

Griffith NSW 2680

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 22 -9	MEDIAN PRICE \$695,000 +9%	AVERAGE PRICE \$634,816 -7%
HIGHEST SALE \$1,200,000	LOWEST SALE \$97,000	TOTAL VALUE \$13.91M

POSTCODE 2680 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$500	AVERAGE WEEKLY RENT \$513	OBSERVATIONS 63
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Figures cover the entire 2680 postcode area, not Griffith alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$695,000 +9%	AVERAGE PRICE \$634,816 -7%	TOTAL SALES 22 -29%
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PROPERTY TYPE BREAKDOWN

Residentials		19 (86%)
Vacant lands		2 (9%)
Shops		1 (5%)

KEY MARKET INSIGHTS

- 22 properties settled in Griffith NSW 2680 in September 2026 — 19 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 9% to \$695,000, up from \$636,500 in August.
- Residentials accounted for 86% of sales (19 of 22), compared to 9% for vacant lands (2).
- Prices ranged widely — from \$97,000 to \$1,200,000, a spread of \$1,103,000.
- The standout sale was 16 A OXLEY ST at \$1,200,000 on 10 Sep — 73% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
16 A OXLEY ST	Shop	\$1,200,000	10 Sep
3 ANGELA PL	Residential	\$925,000	10 Sep
61 PIPER CCT	Residential	\$800,000	16 Sep
173 CITRUS RD	Residential	\$785,000	7 Sep
4 RUSSELL ST	Residential	\$780,000	4 Sep
1 RUSSELL ST	Residential	\$780,000	14 Sep
43 VERRI ST	Residential	\$764,500	11 Sep
45 BINYA ST	Residential	\$745,000	10 Sep
24 A MERRIGAL ST	Residential	\$725,000	2 Sep
9 ROWLEY ST	Residential	\$700,000	10 Sep