

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$750k

Quarterly Price Change

-0.49% ↓

Median Unit Price*

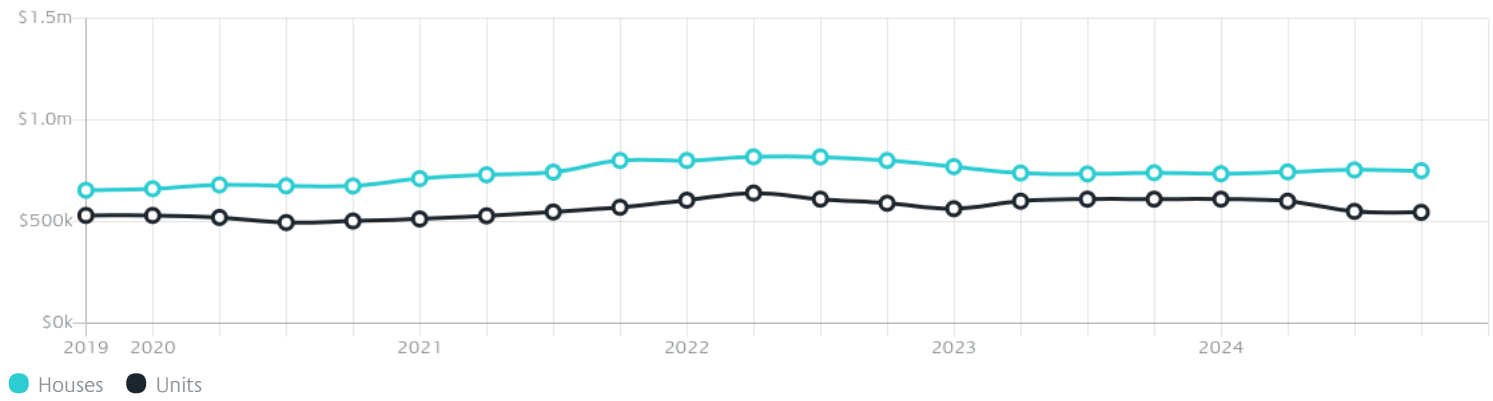
Median

\$545k

Quarterly Price Change

-0.90% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 43%
● Private 57%

Auction Clearance Rate^{*}

89.47%

Median Days on Market[^]

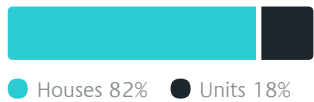
26 days

Average Hold Period^{*}

4.7 years

Insights

Dwelling Type[^]



● Houses 82% ● Units 18%

Ownership[^]



● Owned Outright 45% ● Mortgaged 34% ● Rented 21%

Population[^]

12,047

Median Asking Rent per week^{*}

\$500

Population Growth[^]

2.97%

Rental Yield^{*}

3.46%

Median Age[^]










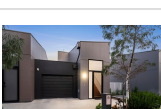


37 years

Median Household Size[^]











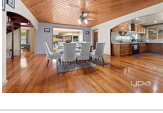

2.9 people

Sold Properties~








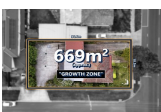




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 41 Somerset Dr Sunshine North	3	House	\$782,000	29 Mar 2025
 3 Dendy St Sunshine North	4	House	\$850,000	29 Mar 2025
 9 Harley St Sunshine North	3	House	\$883,000	29 Mar 2025
 39 Nottingham St Sunshine North	5	House	\$845,000	29 Mar 2025
 1B Metherall St Sunshine North	2	House	\$526,000	28 Mar 2025
 74 McIntyre Rd Sunshine North	3	House	\$610,000	25 Mar 2025
 28 Lorikeet Ct Sunshine North	3	House	\$701,000	24 Mar 2025
 40 Lodden St Sunshine North	3	House	\$748,500	22 Mar 2025
 2 Holehouse St Sunshine North	3	House	\$750,000	19 Mar 2025
 19 Wattlebird Ct Sunshine North	4	Townhouse	\$750,000	15 Mar 2025
 23 Westmoreland Rd Sunshine North	2	House	\$770,000	15 Mar 2025
 38 Tudor Rd Sunshine North	3	House	\$675,000	14 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 50 Furlong Rd Sunshine North	4	House	\$642,500	13 Mar 2025
 2B Urana Av Sunshine North	4	Townhouse	\$535,000	08 Mar 2025
 10 Redgum Dr SUNSHINE NORTH	4	House	\$1,050,000	05 Mar 2025
 7/28 Suffolk Rd Sunshine North	2	Unit	\$497,000	03 Mar 2025
 98 Mcintyre Rd Sunshine North	3	House	\$612,500	01 Mar 2025
 47 Cumberland St Sunshine North	3	House	\$880,000	01 Mar 2025
 19 Blackmore St Sunshine North	2	House	\$635,000	28 Feb 2025
 78 Mcintyre Rd Sunshine North	4	House	\$680,000	20 Feb 2025
 2 Gresford St Sunshine North	4	House	\$710,000	15 Feb 2025
 16 Walsh St Sunshine North	2	House	\$620,000	14 Feb 2025
 1 Surman Ct Sunshine North	4	House	\$700,000	11 Feb 2025
 14 Essex St Sunshine North	3	House	\$820,000	10 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 59 Phoenix St Sunshine North	3	House	\$780,000	07 Feb 2025
 4/96 Westmoreland Rd Sunshine North	4	Townhouse	\$641,000	04 Feb 2025
 5 Tennant St Sunshine North	3	House	\$670,000	04 Feb 2025
 3/19 Lodden St Sunshine North	2	House	\$615,000	28 Jan 2025
 107 Mcintyre Rd Sunshine North	3	House	\$650,000	23 Jan 2025
 2A Ferndale Rd Sunshine North	5	House	\$865,000	23 Jan 2025
 115 Northumberland Rd Sunshine North	3	House	\$710,000	10 Jan 2025
 29 Northumberland Rd Sunshine North	4	House	\$960,000	10 Jan 2025
 37 Metherall St Sunshine North	3	House	\$805,000	01 Jan 2025
 19 Romsey Av Sunshine North	4	House	\$715,000	31 Dec 2024
 3/9 Cranbourne Av Sunshine North	2	Unit	\$500,000	24 Dec 2024
 87 Suffolk Rd SUNSHINE NORTH	6	House	\$916,000	21 Dec 2024



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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