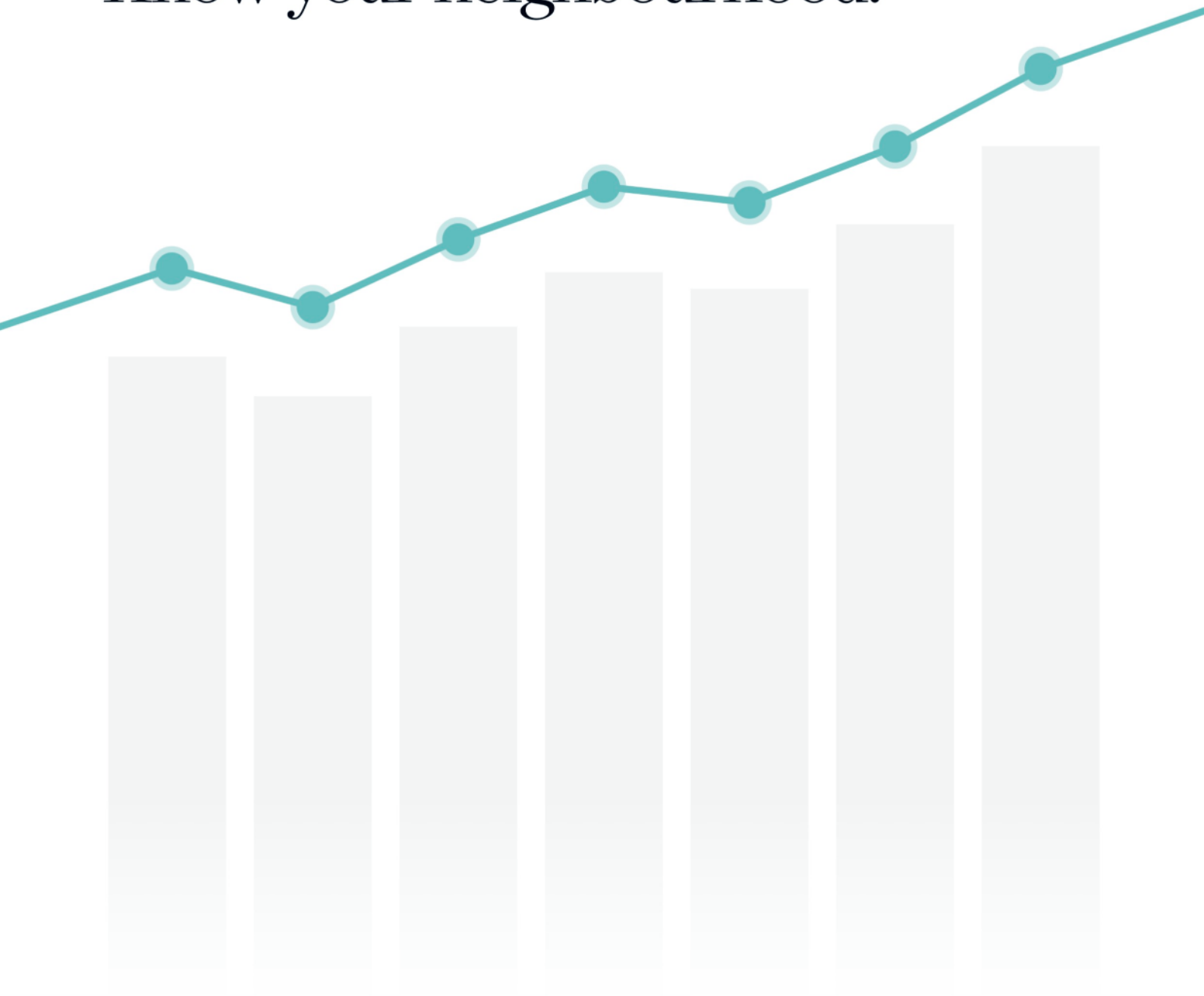


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$750k

Quarterly Price Change

-0.49% ↓

Median Unit Price*

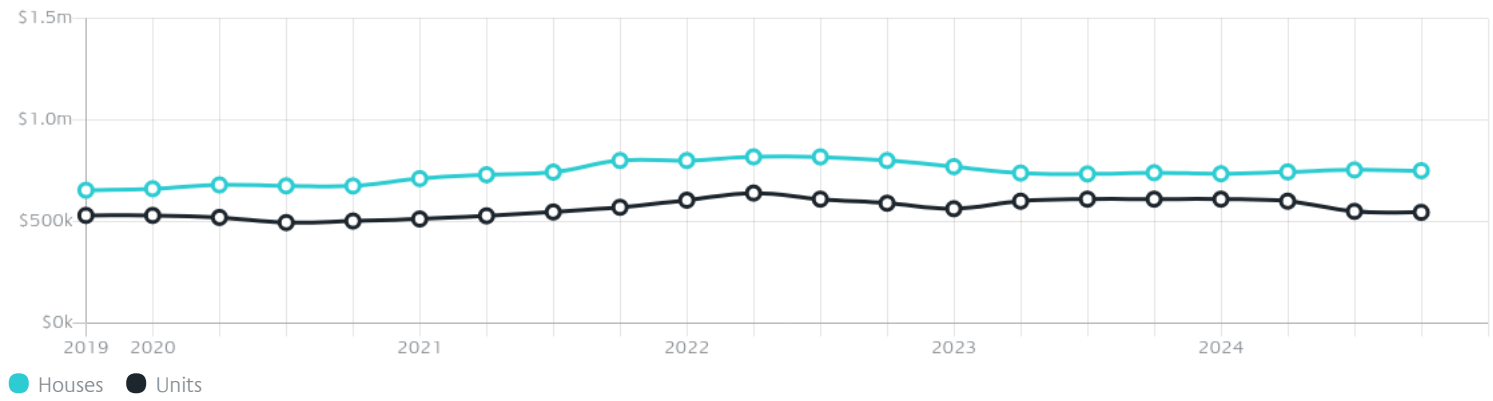
Median

\$545k

Quarterly Price Change

-0.90% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 62%
● Private 38%

Auction Clearance Rate^{*}

56.52%

Median Days on Market[^]

36 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[^]









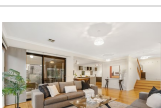
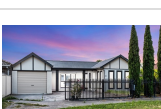
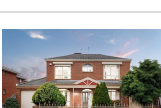

37 years

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 6 Camperdown Av Sunshine North	3	House	\$750,000	17 Dec 2024
 5 Kingsmead Cl Sunshine North	4	House	\$700,000	14 Dec 2024
 2/4 Telford Ct Sunshine North	3	Unit	\$515,000	14 Dec 2024
 4 Mill Ct Sunshine North	4	House	\$1,205,000	13 Dec 2024
 21 Garnet St Sunshine North	5	House	\$845,000	11 Dec 2024
 1/19 Taniyha Pl Sunshine North	3	House	\$690,000	11 Dec 2024
 7 Robson St Sunshine North	5	House	\$725,000	06 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 28 Troon Cr Sunshine North	4	House	\$950,000	02 Dec 2024
 8 Heron Av Sunshine North	3	House	\$670,000	30 Nov 2024
 225 Duke St Sunshine North	2	Townhouse	\$460,000	29 Nov 2024
 14 Holehouse St Sunshine North	4	House	\$866,000	16 Nov 2024
 9 Ford Av Sunshine North	3	House	\$818,000	15 Nov 2024
 2/11 Blackmore St Sunshine North	2	Strata Unit/Flat	\$550,000	11 Nov 2024
 51 Cumberland St Sunshine North	4	House	\$856,000	09 Nov 2024
 8 Blackmore St Sunshine North	3	House	\$800,000	09 Nov 2024
 1 Simpson St Sunshine North	3	House	\$635,000	08 Nov 2024
 23 Kingsmead Cl Sunshine North	3	House	\$600,000	08 Nov 2024
 4/19 Lodden St Sunshine North	2	Strata Unit/Flat	\$550,000	06 Nov 2024
 142 Northumberland Rd Sunshine North	3	House	\$787,000	06 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/34 Baynton Av Sunshine North	2	Unit	\$508,000	28 Oct 2024
 20 Camperdown Av Sunshine North	3	House	\$715,000	26 Oct 2024
 2/72 Ferndale Rd Sunshine North	3	Unit	\$586,000	26 Oct 2024
 11 Middlesex St Sunshine North	3	House	\$928,000	25 Oct 2024
 2a Phoenix St Sunshine North	3	Townhouse	\$645,000	24 Oct 2024
 116 Warwick Rd Sunshine North	4	House	\$970,000	24 Oct 2024
 27 Belmore Rd Sunshine North	4	House	\$725,000	21 Oct 2024
 19 Harley St Sunshine North	3	House	\$730,000	19 Oct 2024
 72 Clayton St Sunshine North	3	House	\$600,000	19 Oct 2024
 107 Woodswallow Ent Sunshine North	2	Flat/Unit/Apartment	\$620,000	19 Oct 2024
 123 Suffolk Rd Sunshine North	3	House	\$670,000	12 Oct 2024
 41 Meadowbank Dr Sunshine North	4	House	\$705,500	10 Oct 2024

Jellis Craig

Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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