Sunshine North

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$769k

Monthly median price change[2]

0.47% ↑

Median unit price

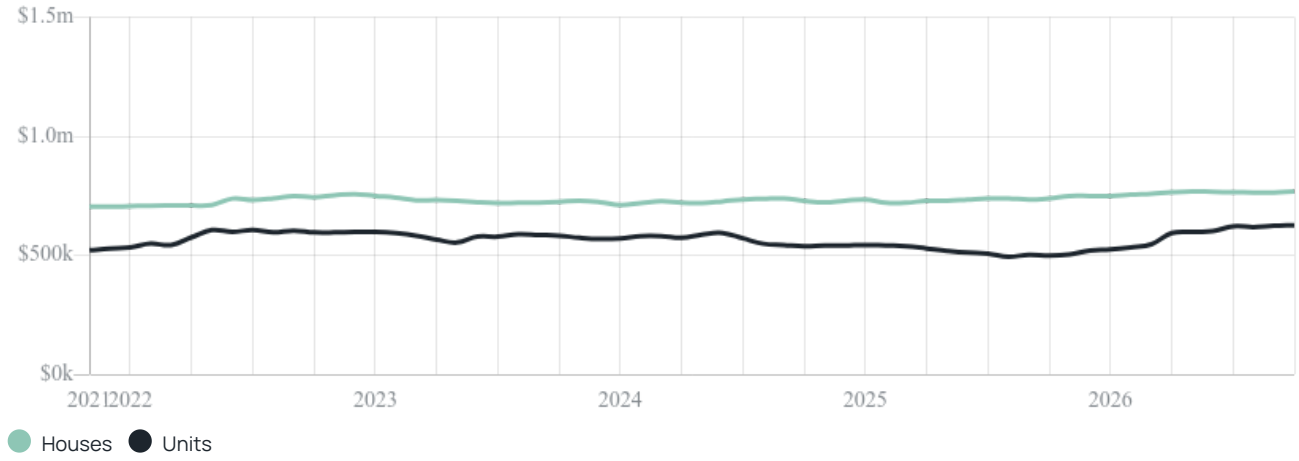
Median[1]

$628k

Monthly median price change[2]

0.47% ↑

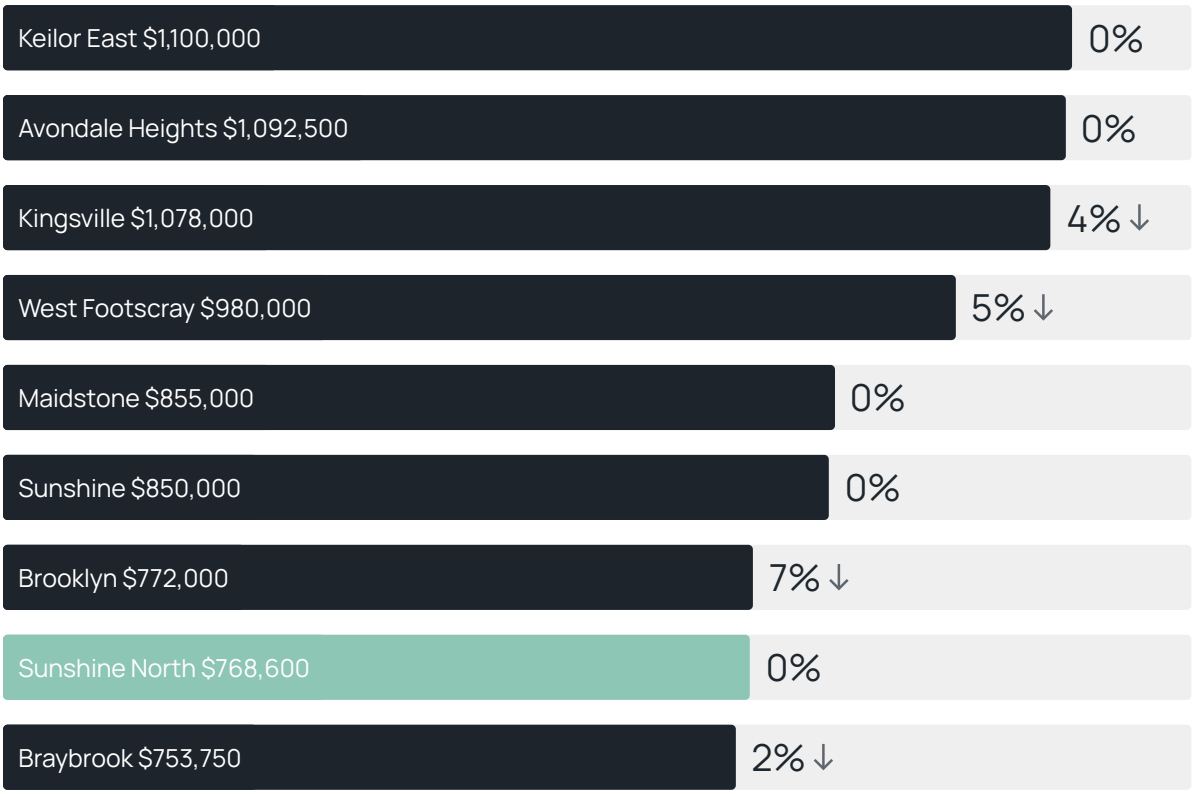
Sunshine North monthly median property prices[3]



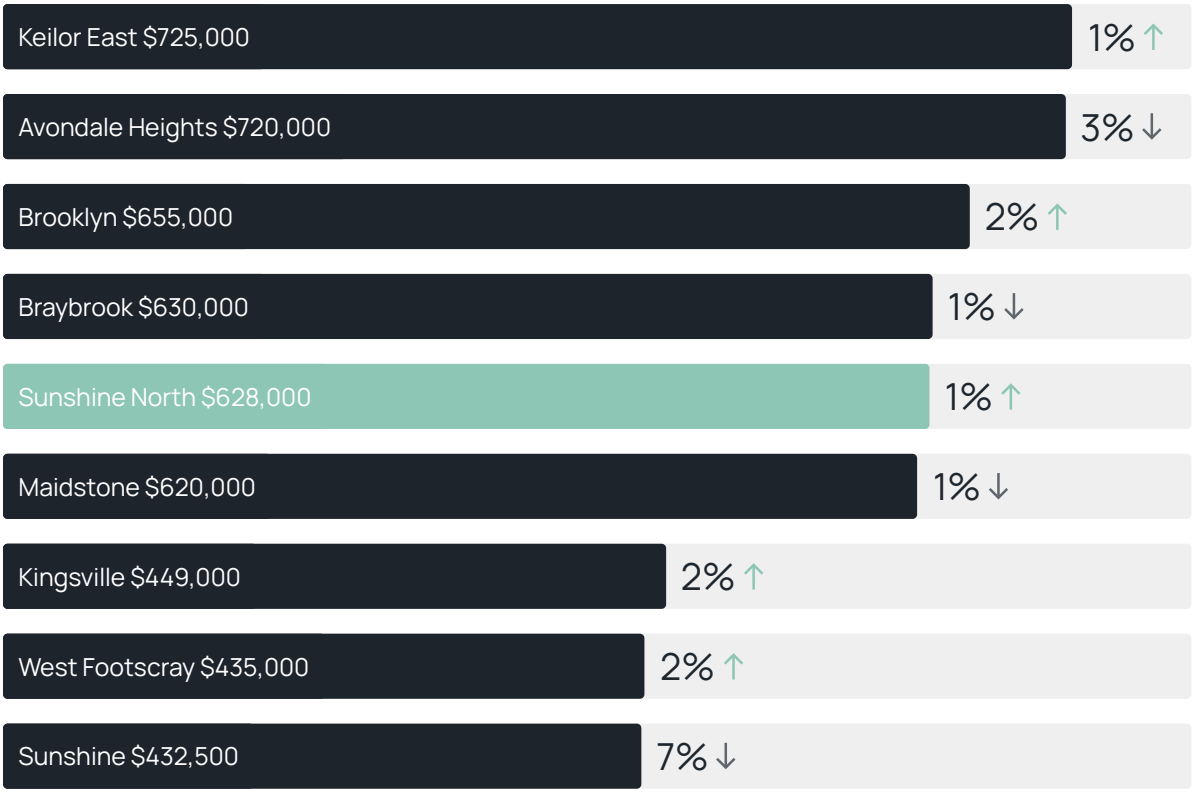


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

60%

Median days on market[5]

House	Unit
40 days	47 days

Average hold period[1]

House	Unit
11.2 years	11.0 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

12,047

Population growth[7]

2.97%

Median age[7]

37 years

Median household size[7]

2.9 people

Median asking rent per week[1]

House	Unit
$560	$500

Rental yield[8]

House	Unit
3.73%	4.56%

Sold Properties

Recent Sunshine North sales[5]

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
	1/72 Ferndale Rd Sunshine North	3	Unit	$620,000	12 Nov 2026
	3/75 Phoenix Street Sunshine North	4	Townhouse	$771,888	05 Nov 2026
	26 Lorikeet Court Sunshine North	3	Townhouse	$679,000	04 Nov 2026
	21 Redgum Drive Sunshine North	5	House	$1,250,000	31 Oct 2026
	7 Compton Parade Sunshine North	2	House	$605,000	30 Oct 2026
	16 Compton Parade Sunshine North	3	House	$683,000	28 Oct 2026
	1 Walsh Street Sunshine North	3	House	$808,000	27 Oct 2026
	20 Penna Avenue Sunshine North	0	Residential_land	Undisclosed	23 Oct 2026
	2/6 Hasset Street Sunshine North	4	Townhouse	$795,000	22 Oct 2026
	Lot 306 Paperbark Walk Sunshine North	2	Townhouse	$643,000	19 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	8 Belmore Road Sunshine North	5	House	$830,000	19 Oct 2026
	Lot 306 19 Paperbark Walk Sunshine North	2	Townhouse	$643,000	19 Oct 2026
	4 Shipley Court Sunshine North	3	House	$695,000	17 Oct 2026
	9 Godfrey Avenue Sunshine North	0	Residential_land	$620,000	16 Oct 2026
	1/30 Camperdown Avenue Sunshine North	2	Townhouse	$530,000	15 Oct 2026
	Lot 306/19 Paperbark Walk Sunshine North	2	Townhouse	$633,000	12 Oct 2026
	Lot 328/26 Pebblestone Street Sunshine North	3	Townhouse	$730,000	12 Oct 2026
	21A & 23B Northumberland Road Sunshine North	3	House	$3,018,888	09 Oct 2026
	10B Compton Parade Sunshine North	4	House	$1,060,000	06 Oct 2026
	8 Brygee Close Sunshine North	3	Townhouse	$706,500	06 Oct 2026

	Address	Bedrooms	Type	Price	Sold
	58 Dunkeld Avenue Sunshine North	3	House	$805,000	06 Oct 2026
	13 Troon Crescent Sunshine North	3	House	$850,000	06 Oct 2026
	Lot 328 26 Pebblestone Street Sunshine North	3	Townhouse	$730,000	05 Oct 2026
	2A Melton Avenue Sunshine North	4	House	$808,000	26 Sep 2026
	6/93 Berkshire Road Sunshine North	2	Unit	$450,001	24 Sep 2026
	57 Sandford Avenue Sunshine North	4	House	$640,000	23 Sep 2026
	51 Meadowbank Drive Sunshine North	4	House	$882,000	23 Sep 2026
	Lot 408 46 Spotted Gum Crescent Sunshine North	2	Townhouse	$645,000	21 Sep 2026
	3/10 Tyres Court Sunshine North	2	Townhouse	$660,000	21 Sep 2026
	12B Balcombe Street Sunshine North	4	House	$1,235,000	19 Sep 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 15/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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