



# Sunshine North Suburb Report



Your connection to property insights



**JellisCraig**

SUNSHINE NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$780k

Quarterly price change

3.82% ↑

Median unit price<sup>1</sup>

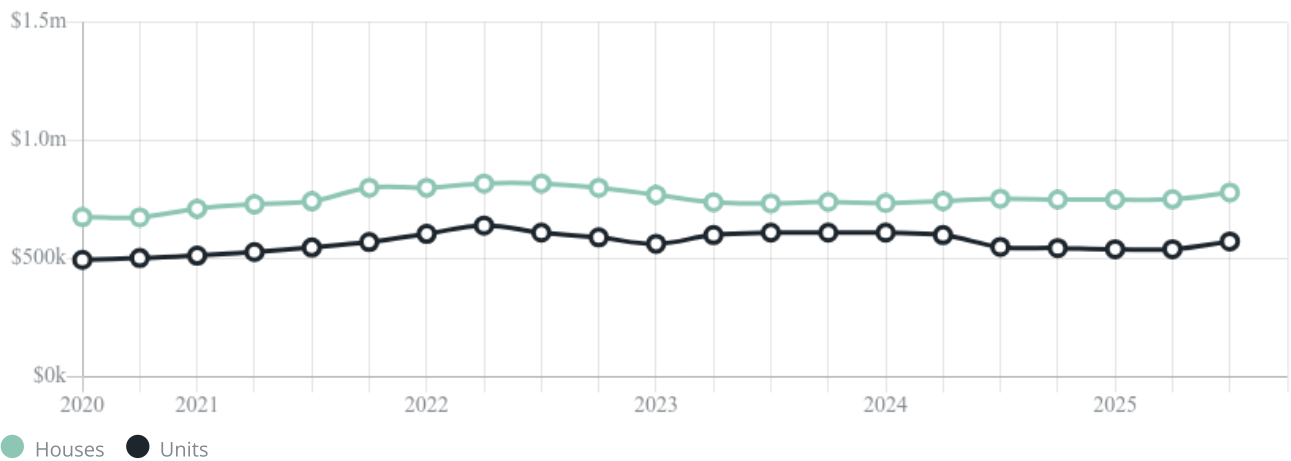
Median

\$573k

Quarterly price change

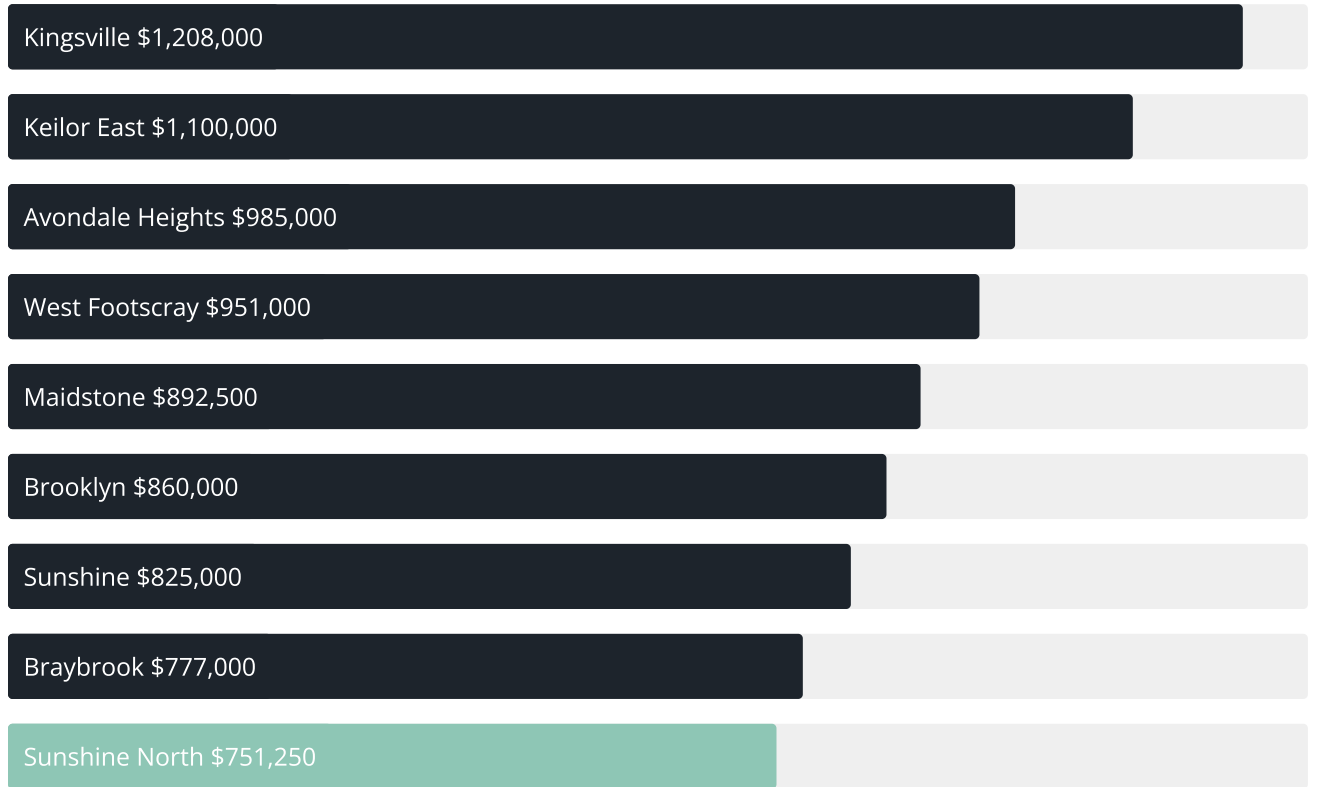
6.11% ↑

Quarterly price change<sup>1</sup>

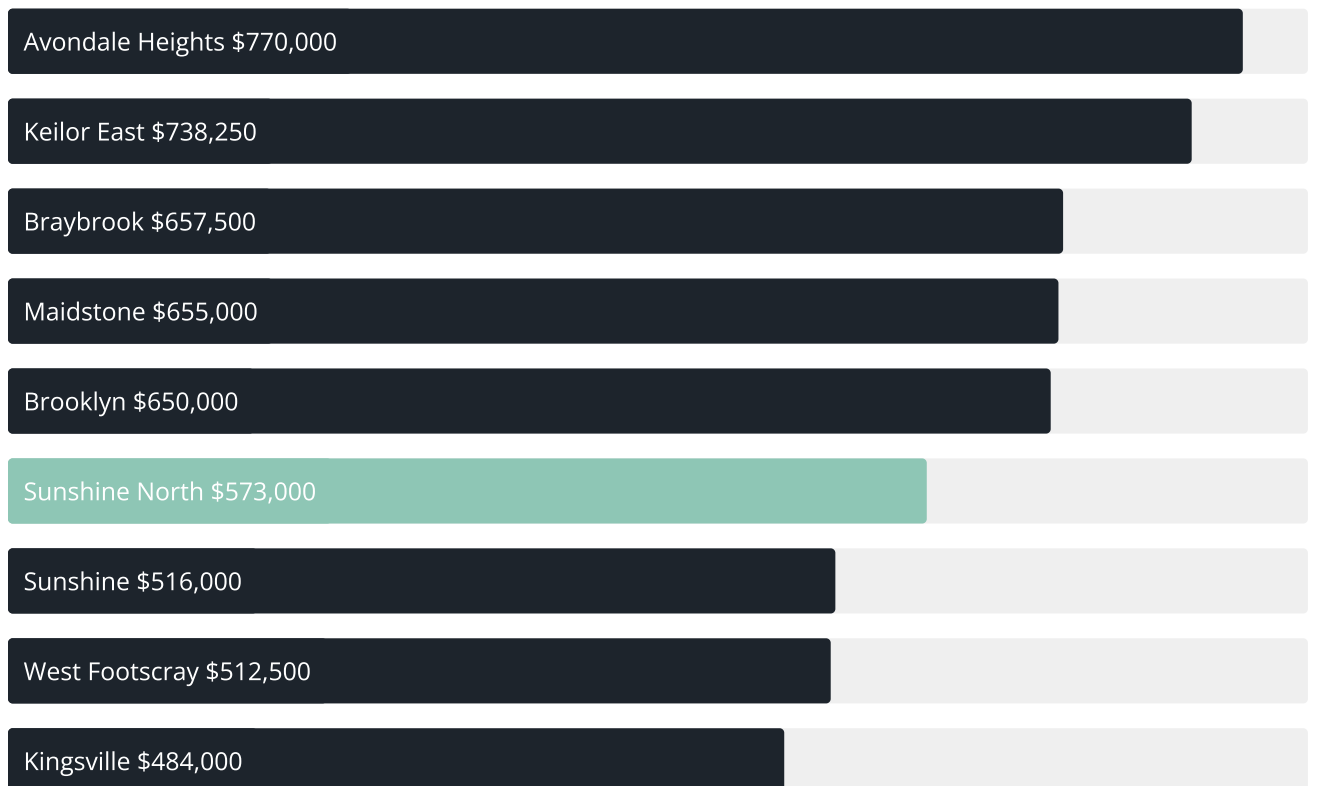


## SUNSHINE NORTH SUBURB REPORT

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



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



Sale method<sup>2</sup>

● Auction 41%  
● Private 59%

Auction clearance rate<sup>3</sup>

91.67%

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

29 days

Average hold period<sup>1</sup>

4.7 years

Dwelling type<sup>5</sup>

● Houses 82% ● Units 18%

Ownership<sup>5</sup>

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

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










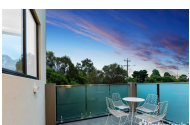
Median household size<sup>5</sup>

2.9 people







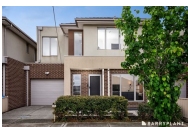


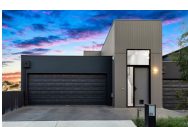
## SUNSHINE NORTH SUBURB REPORT

## 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 [jellisraig.com.au/suburb-reports](https://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1/24 Plymouth Cl Sunshine North	2	Unit	\$590,000	06 Jan 2026
 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
 15a Essex St Sunshine North	3	Townhouse	\$717,000	12 Dec 2025
 1/93 Cumberland St Sunshine North	2	Townhouse	\$620,000	12 Dec 2025
 1a Edna St Sunshine North	3	Townhouse	\$677,800	10 Dec 2025
 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

## SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Brooker Ct Sunshine North	3	House	\$760,000	30 Nov 2025
 14 Busch St Sunshine North	3	House	\$806,000	29 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
 15 Shadowbox Ct Sunshine North	3	Townhouse	\$712,500	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
 136 Woodswallow Ent Sunshine North	4	Townhouse	\$810,000	21 Nov 2025
 30 Lorikeet Ct Sunshine North	4	Townhouse	\$901,000	20 Nov 2025

## SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Laurie Av Sunshine North	3	House	\$690,000	20 Nov 2025
 20 Rosewall St Sunshine North	4	House	\$780,000	19 Nov 2025
 27 Woodswallow Ent Sunshine North	2	Flat/Unit/Apartment	\$755,000	19 Nov 2025
 15 Dendy St SUNSHINE NORTH	3	House	\$820,000	15 Nov 2025
 105/91 Wattlebird Ct Sunshine North	2	Apartment	\$393,000	14 Nov 2025
 8 Harley St Sunshine North	3	House	\$600,000	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
 37 Northumberland Rd Sunshine North	5	House	\$880,000	08 Nov 2025
 11 Riverbend Way Sunshine North	4	House	\$950,000	05 Nov 2025





**Jellis Craig Kensington**  
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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 08/01/2026

- 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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