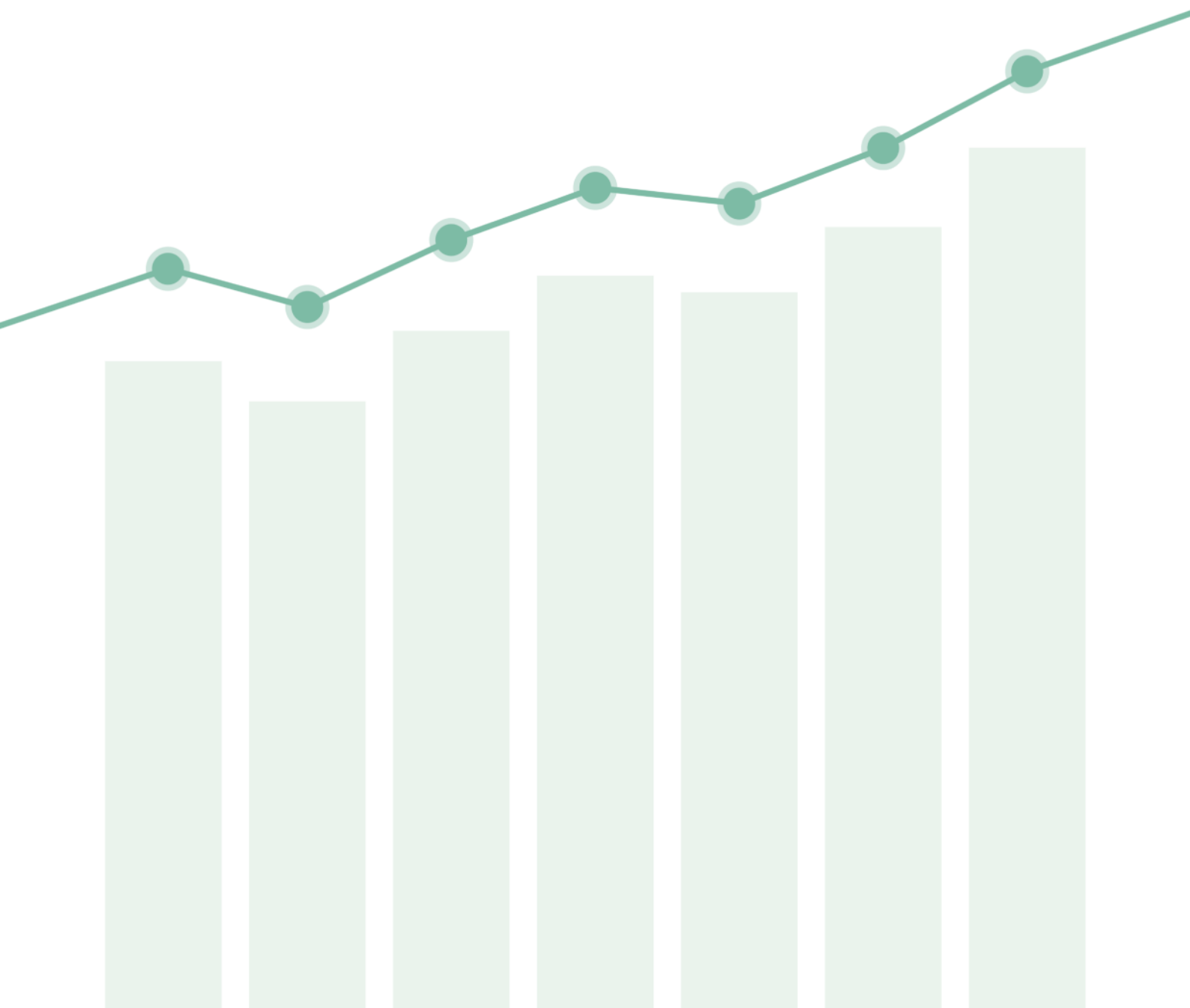


JellisCraig

SUNSHINE NORTH

Suburb Report

Know your neighbourhood.



SUNSHINE NORTH SUBURB REPORT

Median House Price*

Median

\$780k

Quarterly Price Change

3.82% ↑

Median Unit Price*

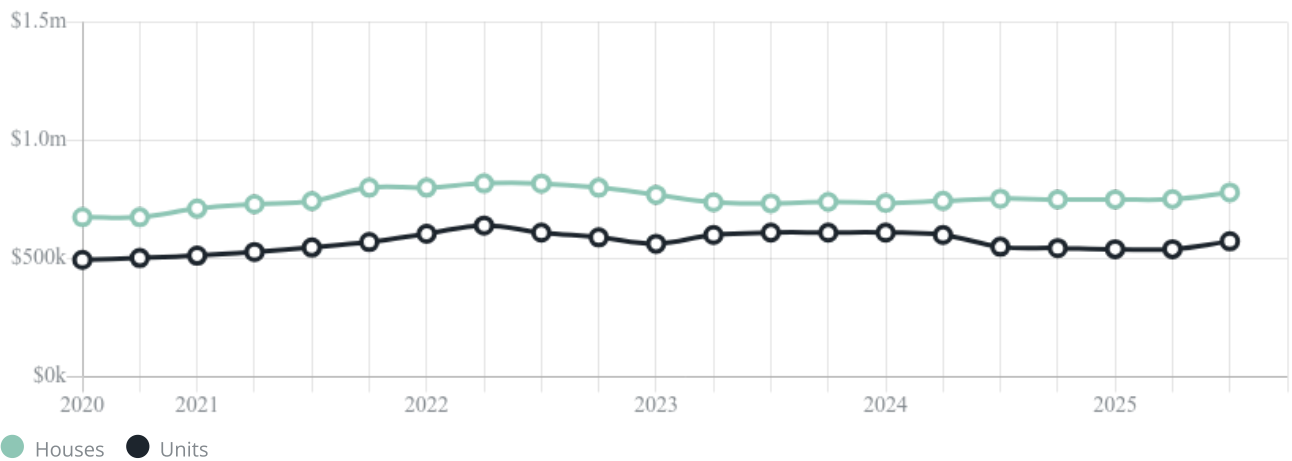
Median

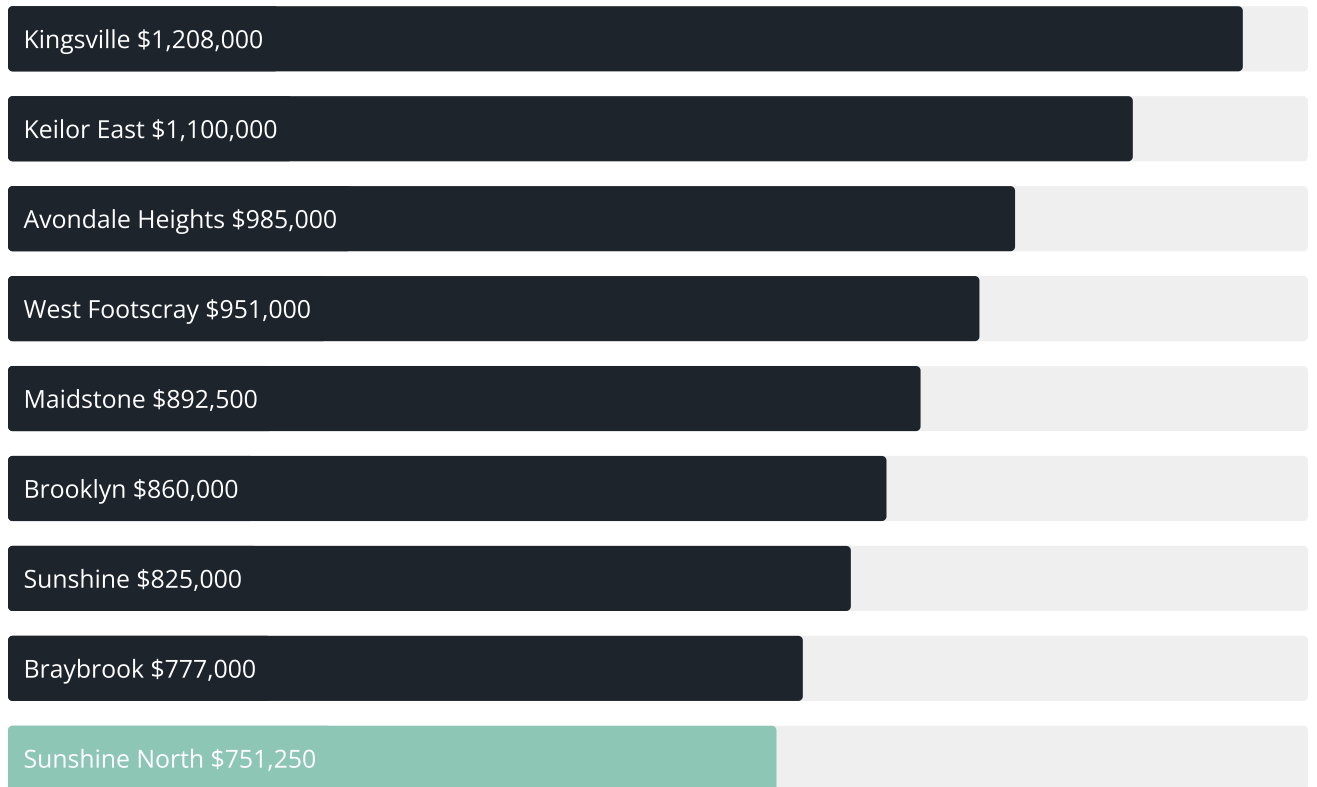
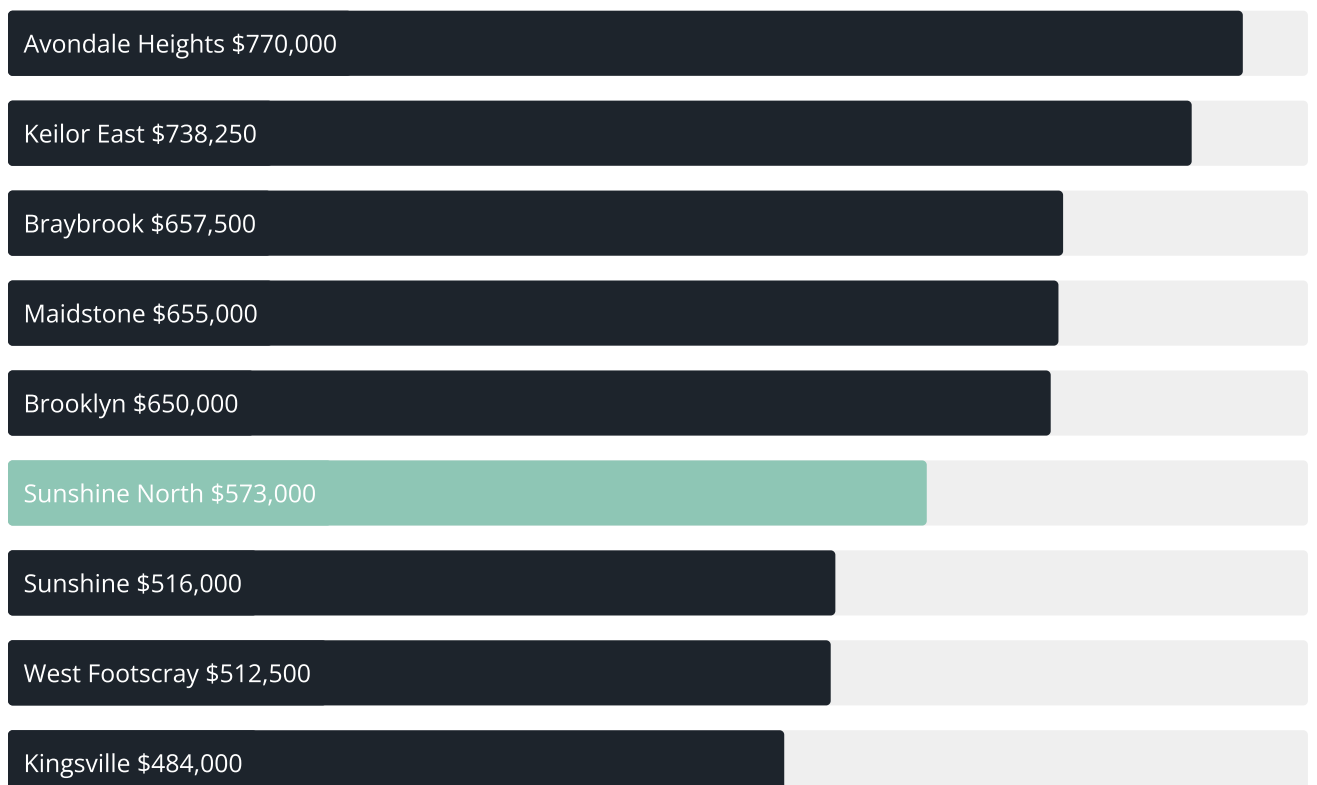
\$573k

Quarterly Price Change

6.11% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

SUNSHINE NORTH SUBURB REPORT

Sale Method^{*}

● Auction 37%
● Private 63%

Auction Clearance Rate^{*}

79.17%

Median Days on Market[^]

33 days

Average Hold Period^{*}

4.7 years

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

SUNSHINE NORTH SUBURB REPORT

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
 2/22 Bangerang Av Sunshine North	2	Unit	\$575,000	29 Oct 2025
 11 Wattlebird Ct Sunshine North	3	House	\$740,000	28 Oct 2025
 29 Victor St Sunshine North	4	House	\$890,000	25 Oct 2025
 2 Wattlebird Ct Sunshine North	3	Townhouse	\$725,000	22 Oct 2025
 366 Duke St Sunshine North	4	Townhouse	\$900,000	15 Oct 2025
 3/11 Phoenix St Sunshine North	3	Townhouse	\$737,000	13 Oct 2025
 155 Duke St Sunshine North	3	House	\$800,000	11 Oct 2025
 80 Wattlebird Ct Sunshine North	3	Townhouse	\$725,000	11 Oct 2025
 75 Wattlebird Ct Sunshine North	3	Townhouse	\$720,000	08 Oct 2025
 16 Busch St Sunshine North	4	House	\$721,000	04 Oct 2025

SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Winged Foot Dr Sunshine North	3	House	\$940,000	04 Oct 2025
 2/62 Phoenix St Sunshine North	2	Unit	\$500,000	04 Oct 2025
 2a Coronation St Sunshine North	3	Townhouse	\$705,000	04 Oct 2025
 163 McIntyre Rd Sunshine North	6	House	\$879,200	03 Oct 2025
 13 Euroa Av Sunshine North	3	House	\$695,000	30 Sep 2025
 2/3 Suffolk Rd Sunshine North	2	Townhouse	\$605,000	29 Sep 2025
 16 Lorikeet Ct Sunshine North	4	Townhouse	\$735,000	29 Sep 2025
 2/15 Phoenix St Sunshine North	3	Unit	\$707,000	28 Sep 2025
 2/19 Lodden St Sunshine North	3	Townhouse	\$665,000	25 Sep 2025
 21 Woodswallow Ent Sunshine North	3	Flat/Unit/Apartment	\$738,888	25 Sep 2025

SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 155 McIntyre Rd Sunshine North	4	House	\$700,000	22 Sep 2025
 7 Essex St Sunshine North	3	House	\$872,000	20 Sep 2025
 90 Phoenix St Sunshine North	3	House	\$935,000	20 Sep 2025
 123 Warwick Rd Sunshine North	3	House	\$785,000	20 Sep 2025
 94 McIntyre Rd SUNSHINE NORTH	4	House	\$720,000	20 Sep 2025
 16 Ferndale Rd Sunshine North	3	House	\$925,000	20 Sep 2025
 3/16 Hammond St Sunshine North	3	Townhouse	\$560,000	16 Sep 2025
 3/4 Camperdown Av Sunshine North	2	Unit	\$535,000	16 Sep 2025
 20 Fawcett St Sunshine North	5	House	\$968,888	15 Sep 2025
 8 Tudor Rd Sunshine North	3	House	\$650,000	15 Sep 2025



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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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