



Sunshine North Suburb Report



Your connection to property insights



JellisCraig

SUNSHINE NORTH SUBURB REPORT

Median house price¹

Median

\$782k

Quarterly price change

1.26% ↑

Median unit price¹

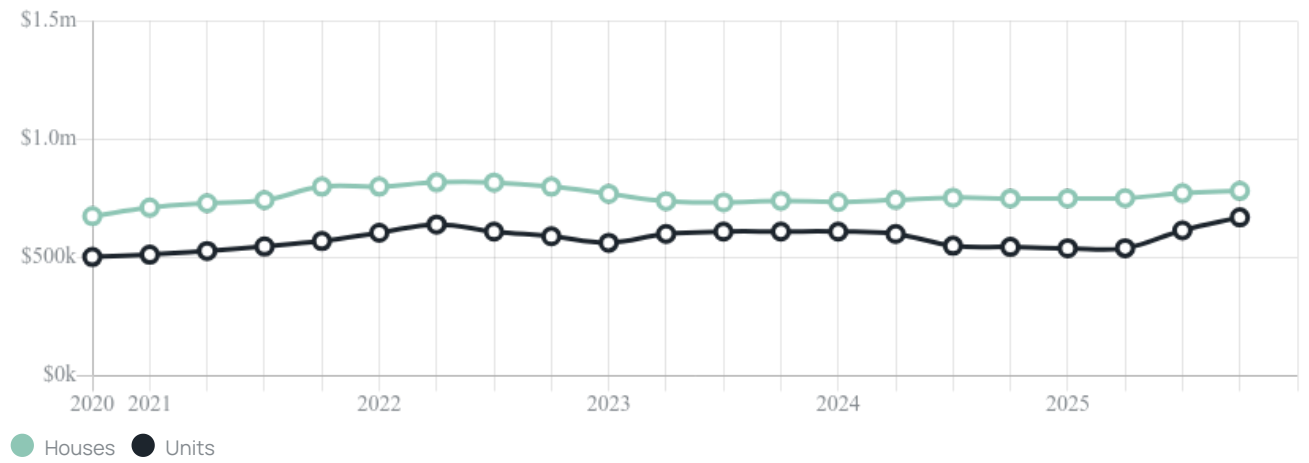
Median

\$670k

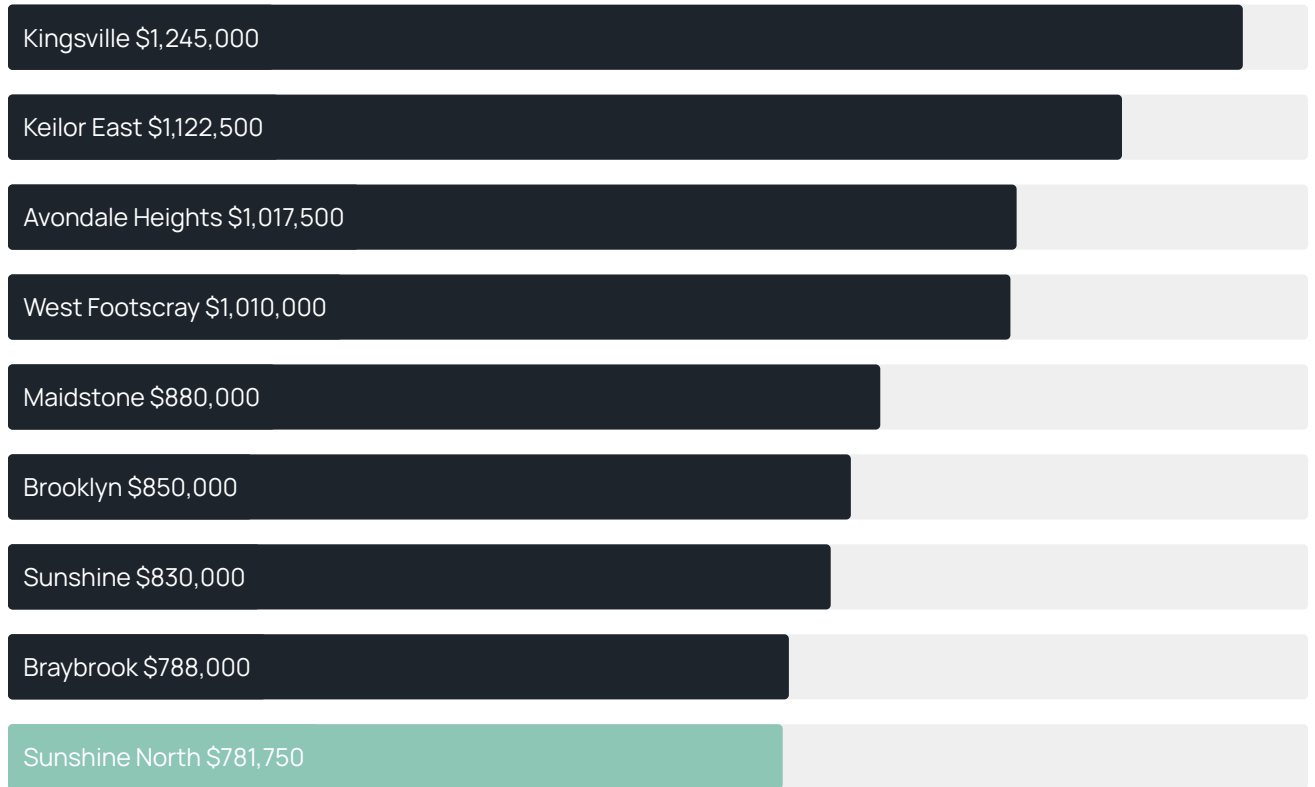
Quarterly price change

8.94% ↑

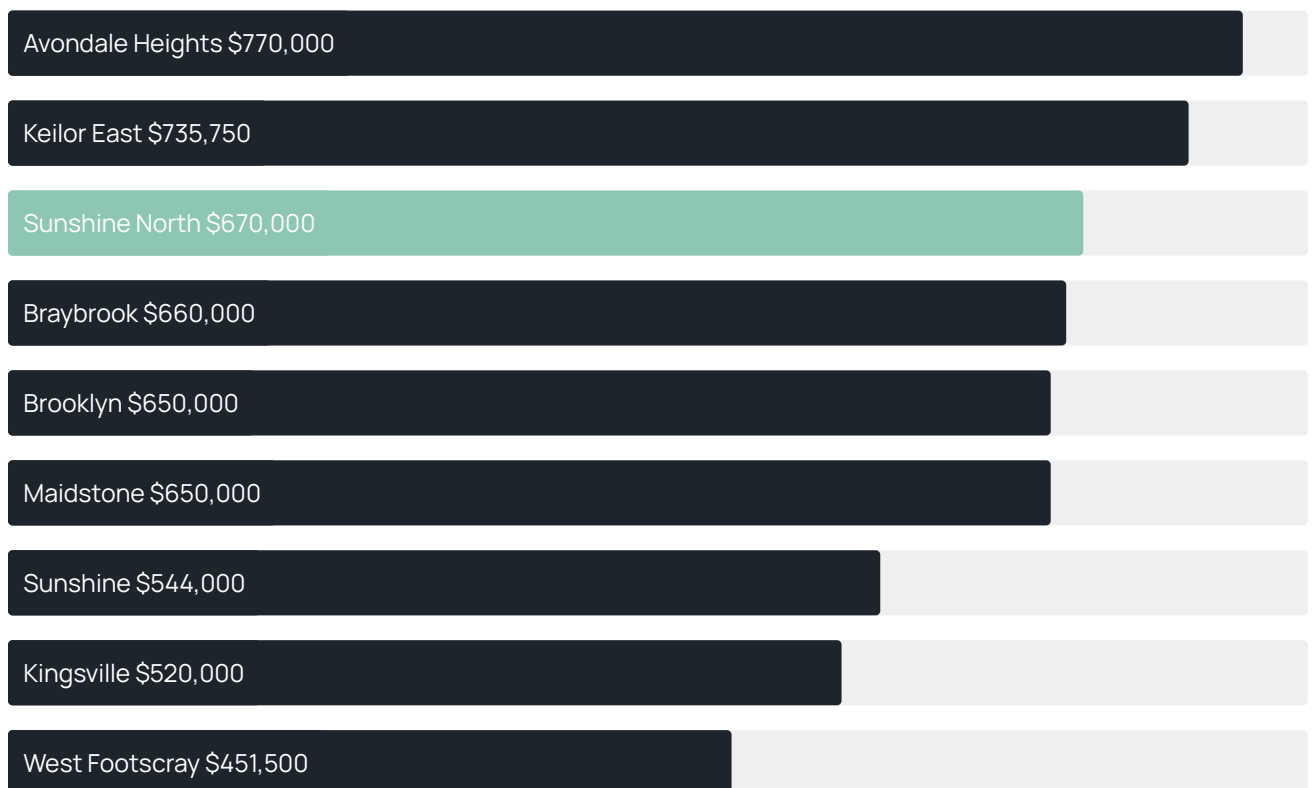
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 30%
- Private 70%

Auction clearance rate³

53.85%

Median days on market³

60 days

Average hold period¹

4.7 years

Dwelling type⁵



- Houses 82%
- Units 18%

Ownership⁵



- Owned outright 45%
- Mortgaged 34%
- Rented 21%

Population⁵

12,047

Median asking rent¹

\$500 per week

Population growth⁵

2.97%

Rental yield¹

3.46%

Median age⁵

37 years











Median household size⁵

2.9 people











SUNSHINE NORTH SUBURB REPORT

Recent Sunshine North sales











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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 27 Victor St Sunshine North	7	House	\$1,090,000	30 Mar 2026
 171 Mcintyre Rd Sunshine North	3	House	\$758,000	28 Mar 2026
 1/16 Romsey Av Sunshine North	4	Townhouse	\$850,000	27 Mar 2026
 1/77 Somerset Dr Sunshine North	3	Unit	\$635,000	25 Mar 2026
 1 Halong Dr Sunshine North	3	House	\$1,210,000	23 Mar 2026
 1/28 Romsey Av Sunshine North	2	Townhouse	\$628,000	21 Mar 2026
 5/128 Suffolk Rd Sunshine North	2	Villa	\$510,000	21 Mar 2026
 3/16 Romsey Av Sunshine North	3	House	\$765,000	21 Mar 2026
 9 Ruth St Sunshine North	3	House	\$827,500	21 Mar 2026
 59 Dunkeld Av Sunshine North	4	House	\$846,500	17 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 2/90 Westmoreland Rd Sunshine North	4	Townhouse	\$765,000	16 Mar 2026
 48 Rice Flower Rd Sunshine North	3	House	\$1,018,888	14 Mar 2026
 6 Compton Pde Sunshine North	3	House	\$840,000	14 Mar 2026
 38 Cumberland St Sunshine North	3	House	\$915,000	14 Mar 2026
 30 Dunkeld Av Sunshine North	3	House	\$740,000	04 Mar 2026
 45 Berkshire Rd Sunshine North	3	House	\$785,000	02 Mar 2026
 231 Duke St Sunshine North	2	Townhouse	\$503,000	27 Feb 2026
 3/2-4 Craddock Ct Sunshine North	3	Unit	\$585,000	25 Feb 2026
 122 Warwick Rd Sunshine North	2	House	\$720,000	19 Feb 2026
 16 Simpson St Sunshine North	3	House	\$830,000	18 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 237 Duke St Sunshine North	2	House	\$495,000	18 Feb 2026
 2/10 Baynton Av Sunshine North	3	Unit	\$560,000	17 Feb 2026
 60 Dunkeld Av Sunshine North	3	House	\$705,000	14 Feb 2026
 76 Dunkeld Av Sunshine North	4	House	\$785,000	14 Feb 2026
 175 Mcintyre Rd Sunshine North	3	House	\$735,000	11 Feb 2026
 1/4 Godfrey Av Sunshine North	3	Unit	\$596,000	11 Feb 2026
 8 Balcombe St Sunshine North	5	House	\$1,010,000	07 Feb 2026
 83 Berkshire Rd Sunshine North	3	House	\$770,000	05 Feb 2026
 3/2 Craddock Ct Sunshine North	3	Flat/Unit/Apartment	\$585,000	05 Feb 2026
 4/90 Westmoreland Rd Sunshine North	4	Strata Unit/Flat	\$770,000	02 Feb 2026



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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