

JellisCraig

SUNSHINE

Suburb Report

Know your neighbourhood.



SUNSHINE SUBURB REPORT

Median House Price*

Median

\$811k

Quarterly Price Change

-0.55% ↓

Median Unit Price*

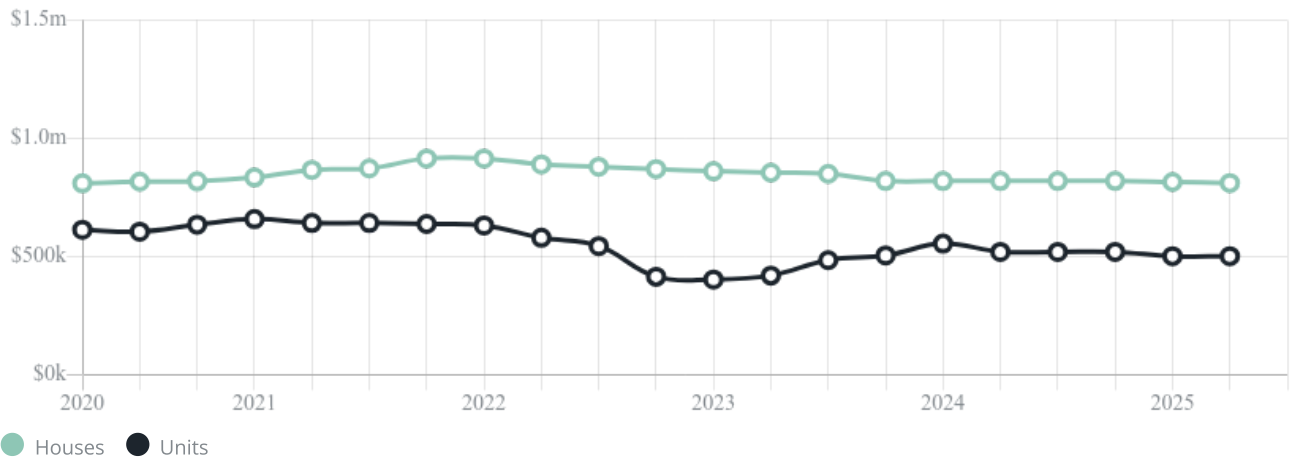
Median

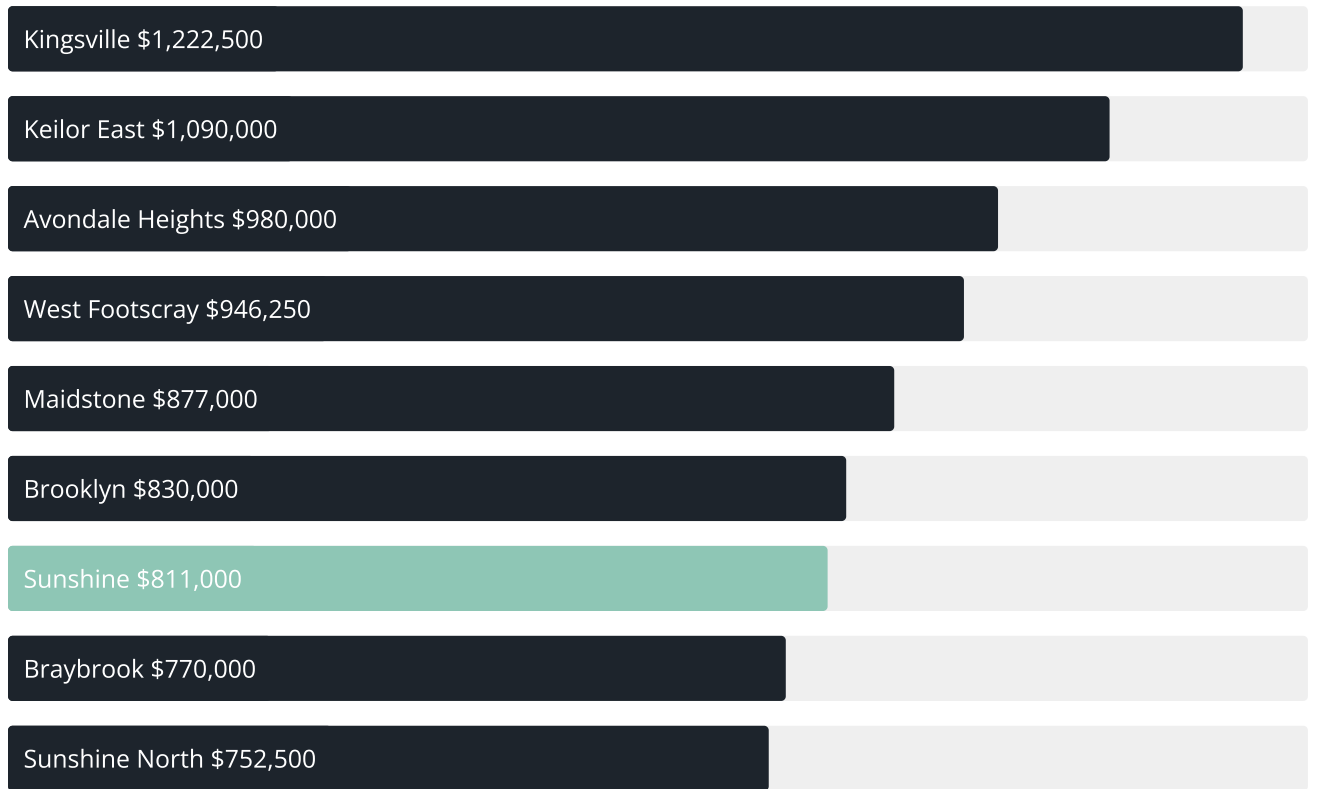
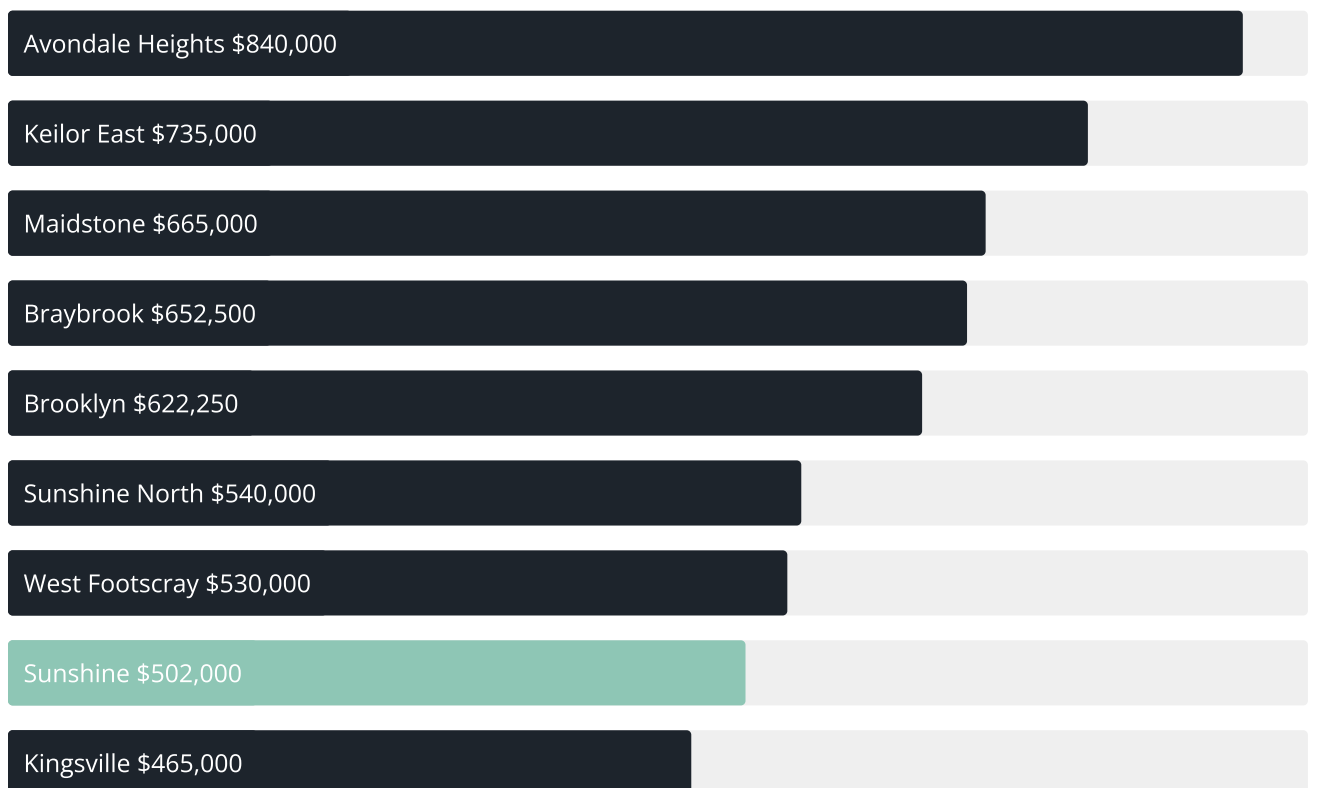
\$502k

Quarterly Price Change

0.00% ↓

Quarterly Price Change*



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

SUNSHINE SUBURB REPORT

Sale Method*



● Auction 43%
● Private 57%

Auction Clearance Rate*

85%

Median Days on Market^

28 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

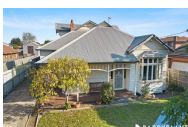
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 10b Barnett St Sunshine	4	Townhouse	\$985,000	29 Sep 2025
 7/39-43 Fraser St Sunshine	2	Unit	\$440,000	26 Sep 2025
 3/13 Walter St Sunshine	3	Unit	\$682,000	20 Sep 2025
 38 Benjamin St Sunshine	2	House	\$740,000	13 Sep 2025
 3 Lowe Cr Sunshine	3	House	\$775,000	12 Sep 2025
 1 Cannon St SUNSHINE	2	Unit	\$395,000	11 Sep 2025
 1 Union St Sunshine	4	House	\$885,000	11 Sep 2025
 42 Stanford St Sunshine	3	House	\$840,000	08 Sep 2025
 3 Watt St Sunshine	4	House	\$939,000	04 Sep 2025
 22 Monash St Sunshine	3	House	\$1,320,000	04 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 66 Parsons St Sunshine	3	House	\$1,300,000	04 Sep 2025
 34 Ernest St Sunshine	5	House	\$1,100,000	01 Sep 2025
 2/9 Watt St Sunshine	2	Unit	\$577,000	31 Aug 2025
 15 Couper Angus Gr Sunshine	3	House	\$812,000	30 Aug 2025
 82 Monash St Sunshine	3	House	\$758,000	29 Aug 2025
 53 Queen Cirt Sunshine	3	House	\$680,000	25 Aug 2025
 9 Dorothy Av Sunshine	5	House	\$1,305,000	23 Aug 2025
 23 High St SUNSHINE	3	House	\$855,000	23 Aug 2025
 14 Snowden St Sunshine	3	House	\$970,000	16 Aug 2025
 12 Kinnane Cr Sunshine	3	House	\$1,090,000	12 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 11/7 Pengelly Ct SUNSHINE	1	Apartment	\$260,000	12 Aug 2025
 3 Maryvale St Sunshine	3	House	\$1,090,000	11 Aug 2025
 201/15 Service St Sunshine	3	Flat/Unit/Apartment	\$725,000	11 Aug 2025
 114 Wright St Sunshine	3	House	\$700,000	09 Aug 2025
 49 Queen Cirt Sunshine	4	House	\$862,000	09 Aug 2025
 10 Freeman St Sunshine	3	House	\$895,500	09 Aug 2025
 2 Freeman St Sunshine	3	House	\$600,000	06 Aug 2025
 111 Cornwall Rd Sunshine	4	House	\$855,000	01 Aug 2025
 13 Watt St Sunshine	8	House	\$1,250,000	30 Jul 2025
 10a Barnett St Sunshine	4	Strata Unit/Townhouse	\$980,000	21 Jul 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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