



Sunshine North

Suburb Report



Your connection to property insights



JellisCraig

SUNSHINE NORTH SUBURB REPORT

Median house price¹

Median

\$765k

Quarterly price change

0.00% ↓

Median unit price¹

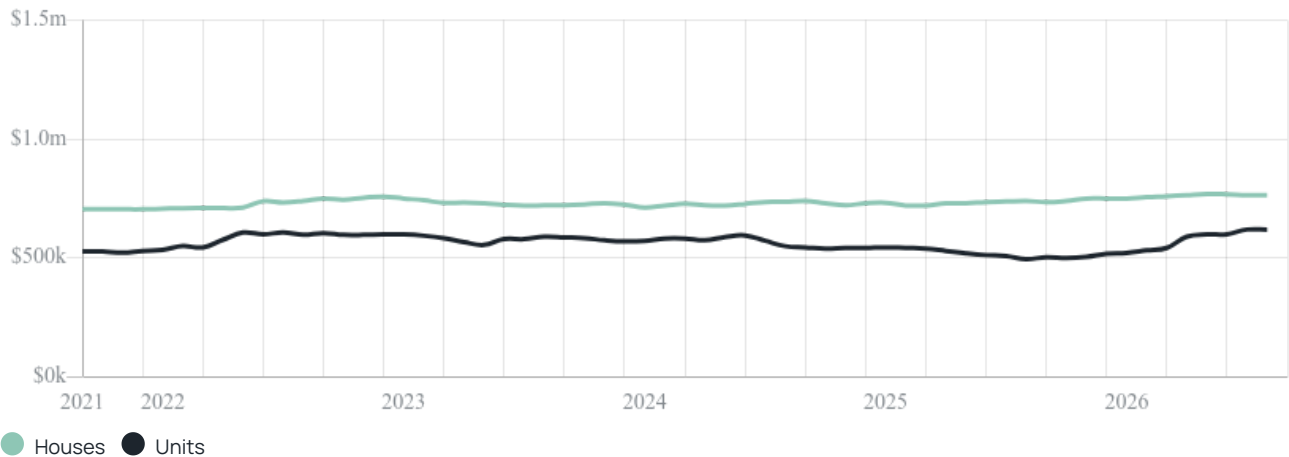
Median

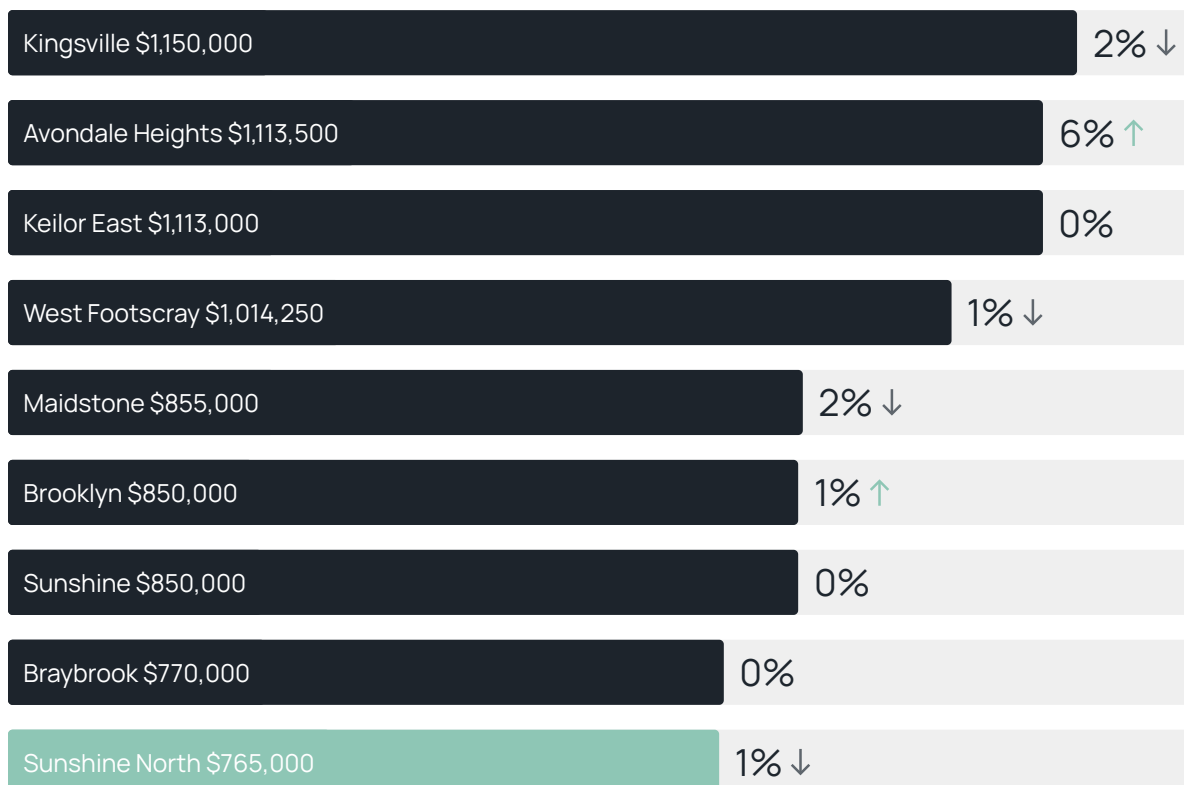
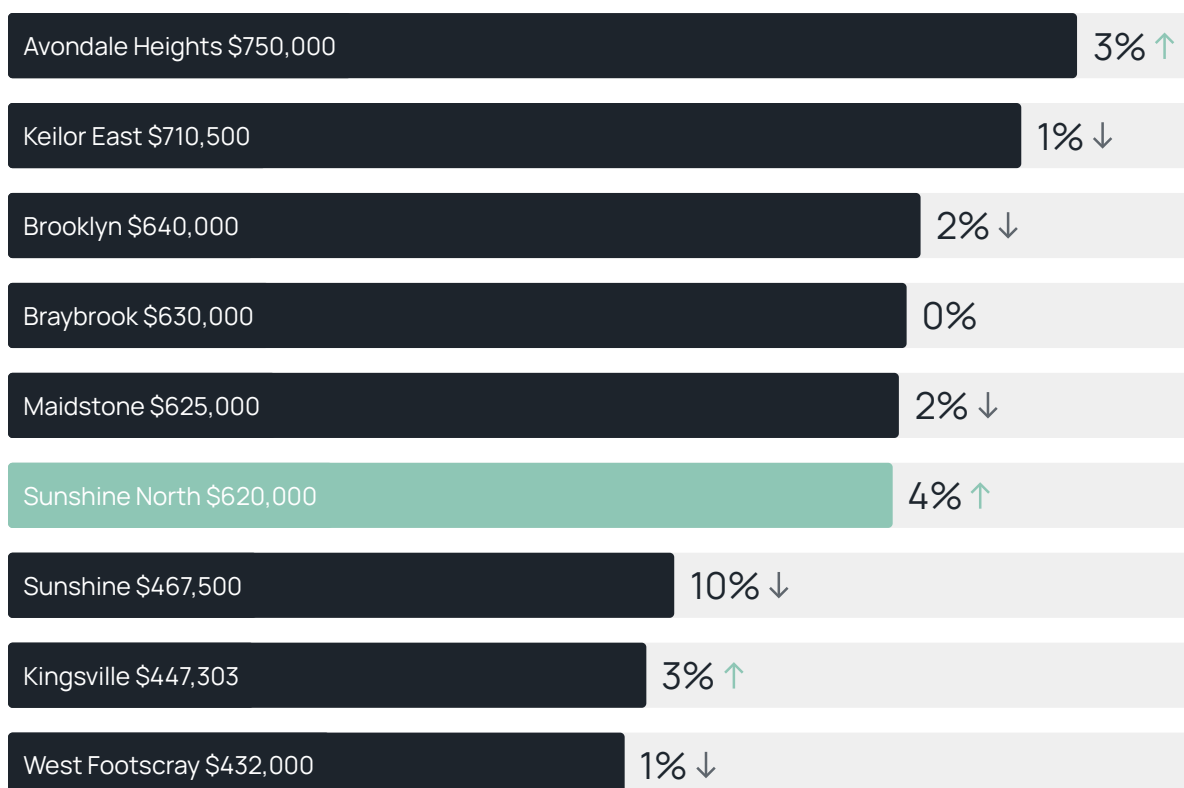
\$620k

Quarterly price change

0.00% ↓

Sunshine North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 25%
● Private 75%

Auction clearance rate³

52.94%

Median days on market³

House

Unit

40 days

47 days

Average hold period¹

House

Unit

10.9 years

10.8 years

Dwelling type⁵

● Houses 95% ● Units 5%

Ownership⁵

● Owned outright 39% ● Mortgaged 30% ● Rented 31%

Population⁵

12,047

Median asking rent per week¹

Unit

\$550

\$500

Population growth⁵

2.97%

Rental yield¹

House

Unit

3.68%

4.68%

Median age⁵

37 years

Median household size⁵

2.9 people

Recent Sunshine North sales²

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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
 12B Balcombe Street Sunshine North	4	House	\$1,235,000	19 Sep 2026
 49 Sandford Avenue Sunshine North	4	House	\$740,000	19 Sep 2026
 2/4 Garnet Street Sunshine North	2	Townhouse	\$535,000	15 Sep 2026
 97 Warwick Road Sunshine North	3	House	\$722,000	14 Sep 2026
 99 Woodswallow Entrance Sunshine North	4	House	\$900,000	11 Sep 2026
 62 Winged Foot Drive Sunshine North	3	Townhouse	\$717,000	09 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 Lot 317 4 Pebblestone Street Sunshine North	2	Townhouse	\$614,000	07 Sep 2026
 4/7 Boisdale Avenue Sunshine North	2	Unit	\$490,000	07 Sep 2026
 43 Westmoreland Road Sunshine North	3	House	\$780,000	05 Sep 2026
 46 Furlong Road Sunshine North	3	House	\$680,000	05 Sep 2026
 38 Lurg Avenue Sunshine North	3	House	\$815,000	02 Sep 2026
 65 Furlong Road Sunshine North	4	House	\$850,000	02 Sep 2026
 14 Wattlebird Court Sunshine North	3	Townhouse	\$736,000	01 Sep 2026
 5 Cutts Street Sunshine North	3	House	\$740,000	31 Aug 2026
 1A Cumberland Street Sunshine North	4	House	\$850,000	31 Aug 2026
 42 Wiltshire Street Sunshine North	3	House	\$735,000	28 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 2/10 Tyres Court Sunshine North	2	Townhouse	\$630,000	28 Aug 2026
 10 Talbot Street Sunshine North	4	House	\$773,000	27 Aug 2026
 3/9 Edna Street Sunshine North	2	Townhouse	Undisclosed	26 Aug 2026
 374 Ballarat Road Sunshine North	3	House	\$830,000	24 Aug 2026
 38 Buckley Avenue Sunshine North	3	House	\$650,000	19 Aug 2026
 34A Nottingham Street Sunshine North	4	House	\$1,000,000	17 Aug 2026
 38 St Andrew Drive Sunshine North	4	House	\$940,500	17 Aug 2026
 4 Braim Street Sunshine North	3	House	\$691,000	15 Aug 2026
 15/16 Eastcote Street Sunshine North	2	Unit	\$430,000	11 Aug 2026
 58 Winged Foot Drive Sunshine North	3	House	\$720,700	11 Aug 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.

Data is current as of PDF generation date 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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