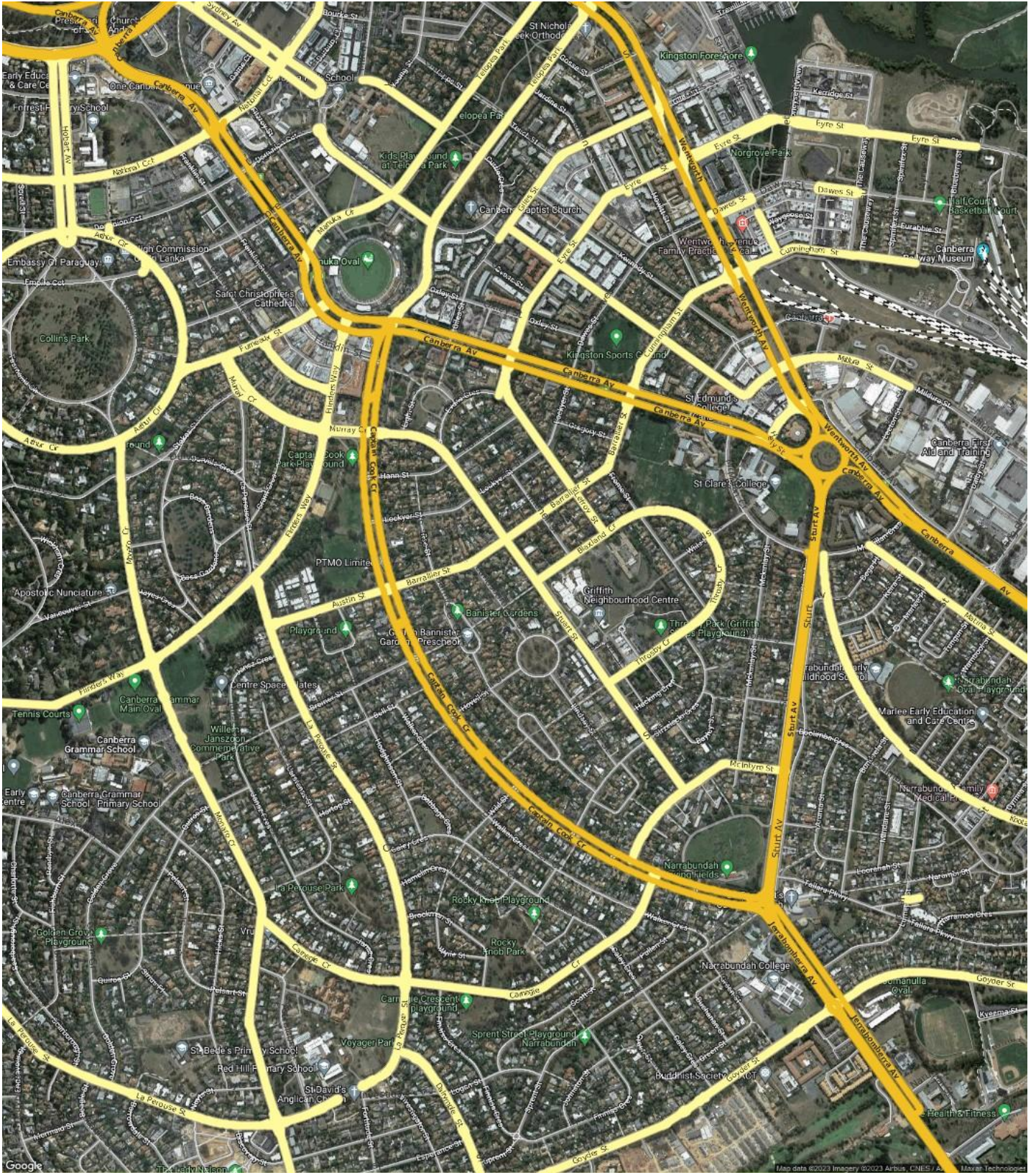


SUBURB FLYOVER REPORT

GRIFFITH (HOUSE)

Prepared by [Independent Property Group](#)

GRIFFITH - Suburb Map



GRIFFITH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	34	\$ 750,000	0.0 %	\$ 400,000	\$ 1,250,000
2006	50	\$ 753,000	0.4 %	\$ 490,000	\$ 1,880,000
2007	49	\$ 870,000	15.5 %	\$ 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	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	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	13	\$ 2,412,000	-3.5 %	\$ 860,000	\$ 3,825,000

Median Sale Price

\$2.4m

Based on 25 recorded House sales within the last 12 months (Oct '22 - Sep '23)

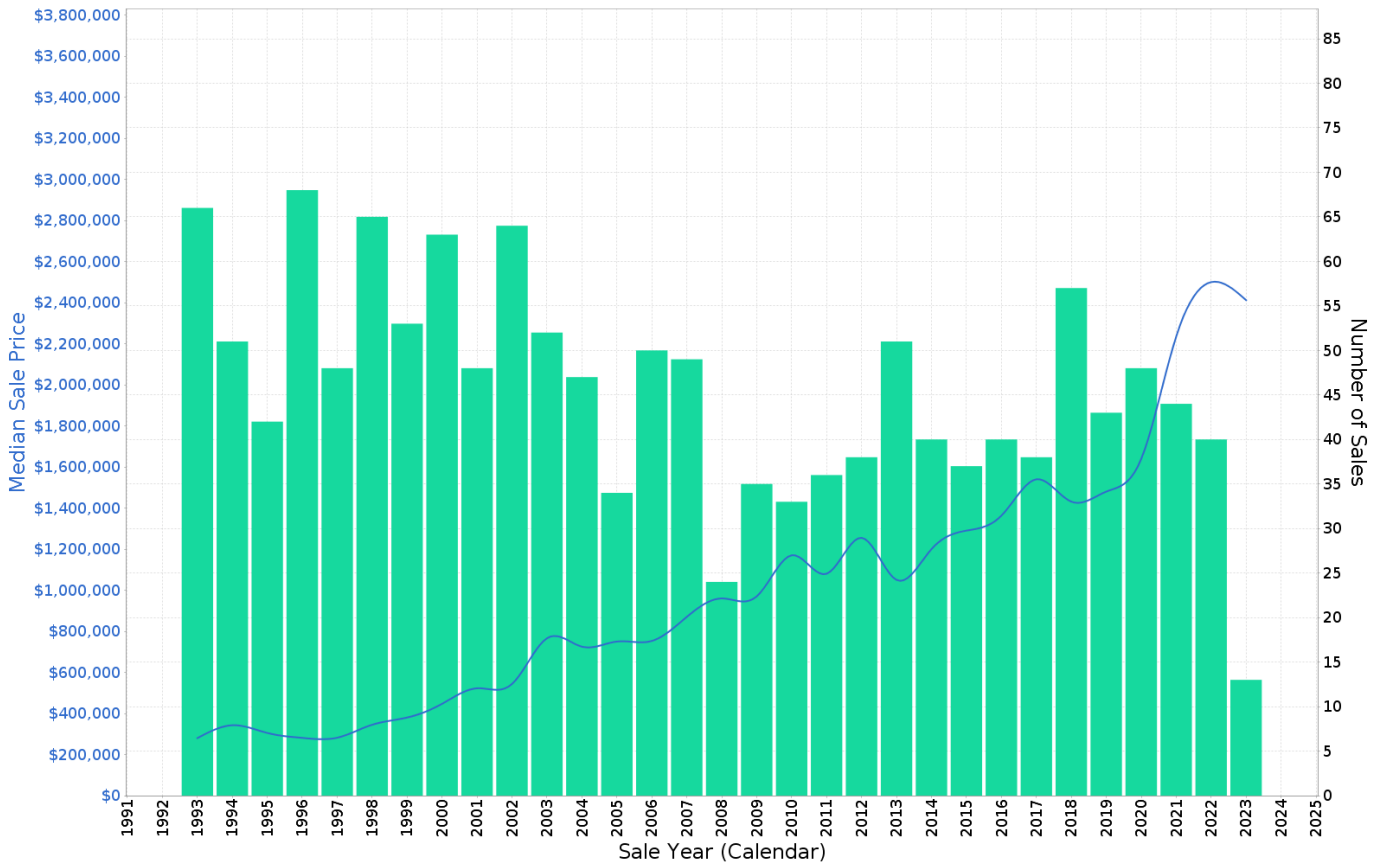
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

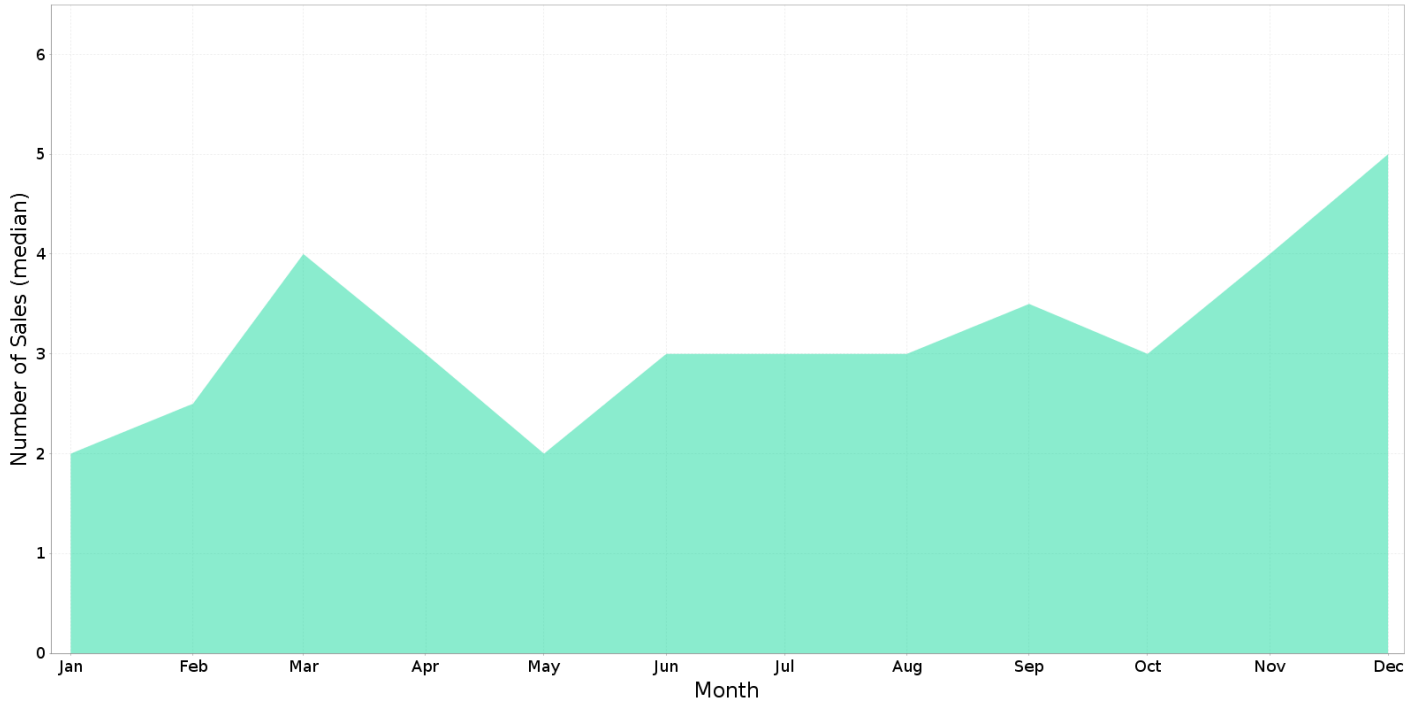
-7.2%

Current Median Price: \$2,400,000
Previous Median Price: \$2,587,500

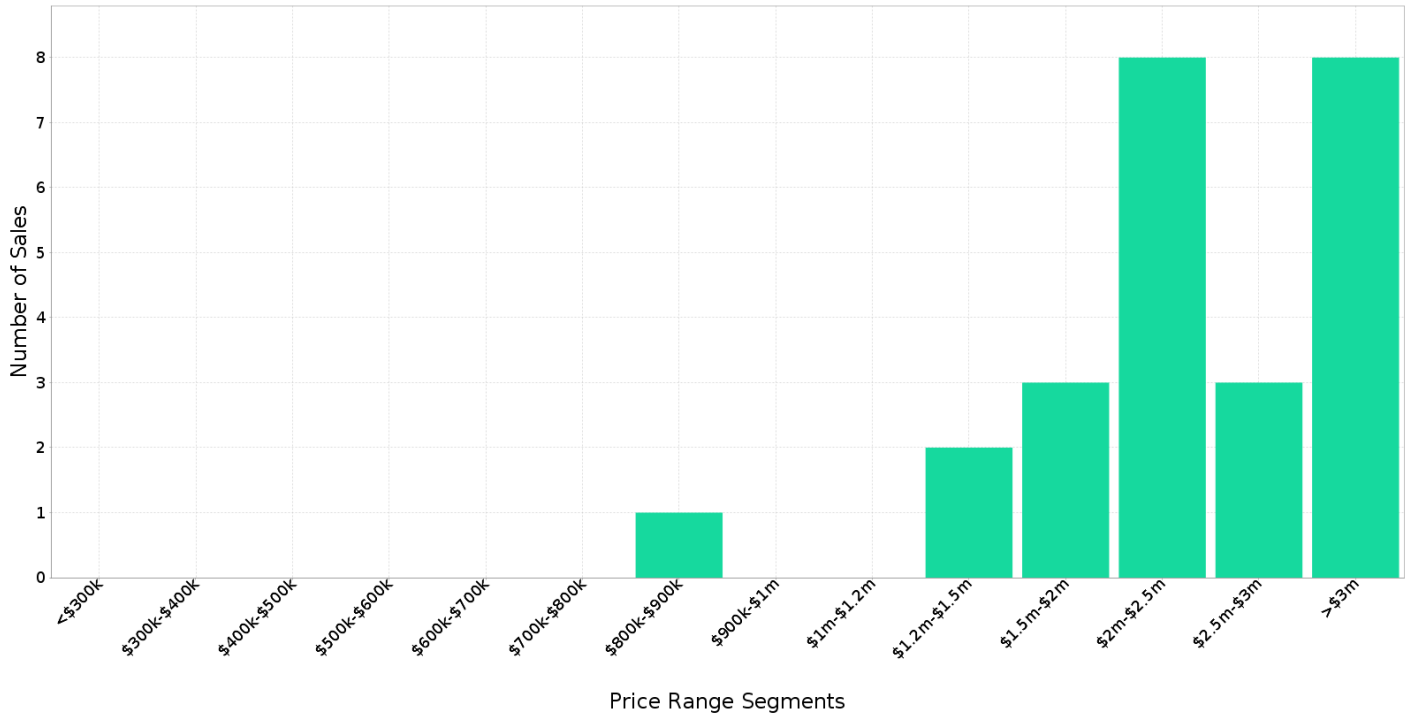
Based on 69 recorded House sales compared over the last two rolling 12 month periods



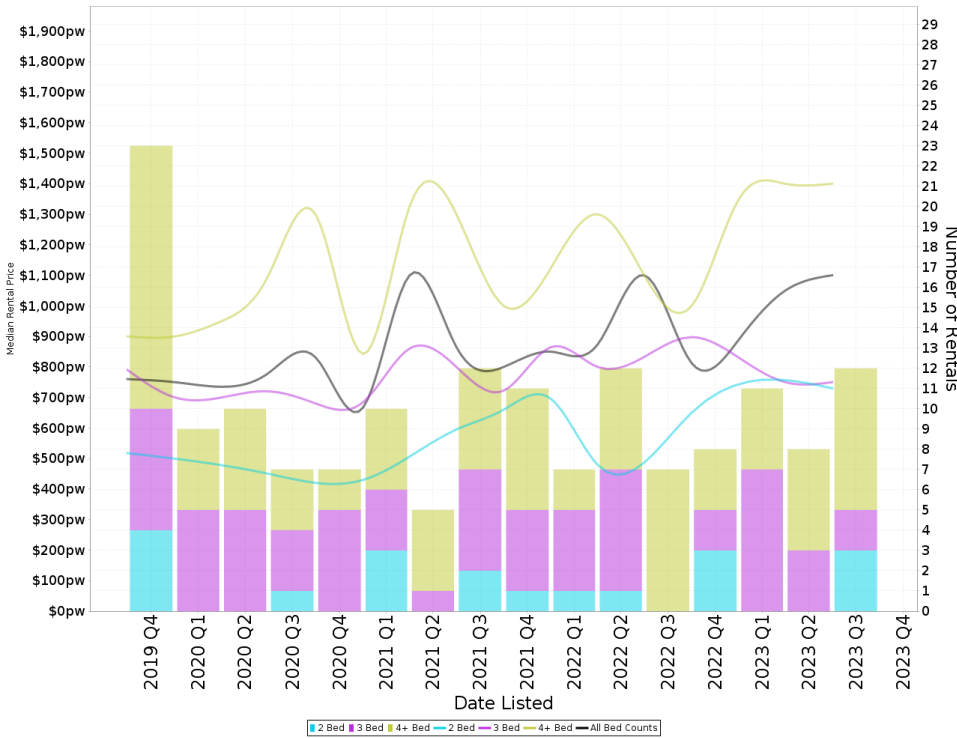
GRIFFITH - Peak Selling Periods (3 years)



GRIFFITH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.2%

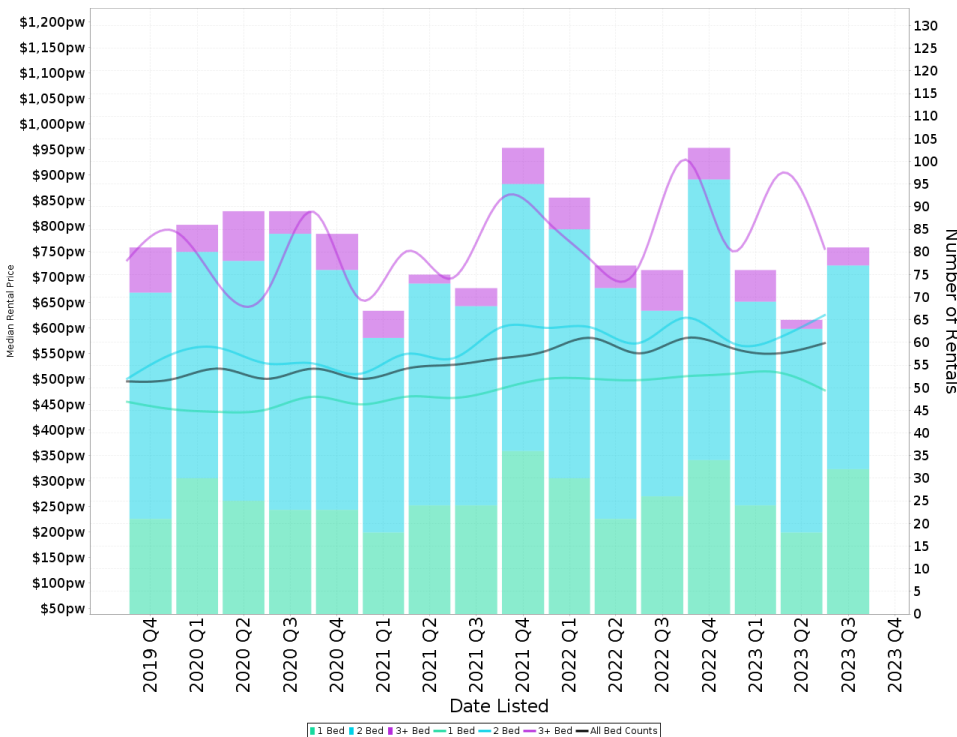
Current Median Price: \$2,400,000
Previous Median Price: \$2,587,500
Based on 69 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.9%

Current Median Price: \$2,400,000
Current Median Rent: \$900
Based on 39 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.5%

Current Median Price: \$635,000
Previous Median Price: \$596,000
Based on 270 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$635,000
Current Median Rent: \$570
Based on 325 registered Unit rentals compared over the last 12 months.

GRIFFITH - Recently Sold Properties

Median Sale Price

\$2.4m

Based on 25 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-7.2%

Current Median Price: \$2,400,000
Previous Median Price: \$2,587,500

Based on 69 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

25

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

47 LA PEROUSE ST



\$1,850,000

Sold 2023
256 Days

3 2 2

6 GRANT CRES



\$4,750,000

Sold 2023
29 Days

1,393 m² 4 3 3

13 LANDBOROUGH ST



\$6,000,000

Sold 2023
55 Days

1,073 m² 5 5 14

4 MITCHELL ST

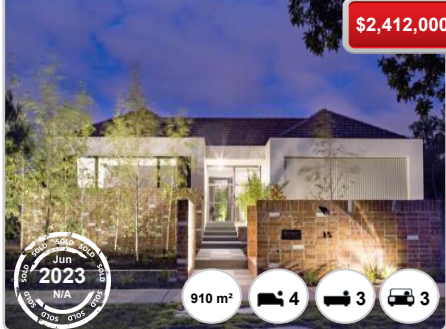


\$2,100,000

Sold 2023
29 Days

1,226 m² 3 1 1

15 BANNISTER GDNS



\$2,412,000

Sold 2023
N/A

910 m² 4 3 3

17 MONARO CRES




\$3,424,500

Sold 2023
74 Days

1,306 m² 4 3 2

2/38 BARRALLIER ST




\$1,454,060

Sold 2023
91 Days

3 2 1

11 BLAXLAND CRES



\$860,000

901 m² 2 - -

39 CARSTENSZ ST



\$1,601,000

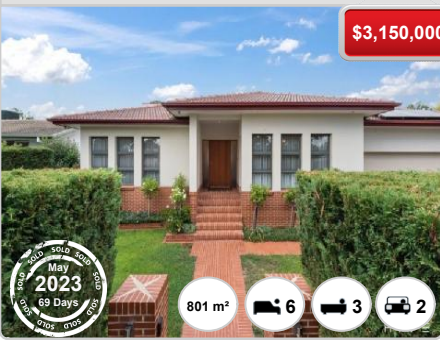
Sold 2023
88 Days

851 m² 5 2 2

Independent

PROPERTY GROUP

11 BREMER ST



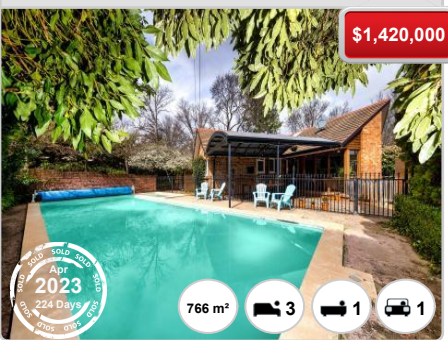
3 GREGORY ST



67 FLINDERS WAY



144 LA PEROUSE ST



12 LOCKYER ST



GRIFFITH - Properties For Rent

Median Rental Price

\$900 /w

Based on 39 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+1.9%

Current Median Price: \$2,400,000
Current Median Rent: \$900

Based on 25 recorded House sales and 39 House rentals compared over the last 12 months


Number of Rentals

39

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

28 Hodgkinson Street



\$850 per week

1,106 m² 3 1 1

Oct 2023 20 Days

4 MITCHELL STREET



\$950 per week

1,226 m² 4 1 1

Sep 2023 8 Days

36 Furneaux Street




\$1,860 per

1,353 m² 4 2 1

Sep 2023 14 Days

4 Jansz Crescent



\$1,900 per

1,036 m² 5 4 2

Sep 2023 15 Days

81 JANSZ CRESCENT




\$750 per week

809 m² 3 2 2

Sep 2023 21 Days

81 Jansz Cres

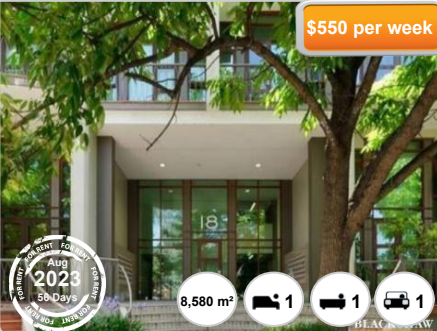


\$750 per week

809 m² 3 2 2

Sep 2023 21 Days

11/18 Captain Cook Crescent



\$550 per week

8,580 m² 1 1 1

Aug 2023 50 Days