

**RayWhite.**

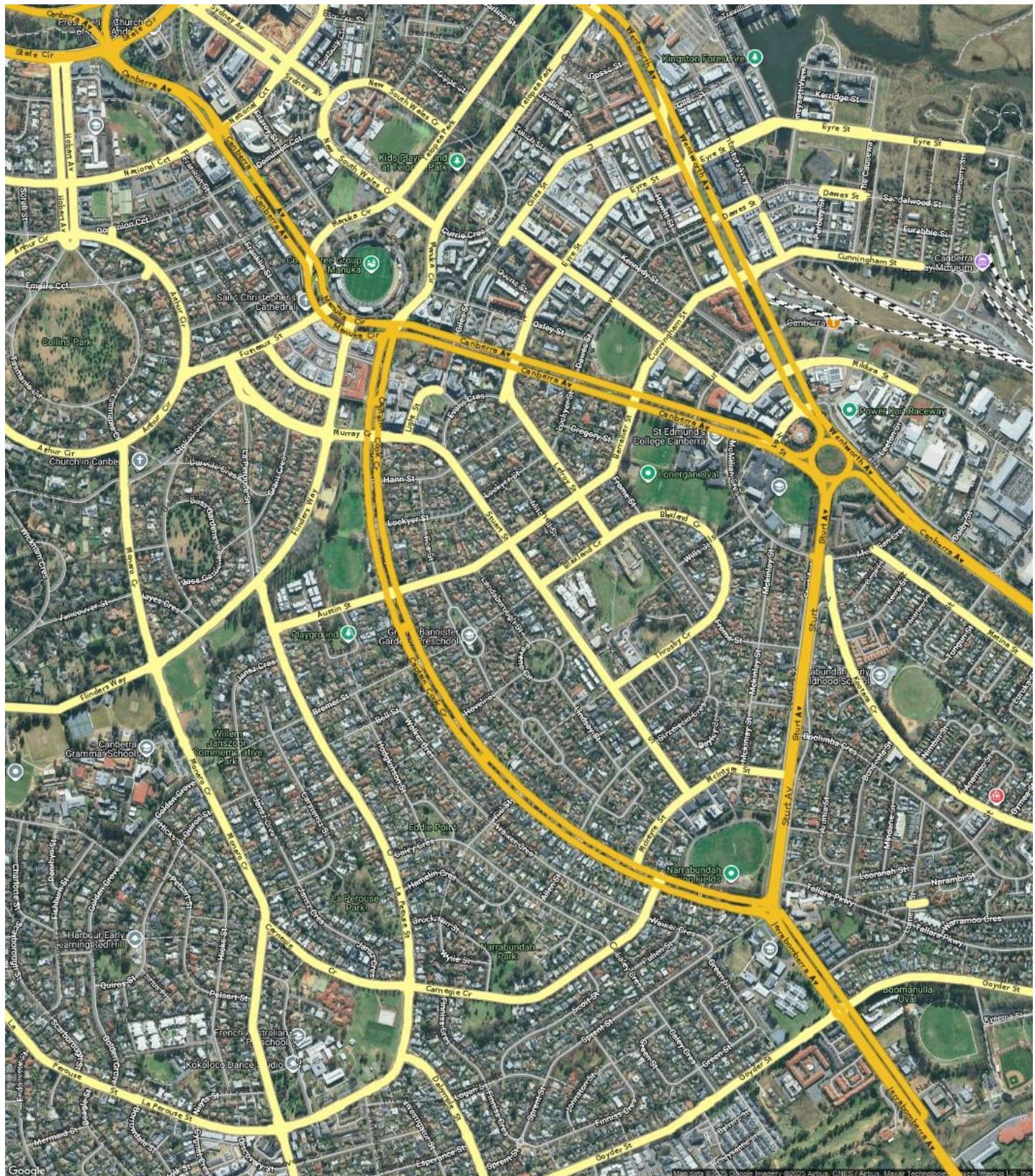
# Suburb flyover report

**GRIFFITH (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# GRIFFITH - Suburb Map



# 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)

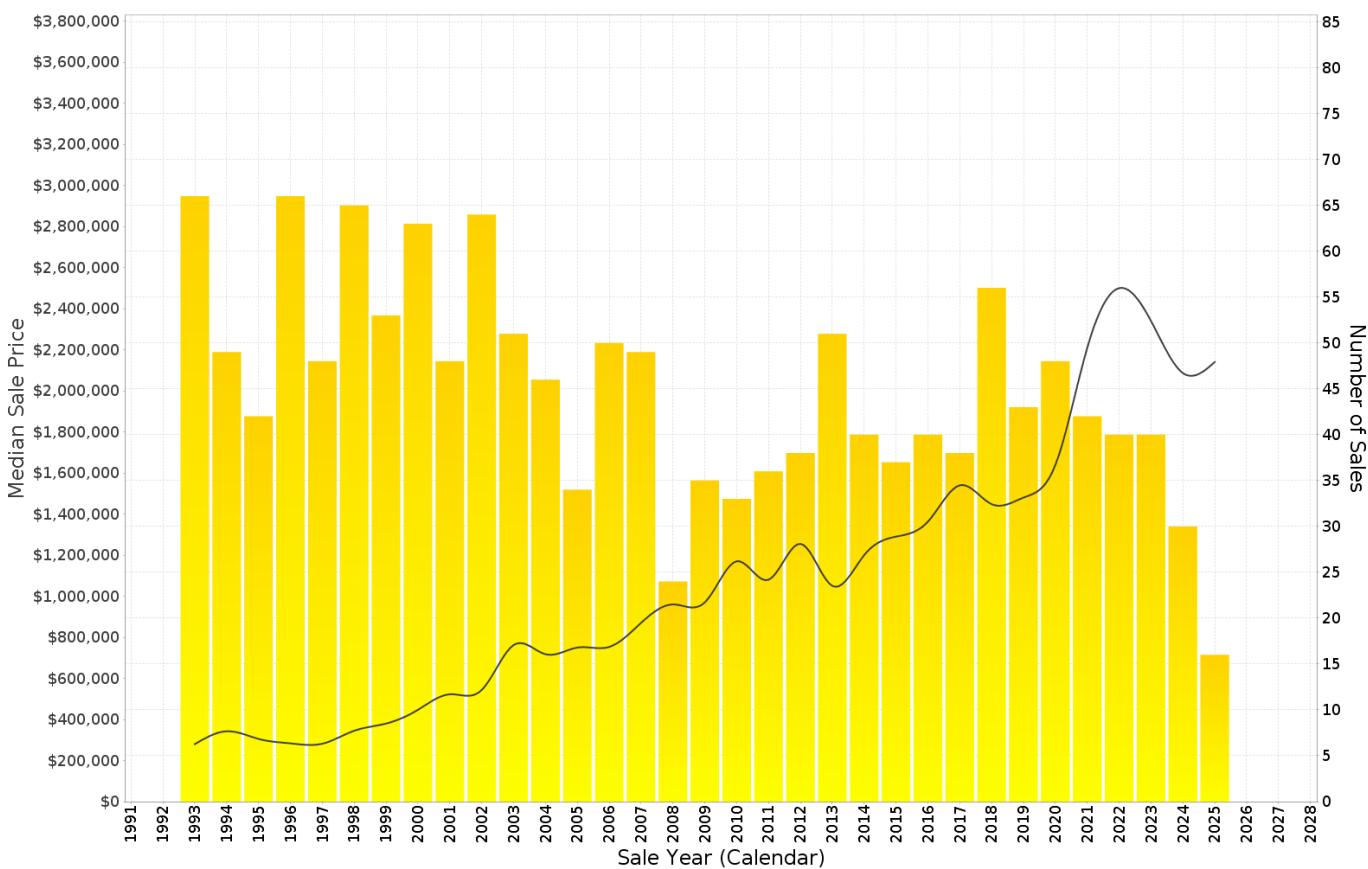
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

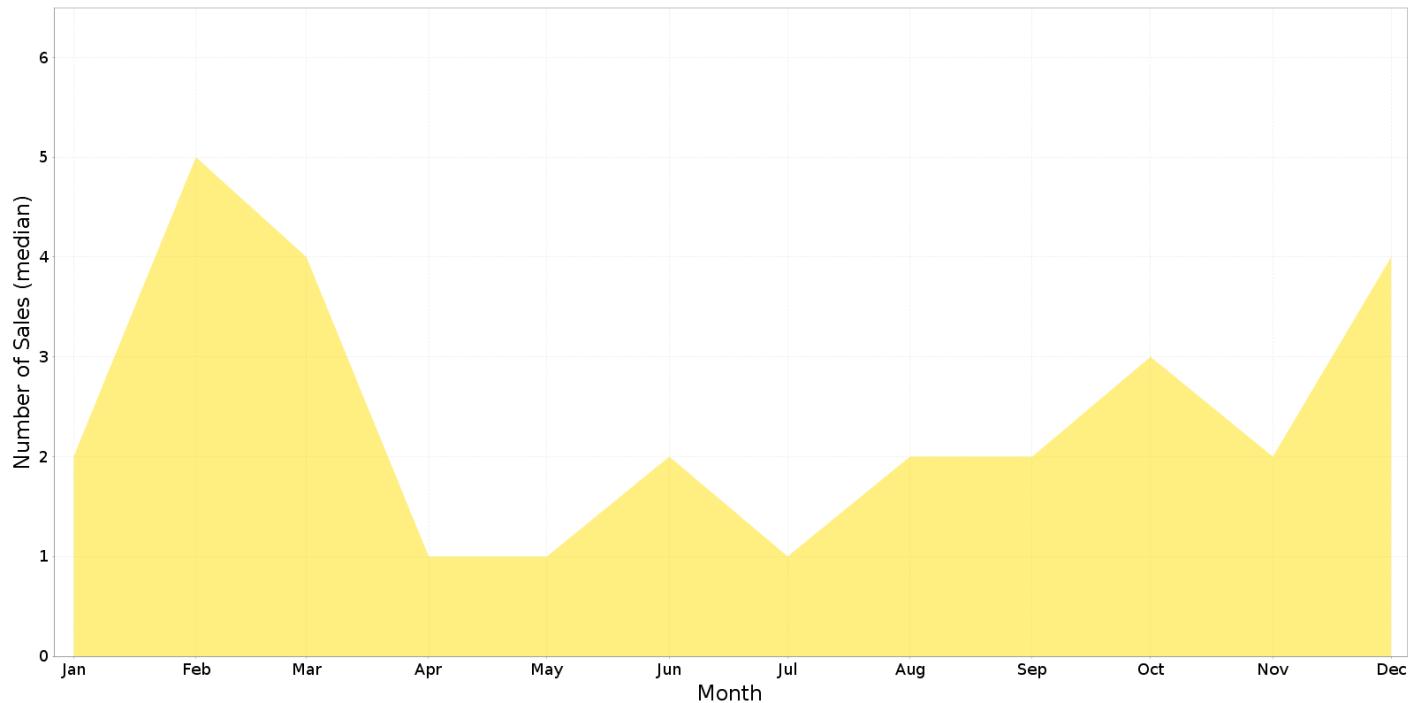
**+2.6%**

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

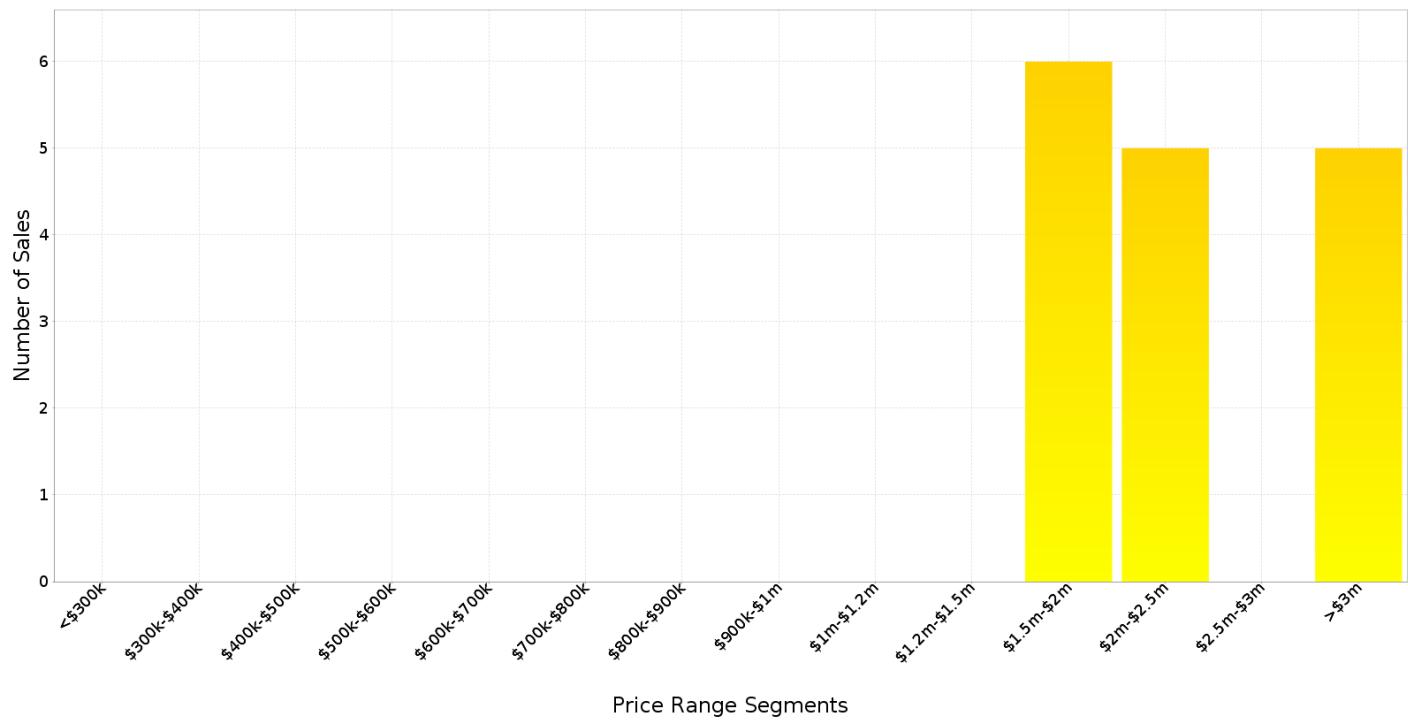
Based on 46 recorded House sales compared over the last two rolling 12 month periods



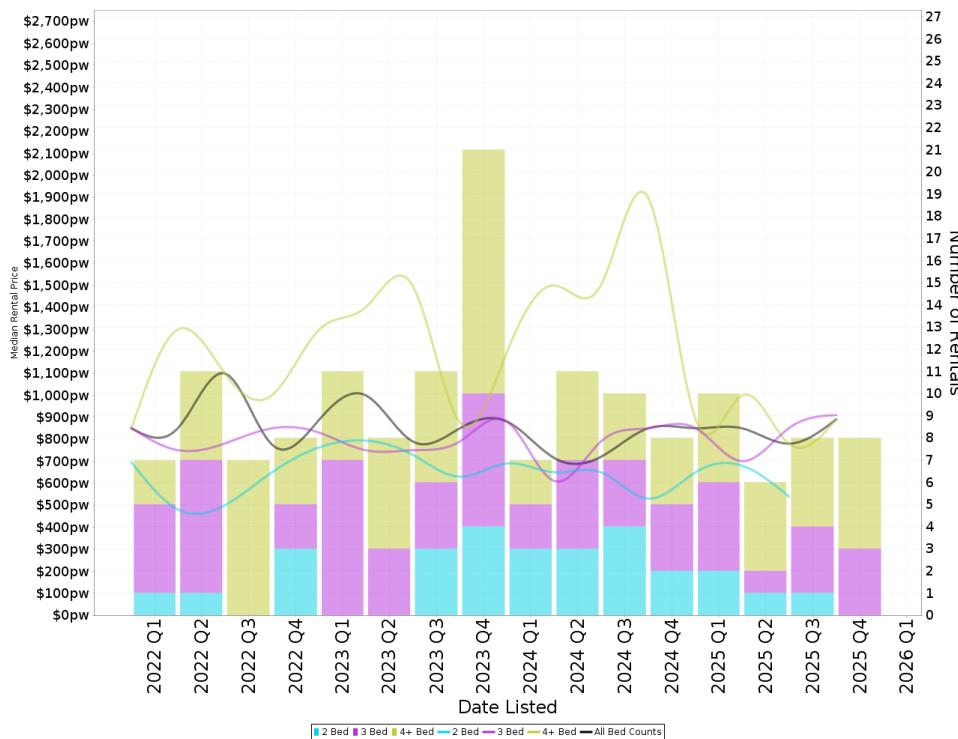
## GRIFFITH - Peak Selling Periods (3 years)



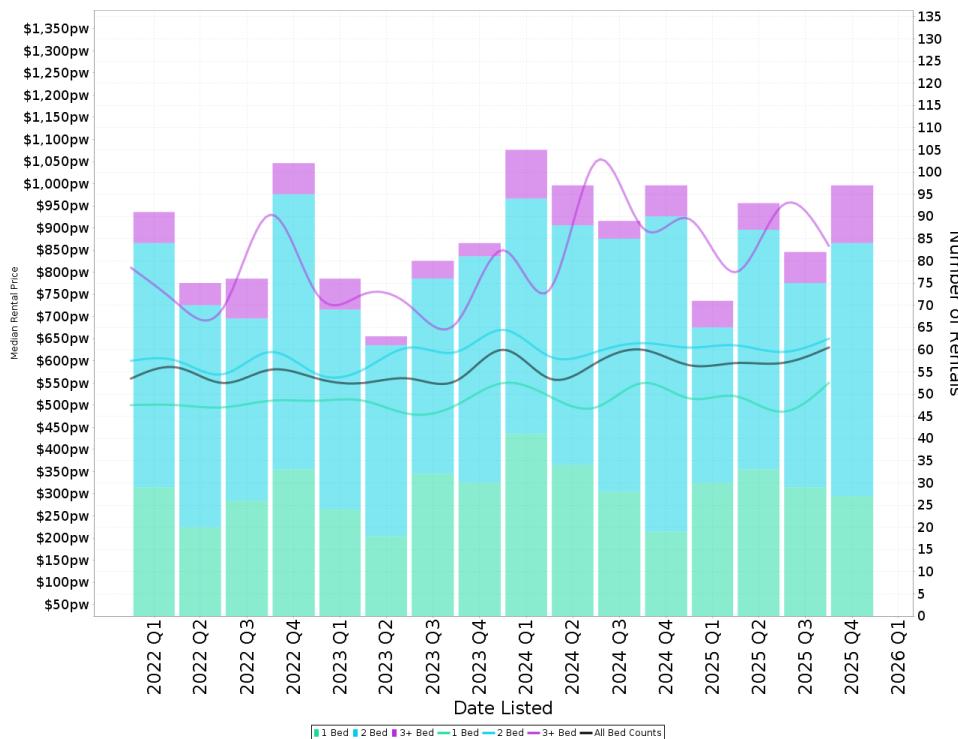
## GRIFFITH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



# 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**



1,028 m<sup>2</sup>   

**41 JANSZ CRES**



**\$2,400,000**



1,027 m<sup>2</sup>   

**22 BREMER ST**



**\$1,570,000**



1124 m<sup>2</sup>   

**32 BLAXLAND CRES**



**\$1,700,000**



1278 m<sup>2</sup>   

**79 JANSZ CRES**



**\$1,830,000**



758 m<sup>2</sup>   

# 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

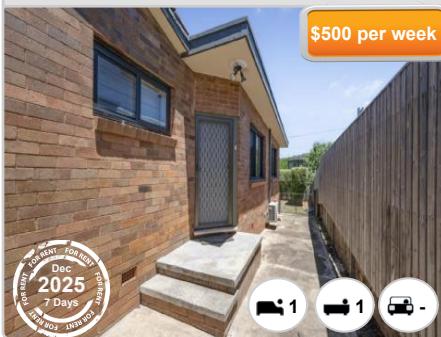
## Number of Rentals

**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

