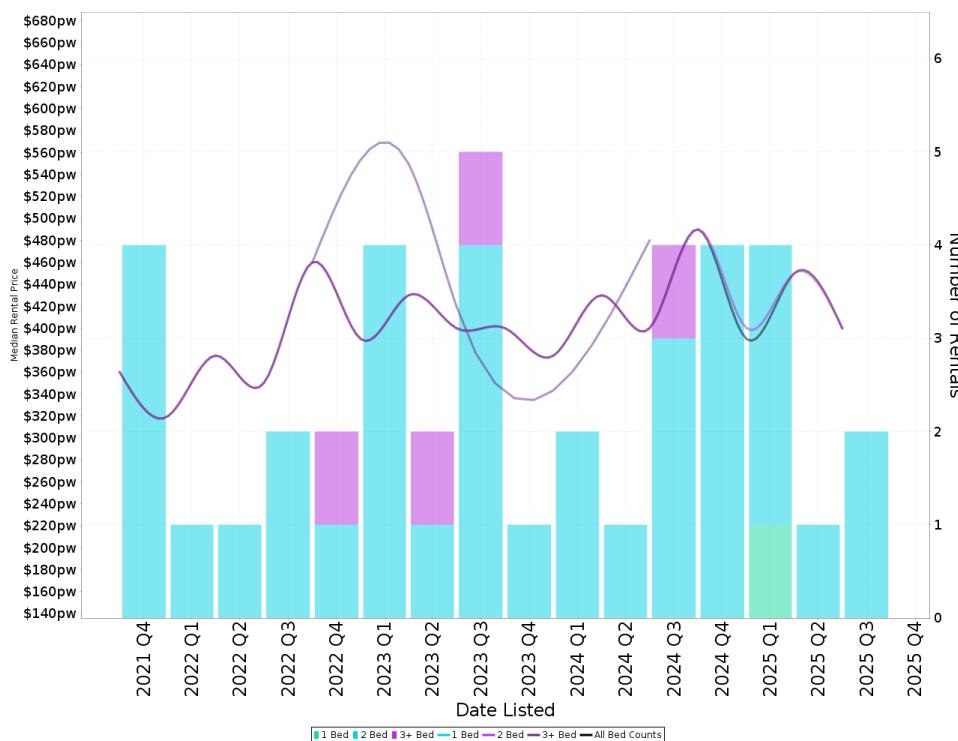
Current Median Price: \$575,000  
Previous Median Price: \$550,000  
Based on 67 registered House sales compared over the last two rolling 12 month periods.

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.