

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$820k

Quarterly Price Change

0.00% ↓

Median Unit Price*

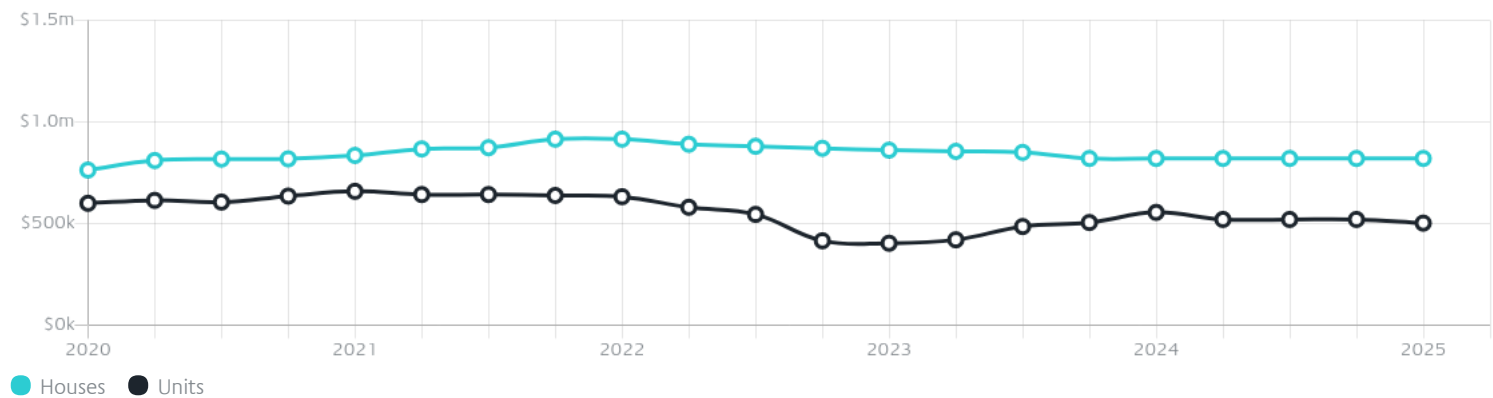
Median

\$502k

Quarterly Price Change

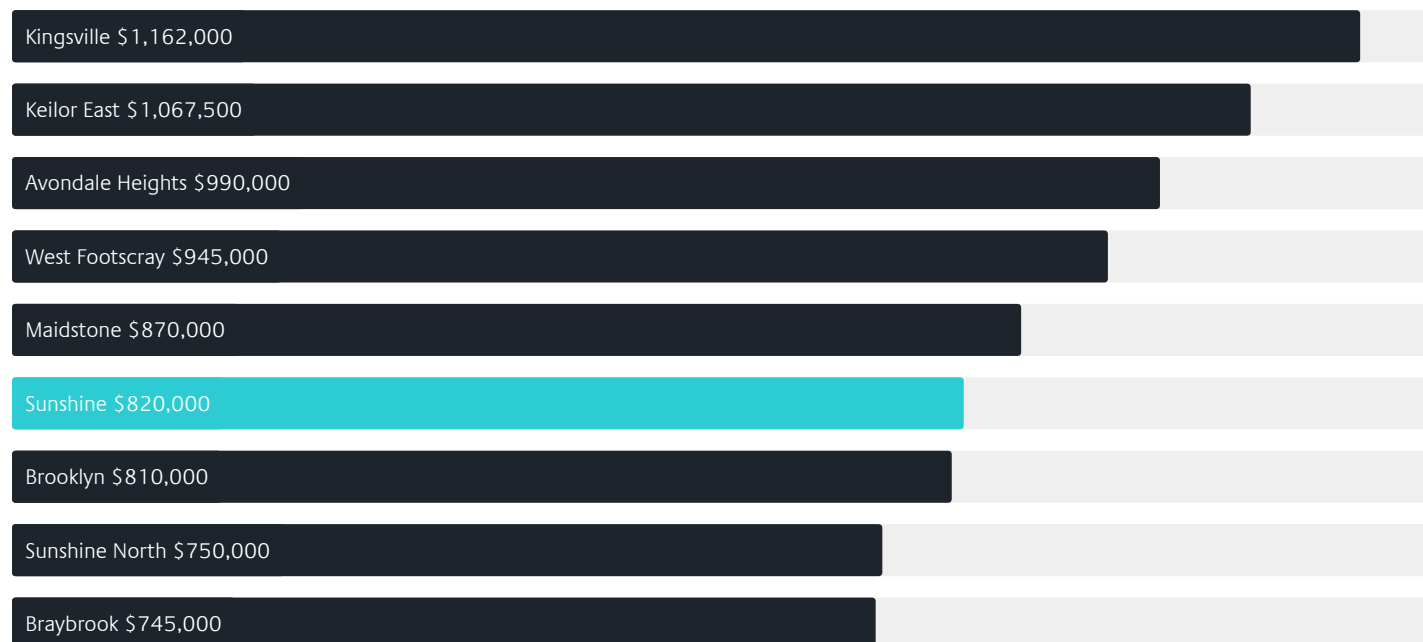
-3.46% ↓

Quarterly Price Change*

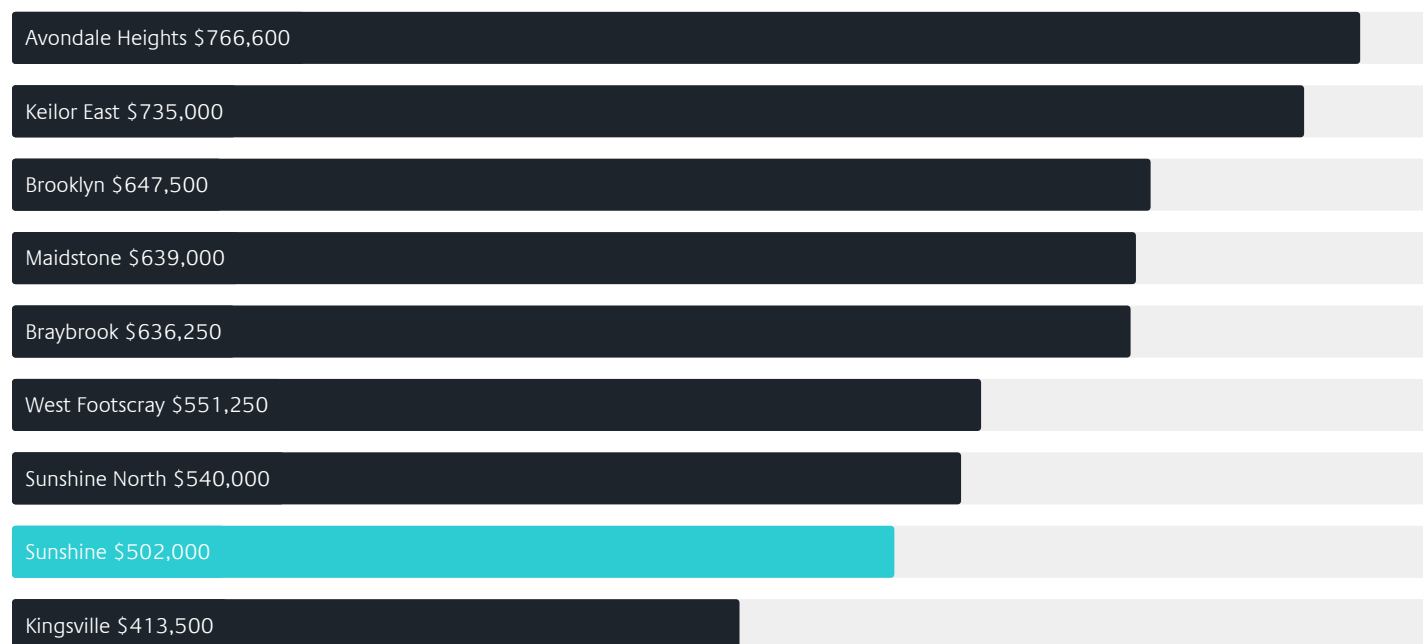


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 41%
● Private 59%

Auction Clearance Rate^{*}

83.33%

Median Days on Market[^]

36 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[^]











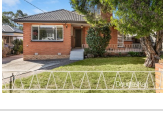

2.6 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 44 Monash St Sunshine	4	House	\$1,210,000	28 Jun 2025
 6 Greig St Sunshine	6	House	\$790,000	28 Jun 2025
 23 Anderson Rd Sunshine	4	House	\$591,000	28 Jun 2025
 21 Anderson Rd Sunshine	2	House	\$635,000	28 Jun 2025
 107/117 Durham Rd Sunshine	1	Apartment	\$262,500	26 Jun 2025
 2/59 Fraser St Sunshine	3	House	\$680,000	17 Jun 2025
 39 Hampshire Rd Sunshine	3	House	\$806,000	14 Jun 2025
 30 Chapman St Sunshine	3	House	\$1,150,000	14 Jun 2025
 1/7 Mayo St Sunshine	2	Townhouse	\$595,000	13 Jun 2025
 4 Gilson Pl Sunshine	3	Townhouse	\$720,000	12 Jun 2025
 13 Kinnane Cr Sunshine	3	House	\$842,500	12 Jun 2025
 24 Couper Angus Gr SUNSHINE	4	House	\$920,000	12 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/100 Hertford Rd Sunshine	2	Unit	\$530,000	05 Jun 2025
 29 Queen Cirt Sunshine	3	House	\$760,000	05 Jun 2025
 99 Cornwall Rd Sunshine	4	House	\$813,000	31 May 2025
 21 Parsons St Sunshine	3	House	\$900,000	31 May 2025
 5/51 Anderson Rd Sunshine	2	Unit	\$305,000	27 May 2025
 35 Mccracken St Sunshine	3	House	\$790,000	26 May 2025
 4 Thyra St Sunshine	4	House	\$1,040,000	24 May 2025
 4 High St Sunshine	3	House	\$690,000	24 May 2025
 43 Sun Cr Sunshine	3	House	\$925,000	19 May 2025
 3/104 Monash St Sunshine	2	Unit	\$365,000	19 May 2025
 8 Thyra St Sunshine	3	House	\$875,000	17 May 2025
 11 Cornwall Rd Sunshine	4	House	\$1,340,000	17 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 80 Parsons St Sunshine	2	House	\$833,000	17 May 2025
 69 Devonshire Rd Sunshine	3	House	\$790,000	16 May 2025
 512/254 Hampshire Rd Sunshine	2	Flat/Unit/Apartment	\$500,000	16 May 2025
 10 Centre St Sunshine	5	House	\$1,700,000	12 May 2025
 30a Lynch St Sunshine	4	House	\$927,000	10 May 2025
 52 Matthews St Sunshine	2	Townhouse	\$656,000	09 May 2025
 12 Mayo St Sunshine	3	House	\$175,000	05 May 2025
 94 Cornwall Rd Sunshine	4	House	\$910,000	03 May 2025
 7 Lowe Cr Sunshine	3	House	\$800,000	03 May 2025
 5/8 Service St Sunshine	2	Flat/Unit/Apartment	\$627,500	01 May 2025
 20A Cannon St Sunshine	3	House	\$600,000	25 Apr 2025
 36 Leonard St Sunshine	3	House	\$720,000	25 Apr 2025



Kensington Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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