

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$820k

Quarterly Price Change

0.00% ↓

Median Unit Price*

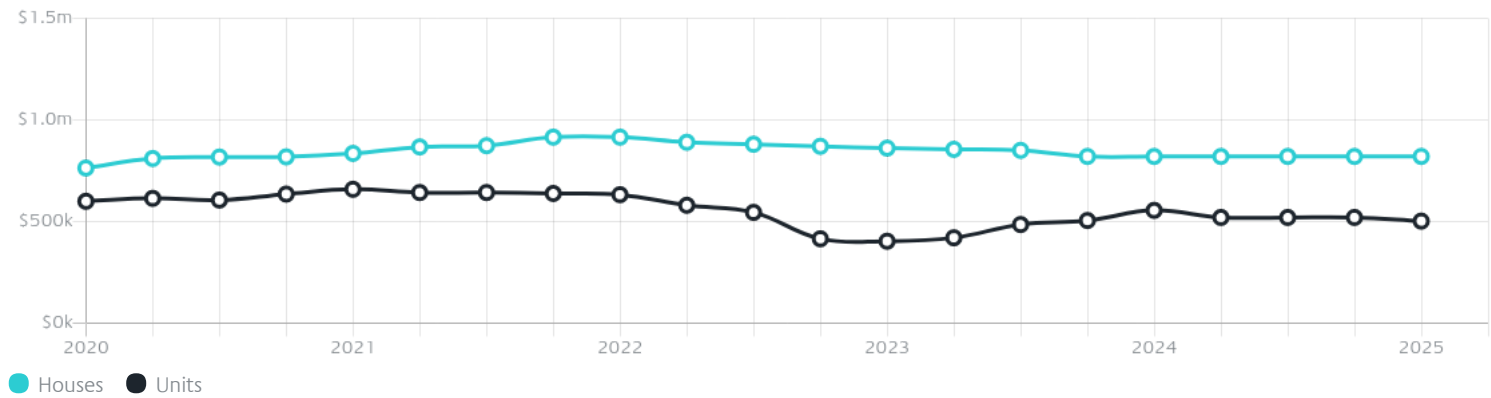
Median

\$502k

Quarterly Price Change

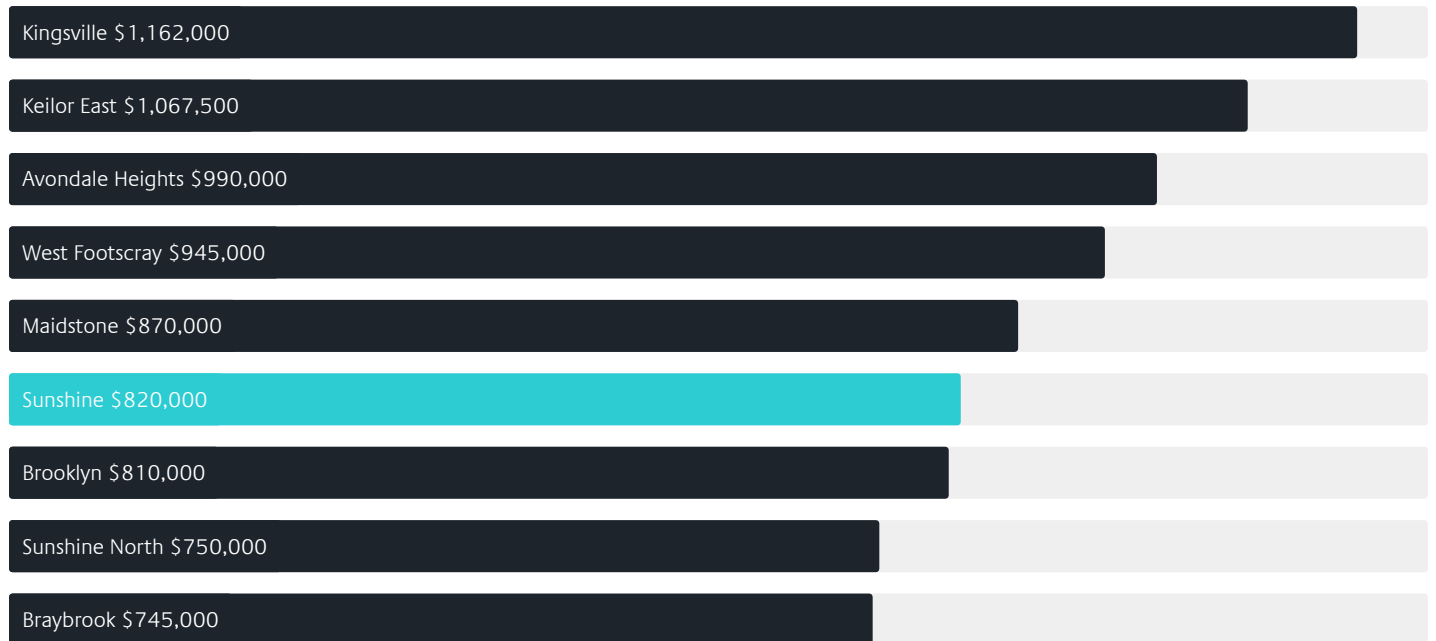
-3.46% ↓

Quarterly Price Change*

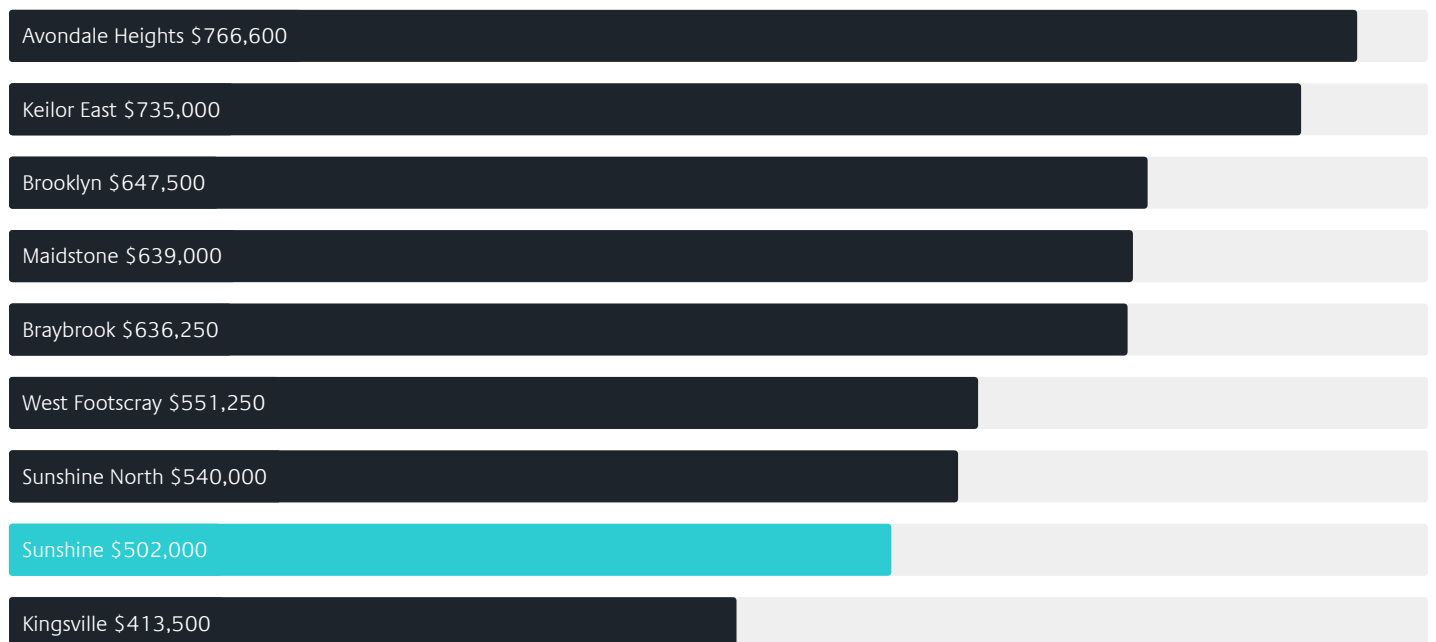


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 28%
● Private 72%

Auction Clearance Rate*

86.67%

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^







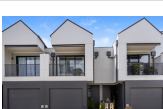

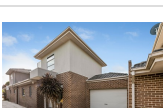

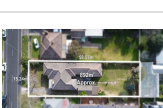
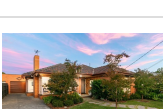
35 years

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 60 Couch St Sunshine	3	House	\$790,000	23 Apr 2025
 8 Watt St Sunshine	5	House	\$1,700,000	16 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
 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

Sold Properties~

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
 5 / 12 George St Sunshine	2	Flat / Unit / Apartment	\$620,000	22 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
 18 Tribe St Sunshine	4	House	\$683,500	19 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 95a Hertford Rd Sunshine	3	House	\$821,000	15 Mar 2025
 2/12 George St Sunshine	2	Townhouse	\$617,000	12 Mar 2025
 137 Morris St Sunshine	3	House	\$735,000	11 Mar 2025
 45 Stanford St Sunshine	4	House	\$850,000	06 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
 206/117 Durham Rd Sunshine	1	Strata Unit/Townhouse	\$290,000	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
 80b Anderson Rd Sunshine	2	Flat/Unit/Apartment	\$730,000	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



Kensington Office
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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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