



# Sunshine North Suburb Report

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**JellisCraig**

SUNSHINE NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$795k

Quarterly price change

1.72% ↑

Median unit price<sup>1</sup>

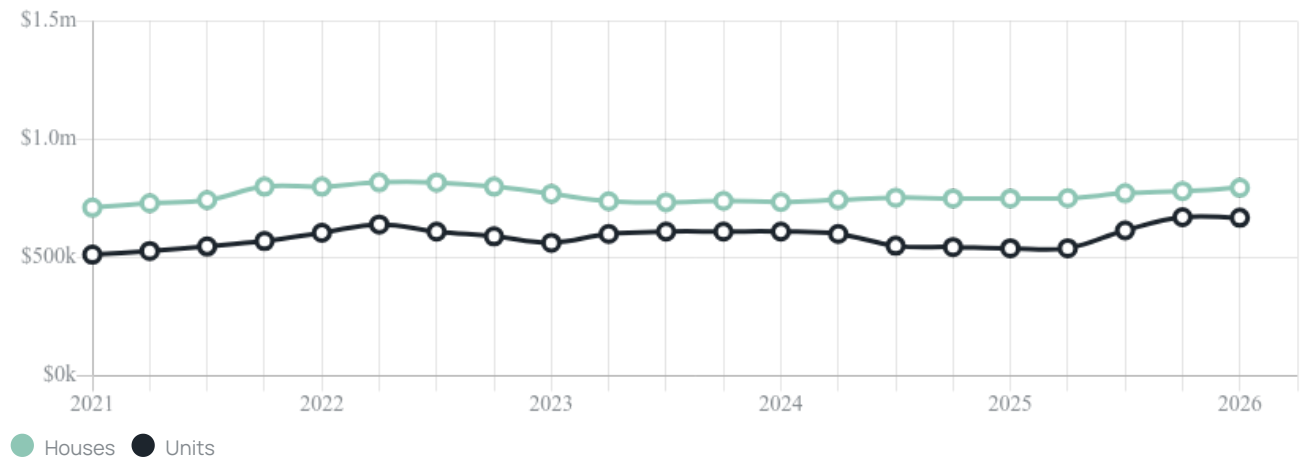
Median

\$669k

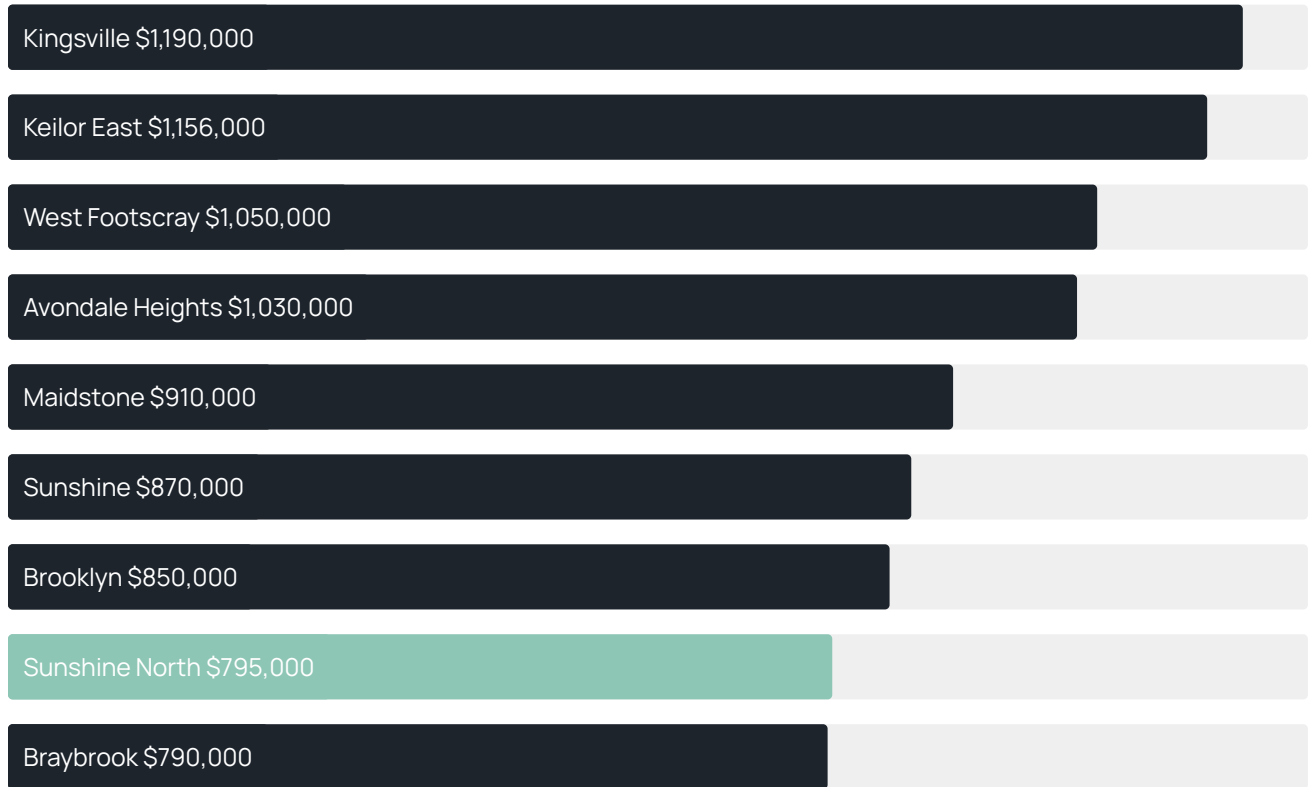
Quarterly price change

-0.37% ↓

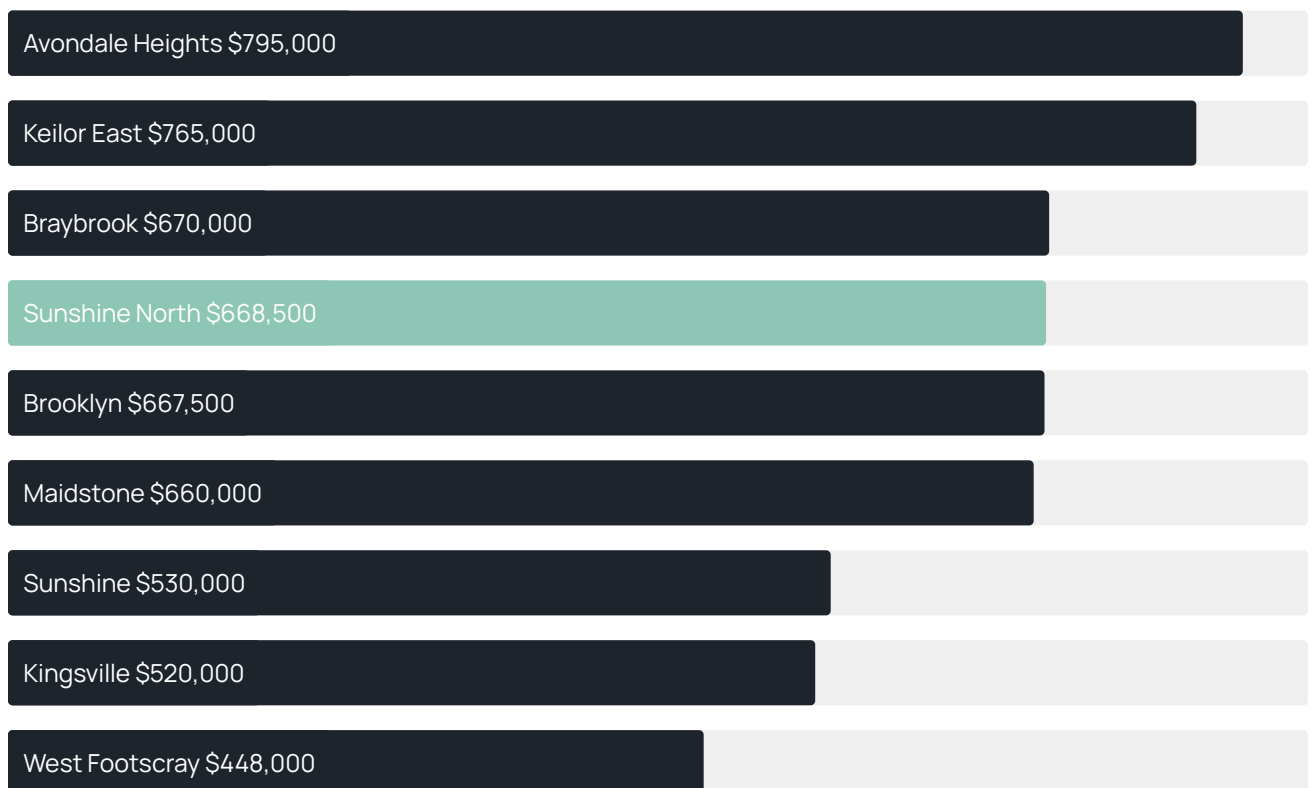
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 63%  
● Private 37%

Auction clearance rate<sup>3</sup>

64.52%

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

31 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>

\$503 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](http://jellisraig.com.au/suburb-reports)











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
 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
 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



## SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Cooke Av SUNSHINE NORTH	3	House	\$720,000	09 May 2026
 12 Garnet St Sunshine North	3	House	\$895,000	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
 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
 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
 6 Ford Av Sunshine North	4	House	\$770,000	22 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 1/6 Ruth St Sunshine North	2	Flat/Unit/Apartment	\$678,000	20 Apr 2026
 49 Rice Flower Rd Sunshine North	4	House	\$1,400,000	18 Apr 2026
 11 Compton Pde Sunshine North	3	House	\$865,000	18 Apr 2026
 15 Metherall St Sunshine North	5	House	\$792,000	11 Apr 2026
 9 Plymouth Cl Sunshine North	3	House	\$765,000	08 Apr 2026
 40 Dunkeld Av Sunshine North	3	House	\$860,000	07 Apr 2026
 27 Victor St Sunshine North	7	House	\$1,090,000	30 Mar 2026
 171 Mcintyre Rd Sunshine North	3	House	\$758,000	28 Mar 2026
 1/16 Romsey Av Sunshine North	4	Townhouse	\$850,000	27 Mar 2026
 1/77 Somerset Dr Sunshine North	3	Unit	\$635,000	25 Mar 2026



**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.

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Data is current as of PDF generation date 01/06/2026

- 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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