

Suburb flyover report

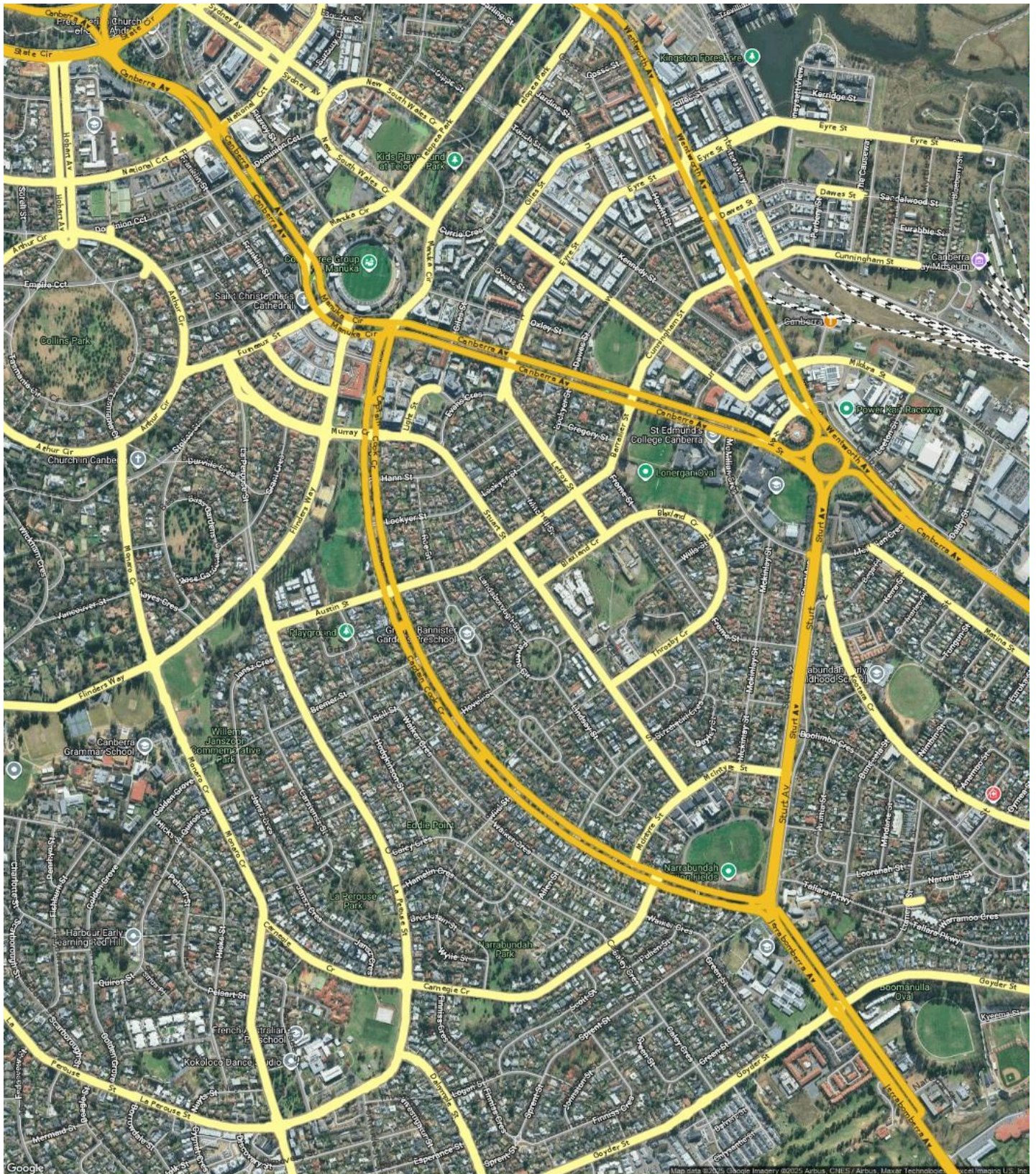
GRIFFITH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



GRIFFITH - Suburb Map



Prepared on 05/01/2026 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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GRIFFITH - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|--------------|--------------|
| 2008 | 24 | \$ 960,000 | 0.0 % | \$ 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 | 56 | \$ 1,448,000 | -6.0 % | \$ 20,000 | \$ 2,650,000 |
| 2019 | 43 | \$ 1,480,000 | 2.2 % | \$ 475,000 | \$ 4,000,000 |
| 2020 | 48 | \$ 1,639,030 | 10.7 % | \$ 443,000 | \$ 4,050,000 |
| 2021 | 42 | \$ 2,210,000 | 34.8 % | \$ 310,000 | \$ 6,410,000 |
| 2022 | 40 | \$ 2,500,000 | 13.1 % | \$ 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 | 16 | \$ 2,140,000 | 2.6 % | \$ 1,570,000 | \$ 4,850,000 |
| 2026 | 0 | | | | |

Median Sale Price

\$2.14m

Based on 16 recorded House sales within the last 12 months (2025)

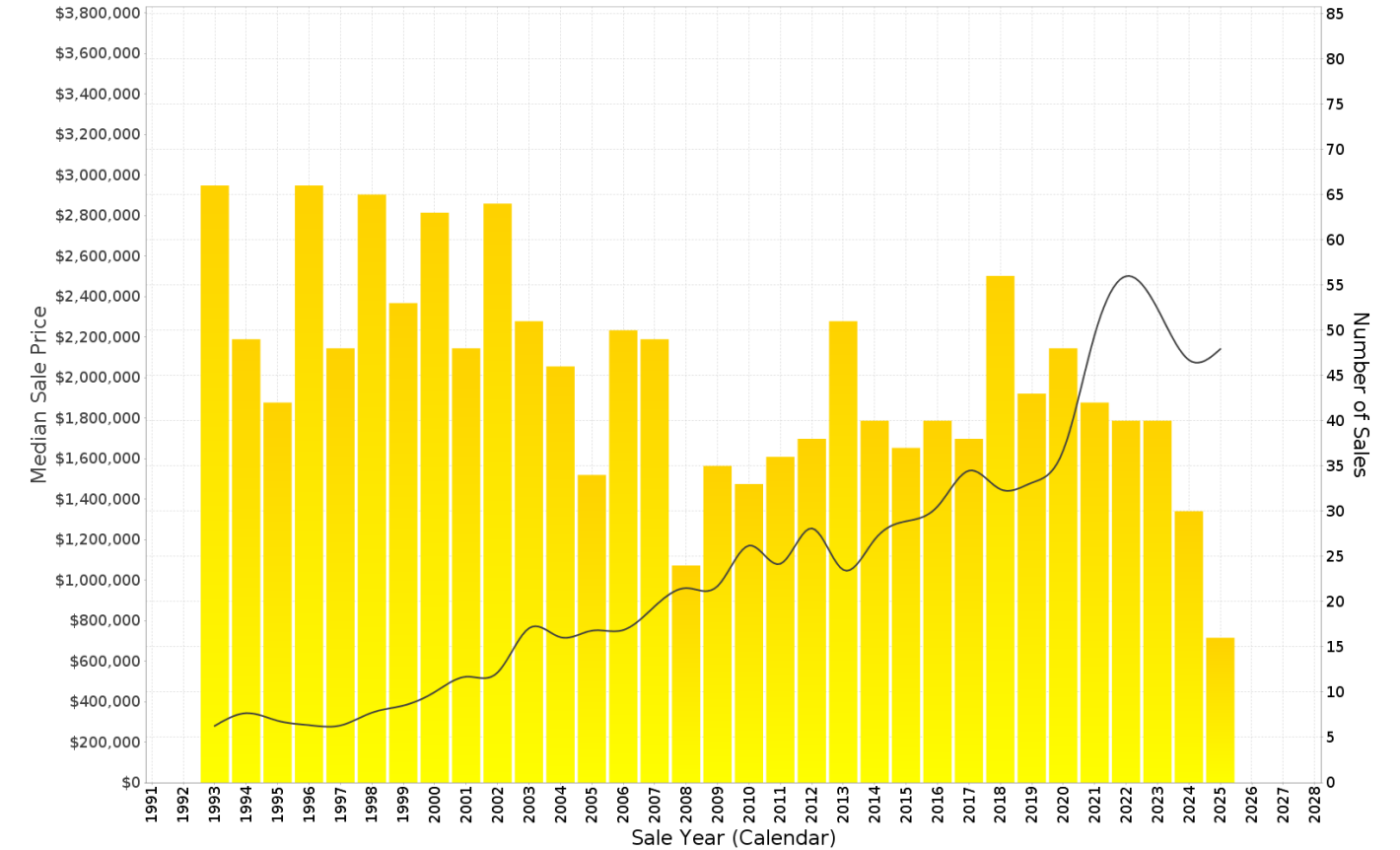
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

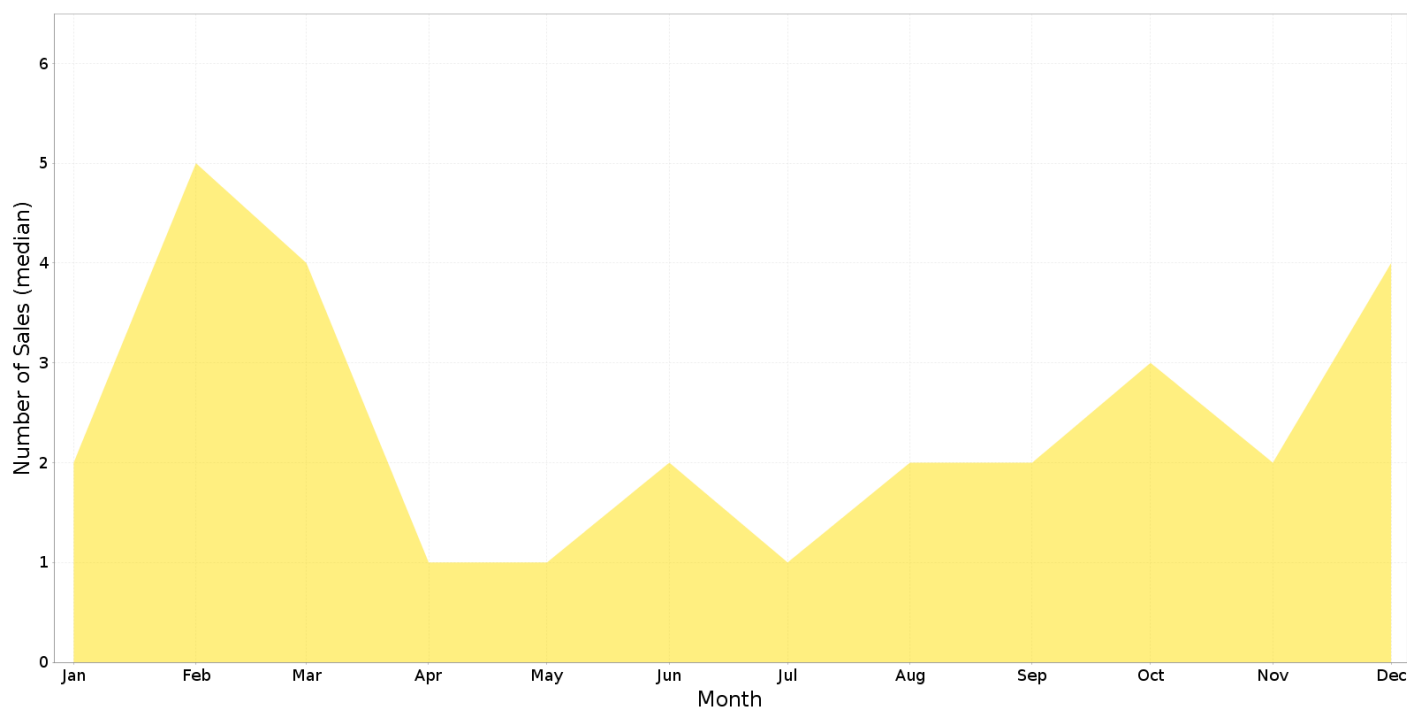
+2.6%

Current Median Price: \$2,140,000
Previous Median Price: \$2,086,000

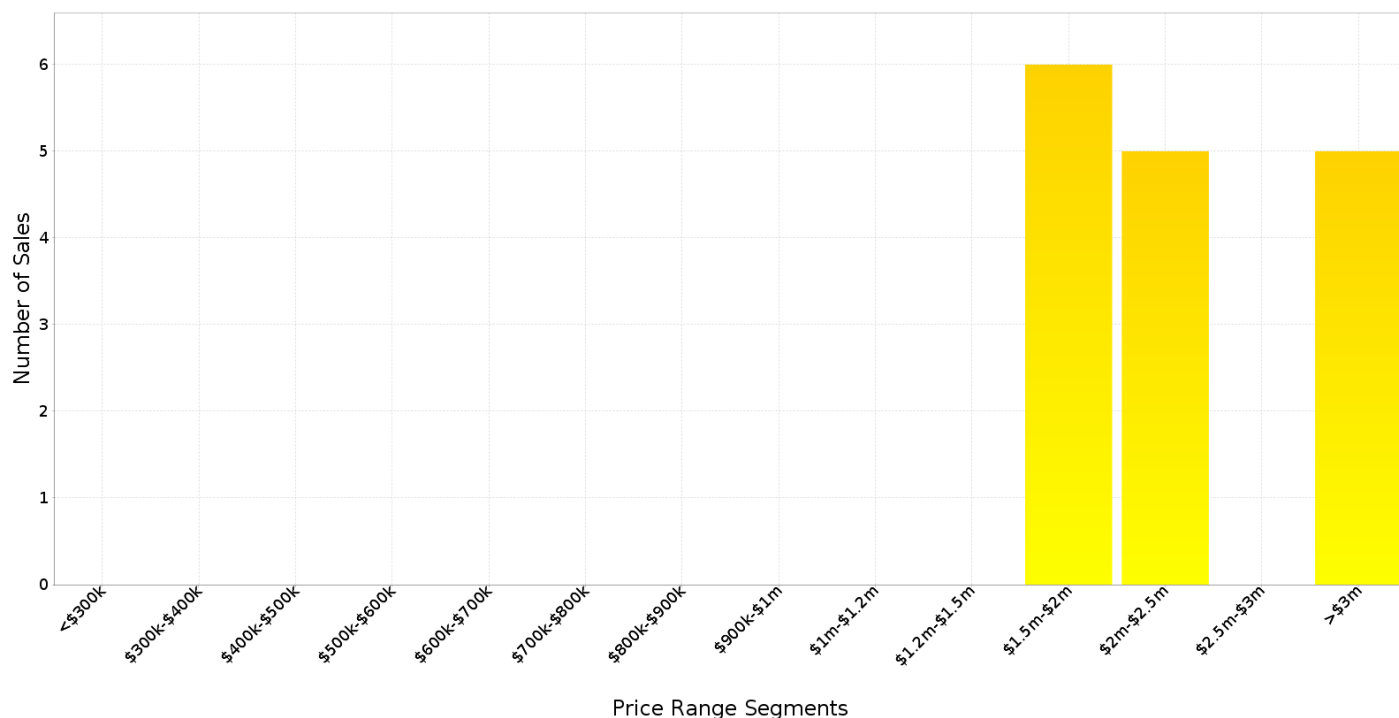
Based on 46 recorded House sales compared over the last two rolling 12 month periods



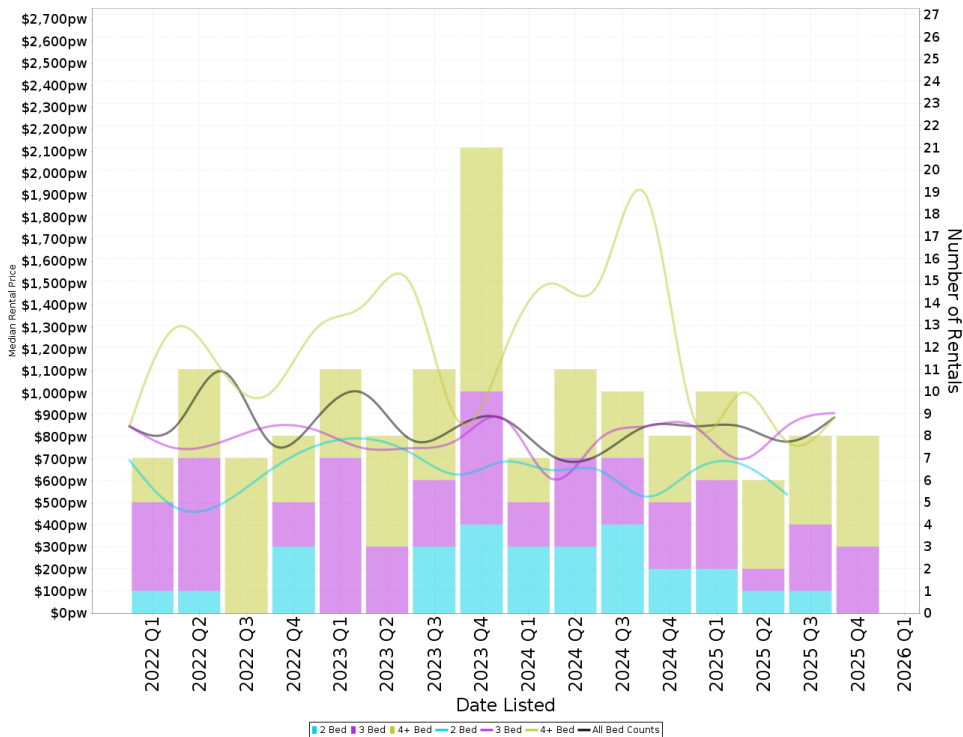
GRIFFITH - Peak Selling Periods (3 years)



GRIFFITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.6%

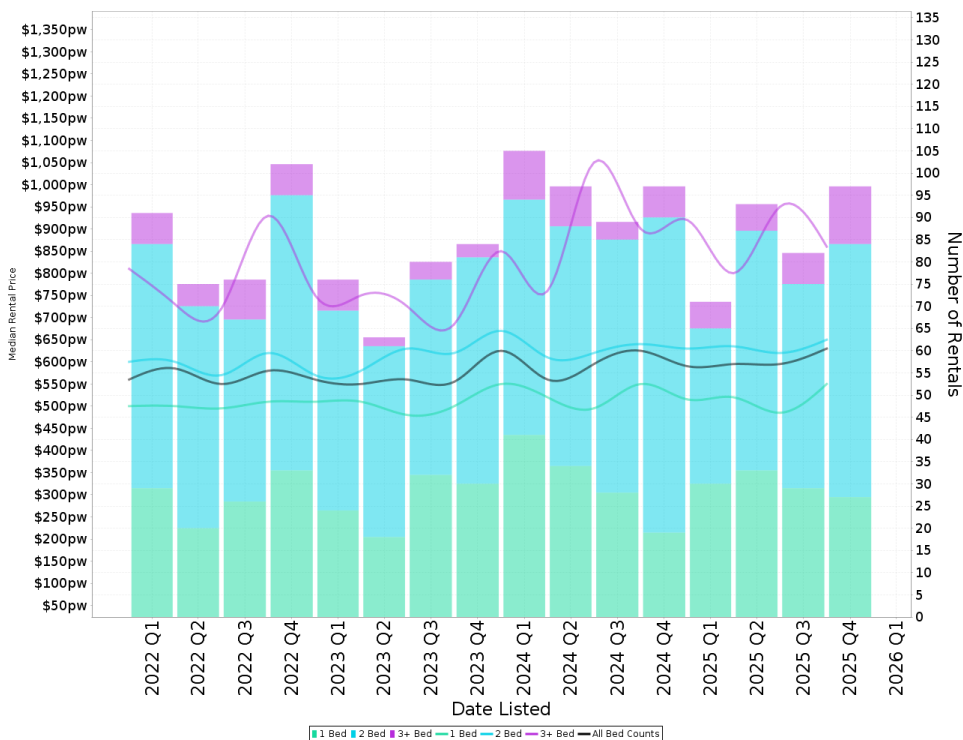
Current Median Price: \$2,140,000
Previous Median Price: \$2,086,000
 Based on 46 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.1%

Current Median Price: \$2,140,000
Current Median Rent: \$850
 Based on 32 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.5%

Current Median Price: \$692,500
Previous Median Price: \$649,950
 Based on 306 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$692,500
Current Median Rent: \$600
 Based on 343 registered Unit rentals compared over the last 12 months.

GRIFFITH - Recently Sold Properties

Median Sale Price

\$2.14m

Based on 16 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+2.6%

Current Median Price: \$2,140,000
Previous Median Price: \$2,086,000

Based on 46 recorded House sales compared over the last two rolling 12 month periods

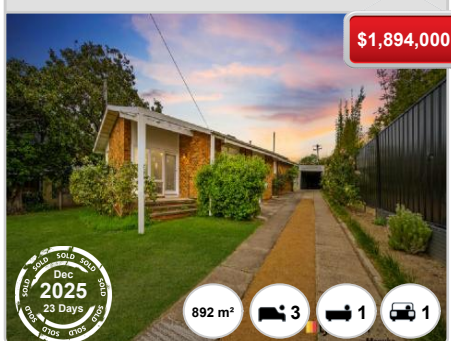
Sold Properties

16

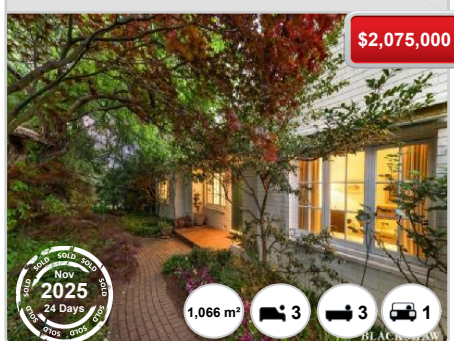
Based on recorded House sales within the 12 months (2025)

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

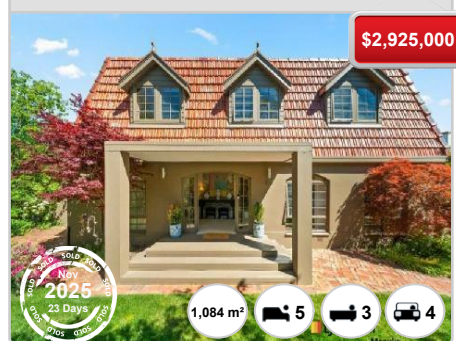
27 CARSTENSZ ST



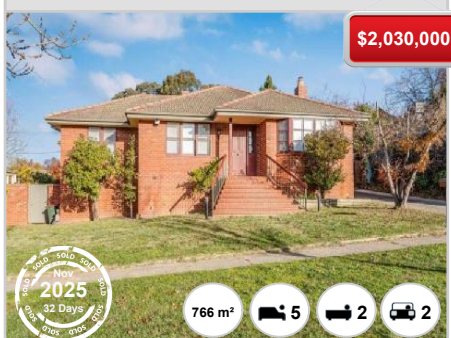
31 ARTHUR CIR



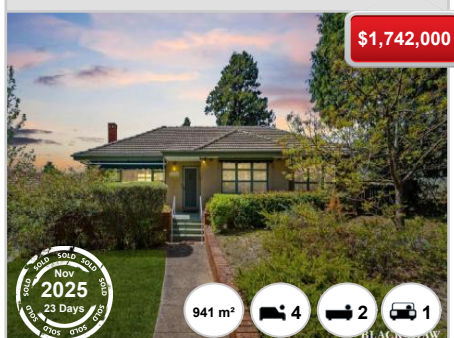
23 HANN ST



23 BREMER ST



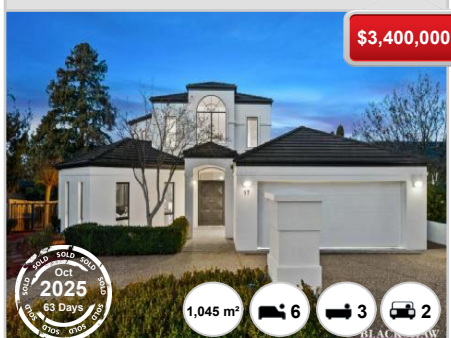
15 HODGKINSON ST



43 FROME ST



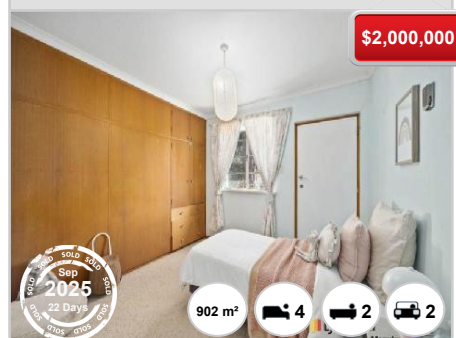
17 HODGKINSON ST



34 WALKER CRES



8 WELLS GDNS



34 CARSTENSZ ST

\$2,230,000



41 JANSZ CRES

\$2,400,000



22 BREMER ST

\$1,570,000



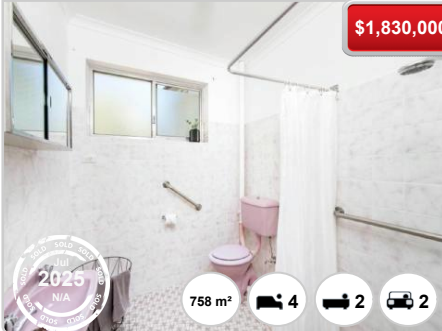
32 BLAXLAND CRES

\$1,700,000



79 JANSZ CRES

\$1,830,000



GRIFFITH - Properties For Rent

Median Rental Price

\$850 /w

Based on 32 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+2.1%

Current Median Price: \$2,140,000
Current Median Rent: \$850

Based on 16 recorded House sales and 32 House rentals compared over the last 12 months

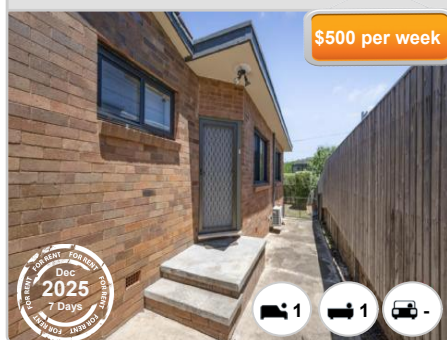
Number of Rentals

32

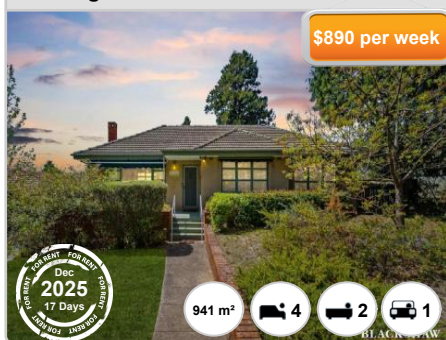
Based on recorded House rentals within the last 12 months (2025)

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

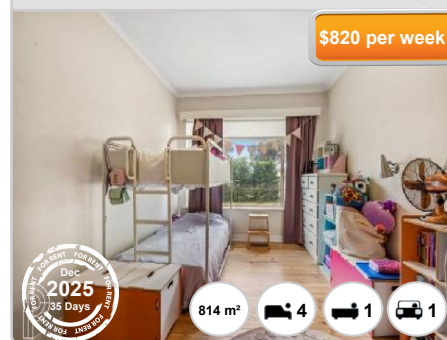
8 A - Carstensz Street



15 Hodgkinson Street



62 CAPTAIN COOK CRESCENT



26 Hann Street

