

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*

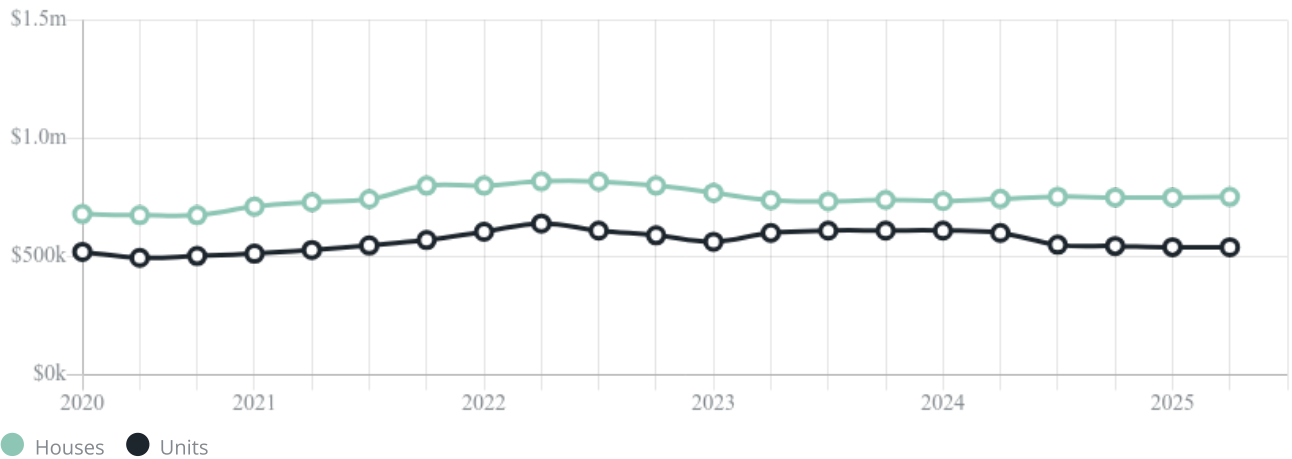
Median

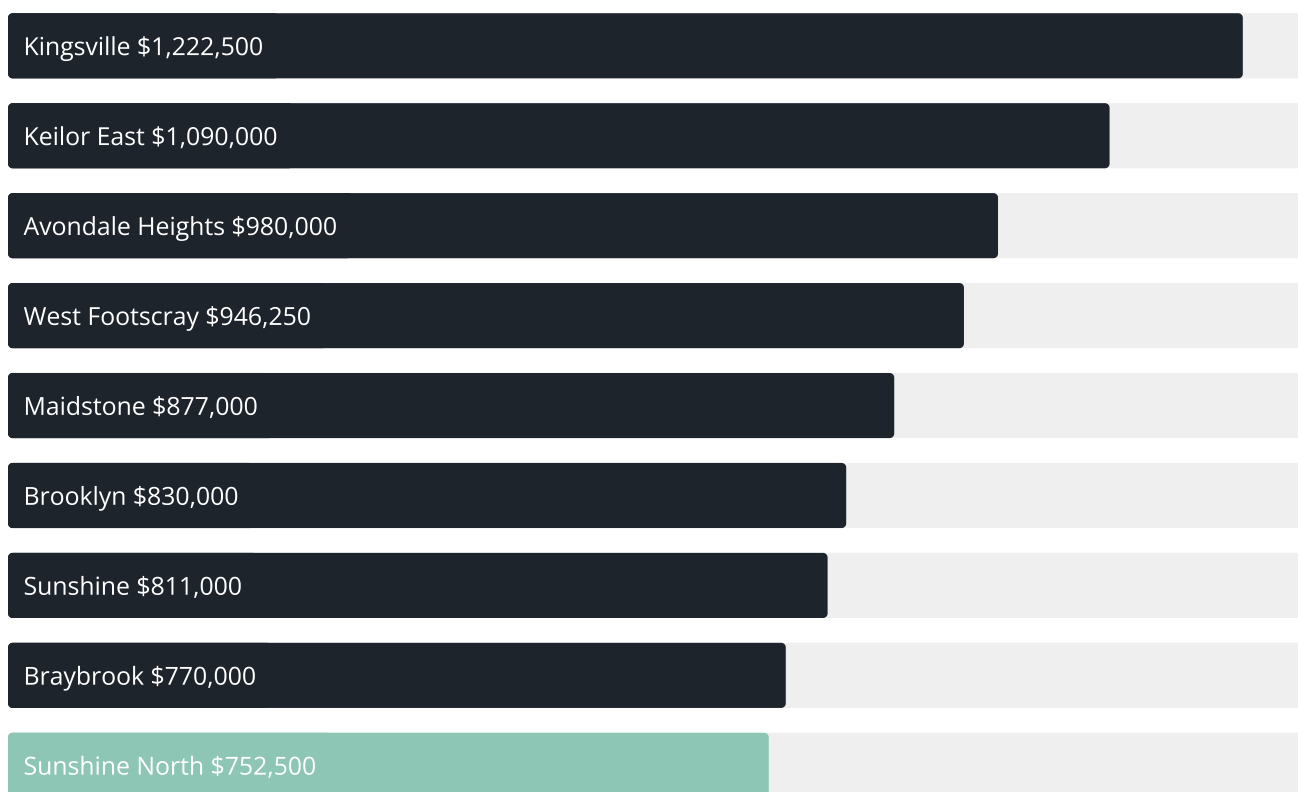
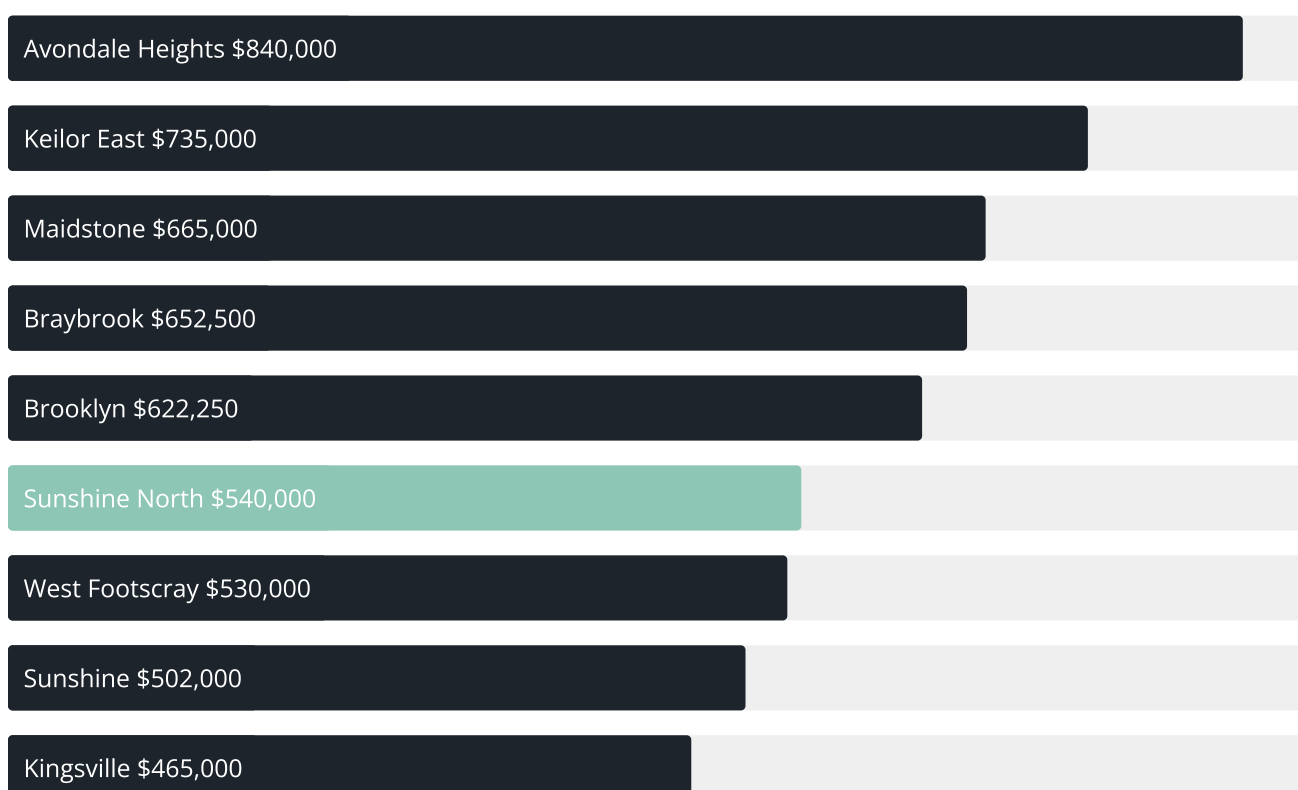
\$540k

Quarterly Price Change

0.00% ↓

Quarterly Price Change*



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

SUNSHINE NORTH SUBURB REPORT

Sale Method*



● Auction 31%
● Private 69%

Auction Clearance Rate*

88.24%

Median Days on Market^

44 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



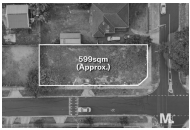







Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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

SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 4/3 Mansfield Av SUNSHINE NORTH	3	Unit	\$545,000	31 Jul 2025
 4/88 Westmoreland Rd Sunshine North	2	Townhouse	\$610,000	28 Jul 2025
 27 Busch St Sunshine North	3	House	\$850,000	26 Jul 2025
 27 Albert St Sunshine North	3	House	\$720,000	19 Jul 2025
 35 Augusta Cr Sunshine North	3	House	\$756,000	14 Jul 2025
 19 Albert St Sunshine North	4	House	\$1,210,000	12 Jul 2025
 2/86 Phoenix St Sunshine North	2	Unit	\$455,000	11 Jul 2025
 9a Fawkner St Sunshine North	4	House	\$1,023,000	09 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 11 Augusta Cr Sunshine North	4	House	\$1,097,000	07 Jul 2025
 8 Rosewall St Sunshine North	4	House	\$1,245,000	05 Jul 2025
 38 Dunkeld Av Sunshine North	4	House	\$615,000	05 Jul 2025
 14 Euroa Av Sunshine North	3	House	\$726,000	05 Jul 2025
 22 Essex St Sunshine North	4	House	\$890,000	04 Jul 2025
 12/5 Lodden St Sunshine North	3	Townhouse	\$622,500	04 Jul 2025
 100 Maida Av Sunshine North	3	House	\$1,900,000	30 Jun 2025
 9 Bradman St Sunshine North	3	House	\$781,500	28 Jun 2025
 13 Shadowbox Ct Sunshine North	3	House	\$685,000	26 Jun 2025
 34 Romsey Av Sunshine North	3	House	\$722,000	21 Jun 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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