



Sunshine North Suburb Report



Your connection to property insights



JellisCraig

SUNSHINE NORTH SUBURB REPORT

Median house price¹

Median

\$795k

Quarterly price change

1.72% ↑

Median unit price¹

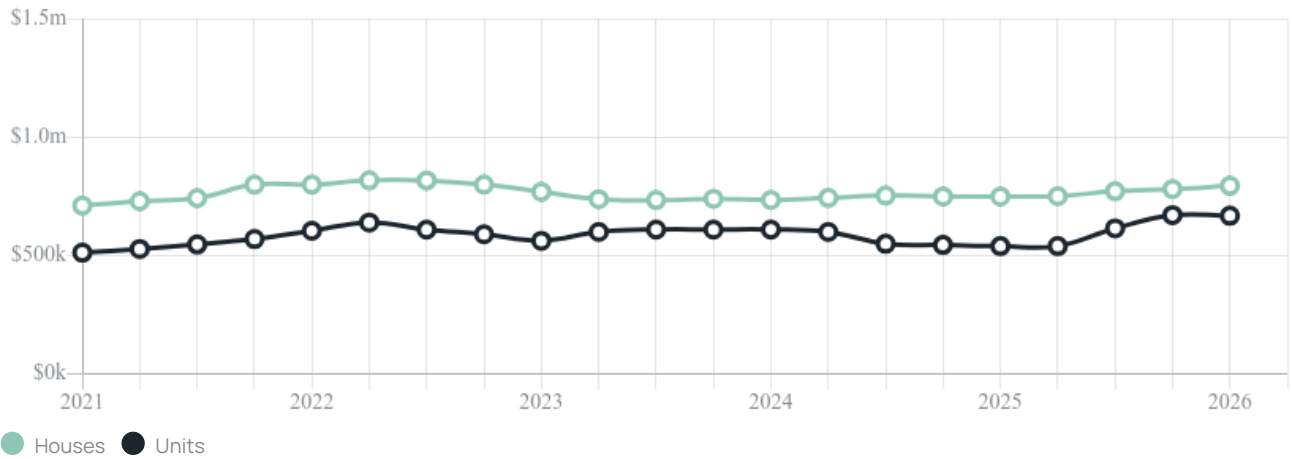
Median

\$669k

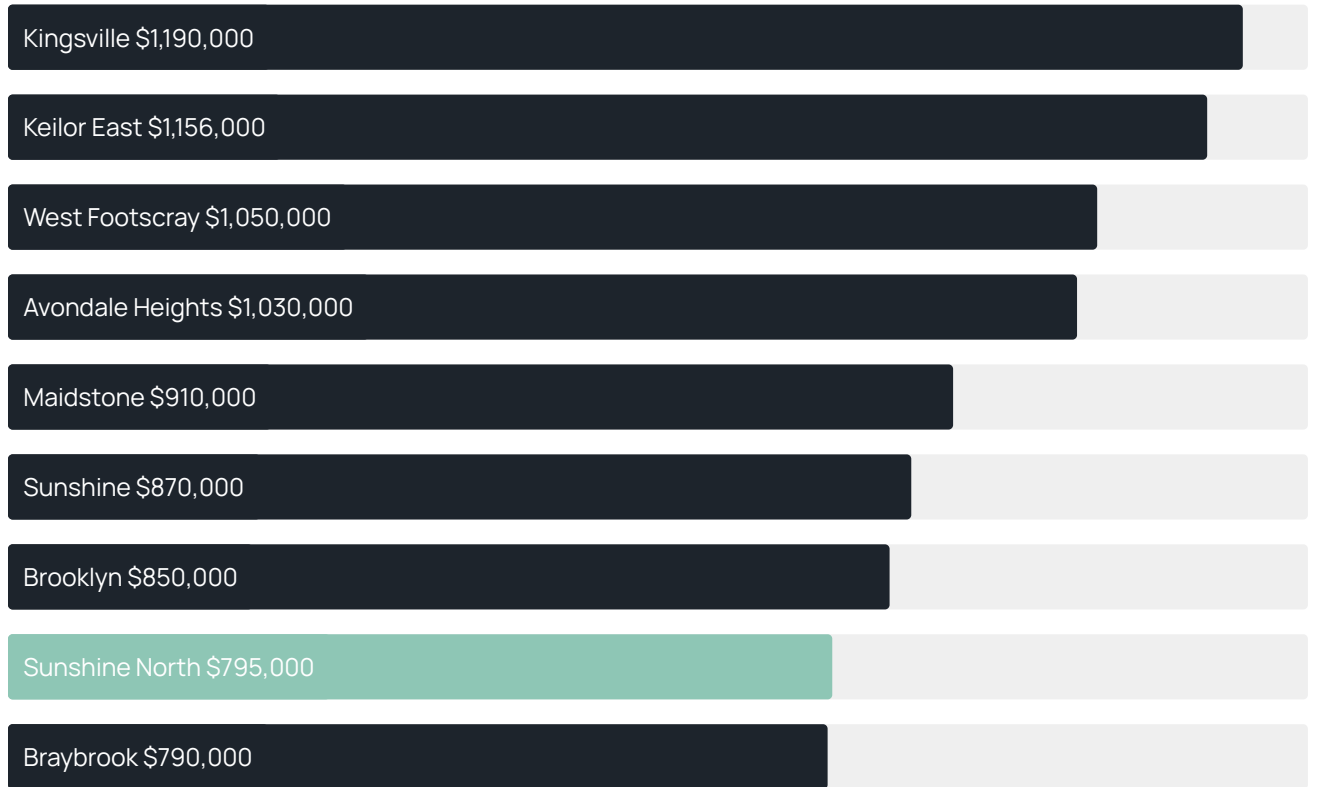
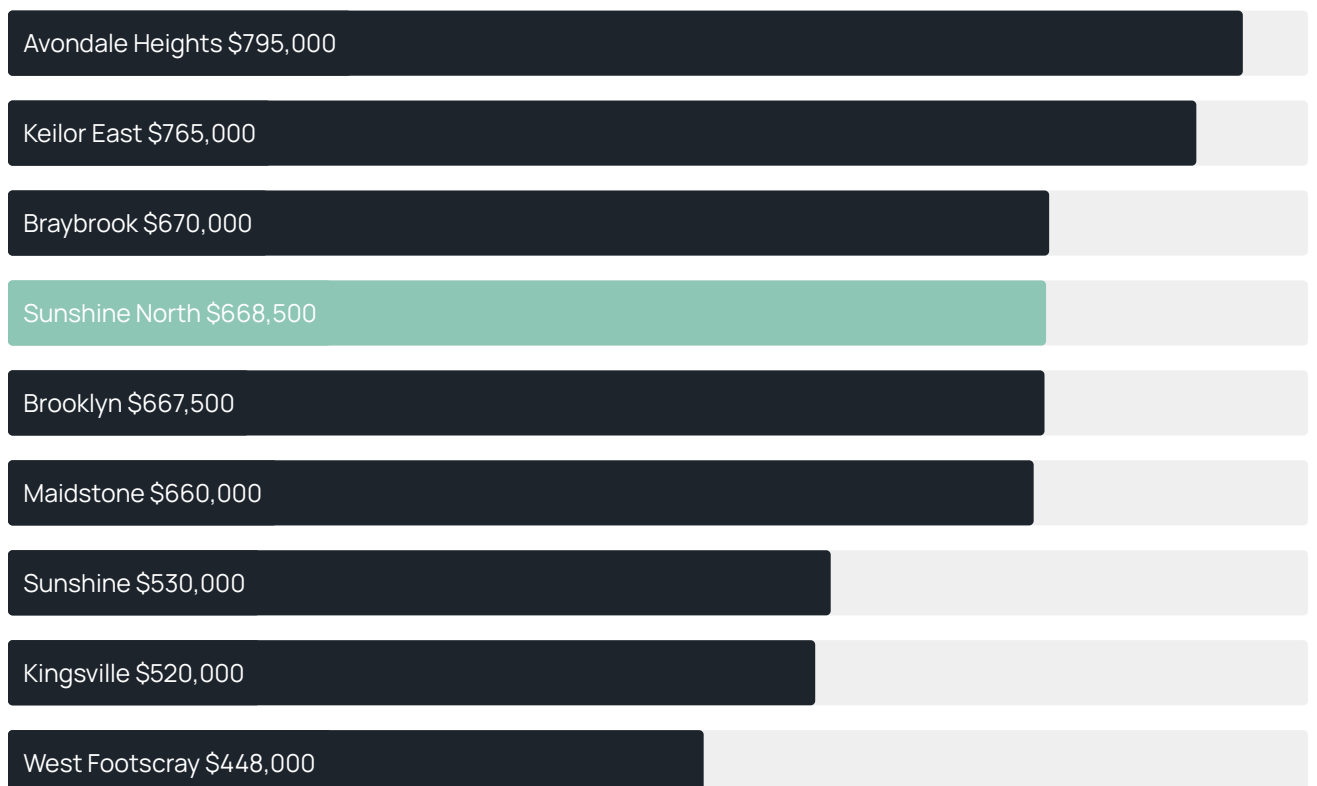
Quarterly price change

-0.37% ↓

Quarterly price change¹



SUNSHINE NORTH SUBURB REPORT

Median house price¹Median unit price¹

Sale method²Auction clearance rate³

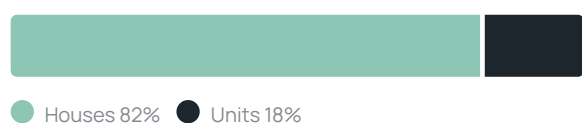
60%

Median days on market³

32 days

Average hold period¹

4.7 years

Dwelling type⁵Ownership⁵Population⁵

12,047

Median asking rent¹

\$503 per week

Population growth⁵

2.97%

Rental yield¹

3.46%

Median age⁵

37 years

Median household size⁵

2.9 people

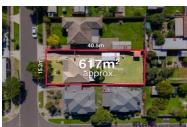
SUNSHINE NORTH SUBURB REPORT

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
 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
 43 Brushbox St Sunshine North	1	House	\$560,000	30 May 2026
 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
 36 Kingsmead Cl Sunshine North	4	House	\$790,000	25 May 2026
 16 Bedser St Sunshine North	3	House	\$855,000	20 May 2026
 21 Lodden St Sunshine North	4	House	\$1,209,888	19 May 2026
 3 Ball St Sunshine North	3	House	\$899,000	16 May 2026
 11 Wiltshire St Sunshine North	3	House	\$855,000	16 May 2026

SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6a Northumberland Rd Sunshine North	4	House	\$800,000	11 May 2026
 1/16 Fawcett St Sunshine North	3	Townhouse	\$770,000	11 May 2026
 14 Baynton Av Sunshine North	3	House	\$780,000	09 May 2026
 8 Cooke Av SUNSHINE NORTH	3	House	\$720,000	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
 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
 1/75 Phoenix St Sunshine North	3	Townhouse	\$805,000	02 May 2026

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Address	Bedrooms	Type	Price	Sold
 30 Wattlebird Ct Sunshine North	3	Townhouse	\$745,000	01 May 2026
 4/6 Eastcote St Sunshine North	3	Townhouse	\$720,000	27 Apr 2026
 376 Duke St Sunshine North	4	House	\$870,000	25 Apr 2026
 4/12 Suffolk Rd Sunshine North	2	Flat/Unit/Apartment	\$509,000	23 Apr 2026
 6 Ford Av Sunshine North	4	House	\$770,000	22 Apr 2026
 1/6 Ruth St Sunshine North	2	Flat/Unit/Apartment	\$678,000	20 Apr 2026
 2/77 Somerset Dr Sunshine North	1	House	\$599,000	19 Apr 2026
 11 Compton Pde Sunshine North	3	House	\$865,000	18 Apr 2026
 49 Rice Flower Rd Sunshine North	4	House	\$1,400,000	18 Apr 2026
 17 Paperbark Wlk Sunshine North	3	House	\$763,000	17 Apr 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 01/07/2026

- 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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