

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$820k**

Quarterly Price Change

**0.00% ↓**

## Median Unit Price\*

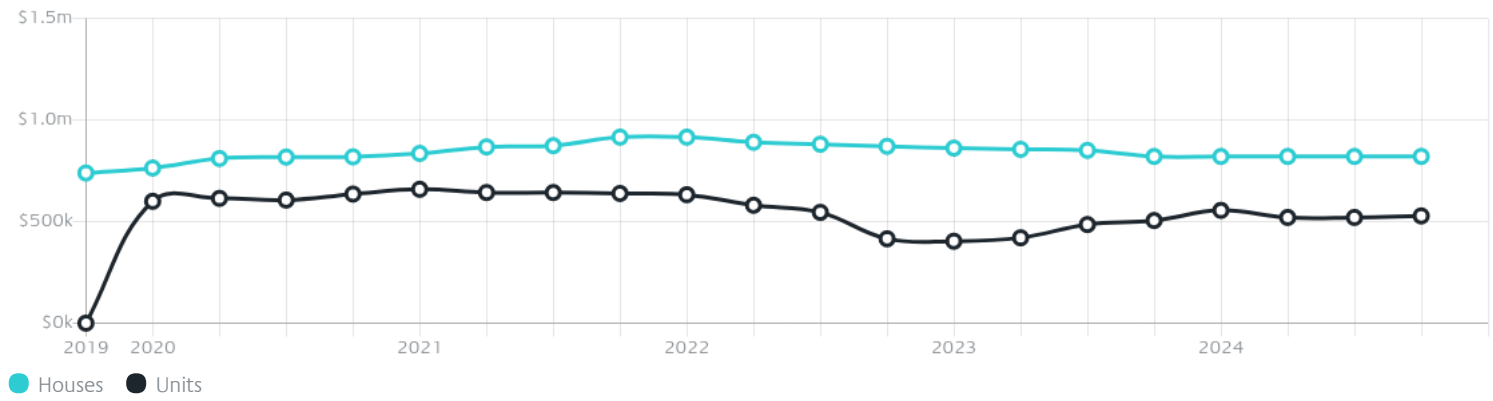
Median

**\$528k**

Quarterly Price Change

**1.44% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 61%  
● Private 39%

## Auction Clearance Rate<sup>\*</sup>

68.18%

## Median Days on Market<sup>^</sup>

32 days

## Average Hold Period<sup>\*</sup>

5.2 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 69% ● Units 31%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

9,445

## Median Asking Rent per week<sup>\*</sup>

\$500

## Population Growth<sup>^</sup>

-3.31%

## Rental Yield<sup>\*</sup>

3.05%

## Median Age<sup>^</sup>













35 years

## Median Household Size<sup>^</sup>

2.6 people









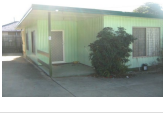



# Sold Properties~

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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 54 Cornwall Rd Sunshine	2	House	\$811,000	14 Dec 2024
 75 Dickson St Sunshine	3	House	\$1,200,000	14 Dec 2024
 16b Dulcie St Sunshine	4	House	\$1,090,000	14 Dec 2024
 78 Monash St Sunshine	3	House	\$752,000	14 Dec 2024
 31 High St Sunshine	3	House	\$860,000	07 Dec 2024
 19 Cornwall Rd Sunshine	3	House	\$835,000	07 Dec 2024
 4/48-50 Hertford Rd Sunshine	2	Apartment	\$400,000	03 Dec 2024
 11 Tribe St Sunshine	2	Land	\$790,000	01 Dec 2024









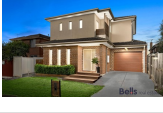
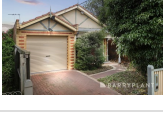
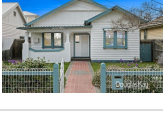

SUNSHINE SUBURB REPORT

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13 Servante St SUNSHINE	3	House	\$1,177,500	30 Nov 2024
 112 Devonshire Rd Sunshine	3	House	\$635,000	30 Nov 2024
 33 Boreham St SUNSHINE	4	House	\$960,000	30 Nov 2024
 103 Hertford Rd Sunshine	10	Block of Units	\$1,400,000	30 Nov 2024
 11 Alice St Sunshine	3	House	\$712,000	30 Nov 2024
 57 Hertford Rd Sunshine	3	House	\$880,000	29 Nov 2024
 1 Foundry Rd SUNSHINE	2	Apartment	\$400,000	27 Nov 2024
 19 Hampshire Rd Sunshine	3	House	\$824,000	23 Nov 2024
 4/8 Kevin St Sunshine	2	House	\$565,000	23 Nov 2024
 9 Lowe Cr Sunshine	3	House	\$649,000	15 Nov 2024
 129 Morris St Sunshine	3	House	\$940,000	14 Nov 2024
 17 Fraser St Sunshine	3	House	\$1,075,000	11 Nov 2024

SUNSHINE SUBURB REPORT

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 24/437 Ballarat Rd Sunshine	1	Apartment	\$220,000	09 Nov 2024
 13/8 Service St Sunshine	3	Flat/Unit/Apartment	\$720,000	09 Nov 2024
 92a Hampshire Rd Sunshine	3	House	\$667,000	08 Nov 2024
 301/1 Foundry Rd Sunshine	2	Flat/Unit/Apartment	\$400,000	07 Nov 2024
 9 Appleby Ct Sunshine	3	House	\$685,000	06 Nov 2024
 10 Chapman St Sunshine	2	House	\$838,500	04 Nov 2024
 8/8 Service St Sunshine	2	Flat/Unit/Apartment	\$522,500	01 Nov 2024
 34 Wilkinson Rd Sunshine	2	House	\$560,000	31 Oct 2024
 88 Ardoyne St Sunshine	4	House	\$767,000	30 Oct 2024
 91a Monash St Sunshine	3	House	\$700,000	26 Oct 2024
 5 Tyler St Sunshine	3	House	\$901,000	26 Oct 2024
 1 Moira St Sunshine	3	House	\$681,000	23 Oct 2024



Kensington Office  
291 Racecourse Road, Kensington  
03 8378 0500

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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