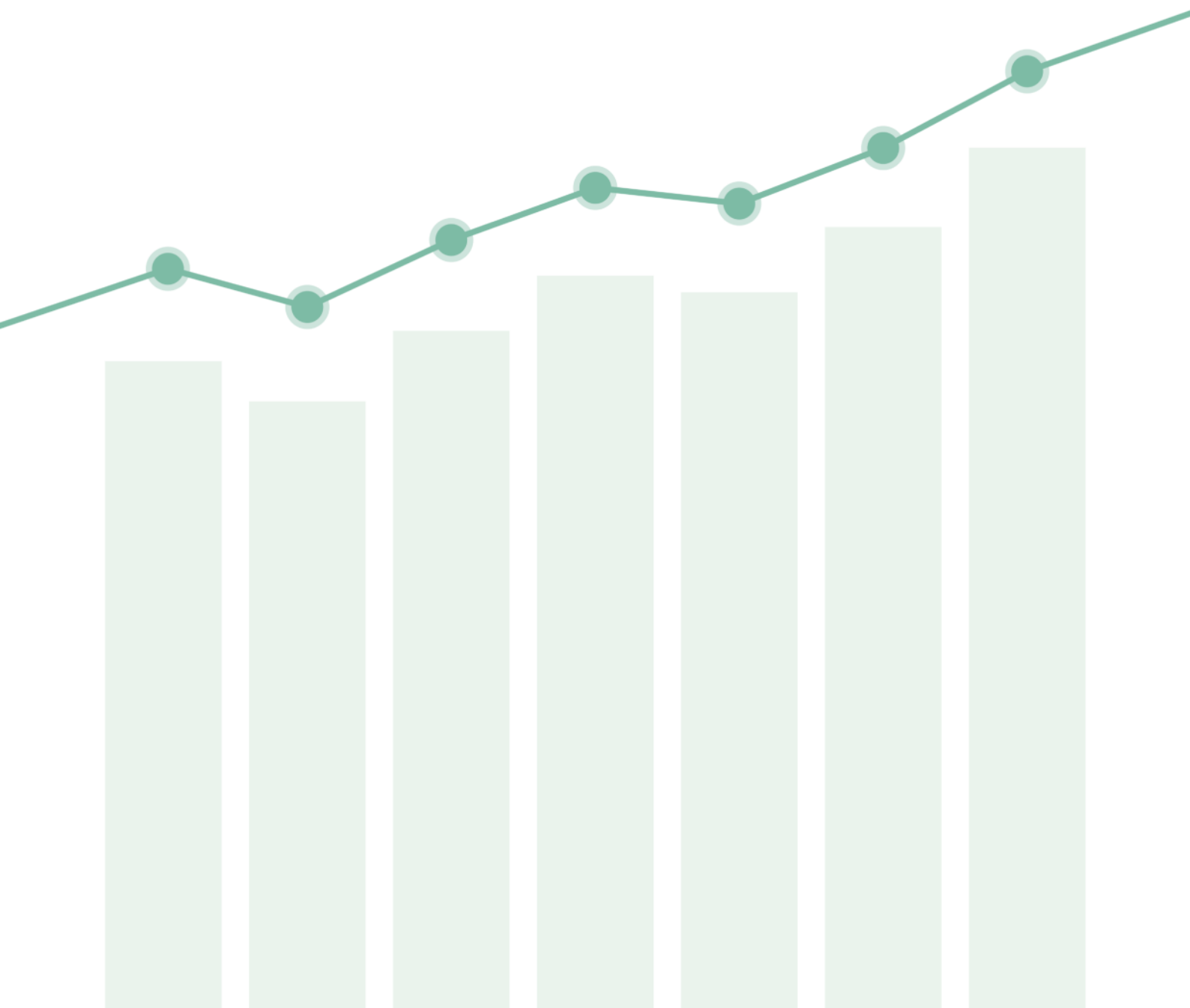


JellisCraig

SUNSHINE

Suburb Report

Know your neighbourhood.



SUNSHINE SUBURB REPORT

Median House Price*

Median

\$825k

Quarterly Price Change

1.78% ↑

Median Unit Price*

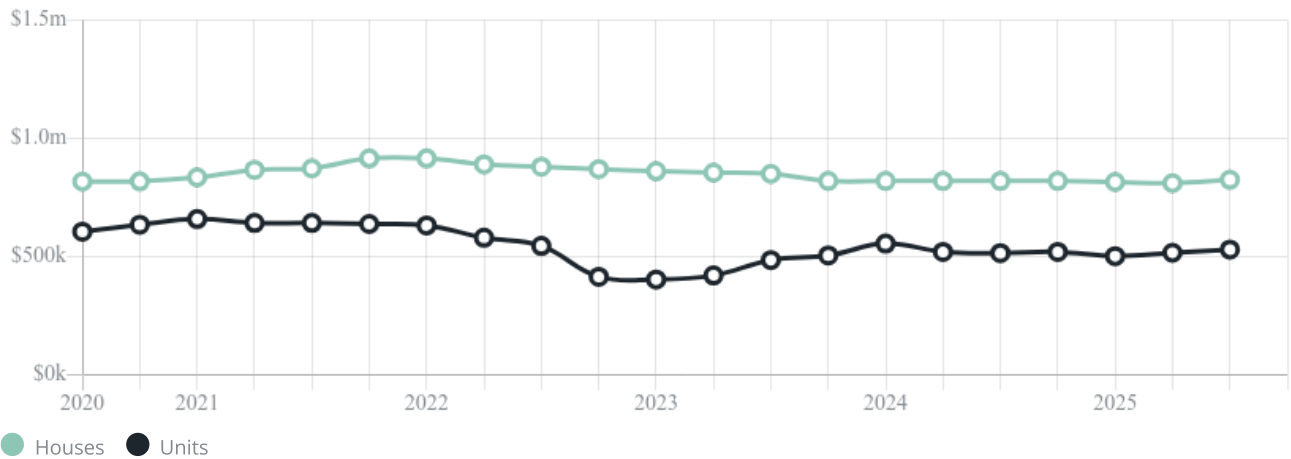
Median

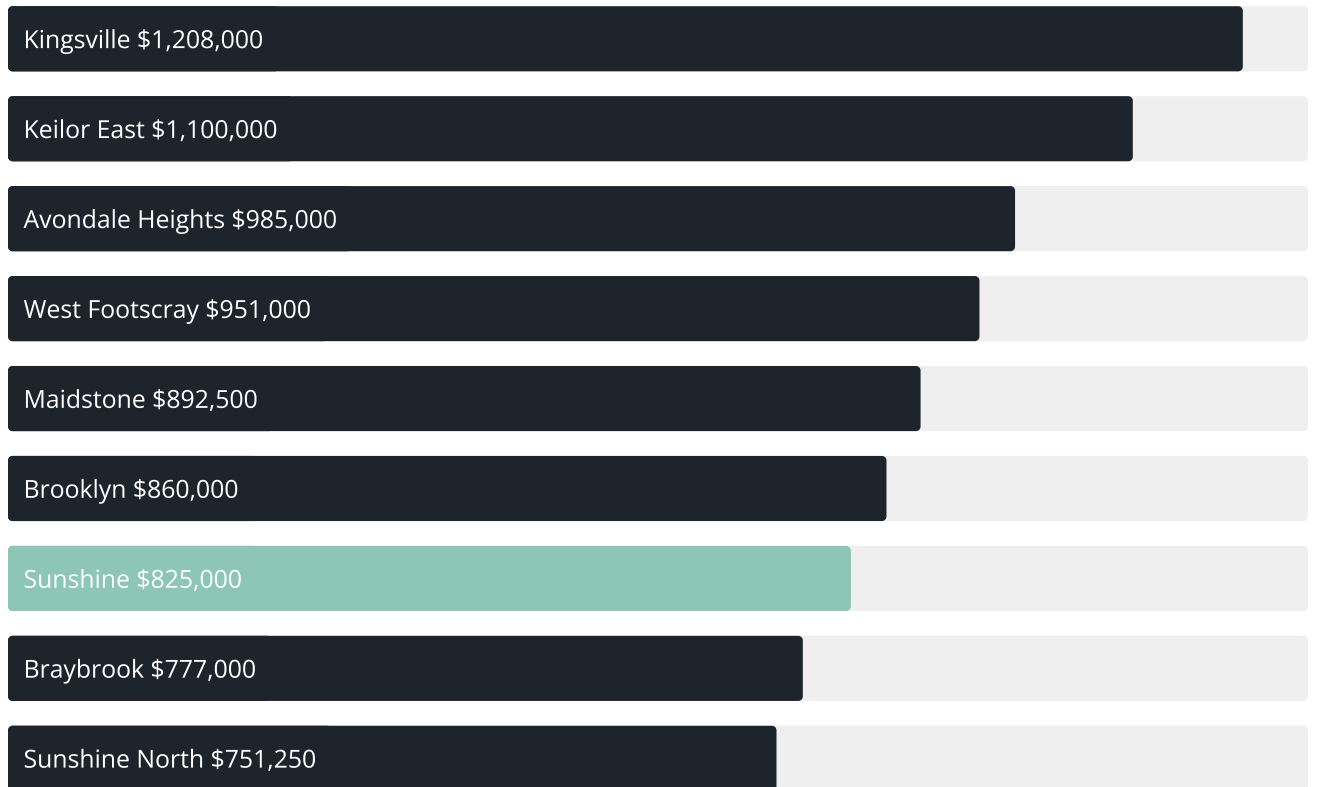
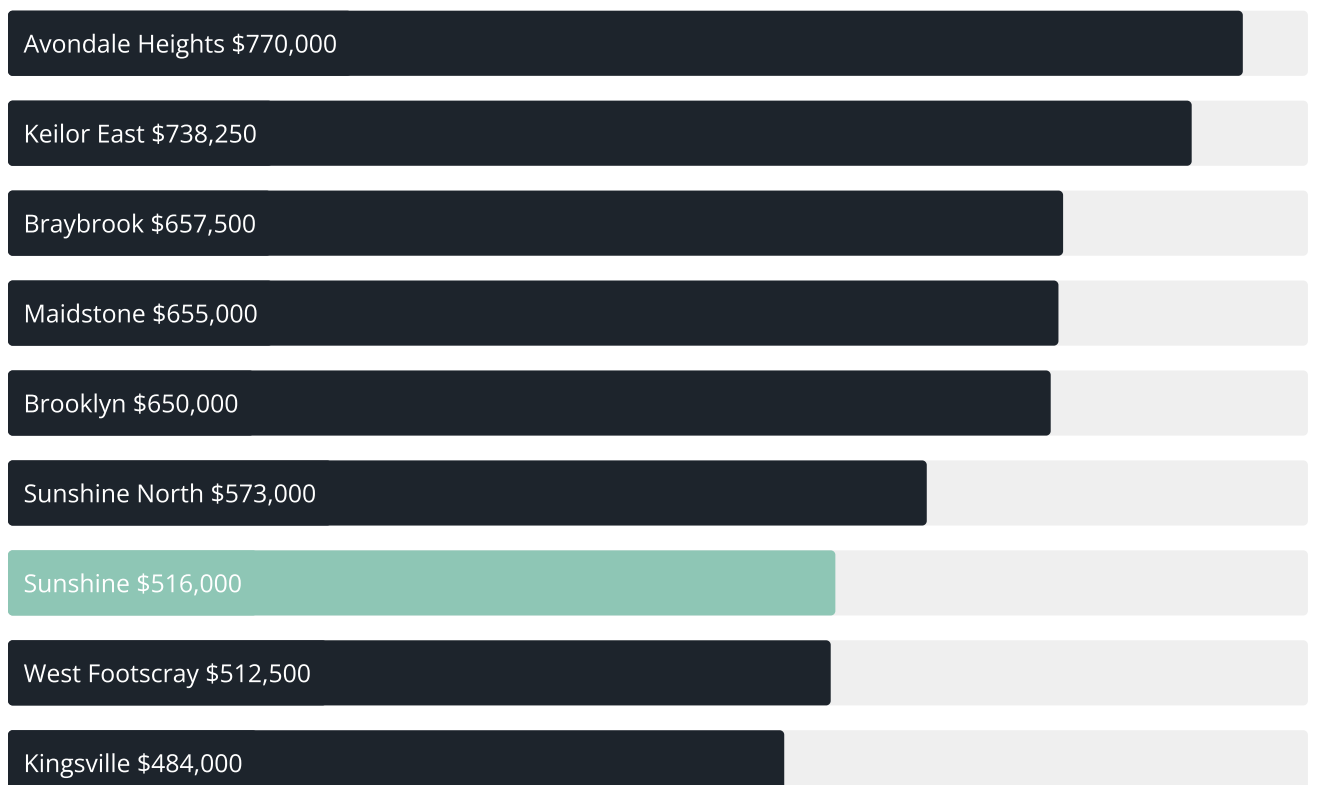
\$530k

Quarterly Price Change

2.71% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

SUNSHINE SUBURB REPORT

Sale Method*



● Auction 45%
● Private 55%

Auction Clearance Rate*

85.71%

Median Days on Market^

30 days

Average Hold Period*

5.2 years

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^

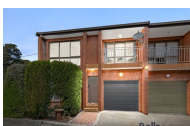
2.6 people

SUNSHINE SUBURB REPORT

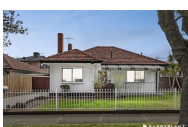
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 24 Graham St Sunshine	3	House	\$869,998	30 Oct 2025
 29 Ernest St Sunshine	3	House	\$1,100,000	30 Oct 2025
 4 Lorenz St Sunshine	4	House	\$800,000	29 Oct 2025
 13 Mellor St Sunshine	3	House	\$1,081,000	25 Oct 2025
 18 Rawson Av Sunshine	4	House	\$1,250,000	25 Oct 2025
 416/1 Foundry Rd Sunshine	2	Apartment	\$409,500	25 Oct 2025
 13 Couper Angus Gr Sunshine	3	House	\$1,155,000	25 Oct 2025
 33 Monash St Sunshine	3	House	\$895,000	23 Oct 2025
 109/1 Foundry Rd Sunshine	3	Apartment	\$555,000	22 Oct 2025
 10 Andrew St Sunshine	2	House	\$742,000	18 Oct 2025

SUNSHINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 36 Monash St Sunshine	3	House	\$850,000	18 Oct 2025
 17 Thyra St SUNSHINE	3	House	\$804,500	18 Oct 2025
 7 Boreham St Sunshine	2	House	\$822,000	18 Oct 2025
 150 Durham Rd Sunshine	9	House	\$1,050,000	15 Oct 2025
 10 Boles Av Sunshine	2	Townhouse	\$570,000	14 Oct 2025
 1/2 Cooper St Sunshine	3	Townhouse	\$625,000	09 Oct 2025
 67 Couch St Sunshine	3	House	\$895,000	04 Oct 2025
 55 Couch St Sunshine	3	House	\$875,000	04 Oct 2025
 3/15 Watt St Sunshine	2	Unit	\$548,880	30 Sep 2025
 10b Barnett St Sunshine	4	Townhouse	\$985,000	29 Sep 2025

SUNSHINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/39-43 Fraser St Sunshine	2	Unit	\$440,000	26 Sep 2025
 6/136 Wright St SUNSHINE	2	Unit	\$380,000	25 Sep 2025
 16/437 Ballarat Rd Sunshine	1	Strata Unit/Flat	\$233,000	25 Sep 2025
 2 Whitty St Sunshine	3	House	\$1,150,000	23 Sep 2025
 19a Lynch St Sunshine	3	Unit	\$697,000	18 Sep 2025
 3/13 Walter St Sunshine	3	Unit	\$682,000	16 Sep 2025
 18 Hampshire Rd Sunshine	2	House	\$738,000	16 Sep 2025
 5 Lorenz St Sunshine	3	House	\$770,000	15 Sep 2025
 38 Benjamin St Sunshine	2	House	\$740,000	13 Sep 2025
 3 Lowe Cr Sunshine	3	House	\$775,000	12 Sep 2025



Kensington Office
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jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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