

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$750k

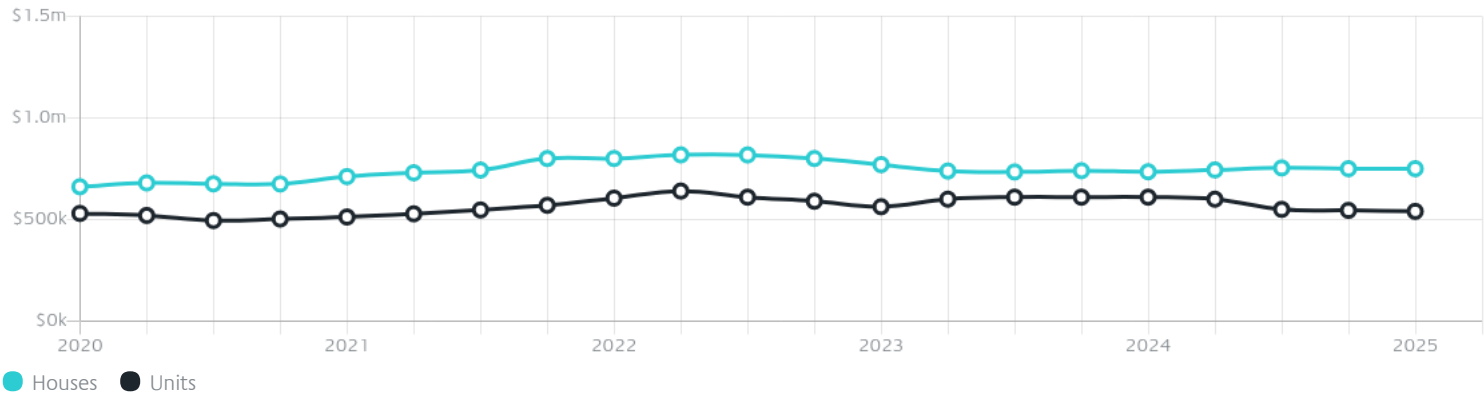
Quarterly Price Change
0.00% ↓

Median Unit Price*

Median
\$540k

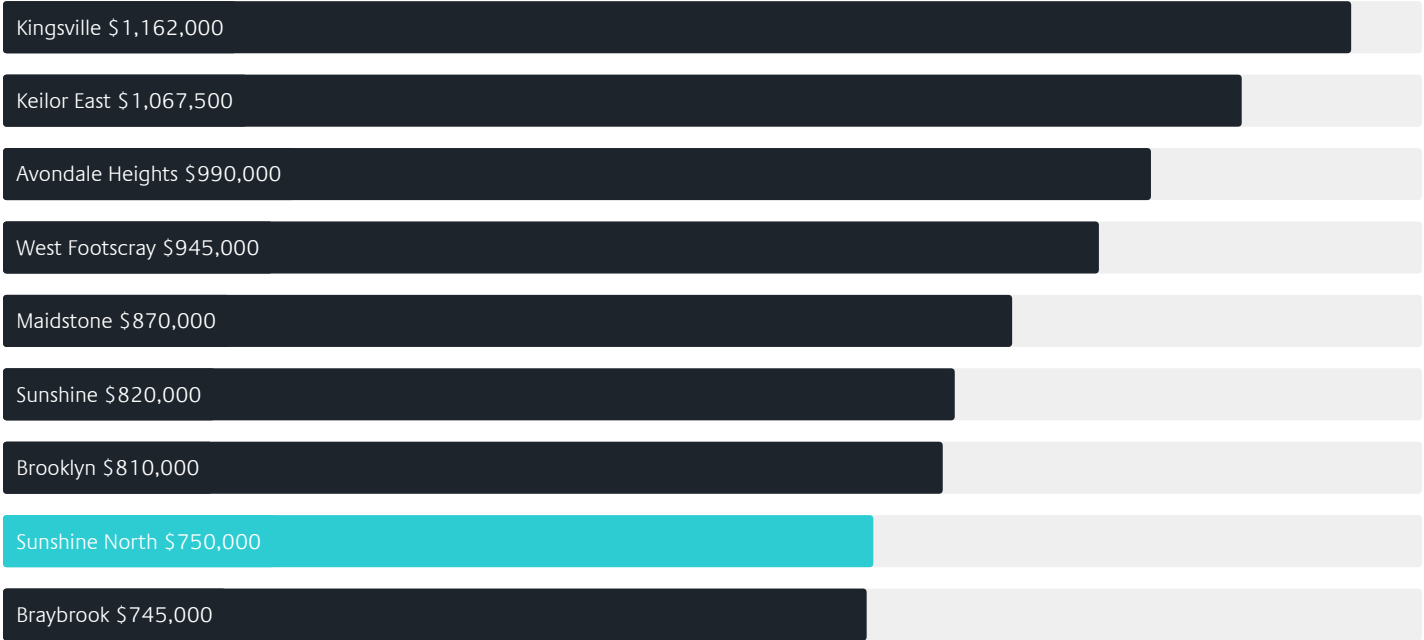
Quarterly Price Change
-0.91% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 39%
● Private 61%

Auction Clearance Rate*

83.33%

Median Days on Market^

37 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^







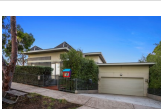
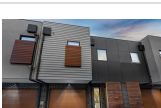

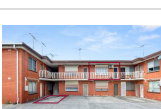

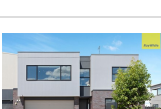
37 years

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
 9 Bradman St Sunshine North	3	House	\$781,500	28 Jun 2025
 34 Romsey Av Sunshine North	3	House	\$722,000	21 Jun 2025
 2 Lancaster St Sunshine North	3	House	\$750,000	21 Jun 2025
 32 Eastcote St Sunshine North	3	Townhouse	\$672,000	21 Jun 2025
 5 Roussac Ct Sunshine North	3	House	\$746,000	21 Jun 2025
 71 Phoenix St Sunshine North	3	House	\$950,000	12 Jun 2025
 18 Dinron Cl Sunshine North	3	House	\$1,100,000	12 Jun 2025
 8/5 Lodden St Sunshine North	2	Townhouse	\$515,000	10 Jun 2025
 59 Clayton St Sunshine North	2	House	\$685,000	05 Jun 2025
 12/12 Cranbourne Av Sunshine North	1	Unit	\$250,000	02 Jun 2025
 5 Riverbend Way Sunshine North	5	House	\$1,450,000	02 Jun 2025
 20 Brygee Cl Sunshine North	4	Flat/Unit/Apartment	\$790,000	02 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 47 Cary St Sunshine North	3	House	\$760,000	31 May 2025
 3 Theresa St Sunshine North	3	House	\$630,000	31 May 2025
 34 Suffolk Rd Sunshine North	3	House	\$715,000	31 May 2025
 72 Sandford Av Sunshine North	3	House	\$675,000	31 May 2025
 56 Suffolk Rd Sunshine North	4	Townhouse	\$707,000	31 May 2025
 9 Hoad St Sunshine North	2	House	\$670,000	30 May 2025
 2 Fawcett St Sunshine North	2	House	\$770,000	29 May 2025
 125 Rivervalley Blvd Sunshine North	4	House	\$1,700,000	27 May 2025
 42 Winged Foot Dr Sunshine North	3	Townhouse	\$730,000	26 May 2025
 28 Cooke Av Sunshine North	3	House	\$800,000	24 May 2025
 2 Barwon Av Sunshine North	3	House	\$755,000	22 May 2025
 58 Cary St Sunshine North	3	House	\$772,000	17 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 31b Ferndale Rd Sunshine North	2	Townhouse	\$520,000	14 May 2025
 69 Westmoreland Rd Sunshine North	3	House	\$600,000	14 May 2025
 1 Bangerang Av Sunshine North	5	House	\$815,000	10 May 2025
 4 Talbot St Sunshine North	2	House	\$789,000	10 May 2025
 47 Wattlebird Ct Sunshine North	3	Townhouse	\$710,000	09 May 2025
 20 Coronation St Sunshine North	3	House	\$728,000	09 May 2025
 5/18 Northumberland Rd Sunshine North	2	Townhouse	\$495,000	09 May 2025
 65 McIntyre Rd Sunshine North	3	House	\$700,000	06 May 2025
 6 Mill Ct Sunshine North	5	House	\$1,412,000	03 May 2025
 1/3 Godfrey Av Sunshine North	2	House	\$535,000	30 Apr 2025
 342 Duke St Sunshine North	5	House	\$820,000	26 Apr 2025
 2/20 Belmore Rd Sunshine North	2	Flat/Unit/Apartment	\$337,000	22 Apr 2025



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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