



# Sunshine North Suburb Report



Your connection to property insights



**JellisCraig**

SUNSHINE NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$782k

Quarterly price change

1.26% ↑

Median unit price<sup>1</sup>

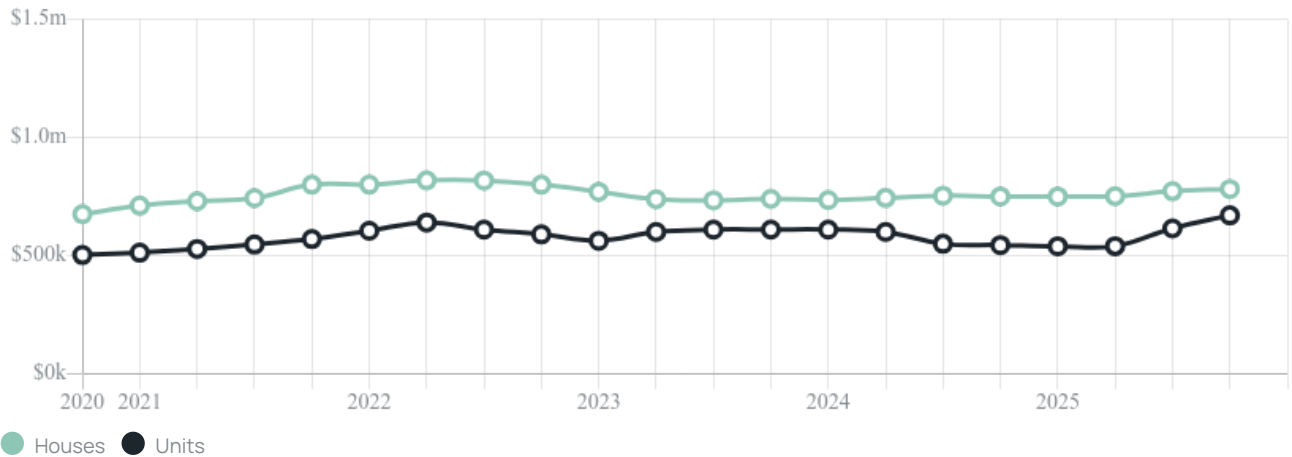
Median

\$670k

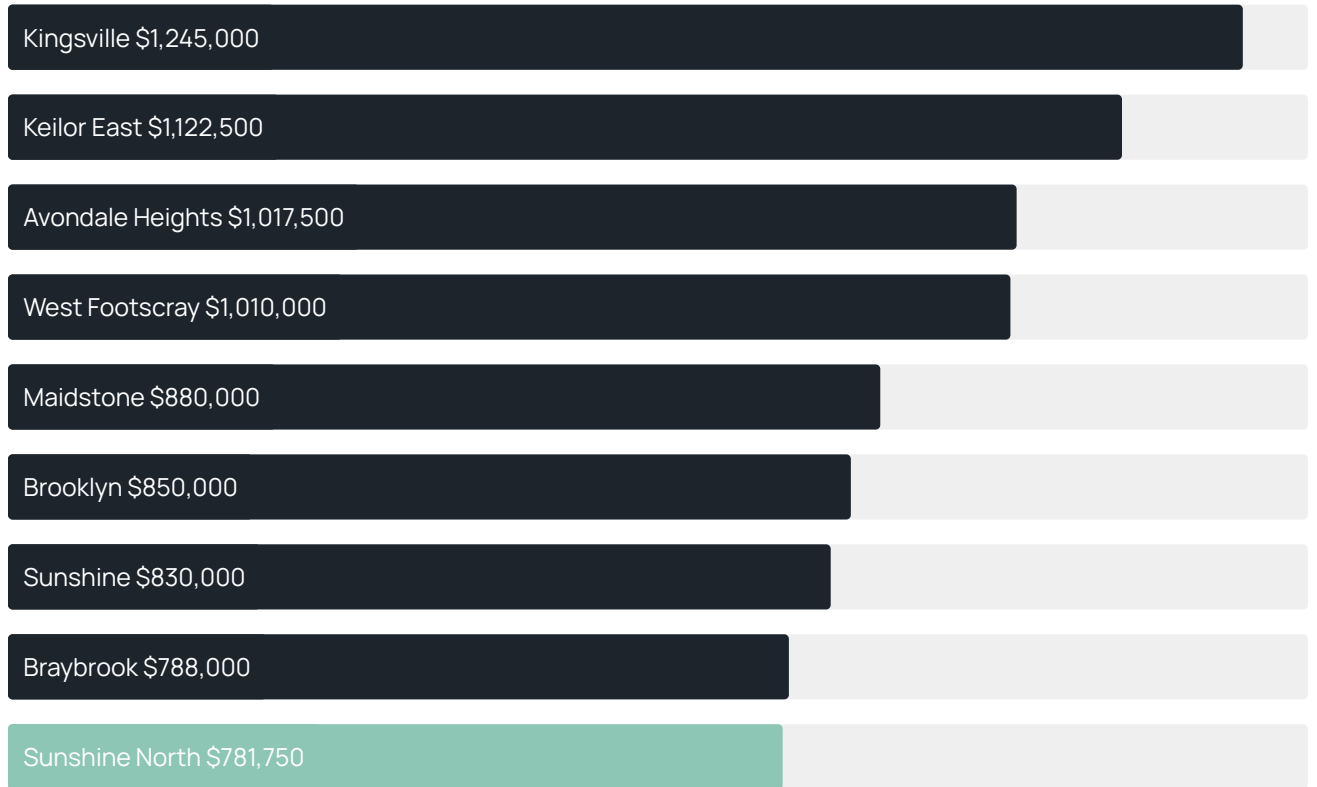
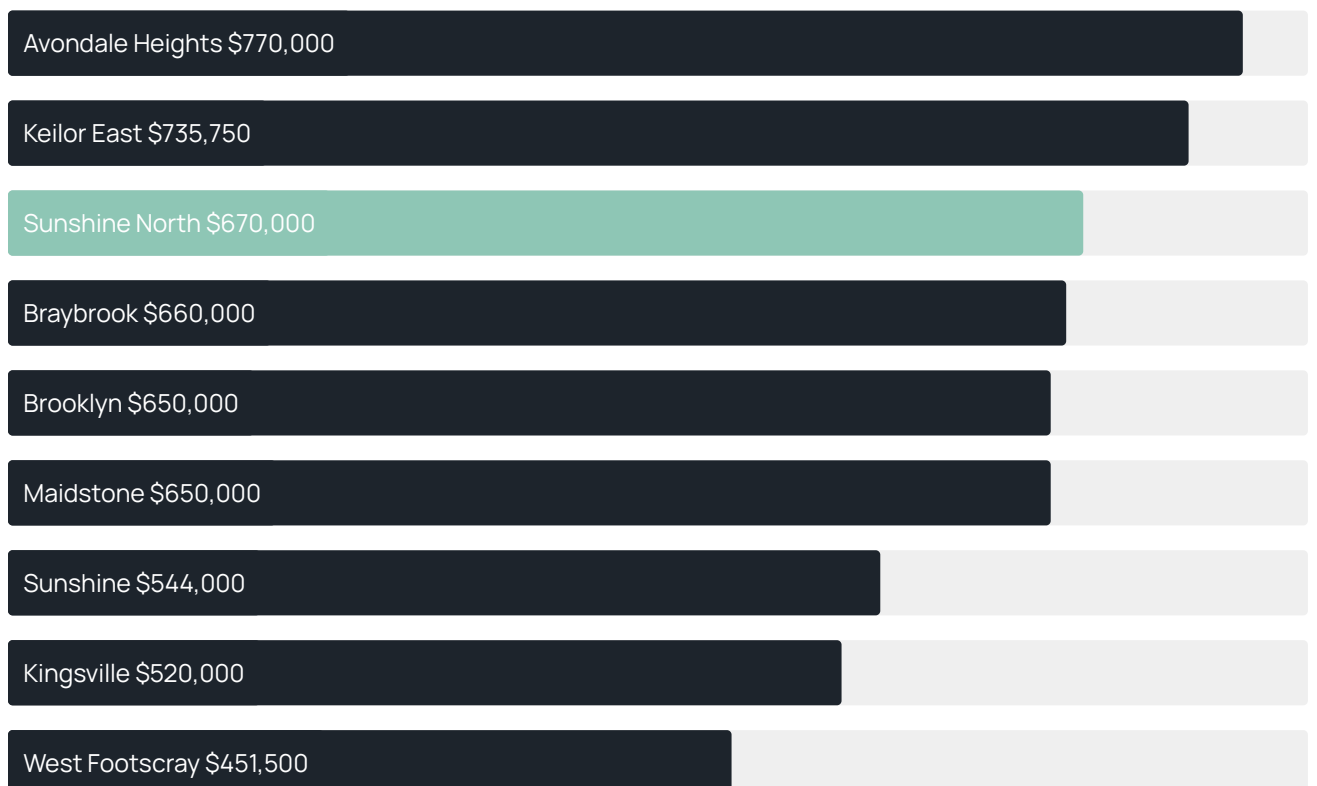
Quarterly price change

8.94% ↑

Quarterly price change<sup>1</sup>



## SUNSHINE NORTH SUBURB REPORT

Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>Auction clearance rate<sup>3</sup>

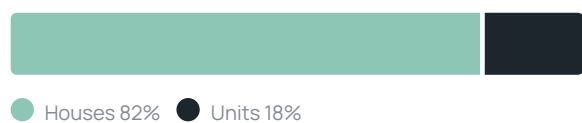
90%

Median days on market<sup>3</sup>

30 days

Average hold period<sup>1</sup>

4.7 years

Dwelling type<sup>5</sup>Ownership<sup>5</sup>Population<sup>5</sup>

12,047

Median asking rent<sup>1</sup>

\$500 per week

Population growth<sup>5</sup>

2.97%

Rental yield<sup>1</sup>

3.46%

Median age<sup>5</sup>

37 years











Median household size<sup>5</sup>

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 [jellisicraig.com.au/suburb-reports](https://jellisicraig.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

## 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

## 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





**Jellis Craig Kensington**  
291 Racecourse Road, Kensington  
03 8378 0500

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.