



Sunshine

Suburb Report



Your connection to property insights



JellisCraig

SUNSHINE SUBURB REPORT

Median house price¹

Median

\$852k

Quarterly price change

2.59% ↑

Median unit price¹

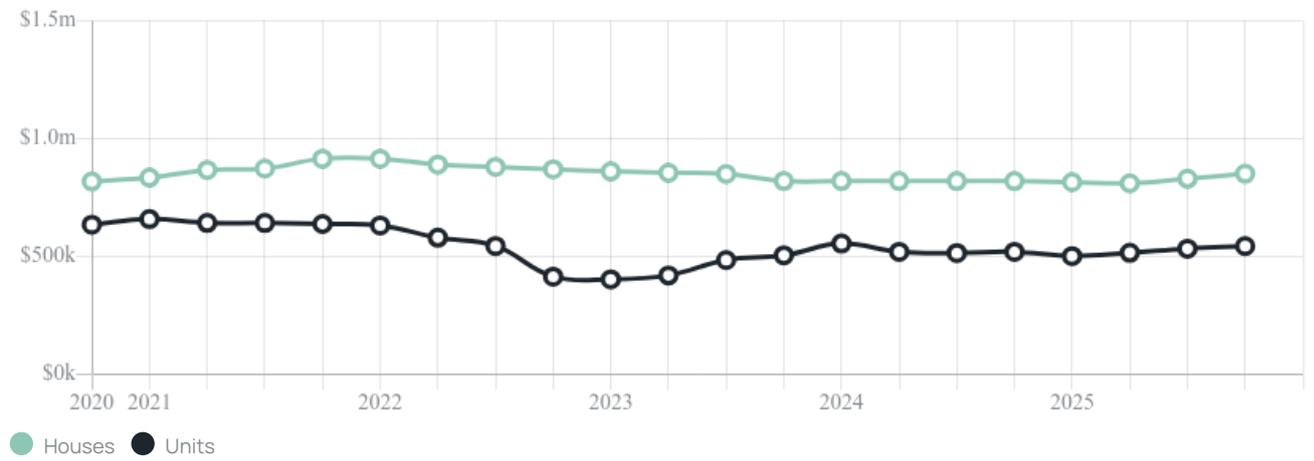
Median

\$544k

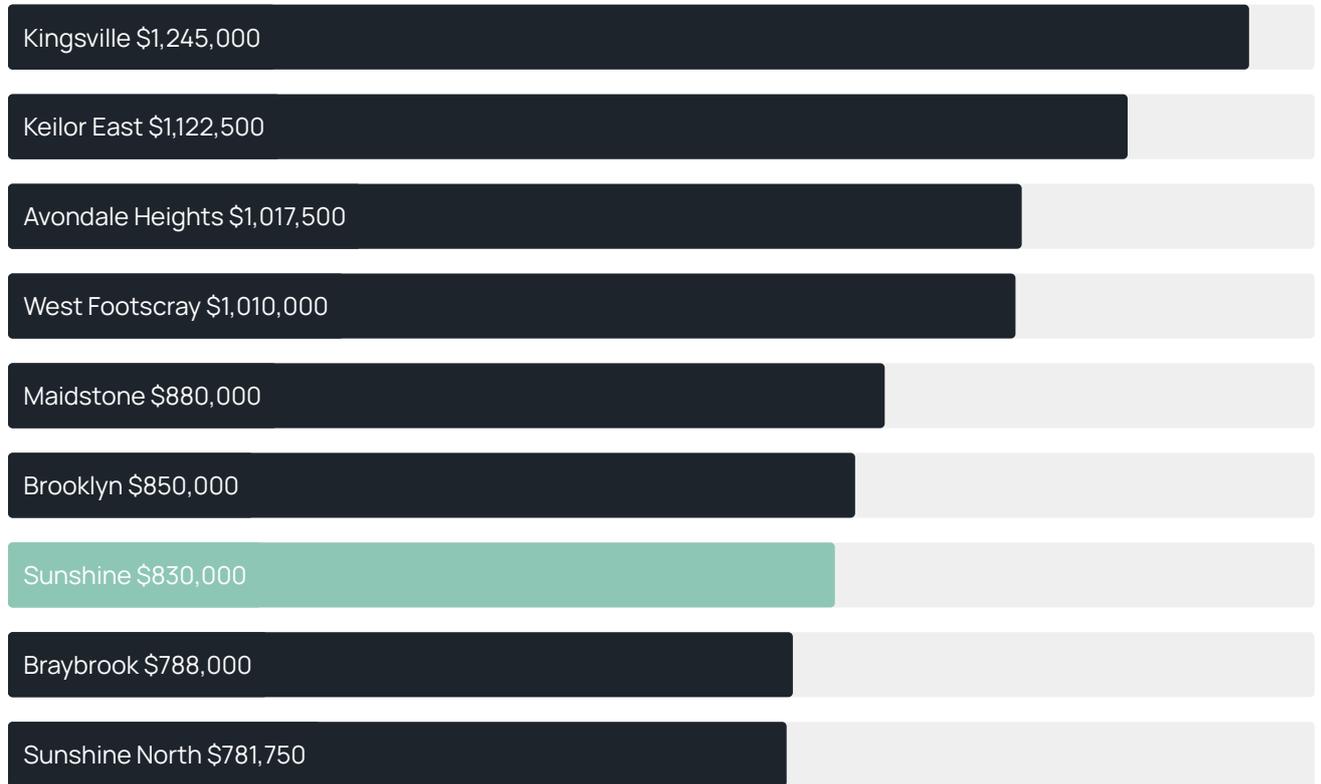
Quarterly price change

2.06% ↑

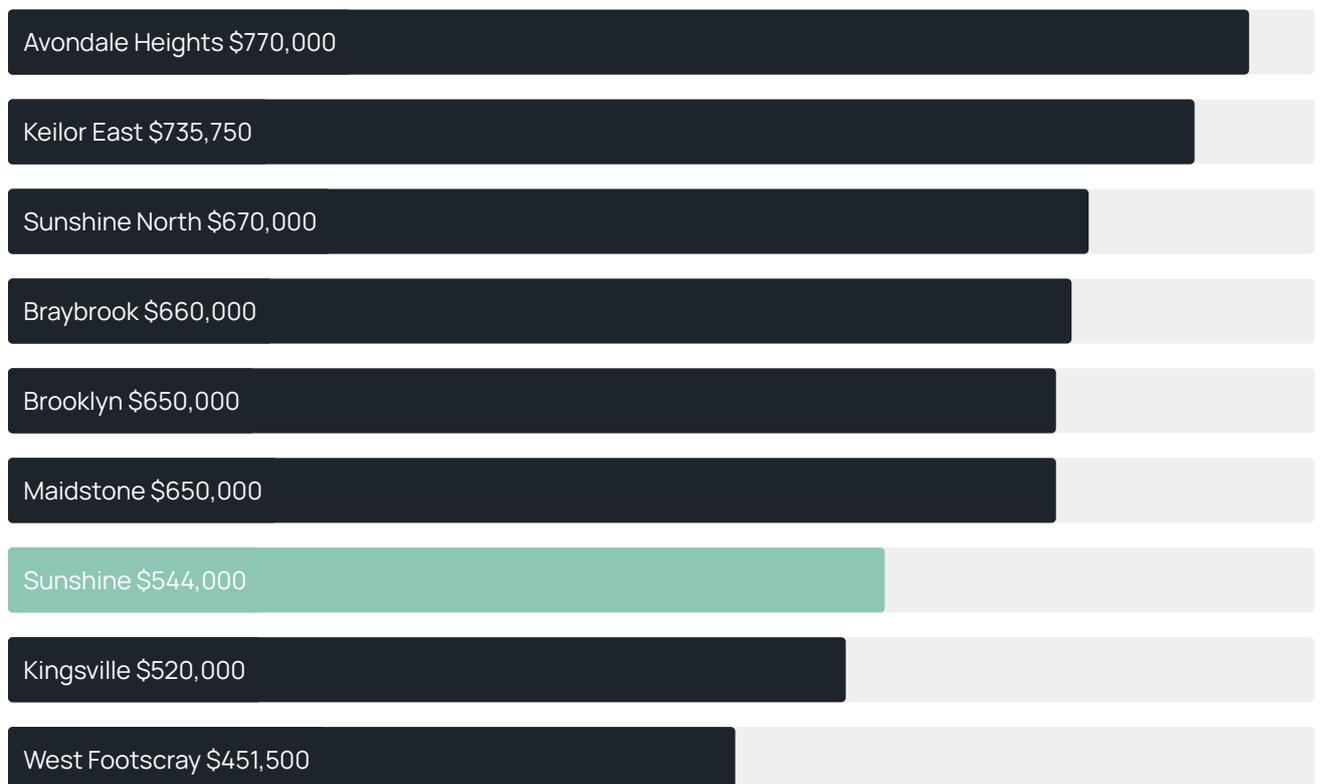
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 34%
● Private 66%

Auction clearance rate³

84.62%

Median days on market³

38 days

Average hold period¹

5.2 years

Dwelling type⁵



● Houses 69% ● Units 31%

Ownership⁵



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

Population⁵

9,445

Median asking rent¹

\$505 per week

Population growth⁵

-3.31%

Rental yield¹

3.05%

Median age⁵

35 years

Median household size⁵

2.6 people

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 6/26 Hampshire Rd SUNSHINE	1	Unit	\$275,000	25 Feb 2026
 28a Boreham St Sunshine	4	House	\$1,085,000	24 Feb 2026
 7/117 Devonshire Rd Sunshine	2	Apartment	\$432,500	21 Feb 2026
 4 Queen Cirt Sunshine	3	Townhouse	\$690,000	17 Feb 2026
 203/1 Foundry Rd Sunshine	1	Apartment	\$317,000	16 Feb 2026
 13 Fraser St Sunshine	3	House	\$860,000	14 Feb 2026
 35 Boreham St Sunshine	3	House	\$750,000	14 Feb 2026
 14 Sturt St Sunshine	3	House	\$790,000	14 Feb 2026
 2/136 Wright St Sunshine	2	Unit	\$392,000	13 Feb 2026
 5/6 Lorraine Ct Sunshine	2	Townhouse	\$610,000	10 Feb 2026

SUNSHINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/49 Hampshire Rd Sunshine	2	Unit	\$600,000	06 Feb 2026
 109 Duke St Sunshine	3	House	\$742,000	05 Feb 2026
 306/117 Durham Rd Sunshine	1	Apartment	\$320,000	28 Jan 2026
 3/6 Lorraine Ct Sunshine	2	Townhouse	\$610,000	28 Jan 2026
 29 Hertford Rd Sunshine	3	House	\$1,130,000	23 Jan 2026
 16 Pengelly Ct Sunshine	3	House	\$1,160,000	20 Jan 2026
 20/7 Pengelly Ct Sunshine	2	Unit	\$330,000	15 Jan 2026
 61 Chapman St Sunshine	4	House	\$1,235,000	24 Dec 2025
 80a Anderson Rd Sunshine	3	Flat/Unit/Apartment	\$745,000	23 Dec 2025
 19 Omega St Sunshine	2	House	\$650,000	22 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 28 Leonard St Sunshine	3	House	\$895,000	20 Dec 2025
 402/1 Foundry Rd Sunshine	2	Apartment	\$400,000	18 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
 11 Barnard Ct Sunshine	3	House	\$1,020,000	06 Dec 2025
 13 Rawson Av Sunshine	4	House	\$1,132,000	06 Dec 2025
 18 Cannon St Sunshine	3	House	\$861,000	06 Dec 2025
 19 Servante St Sunshine	3	House	\$900,000	06 Dec 2025



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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 01/03/2026

- 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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