

RayWhite.

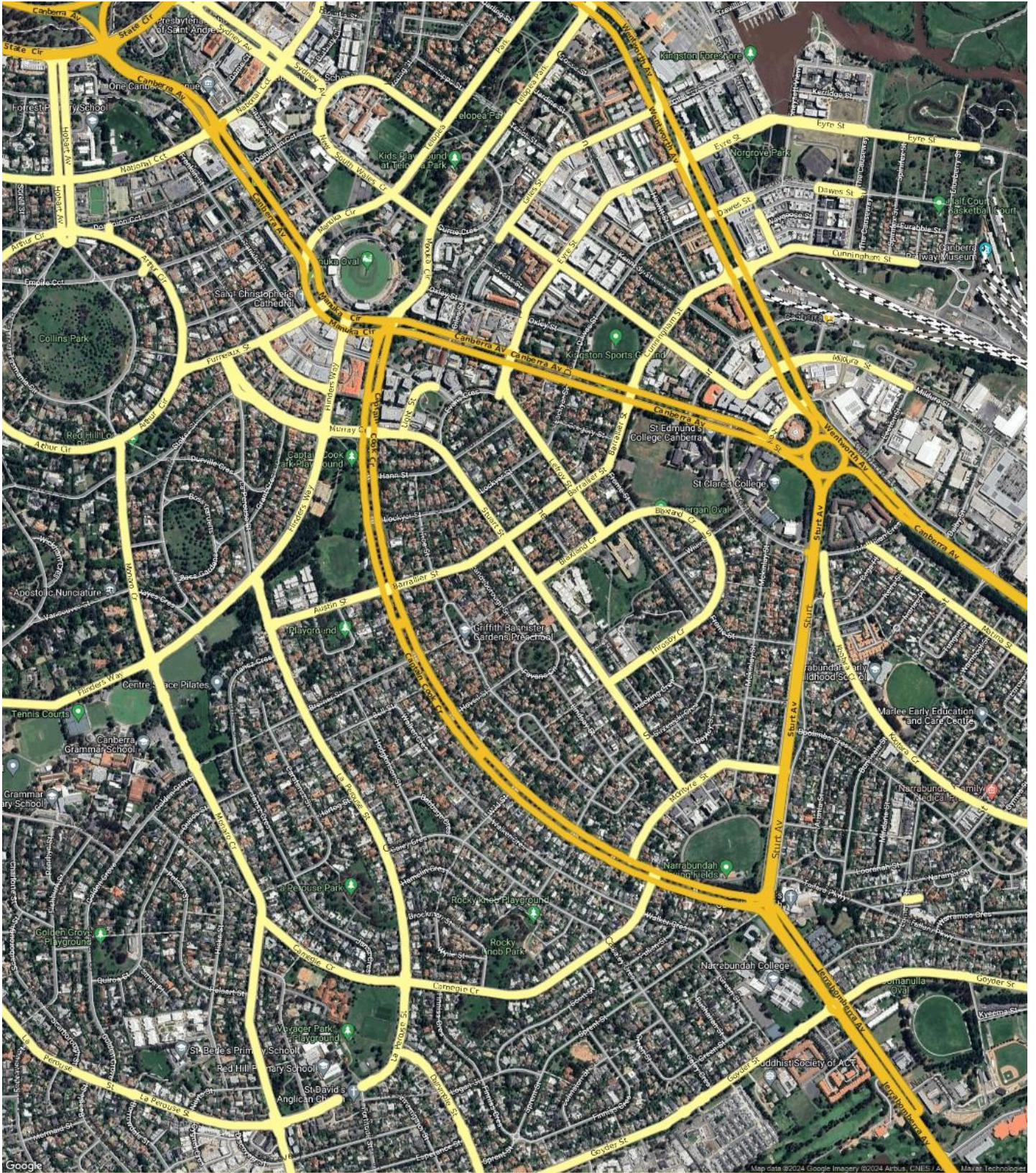
Suburb flyover report

GRIFFITH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



GRIFFITH - Suburb Map



Prepared on 11/07/2024 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

The materials are provided as an information source only. © ACT Planning and Land Authority July/2024. The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

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	11	\$ 2,076,000	-11.3 %	\$ 109,600	\$ 2,820,000

Median Sale Price
\$2.25m

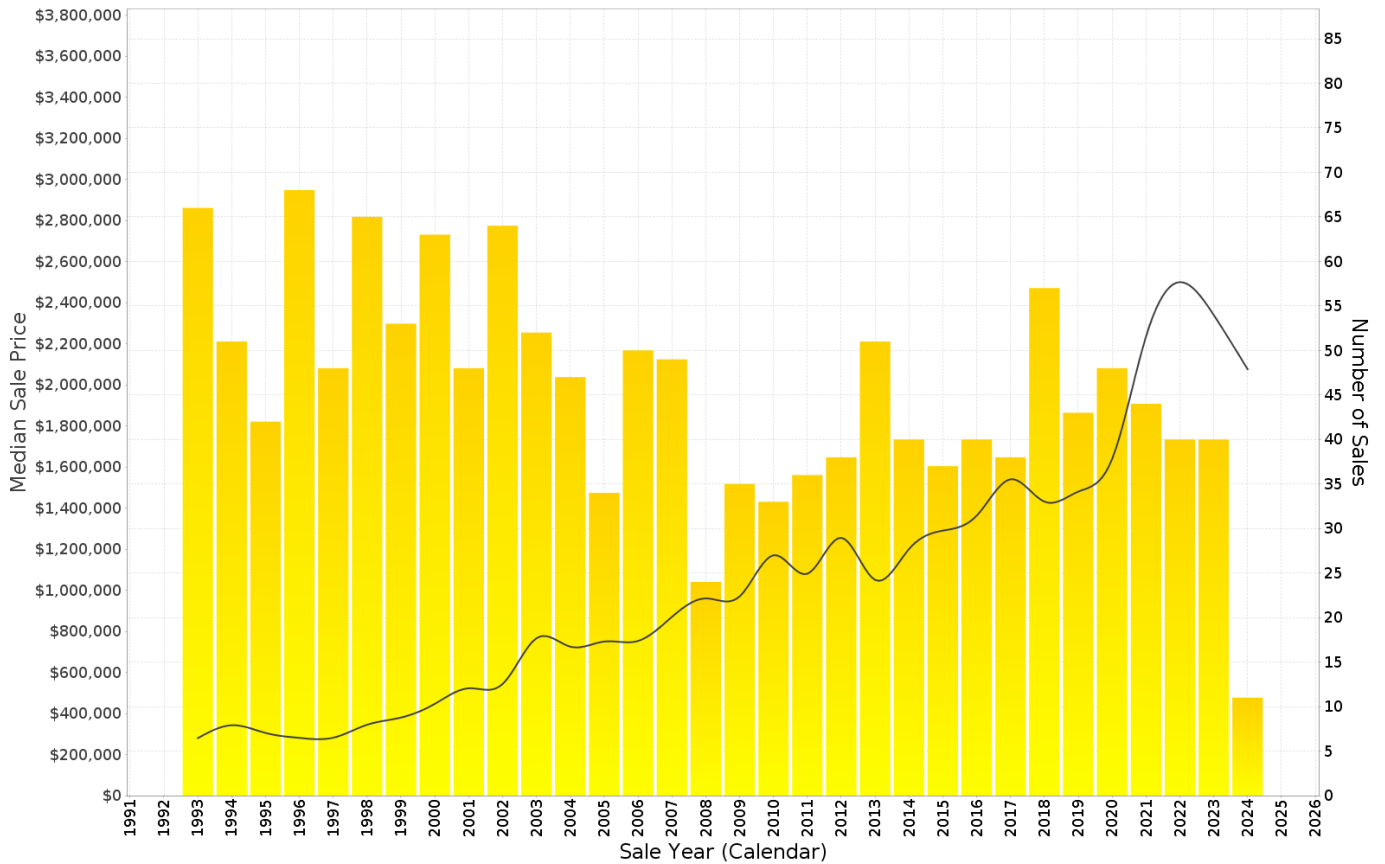
Based on 34 recorded House sales within the last 12 months (Financial Year 2024)

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

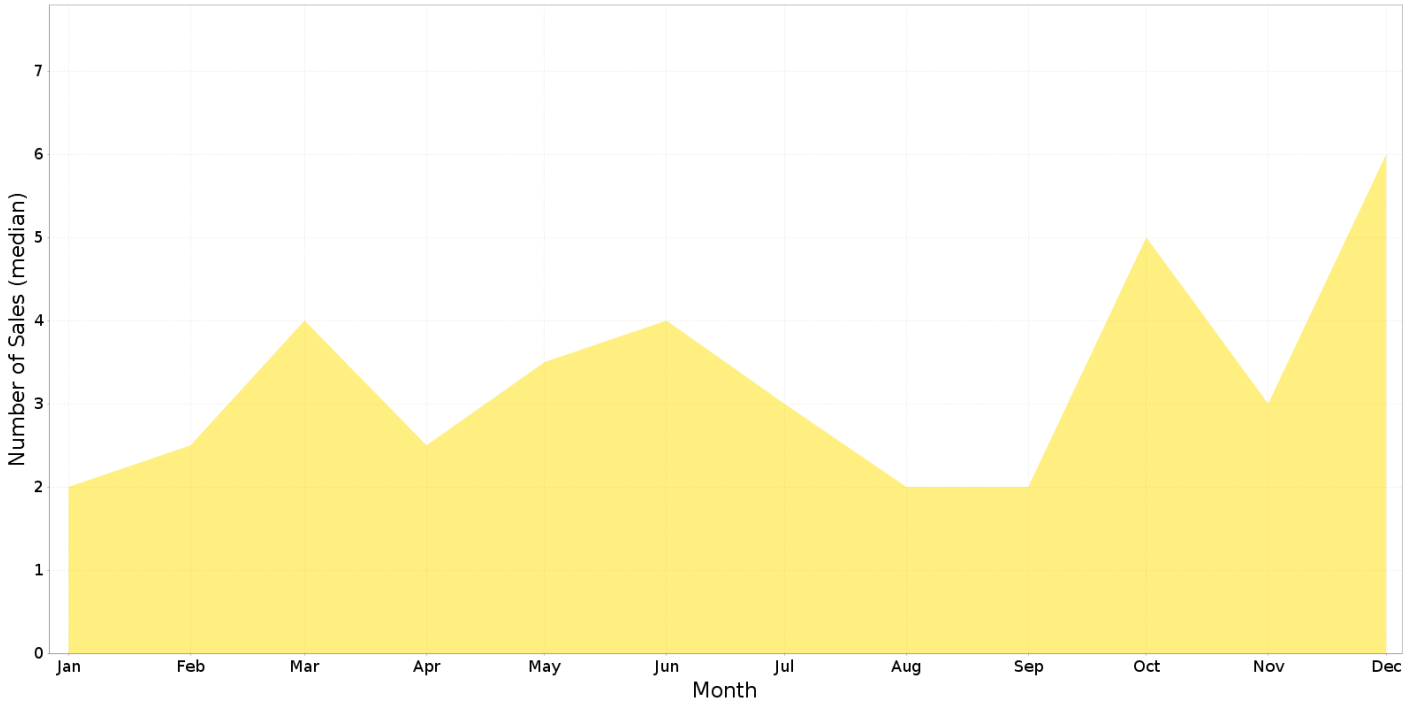
Suburb Growth
-6.7%

Current Median Price: \$2,250,000
Previous Median Price: \$2,412,000

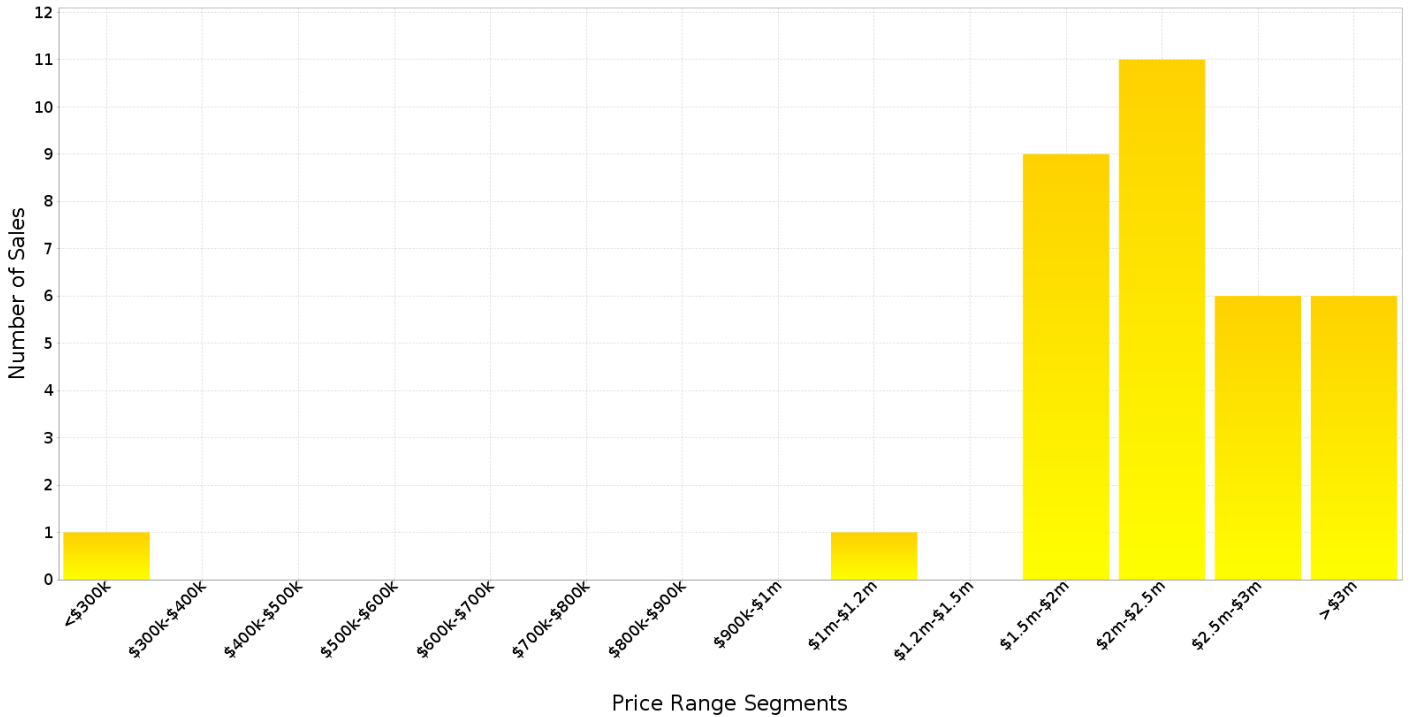
Based on 73 recorded House sales compared over the last two rolling 12 month periods



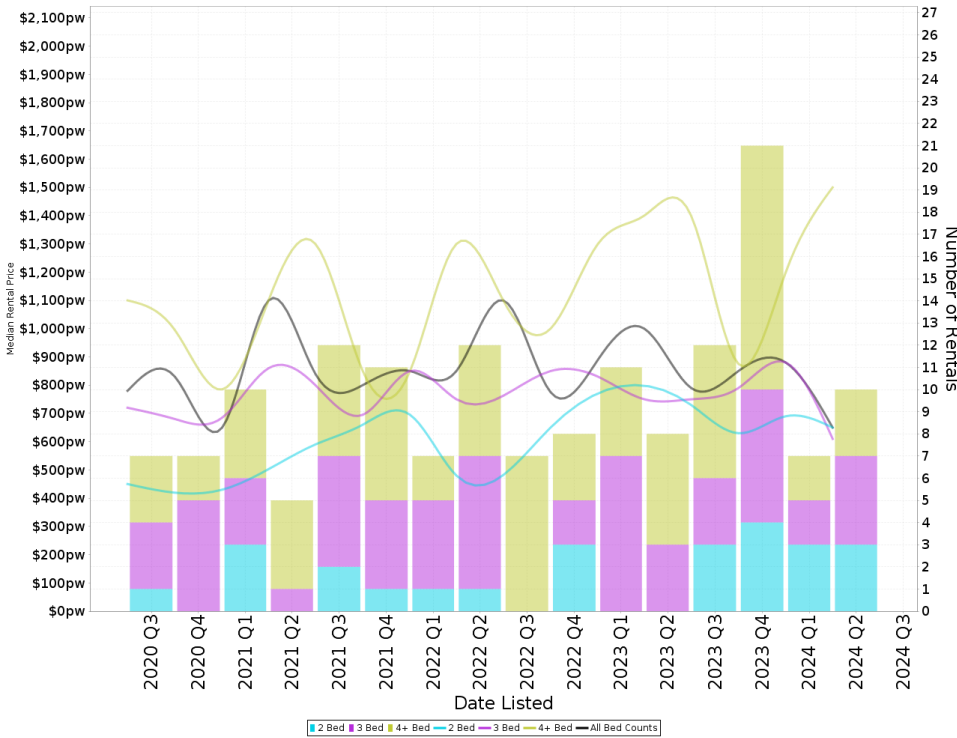
GRIFFITH - Peak Selling Periods (3 years)



GRIFFITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.7%

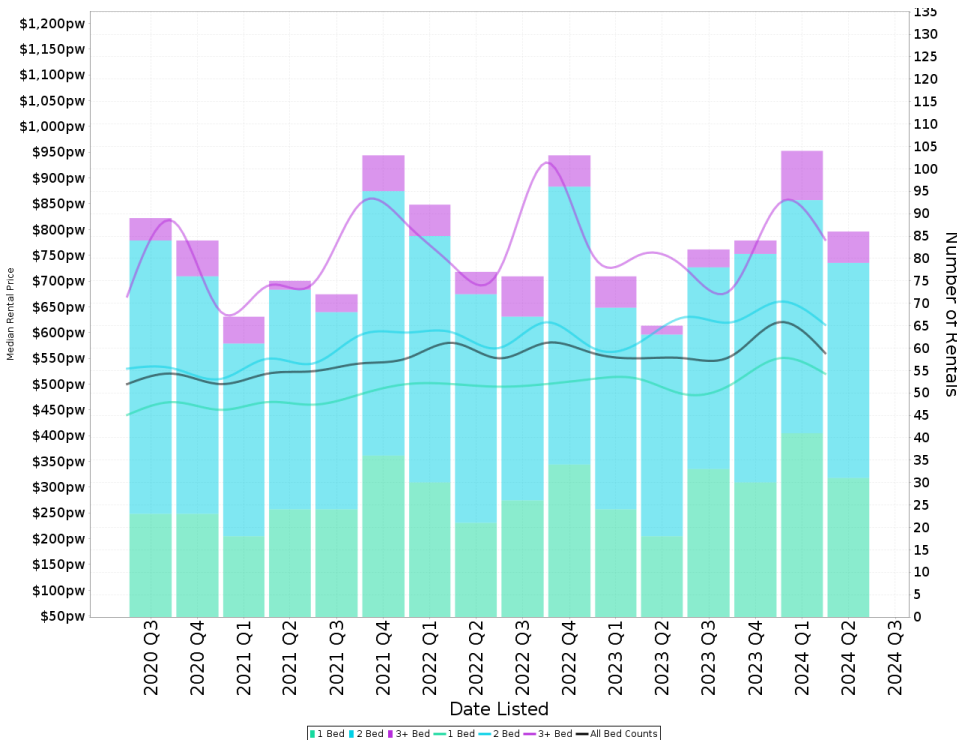
Current Median Price: \$2,250,000
 Previous Median Price: \$2,412,000
 Based on 73 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.8%

Current Median Price: \$2,250,000
 Current Median Rent: \$800
 Based on 50 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.0%

Current Median Price: \$659,900
 Previous Median Price: \$660,000
 Based on 306 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$659,900
 Current Median Rent: \$570
 Based on 356 registered Unit rentals compared over the last 12 months.

GRIFFITH - Recently Sold Properties

Median Sale Price
\$2.25m

Based on 34 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth
-6.7%

Current Median Price: \$2,250,000
Previous Median Price: \$2,412,000

Based on 73 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
34

Based on recorded House sales within the 12 months (Financial Year 2024)

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

2/16 MURRAY CRES

\$2,280,000

609 m² 3 2 2

Sold Jun 2024, 22 Days

82 LA PEROUSE ST

\$4,800,000

876 m² 5 5 3

Sold Jun 2024, 126 Days

29 LEFROY ST

\$2,820,000

1,078 m² 5 4 3

Sold Jun 2024, 22 Days

8 WALKER CRES

\$1,600,000

826 m² 3 2 2

Sold May 2024, 24 Days

62 JANSZ CRES

\$1,820,000

933 m² 2 1 -

Sold Mar 2024, 103 Days

26 HODGKINSON ST

\$2,400,000

1,174 m² 3 1 4

Sold Mar 2024, 74 Days

10 JANSZ CRES

\$2,430,000

1,385 m² 4 2 1

Sold Mar 2024, 23 Days

25 FROME ST

\$2,250,000

669 m² 4 2 2

Sold Mar 2024, 175 Days

31 BREMER ST

\$1,900,000

764 m² 4 4 2

Sold Mar 2024, N/A

17 MURRAY CRES

\$2,550,000

Sold Mar 2024
22 Days

620 m² 7 2 9

48 JANSZ CRES

\$109,600

Sold Feb 2024
105 Days

933 m² - - -

42 FROME ST

\$1,810,000

Sold Feb 2024
22 Days

823 m² 3 1 2

5 WELLS GDNS

\$2,700,000

Sold Feb 2024
22 Days

1,014 m² 6 4 3

8 BREMER ST

\$2,075,000

Sold Feb 2024
105 Days

1,053 m² 4 2 2

2/81 MONARO CRES

\$1,260,000

Sold Feb 2024
76 Days

934 m² 3 2 2

19 BARRALLIER ST

\$3,000,000

Sold Jan 2024
82 Days

1,278 m² 4 2 2

13 LEFROY ST

\$2,800,000

Sold Jan 2024
120 Days

1,084 m² 3 3 2

GRIFFITH - Properties For Rent

Median Rental Price

\$800 /w

Based on 50 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+1.8%

Current Median Price: \$2,250,000
Current Median Rent: \$800

Based on 34 recorded House sales and 50 House rentals compared over the last 12 months

Number of Rentals

50

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

30 Carstensz Street




\$1,600 per

Jul 2024
8 Days

1,017 m² 5 2 2

138 La Perouse Street



\$1600 per week

Jun 2024
14 Days

736 m² 4 2 2

23 Walker Crescent

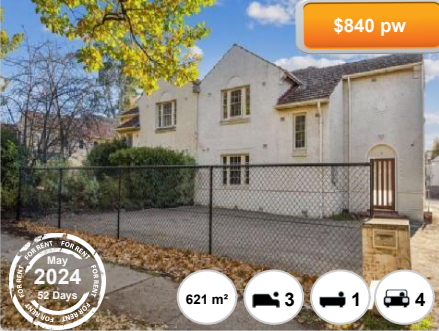


\$610

Jun 2024
39 Days

740 m² 3 1 1

31 MURRAY CRESCENT

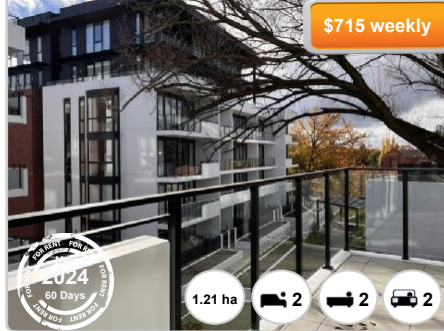


\$840 pw

May 2024
52 Days

621 m² 3 1 4

160/3 LIGHT STREET




\$715 weekly

May 2024
60 Days

1.21 ha 2 2 2

160/3 Light St



\$715 per week

May 2024
60 Days

1.21 ha 2 2 2