

# Suburb Statistics Report

Griffin QLD 4503

Prepared on 20 Jan 2026

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Area Profile

Griffin, QLD

The size of Griffin is approximately 17.2 square kilometres. It has 12 parks covering nearly 6.7% of total area. The population of Griffin in 2016 was 6839 people. By 2021 the population was 12295 showing a population growth of 79.8% in the area during that time. The predominant age group in Griffin is 30-39 years. Households in Griffin are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Griffin work in a professional occupation. In 2021, 45.20% of the homes in Griffin were owner-occupied compared with 39.30% in 2016.




	House	Unit	Land
Average Tenure Period	8.1 years	5.9 years	-
Total Dwellings	4,252	949	613
Total New Listings	179	48	-
Median Value	\$1,017,208	\$727,896	-
Total Properties Listed	202	54	-

Market Trends

House: Market Trends

<div>216</div> <div>Properties Sold (12 Months)</div>	<div>8.1</div> <div>Average Tenure Period (Years)</div>	<div>\$670/w</div> <div>Median Asking Rent (12 Months)</div>
<div>179</div> <div>New Sale Listings (12 Months)</div>	<div>12</div> <div>Days on Market (12 Months)</div>	<div>393</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$950,475</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$875,000</div> <div>The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.</div>
	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$820,000</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>*Statistics are calculated over a rolling 12 month period</div>		

Suburb Statistics Report




Griffin QLD 4503



Unit: Market Trends

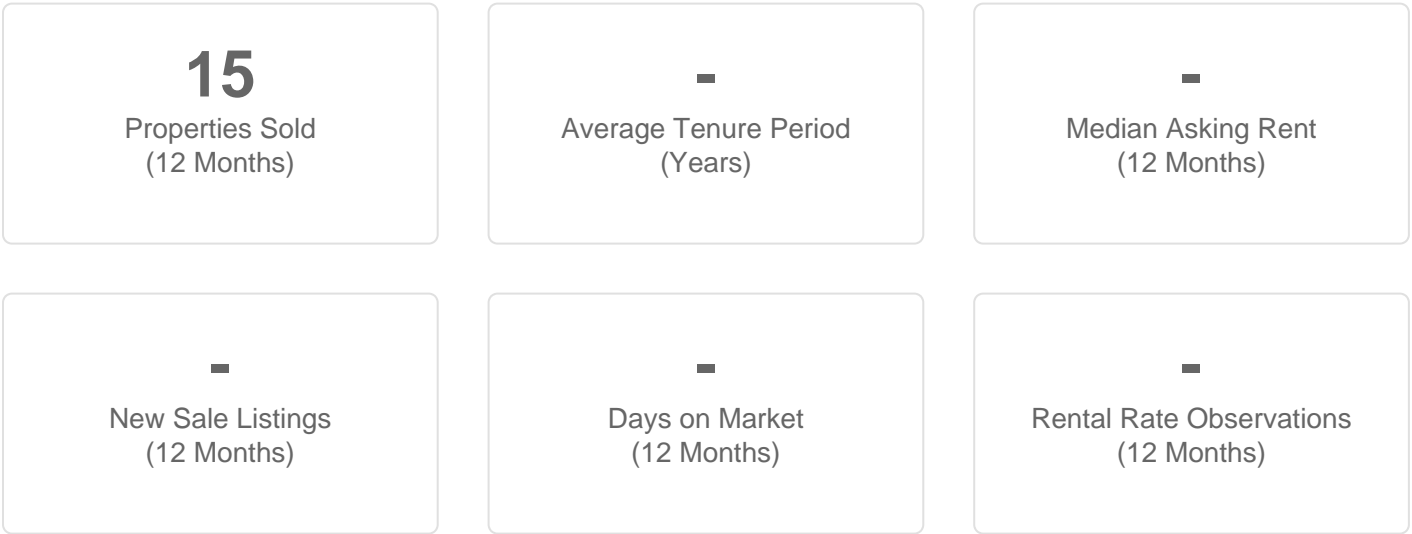
84 Properties Sold (12 Months)	5.9 Average Tenure Period (Years)	\$580/w Median Asking Rent (12 Months)
48 New Sale Listings (12 Months)	13 Days on Market (12 Months)	55 Rental Rate Observations (12 Months)

Unit: Median Price Quartiles

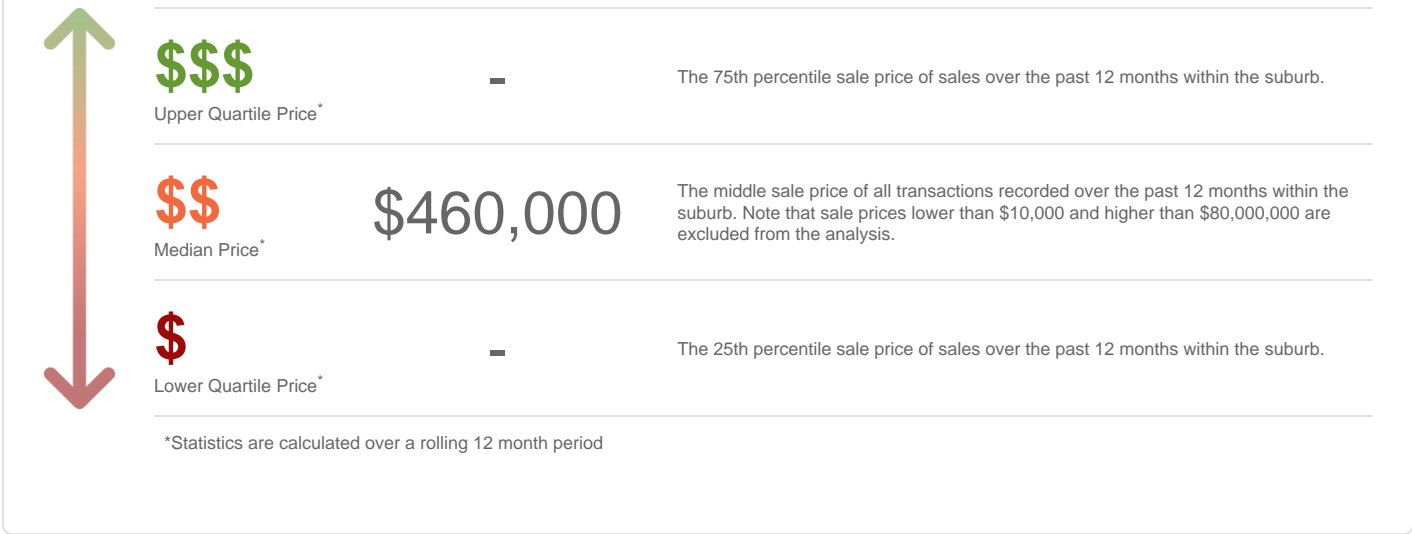
	\$\$\$ Upper Quartile Price*	\$688,750	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$652,500	The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.
	\$ Lower Quartile Price*	\$630,000	The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



Median Value

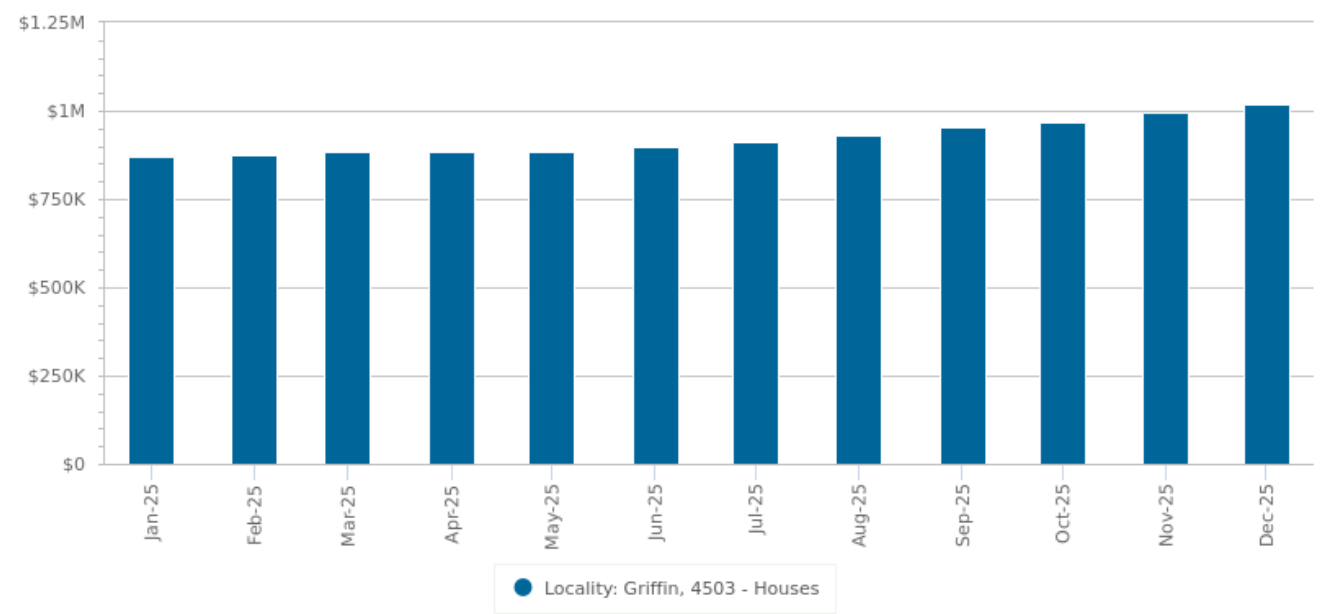
House: Recent Median Value

\$1.02M

Dec 2025

	Griffin
Jan 2025	\$868,939
Feb 2025	\$874,585
Mar 2025	\$883,767
Apr 2025	\$884,016
May 2025	\$885,894
Jun 2025	\$899,132
Jul 2025	\$910,225
Aug 2025	\$931,083
Sep 2025	\$952,240
Oct 2025	\$969,366
Nov 2025	\$994,478
Dec 2025	\$1,017,208

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

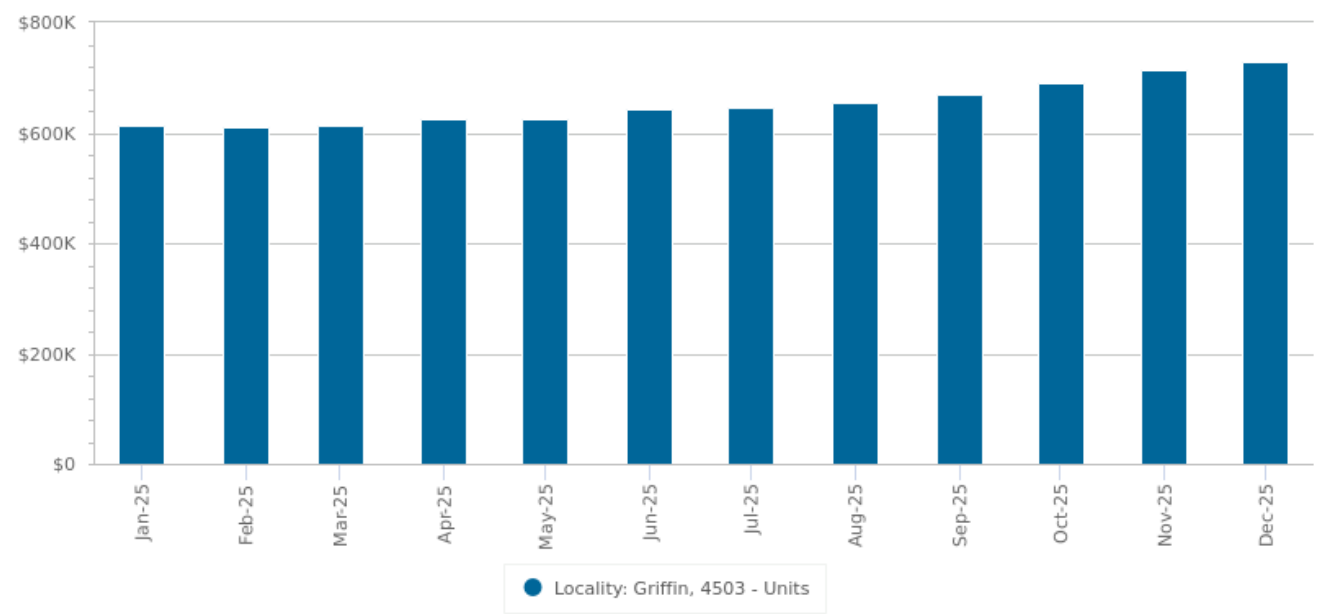
Unit: Recent Median Value

\$728K

Dec 2025

	Griffin
Jan 2025	\$612,778
Feb 2025	\$609,597
Mar 2025	\$614,340
Apr 2025	\$624,017
May 2025	\$626,263
Jun 2025	\$643,522
Jul 2025	\$644,853
Aug 2025	\$654,757
Sep 2025	\$668,153
Oct 2025	\$689,353
Nov 2025	\$714,541
Dec 2025	\$727,896

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

216

Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$868,939	251
Feb 2025	\$874,585	247
Mar 2025	\$883,767	230
Apr 2025	\$884,016	214
May 2025	\$885,894	216
Jun 2025	\$899,132	216
Jul 2025	\$910,225	220
Aug 2025	\$931,083	224
Sep 2025	\$952,240	220
Oct 2025	\$969,366	216
Nov 2025	\$994,478	-
Dec 2025	\$1,017,208	-

Statistics are calculated over a rolling 12 month period



\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period



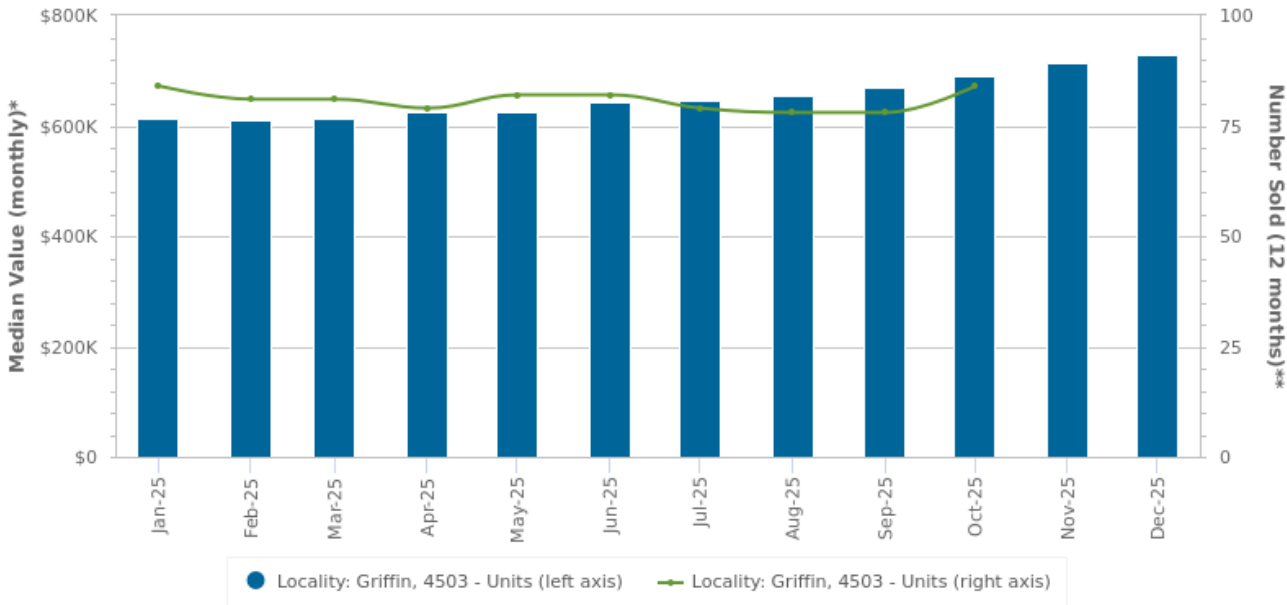
Unit: Median Value vs Number Sold

84

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$612,778	84
Feb 2025	\$609,597	81
Mar 2025	\$614,340	81
Apr 2025	\$624,017	79
May 2025	\$626,263	82
Jun 2025	\$643,522	82
Jul 2025	\$644,853	79
Aug 2025	\$654,757	78
Sep 2025	\$668,153	78
Oct 2025	\$689,353	84
Nov 2025	\$714,541	-
Dec 2025	\$727,896	-

Statistics are calculated over a rolling 12 month period



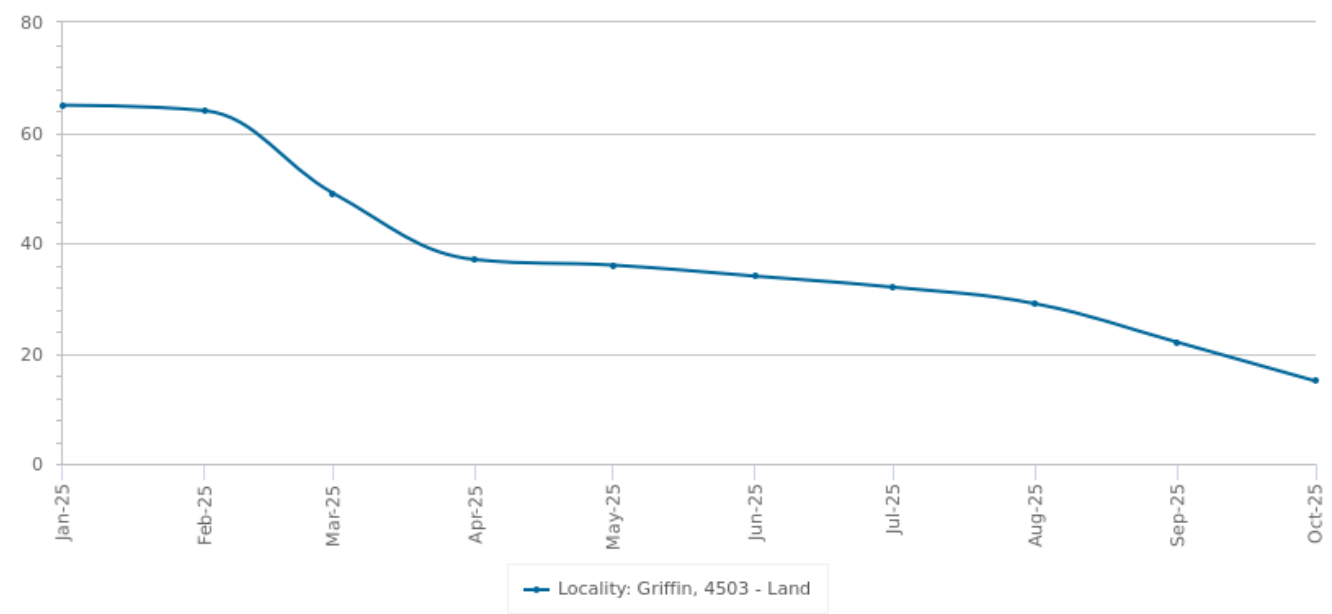
\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

15  
Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	65
Dec 2024	-	65
Jan 2025	-	65
Feb 2025	-	64
Mar 2025	-	49
Apr 2025	-	37
May 2025	-	36
Jun 2025	-	34
Jul 2025	-	32
Aug 2025	-	29
Sep 2025	-	22
Oct 2025	-	15

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

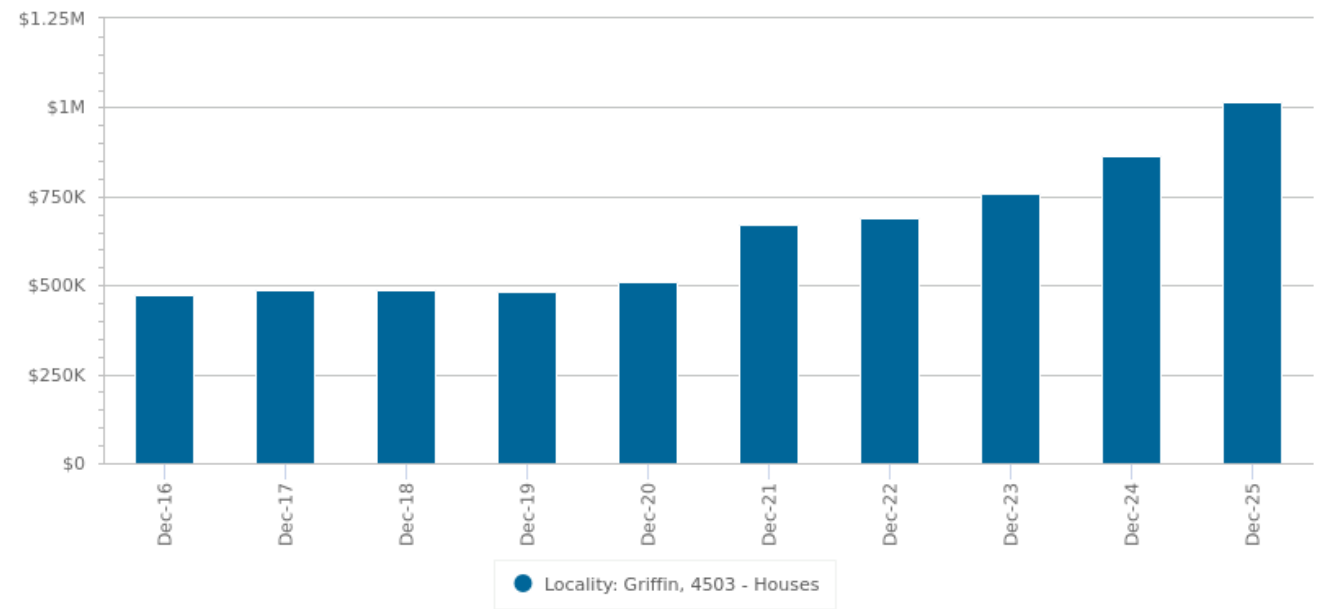
House: Median Value

\$1.02M

Dec 2025

	Griffin
Dec 2017	\$487,116
Dec 2018	\$488,032
Dec 2019	\$482,920
Dec 2020	\$509,370
Dec 2021	\$668,975
Dec 2022	\$687,709
Dec 2023	\$757,972
Dec 2024	\$865,505
Dec 2025	\$1,017,208
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

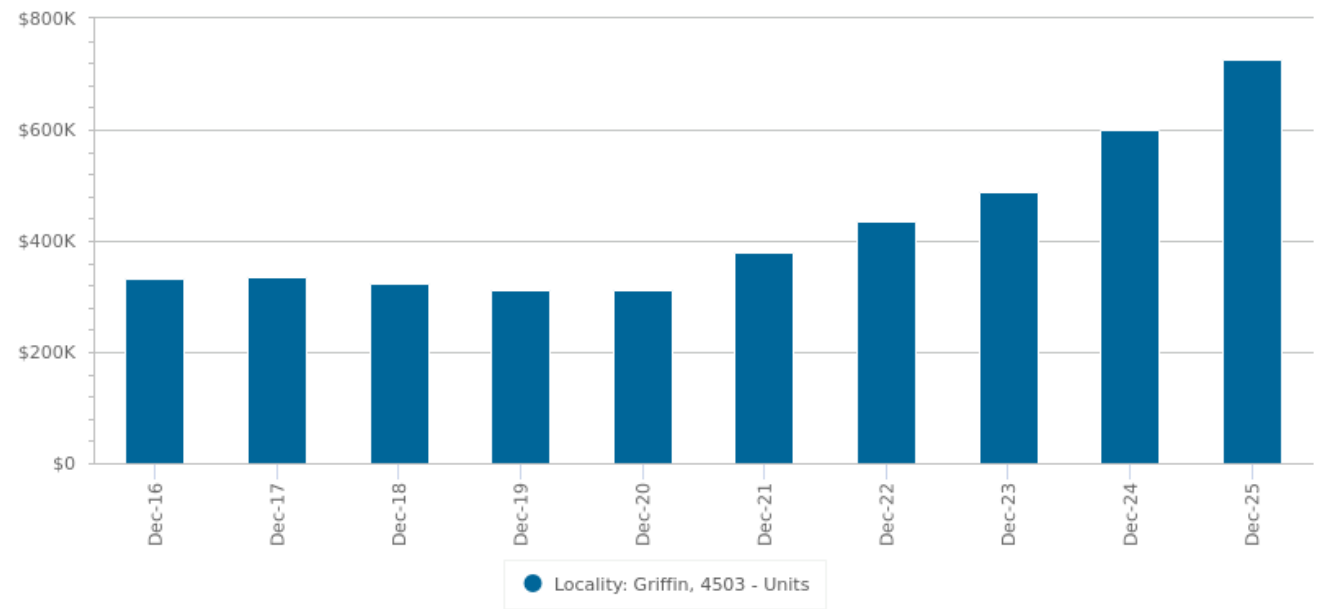
Unit: Median Value

\$728K

Dec 2025

	Griffin
Dec 2017	\$334,666
Dec 2018	\$324,623
Dec 2019	\$312,595
Dec 2020	\$311,074
Dec 2021	\$380,736
Dec 2022	\$436,687
Dec 2023	\$489,311
Dec 2024	\$599,086
Dec 2025	\$727,896
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

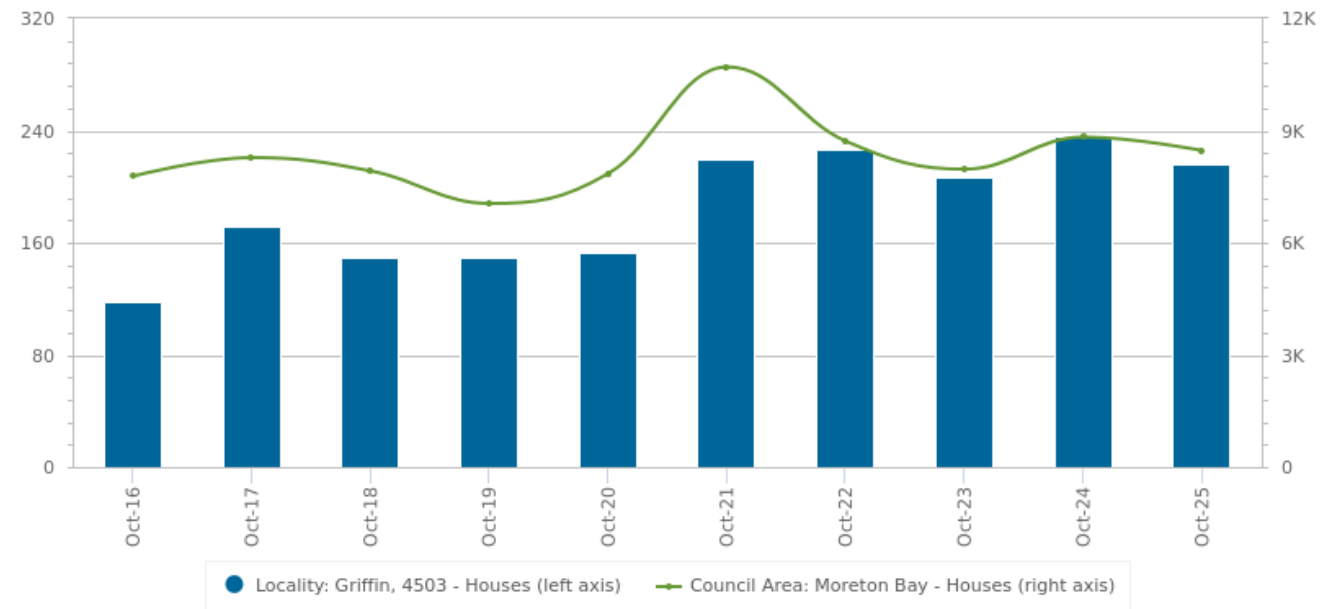
House: Sales Per Annum

216

Oct 2025

	Griffin	Moreton Bay
Oct 2017	172	8277
Oct 2018	149	7919
Oct 2019	150	7050
Oct 2020	153	7857
Oct 2021	220	10702
Oct 2022	227	8713
Oct 2023	207	7967
Oct 2024	236	8827
Oct 2025	216	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



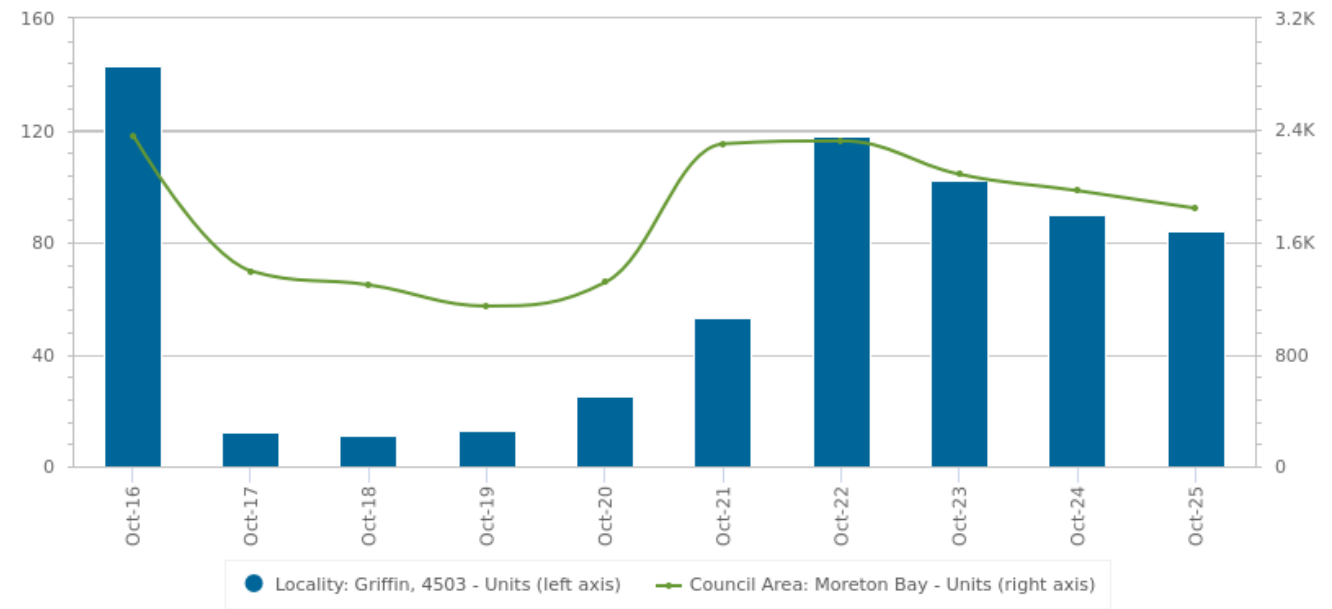
Unit: Sales Per Annum

84

Oct 2025

	Griffin	Moreton Bay
Oct 2017	12	1395
Oct 2018	11	1296
Oct 2019	13	1145
Oct 2020	25	1316
Oct 2021	53	2304
Oct 2022	118	2325
Oct 2023	102	2086
Oct 2024	90	1969
Oct 2025	84	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



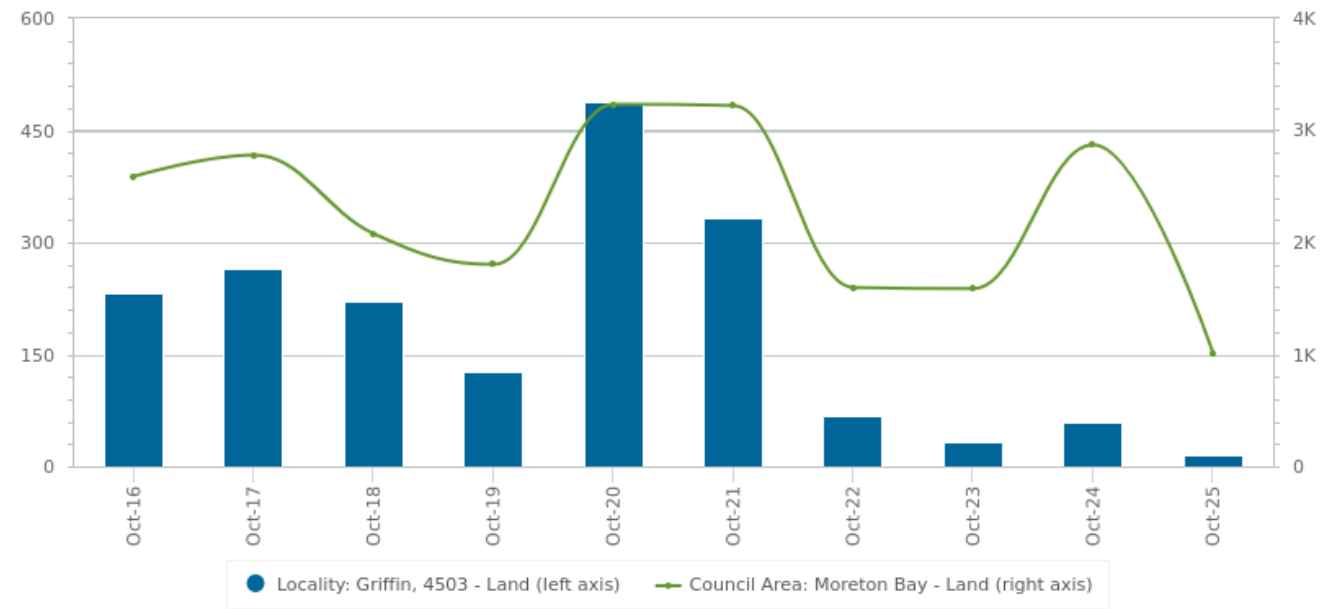
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

15  
Oct 2025

	Griffin	Moreton Bay
Oct 2017	266	2780
Oct 2018	221	2077
Oct 2019	127	1803
Oct 2020	489	3233
Oct 2021	333	3221
Oct 2022	67	1597
Oct 2023	33	1587
Oct 2024	59	2871
Oct 2025	15	1009
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

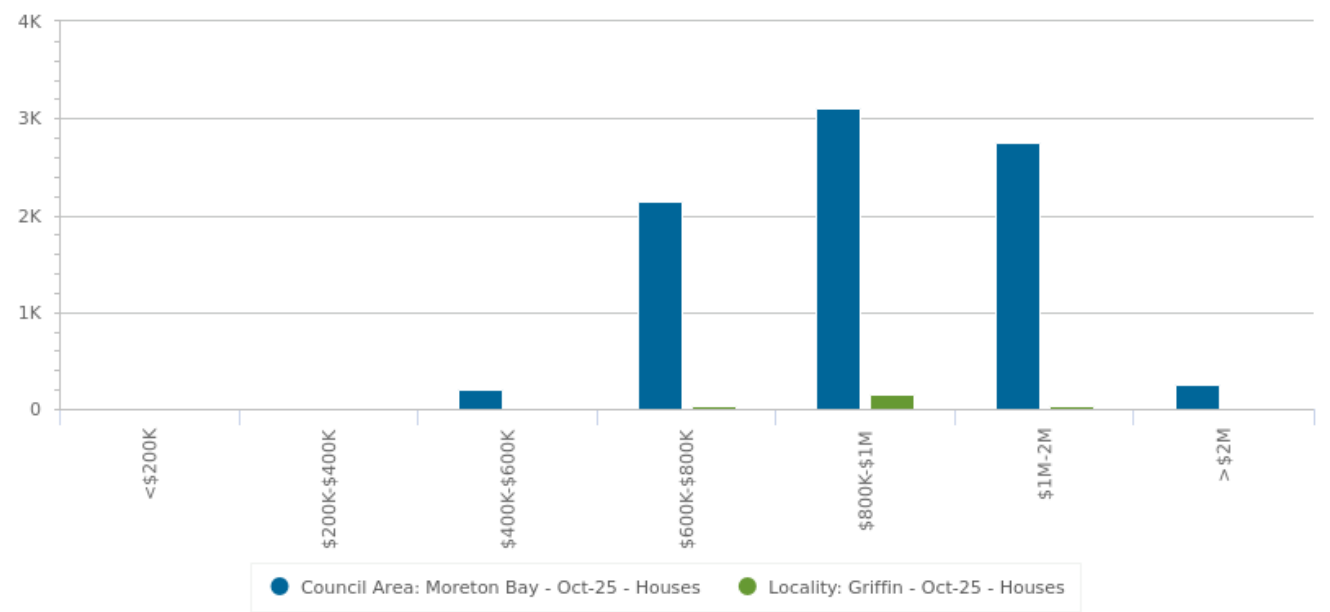
House: Sales By Price

\$192.88M

Oct 2025

	Griffin	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	1	196
\$600K-\$800K	38	2,137
\$800K-\$1M	150	3,107
\$1M-\$2M	27	2,755
>\$2M	-	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

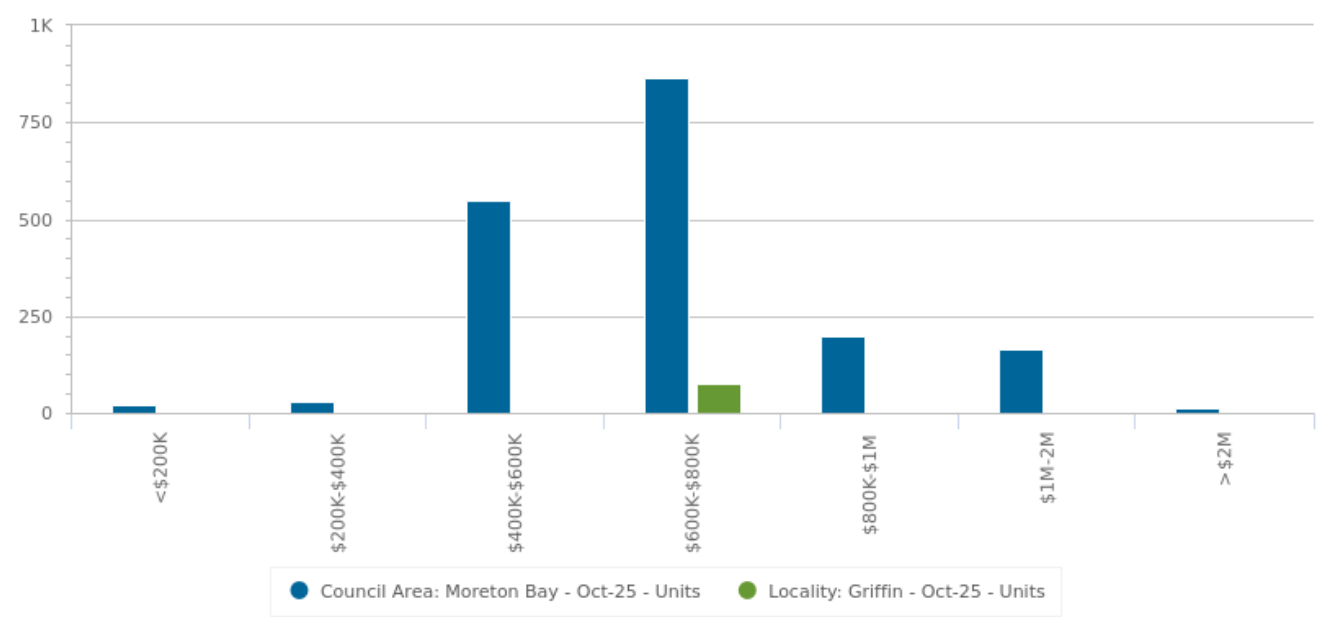
Unit: Sales By Price

\$57.66M

Oct 2025

	Griffin	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	2	549
\$600K-\$800K	78	866
\$800K-\$1M	1	197
\$1M-\$2M	2	166
>\$2M	1	14

Statistics are calculated over a rolling 12 month period

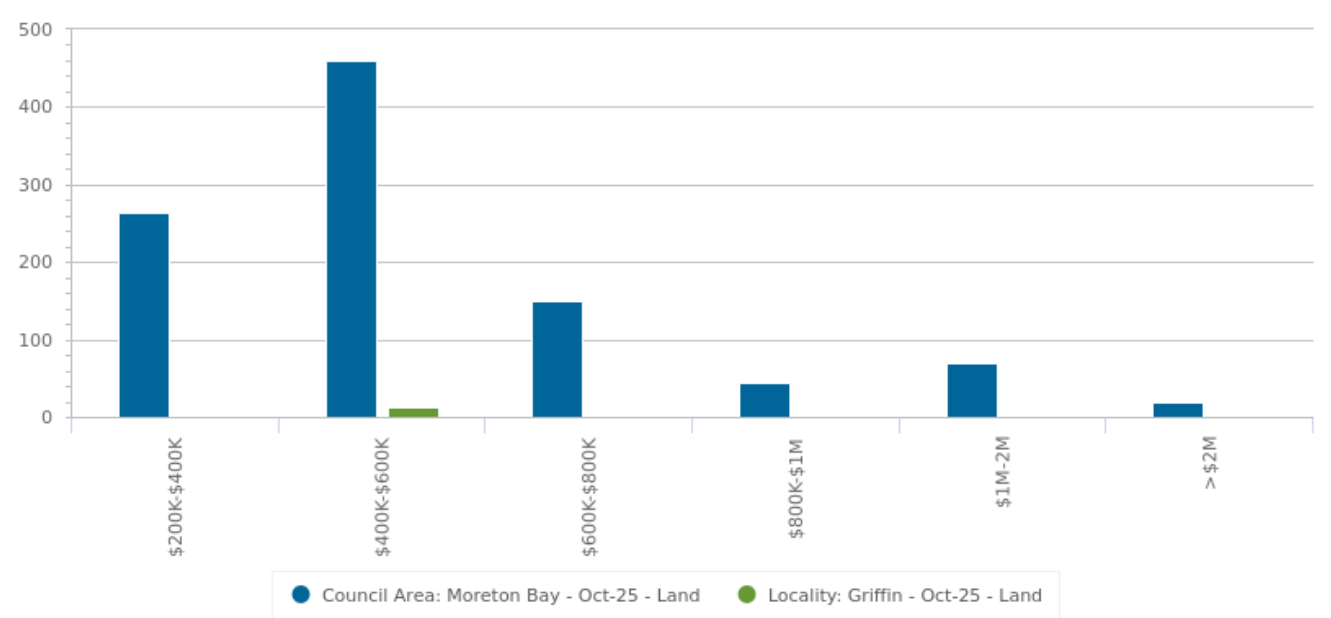


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Griffin	Moreton Bay
\$200K-\$400K	-	263
\$400K-\$600K	12	460
\$600K-\$800K	2	149
\$800K-\$1M	-	45
\$1M-\$2M	-	69
>\$2M	1	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

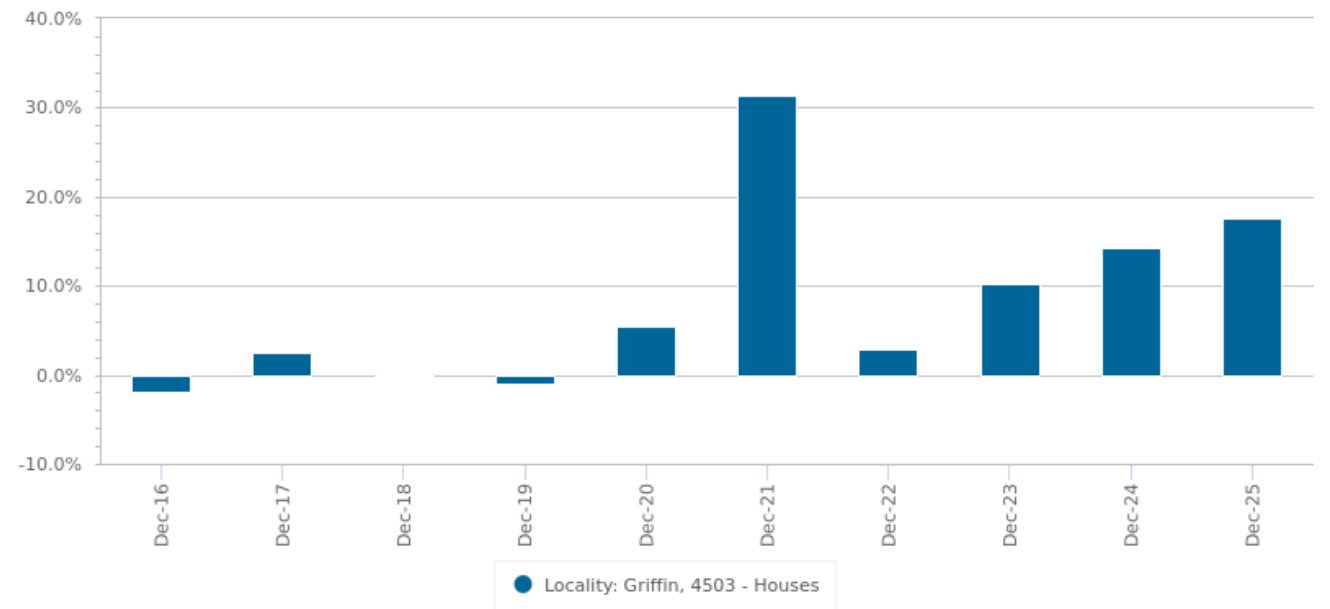
House: Change In Median Value

17.5%

Dec 2025

	Griffin
Dec 2017	2.5%
Dec 2018	0.2%
Dec 2019	-1.0%
Dec 2020	5.5%
Dec 2021	31.3%
Dec 2022	2.8%
Dec 2023	10.2%
Dec 2024	14.2%
Dec 2025	17.5%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

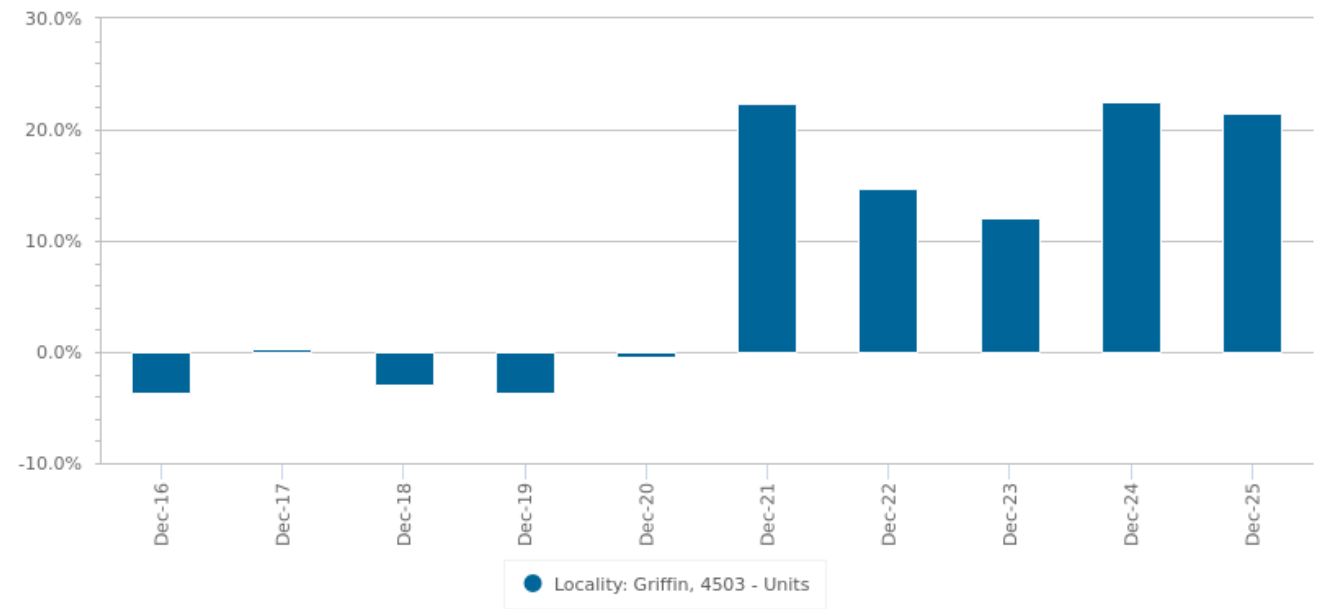
Unit: Change In Median Value

21.5%

Dec 2025

	Griffin
Dec 2017	0.3%
Dec 2018	-3.0%
Dec 2019	-3.7%
Dec 2020	-0.5%
Dec 2021	22.4%
Dec 2022	14.7%
Dec 2023	12.1%
Dec 2024	22.4%
Dec 2025	21.5%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

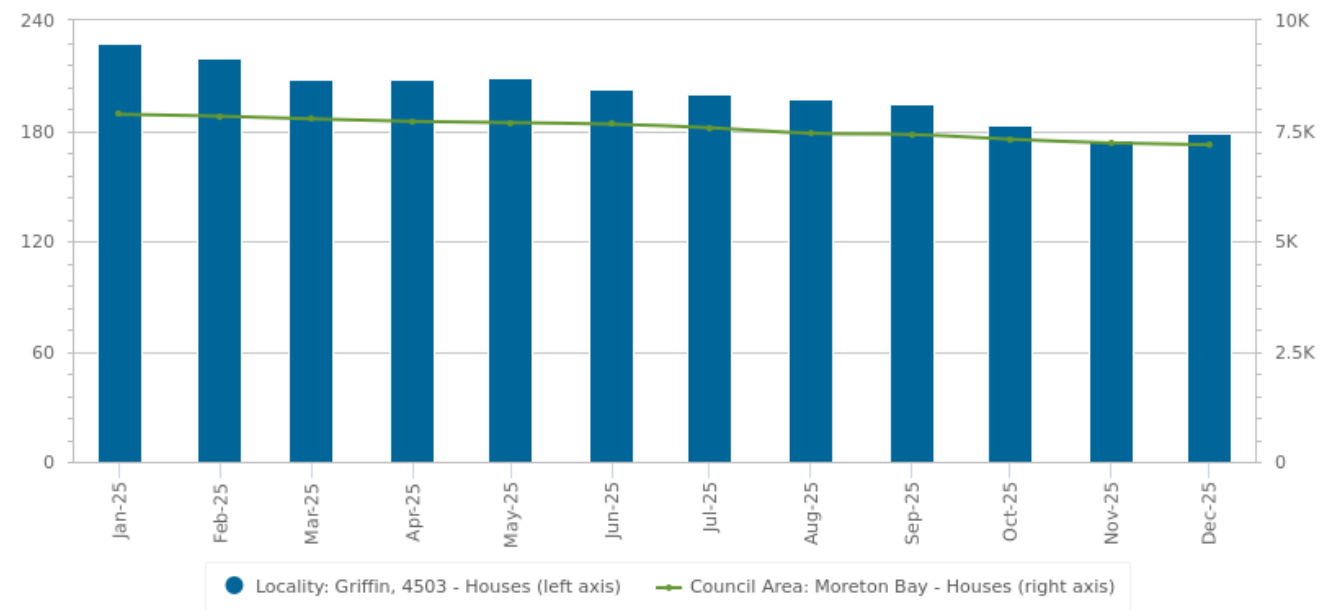
For Sale Statistics

House: Number of New Listing

179  
Dec 2025

	Griffin	Moreton Bay
Jan 2025	228	7,873
Feb 2025	220	7,830
Mar 2025	208	7,768
Apr 2025	208	7,711
May 2025	209	7,683
Jun 2025	203	7,649
Jul 2025	200	7,567
Aug 2025	197	7,442
Sep 2025	195	7,414
Oct 2025	183	7,307
Nov 2025	175	7,223
Dec 2025	179	7,182

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

48  
Dec 2025

	Griffin	Moreton Bay
Jan 2025	71	1,539
Feb 2025	73	1,560
Mar 2025	70	1,564
Apr 2025	70	1,552
May 2025	69	1,546
Jun 2025	66	1,590
Jul 2025	67	1,561
Aug 2025	65	1,556
Sep 2025	61	1,541
Oct 2025	60	1,526
Nov 2025	52	1,489
Dec 2025	48	1,486

Statistics are calculated over a rolling 12 month period



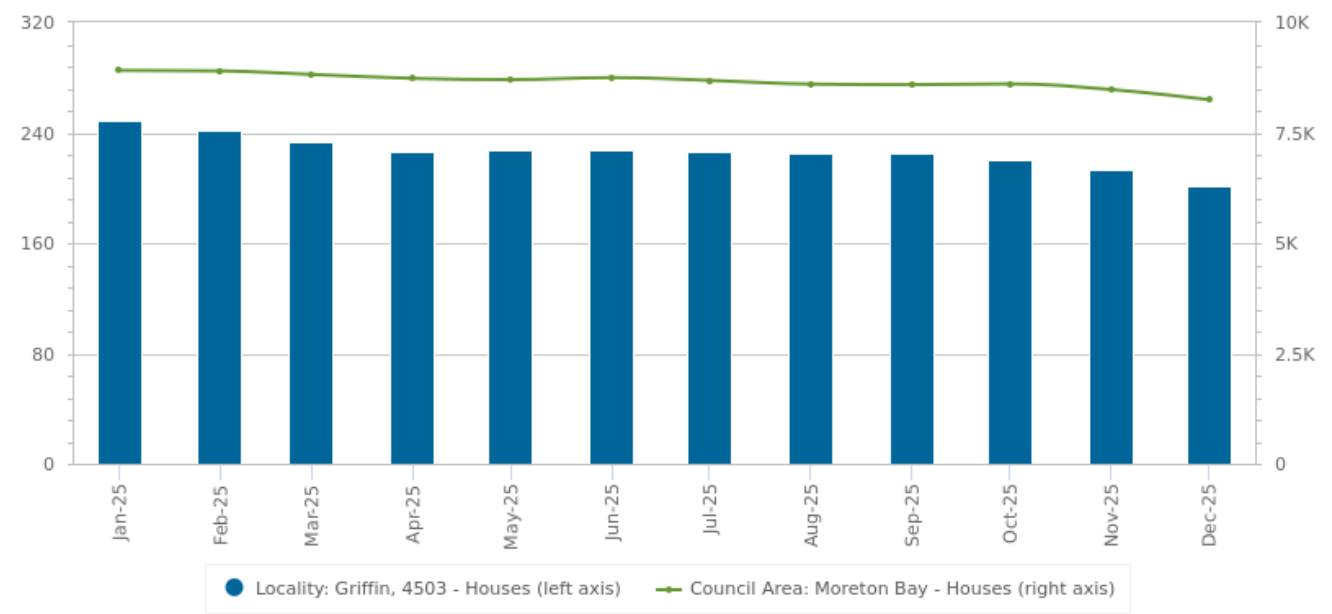
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

202  
Dec 2025

	Griffin	Moreton Bay
Jan 2025	249	8,912
Feb 2025	242	8,900
Mar 2025	234	8,820
Apr 2025	226	8,731
May 2025	227	8,703
Jun 2025	227	8,749
Jul 2025	226	8,685
Aug 2025	225	8,601
Sep 2025	225	8,589
Oct 2025	220	8,606
Nov 2025	213	8,478
Dec 2025	202	8,247

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

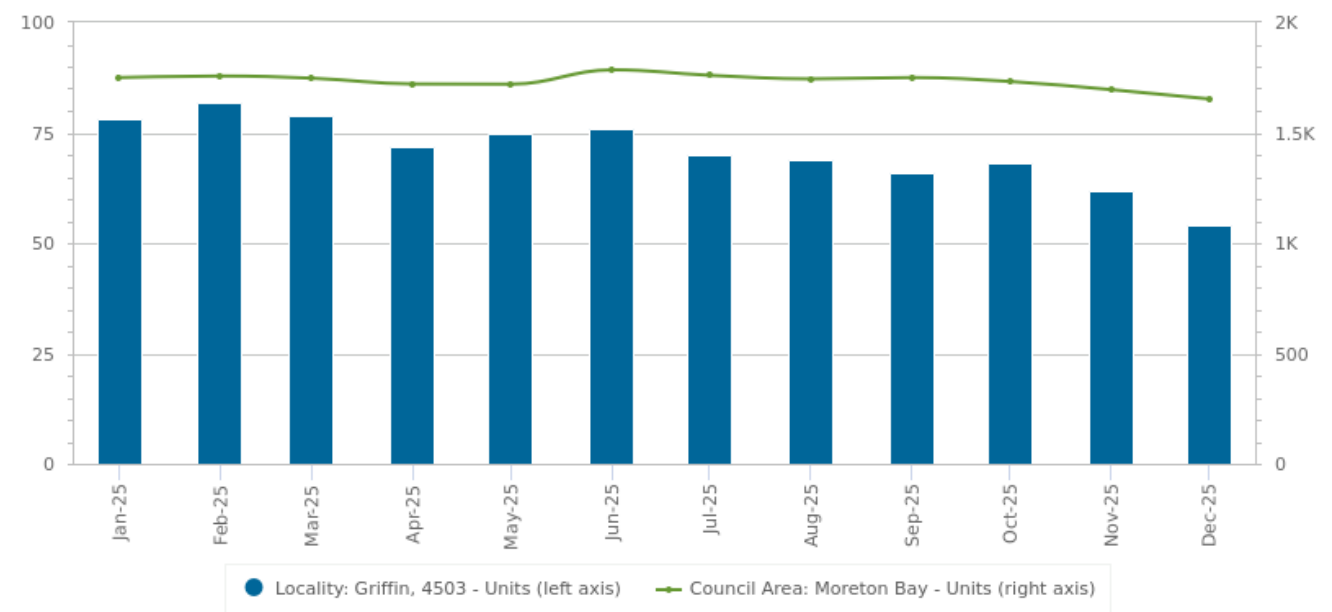


Unit: Total Properties Listed

54  
Dec 2025

	Griffin	Moreton Bay
Jan 2025	78	1,750
Feb 2025	82	1,757
Mar 2025	79	1,747
Apr 2025	72	1,721
May 2025	75	1,720
Jun 2025	76	1,785
Jul 2025	70	1,760
Aug 2025	69	1,744
Sep 2025	66	1,750
Oct 2025	68	1,732
Nov 2025	62	1,695
Dec 2025	54	1,653

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

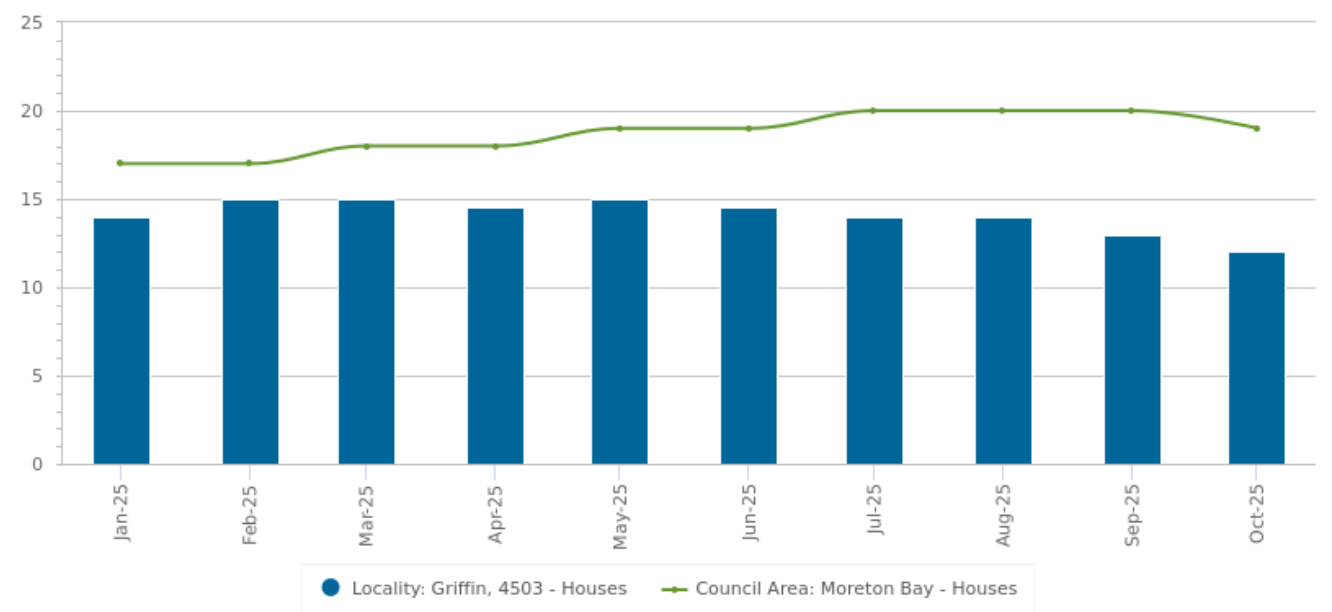
House: Median Days On Market

12

Oct 2025

	Griffin	Moreton Bay
Nov 2024	14	16
Dec 2024	14	17
Jan 2025	14	17
Feb 2025	15	17
Mar 2025	15	18
Apr 2025	14.5	18
May 2025	15	19
Jun 2025	14.5	19
Jul 2025	14	20
Aug 2025	14	20
Sep 2025	13	20
Oct 2025	12	19

Statistics are calculated over a rolling 12 month period



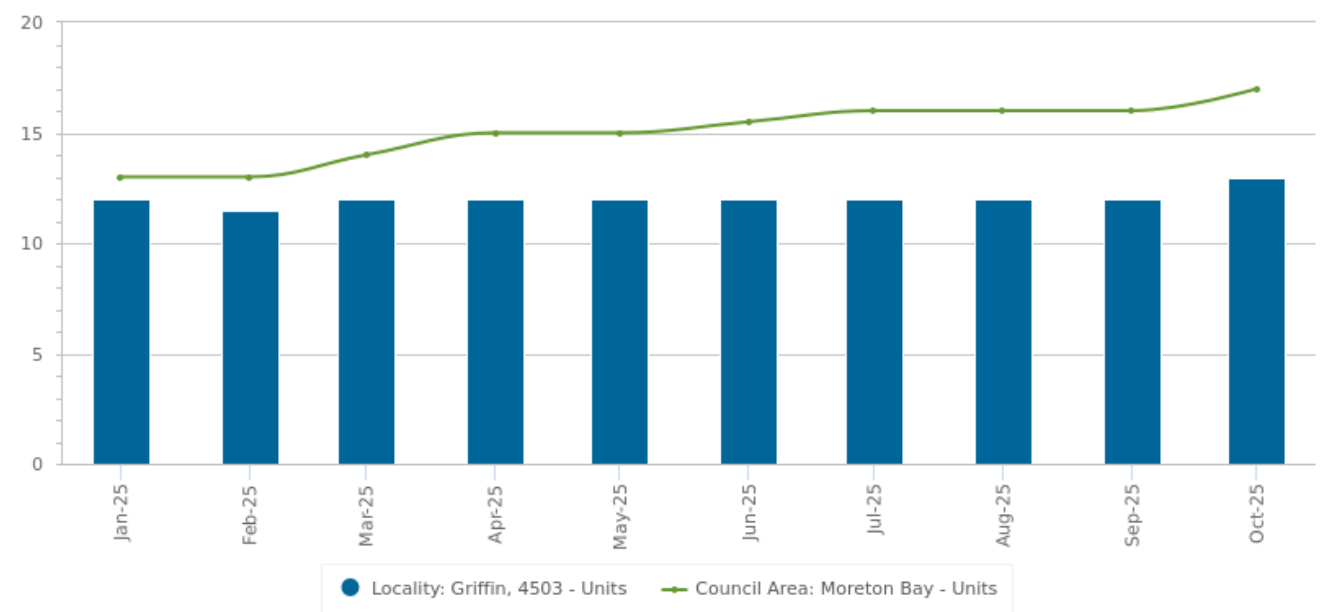
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

13  
Oct 2025

	Griffin	Moreton Bay
Nov 2024	12	13
Dec 2024	12	13
Jan 2025	12	13
Feb 2025	11.5	13
Mar 2025	12	14
Apr 2025	12	15
May 2025	12	15
Jun 2025	12	15.5
Jul 2025	12	16
Aug 2025	12	16
Sep 2025	12	16
Oct 2025	13	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

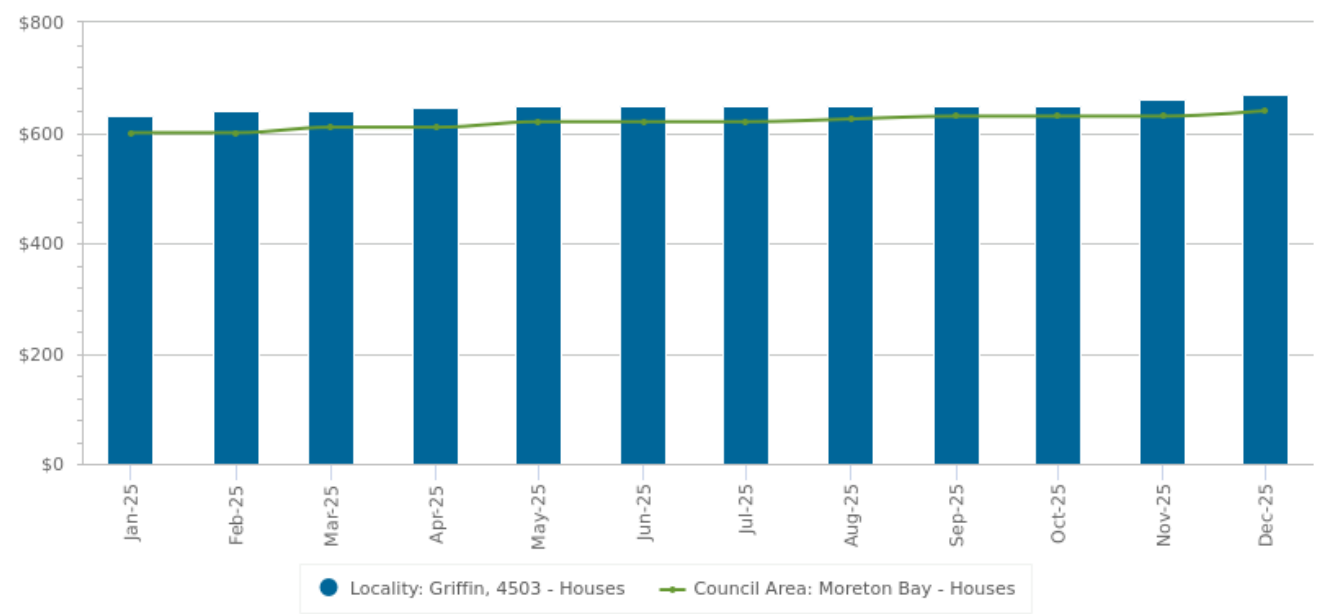
House: Median Rent

\$670/w

Dec 2025

	Griffin	Moreton Bay
Jan 2025	\$630/w	\$600/w
Feb 2025	\$640/w	\$600/w
Mar 2025	\$640/w	\$610/w
Apr 2025	\$645/w	\$610/w
May 2025	\$650/w	\$620/w
Jun 2025	\$650/w	\$620/w
Jul 2025	\$650/w	\$620/w
Aug 2025	\$650/w	\$625/w
Sep 2025	\$650/w	\$630/w
Oct 2025	\$650/w	\$630/w
Nov 2025	\$660/w	\$630/w
Dec 2025	\$670/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

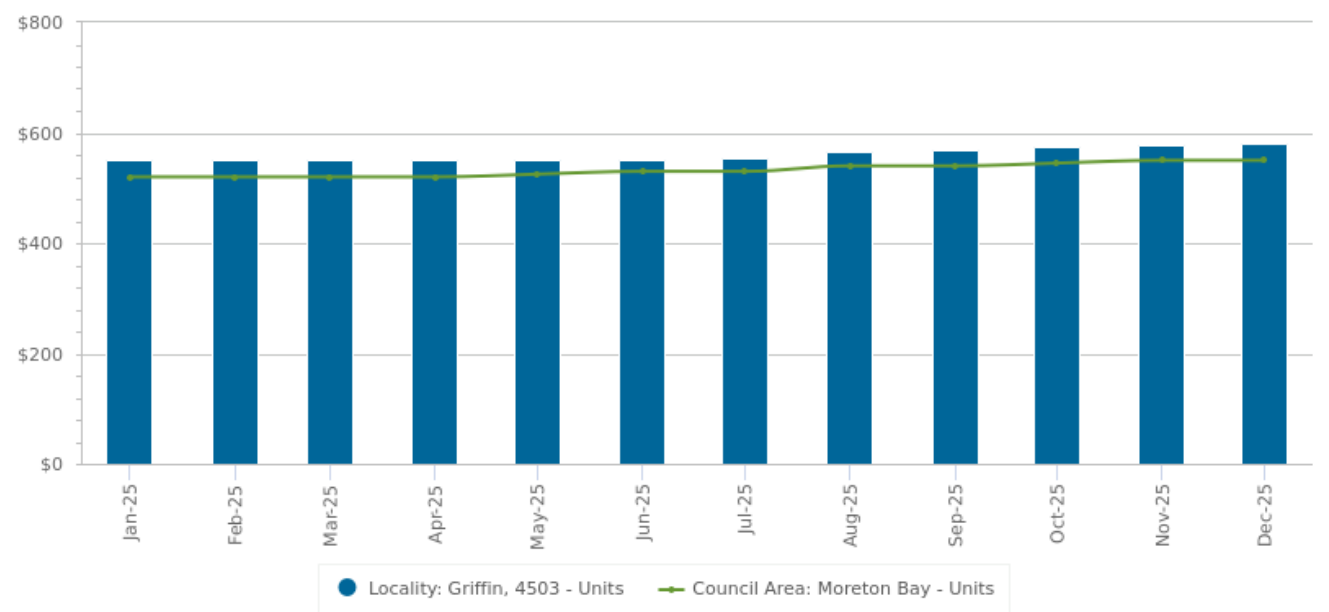
Unit: Median Rent

\$580/w

Dec 2025

	Griffin	Moreton Bay
Jan 2025	\$550/w	\$520/w
Feb 2025	\$550/w	\$520/w
Mar 2025	\$550/w	\$520/w
Apr 2025	\$550/w	\$520/w
May 2025	\$550/w	\$525/w
Jun 2025	\$550/w	\$530/w
Jul 2025	\$555/w	\$530/w
Aug 2025	\$565/w	\$540/w
Sep 2025	\$570/w	\$540/w
Oct 2025	\$575/w	\$545/w
Nov 2025	\$578/w	\$550/w
Dec 2025	\$580/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



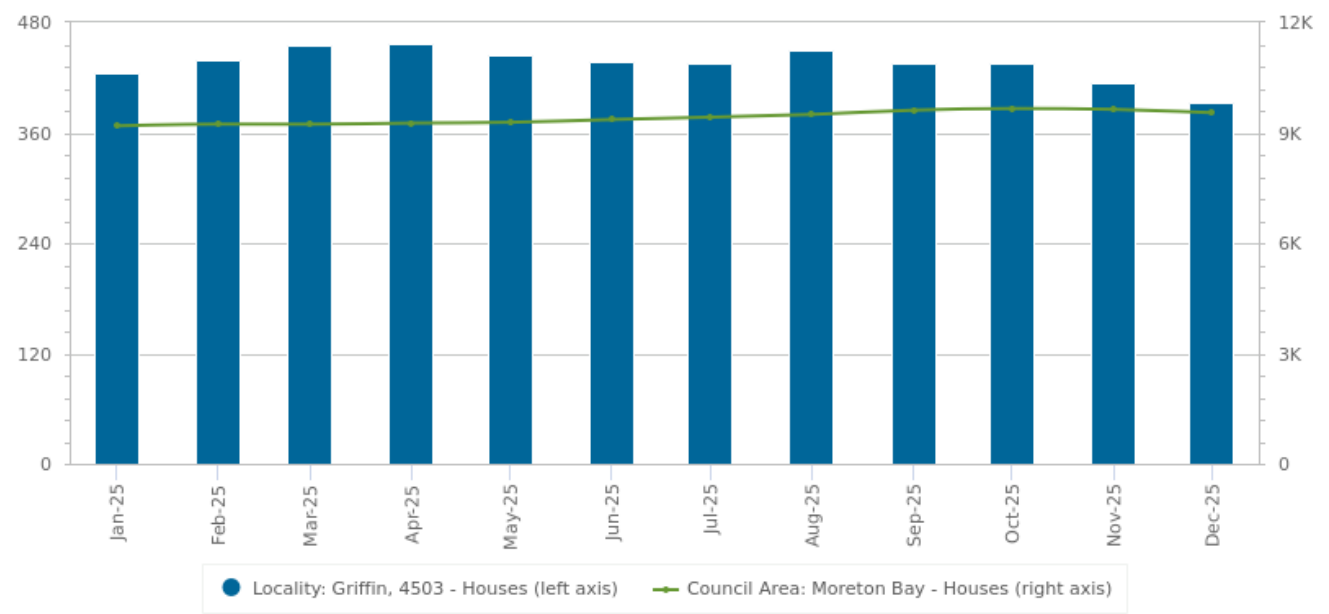
393

Dec 2025

House: Rental Rate Observations

	Griffin	Moreton Bay
Jan 2025	425	9,187
Feb 2025	439	9,233
Mar 2025	456	9,231
Apr 2025	457	9,263
May 2025	445	9,283
Jun 2025	438	9,360
Jul 2025	436	9,423
Aug 2025	450	9,498
Sep 2025	435	9,614
Oct 2025	436	9,658
Nov 2025	414	9,635
Dec 2025	393	9,544

Statistics are calculated over a rolling 12 month period



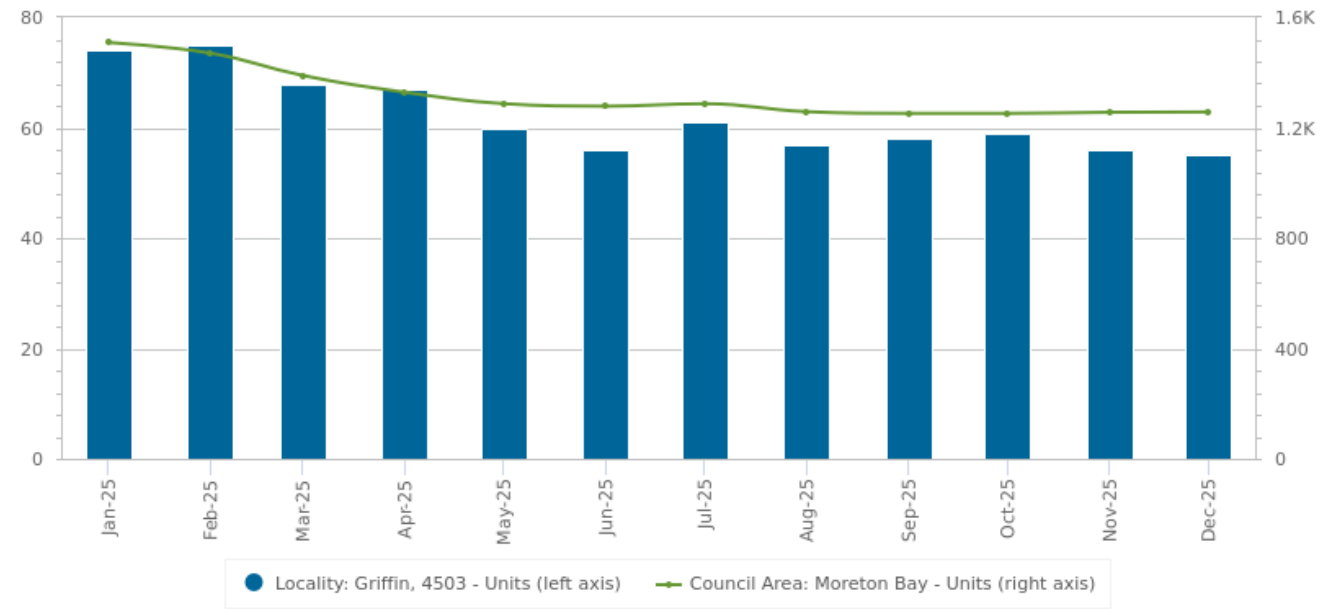
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

55  
Dec 2025

	Griffin	Moreton Bay
Jan 2025	74	1,509
Feb 2025	75	1,470
Mar 2025	68	1,389
Apr 2025	67	1,328
May 2025	60	1,287
Jun 2025	56	1,278
Jul 2025	61	1,287
Aug 2025	57	1,258
Sep 2025	58	1,252
Oct 2025	59	1,252
Nov 2025	56	1,256
Dec 2025	55	1,257

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

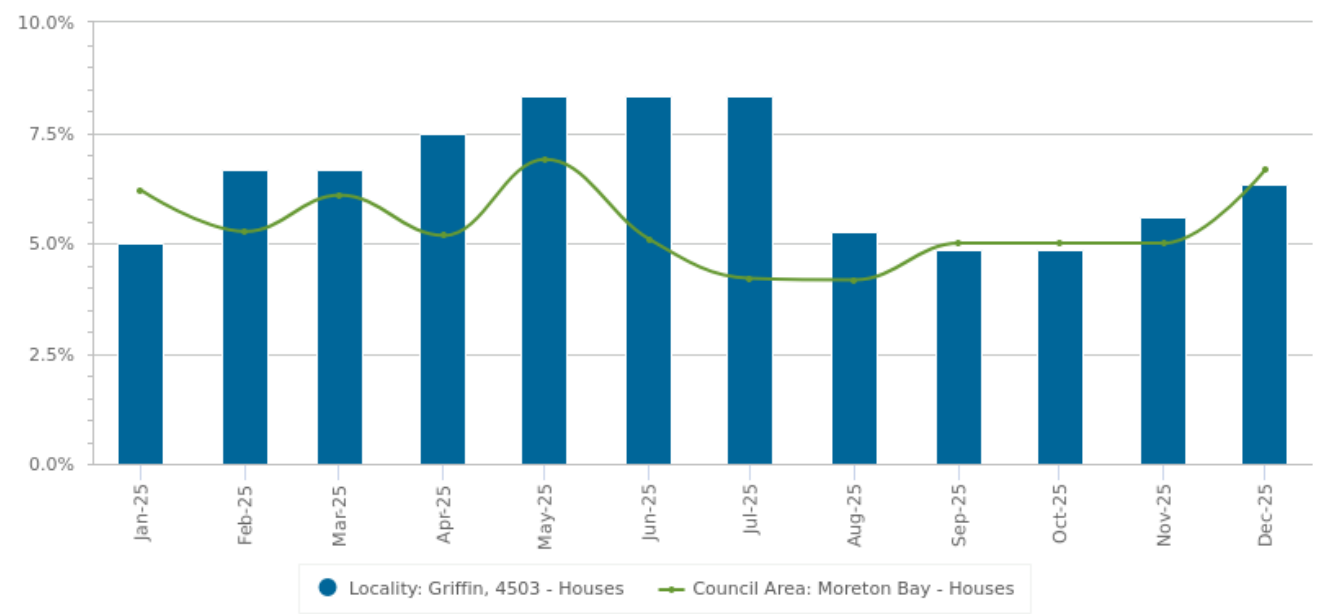
6.3%

Dec 2025

House: Change in Rental Rate

	Griffin	Moreton Bay
Jan 2025	5.0%	6.2%
Feb 2025	6.7%	5.3%
Mar 2025	6.7%	6.1%
Apr 2025	7.5%	5.2%
May 2025	8.3%	6.9%
Jun 2025	8.3%	5.1%
Jul 2025	8.3%	4.2%
Aug 2025	5.3%	4.2%
Sep 2025	4.8%	5.0%
Oct 2025	4.8%	5.0%
Nov 2025	5.6%	5.0%
Dec 2025	6.3%	6.7%

Statistics are calculated over a rolling 12 month period



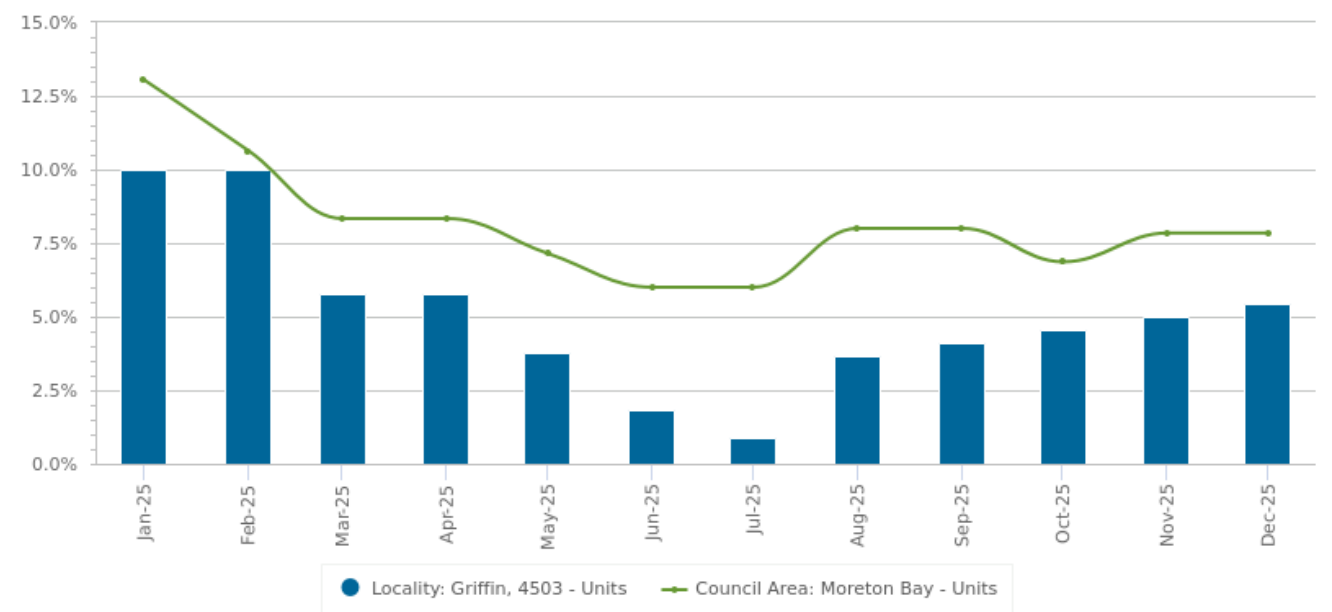
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

5.5%  
Dec 2025

	Griffin	Moreton Bay
Jan 2025	10.0%	13.0%
Feb 2025	10.0%	10.6%
Mar 2025	5.8%	8.3%
Apr 2025	5.8%	8.3%
May 2025	3.8%	7.1%
Jun 2025	1.9%	6.0%
Jul 2025	0.9%	6.0%
Aug 2025	3.7%	8.0%
Sep 2025	4.1%	8.0%
Oct 2025	4.5%	6.9%
Nov 2025	5.0%	7.8%
Dec 2025	5.5%	7.8%

Statistics are calculated over a rolling 12 month period



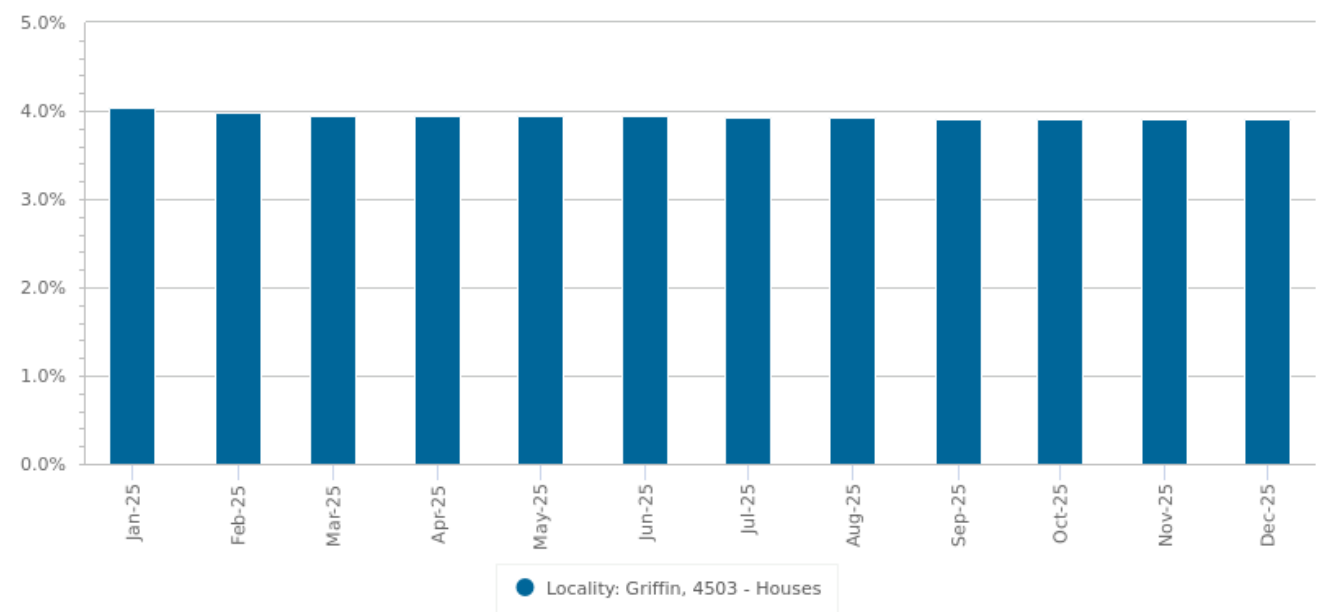
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.9%  
Dec 2025

	Griffin
Jan 2025	4.0%
Feb 2025	4.0%
Mar 2025	3.9%
Apr 2025	3.9%
May 2025	3.9%
Jun 2025	3.9%
Jul 2025	3.9%
Aug 2025	3.9%
Sep 2025	3.9%
Oct 2025	3.9%
Nov 2025	3.9%
Dec 2025	3.9%

Statistics are calculated at the end of the displayed month



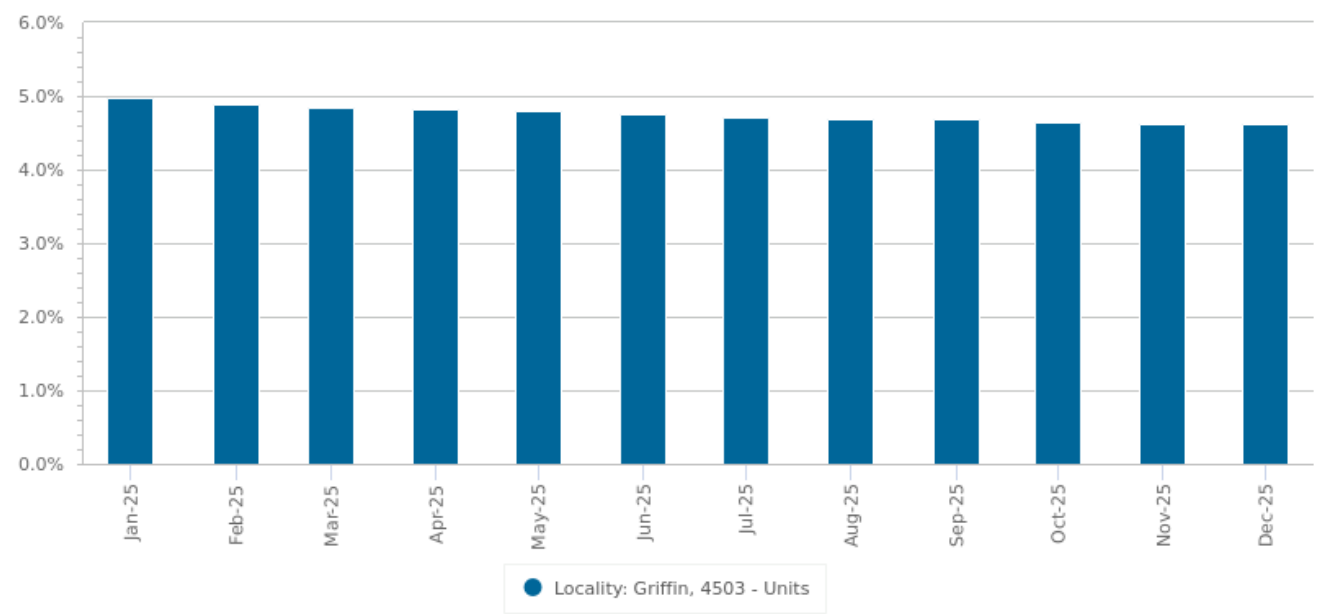
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.6%  
Dec 2025

	Griffin
Jan 2025	5.0%
Feb 2025	4.9%
Mar 2025	4.8%
Apr 2025	4.8%
May 2025	4.8%
Jun 2025	4.7%
Jul 2025	4.7%
Aug 2025	4.7%
Sep 2025	4.7%
Oct 2025	4.7%
Nov 2025	4.6%
Dec 2025	4.6%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# Household Structure

## Household Structure

	Griffin	Moreton Bay
Childless Couples	30.5%	38.7%
Couples with Children	50.4%	42%
Single Parents	18%	17.9%
Other	1%	1.3%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Childless Couples

30.5%



Couples with Children

50.4%



Single Parents

18%



Other

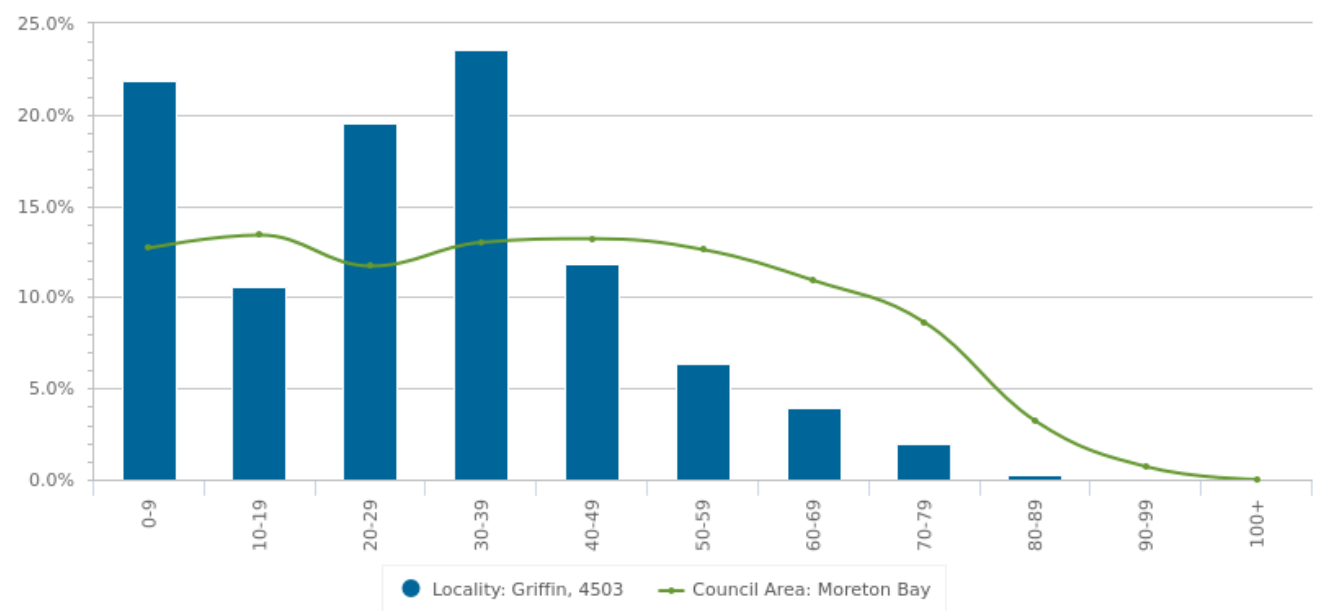
1%

Population Age

Population Age

	Griffin	Moreton Bay
0-9	21.9%	12.7%
10-19	10.6%	13.4%
20-29	19.5%	11.7%
30-39	23.6%	13%
40-49	11.8%	13.2%
50-59	6.4%	12.6%
60-69	3.9%	10.9%
70-79	2%	8.6%
80-89	0.3%	3.2%
90-99	-	0.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



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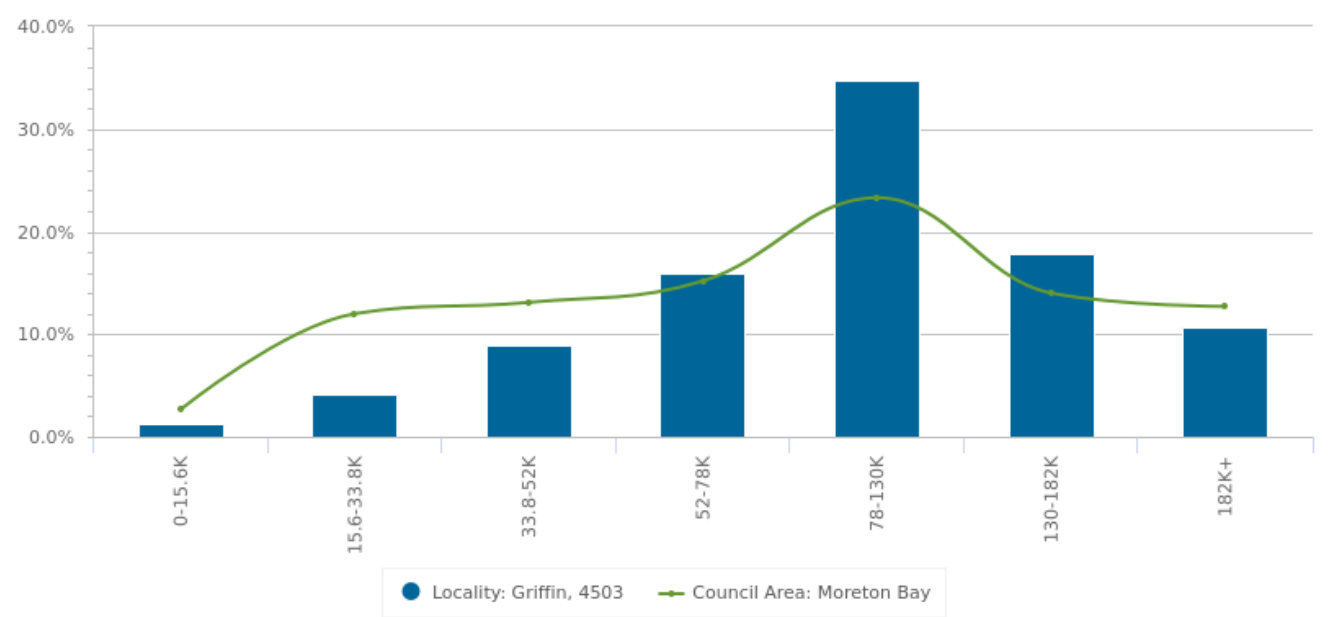


Household Income

Household Income

	Griffin	Moreton Bay
0-15.6K	1.2%	2.7%
15.6-33.8K	4.1%	12%
33.8-52K	9%	13.1%
52-78K	15.9%	15.2%
78-130K	34.7%	23.3%
130-182K	17.9%	14%
182K+	10.6%	12.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



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Education

Education By Qualification

	Griffin	Moreton Bay
Postgrad	6.3%	4.9%
Graduate Diploma or Certificate	3.1%	3.3%
Bachelor	23.6%	20%
Advanced Diploma or Diploma	18.8%	17.2%
Certificate	39.3%	42.3%
Not Stated	8%	11.2%
Inadequately Described	0.9%	0.9%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Postgrad

6.3%



Graduate Diploma or Certificate

3.1%



Bachelor

23.6%



Advanced Diploma or  
Diploma

18.8%



Certificate

39.3%



Not Stated

8%



Inadequately  
Described

0.9%

## Occupation

### Employment By Occupation

	Griffin	Moreton Bay
Professional	18%	17.9%
Clerical	14.8%	14.1%
Trades	14.2%	14.7%
Labourer	8.8%	10.5%
Not Stated	2%	1.8%
Machinery Operators and Drivers	8.8%	7.1%
Managers	9.8%	11.4%
Community and Personal Service Workers	15.3%	13.3%
Sales Workers	8.3%	9.1%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Professional

**18%**



Clerical

**14.8%**



Trades

**14.2%**



Labourer

**8.8%**



Not Stated

**2%**



Machinery Operators and Drivers

**8.8%**

Employment By Occupation



Managers

9.8%



Community and Personal Service  
Workers

15.3%



Sales Workers

8.3%

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