



Sunshine North Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SUNSHINE NORTH SUBURB REPORT

Median house price¹

Median

\$782k

Quarterly price change

1.26% 

Median unit price¹

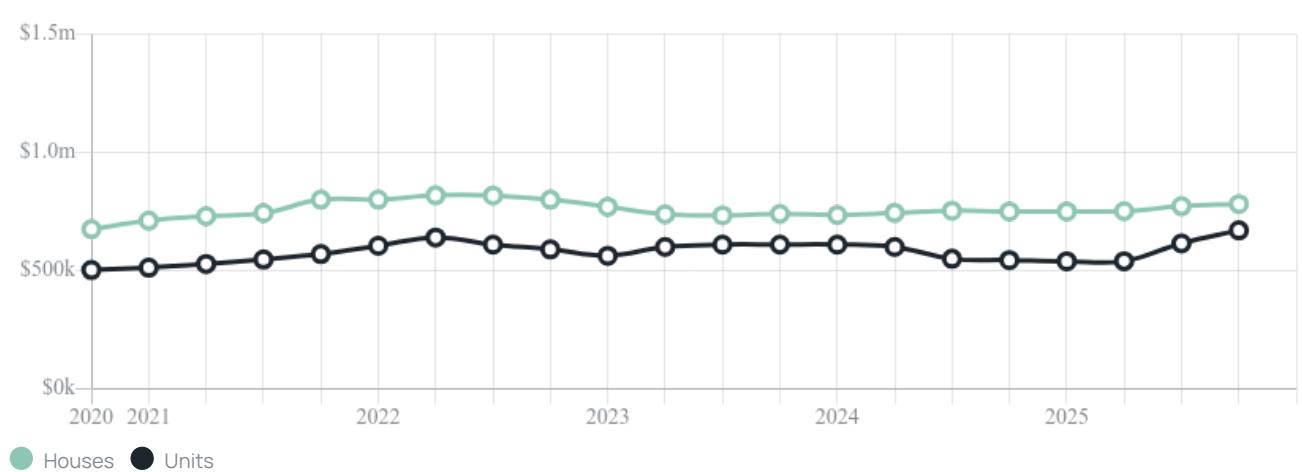
Median

\$670k

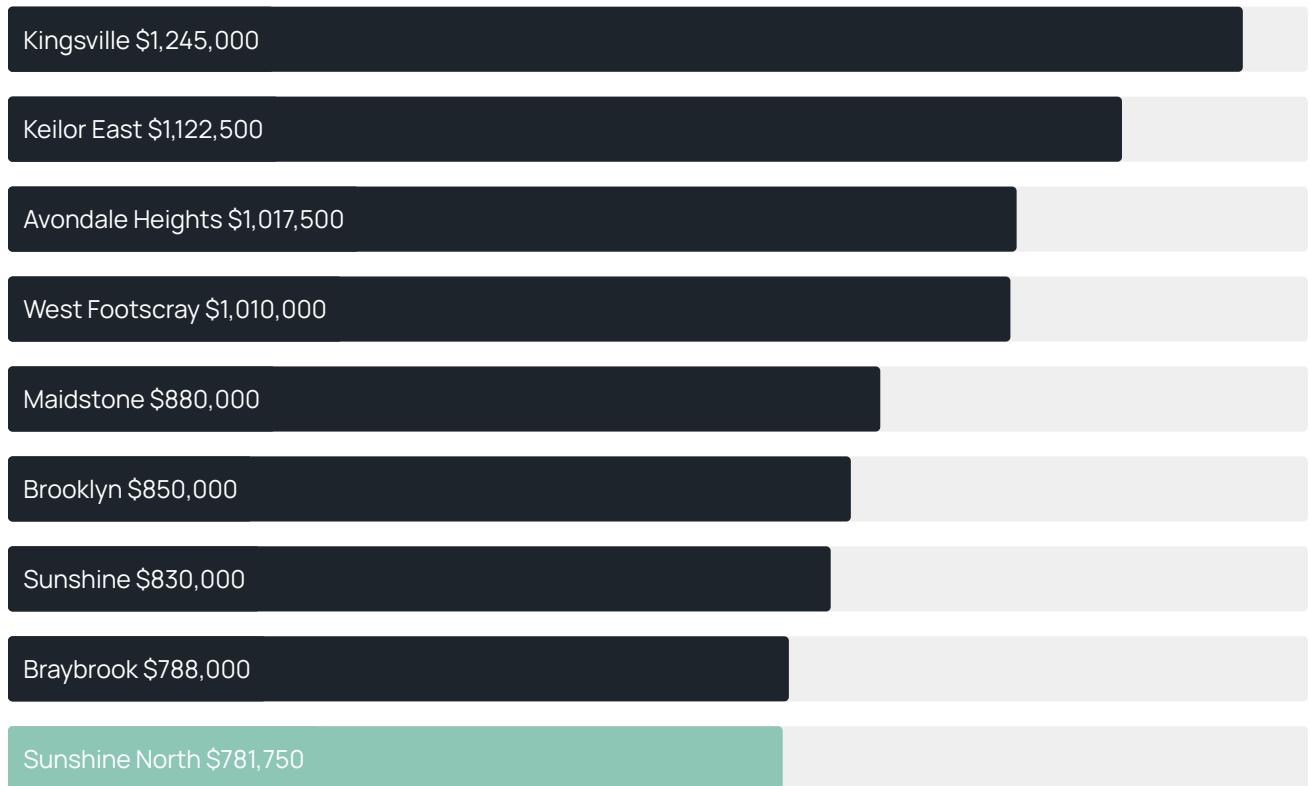
Quarterly price change

8.94% 

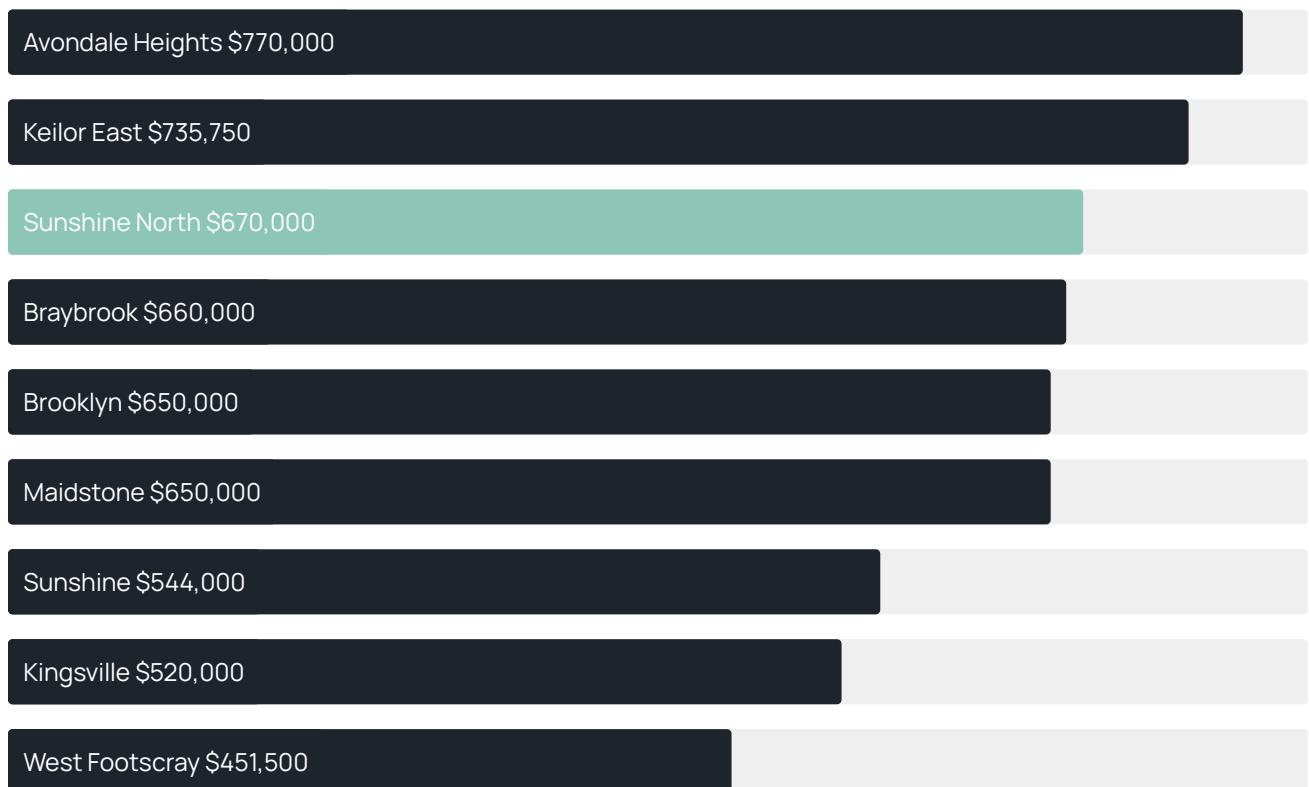
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

SUNSHINE NORTH SUBURB REPORT

Sale method²



● Auction 37%
● Private 63%

Auction clearance rate³

90%

Median days on market³

30 days

Average hold period¹

4.7 years

Insights

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 9A Mcleod St Sunshine North	4	Townhouse	\$870,000	16 Jan 2026
 18 Belmore Rd Sunshine North	8	House	\$1,610,000	16 Jan 2026
 34 Winged Foot Dr Sunshine North	4	Townhouse	\$822,000	12 Jan 2026
 1/24 Plymouth Cl Sunshine North	2	Unit	\$590,000	06 Jan 2026
 4 Brushtail Ct Sunshine North	3	Townhouse	\$735,000	19 Dec 2025
 63 Camperdown Av Sunshine North	3	House	\$720,000	17 Dec 2025
 1/14 Tudor Rd Sunshine North	2	House	\$595,000	12 Dec 2025
 1/93 Cumberland St Sunshine North	2	Townhouse	\$620,000	12 Dec 2025
 15a Essex St Sunshine North	3	Townhouse	\$717,000	12 Dec 2025
 1a Edna St Sunshine North	3	Townhouse	\$677,800	10 Dec 2025

Sold Properties

SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Busch St Sunshine North	3	House	\$890,000	06 Dec 2025
 362 Duke St Sunshine North	4	Townhouse	\$825,000	03 Dec 2025
 4/108 Phoenix St Sunshine North	2	Townhouse	\$635,000	02 Dec 2025
 2/79 Phoenix St Sunshine North	3	House	\$690,000	01 Dec 2025
 6 Brooker Ct Sunshine North	3	House	\$760,000	30 Nov 2025
 14 Busch St Sunshine North	3	House	\$806,000	29 Nov 2025
 39 Ford Av Sunshine North	3	House	\$813,000	27 Nov 2025
 38 Troon Cr Sunshine North	5	House	\$1,130,000	26 Nov 2025
 2/14 Tudor Rd Sunshine North	3	Unit	\$693,000	22 Nov 2025
 20 Essex St Sunshine North	3	House	\$825,000	22 Nov 2025

Sold Properties

SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 15 Shadowbox Ct Sunshine North	3	Townhouse	\$712,500	22 Nov 2025
 2b Phoenix St Sunshine North	3	House	\$795,000	22 Nov 2025
 136 Woodswallow Ent Sunshine North	4	Townhouse	\$810,000	21 Nov 2025
 13 Baynton Av Sunshine North	3	House	\$695,000	21 Nov 2025
 51 Brushbox St Sunshine North	2	House	\$613,000	20 Nov 2025
 30 Lorikeet Ct Sunshine North	4	Townhouse	\$901,000	20 Nov 2025
 6 Laurie Av Sunshine North	3	House	\$690,000	20 Nov 2025
 20 Rosewall St Sunshine North	4	House	\$780,000	19 Nov 2025



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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 01/02/2026

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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