



Sunshine North Suburb Report



Your connection to property insights



JellisCraig

SUNSHINE NORTH SUBURB REPORT

Median house price¹

Median

\$818k

Quarterly price change

2.83% ↑

Median unit price¹

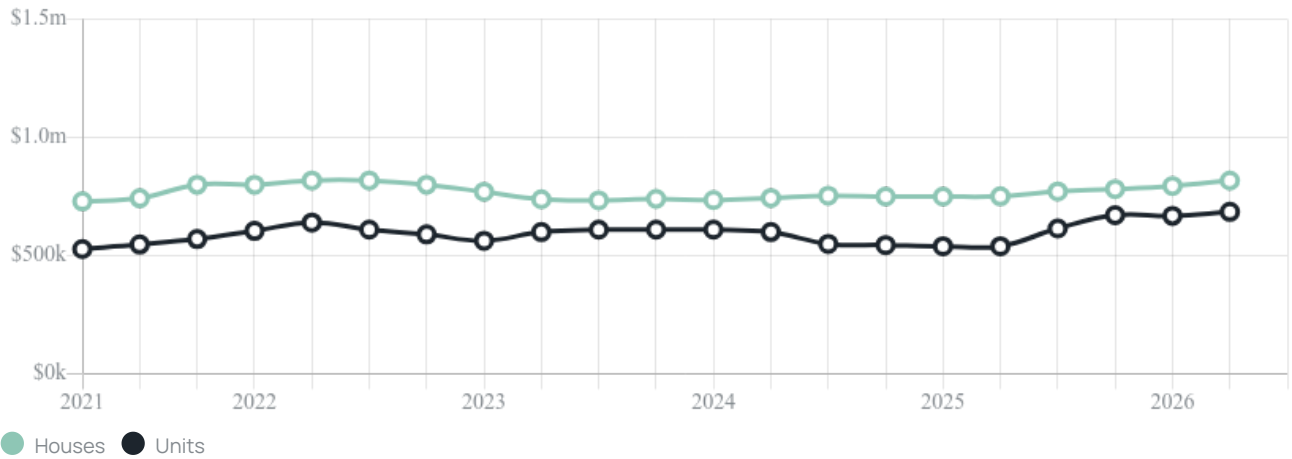
Median

\$685k

Quarterly price change

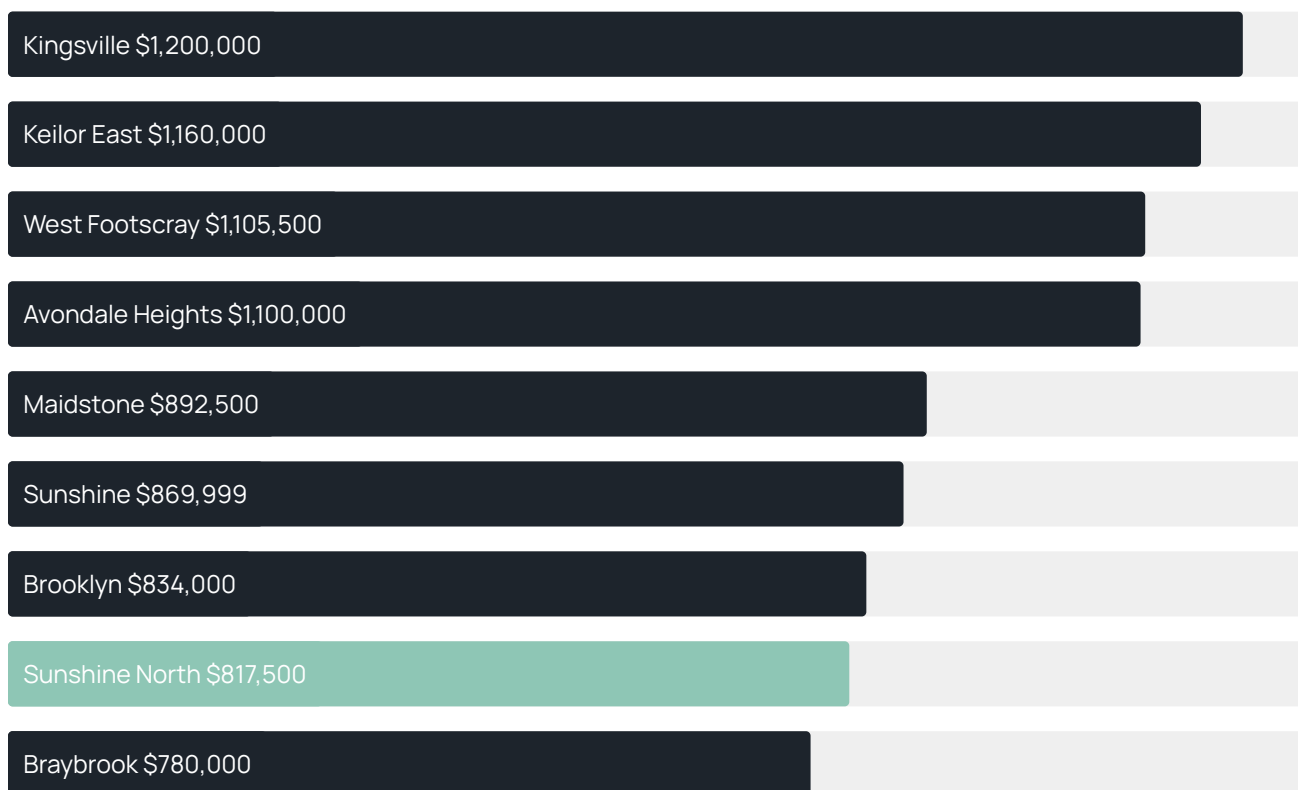
2.52% ↑

Quarterly price change¹

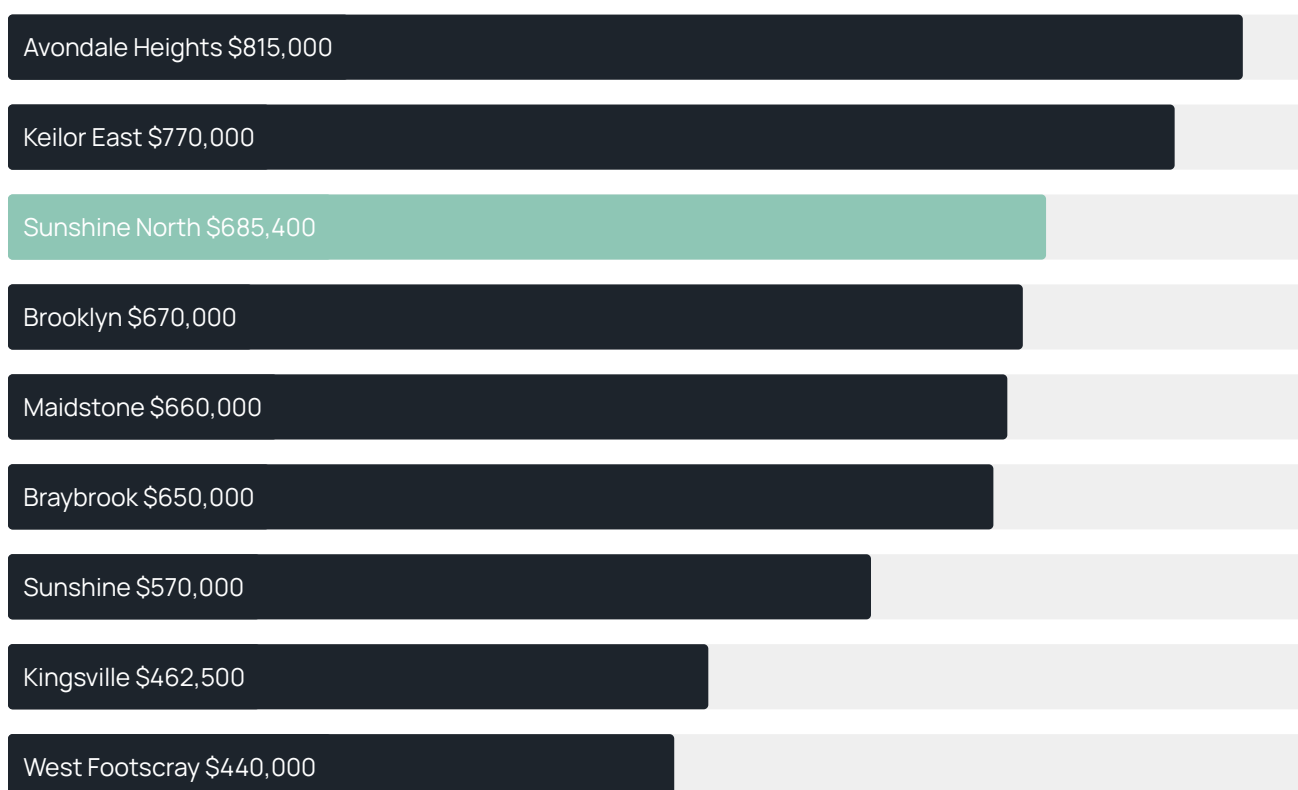


SUNSHINE NORTH SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²Auction clearance rate³

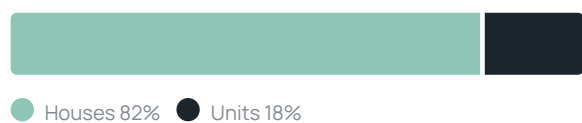
70.59%

Median days on market³

36 days

Average hold period¹

4.7 years

Dwelling type⁵Ownership⁵Population⁵

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

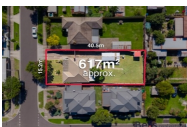
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 306/91 Wattlebird Ct Sunshine North	2	Apartment	\$400,000	30 Jul 2026
 30 Victor St Sunshine North	3	House	\$690,000	25 Jul 2026
 1/4 Mansfield Av Sunshine North	4	Townhouse	\$815,000	23 Jul 2026
 38 Lurg Av Sunshine North	3	House	\$815,000	18 Jul 2026
 8 Baynton Av Sunshine North	3	House	\$755,000	16 Jul 2026
 17 Mcleod St Sunshine North	4	House	\$665,000	10 Jul 2026
 78 Westmoreland Rd Sunshine North	3	House	\$900,000	27 Jun 2026
 3/16 Fawcett St Sunshine North	2	Unit	\$625,100	09 Jun 2026
 1/31 Essex St Sunshine North	2	Strata Unit/Flat	\$723,000	02 Jun 2026
 43 Brushbox St Sunshine North	1	House	\$560,000	30 May 2026

SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/32 Euroa Av Sunshine North	3	House	\$580,000	29 May 2026
 14 Fawcett St Sunshine North	3	House	\$815,000	27 May 2026
 26 Simpson St Sunshine North	1	House	\$950,000	26 May 2026
 36 Kingsmead Cl Sunshine North	4	House	\$790,000	25 May 2026
 16 Bedser St Sunshine North	3	House	\$855,000	20 May 2026
 8 Pebblestone St Sunshine North	2	House	\$720,000	19 May 2026
 21 Lodden St Sunshine North	4	House	\$1,209,888	19 May 2026
 11 Wiltshire St Sunshine North	3	House	\$855,000	16 May 2026
 3 Ball St Sunshine North	3	House	\$899,000	16 May 2026
 17 Beardmore La Sunshine North	3	House	\$721,000	13 May 2026

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Address	Bedrooms	Type	Price	Sold
 25 Paperbark Wlk Sunshine North	3	Strata Unit/Townhouse	\$764,000	13 May 2026
 1/16 Fawcett St Sunshine North	3	Townhouse	\$770,000	11 May 2026
 6a Northumberland Rd Sunshine North	4	House	\$800,000	11 May 2026
 14 Baynton Av Sunshine North	3	House	\$780,000	09 May 2026
 34 Troon Cr Sunshine North	4	House	\$1,312,000	09 May 2026
 34 Simpson St Sunshine North	3	House	\$727,000	09 May 2026
 12 Garnet St Sunshine North	3	House	\$895,000	09 May 2026
 8 Cooke Av SUNSHINE NORTH	3	House	\$720,000	09 May 2026
 205/91 Wattlebird Ct Sunshine North	2	Apartment	\$480,000	08 May 2026
 15 Willey St Sunshine North	3	House	\$767,000	03 May 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 01/08/2026

- 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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