



# Sunshine North Suburb Report



Your connection to property insights



**JellisCraig**

SUNSHINE NORTH SUBURB REPORT

Median house price<sup>1</sup>

Median

\$795k

Quarterly price change

1.72% ↑

Median unit price<sup>1</sup>

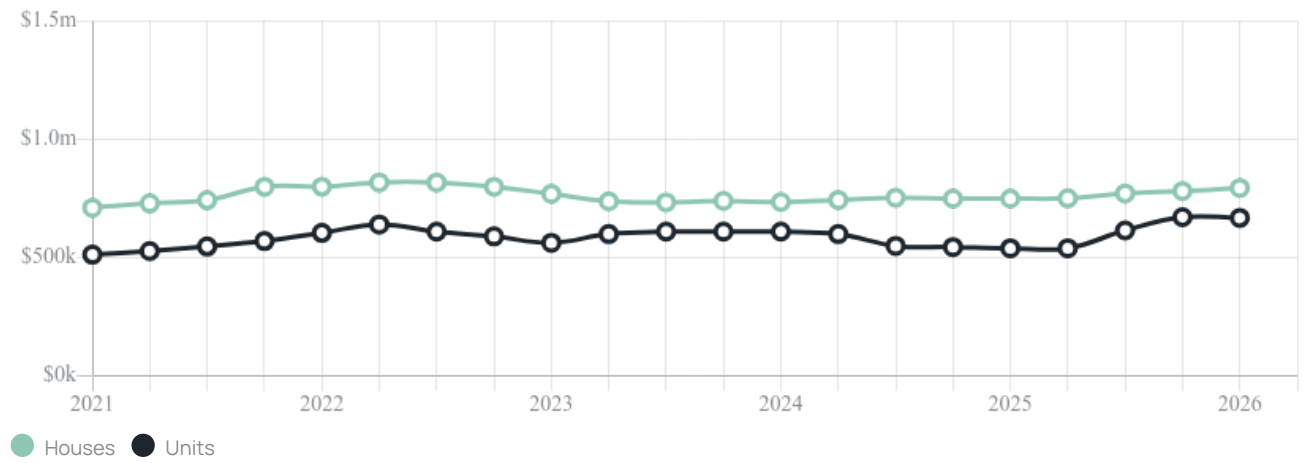
Median

\$669k

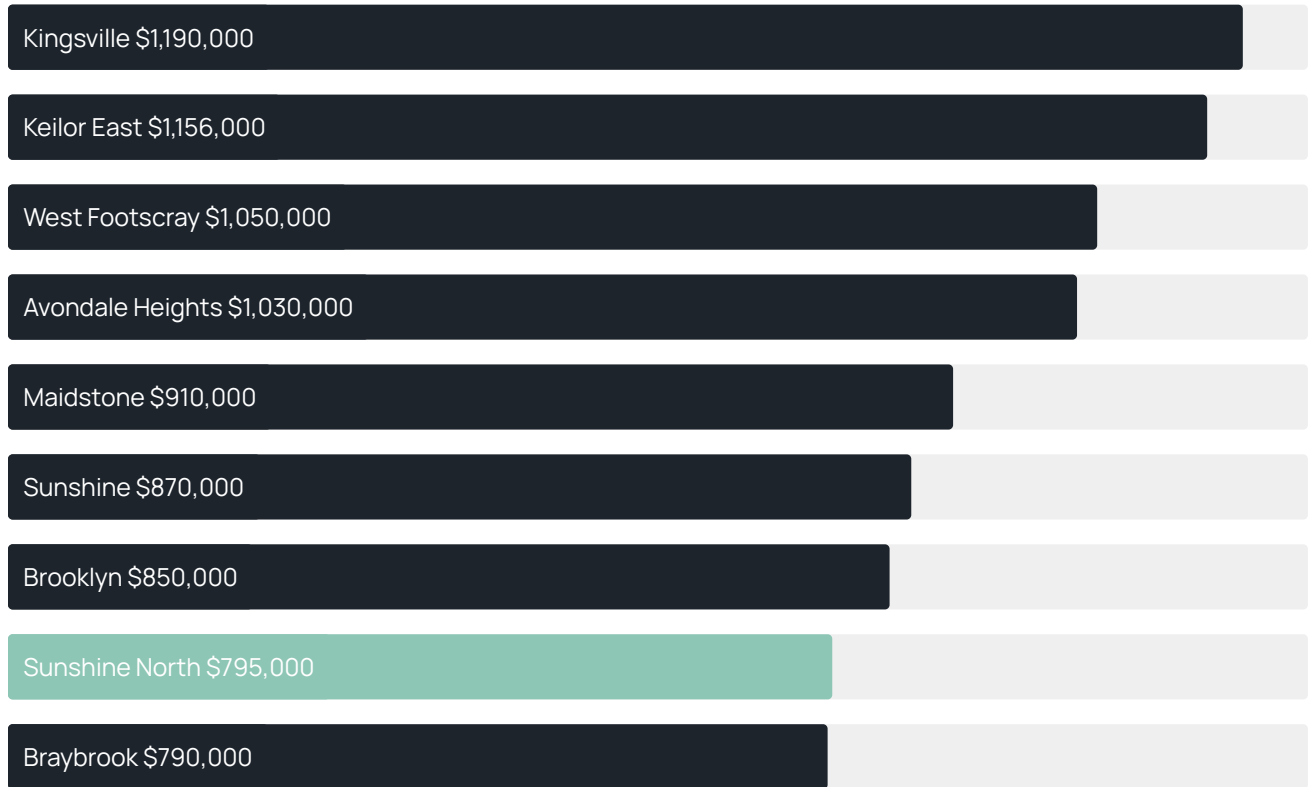
Quarterly price change

-0.37% ↓

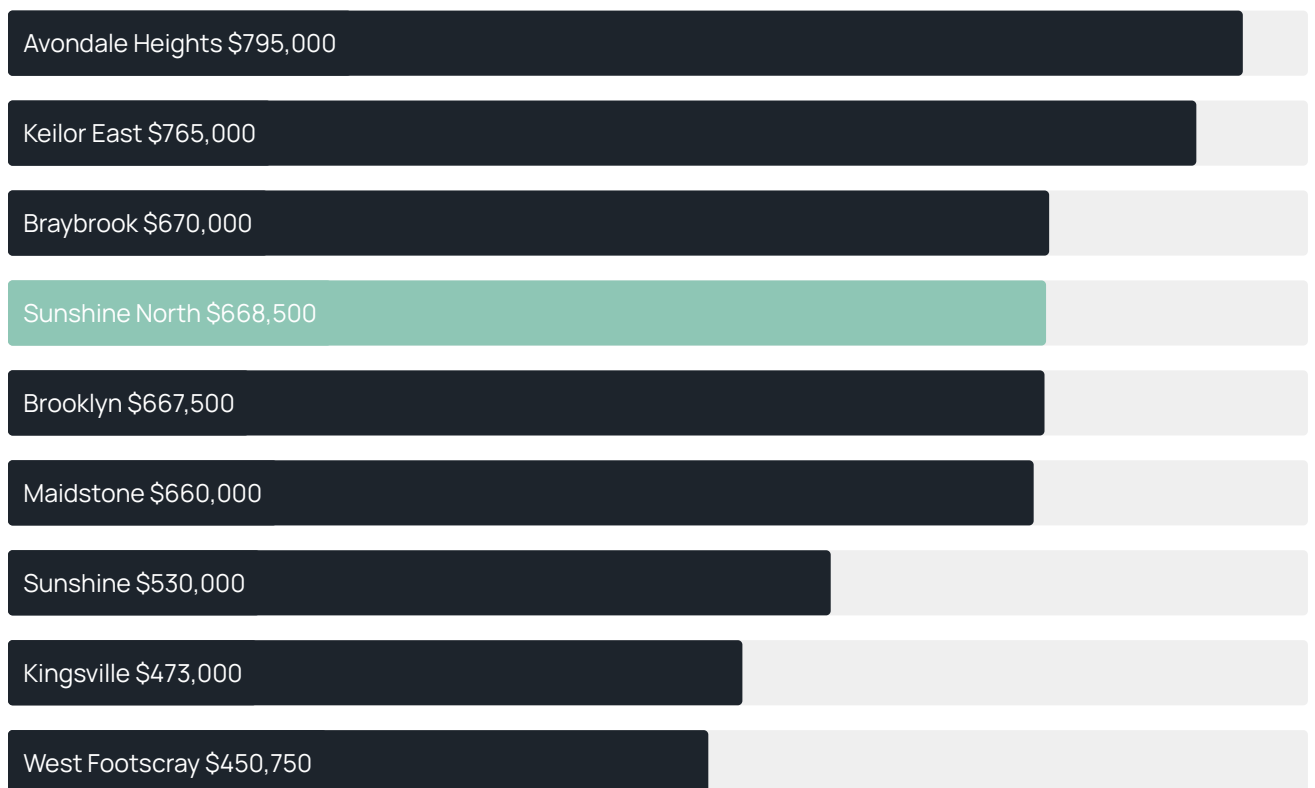
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 51%  
● Private 49%

Auction clearance rate<sup>3</sup>

54.17%

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

37 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
 6 Ford Av Sunshine North	4	House	\$770,000	22 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

## SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Halong Dr Sunshine North	3	House	\$1,210,000	23 Mar 2026
 1/28 Romsey Av Sunshine North	2	Townhouse	\$628,000	21 Mar 2026
 5/128 Suffolk Rd Sunshine North	2	Villa	\$510,000	21 Mar 2026
 3/16 Romsey Av Sunshine North	3	House	\$765,000	21 Mar 2026
 9 Ruth St Sunshine North	3	House	\$827,500	21 Mar 2026
 59 Dunkeld Av Sunshine North	4	House	\$846,500	17 Mar 2026
 2/90 Westmoreland Rd Sunshine North	4	Townhouse	\$765,000	16 Mar 2026
 48 Rice Flower Rd Sunshine North	3	House	\$1,018,888	14 Mar 2026
 38 Cumberland St Sunshine North	3	House	\$915,000	14 Mar 2026
 6 Compton Pde Sunshine North	3	House	\$840,000	14 Mar 2026

## SUNSHINE NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 30 Dunkeld Av Sunshine North	3	House	\$740,000	04 Mar 2026
 45 Berkshire Rd Sunshine North	3	House	\$785,000	02 Mar 2026
 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
 122 Warwick Rd Sunshine North	2	House	\$720,000	19 Feb 2026
 16 Simpson St Sunshine North	3	House	\$830,000	18 Feb 2026
 237 Duke St Sunshine North	2	House	\$495,000	18 Feb 2026
 2/10 Baynton Av Sunshine North	3	Unit	\$560,000	17 Feb 2026
 60 Dunkeld Av Sunshine North	3	House	\$705,000	14 Feb 2026
 76 Dunkeld Av Sunshine North	4	House	\$785,000	14 Feb 2026



**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 01/05/2026

- 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.