

Suburb flyover report

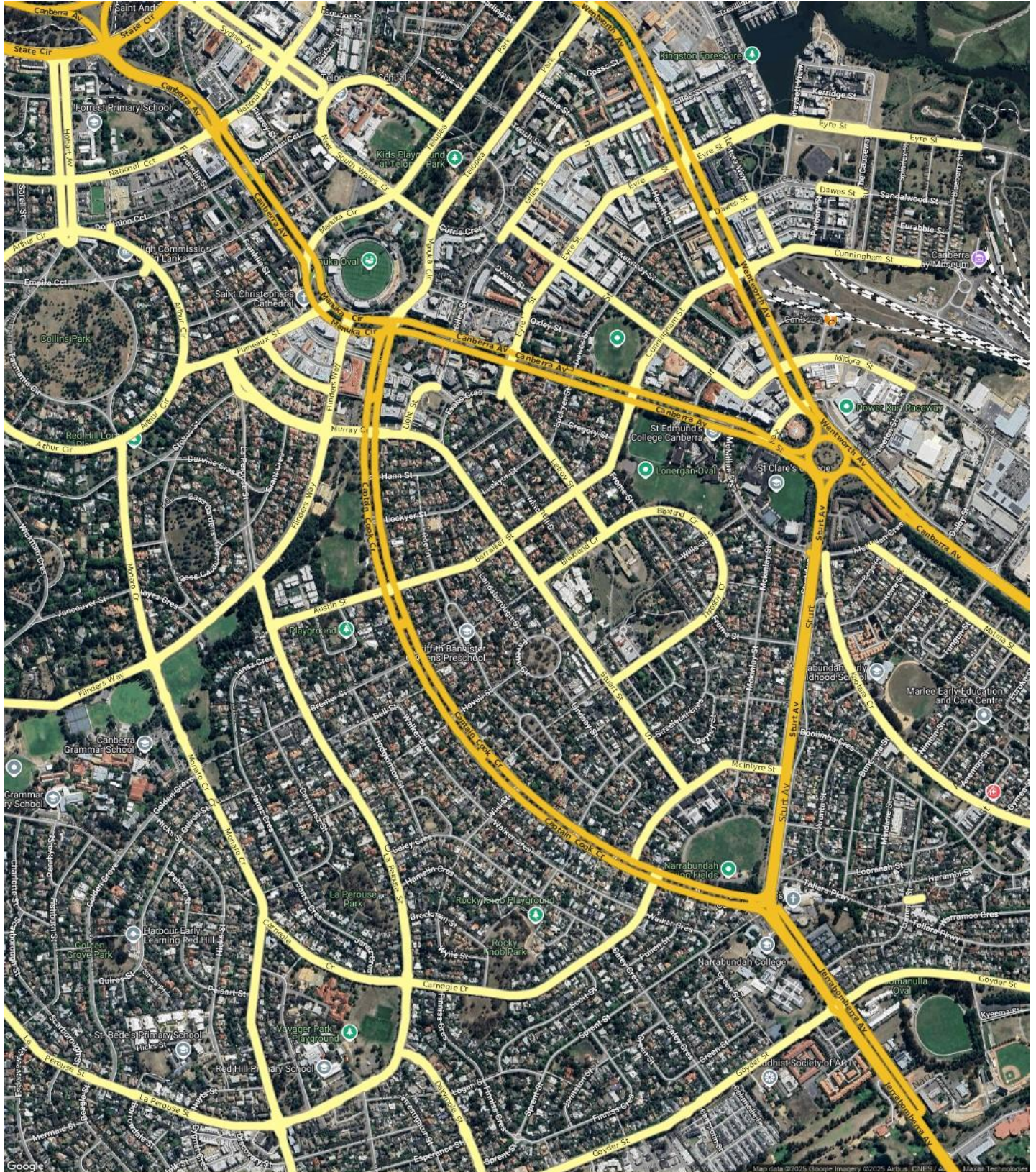
GRIFFITH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



GRIFFITH - Suburb Map



Prepared on 03/09/2025 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)

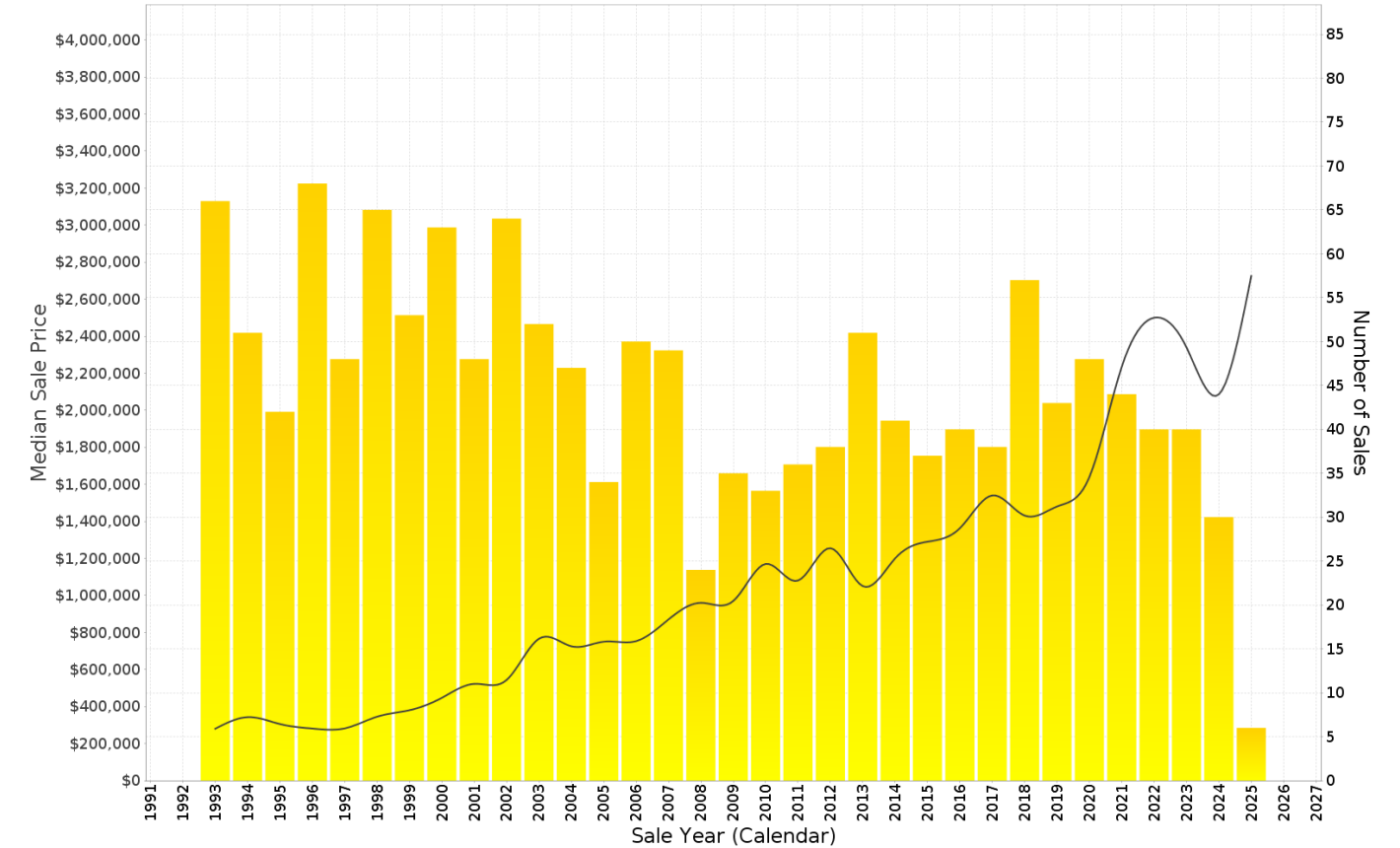
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

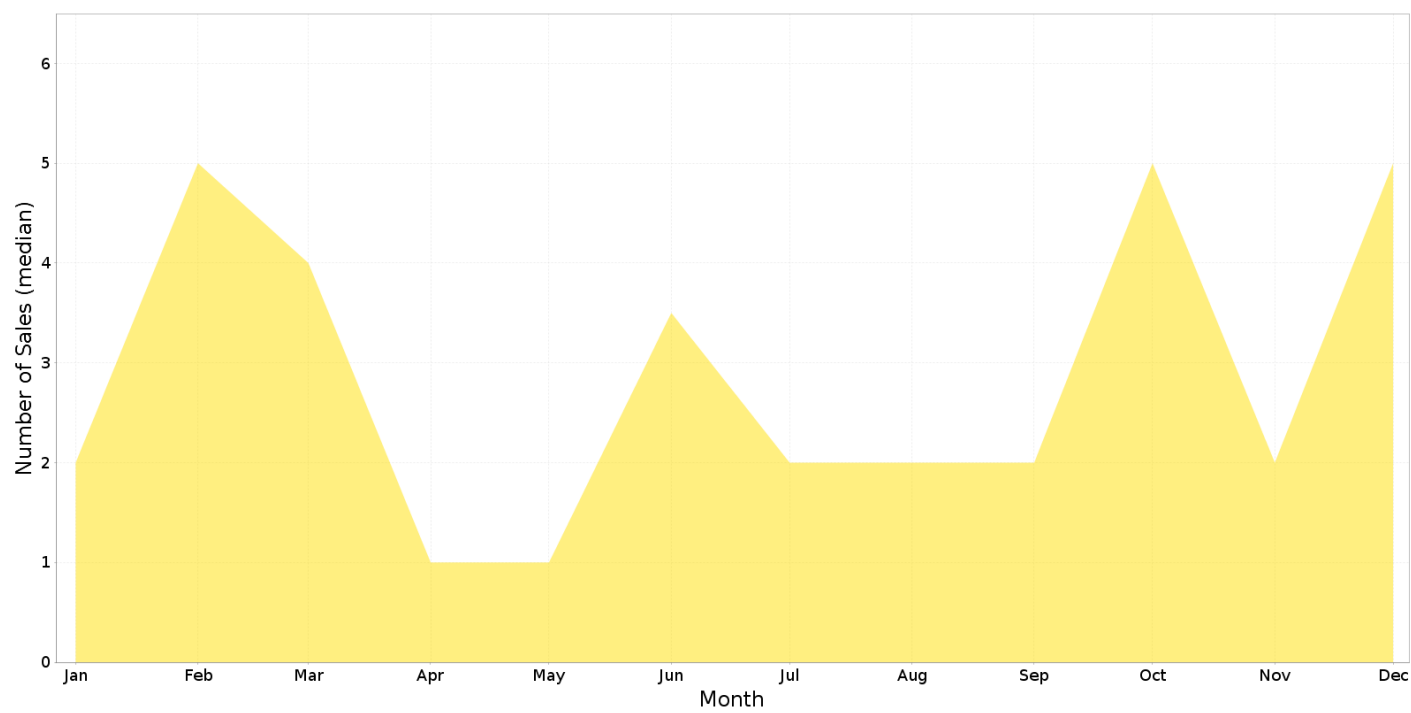
-4.5%

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

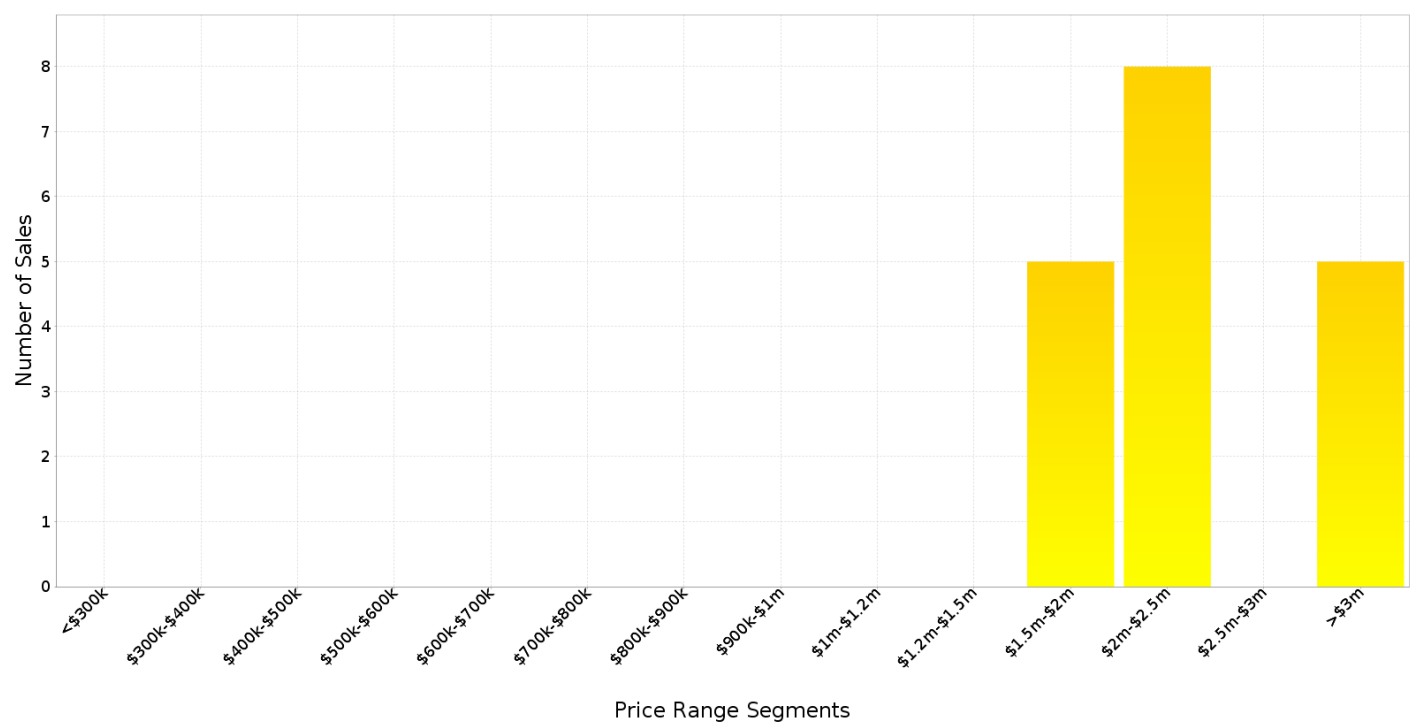
Based on 59 recorded House sales compared over the last two rolling 12 month periods



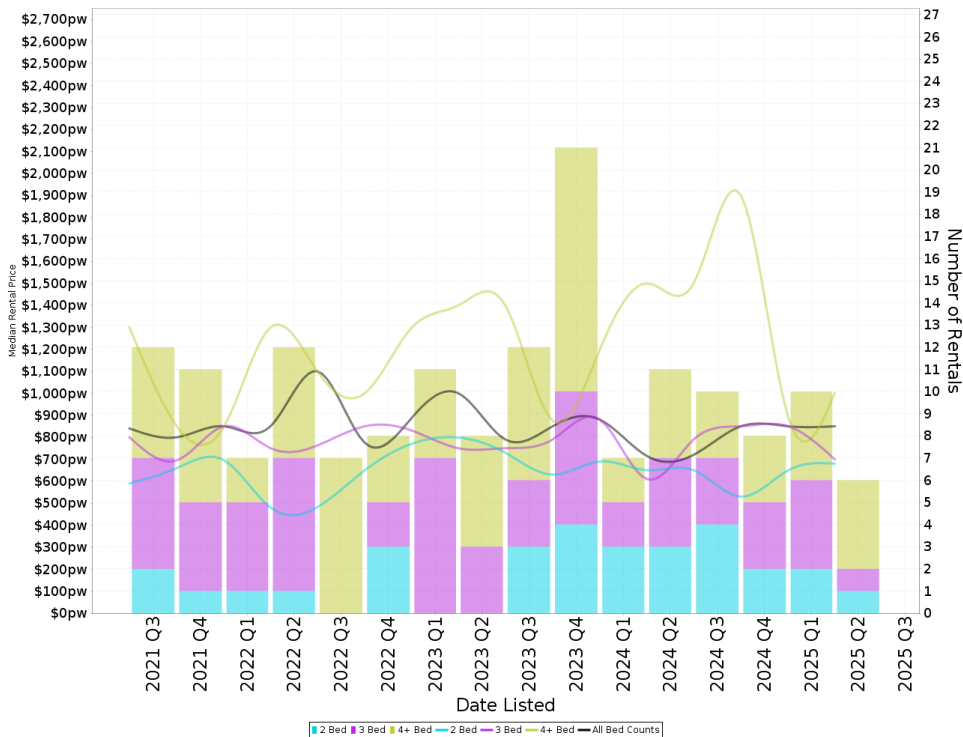
GRIFFITH - Peak Selling Periods (3 years)



GRIFFITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.5%

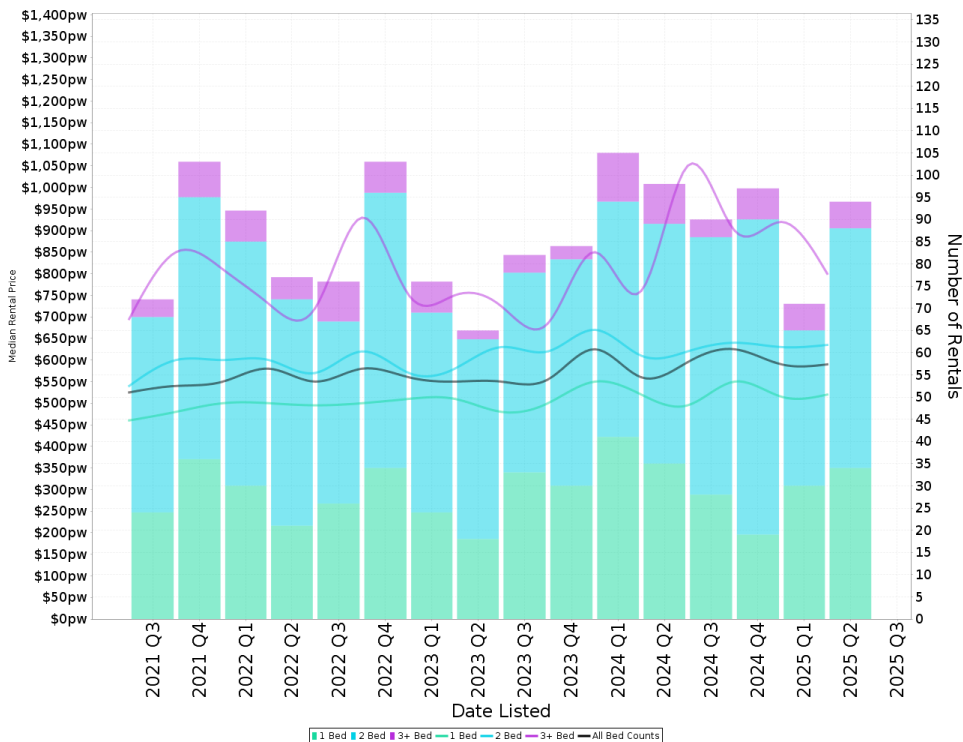
Current Median Price: \$2,148,000
Previous Median Price: \$2,250,000
Based on 59 registered House sales compared over the last two rolling 12 month periods.

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

-6.4%

Current Median Price: \$654,950
Previous Median Price: \$700,000
Based on 349 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$654,950
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

17 HODGKINSON ST

\$3,400,000

1,045 m²

34 HODGKINSON ST

\$2,050,000

1,051 m²

6 LA PEROUSE ST

\$3,950,000

1,197 m²

74 JANSZ CRES

\$4,850,000

962 m²

5 LA PEROUSE ST

\$3,200,000

1,268 m²

GRIFFITH - Properties For Rent

Median Rental Price

\$850 /w

Based on 34 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+2.1%

Current Median Price: \$2,148,000
Current Median Rent: \$850

Based on 18 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals


34

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

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

43 FROME STREET

\$760



691 m² 4 2 1

For Rent Sep 2025 11 Days

88 CANBERRA AVENUE

\$650 Per Week




1,204 m² 3 1 3

For Rent Aug 2025 23 Days

26 Hann Street

\$850




1,326 m² 3 1 2

For Rent Aug 2025 30 Days

5 JANSZ CRESCENT

\$830 Per week



910 m² 5 2 1

For Rent Jul 2025 35 Days

2 HAYES CRESCENT

\$2,150 pw



1,308 m² 4 2 3

For Rent May 2025 124 Days