

Suburb Statistics Report

Griffin QLD 4503

Prepared on 24 Mar 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.

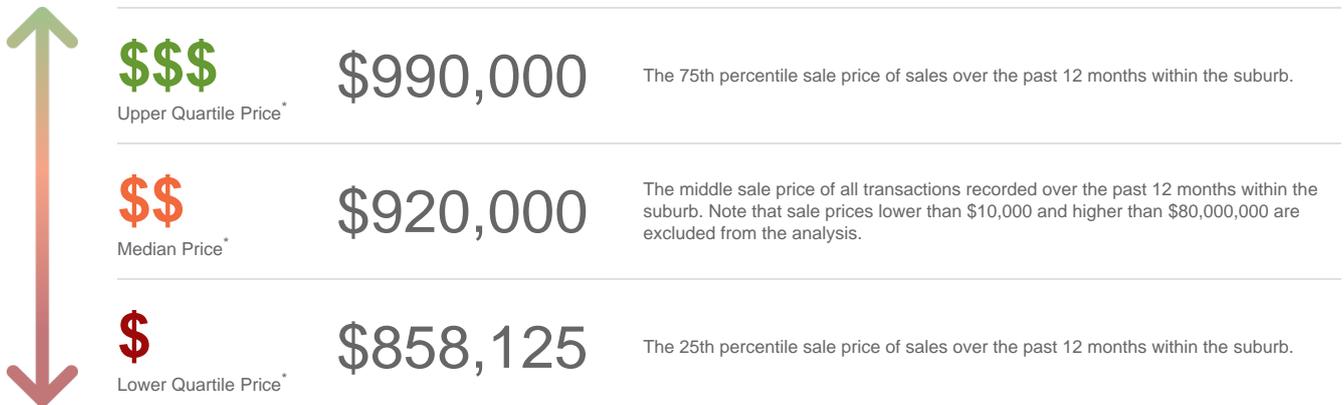
	House	Unit	Land
Average Tenure Period	7.9 years	6.2 years	-
Total Dwellings	4,176	1,011	635
Total New Listings	179	45	-
Median Value	\$1,059,606	\$775,580	-
Total Properties Listed	202	56	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

74

Properties Sold
(12 Months)

6.2

Average Tenure Period
(Years)

\$590/w

Median Asking Rent
(12 Months)

45

New Sale Listings
(12 Months)

14

Days on Market
(12 Months)

59

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$700,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$670,000

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.

\$

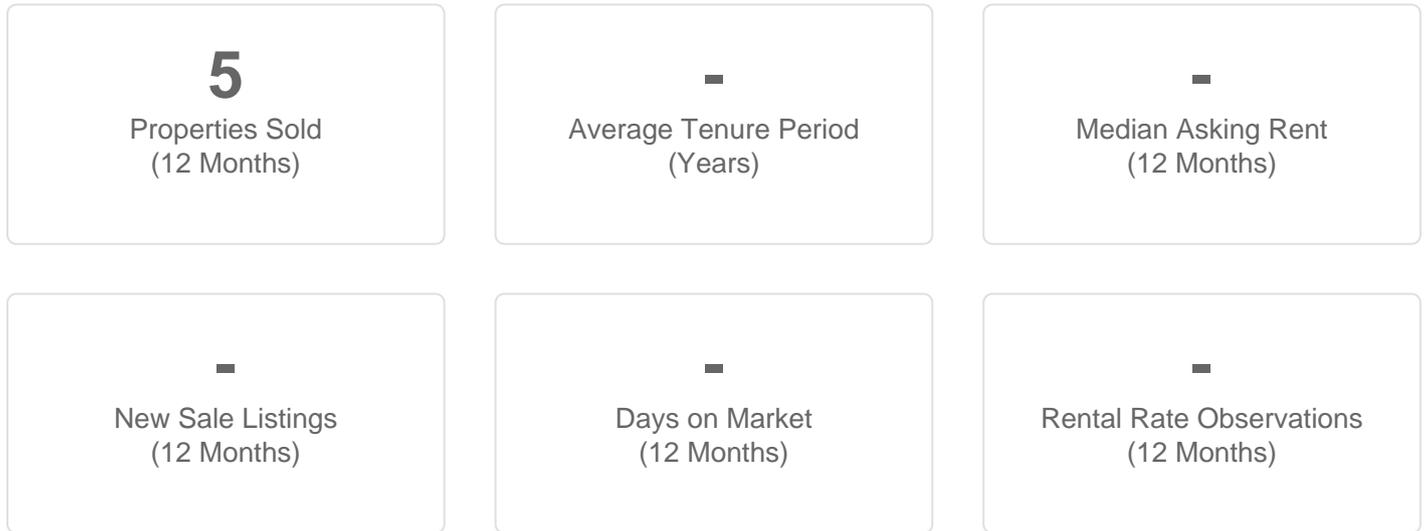
Lower Quartile Price*

\$638,575

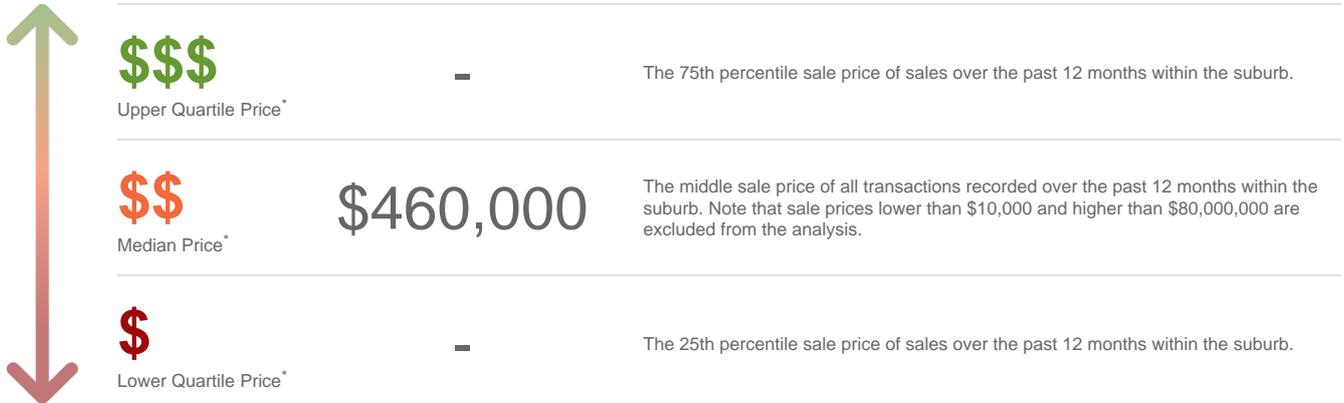
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

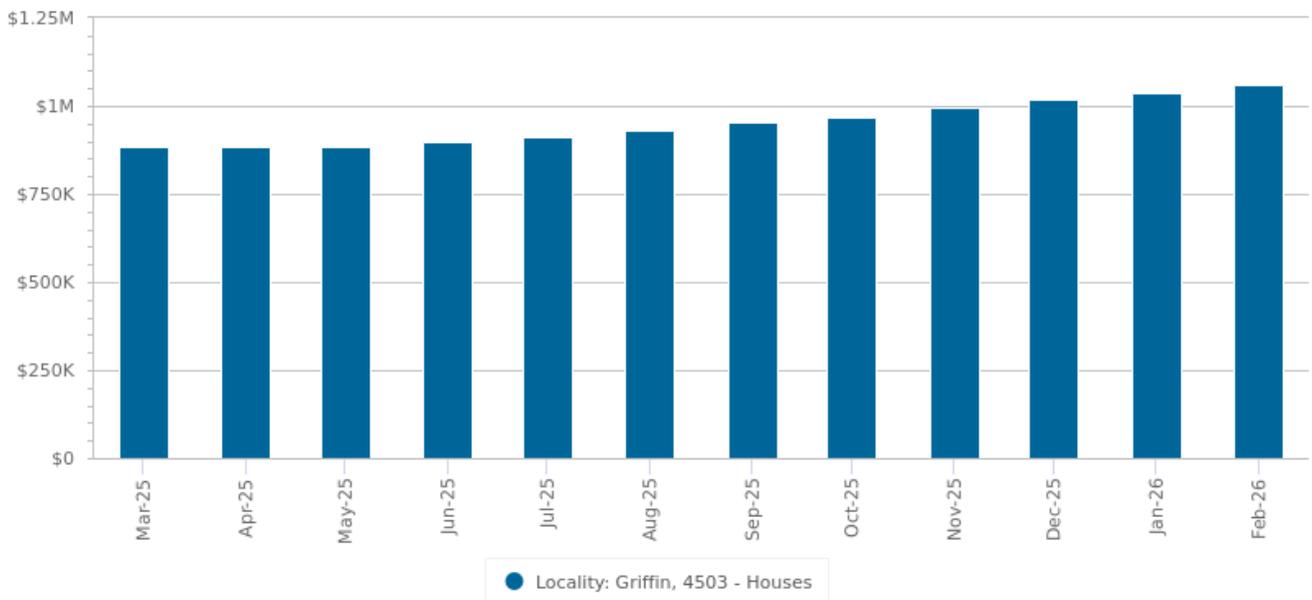
House: Recent Median Value

\$1.06M

Feb 2026

	Griffin
Mar 2025	\$883,543
Apr 2025	\$883,830
May 2025	\$885,665
Jun 2025	\$899,205
Jul 2025	\$910,486
Aug 2025	\$931,568
Sep 2025	\$953,501
Oct 2025	\$969,374
Nov 2025	\$994,991
Dec 2025	\$1,018,975
Jan 2026	\$1,037,963
Feb 2026	\$1,059,606

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

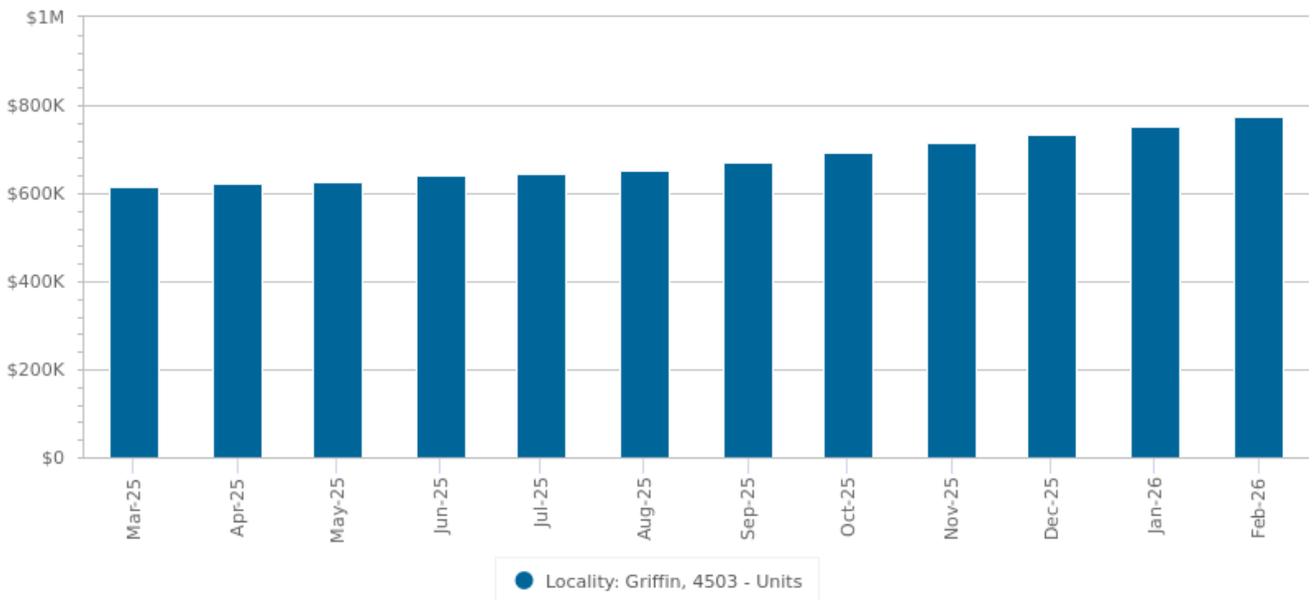
Unit: Recent Median Value

\$776K

Feb 2026

	Griffin
Mar 2025	\$614,987
Apr 2025	\$623,926
May 2025	\$626,257
Jun 2025	\$642,528
Jul 2025	\$643,411
Aug 2025	\$653,681
Sep 2025	\$671,810
Oct 2025	\$694,349
Nov 2025	\$715,985
Dec 2025	\$733,913
Jan 2026	\$752,837
Feb 2026	\$775,580

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

212

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$883,543	230
Apr 2025	\$883,830	214
May 2025	\$885,665	216
Jun 2025	\$899,205	216
Jul 2025	\$910,486	220
Aug 2025	\$931,568	224
Sep 2025	\$953,501	220
Oct 2025	\$969,374	216
Nov 2025	\$994,991	199
Dec 2025	\$1,018,975	212
Jan 2026	\$1,037,963	-
Feb 2026	\$1,059,606	-

Statistics are calculated over a rolling 12 month period



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 **Statistics are calculated over a rolling 12 month period

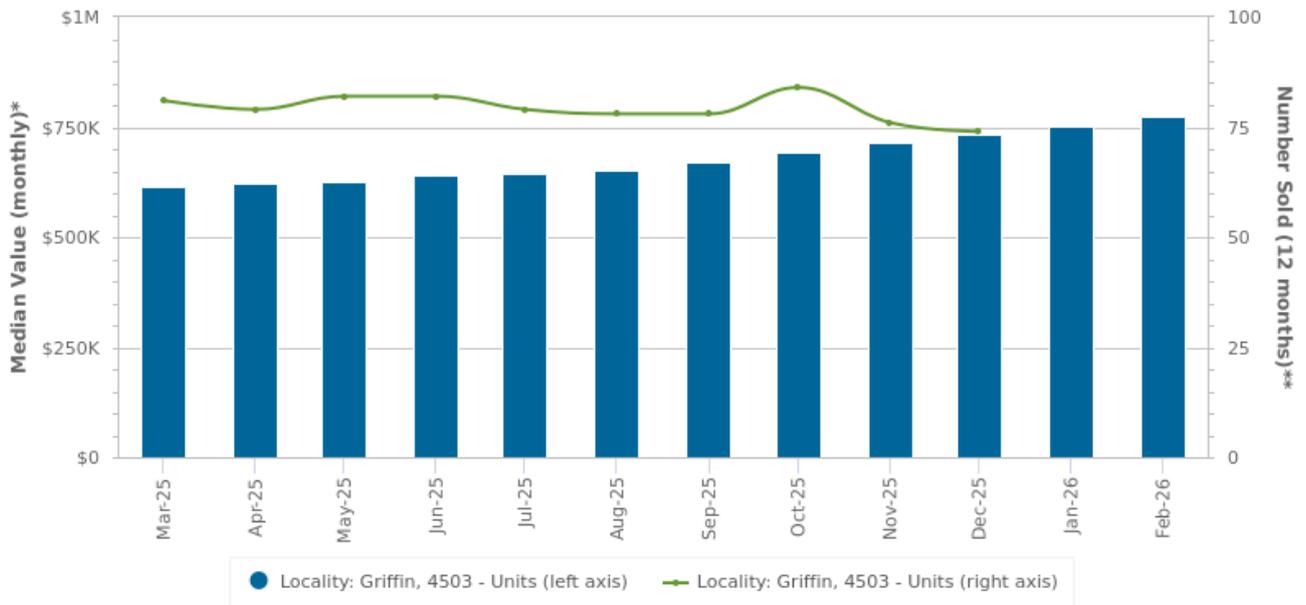
Unit: Median Value vs Number Sold

74

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$614,987	81
Apr 2025	\$623,926	79
May 2025	\$626,257	82
Jun 2025	\$642,528	82
Jul 2025	\$643,411	79
Aug 2025	\$653,681	78
Sep 2025	\$671,810	78
Oct 2025	\$694,349	84
Nov 2025	\$715,985	76
Dec 2025	\$733,913	74
Jan 2026	\$752,837	-
Feb 2026	\$775,580	-

Statistics are calculated over a rolling 12 month period



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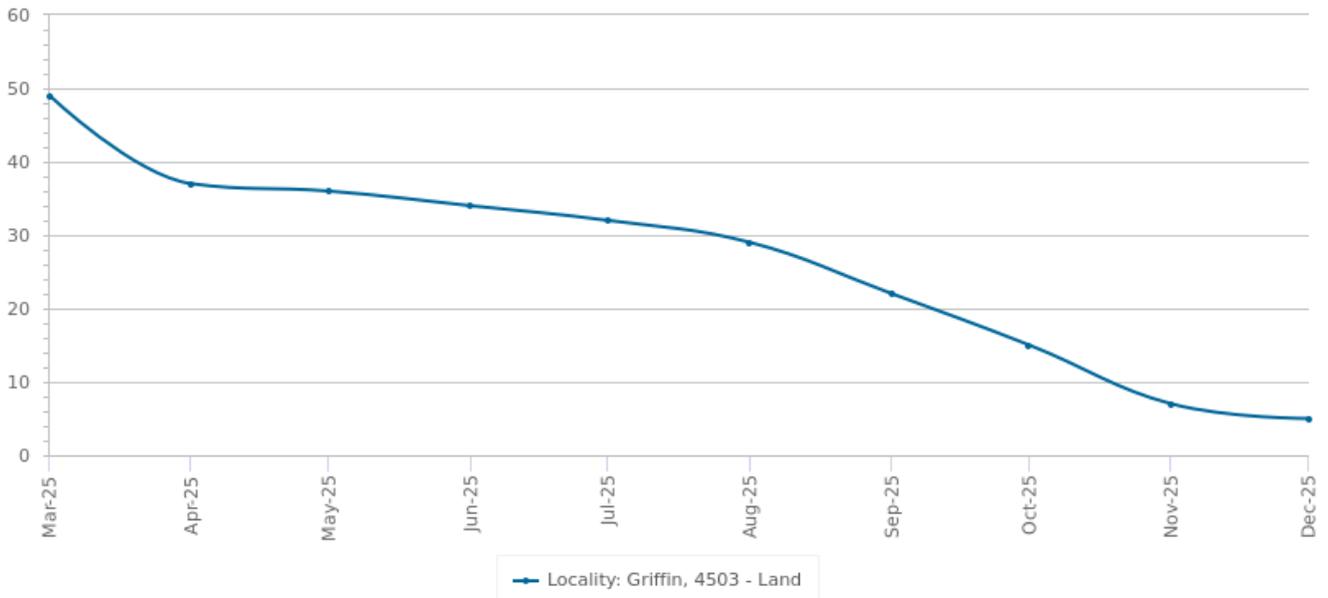
Land: Median Value vs Number Sold

5

Dec 2025

	Median Value	Number Of Sold
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
Nov 2025	-	7
Dec 2025	-	5

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

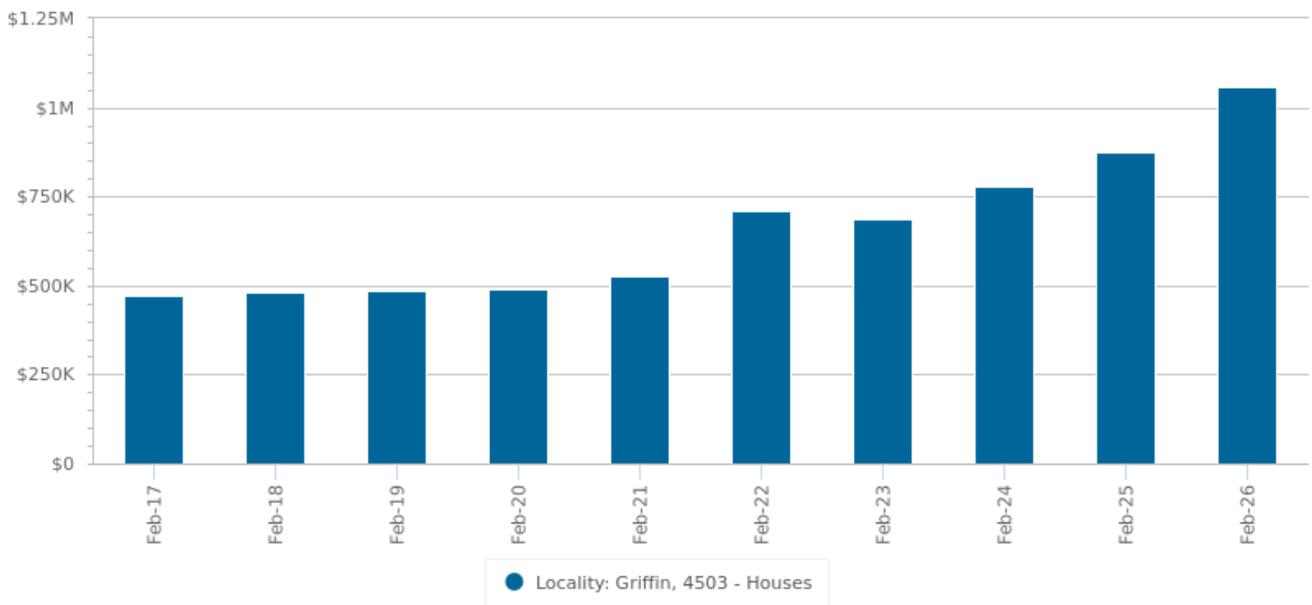
House: Median Value

\$1.06M

Feb 2026

	Griffin
Feb 2017	\$473,628
Feb 2018	\$481,181
Feb 2019	\$485,214
Feb 2020	\$490,096
Feb 2021	\$525,589
Feb 2022	\$711,719
Feb 2023	\$686,903
Feb 2024	\$778,745
Feb 2025	\$874,620
Feb 2026	\$1,059,606

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

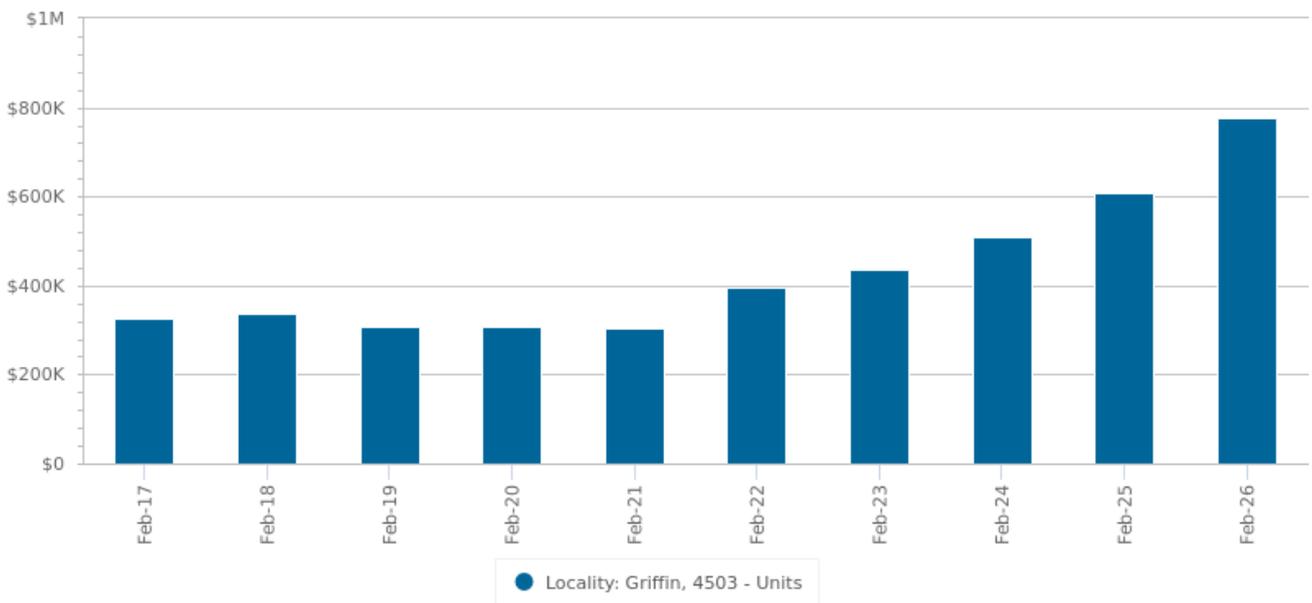
Unit: Median Value

\$776K

Feb 2026

	Griffin
Feb 2017	\$326,534
Feb 2018	\$336,638
Feb 2019	\$308,729
Feb 2020	\$308,757
Feb 2021	\$305,834
Feb 2022	\$397,167
Feb 2023	\$437,185
Feb 2024	\$508,980
Feb 2025	\$609,597
Feb 2026	\$775,580

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

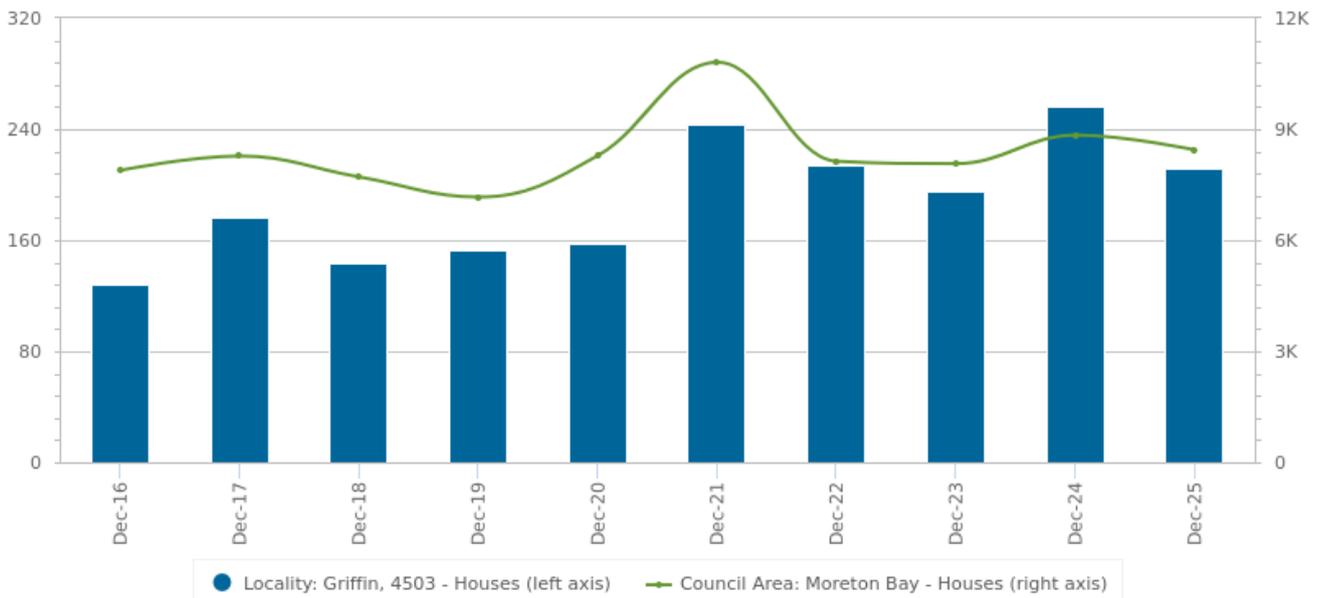
House: Sales Per Annum

212

Dec 2025

	Griffin	Moreton Bay
Dec 2017	176	8275
Dec 2018	144	7708
Dec 2019	153	7167
Dec 2020	158	8294
Dec 2021	243	10807
Dec 2022	214	8132
Dec 2023	195	8068
Dec 2024	256	8840
Dec 2025	212	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



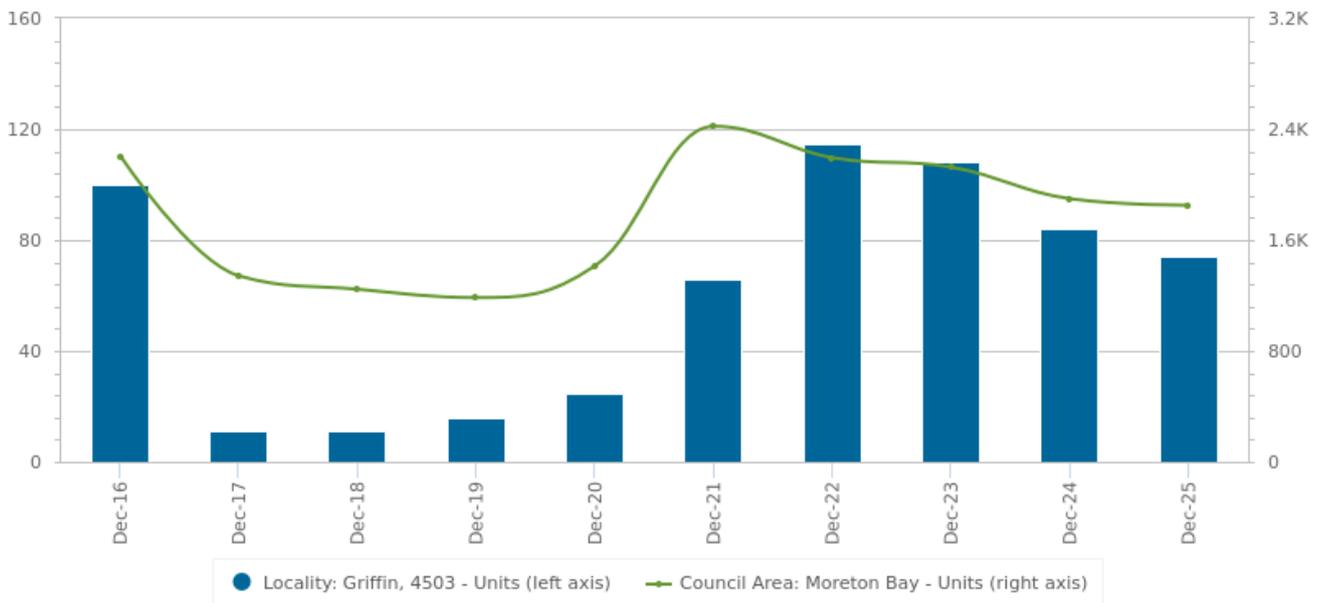
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

74
Dec 2025

	Griffin	Moreton Bay
Dec 2017	11	1341
Dec 2018	11	1245
Dec 2019	16	1185
Dec 2020	25	1416
Dec 2021	66	2421
Dec 2022	115	2194
Dec 2023	108	2126
Dec 2024	84	1898
Dec 2025	74	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

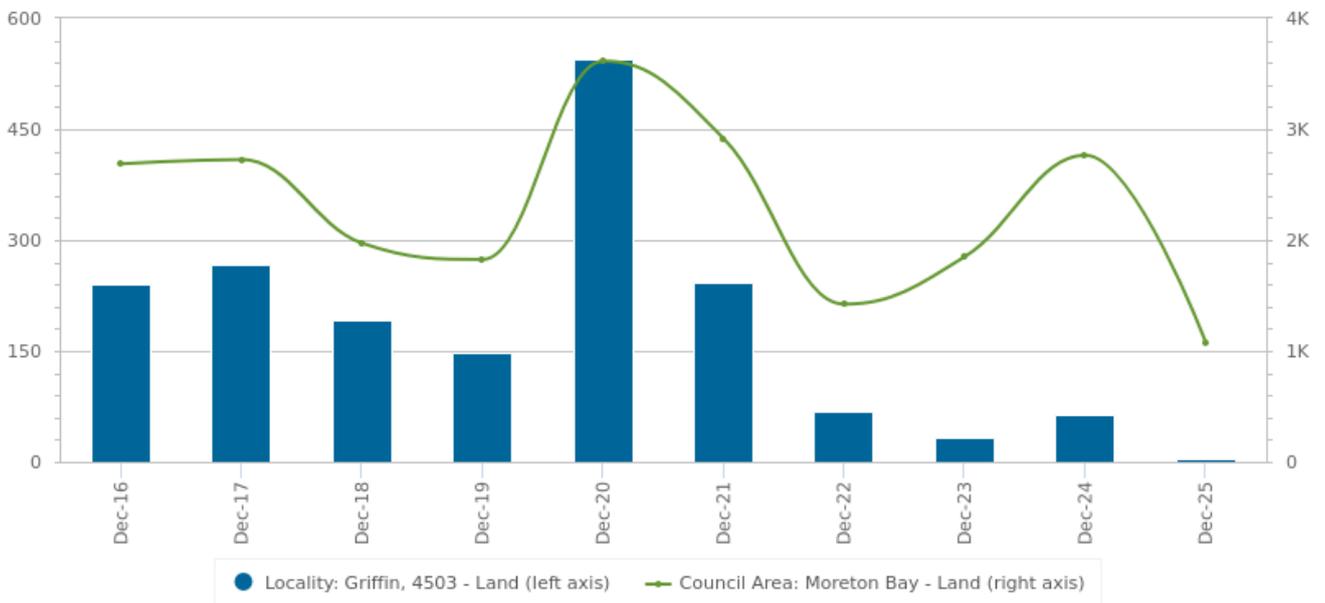
Land: Sales Per Annum

5

Dec 2025

	Griffin	Moreton Bay
Dec 2017	268	2726
Dec 2018	193	1971
Dec 2019	148	1825
Dec 2020	545	3615
Dec 2021	242	2913
Dec 2022	69	1422
Dec 2023	32	1850
Dec 2024	65	2765
Dec 2025	5	1074
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

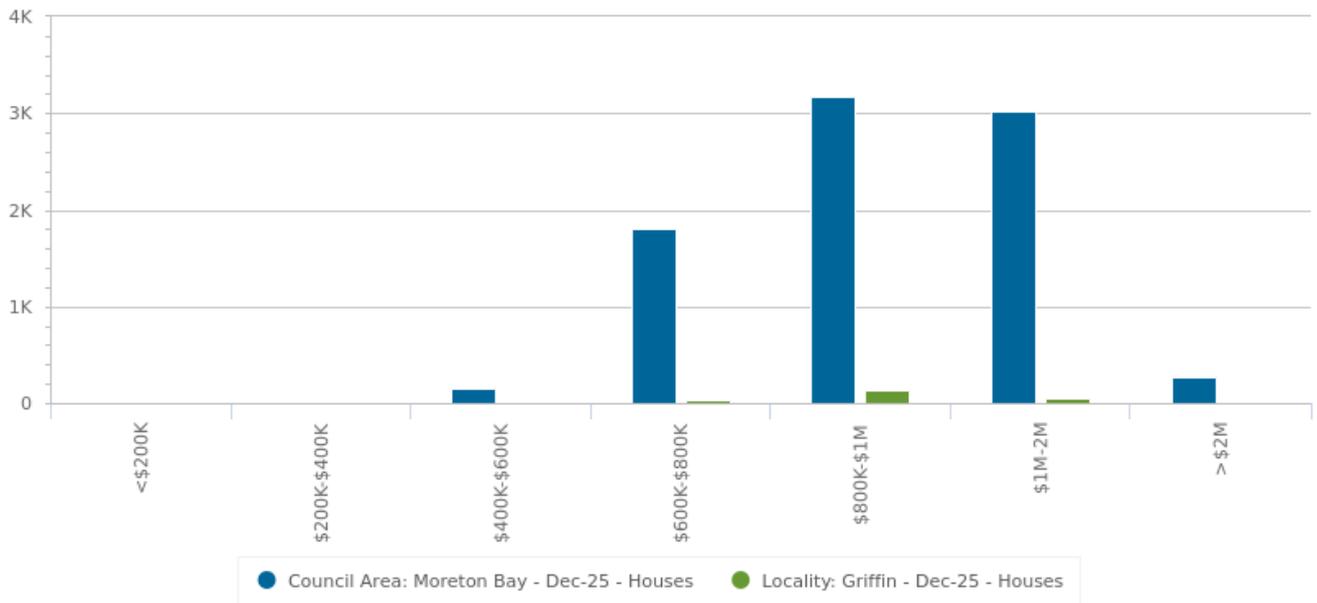
House: Sales By Price

\$197.14M

Dec 2025

	Griffin	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	-	157
\$600K-\$800K	28	1,804
\$800K-\$1M	141	3,167
\$1M-\$2M	43	3,020
>\$2M	-	271

Statistics are calculated over a rolling 12 month period



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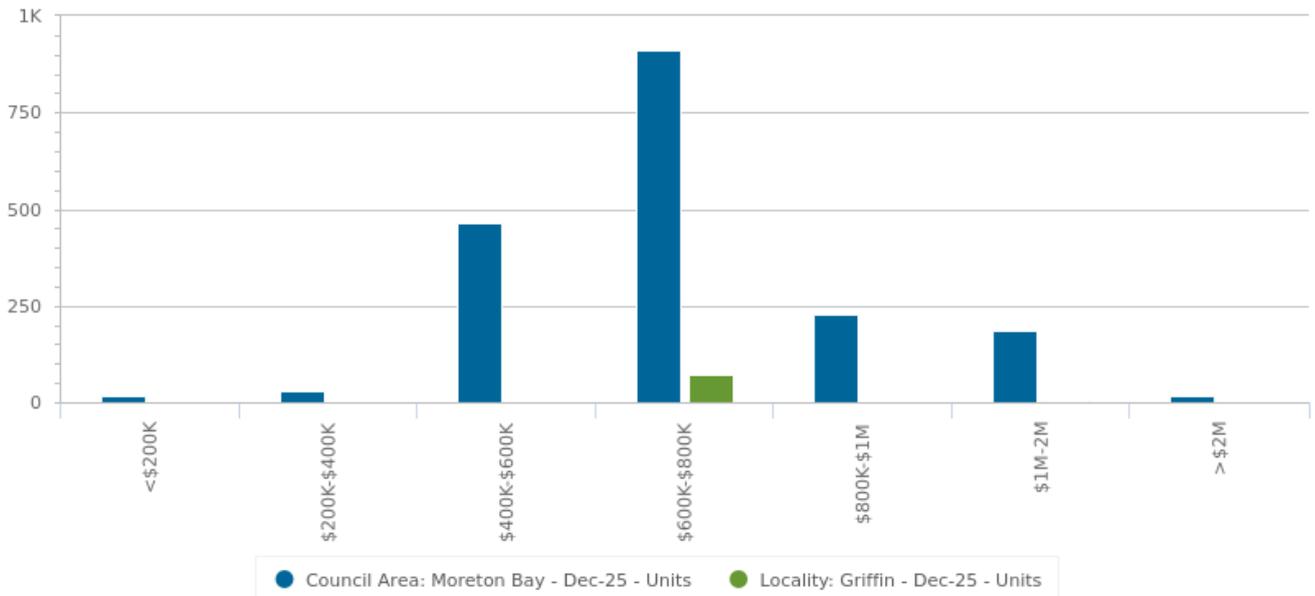
\$51.06M

Dec 2025

Unit: Sales By Price

	Griffin	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	-	463
\$600K-\$800K	70	913
\$800K-\$1M	1	228
\$1M-\$2M	3	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

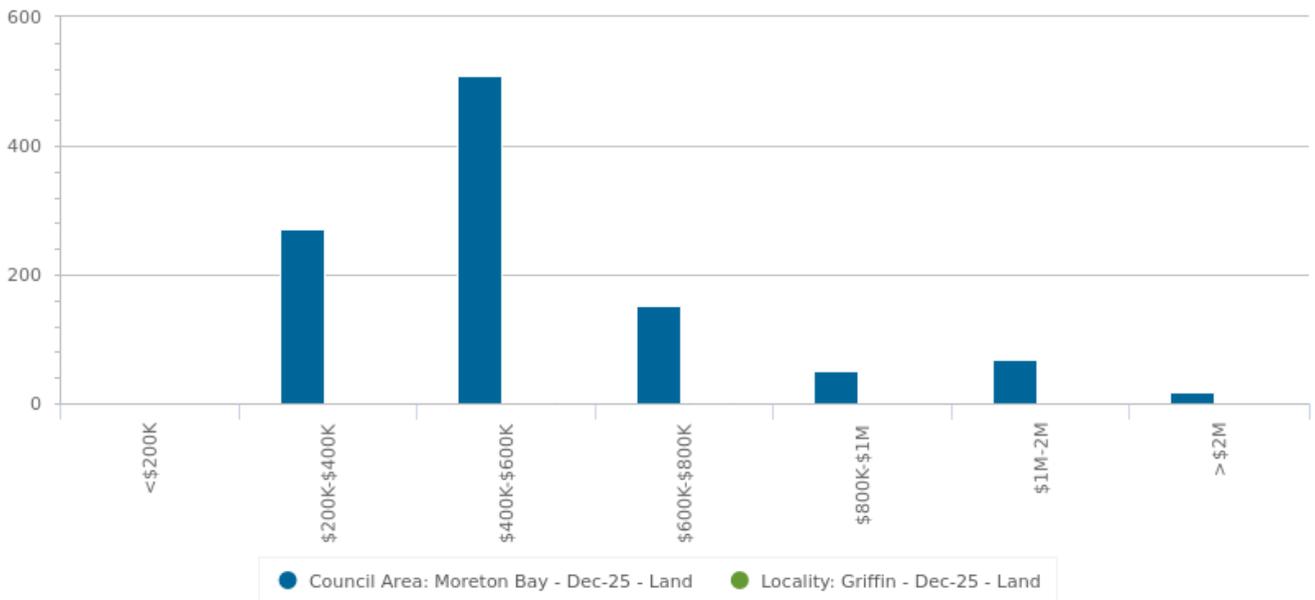


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Griffin	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	270
\$400K-\$600K	3	509
\$600K-\$800K	2	153
\$800K-\$1M	-	51
\$1M-\$2M	-	69
>\$2M	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

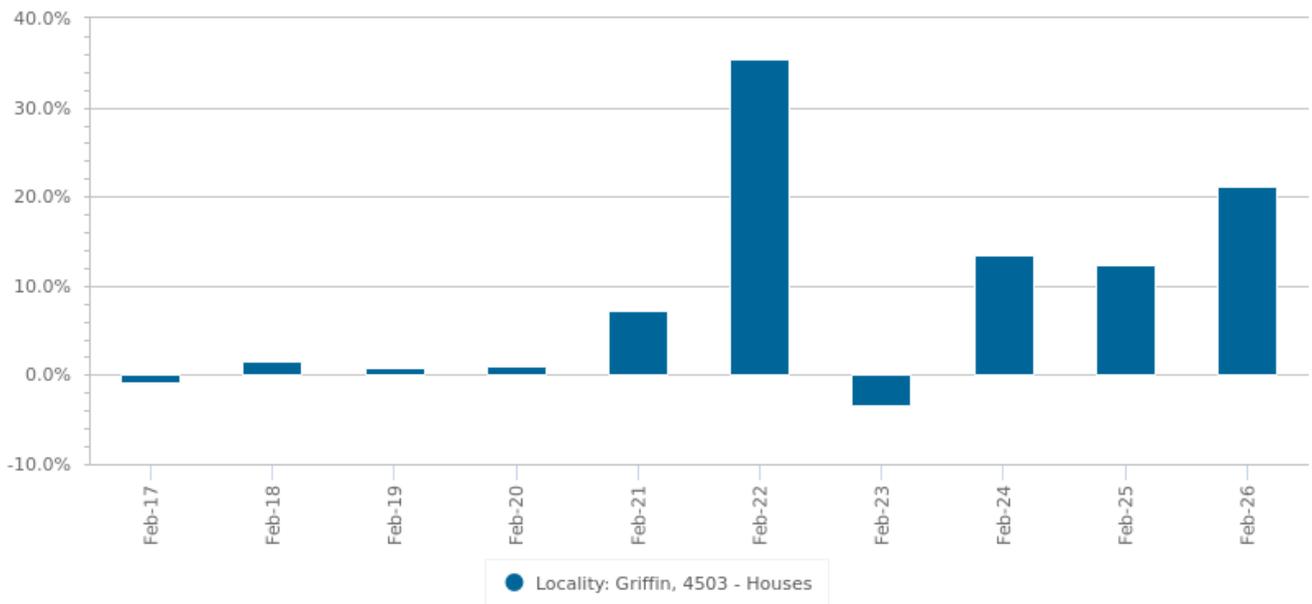
House: Change In Median Value

21.2%

Feb 2026

	Griffin
Feb 2017	-0.9%
Feb 2018	1.6%
Feb 2019	0.8%
Feb 2020	1.0%
Feb 2021	7.2%
Feb 2022	35.4%
Feb 2023	-3.5%
Feb 2024	13.4%
Feb 2025	12.3%
Feb 2026	21.2%

Statistics are calculated at the end of the displayed month



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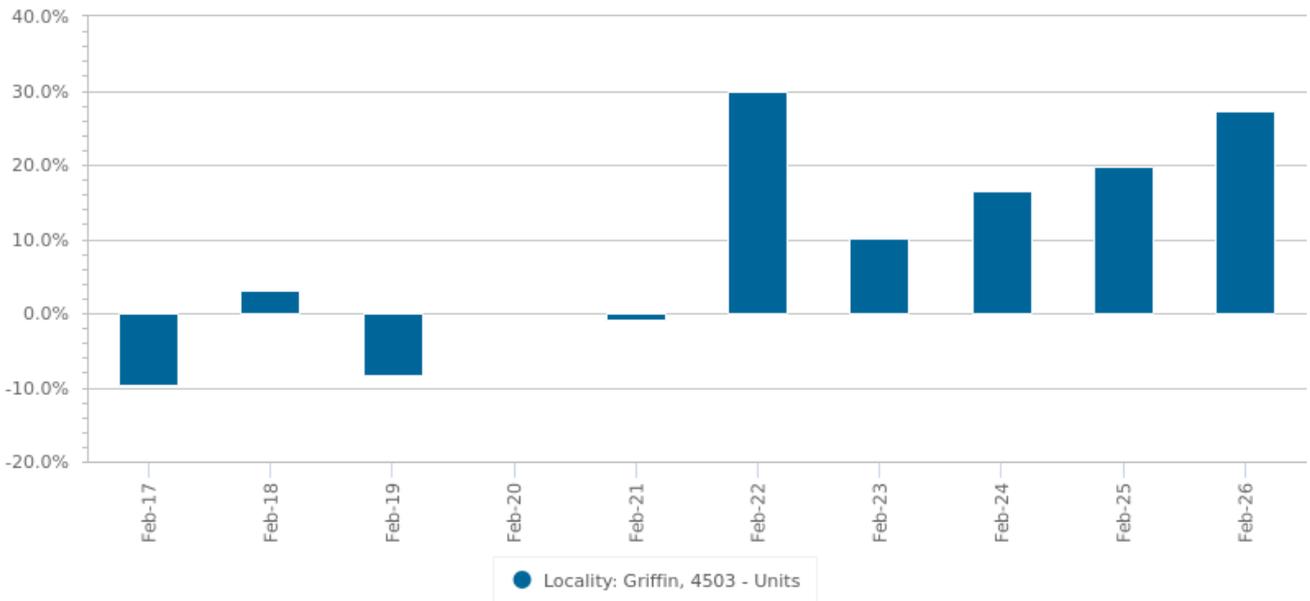
Unit: Change In Median Value

27.2%

Feb 2026

	Griffin
Feb 2017	-9.7%
Feb 2018	3.1%
Feb 2019	-8.3%
Feb 2020	0.0%
Feb 2021	-0.9%
Feb 2022	29.9%
Feb 2023	10.1%
Feb 2024	16.4%
Feb 2025	19.8%
Feb 2026	27.2%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

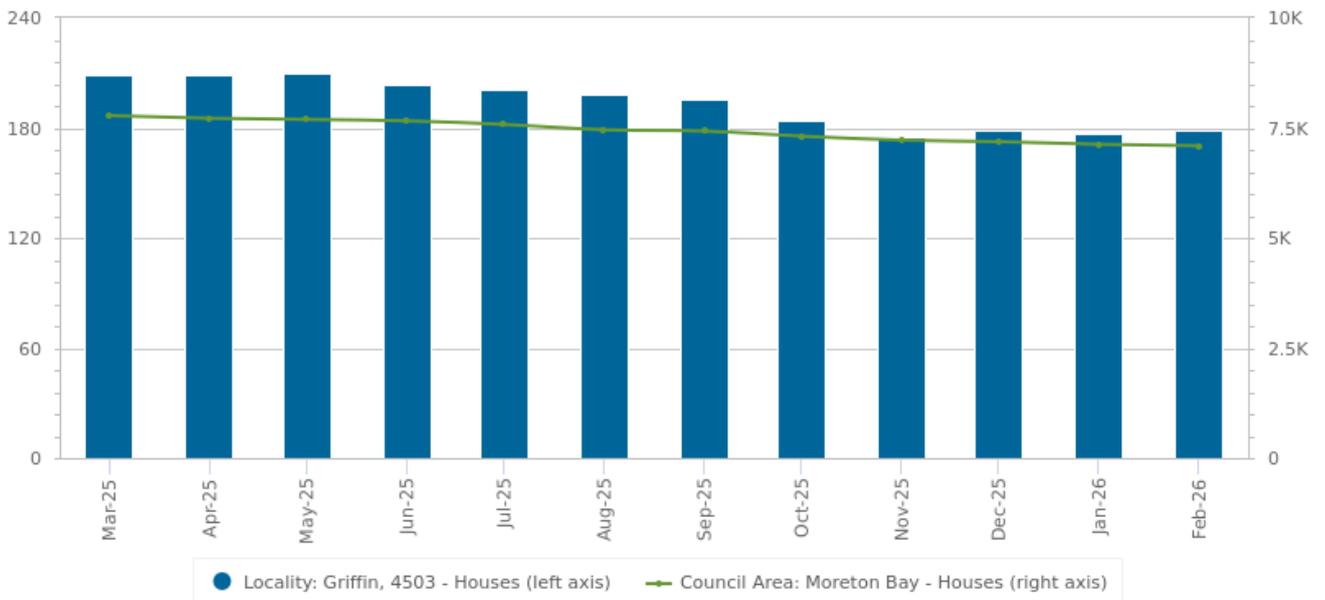
House: Number of New Listing

179

Feb 2026

	Griffin	Moreton Bay
Mar 2025	209	7,777
Apr 2025	209	7,717
May 2025	210	7,691
Jun 2025	204	7,658
Jul 2025	201	7,578
Aug 2025	198	7,456
Sep 2025	196	7,426
Oct 2025	184	7,311
Nov 2025	175	7,221
Dec 2025	179	7,185
Jan 2026	177	7,126
Feb 2026	179	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

45

Feb 2026

	Griffin	Moreton Bay
Mar 2025	69	1,558
Apr 2025	69	1,550
May 2025	68	1,550
Jun 2025	65	1,595
Jul 2025	66	1,567
Aug 2025	64	1,557
Sep 2025	60	1,546
Oct 2025	59	1,540
Nov 2025	52	1,505
Dec 2025	48	1,507
Jan 2026	48	1,474
Feb 2026	45	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

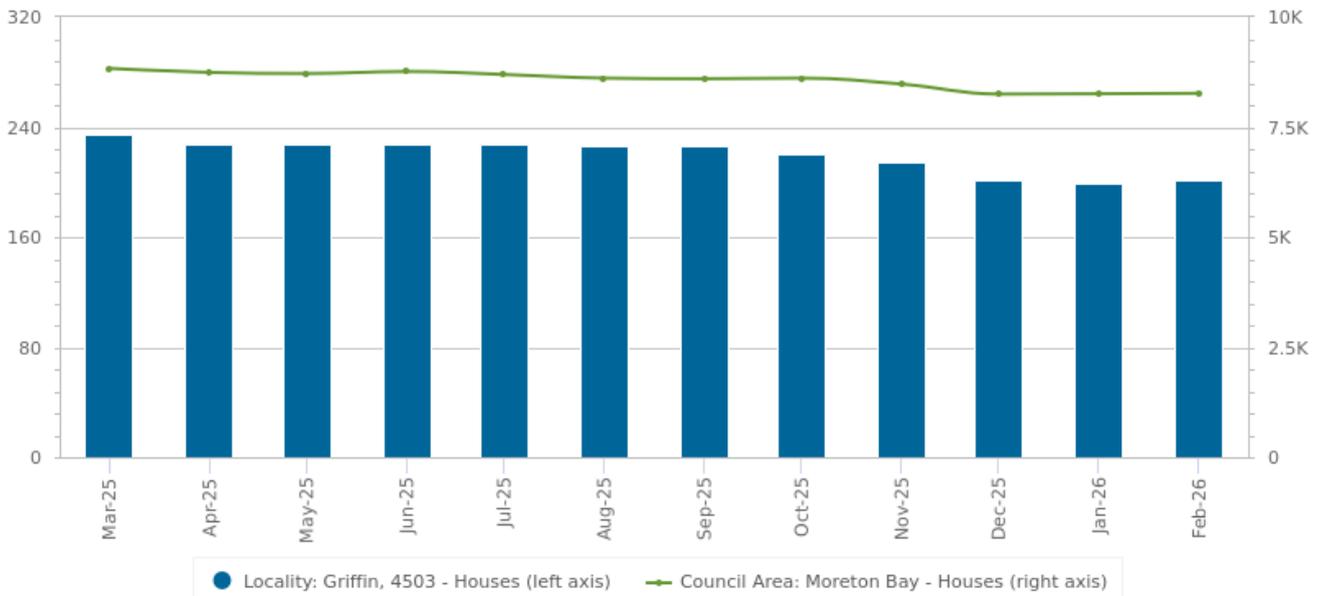
House: Total Properties Listed

202

Feb 2026

	Griffin	Moreton Bay
Mar 2025	235	8,832
Apr 2025	227	8,741
May 2025	228	8,716
Jun 2025	228	8,762
Jul 2025	227	8,694
Aug 2025	226	8,611
Sep 2025	226	8,597
Oct 2025	221	8,611
Nov 2025	214	8,475
Dec 2025	202	8,248
Jan 2026	199	8,255
Feb 2026	202	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

56

Feb 2026

	Griffin	Moreton Bay
Mar 2025	78	1,740
Apr 2025	71	1,716
May 2025	74	1,718
Jun 2025	75	1,784
Jul 2025	69	1,763
Aug 2025	68	1,744
Sep 2025	65	1,753
Oct 2025	67	1,736
Nov 2025	61	1,708
Dec 2025	54	1,673
Jan 2026	53	1,673
Feb 2026	56	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

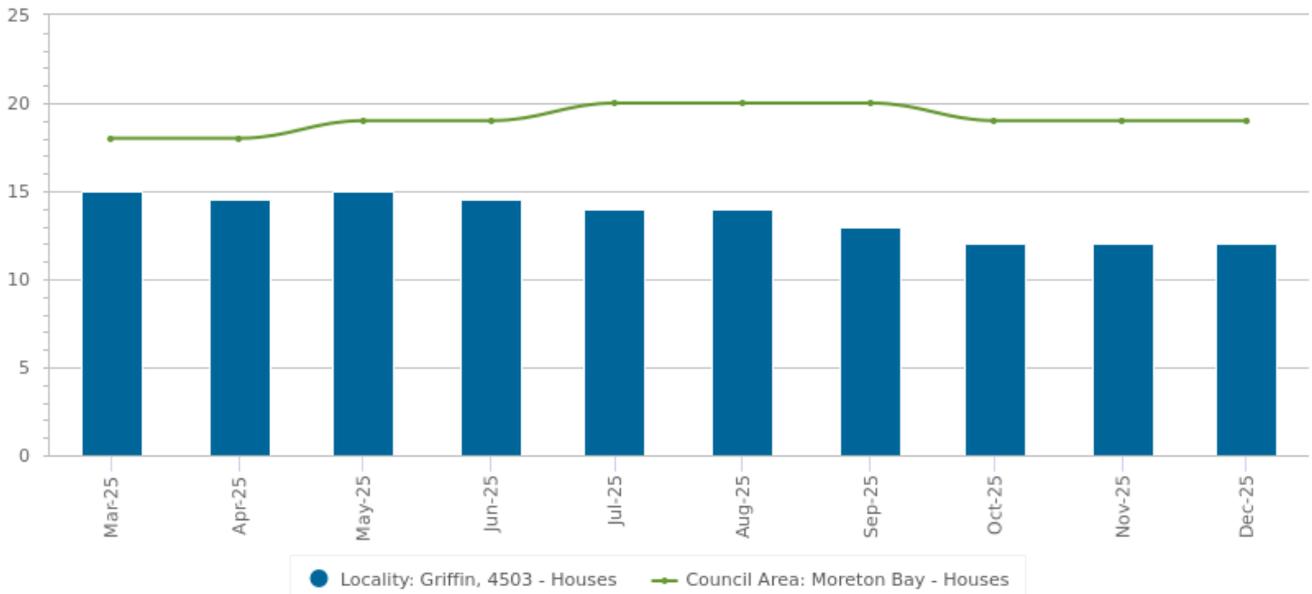
House: Median Days On Market

12

Dec 2025

	Griffin	Moreton Bay
Jan 2025	14	17
Feb 2025	15	17.5
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
Nov 2025	12	19
Dec 2025	12	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

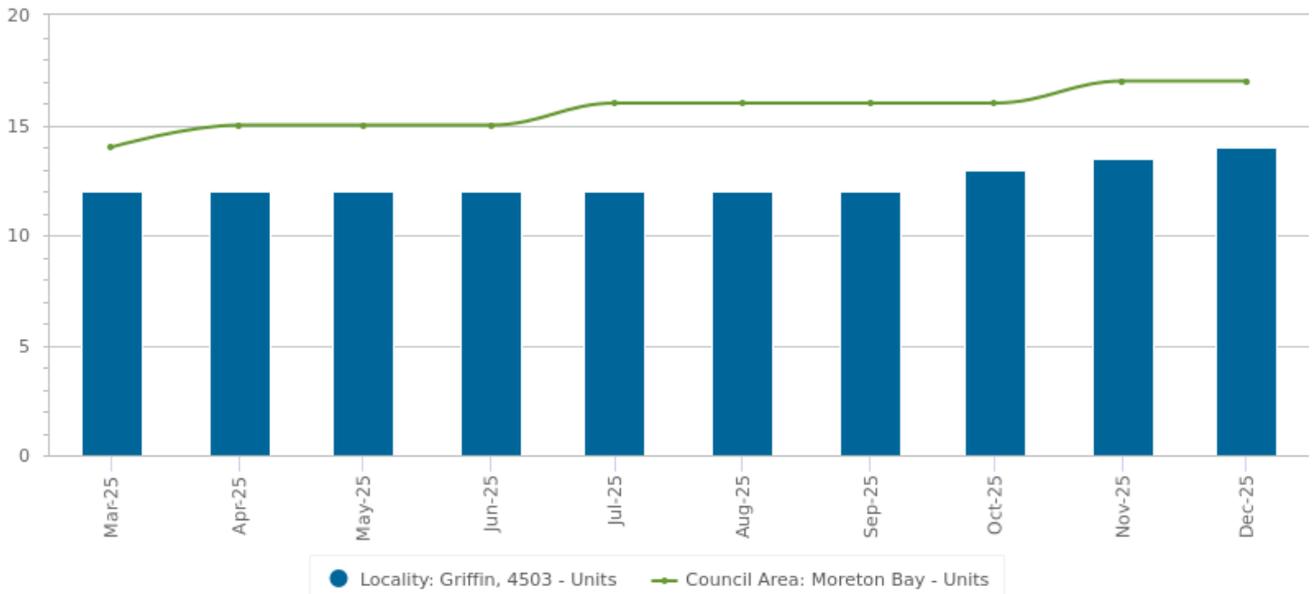
Unit: Median Days On Market

14

Dec 2025

	Griffin	Moreton Bay
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
Jul 2025	12	16
Aug 2025	12	16
Sep 2025	12	16
Oct 2025	13	16
Nov 2025	13.5	17
Dec 2025	14	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

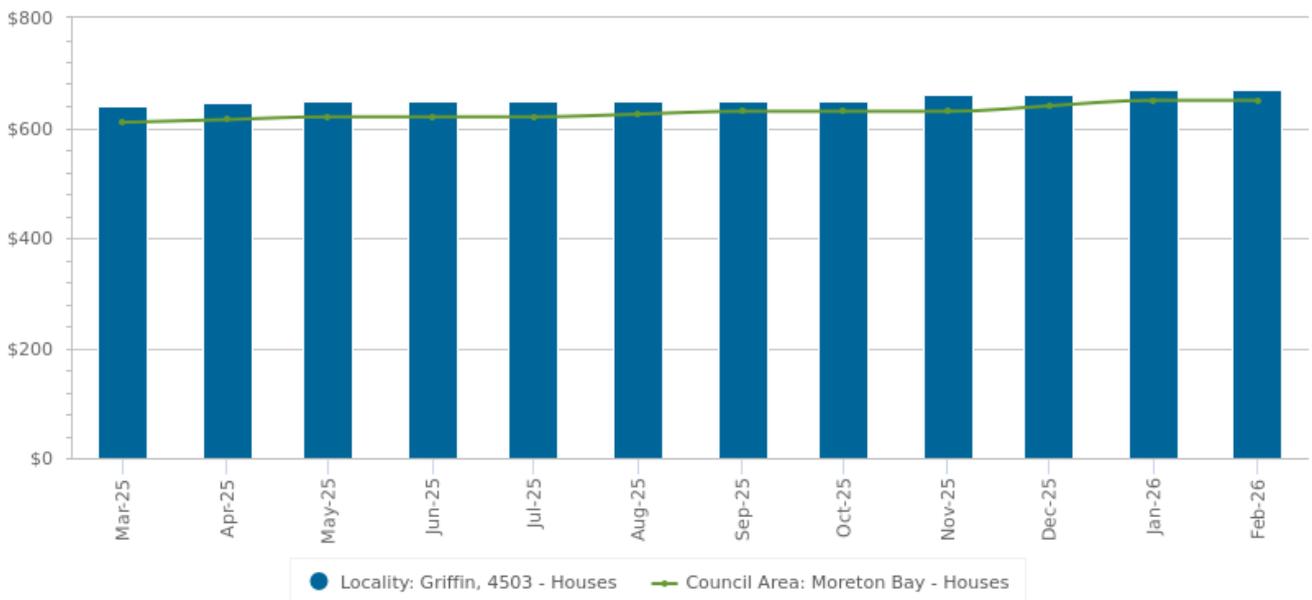
House: Median Rent

\$670/w

Feb 2026

	Griffin	Moreton Bay
Mar 2025	\$640/w	\$610/w
Apr 2025	\$645/w	\$615/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	\$660/w	\$640/w
Jan 2026	\$670/w	\$650/w
Feb 2026	\$670/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

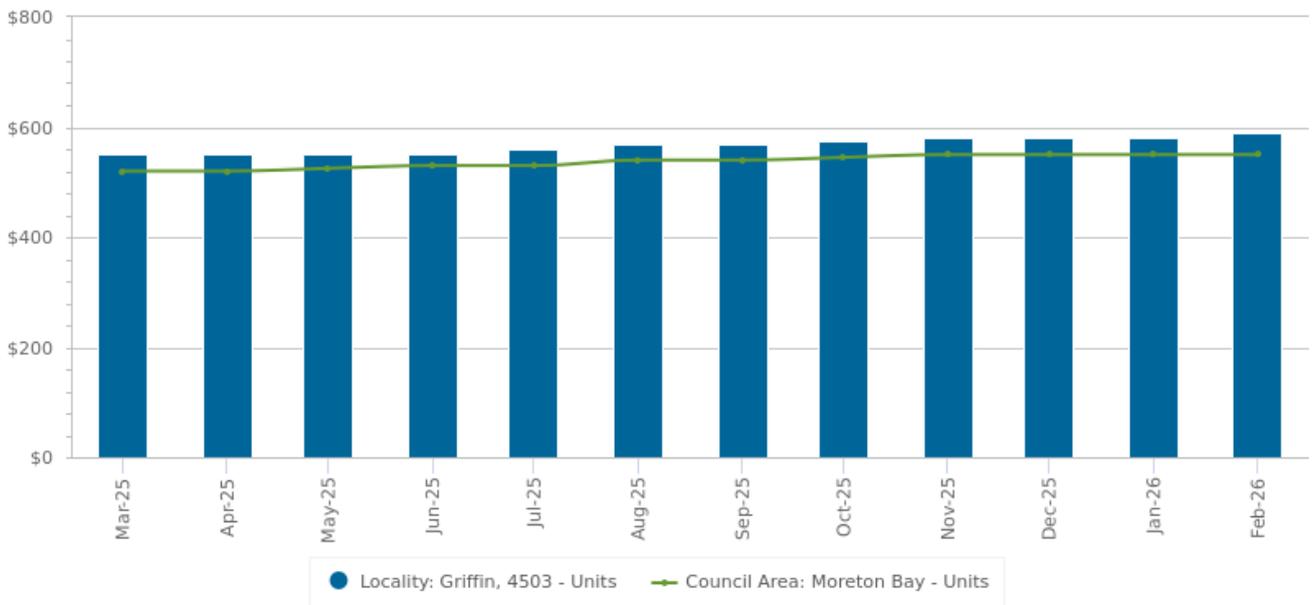
Unit: Median Rent

\$590/w

Feb 2026

	Griffin	Moreton Bay
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	\$560/w	\$530/w
Aug 2025	\$570/w	\$540/w
Sep 2025	\$570/w	\$540/w
Oct 2025	\$575/w	\$545/w
Nov 2025	\$580/w	\$550/w
Dec 2025	\$580/w	\$550/w
Jan 2026	\$580/w	\$550/w
Feb 2026	\$590/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

395

Feb 2026

	Griffin	Moreton Bay
Mar 2025	457	9,230
Apr 2025	458	9,261
May 2025	445	9,280
Jun 2025	437	9,357
Jul 2025	436	9,431
Aug 2025	449	9,506
Sep 2025	434	9,627
Oct 2025	435	9,674
Nov 2025	414	9,658
Dec 2025	394	9,587
Jan 2026	405	9,675
Feb 2026	395	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

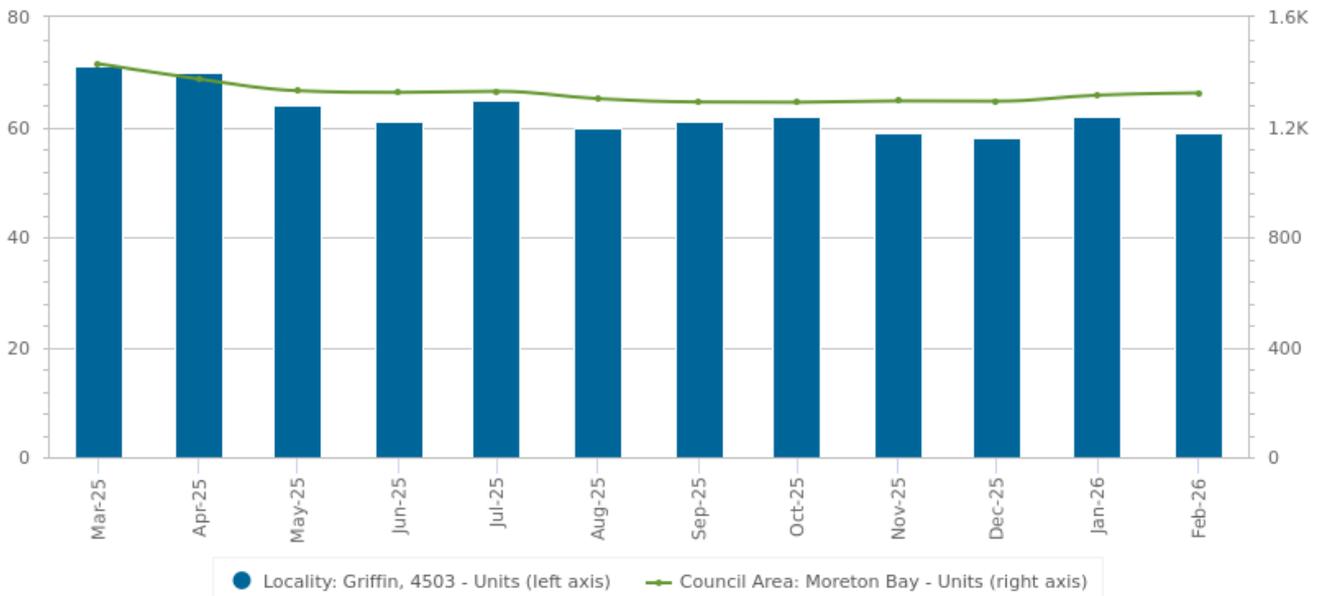
Unit: Rental Rate Observations

59

Feb 2026

	Griffin	Moreton Bay
Mar 2025	71	1,430
Apr 2025	70	1,374
May 2025	64	1,332
Jun 2025	61	1,326
Jul 2025	65	1,330
Aug 2025	60	1,303
Sep 2025	61	1,291
Oct 2025	62	1,290
Nov 2025	59	1,295
Dec 2025	58	1,294
Jan 2026	62	1,316
Feb 2026	59	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

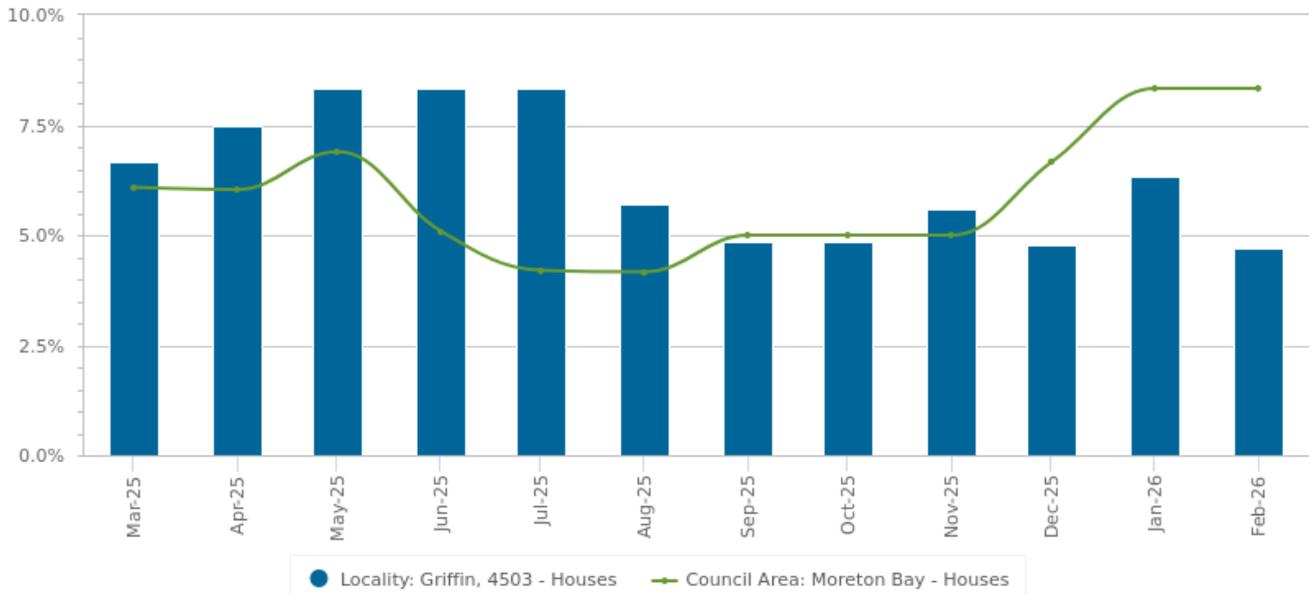
House: Change in Rental Rate

4.7%

Feb 2026

	Griffin	Moreton Bay
Mar 2025	6.7%	6.1%
Apr 2025	7.5%	6.0%
May 2025	8.3%	6.9%
Jun 2025	8.3%	5.1%
Jul 2025	8.3%	4.2%
Aug 2025	5.7%	4.2%
Sep 2025	4.8%	5.0%
Oct 2025	4.8%	5.0%
Nov 2025	5.6%	5.0%
Dec 2025	4.8%	6.7%
Jan 2026	6.3%	8.3%
Feb 2026	4.7%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

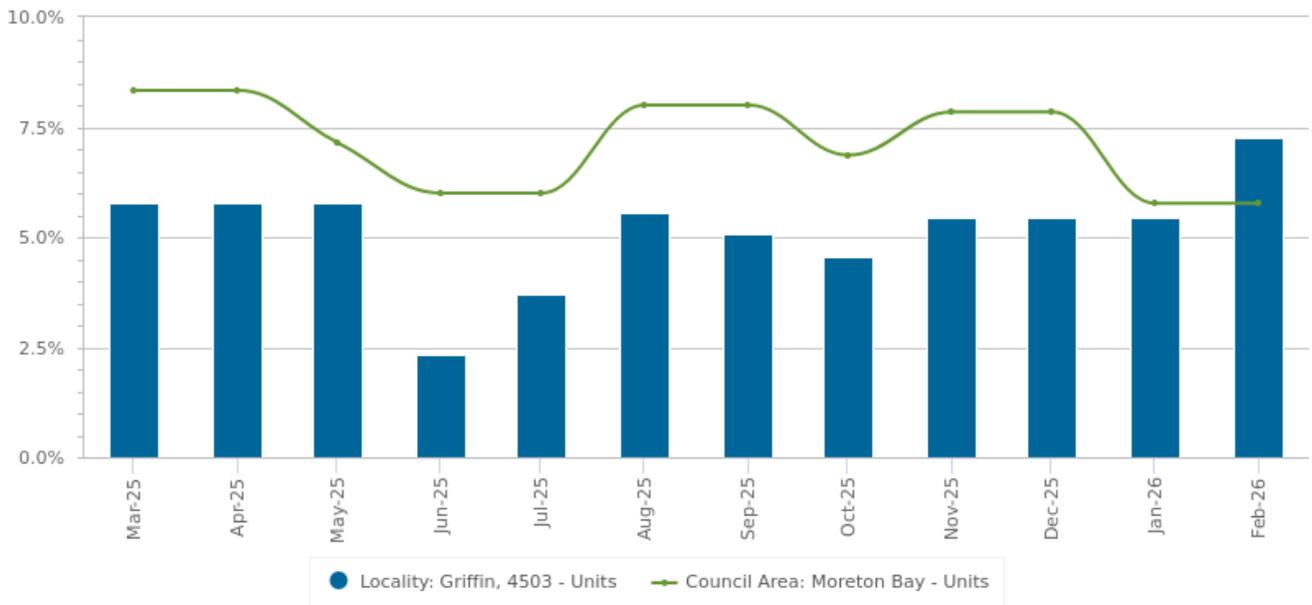
Unit: Change in Rental Rate

7.3%

Feb 2026

	Griffin	Moreton Bay
Mar 2025	5.8%	8.3%
Apr 2025	5.8%	8.3%
May 2025	5.8%	7.1%
Jun 2025	2.3%	6.0%
Jul 2025	3.7%	6.0%
Aug 2025	5.6%	8.0%
Sep 2025	5.1%	8.0%
Oct 2025	4.5%	6.9%
Nov 2025	5.5%	7.8%
Dec 2025	5.5%	7.8%
Jan 2026	5.5%	5.8%
Feb 2026	7.3%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

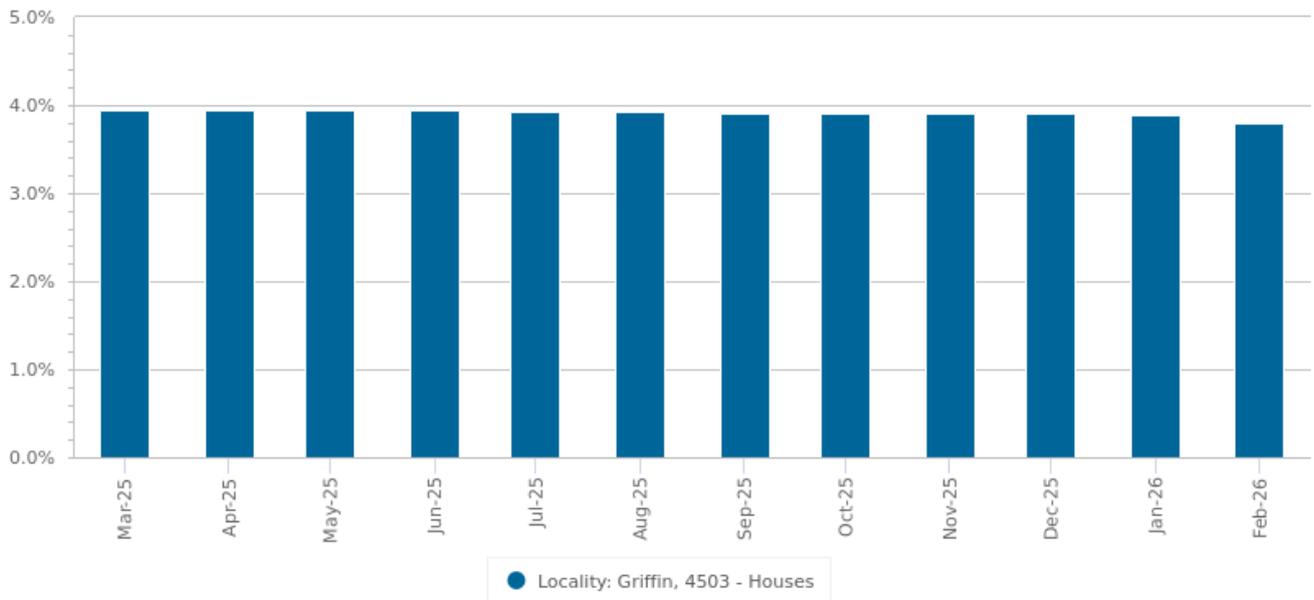
House: Value Based Rental Yield

3.8%

Feb 2026

	Griffin
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%
Jan 2026	3.9%
Feb 2026	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

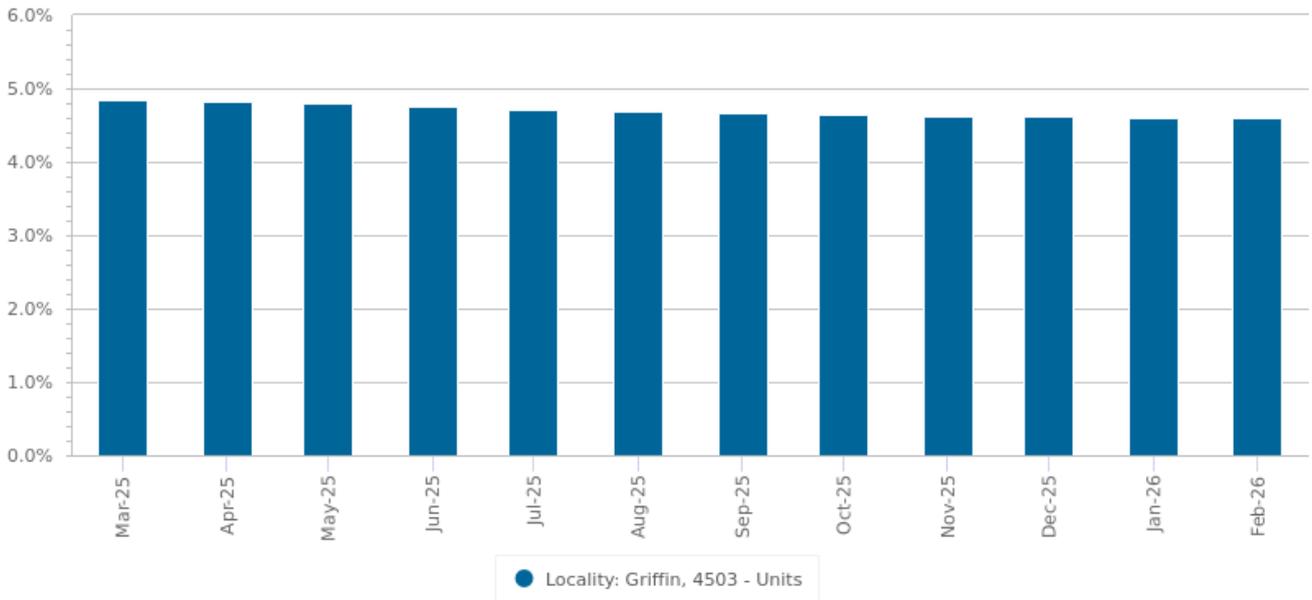
Unit: Value Based Rental Yield

4.6%

Feb 2026

	Griffin
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%
Jan 2026	4.6%
Feb 2026	4.6%

Statistics are calculated at the end of the displayed month



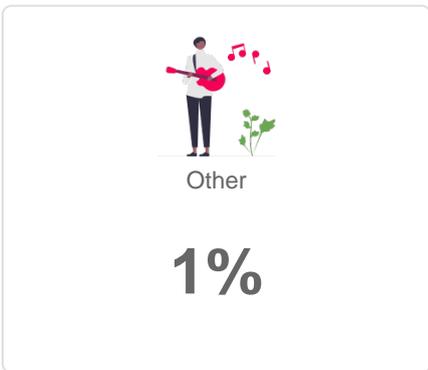
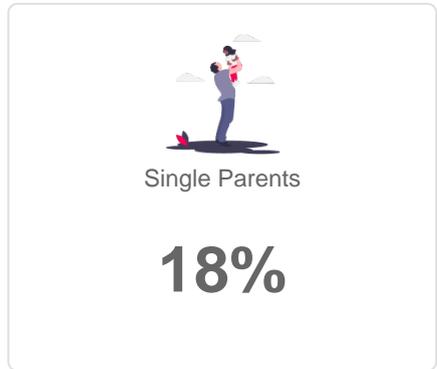
Statistics are calculated at the end of the displayed month

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)

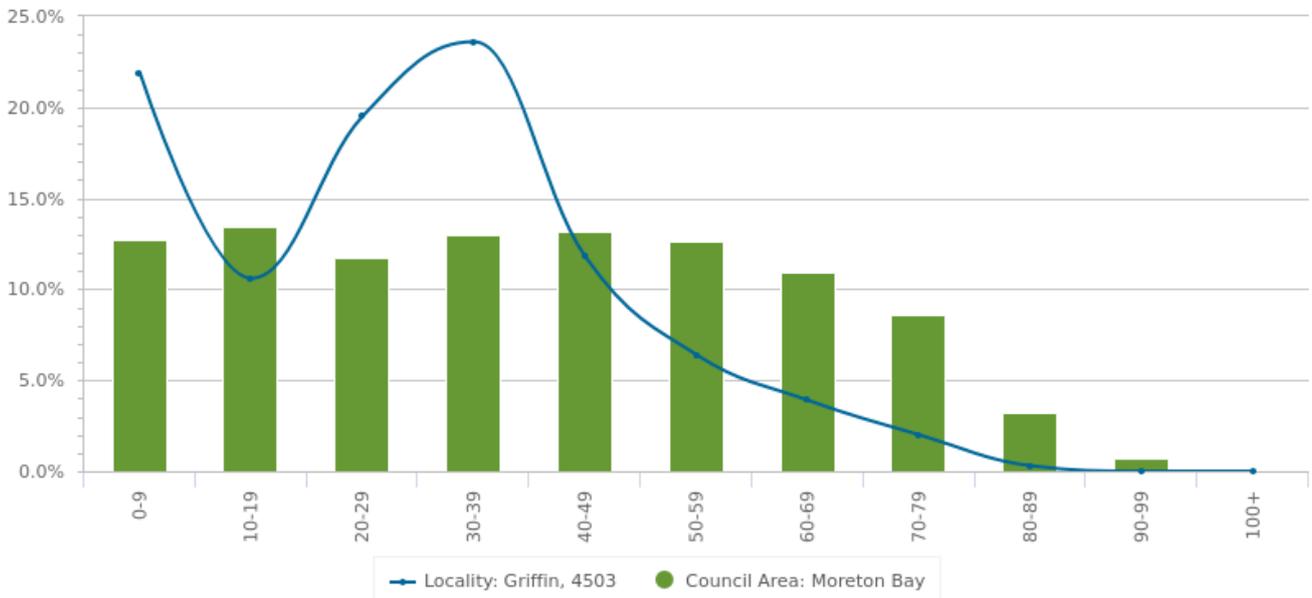


Population Age

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)



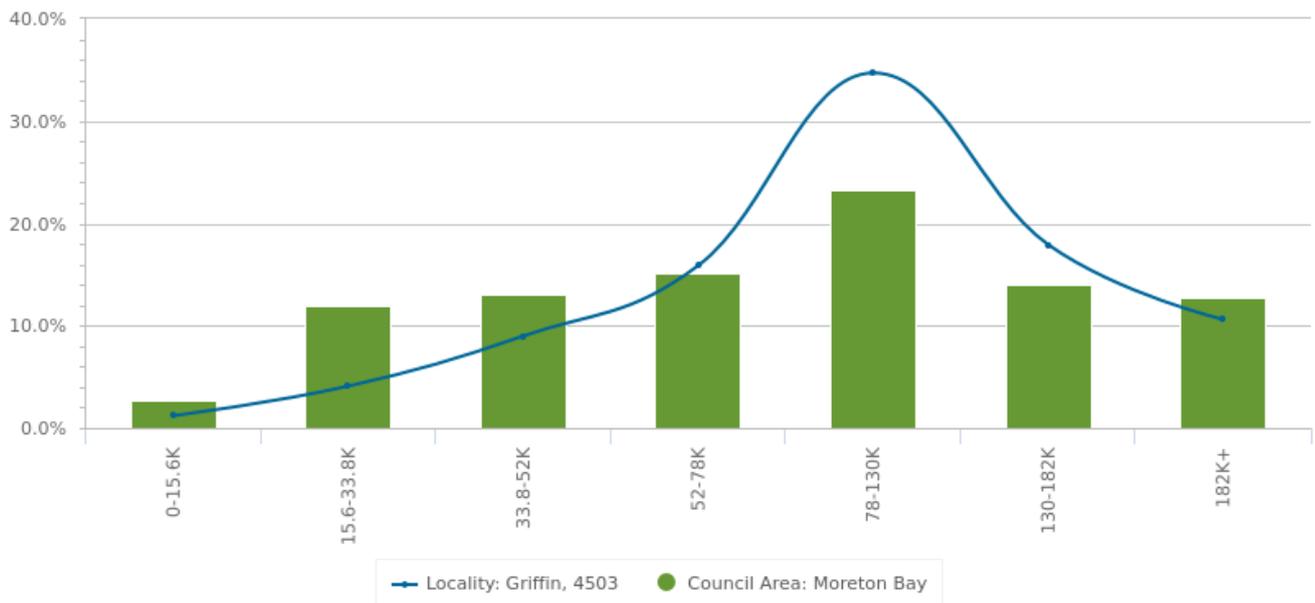
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



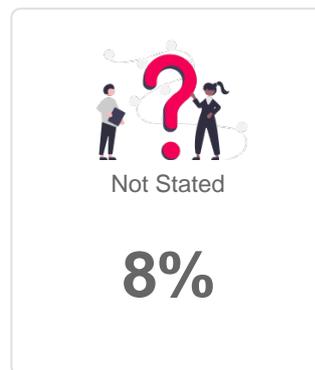
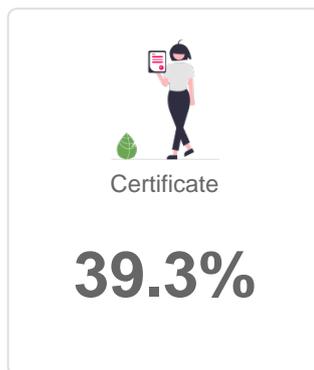
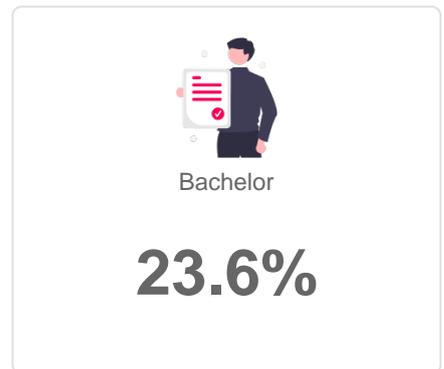
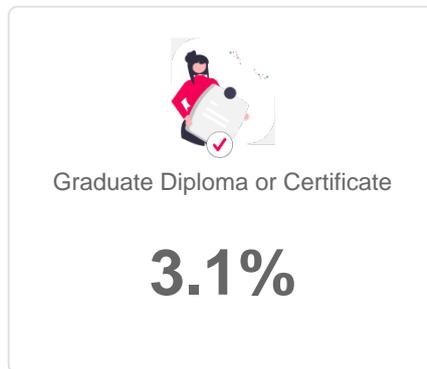
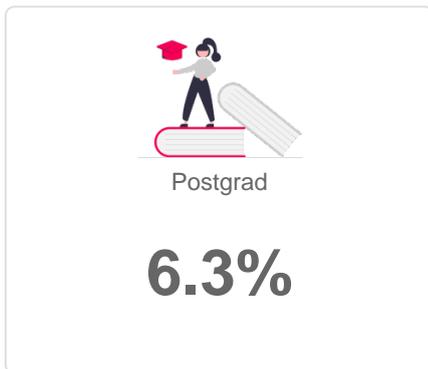
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

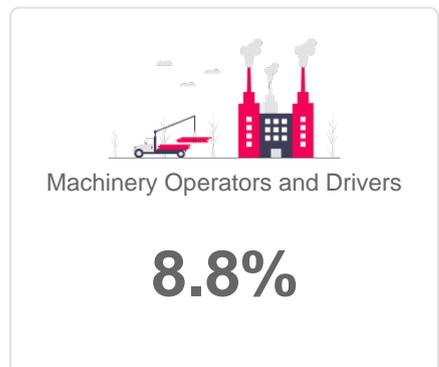
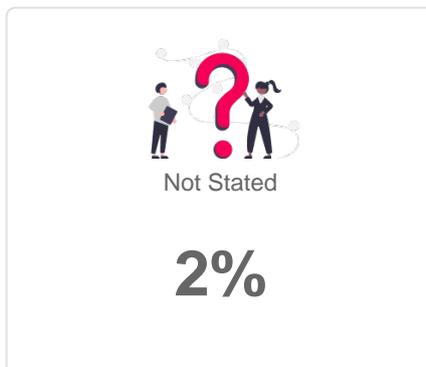
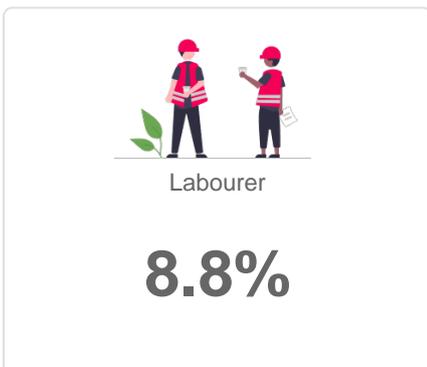
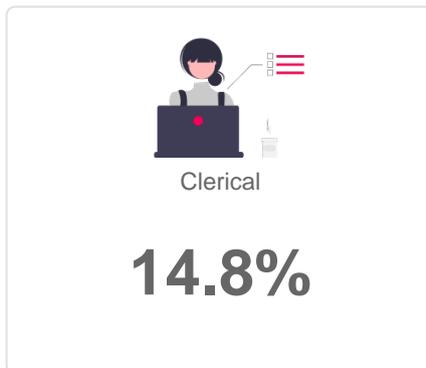
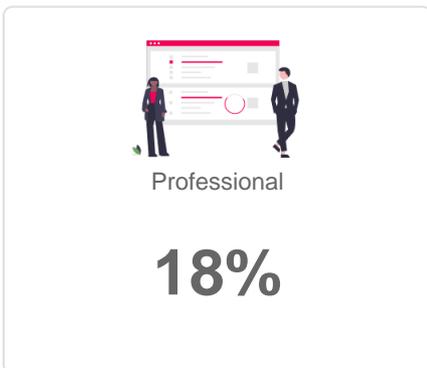


Occupation

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)



Employment By Occupation



Managers

9.8%



Community and Personal Service
Workers

15.3%



Sales Workers

8.3%

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