

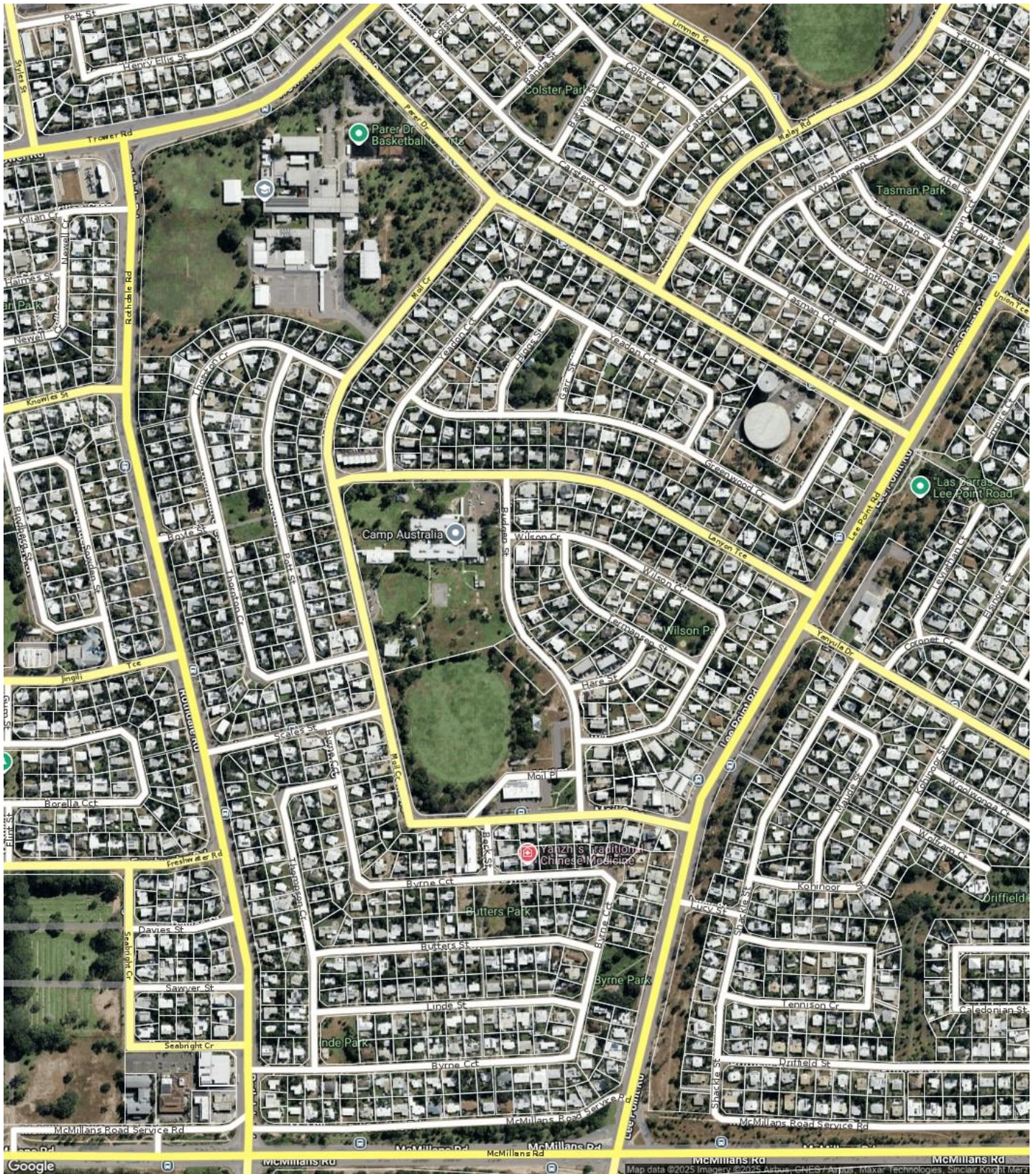
RayWhite.

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

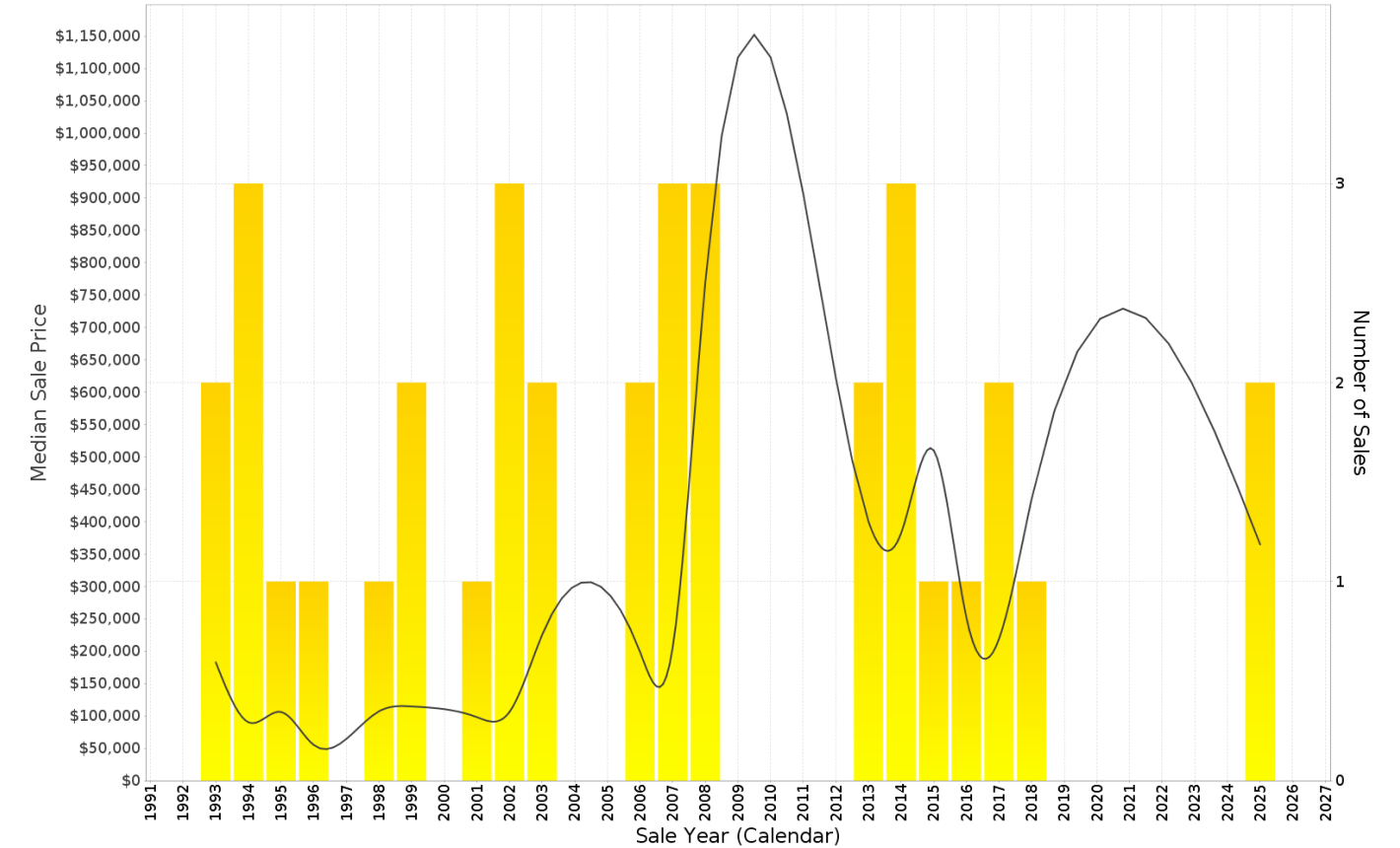
\$365k

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

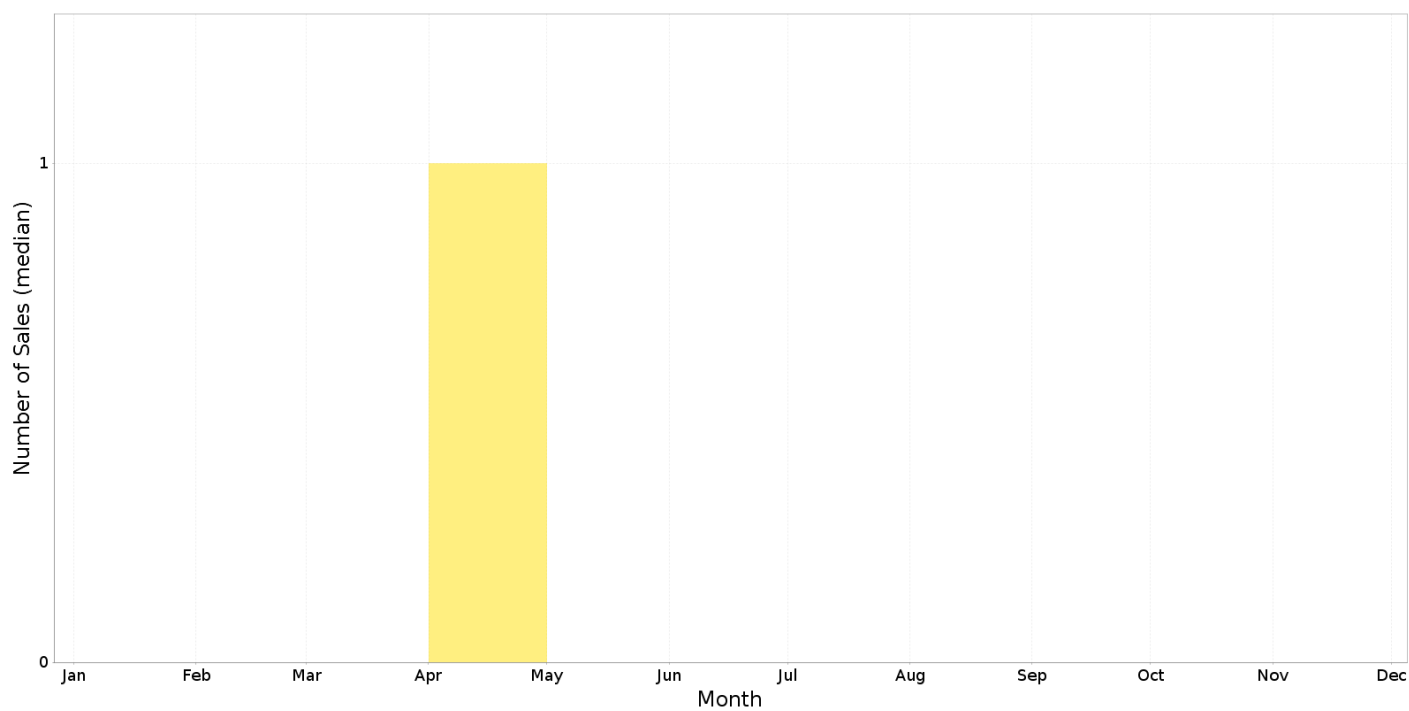
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

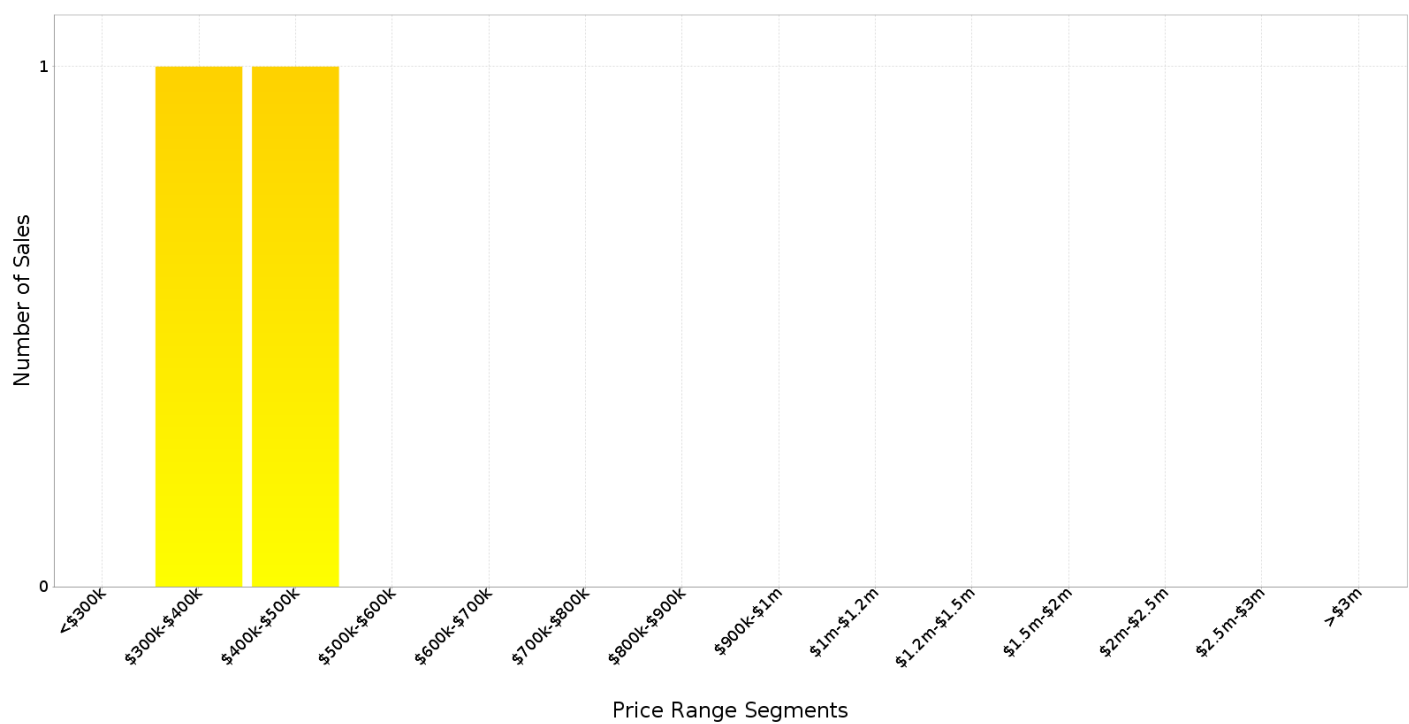
N/A



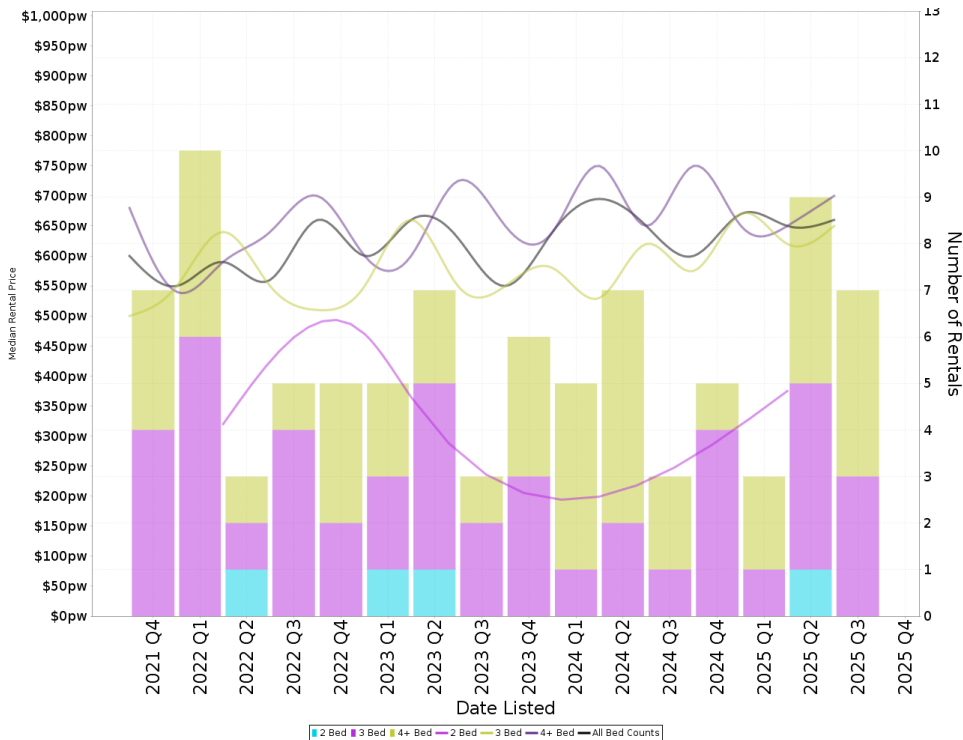
MOIL - Peak Selling Periods (3 years)



MOIL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.5%

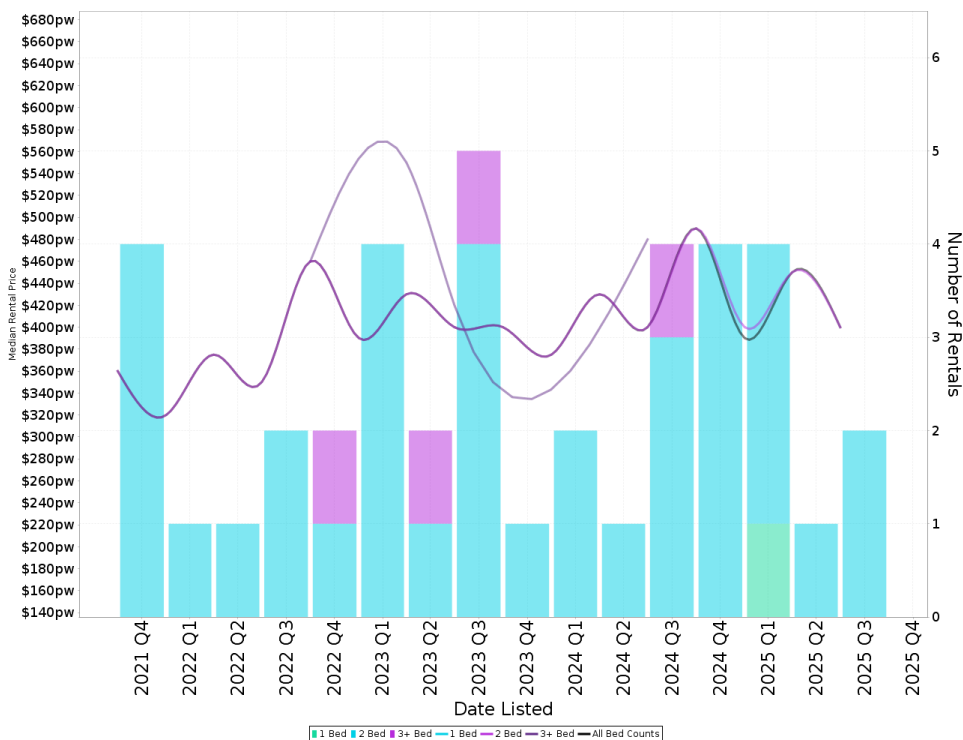
Current Median Price: \$575,000
Previous Median Price: \$550,000
 Based on 67 registered House sales compared over the last two rolling 12 month periods.

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.