

JellisCraig

SUNSHINE NORTH

Suburb Report

Know your neighbourhood.



SUNSHINE NORTH SUBURB REPORT

Median House Price*

Median

\$780k

Quarterly Price Change

3.82% ↑

Median Unit Price*

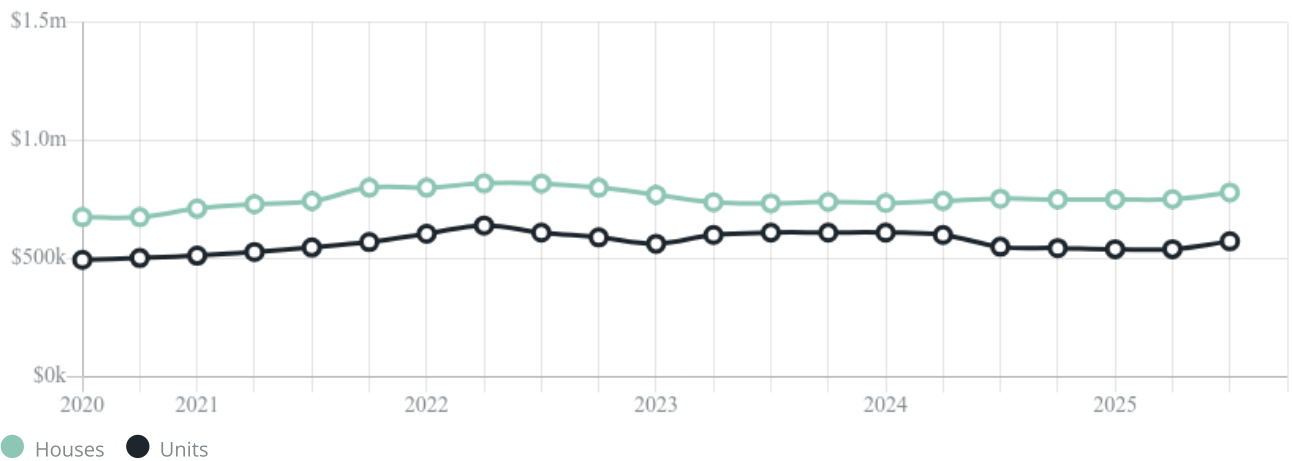
Median

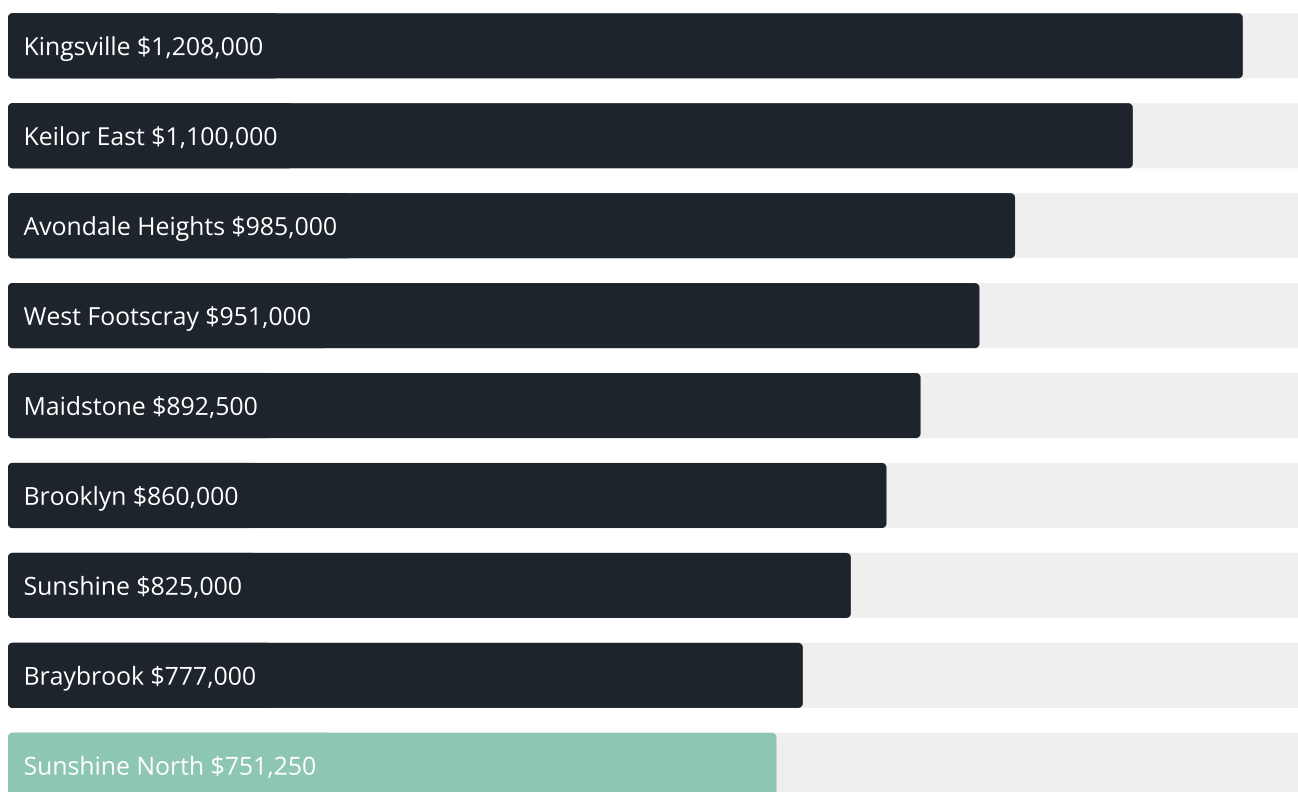
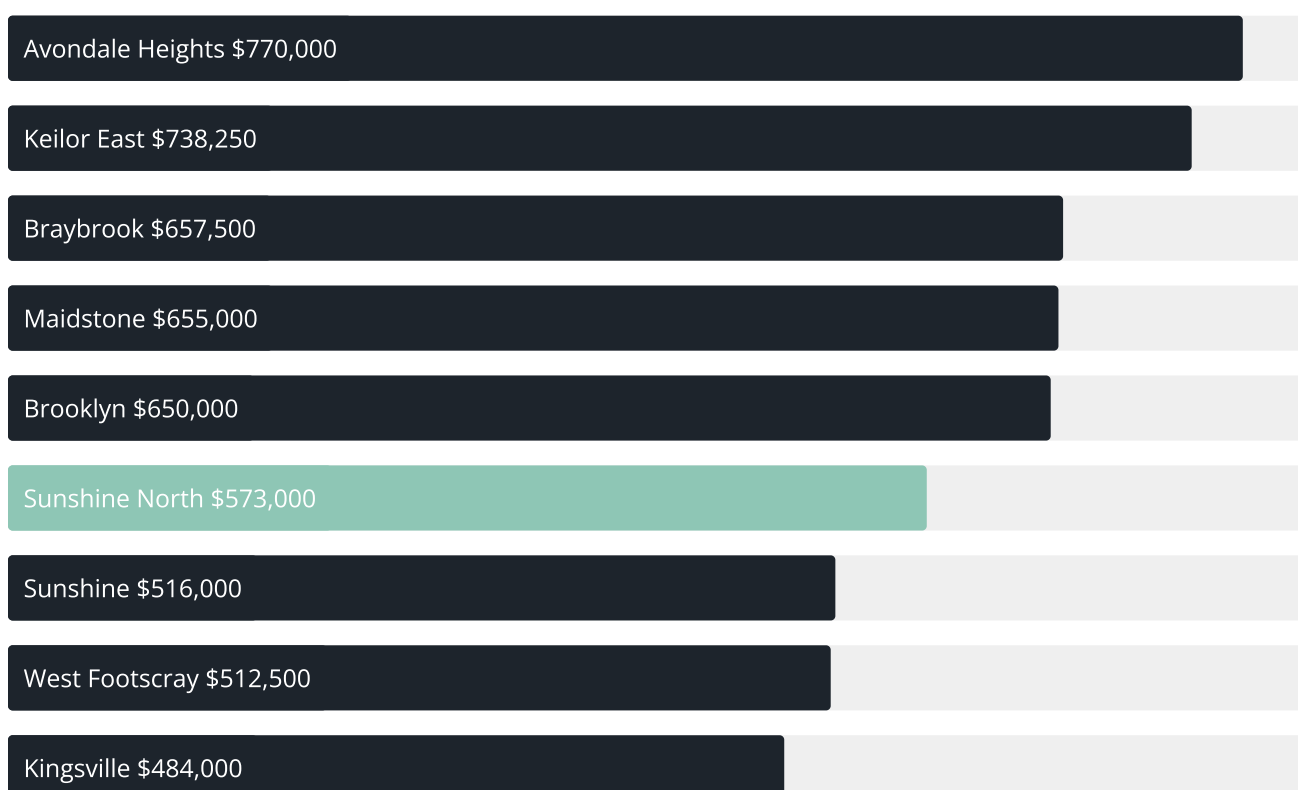
\$573k

Quarterly Price Change

6.11% ↑

Quarterly Price Change*



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

SUNSHINE NORTH SUBURB REPORT

Sale Method*



● Auction 46%
● Private 54%

Auction Clearance Rate*

90.62%

Median Days on Market^

30 days

Average Hold Period*

4.7 years

Dwelling Type^



● Houses 82% ● Units 18%

Ownership^



● Owned Outright 45% ● Mortgaged 34% ● Rented 21%

Population^

12,047

Median Asking Rent per week*

\$500

Population Growth^

2.97%

Rental Yield*

3.46%

Median Age^

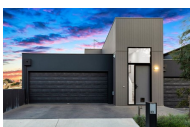
37 years

Median Household Size^

2.9 people

SUNSHINE NORTH 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 14 Busch St Sunshine North	3	House	\$806,000	29 Nov 2025
 15 Shadowbox Ct Sunshine North	3	Townhouse	\$712,500	22 Nov 2025
 20 Essex St Sunshine North	3	House	\$825,000	22 Nov 2025
 4 Tudor Rd SUNSHINE NORTH	5	House	\$1,025,000	22 Nov 2025
 35 Cumberland St Sunshine North	3	House	\$837,500	22 Nov 2025
 2b Phoenix St Sunshine North	3	House	\$795,000	22 Nov 2025
 2/14 Tudor Rd Sunshine North	3	Unit	\$693,000	22 Nov 2025
 30 Lorikeet Ct Sunshine North	4	Townhouse	\$901,000	20 Nov 2025
 20 Rosewall St Sunshine North	4	House	\$780,000	19 Nov 2025
 15 Dendy St SUNSHINE NORTH	3	House	\$820,000	15 Nov 2025

SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 105/91 Wattlebird Ct Sunshine North	2	Apartment	\$393,000	14 Nov 2025
 11 Lancaster St Sunshine North	4	House	\$900,000	08 Nov 2025
 15 Godfrey Av Sunshine North	4	House	\$780,000	08 Nov 2025
 4/4 Garnet St Sunshine North	2	Townhouse	\$550,000	05 Nov 2025
 28 Heron Av Sunshine North	3	House	\$745,000	05 Nov 2025
 1/62 Phoenix St Sunshine North	2	Unit	\$522,000	30 Oct 2025
 2/22 Bangerang Av Sunshine North	2	Unit	\$575,000	29 Oct 2025
 29 Victor St Sunshine North	4	House	\$890,000	25 Oct 2025
 2 Wattlebird Ct Sunshine North	3	Townhouse	\$725,000	22 Oct 2025
 6 Nottingham St Sunshine North	3	House	\$920,000	18 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 366 Duke St Sunshine North	4	Townhouse	\$900,000	15 Oct 2025
 3/11 Phoenix St Sunshine North	3	Townhouse	\$737,000	13 Oct 2025
 155 Duke St Sunshine North	3	House	\$800,000	11 Oct 2025
 80 Wattlebird Ct Sunshine North	3	Townhouse	\$725,000	11 Oct 2025
 1/14 Rosewall St Sunshine North	3	Flat/Unit/Apartment	\$700,000	10 Oct 2025
 75 Wattlebird Ct Sunshine North	3	Townhouse	\$720,000	08 Oct 2025
 37 Meadowbank Dr Sunshine North	4	House	\$840,000	07 Oct 2025
 2a Coronation St Sunshine North	3	Townhouse	\$705,000	04 Oct 2025
 11 Winged Foot Dr Sunshine North	3	House	\$940,000	04 Oct 2025
 2/62 Phoenix St Sunshine North	2	Unit	\$500,000	04 Oct 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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