

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$820k

Quarterly Price Change

0.00% ↓

Median Unit Price*

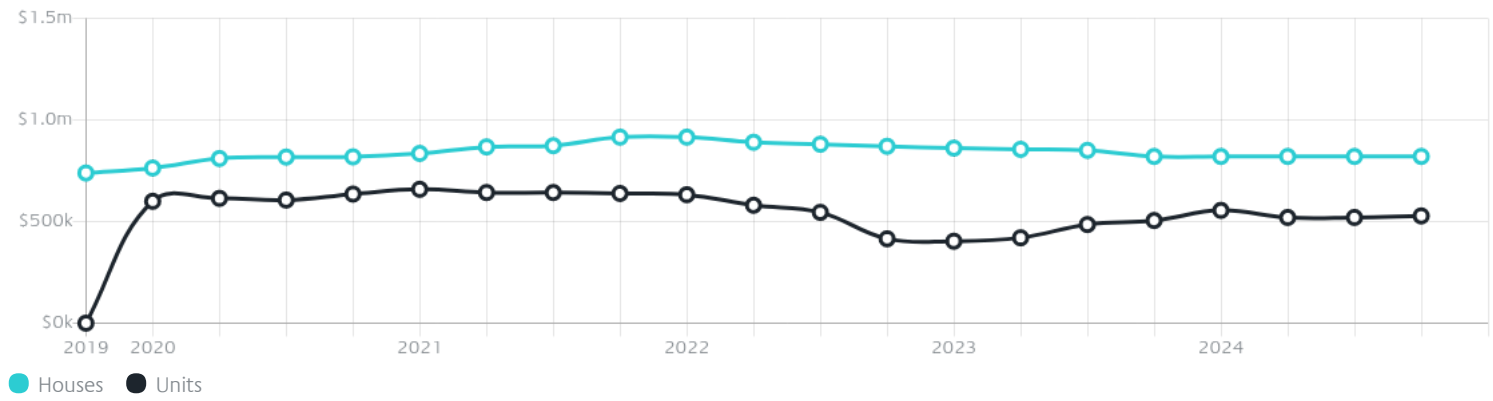
Median

\$528k

Quarterly Price Change

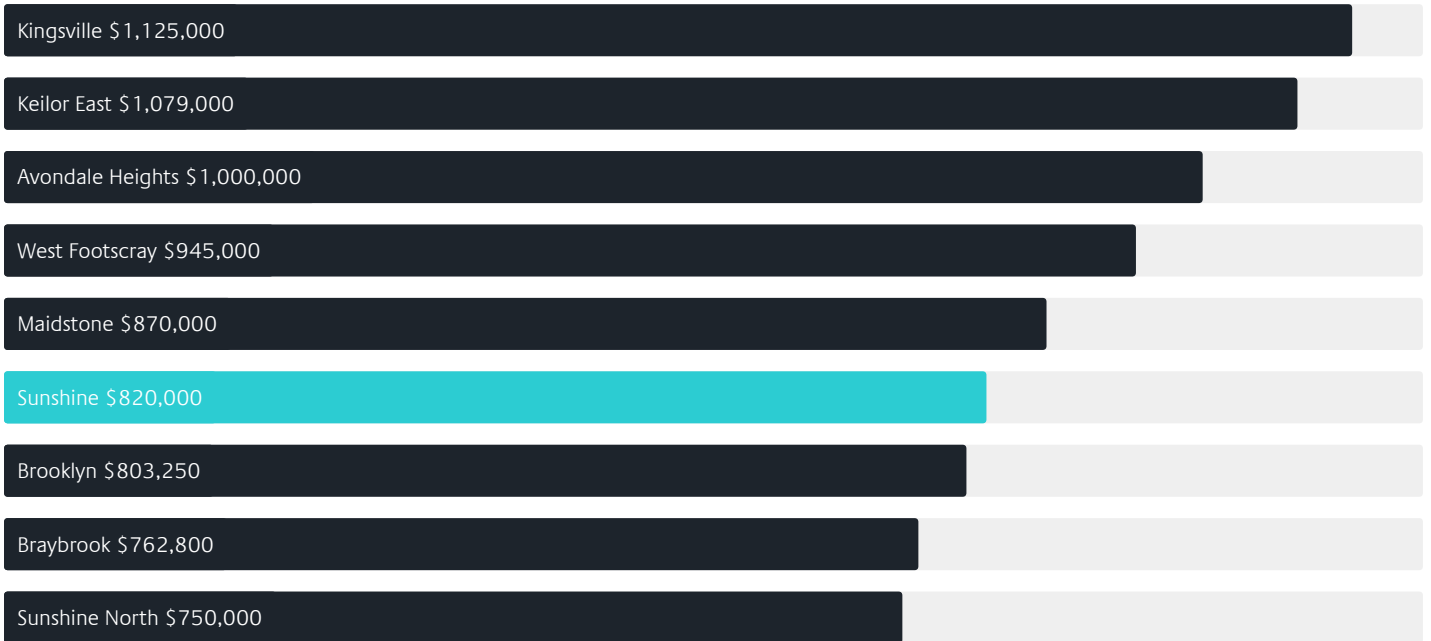
1.44% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 54%
● Private 46%

Auction Clearance Rate^{*}

73.68%

Median Days on Market[^]

44 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[^]









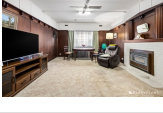

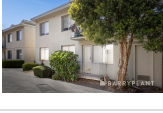

2.6 people

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









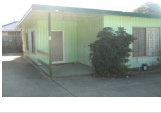



Address	Bedrooms	Type	Price	Sold
 28 Ardoyne St Sunshine	3	House	\$830,000	27 Feb 2025
 3/17 Lowe Cr Sunshine	2	Unit	\$460,000	21 Feb 2025
 2/16 Yewers St Sunshine	2	Townhouse	\$613,000	21 Feb 2025
 24 Omega St Sunshine	3	Townhouse	\$905,000	20 Feb 2025
 16 Moira St Sunshine	3	House	\$763,000	19 Feb 2025
 5 Service St Sunshine	3	House	\$1,176,000	15 Feb 2025
 6 Station Pl Sunshine	4	House	\$1,050,000	14 Feb 2025
 16 Couper Angus Gr Sunshine	2	House	\$670,000	08 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
 4 Cannon St Sunshine	3	House	\$768,000	16 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 54 Cornwall Rd Sunshine	2	House	\$811,000	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
 157 Cornwall Rd Sunshine	4	House	\$1,800,000	04 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
 112 Devonshire Rd Sunshine	3	House	\$635,000	30 Nov 2024
 13 Servante St SUNSHINE	3	House	\$1,177,500	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

Jellis Craig

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Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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