

Suburb flyover report

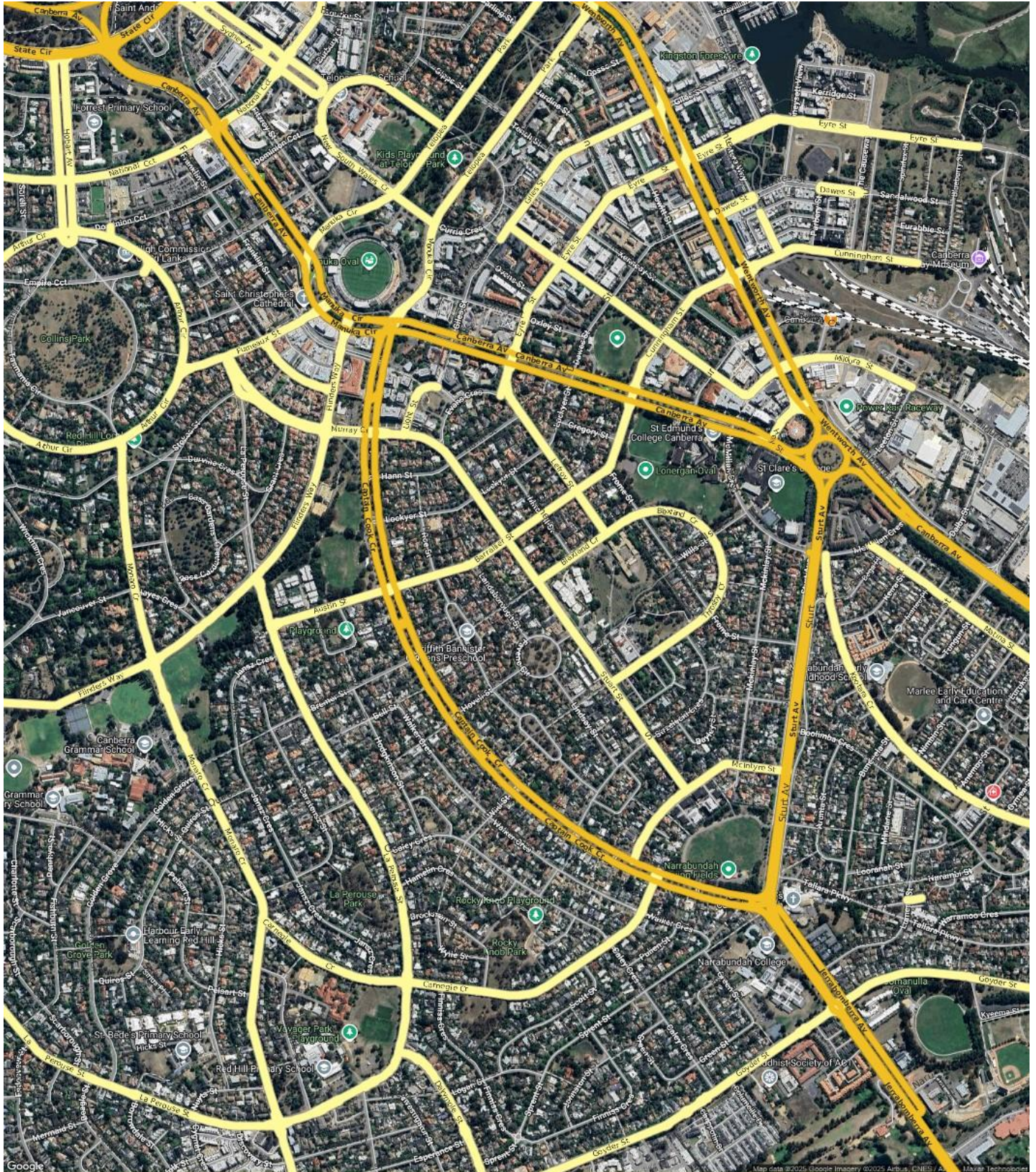
GRIFFITH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



GRIFFITH - Suburb Map



Prepared on 01/10/2025 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	9	\$ 2,050,000	-1.7 %	\$ 1,570,000	\$ 4,850,000

Median Sale Price

\$2.05m

Based on 15 recorded House sales within the last 12 months (Oct '24 - Sep '25)

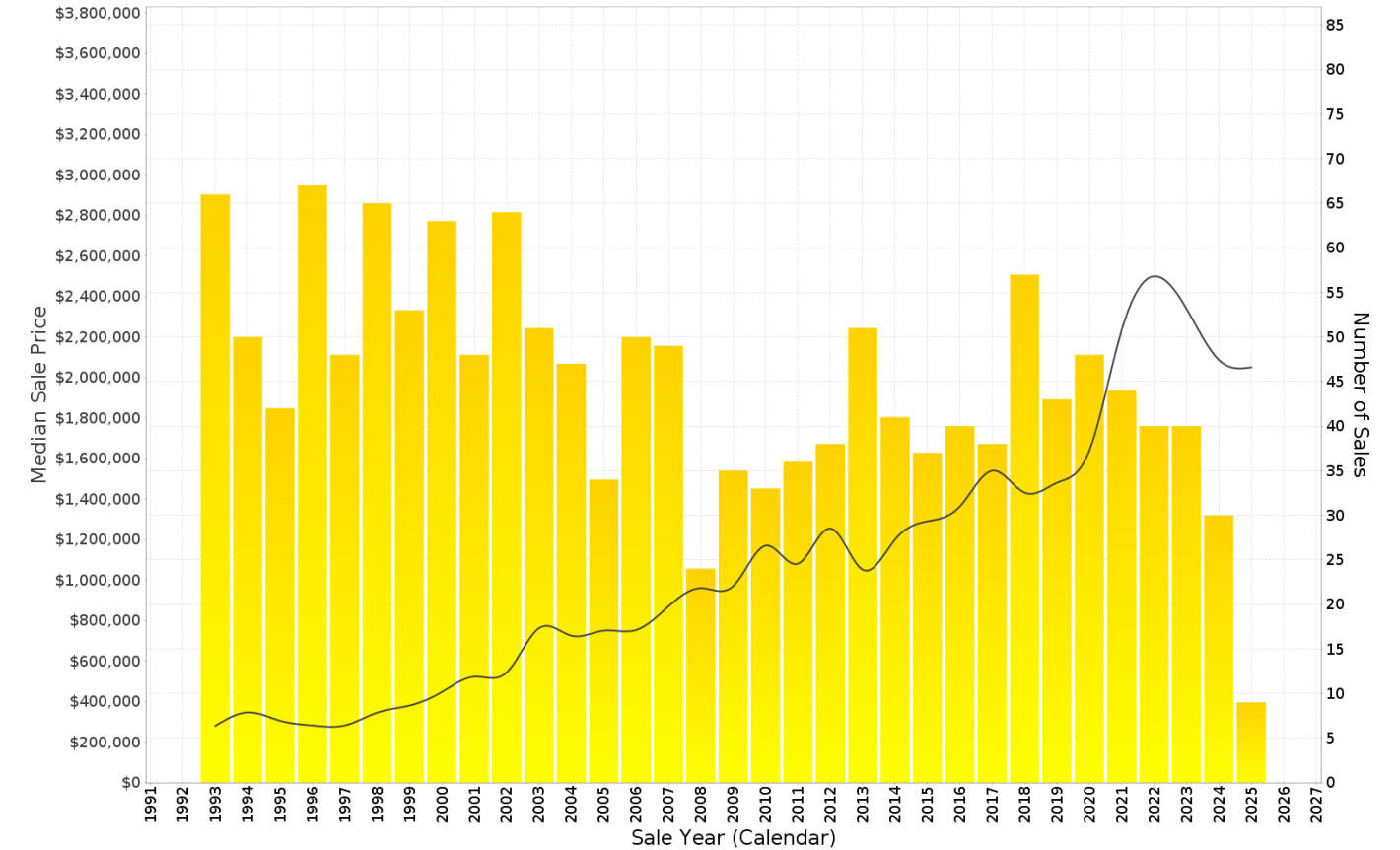
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

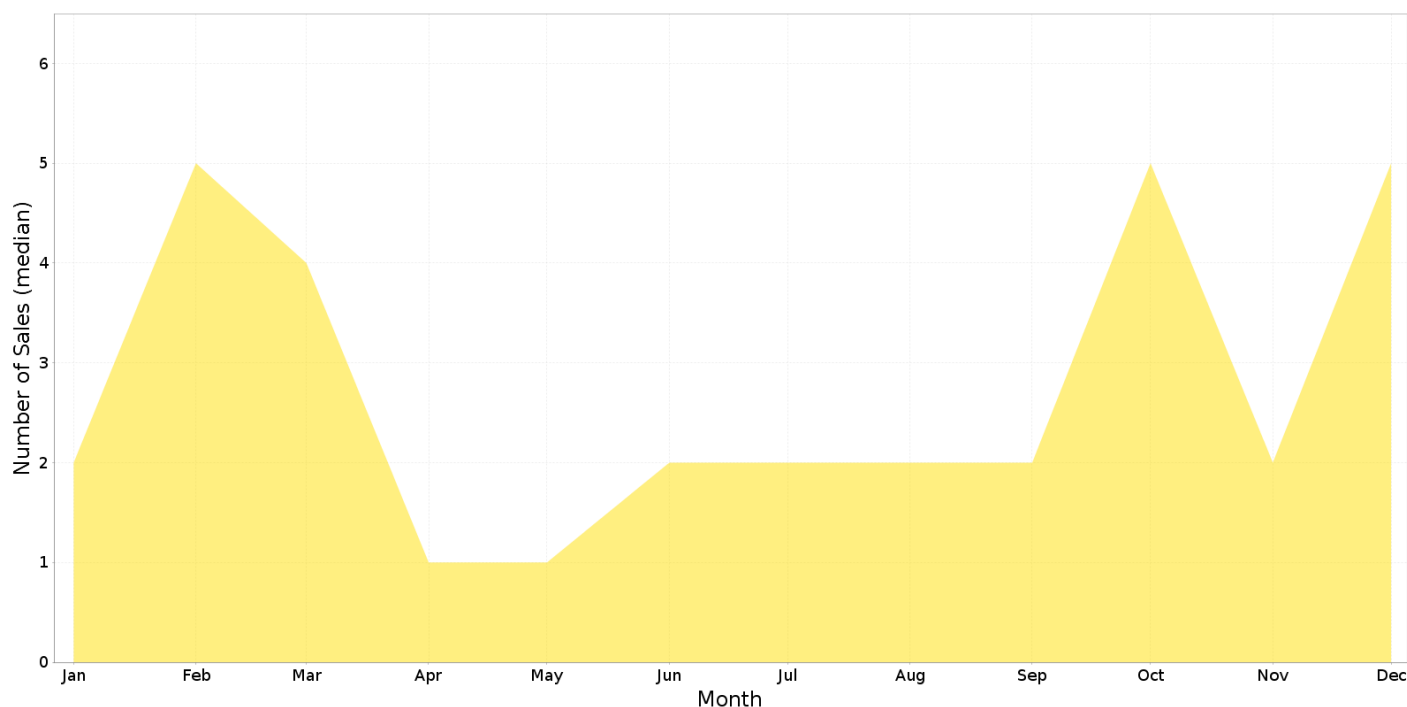
-6.0%

Current Median Price: \$2,050,000
Previous Median Price: \$2,181,000

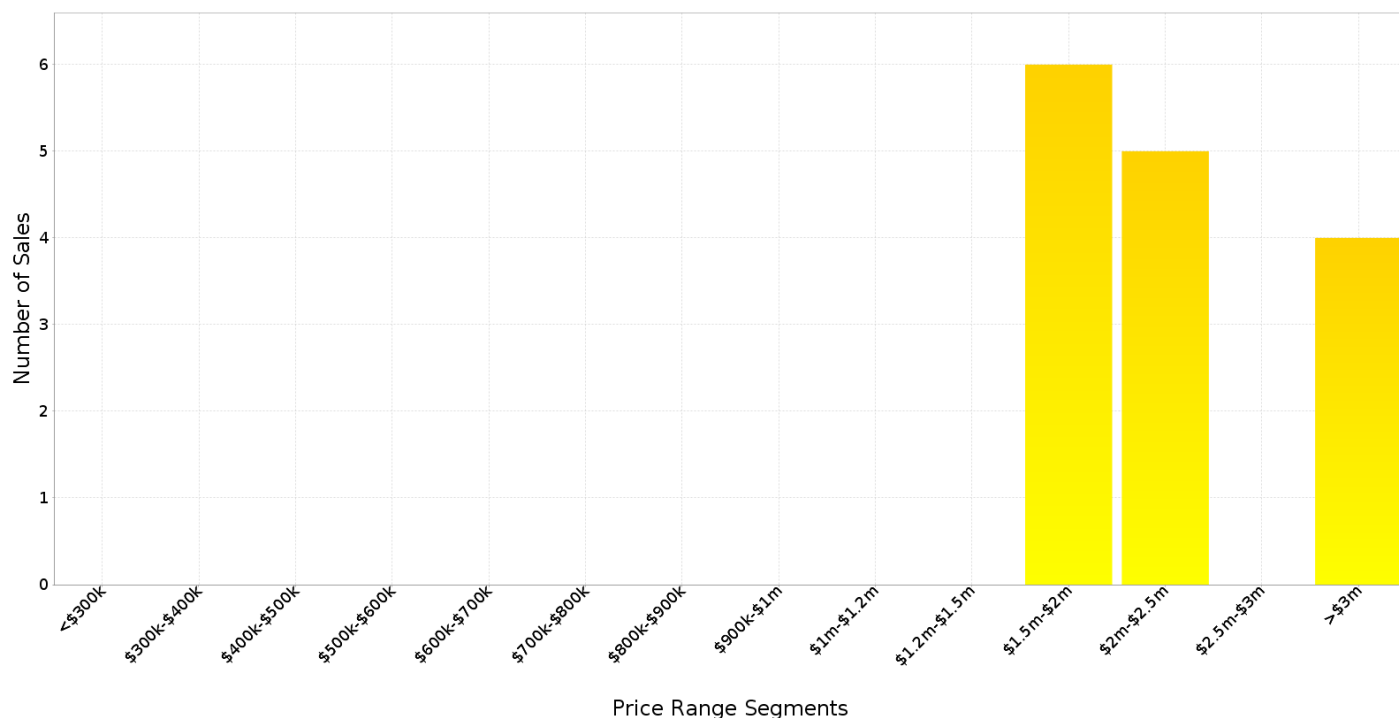
Based on 56 recorded House sales compared over the last two rolling 12 month periods



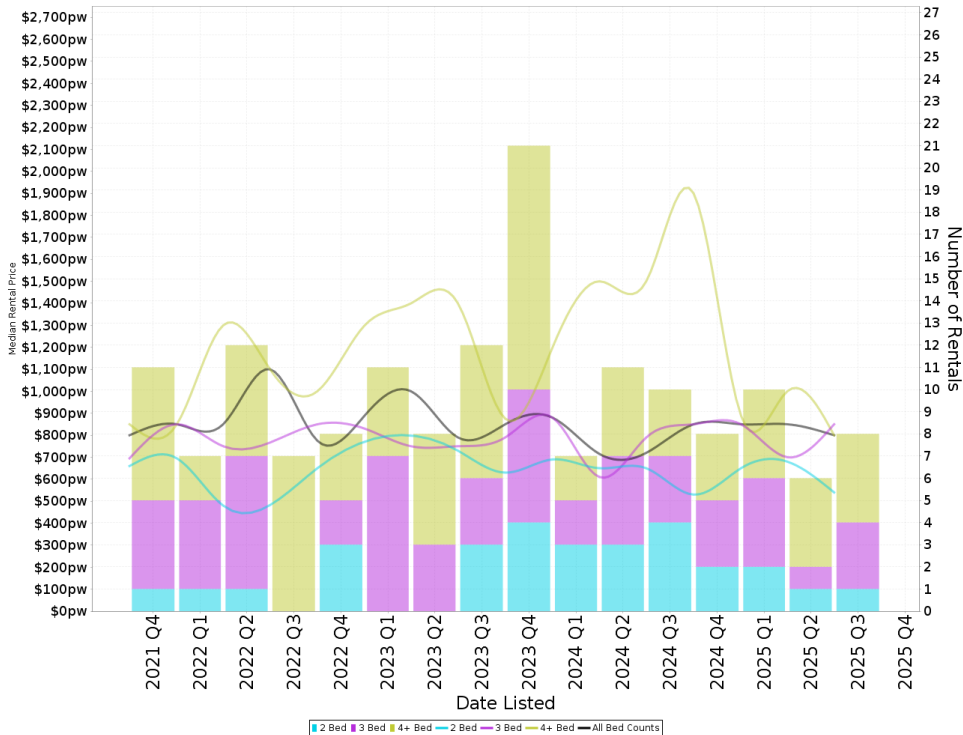
GRIFFITH - Peak Selling Periods (3 years)



GRIFFITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.0%

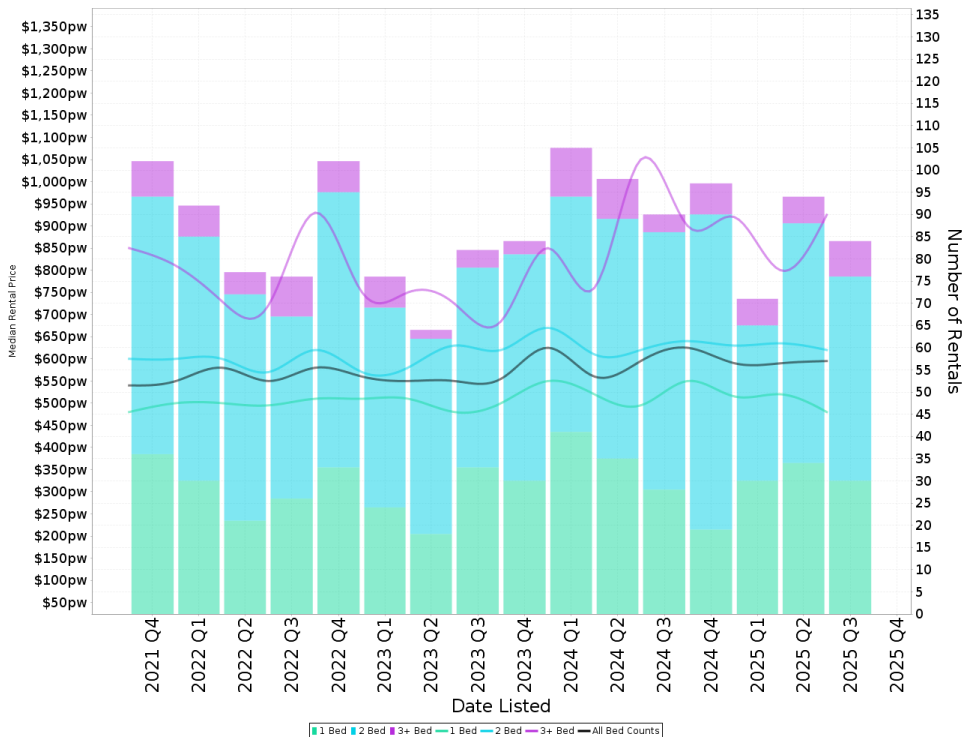
Current Median Price: \$2,050,000
Previous Median Price: \$2,181,000
Based on 56 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.2%

Current Median Price: \$2,050,000
Current Median Rent: \$850
Based on 32 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.3%

Current Median Price: \$679,900
Previous Median Price: \$645,900
Based on 296 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$679,900
Current Median Rent: \$600
Based on 346 registered Unit rentals compared over the last 12 months.

GRIFFITH - Recently Sold Properties

Median Sale Price

\$2.05m

Based on 15 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

-6.0%

Current Median Price: \$2,050,000
Previous Median Price: \$2,181,000

Based on 56 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

15

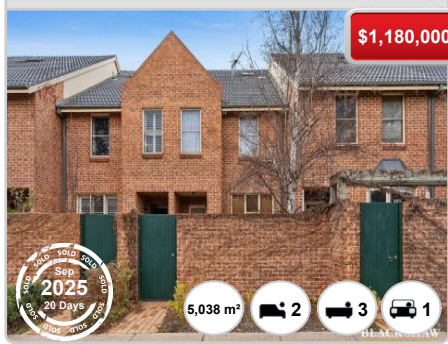
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

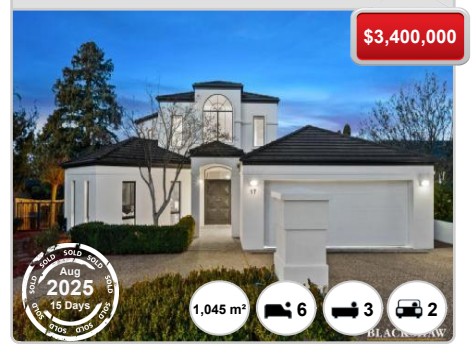
34 WALKER CRES



6/3 OVENS ST



17 HODGKINSON ST



22 BREMER ST



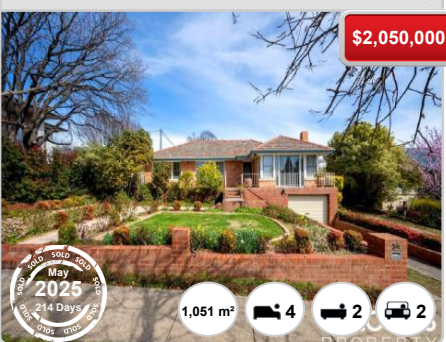
32 BLAXLAND CRES



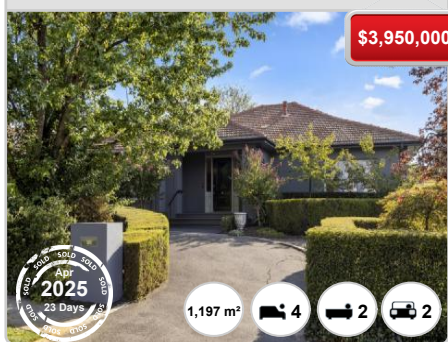
84A LA PEROUSE ST



34 HODGKINSON ST



6 LA PEROUSE ST



GRIFFITH - Properties For Rent

Median Rental Price

\$850 /w

Based on 32 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+2.2%

Current Median Price: \$2,050,000
Current Median Rent: \$850

Based on 15 recorded House sales and 32 House rentals compared over the last 12 months


Number of Rentals

32

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

92 Canberra Avenue



\$580.00

FOR RENT

FOR SALE

FOR RENT

FOR SALE

Sep 2025

1 Day

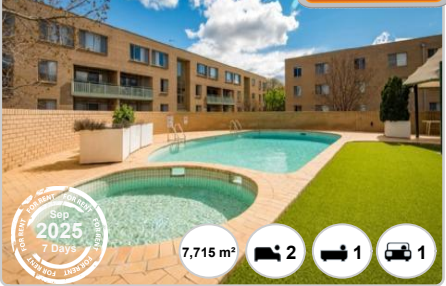
1,394 m²

3

1

1

43/18 Leichhardt St



\$540 per week

FOR RENT

FOR SALE

FOR RENT

FOR SALE

Sep 2025

7 Days


7,715 m²

2

1

1

43/18 LEICHHARDT STREET



\$540 weekly

FOR RENT

FOR SALE

FOR RENT

FOR SALE

Sep 2025

7 Days


7,715 m²

2

1

1

88 CANBERRA AVENUE



\$590 Per Week

FOR RENT

FOR SALE

FOR RENT

FOR SALE

Aug 2025

51 Days


1,204 m²

3

1

3

26 Hann Street



\$850

FOR RENT

FOR SALE

FOR RENT

FOR SALE

Aug 2025

58 Days


1,326 m²

3

1

1

5 JANSZ CRESCENT



\$800 Per week

FOR RENT

FOR SALE

FOR RENT

FOR SALE

Jul 2025

63 Days

910 m²

5

2

1