

JellisCraig

SUNSHINE NORTH

Suburb Report

Know your neighbourhood.



SUNSHINE NORTH SUBURB REPORT

Median House Price*

Median

\$753k

Quarterly Price Change

0.33% ↑

Median Unit Price*

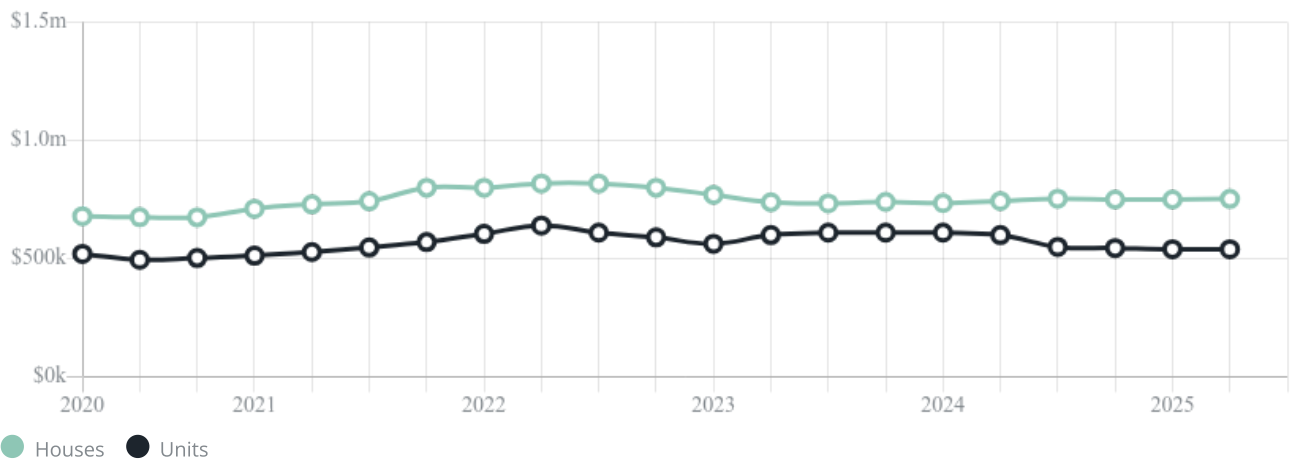
Median

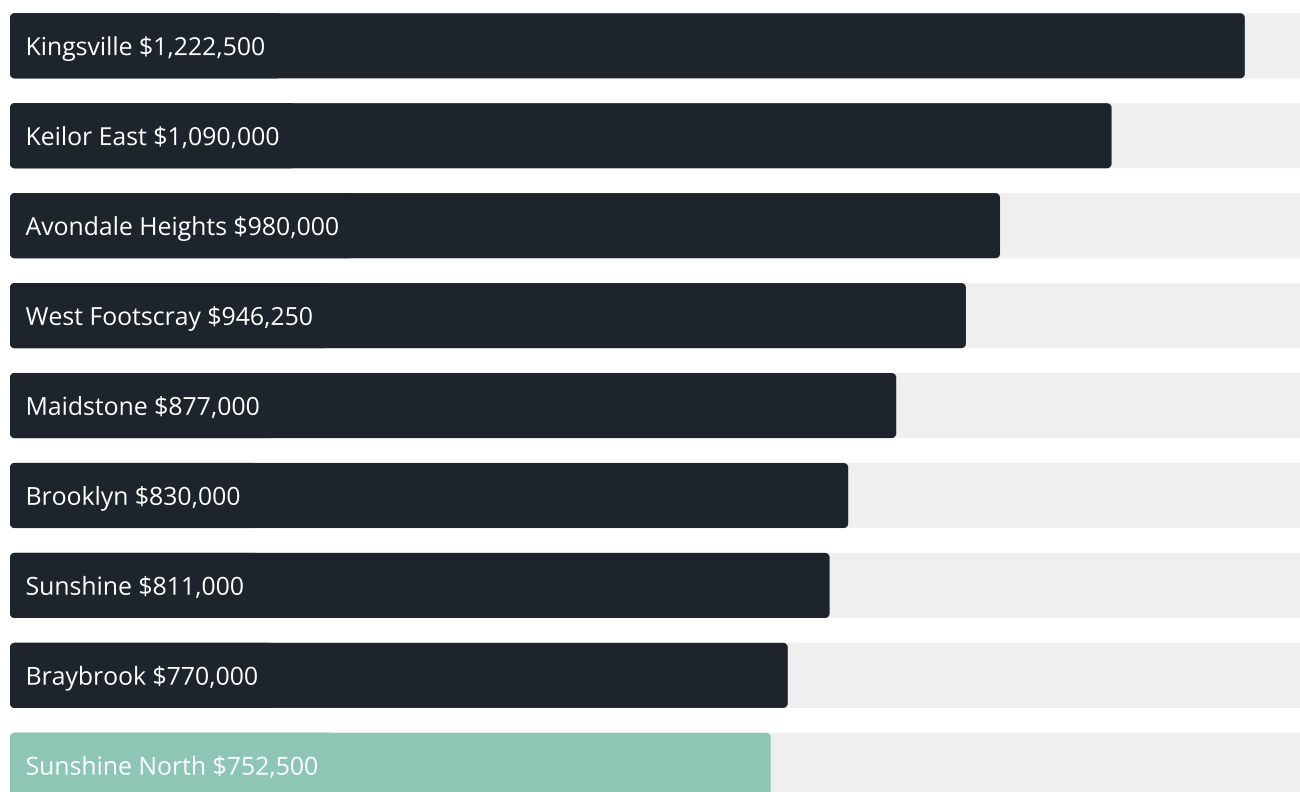
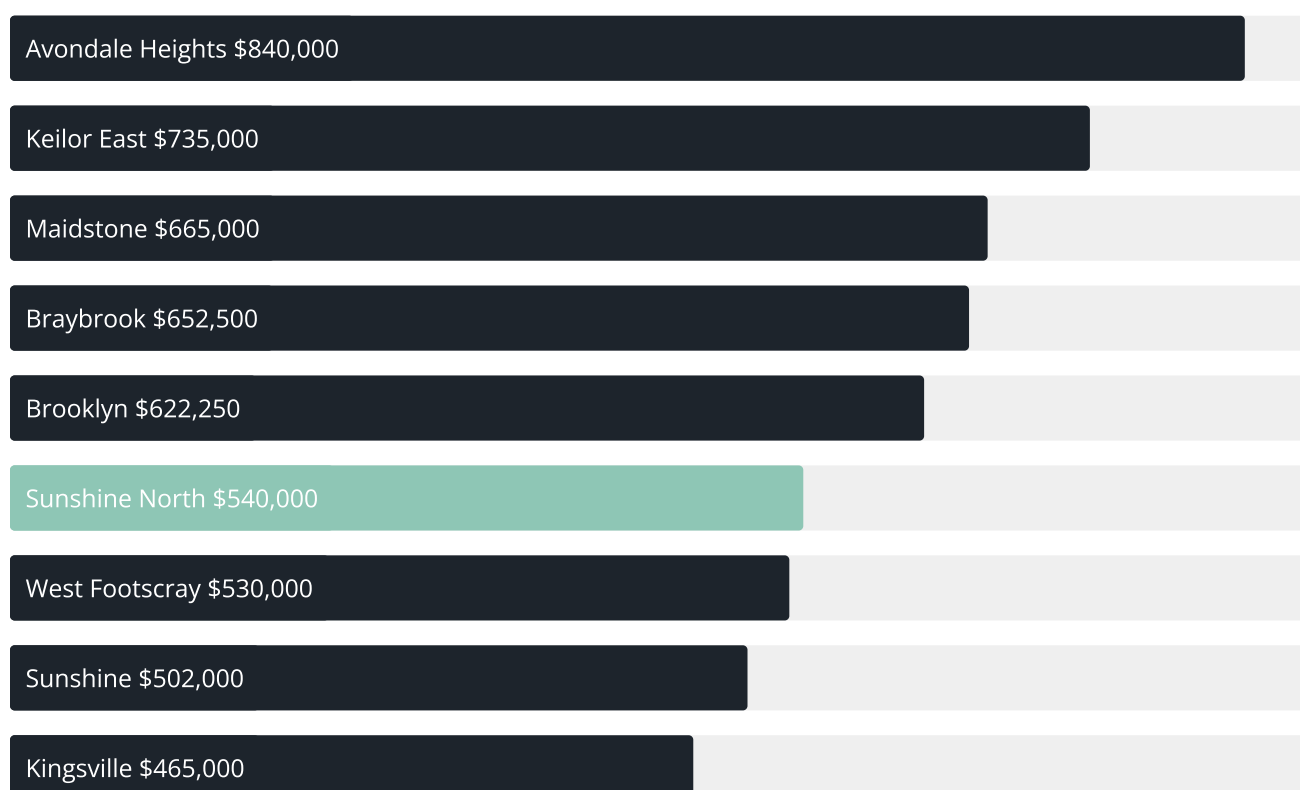
\$540k

Quarterly Price Change

0.00% ↓

Quarterly Price Change*



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

SUNSHINE NORTH SUBURB REPORT

Sale Method*



● Auction 36%
● Private 64%

Auction Clearance Rate*

82.61%

Median Days on Market^

37 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 16 Lorikeet Ct Sunshine North	4	Townhouse	\$735,000	29 Sep 2025
 2/3 Suffolk Rd Sunshine North	2	Townhouse	\$605,000	29 Sep 2025
 2/19 Lodden St Sunshine North	3	Townhouse	\$665,000	25 Sep 2025
 2/79 Warwick Rd Sunshine North	2	Unit	\$340,000	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
 3/4 Camperdown Av Sunshine North	2	Unit	\$535,000	17 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 3/16 Hammond St Sunshine North	3	Townhouse	\$560,000	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
 85 Berkshire Rd Sunshine North	5	House	\$1,200,000	11 Sep 2025
 2/62 Phoenix St Sunshine North	2	Unit	\$500,000	10 Sep 2025
 34 Eastcote St Sunshine North	3	Townhouse	\$635,000	08 Sep 2025
 20b Balcombe St Sunshine North	3	House	\$1,198,888	01 Sep 2025
 76 Clayton St Sunshine North	3	House	\$700,000	29 Aug 2025
 33 Shadowbox Ct Sunshine North	3	House	\$740,000	27 Aug 2025
 32 Sandford Av Sunshine North	4	House	\$810,000	23 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 35 Northumberland Rd Sunshine North	4	House	\$1,075,050	18 Aug 2025
 13 St Andrews Dr Sunshine North	5	House	\$1,450,000	18 Aug 2025
 37 Meadowbank Dr Sunshine North	4	House	\$840,000	17 Aug 2025
 13 Winged Foot Dr Sunshine North	6	House	\$1,450,100	16 Aug 2025
 7 Buckley Av Sunshine North	3	House	\$868,000	16 Aug 2025
 58 Clayton St Sunshine North	3	House	\$800,000	16 Aug 2025
 10 Ben Thanh Pl Sunshine North	3	Townhouse	\$705,000	12 Aug 2025
 7 Tania St Sunshine North	4	House	\$780,000	08 Aug 2025
 1/29 Bangerang Av Sunshine North	3	Townhouse	\$725,000	07 Aug 2025
 21 Simpson St Sunshine North	3	House	\$570,000	05 Aug 2025



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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