



Sunshine North Suburb Report



Your connection to property insights



JellisCraig

SUNSHINE NORTH SUBURB REPORT

Median house price¹

Median

\$782k

Quarterly price change

1.26% ↑

Median unit price¹

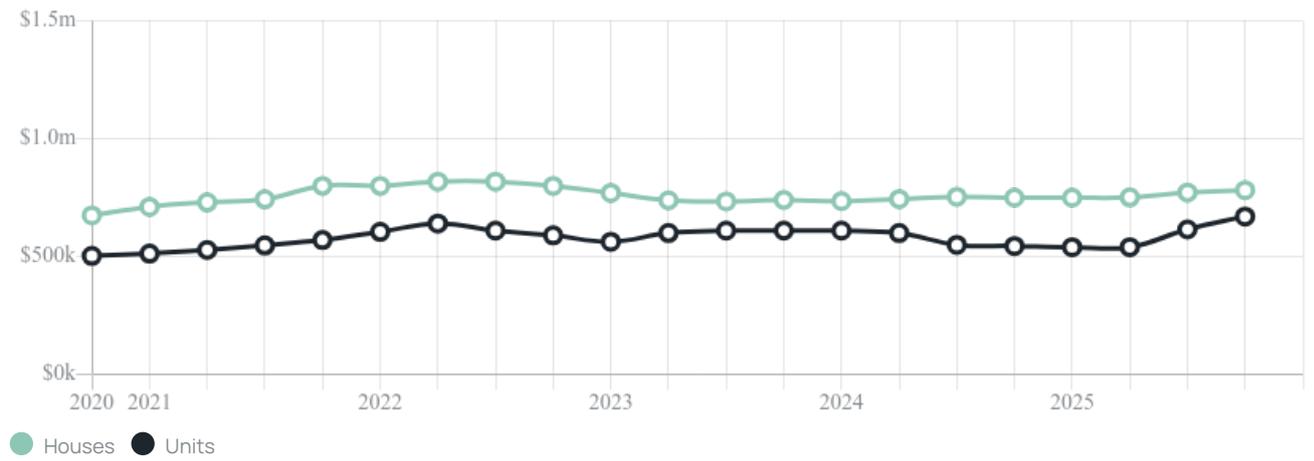
Median

\$670k

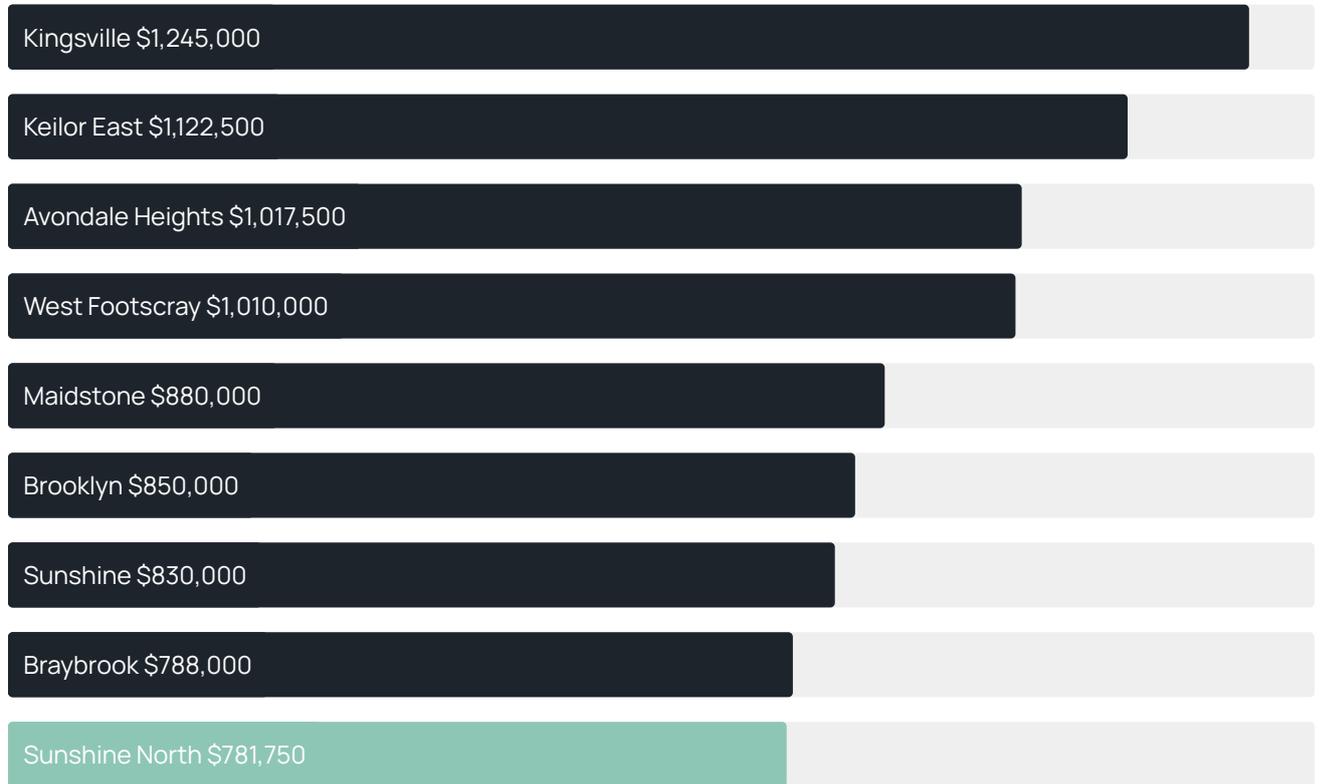
Quarterly price change

8.94% ↑

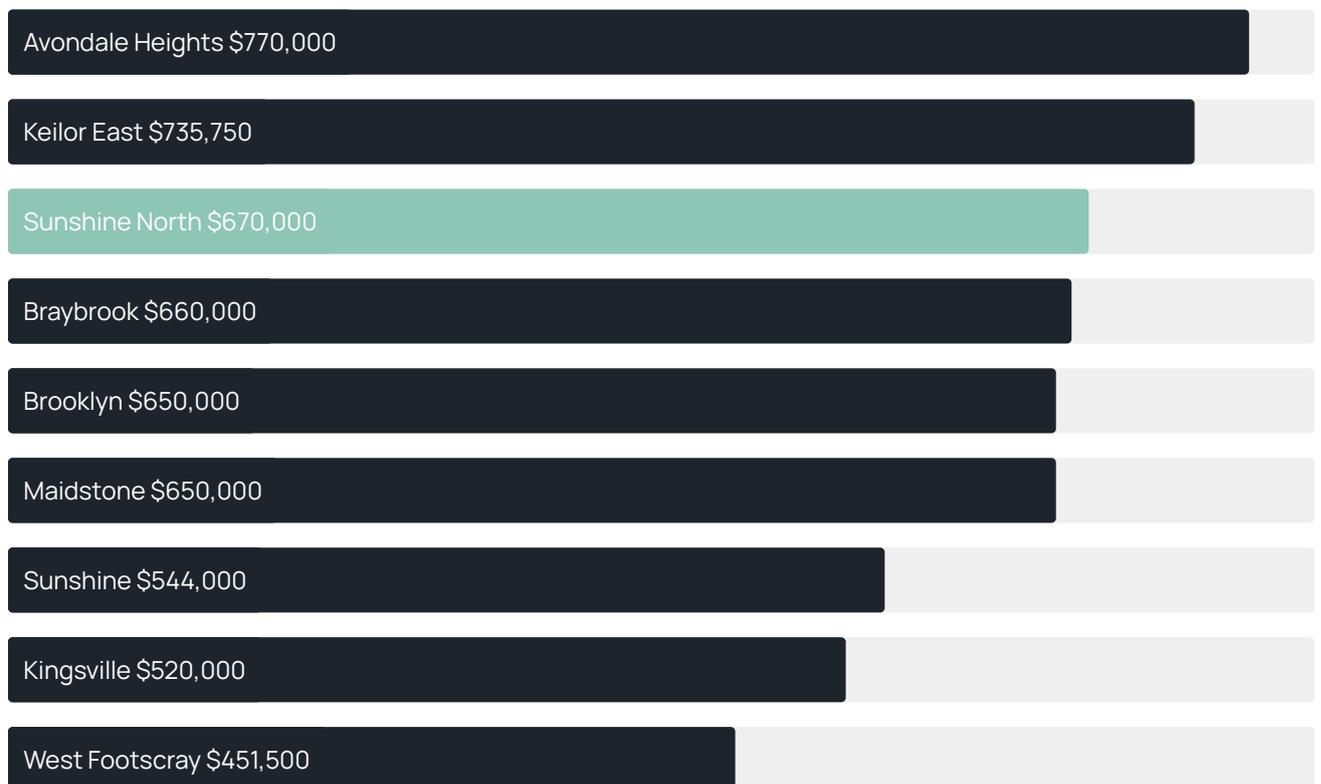
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 29%
- Private 71%

Auction clearance rate³

54.55%

Median days on market³

53 days

Average hold period¹

4.7 years

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 jellisraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|---|----------|------------------|-------------|-------------|
|  231 Duke St Sunshine North | 2 | Townhouse | \$503,000 | 27 Feb 2026 |
|  3/2-4 Craddock Ct Sunshine North | 3 | Unit | \$585,000 | 25 Feb 2026 |
|  76 Dunkeld Av Sunshine North | 4 | House | \$785,000 | 14 Feb 2026 |
|  1/4 Godfrey Av Sunshine North | 3 | Unit | \$596,000 | 11 Feb 2026 |
|  175 McIntyre Rd Sunshine North | 3 | House | \$735,000 | 11 Feb 2026 |
|  8 Balcombe St Sunshine North | 5 | House | \$1,010,000 | 07 Feb 2026 |
|  83 Berkshire Rd Sunshine North | 3 | House | \$770,000 | 05 Feb 2026 |
|  4/90 Westmoreland Rd Sunshine North | 4 | Strata Unit/Flat | \$770,000 | 02 Feb 2026 |
|  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 |

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| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-----------|-------------|
|  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 |
|  57 Wiltshire St Sunshine North | 3 | House | \$860,000 | 05 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 |
|  1/90 Westmoreland Rd Sunshine North | 4 | Flat/Unit/Apartment | \$745,000 | 15 Dec 2025 |
|  2/8 Mansfield Av Sunshine North | 2 | Flat/Unit/Apartment | \$540,000 | 15 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 |

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| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  1a Edna St Sunshine North | 3 | Townhouse | \$677,800 | 10 Dec 2025 |
|  90 Northumberland Rd Sunshine North | 3 | House | \$780,000 | 08 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 |
|  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 |



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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 01/03/2026

- 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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