

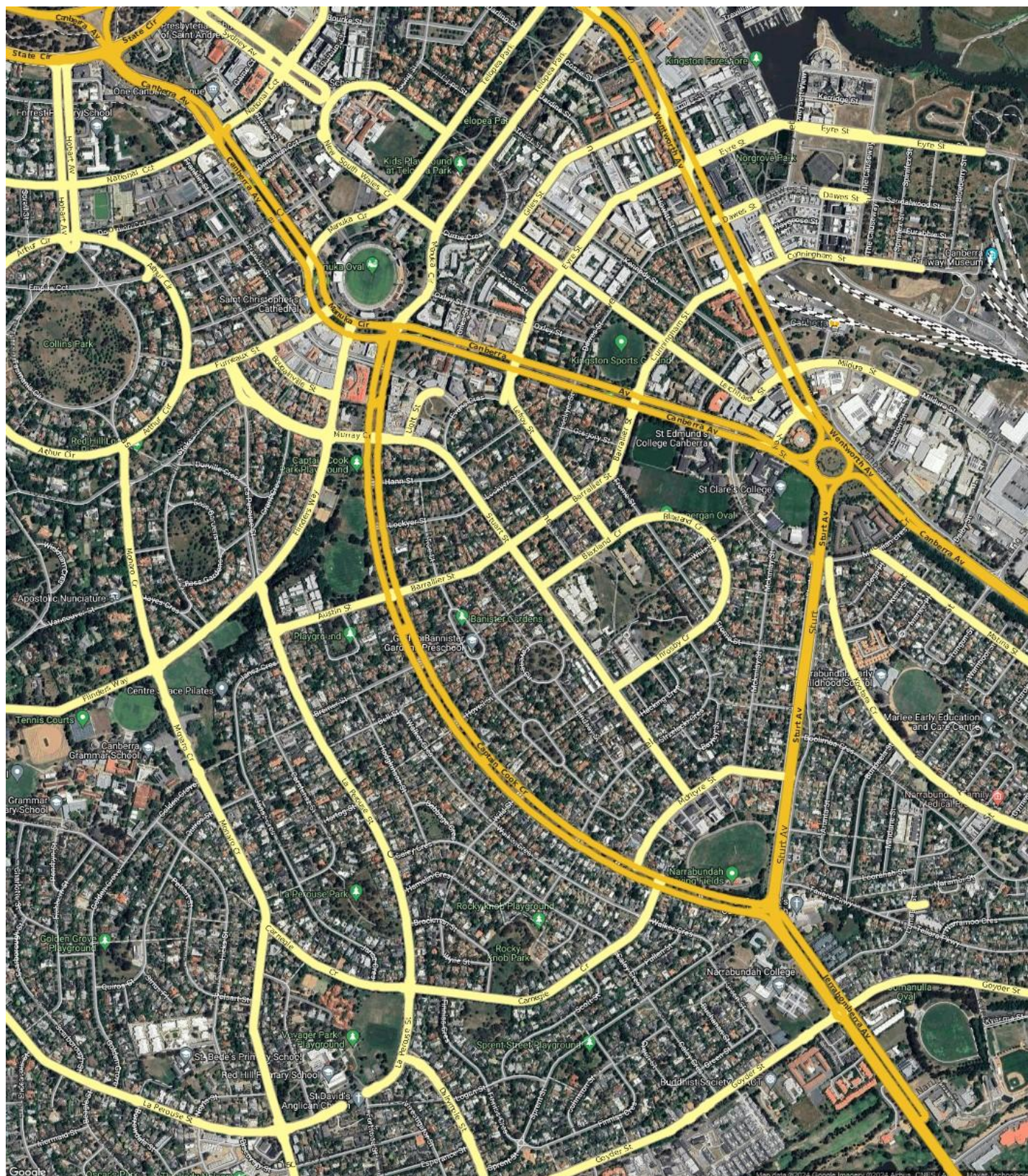
A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree stump, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and a swing set are visible in the background.

RayWhite.

Suburb
flyover report

GRIFFITH (HOUSE)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

GRIFFITH - Suburb Map



Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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GRIFFITH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	50	\$ 753,000	0.0 %	\$ 490,000	\$ 1,880,000
2007	49	\$ 870,000	15.5 %	\$ 375,000	\$ 1,905,000
2008	24	\$ 960,000	10.3 %	\$ 550,000	\$ 7,700,000
2009	35	\$ 970,000	1.0 %	\$ 510,000	\$ 3,450,000
2010	33	\$ 1,170,000	20.6 %	\$ 750,000	\$ 4,000,000
2011	36	\$ 1,080,000	-7.7 %	\$ 780,000	\$ 2,375,000
2012	38	\$ 1,255,000	16.2 %	\$ 720,000	\$ 2,246,000
2013	51	\$ 1,050,000	-16.3 %	\$ 360,000	\$ 4,200,000
2014	40	\$ 1,200,000	14.3 %	\$ 730,000	\$ 2,200,000
2015	37	\$ 1,290,000	7.5 %	\$ 217,000	\$ 4,500,000
2016	40	\$ 1,363,000	5.7 %	\$ 450,000	\$ 2,800,000
2017	38	\$ 1,540,000	13.0 %	\$ 965,000	\$ 2,970,000
2018	57	\$ 1,431,000	-7.1 %	\$ 20,000	\$ 2,650,000
2019	43	\$ 1,480,000	3.4 %	\$ 475,000	\$ 4,000,000
2020	48	\$ 1,639,030	10.7 %	\$ 443,000	\$ 4,050,000
2021	44	\$ 2,235,000	36.4 %	\$ 310,000	\$ 6,410,000
2022	40	\$ 2,500,000	11.9 %	\$ 850,000	\$ 4,750,000
2023	25	\$ 2,412,000	-3.5 %	\$ 860,000	\$ 4,750,000
2024	0				

Median Sale Price

\$2.41m

Based on 25 recorded House sales within the last 12 months (2023)

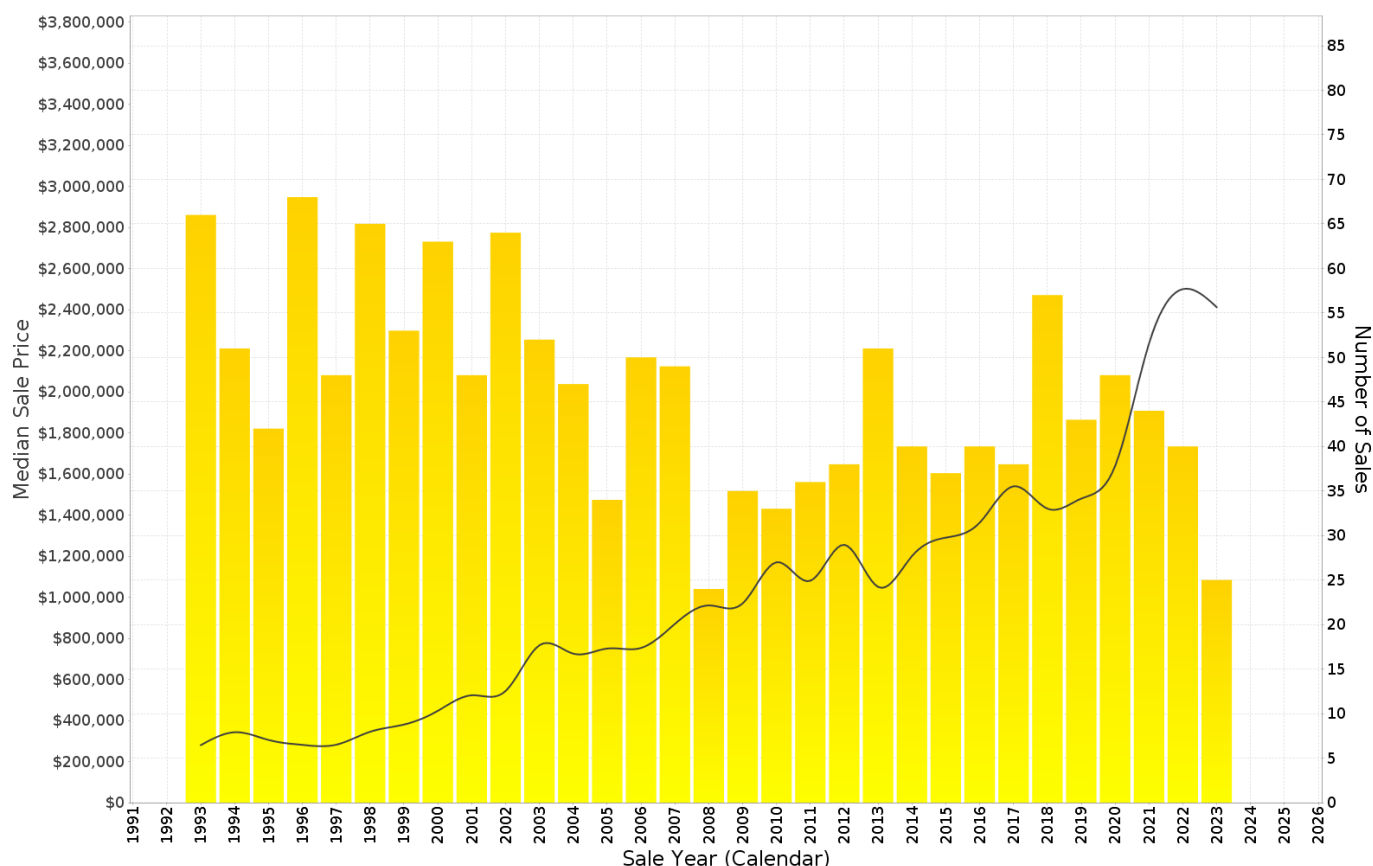
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.5%

Current Median Price: \$2,412,000
Previous Median Price: \$2,500,000

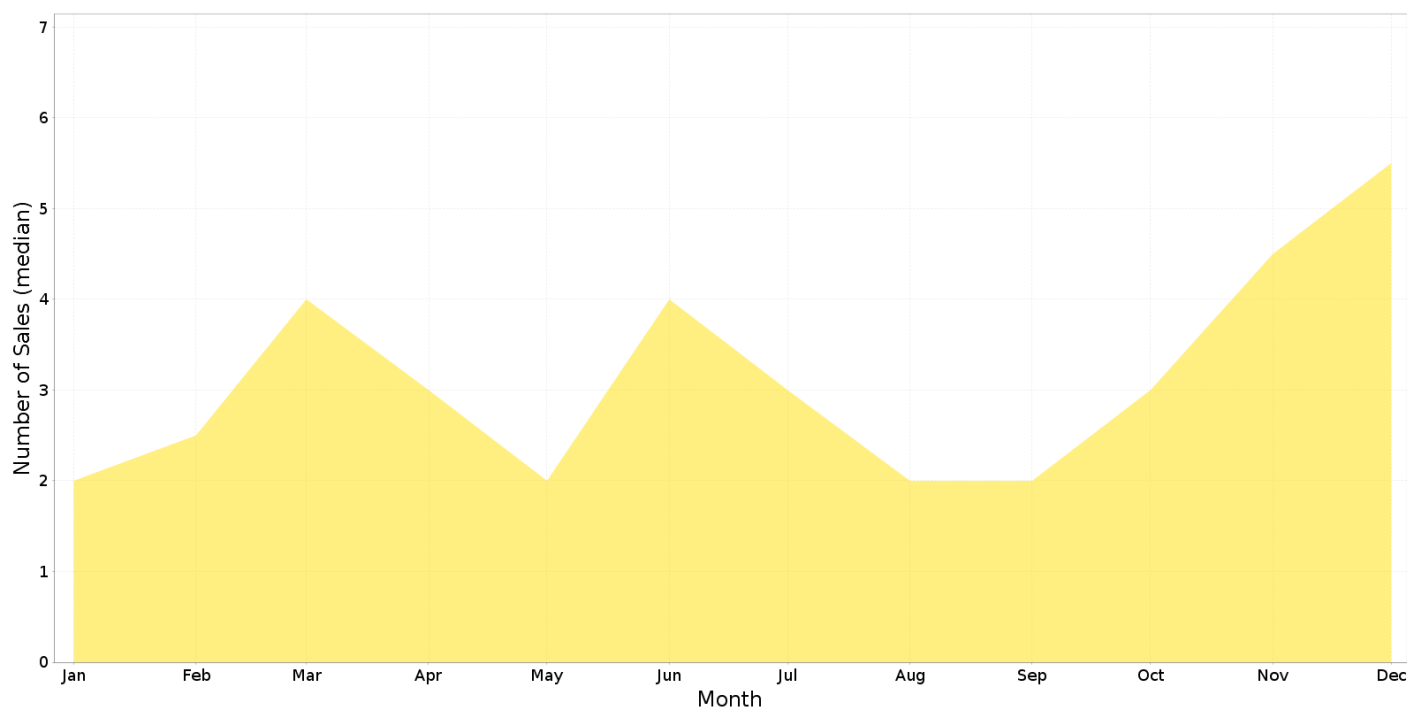
Based on 65 recorded House sales compared over the last two rolling 12 month periods



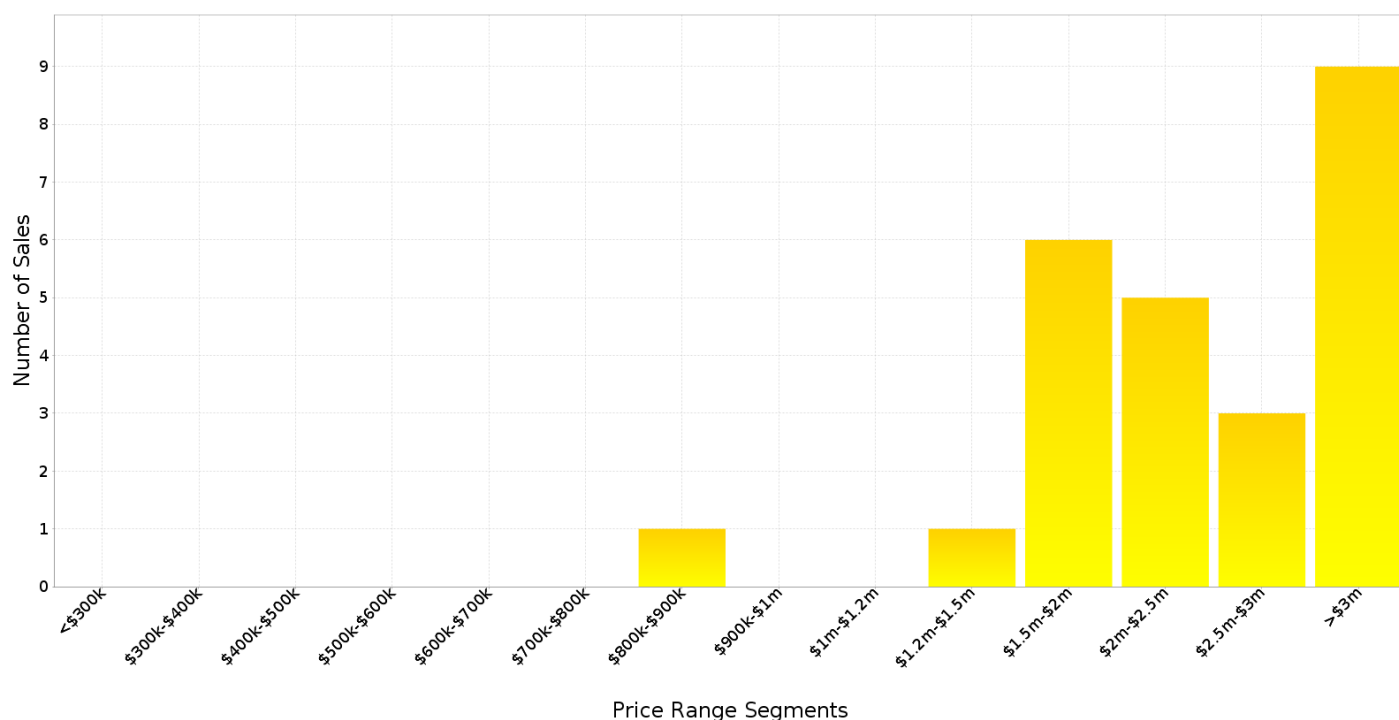
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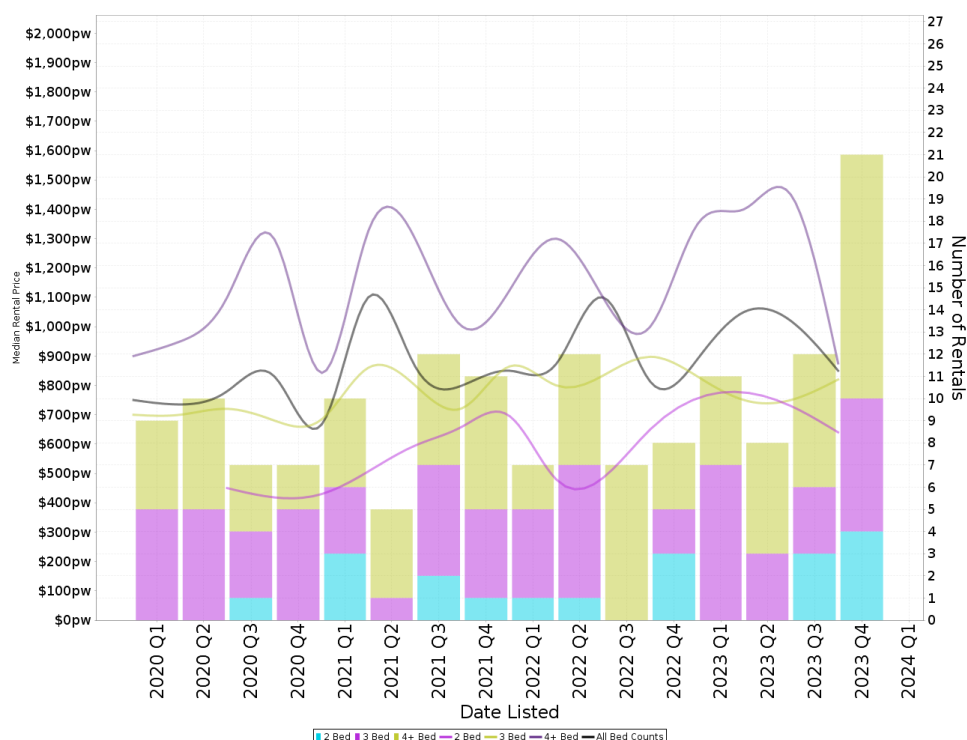
GRIFFITH - Peak Selling Periods (3 years)



GRIFFITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.5%

Current Median Price: \$2,412,000
Previous Median Price: \$2,500,000

Based on 65 registered House sales compared over the last two rolling 12 month periods.

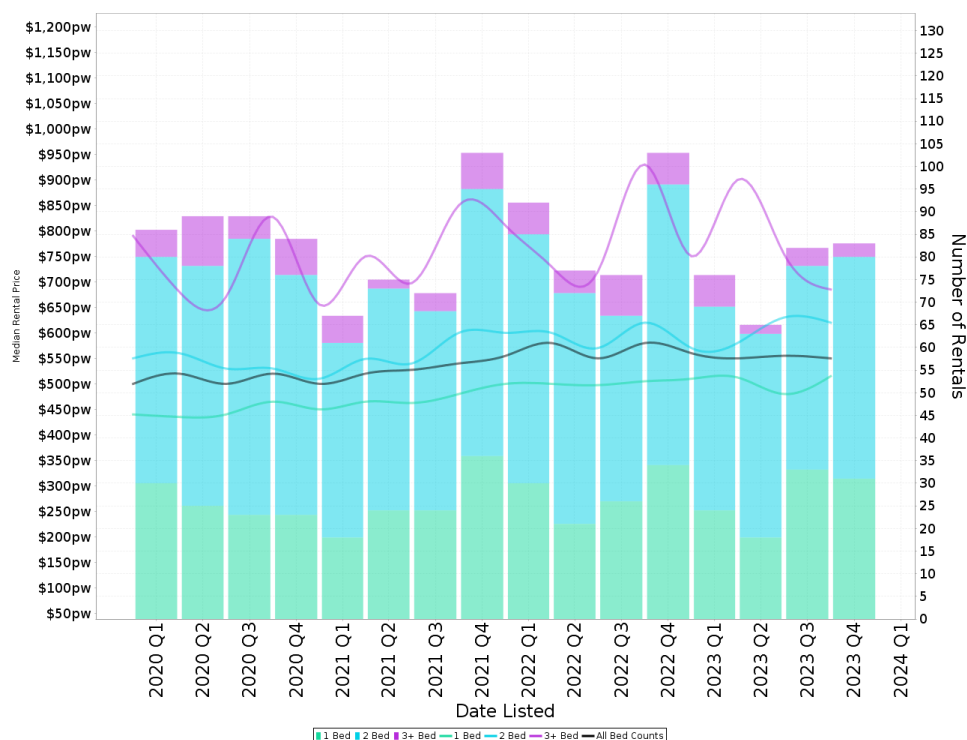
Suburb Rental Yield

+1.9%

Current Median Price: \$2,412,000
Current Median Rent: \$863

Based on 52 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.9%

Current Median Price: \$640,000
Previous Median Price: \$610,000

Based on 259 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$640,000
Current Median Rent: \$553

Based on 306 registered Unit rentals compared over the last 12 months.

GRIFFITH - Recently Sold Properties

Median Sale Price

\$2.41m

Based on 25 recorded House sales within the last 12 months (2023)

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

Suburb Growth

-3.5%

Current Median Price: \$2,412,000
Previous Median Price: \$2,500,000

Based on 65 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

25

Based on recorded House sales within the 12 months (2023)

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

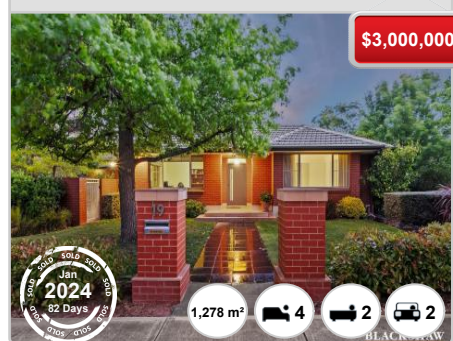
42 FROME ST



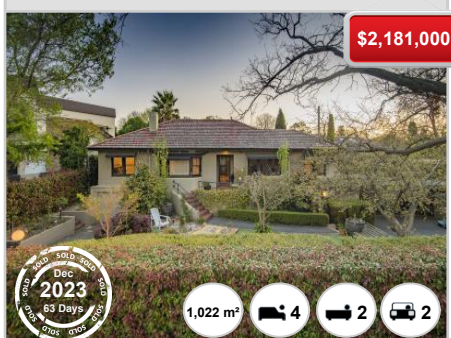
2/81 MONARO CRES



19 BARRALLIER ST



30 STUART ST



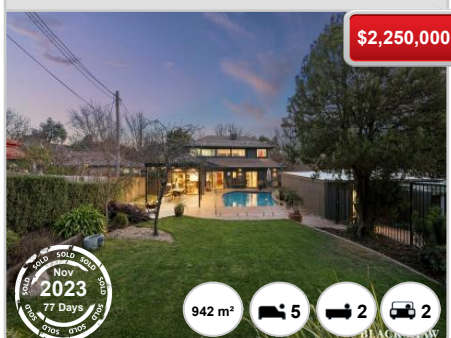
69 CAPTAIN COOK CRES



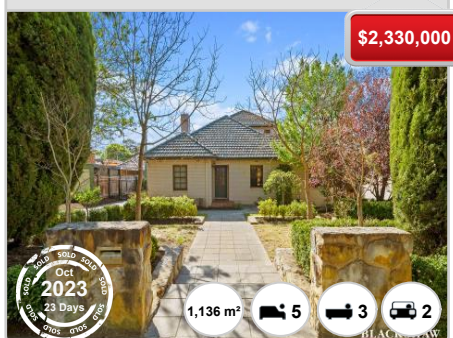
14/3 BURKE CRES



128 CARNEGIE CRES



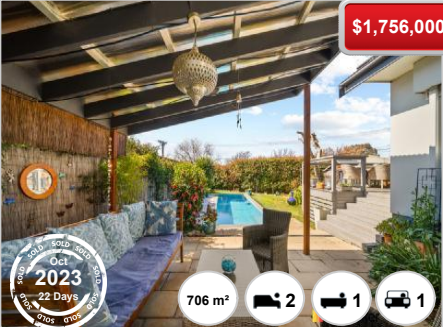
32 BARRALLIER ST



21 HODGKINSON ST



20 FROME ST




\$1,756,000

SOLD 22 Days
Oct 2023

706 m² 2 1 1

3 HOVELL ST




\$2,910,000

SOLD 23 Days
Oct 2023

943 m² 4 2 2

8 WELLS GDNS

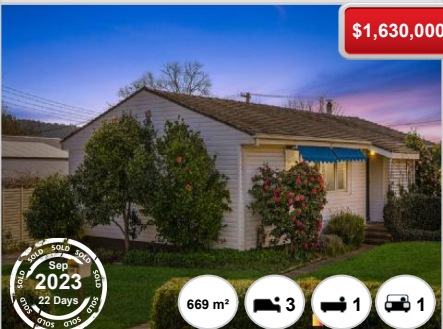


\$2,110,000

SOLD 28 Days
Oct 2023

902 m² 4 2 2

4 HARTOG ST

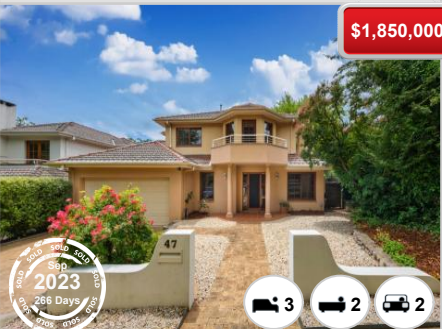


\$1,630,000

SOLD 22 Days
Sep 2023

669 m² 3 1 1

47 LA PEROUSE ST



\$1,850,000

SOLD 266 Days
Sep 2023

3 2 2

GRIFFITH - Properties For Rent

Median Rental Price

\$863 /w

Based on 52 recorded House rentals within the last 12 months (2023)

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

Rental Yield

+1.9%

Current Median Price: \$2,412,000
Current Median Rent: \$863

Based on 25 recorded House sales and 52 House rentals compared over the last 12 months

Number of Rentals

52

Based on recorded House rentals within the last 12 months (2023)

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

17/17 Captain Cook Cres

\$550 per week

Feb 2024
2 Days

1 bed 1 bath 1 car

17/17 CAPTAIN COOK CRESCENT

\$550 weekly

Feb 2024
2 Days

1 bed 1 bath 1 car

87/5 LIGHT STREET

\$600 weekly

Feb 2024
7 Days

1 bed 1 bath 1 car

11/17 Captain Cook Cres

\$750 per week

Feb 2024
5 Days

2 bed 2 bath 1 car

99/5 LIGHT STREET

\$1,350 weekly

Feb 2024
7 Days

3 bed 2 bath 3 car

11/17 CAPTAIN COOK CRESCENT

\$750 weekly

Feb 2024
7 Days

2 bed 2 bath 1 car

2 BARRALLIER STREET

\$1,000 Per

Jan 2024
36 Days

3 bed 2 bath 2 car

5 JANSZ CRESCENT

\$850 pw

Dec 2023
91 Days

910 m² 5 bed 2 bath 1 car

56 CAPTAIN COOK CRESCENT

\$900 per week

Nov 2023
101 Days

1,314 m² 3 bed 1 bath 1 car

