

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$820k

Quarterly Price Change

0.00% ↓

Median Unit Price*

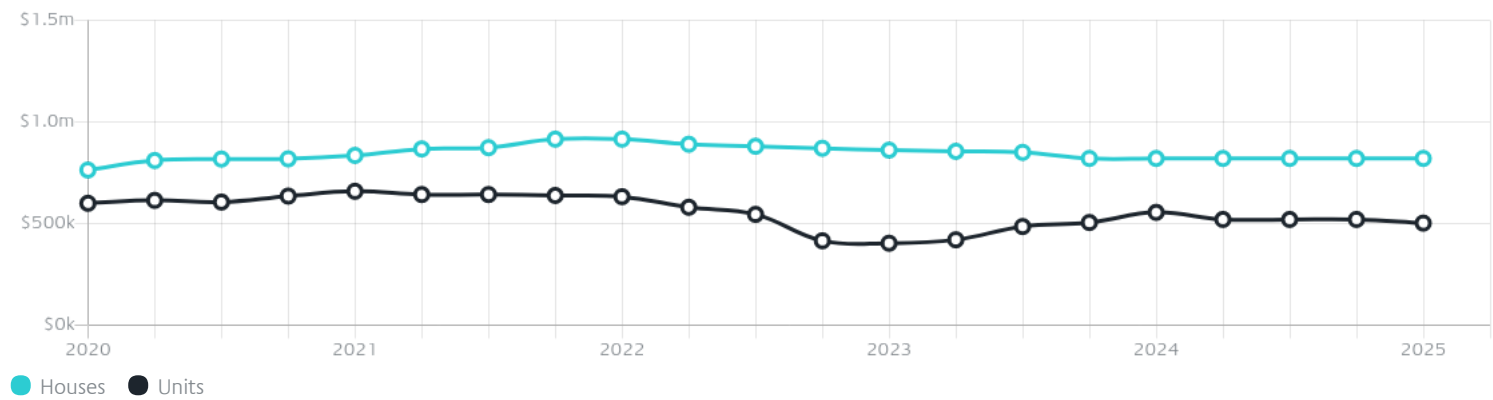
Median

\$502k

Quarterly Price Change

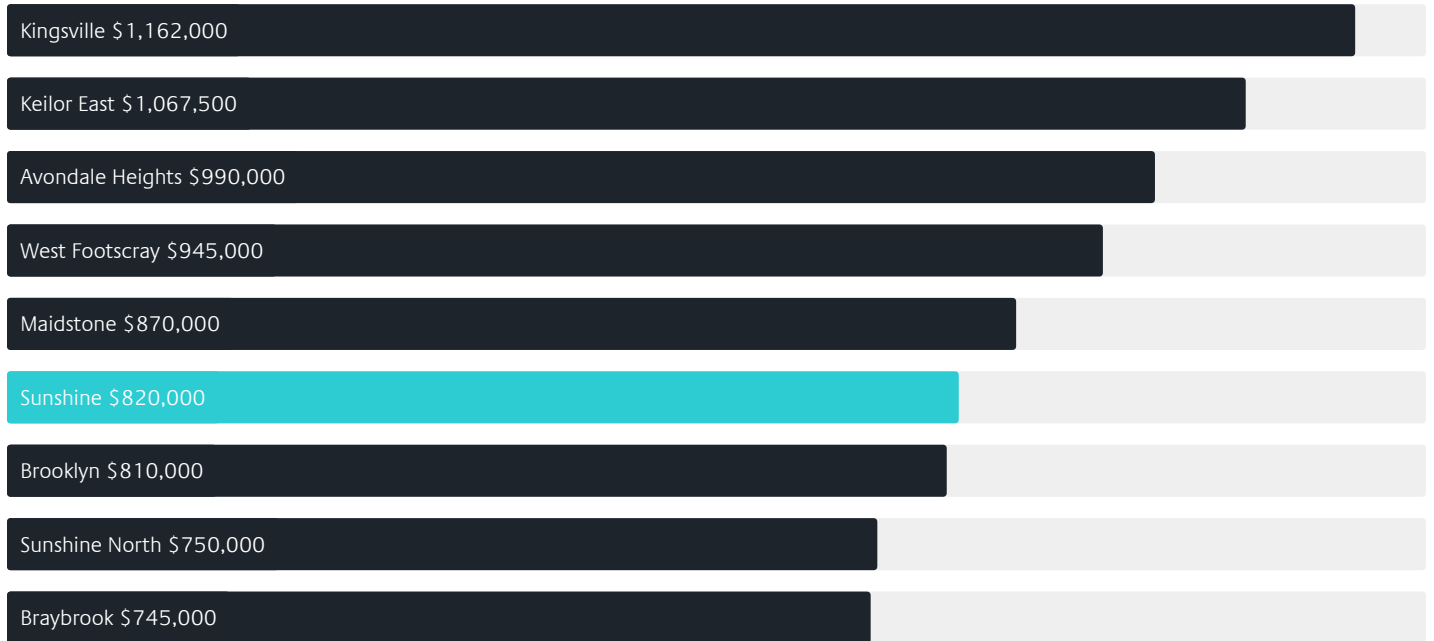
-3.46% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 36%
● Private 64%

Auction Clearance Rate*

90.91%

Median Days on Market^

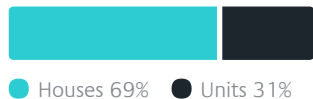
48 days

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^







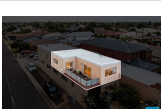
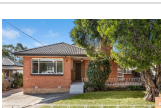
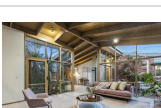


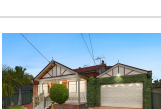
35 years

Median Household Size^










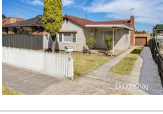
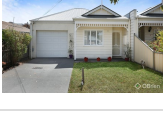

2.6 people

Sold Properties~










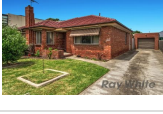


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 21 Parsons St Sunshine	3	House	\$900,000	31 May 2025
 99 Cornwall Rd Sunshine	4	House	\$813,000	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
 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
 80 Parsons St Sunshine	2	House	\$833,000	17 May 2025
 69 Devonshire Rd Sunshine	3	House	\$790,000	16 May 2025
 10 Centre St Sunshine	5	House	\$1,700,000	12 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 30a Lynch St Sunshine	4	House	\$927,000	10 May 2025
 52 Matthews St Sunshine	2	Townhouse	\$656,000	09 May 2025
 94 Cornwall Rd Sunshine	4	House	\$910,000	03 May 2025
 7 Lowe Cr Sunshine	3	House	\$800,000	03 May 2025
 36 Leonard St Sunshine	3	House	\$720,000	25 Apr 2025
 60 Couch St Sunshine	3	House	\$790,000	23 Apr 2025
 8 Watt St Sunshine	5	House	\$1,700,000	16 Apr 2025
 124 Devonshire Rd Sunshine	4	House	\$650,000	15 Apr 2025
 3 Queen Cirt Sunshine	3	House	\$730,000	14 Apr 2025
 9 Andrew St Sunshine	3	House	\$738,000	12 Apr 2025
 4a Kinnane Cr Sunshine	3	Unit	\$670,000	12 Apr 2025
 3c Thomson St Sunshine	2	House	\$600,000	10 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Boles Av Sunshine	2	Townhouse	\$600,000	09 Apr 2025
 6/4 Cooper St Sunshine	2	Unit	\$330,000	09 Apr 2025
 2/10 Kinnane Cr Sunshine	3	Townhouse	\$653,000	05 Apr 2025
 711/1 Foundry Rd Sunshine	1	Apartment	\$317,000	02 Apr 2025
 148 Cornwall Rd Sunshine	3	House	\$980,000	01 Apr 2025
 4 Maryvale St Sunshine	3	House	\$1,015,000	01 Apr 2025
 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
 22 Leonard St Sunshine	3	House	\$650,000	27 Mar 2025
 89 Hertford Rd Sunshine	3	House	\$825,000	25 Mar 2025
 91 Chapman St Sunshine	3	House	\$550,000	24 Mar 2025



Kensington Office
291 Racecourse Road, Kensington
03 8378 0500

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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