

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$820k

Quarterly Price Change

0.00% ↓

Median Unit Price*

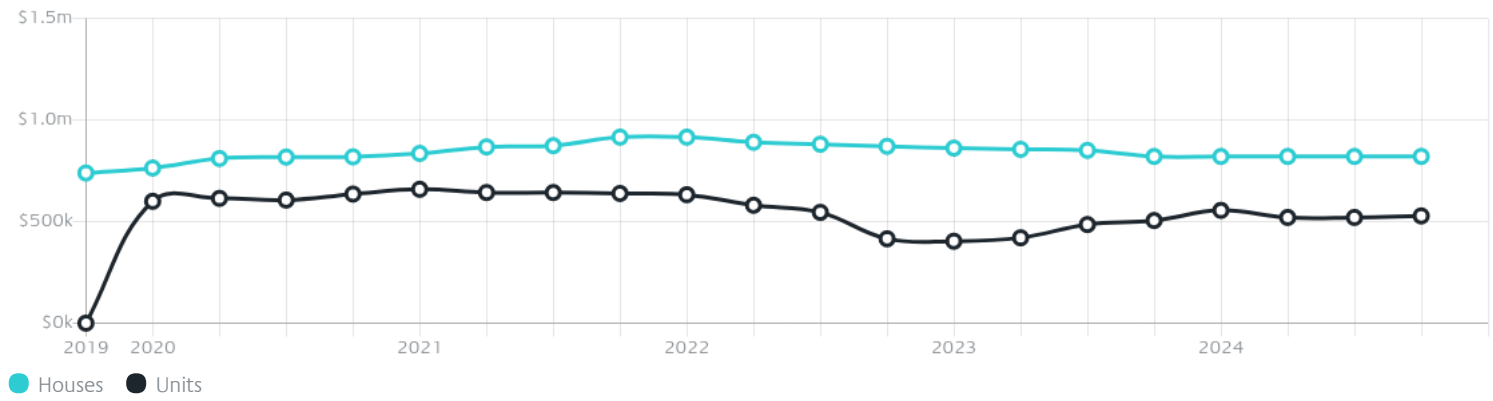
Median

\$528k

Quarterly Price Change

1.44% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 34%
● Private 66%

Auction Clearance Rate^{*}

83.33%

Median Days on Market[^]

60 days

Average Hold Period^{*}

5.2 years

Insights

Dwelling Type[^]



● Houses 69% ● Units 31%

Ownership[^]



● Owned Outright 32% ● Mortgaged 33% ● Rented 35%

Population[^]

9,445

Median Asking Rent per week^{*}

\$500

Population Growth[^]

-3.31%

Rental Yield^{*}

3.05%

Median Age[^]













35 years

Median Household Size[^]

2.6 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











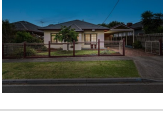

Address	Bedrooms	Type	Price	Sold
 1/15 Watt St Sunshine	2	Unit	\$536,000	30 Mar 2025
 2 Greig St Sunshine	4	House	\$1,008,888	29 Mar 2025
 213-215 Hampshire Rd Sunshine	2	House	\$1,370,000	28 Mar 2025
 89 Hertford Rd Sunshine	3	House	\$825,000	25 Mar 2025
 91 Chapman St Sunshine	3	House	\$550,000	24 Mar 2025
 9 Maryvale St Sunshine	3	House	\$1,010,000	21 Mar 2025
 143 Morris St Sunshine	3	House	\$710,000	20 Mar 2025
 2/26 Hampshire Rd SUNSHINE	1	Unit	\$230,000	17 Mar 2025
 12 Matthews St Sunshine	3	House	\$970,000	17 Mar 2025
 2/67 Monash St SUNSHINE	2	Apartment	\$380,000	15 Mar 2025
 95a Hertford Rd Sunshine	3	House	\$821,000	15 Mar 2025
 2/12 George St Sunshine	2	Townhouse	\$617,000	12 Mar 2025

SUNSHINE SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 137 Morris St Sunshine	3	House	\$735,000	11 Mar 2025
 10 Newman St Sunshine	4	House	\$712,000	06 Mar 2025
 2/8 Sturt St Sunshine	2	Unit	\$544,000	05 Mar 2025
 76 Ardoyne St Sunshine	3	House	\$773,540	04 Mar 2025
 28 Ardoyne St Sunshine	3	House	\$830,000	27 Feb 2025
 3/17 Lowe Cr Sunshine	2	Unit	\$460,000	21 Feb 2025
 2/16 Yewers St Sunshine	2	Townhouse	\$613,000	21 Feb 2025
 24 Omega St Sunshine	3	Townhouse	\$905,000	20 Feb 2025
 16 Moira St Sunshine	3	House	\$763,000	19 Feb 2025
 24/46 Hertford Rd Sunshine	2	Flat/Unit/Apartment	\$660,000	16 Feb 2025
 5 Service St Sunshine	3	House	\$1,176,000	15 Feb 2025
 6 Station Pl Sunshine	4	House	\$1,050,000	14 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16 Couper Angus Gr Sunshine	2	House	\$670,000	08 Feb 2025
 6 Greig St Sunshine	3	House	\$250,000	04 Feb 2025
 134 Devonshire Rd Sunshine	2	House	\$480,000	03 Feb 2025
 375 Ballarat Rd Sunshine	4	House	\$520,000	31 Jan 2025
 2/6 Sturt St Sunshine	3	House	\$670,000	31 Jan 2025
 13 Couch St Sunshine	3	House	\$940,000	30 Jan 2025
 58 Hertford Rd Sunshine	3	House	\$750,000	25 Jan 2025
 4 Cannon St Sunshine	3	House	\$768,000	16 Jan 2025
 16 Dulcie St Sunshine	4	House	\$1,090,000	20 Dec 2024
 2 City Pl SUNSHINE	1	House	\$750,000	18 Dec 2024
 7 Monica St Sunshine	5	House	\$1,040,000	14 Dec 2024
 75 Dickson St Sunshine	3	House	\$1,200,000	14 Dec 2024



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jellisraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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