



# Sunshine Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## SUNSHINE SUBURB REPORT

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

Median  
\$852k

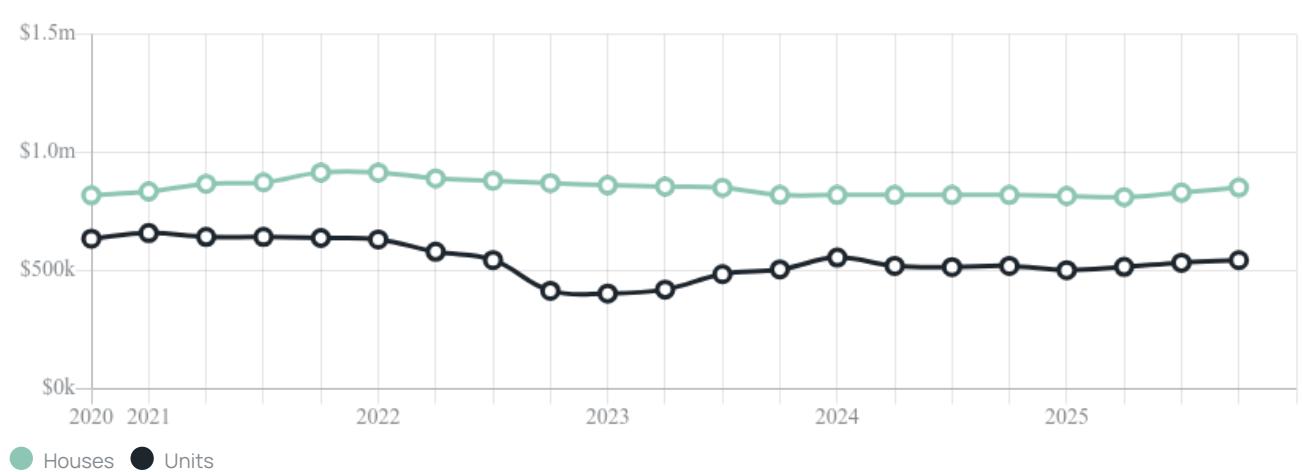
Quarterly price change  
2.59% 

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

Median  
\$544k

Quarterly price change  
2.06% 

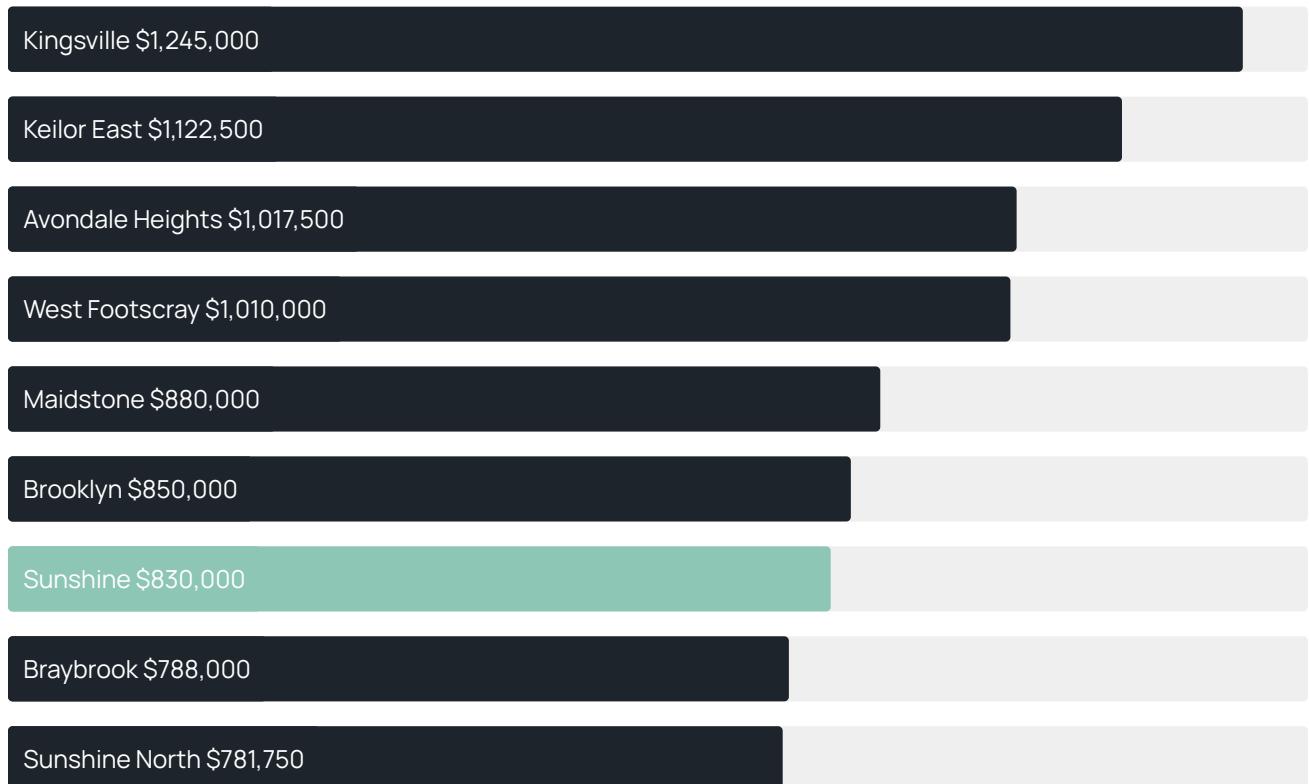
### Quarterly price change<sup>1</sup>



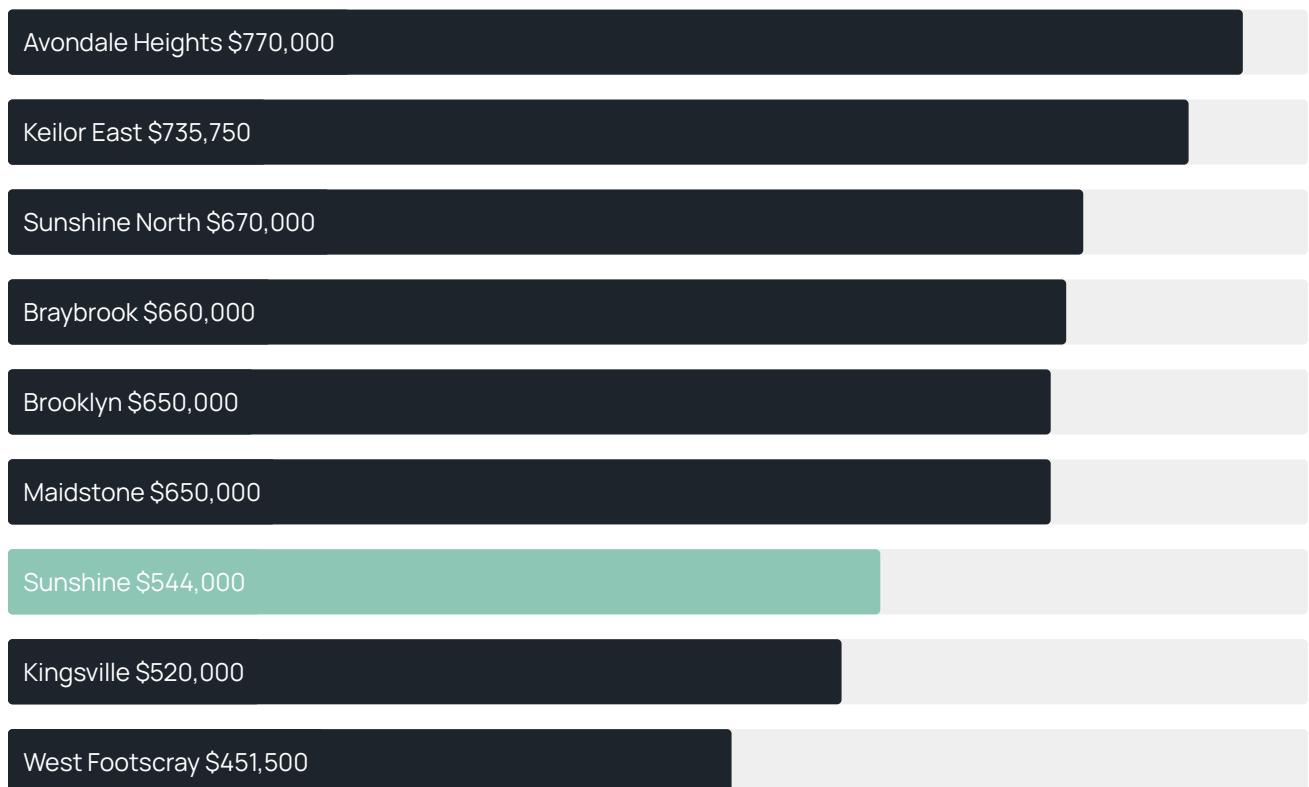
# Surrounding Suburbs

## SUNSHINE SUBURB REPORT

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



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



# Sales Snapshot

SUNSHINE SUBURB REPORT

## Sale method<sup>2</sup>



## Auction clearance rate<sup>3</sup>

72.73%

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

31 days

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## Average hold period<sup>1</sup>

5.2 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 69% ● Units 31%

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## Ownership<sup>5</sup>



● Owned outright 32% ● Mortgaged 33% ● Rented 35%

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## Population<sup>5</sup>

9,445

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## Median asking rent<sup>1</sup>

\$505 per week

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## Population growth<sup>5</sup>

-3.31%

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## Rental yield<sup>1</sup>

3.05%

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## Median age<sup>5</sup>

35 years

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## Median household size<sup>5</sup>

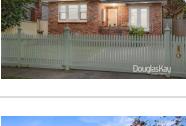
2.6 people

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## SUNSHINE SUBURB REPORT

### Recent Sunshine sales

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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 61 Chapman St Sunshine	4	House	\$1,235,000	24 Dec 2025
 28 Leonard St Sunshine	3	House	\$895,000	20 Dec 2025
 404/117 Durham Rd Sunshine	2	Apartment	\$440,000	15 Dec 2025
 12 Couper Angus Gr Sunshine	3	House	\$756,000	15 Dec 2025
 13 Ernest St Sunshine	5	House	\$805,000	13 Dec 2025
 3/67 Monash St Sunshine	1	Apartment	\$295,000	13 Dec 2025
 19 Servante St Sunshine	3	House	\$900,000	06 Dec 2025
 36 Cornwall Rd Sunshine	3	House	\$962,000	06 Dec 2025
 18 Cannon St Sunshine	3	House	\$861,000	06 Dec 2025
 11 Barnard Ct Sunshine	3	House	\$1,020,000	06 Dec 2025

# Sold Properties

## SUNSHINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 26 Stanford St Sunshine	2	House	\$766,000	04 Dec 2025
	2	Flat/Unit/Apartment	\$730,000	03 Dec 2025
	2	Unit	\$335,000	30 Nov 2025
 1 Moira St Sunshine	3	House	\$820,000	29 Nov 2025
 16 Pengelly Ct Sunshine	3	House	\$1,160,000	19 Nov 2025
 1 Neil St Sunshine	4	House	\$1,200,000	17 Nov 2025
 3/100 Hertford Rd Sunshine	2	Unit	\$565,000	17 Nov 2025
 34 Alice St Sunshine	3	House	\$870,000	15 Nov 2025
 2 Drayton St Sunshine	3	House	\$915,000	15 Nov 2025
 25 Mccracken St Sunshine	3	House	\$730,000	12 Nov 2025

# Sold Properties

## SUNSHINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 86A Devonshire Rd Sunshine	3	House	\$853,000	12 Nov 2025
 1/1a Cannon St Sunshine	2	Unit	\$440,000	12 Nov 2025
 93 Couch St Sunshine	3	House	\$860,000	11 Nov 2025
 1/147 Durham Rd Sunshine	3	Unit	\$565,000	08 Nov 2025
 3/115 Devonshire Rd SUNSHINE	2	Apartment	\$390,000	31 Oct 2025
 24 Graham St Sunshine	3	House	\$869,998	30 Oct 2025
 7/74 Anderson Rd Sunshine	2	Apartment	\$356,000	30 Oct 2025
 29 Ernest St Sunshine	3	House	\$1,100,000	30 Oct 2025
 4 Lorenz St Sunshine	4	House	\$800,000	29 Oct 2025
 510/254 Hampshire Rd Sunshine	4	Flat/Unit/Apartment	\$530,000	27 Oct 2025



**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.

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Data is current as of PDF generation date 19/01/2026

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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