

Suburb flyover report

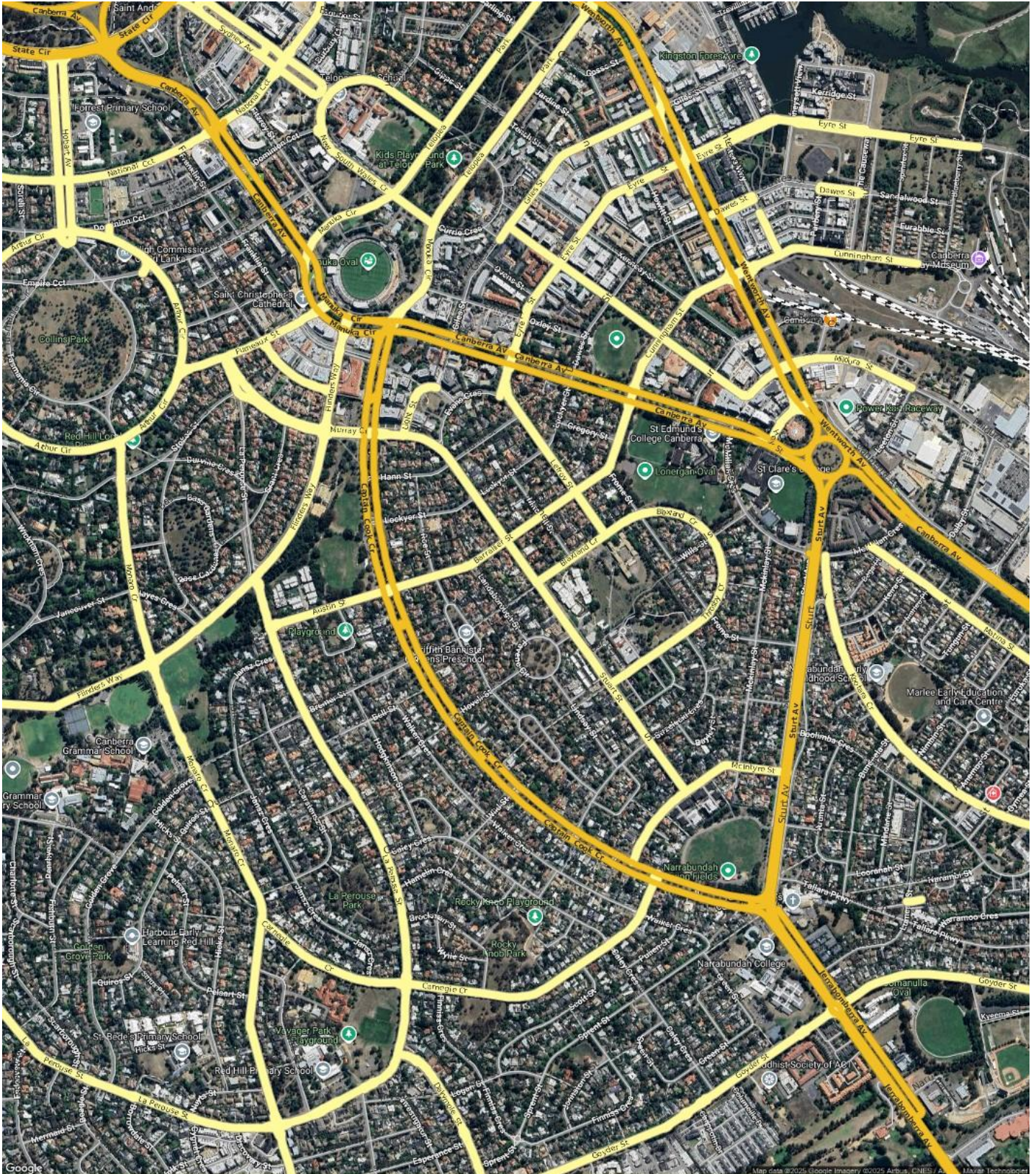
GRIFFITH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



GRIFFITH - Suburb Map



Prepared on 01/08/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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GRIFFITH - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|--------------|--------------|
| 2007 | 49 | \$ 870,000 | 0.0 % | \$ 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 | 41 | \$ 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 | 30 | \$ 2,086,000 | -10.9 % | \$ 109,600 | \$ 4,800,000 |
| 2025 | 6 | \$ 2,725,000 | 30.6 % | \$ 1,920,000 | \$ 4,850,000 |

Median Sale Price

\$2.15m

Based on 18 recorded House sales within the last 12 months (Financial Year 2025)

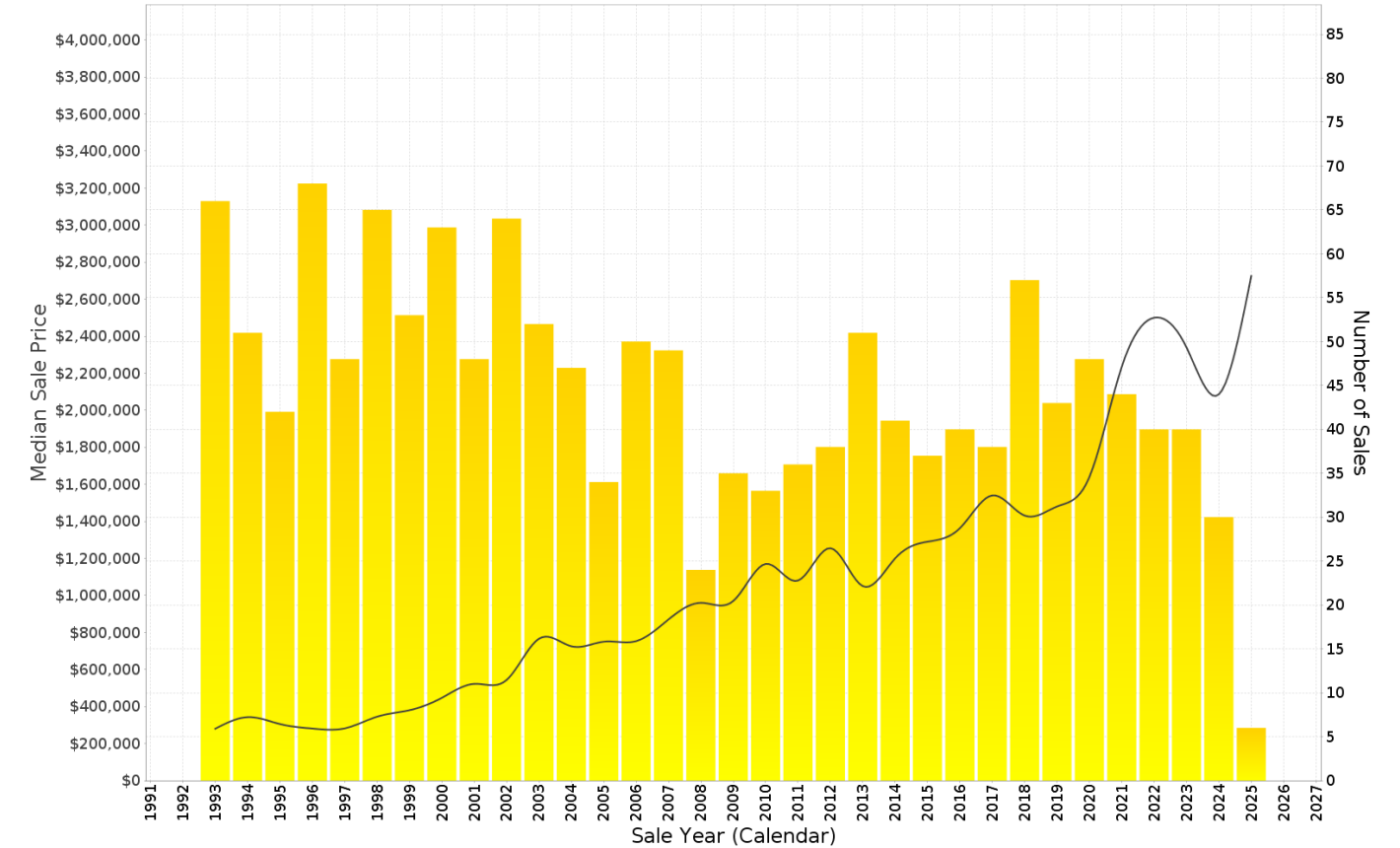
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

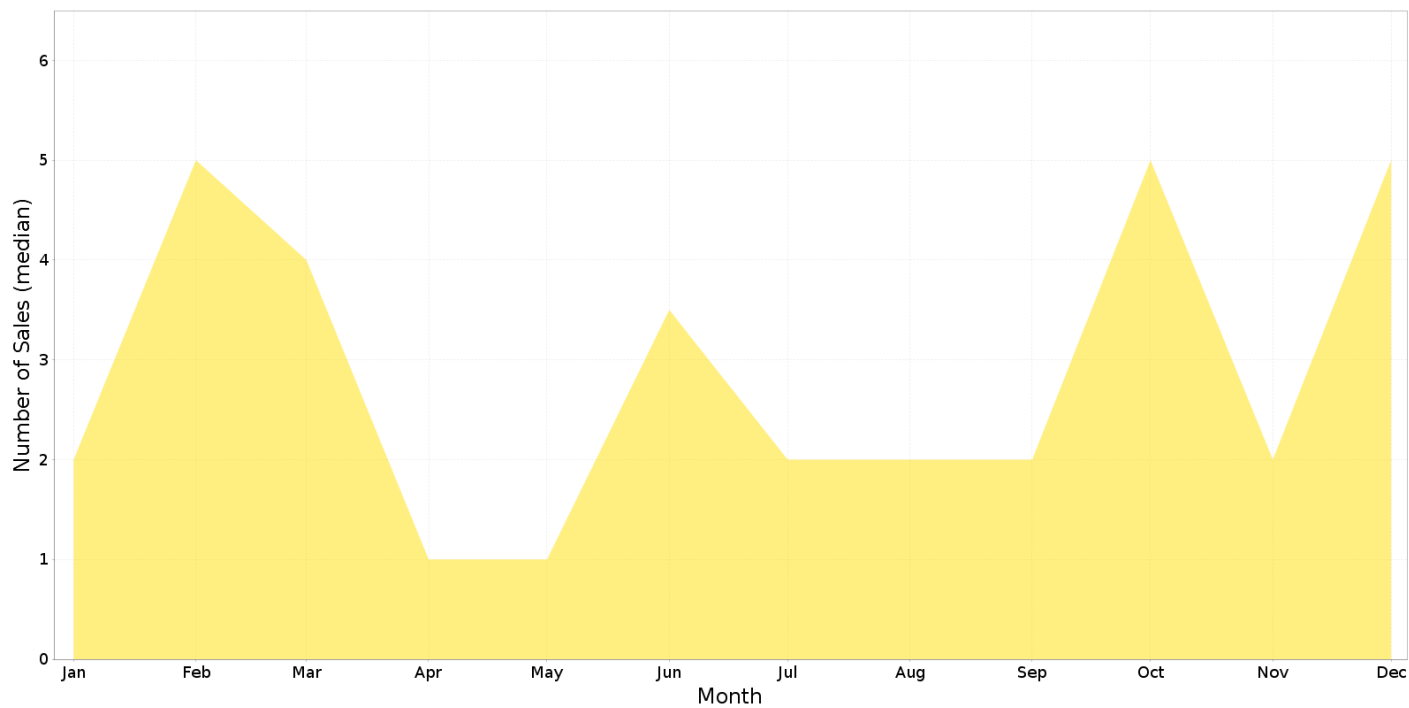
-4.5%

Current Median Price: \$2,148,000
Previous Median Price: \$2,250,000

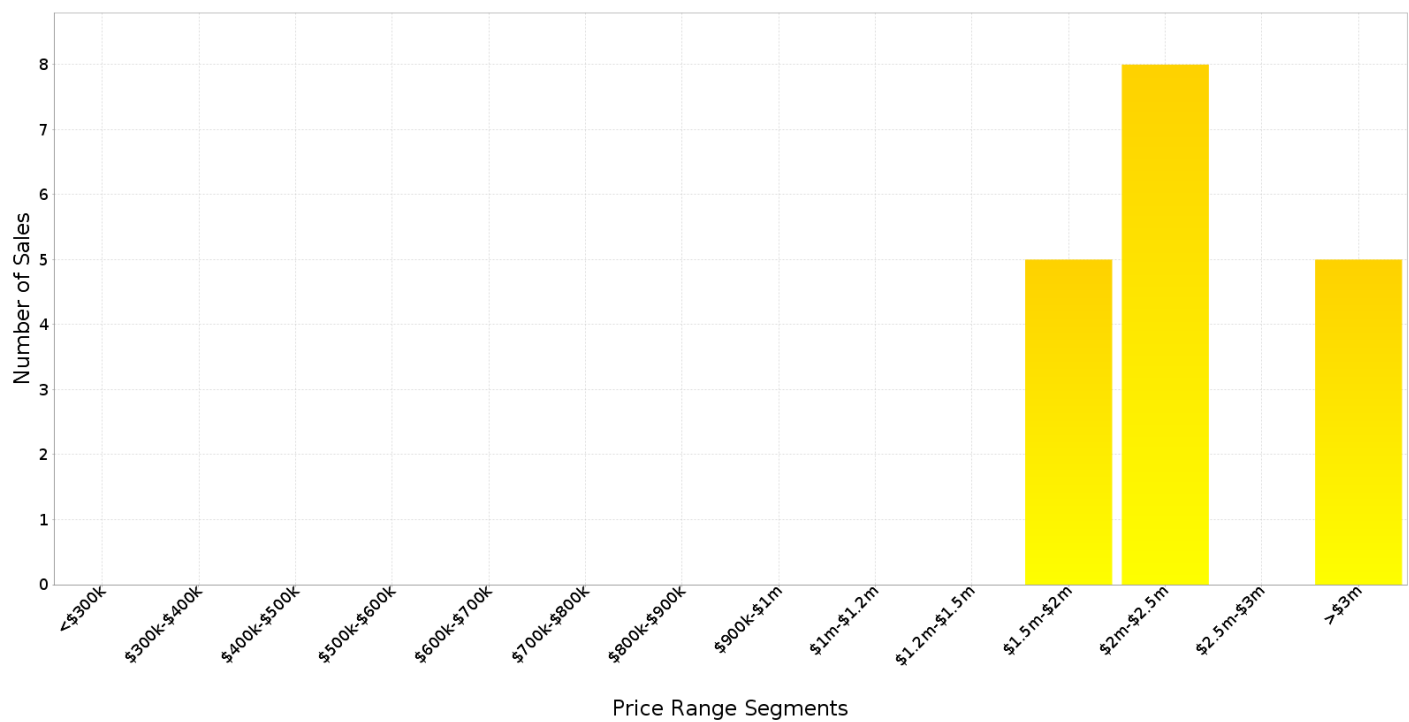
Based on 59 recorded House sales compared over the last two rolling 12 month periods



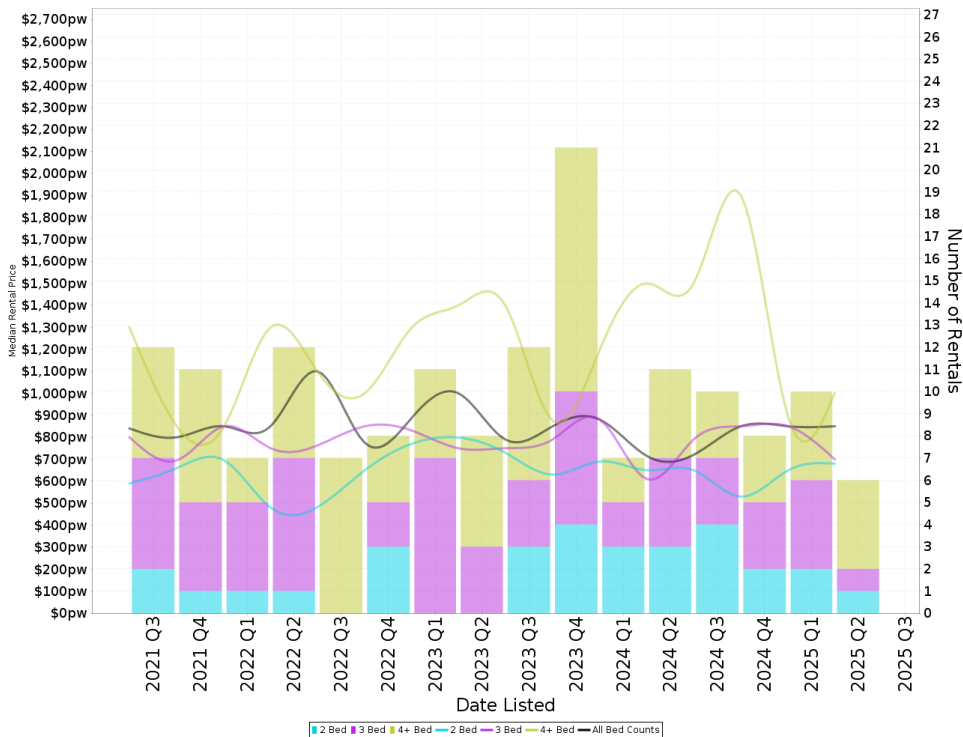
GRIFFITH - Peak Selling Periods (3 years)



GRIFFITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.5%

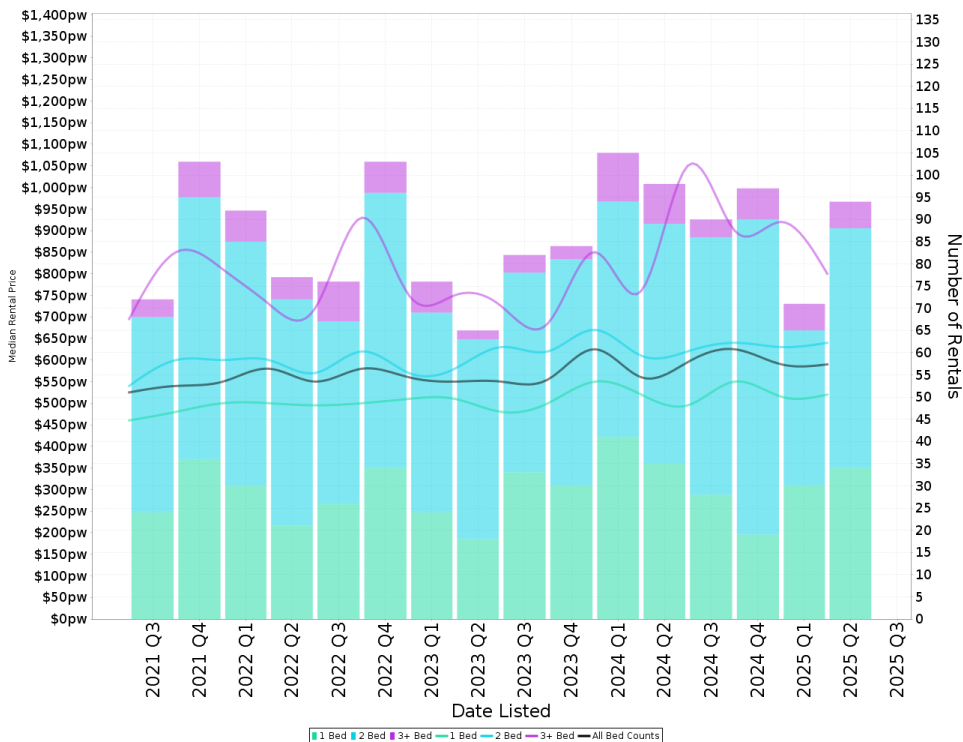
Current Median Price: \$2,148,000
Previous Median Price: \$2,250,000
Based on 59 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.1%

Current Median Price: \$2,148,000
Current Median Rent: \$850
Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.7%

Current Median Price: \$646,250
Previous Median Price: \$700,000
Based on 345 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$646,250
Current Median Rent: \$600
Based on 352 registered Unit rentals compared over the last 12 months.

GRIFFITH - Recently Sold Properties

Median Sale Price

\$2.15m

Based on 18 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-4.5%

Current Median Price: \$2,148,000
Previous Median Price: \$2,250,000

Based on 59 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

18

Based on recorded House sales within the 12 months (Financial Year 2025)

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

34 HODGKINSON ST



\$2,050,000

2025

May

214 Days

1,051 m²

4

2

2

6 LA PEROUSE ST



\$3,950,000

2025

Apr

23 Days

1,197 m²

4

2

2

74 JANSZ CRES



\$4,850,000

2025

Mar

23 Days

962 m²

4

3

4

5 LA PEROUSE ST



\$3,200,000

2025

Mar

43 Days

1,268 m²

3

2

2

