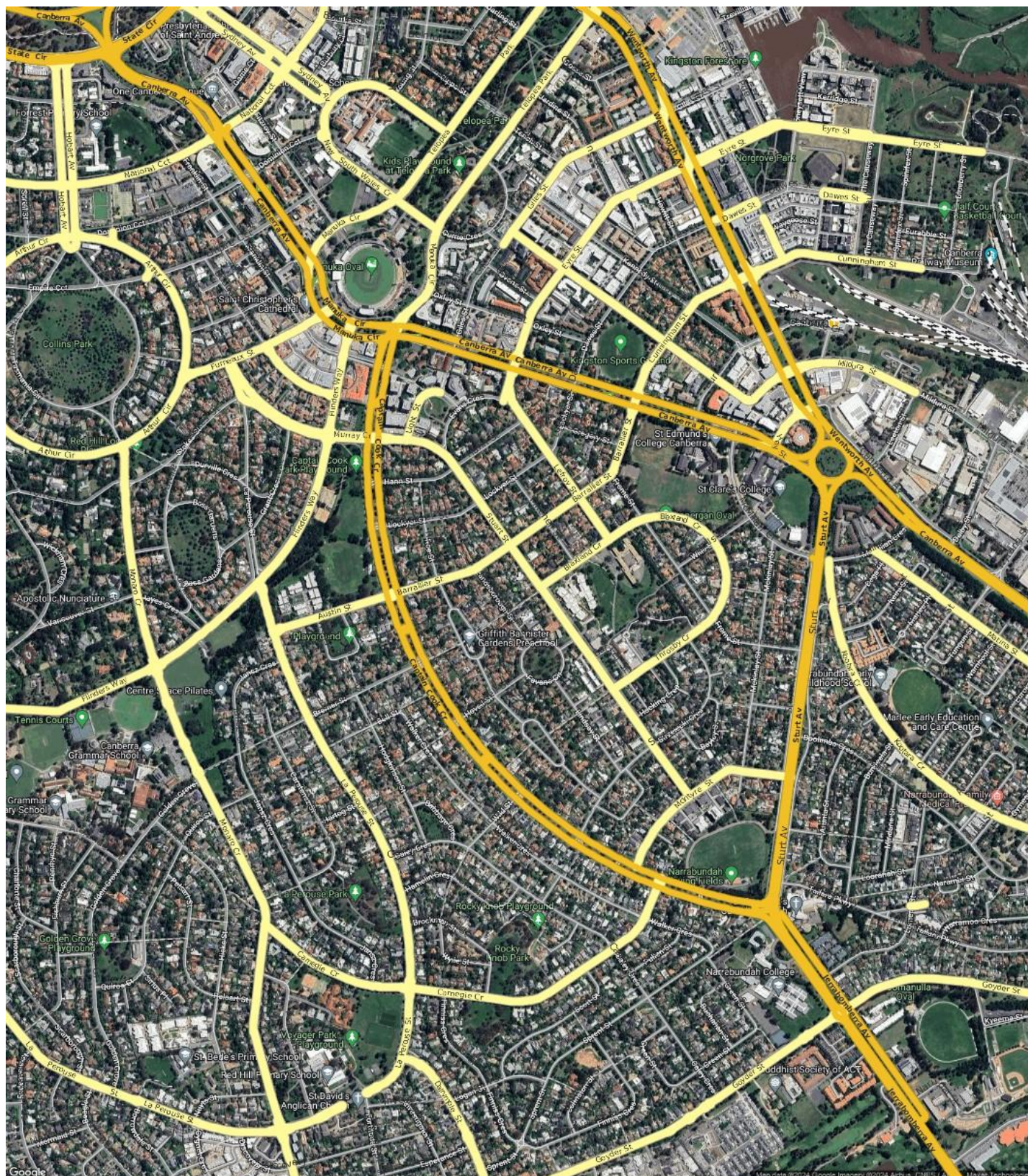


RayWhite.

Suburb
flyover report

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

GRIFFITH - Suburb Map



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	40	\$ 2,340,000	-6.4 %	\$ 860,000	\$ 7,500,000
2024	6	\$ 1,987,500	-15.1 %	\$ 109,600	\$ 2,700,000

Median Sale Price

\$2.26m

Based on 41 recorded House sales within the last 12 months (Apr '23 - Mar '24)

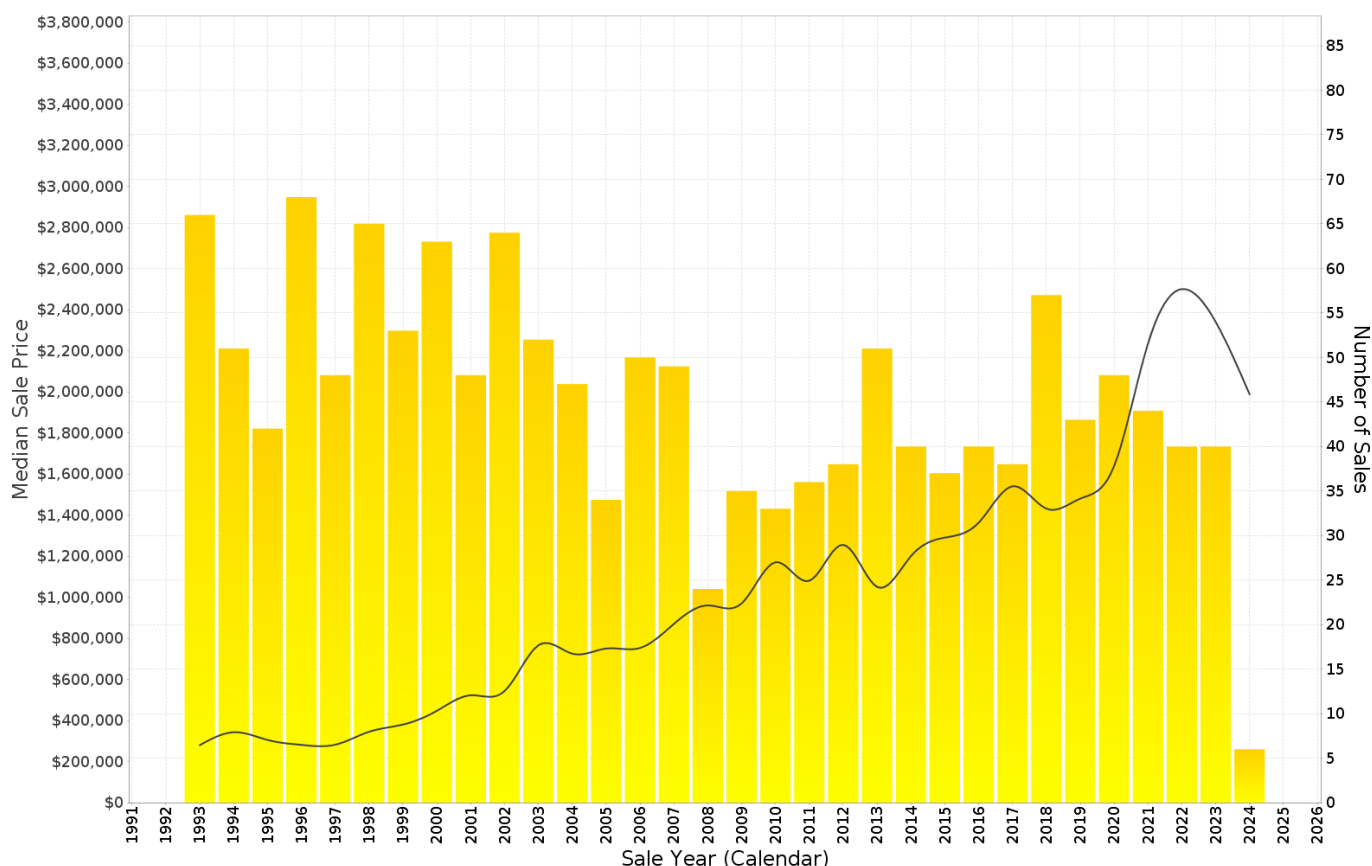
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

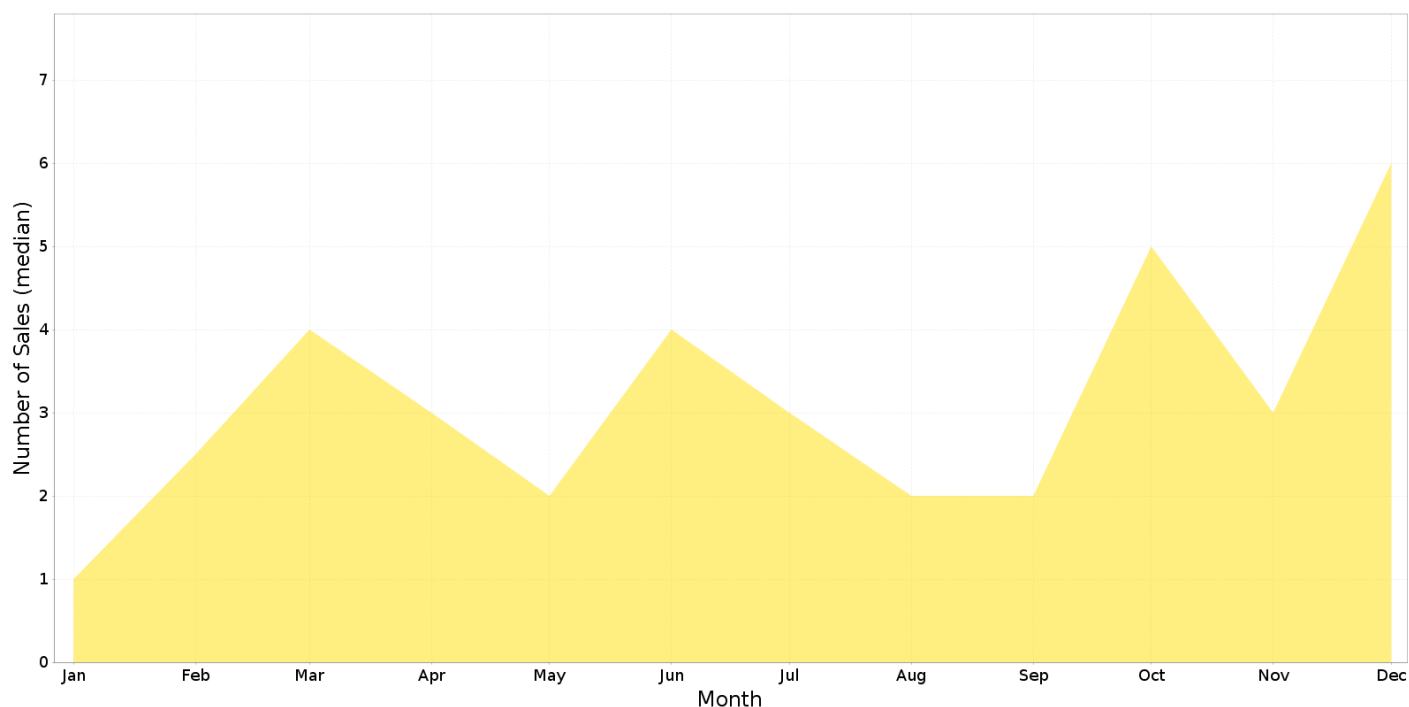
-7.8%

Current Median Price: \$2,260,000
Previous Median Price: \$2,450,000

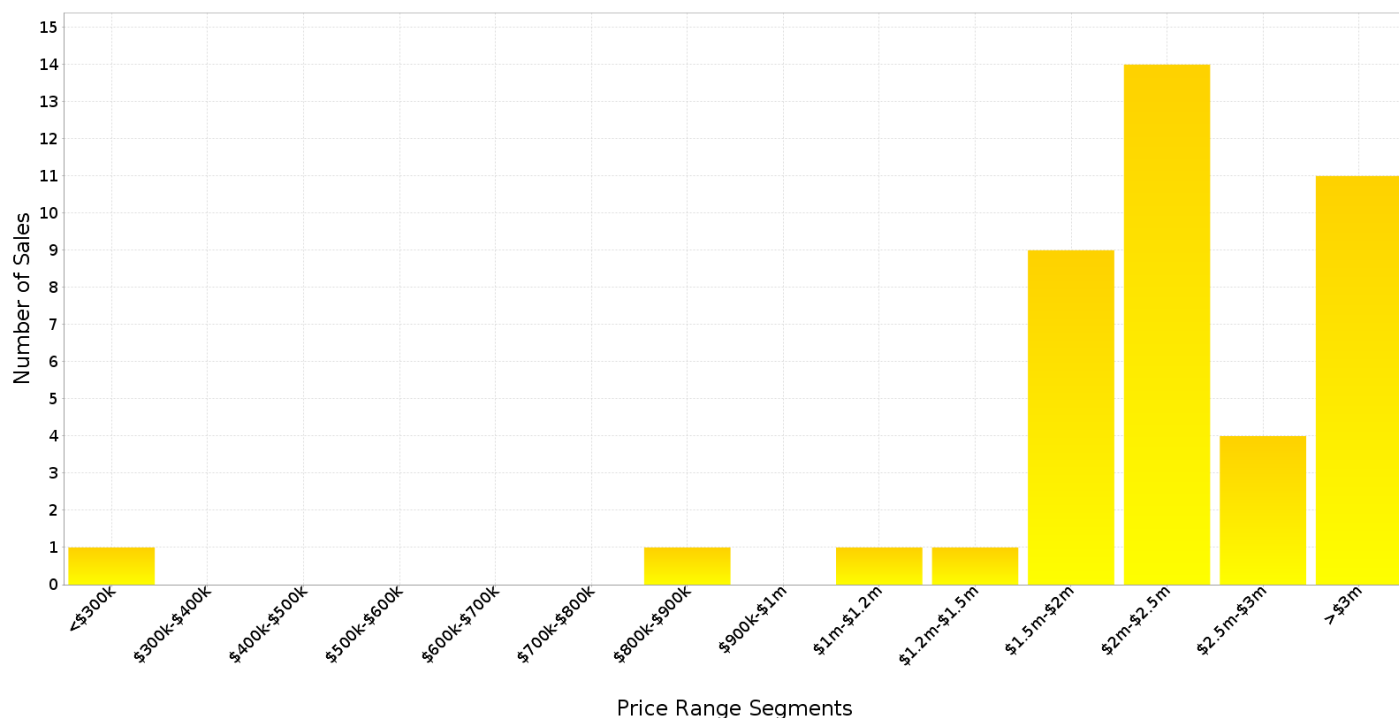
Based on 77 recorded House sales compared over the last two rolling 12 month periods



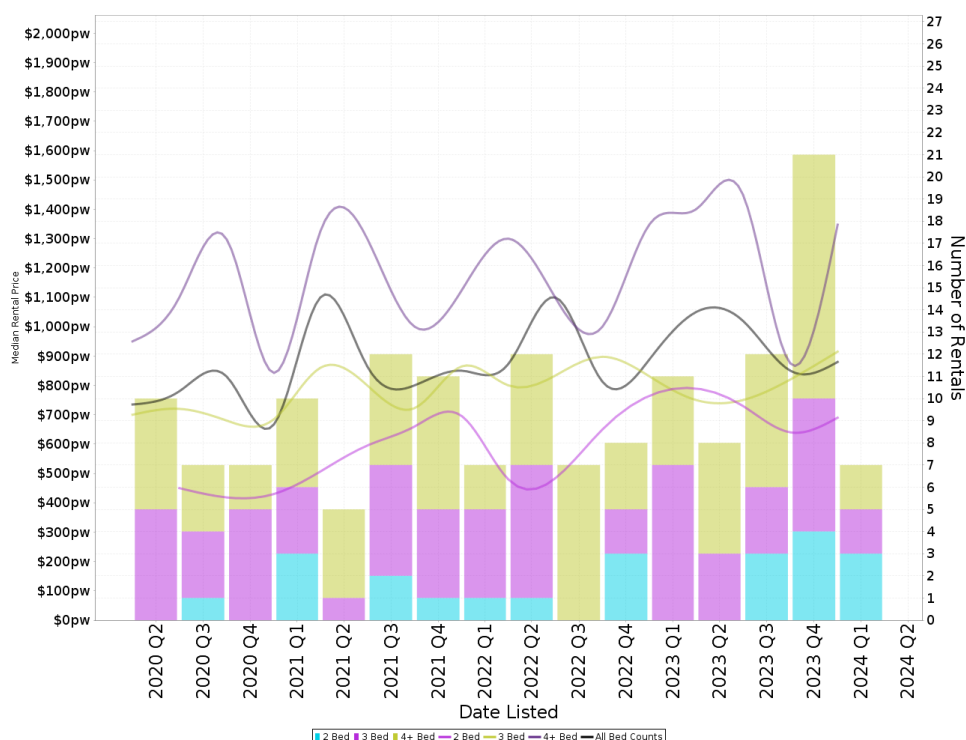
GRIFFITH - Peak Selling Periods (3 years)



GRIFFITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.8%

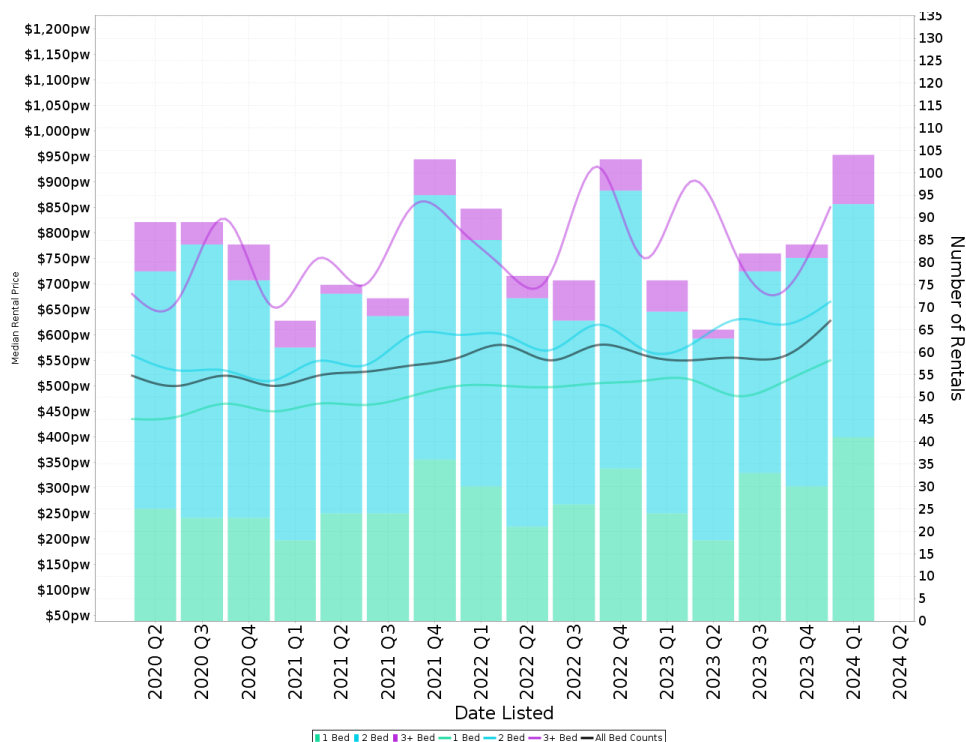
Current Median Price: \$2,260,000
Previous Median Price: \$2,450,000
Based on 77 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.0%

Current Median Price: \$2,260,000
Current Median Rent: \$863
Based on 48 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.2%

Current Median Price: \$637,500
Previous Median Price: \$630,000
Based on 256 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$637,500
Current Median Rent: \$570
Based on 335 registered Unit rentals compared over the last 12 months.

GRIFFITH - Recently Sold Properties

Median Sale Price

\$2.26m

Based on 41 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-7.8%

Current Median Price: \$2,260,000
Previous Median Price: \$2,450,000

Based on 77 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

41

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

26 HODGKINSON ST

\$2,400,000

Mar 2024
73 Days

1,174 m² 3 1 4

10 JANSZ CRES

\$2,430,000

Mar 2024
23 Days

1,385 m² 4 2 1

25 FROME ST

\$2,250,000

Mar 2024
175 Days

669 m² 4 2 2

31 BREMER ST

\$1,900,000

Mar 2024
N/A

764 m² 4 4 2

48 JANSZ CRES

\$109,600

Mar 2024
N/A

933 m² - - -

42 FROME ST

\$1,810,000

Feb 2024
22 Days

823 m² 3 1 2

5 WELLS GDNS

\$2,700,000

Feb 2024
22 Days

1,014 m² 6 4 3

8 BREMER ST

\$2,075,000

Feb 2024
105 Days

1,053 m² 4 2 2

2/81 MONARO CRES

\$1,260,000

Feb 2024
76 Days

934 m² 3 2 2

19 BARRALLIER ST

\$3,000,000

Jan 2024
82 Days

1,278 m² 4 2 2

4 BANNISTER GDNS

\$2,076,000

Jan 2024
117 Days

1,116 m² 3 2 2

30 STUART ST

\$2,181,000

Dec 2023
83 Days

1,022 m² 4 2 2

104 JANSZ CRES

\$3,075,000

Dec 2023
50 Days

763 m² 5 3 2

15 LANDBOROUGH ST

\$5,600,000

Dec 2023
100 Days

1,073 m² 5 3 8

12 HOVELL ST

\$1,975,000

Dec 2023
50 Days

964 m² 4 3 2

69 CAPTAIN COOK CRES

\$2,055,000

Dec 2023
43 Days

1,204 m² 4 3 1

11 BOUGAINVILLE ST

\$7,500,000

Dec 2023
38 Days

532 m² - - -

75 LA PEROUSE ST

\$3,375,000

Dec 2023
42 Days

1,241 m² 4 3 2

31 FROME ST

\$2,250,000

Nov 2023
41 Days

669 m² 3 3 2

5 CALEY CRES

\$2,270,000

Nov 2023
48 Days

870 m² 5 3 1

96 JANSZ CRES

\$2,450,000

Nov 2023
607 Days

787 m² 4 2 2

GRIFFITH - Properties For Rent

Median Rental Price

\$863 /w

Based on 48 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+2.0%

Current Median Price: \$2,260,000
Current Median Rent: \$863

Based on 41 recorded House sales and 48 House rentals compared over the last 12 months

Number of Rentals

48

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

85 JANSZ CRESCENT

\$1,100 per

906 m² 4 3 1

May 2024 20 Days

3 Light Street

\$650 per week

1.21 ha 2 1 1

Apr 2024 10 Days

91 Wentworth Avenue

\$600 per week

2,589 m² 3 1 2

Apr 2024 16 Days

34/7 Light St

\$670 per week

4,514 m² 2 2 1

Mar 2024 49 Days

34/7 LIGHT STREET

\$670 weekly

4,514 m² 2 2 1

Mar 2024 49 Days

12 MURRAY CRESCENT

\$1350 per week

1,146 m² 4 2 1

Mar 2024 64 Days