

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$750k

Quarterly Price Change

0.00% ↓

Median Unit Price*

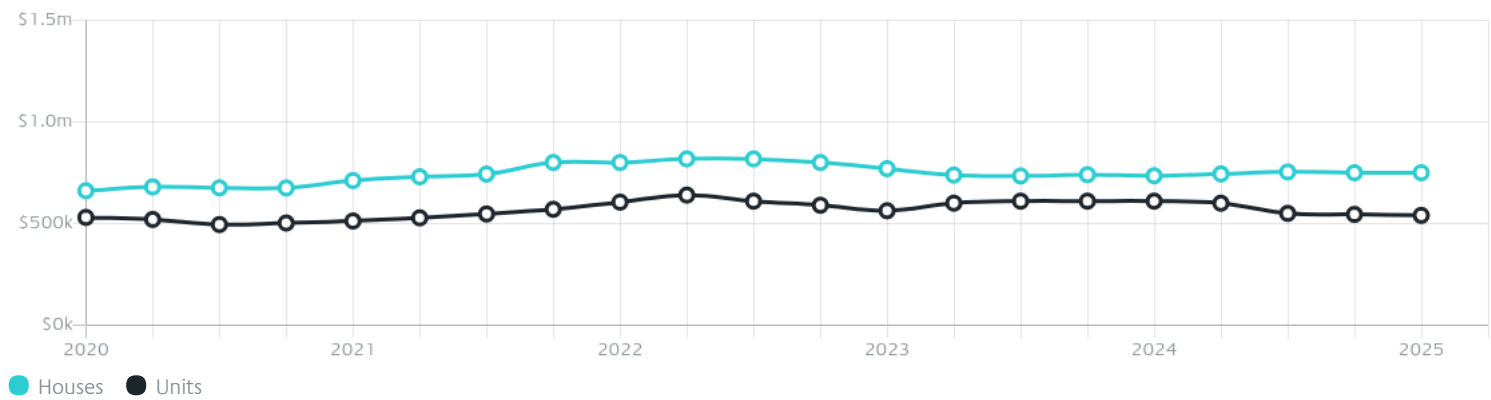
Median

\$540k

Quarterly Price Change

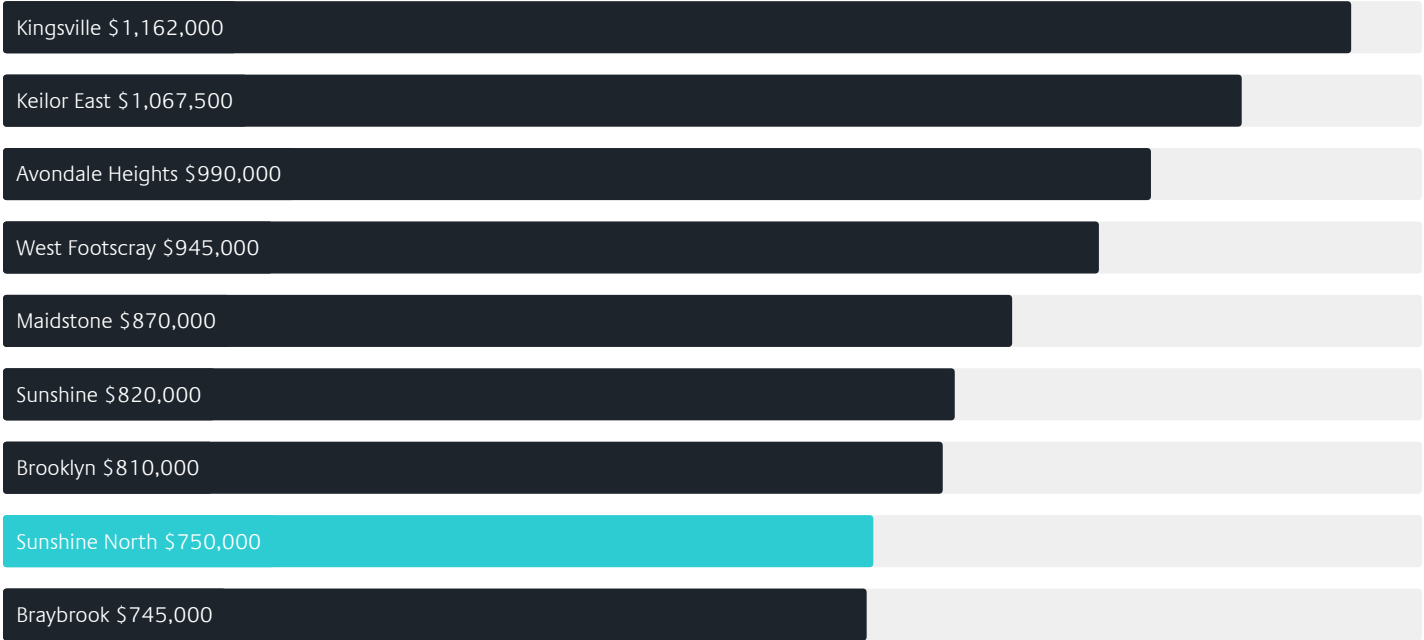
-0.91% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 43%
● Private 57%

Auction Clearance Rate*

84%

Median Days on Market^

29 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^









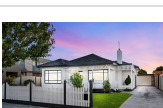
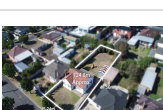


37 years

Median Household Size^













2.9 people

Sold Properties~










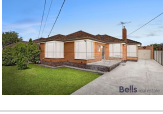


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  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 |
|  137 Northumberland Rd Sunshine North | 2 | House | \$780,000 | 17 Apr 2025 |
|  7/12 Cranbourne Av Sunshine North | 1 | Apartment | \$230,000 | 16 Apr 2025 |
|  3/12 Cutts St Sunshine North | 4 | Townhouse | \$650,000 | 12 Apr 2025 |
|  16 Surman Ct Sunshine North | 3 | House | \$735,000 | 12 Apr 2025 |
|  11 Alvina St Sunshine North | 3 | House | \$800,000 | 12 Apr 2025 |
|  11 Taniyha Pl SUNSHINE NORTH | 5 | House | \$1,200,000 | 05 Apr 2025 |
|  33 Busch St Sunshine North | 3 | House | \$787,000 | 03 Apr 2025 |
|  3 Hassett St Sunshine North | 2 | House | \$755,000 | 01 Apr 2025 |
|  2 Berry St Sunshine North | 3 | House | \$720,000 | 01 Apr 2025 |
|  9 Harley St Sunshine North | 3 | House | \$883,000 | 29 Mar 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-----------|-------------|
|  3 Dendy St Sunshine North | 4 | House | \$850,000 | 29 Mar 2025 |
|  39 Nottingham St Sunshine North | 5 | House | \$845,000 | 29 Mar 2025 |
|  41 Somerset Dr Sunshine North | 3 | House | \$782,000 | 29 Mar 2025 |
|  1B Metherall St Sunshine North | 2 | House | \$526,000 | 28 Mar 2025 |
|  55 Woodswallow Ent Sunshine North | 3 | Flat/Unit/Apartment | \$670,000 | 27 Mar 2025 |
|  74 McIntyre Rd Sunshine North | 3 | House | \$610,000 | 25 Mar 2025 |
|  25 Plymouth Cl Sunshine North | 3 | House | \$670,000 | 24 Mar 2025 |
|  28 Lorikeet Ct Sunshine North | 3 | House | \$701,000 | 24 Mar 2025 |
|  1/3 Hoad St Sunshine North | 3 | Flat/Unit/Apartment | \$510,000 | 22 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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  23 Westmoreland Rd Sunshine North | 2 | House | \$770,000 | 15 Mar 2025 |
|  38 Tudor Rd Sunshine North | 3 | House | \$675,000 | 14 Mar 2025 |
|  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 |
|  2/11 Phoenix St Sunshine North | 3 | Townhouse | \$710,000 | 04 Mar 2025 |
|  7/28 Suffolk Rd Sunshine North | 2 | Unit | \$497,000 | 03 Mar 2025 |
|  57 Ford Av Sunshine North | 3 | House | \$720,000 | 01 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 |
|  24 Lorikeet Ct Sunshine North | 4 | Townhouse | \$712,000 | 24 Feb 2025 |



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.