SOLD NSW · PROPERTY MARKET REPORT

Griffith NSW 2680

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
25 -12	$630,000 -10%	$601,429 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,515,000	$110,000	$15.88M

POSTCODE 2680 RENTAL MARKET · SEPTEMBER 2026

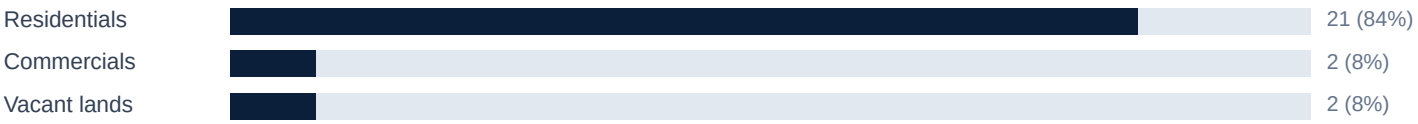
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$488	$487	54

Figures cover the entire 2680 postcode area, not Griffith alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$630,000 -10%	$601,429 -8%	25 -32%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 25 properties settled in Griffith NSW 2680 in October 2026 — 21 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 10% to $630,000, down from $700,000 in September 2026.
- Residentials accounted for 84% of sales (21 of 25), compared to 8% for commercials (2).
- Prices ranged widely — from $110,000 to $1,515,000, a spread of $1,405,000.
- The standout sale was 415 BANNA AVE at $1,515,000 on 28 Oct — 140% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
415 BANNA AVE	Commercial	**$1,515,000**	28 Oct
48 HARDIMAN WAY	Residential	**$880,000**	2 Oct
7 KOORINGAL AVE	Vacant land	**$880,000**	28 Oct
41 LAWFORD CRES	Residential	**$855,000**	28 Oct
10 SUMMERS ST	Residential	**$850,000**	12 Oct
99 BINYA ST	Residential	**$850,000**	19 Oct
5 MILLS PL	Residential	**$825,000**	12 Oct
11 LANZA GR	Residential	**$790,000**	6 Oct
34 HUDSON ST	Residential	**$731,000**	22 Oct
23 GIBBS ST	Residential	**$700,000**	1 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.