



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

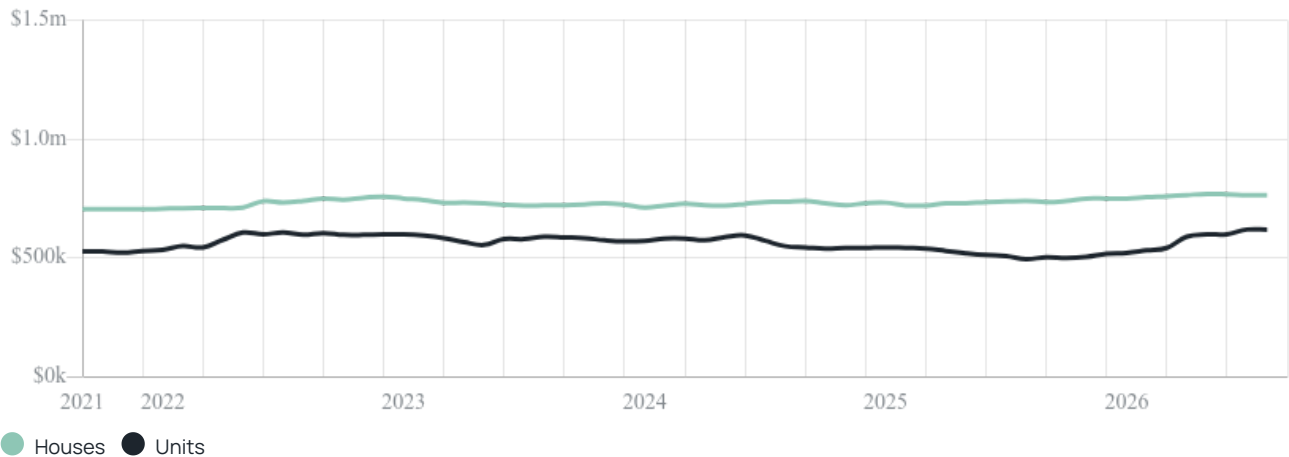
Median

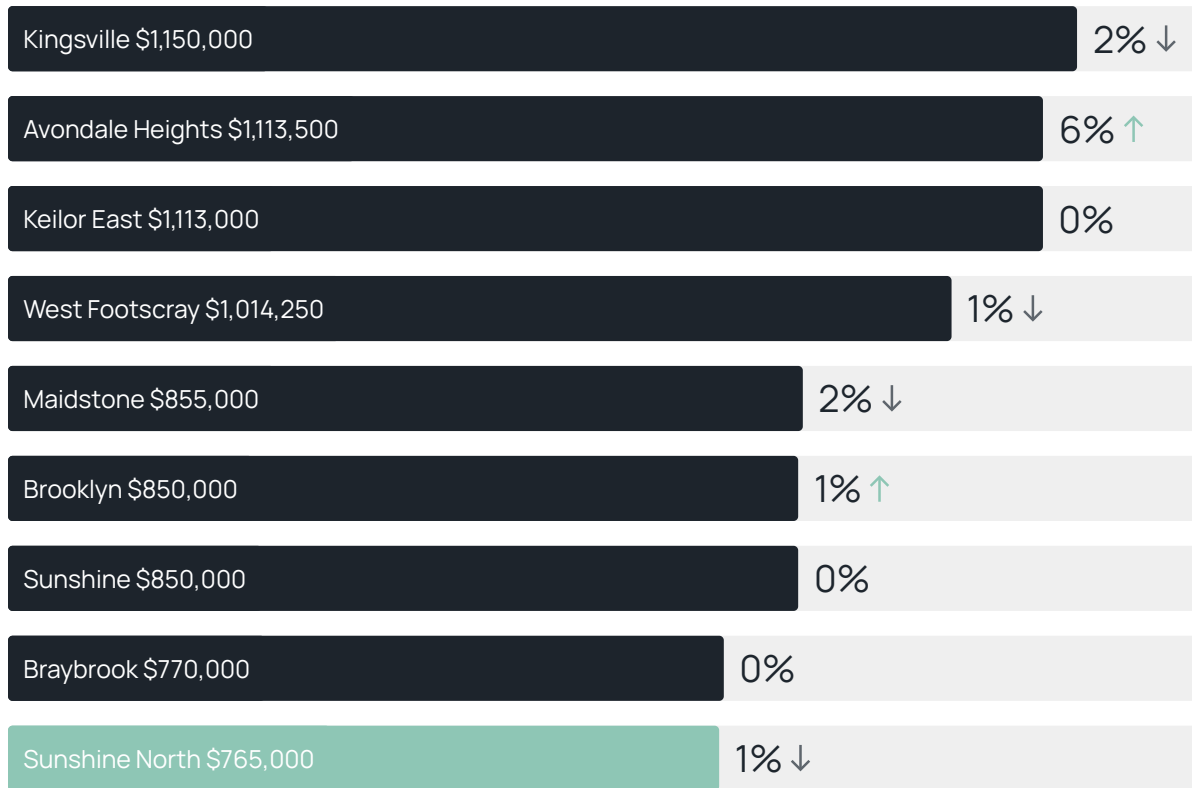
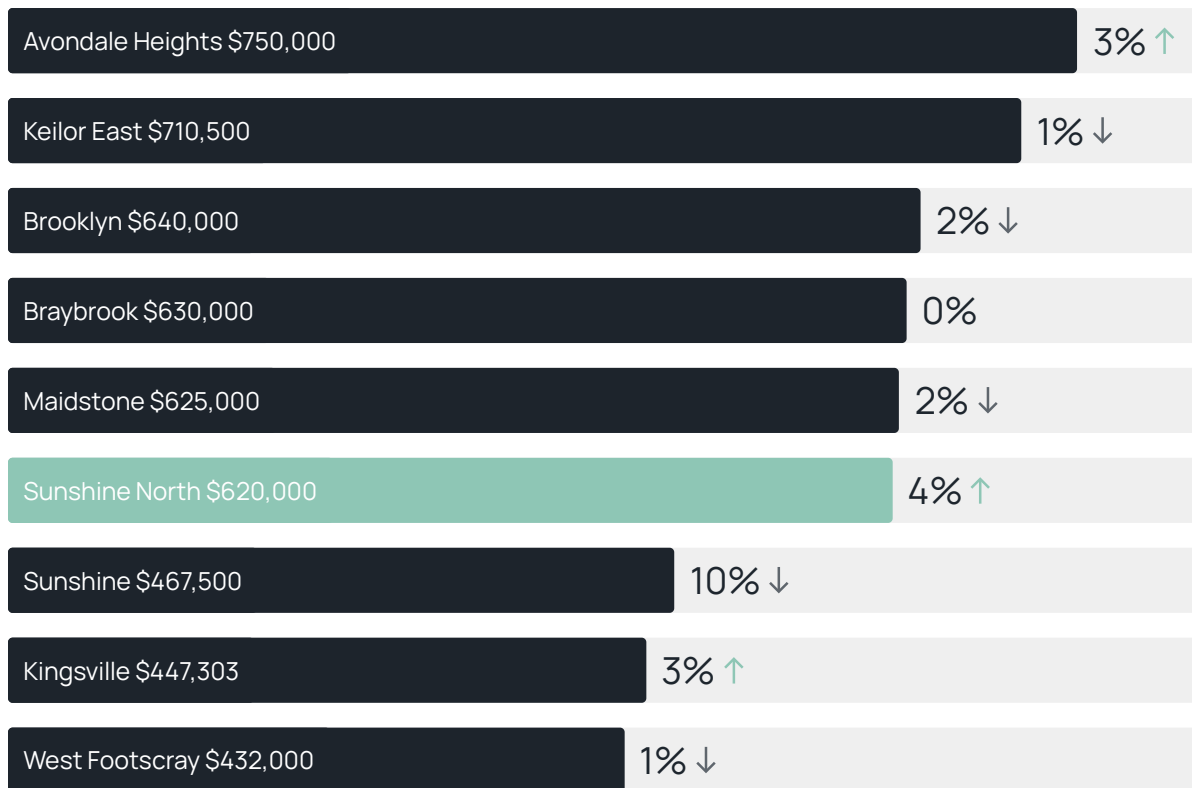
\$620k

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

38.46%

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 38 Lurg Avenue Sunshine North	3	House	\$815,000	02 Sep 2026
 65 Furlong Road Sunshine North	4	House	\$850,000	02 Sep 2026
 5 Cutts Street Sunshine North	3	House	\$740,000	31 Aug 2026
 38 Buckley Avenue Sunshine North	3	House	\$650,000	31 Aug 2026
 42 Wiltshire Street Sunshine North	3	House	\$735,000	28 Aug 2026
 10 Talbot Street Sunshine North	4	House	\$773,000	27 Aug 2026
 374 Ballarat Road Sunshine North	3	House	\$830,000	24 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

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Address	Bedrooms	Type	Price	Sold
 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
 350 Duke Street Sunshine North	4	Townhouse	\$835,000	10 Aug 2026
 4/90 Westmoreland Road Sunshine North	4	House	\$780,000	10 Aug 2026
 3/33 Essex Street Sunshine North	2	Townhouse	\$607,000	10 Aug 2026
 2 Simpson Street Sunshine North	3	House	\$735,000	08 Aug 2026
 52 Meadowbank Drive Sunshine North	3	House	\$695,000	04 Aug 2026
 306/91 Wattlebird Court Sunshine North	2	Apartment	\$400,000	30 Jul 2026
 6 Bradman Street Sunshine North	4	House	\$730,000	29 Jul 2026
 30 Victor Street Sunshine North	3	House	\$690,000	27 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 Lot 303 Spotted Gum Crescent Sunshine North	3	Townhouse	\$764,000	24 Jul 2026
 84 Woodswallow Entrance Sunshine North	4	House	\$860,000	23 Jul 2026
 1/4 Mansfield Avenue Sunshine North	4	Townhouse	\$815,000	23 Jul 2026
 50 Spotted Gum Crescent Sunshine North	3	House	Undisclosed	21 Jul 2026
 2/14 Rosewall Street Sunshine North	3	Unit	\$640,000	16 Jul 2026
 8 Baynton Avenue Sunshine North	3	House	\$755,000	16 Jul 2026
 Lot 329 Pebblestone Street Sunshine North	2	Townhouse	\$616,500	15 Jul 2026
 22 Comley Street Sunshine North	3	House	\$600,000	10 Jul 2026
 17 Mcleod Street Sunshine North	4	House	\$665,000	10 Jul 2026
 2/33 Essex Street Sunshine North	3	Townhouse	\$705,000	10 Jul 2026



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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 06/09/2026

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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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