



Sunshine

Suburb Report



Your connection to property insights



JellisCraig

SUNSHINE SUBURB REPORT

Median house price¹

Median

\$870k

Quarterly price change

1.99% ↑

Median unit price¹

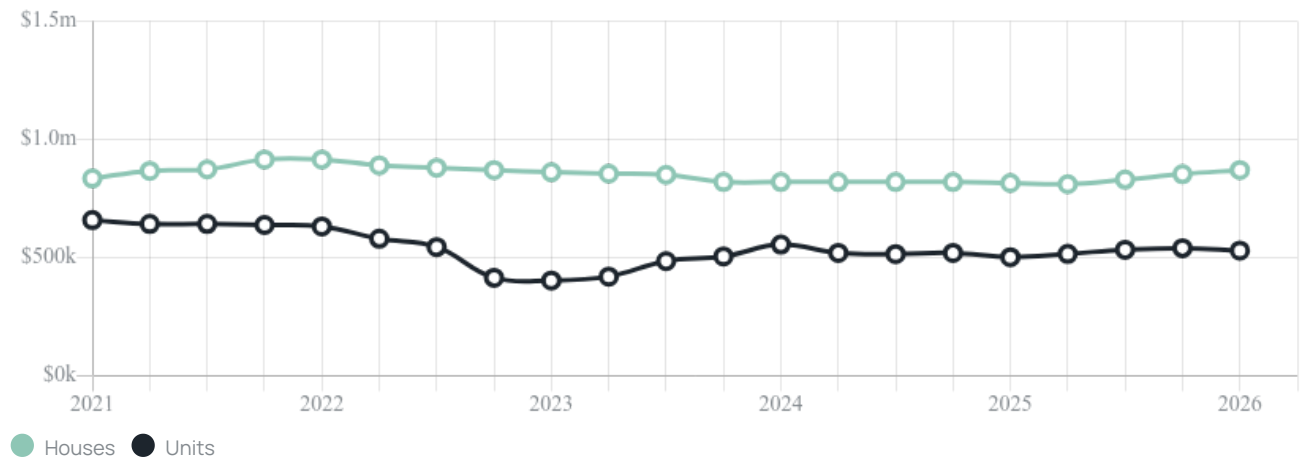
Median

\$530k

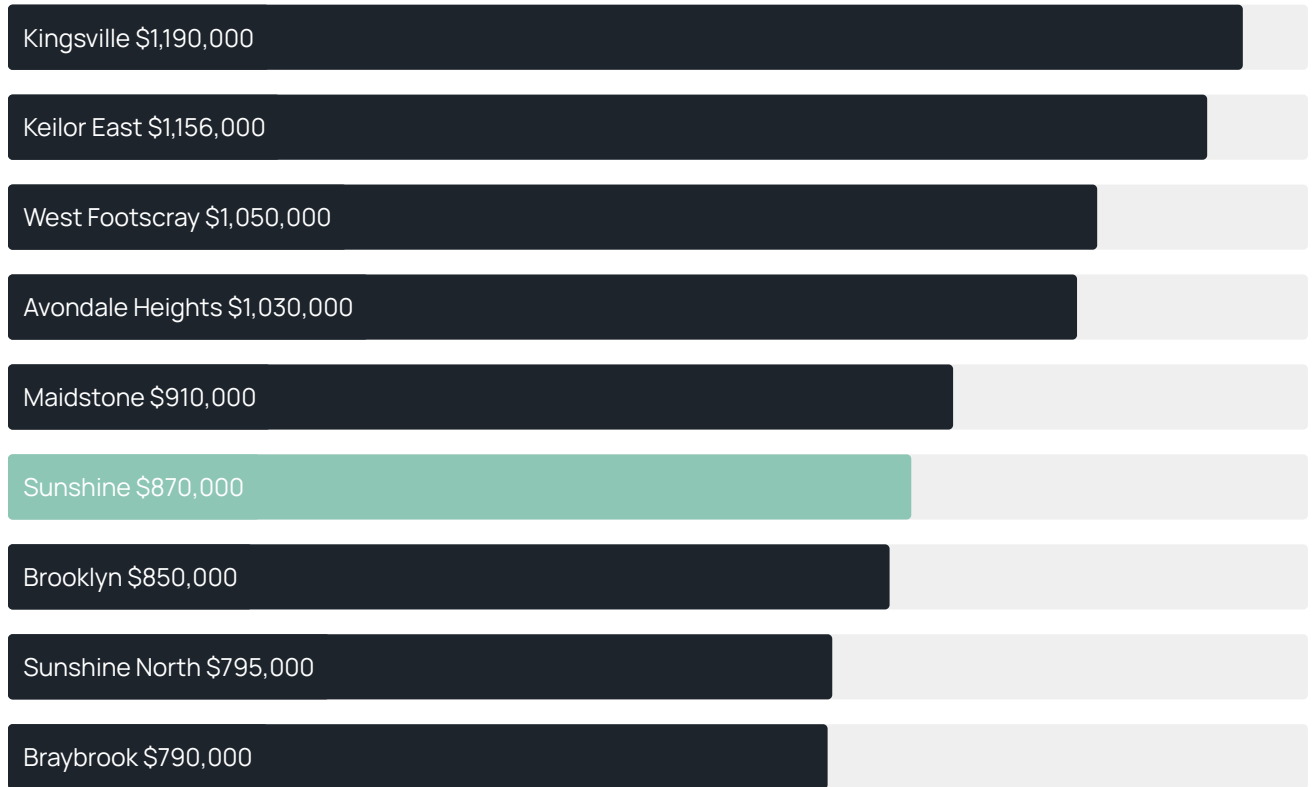
Quarterly price change

-1.85% ↓

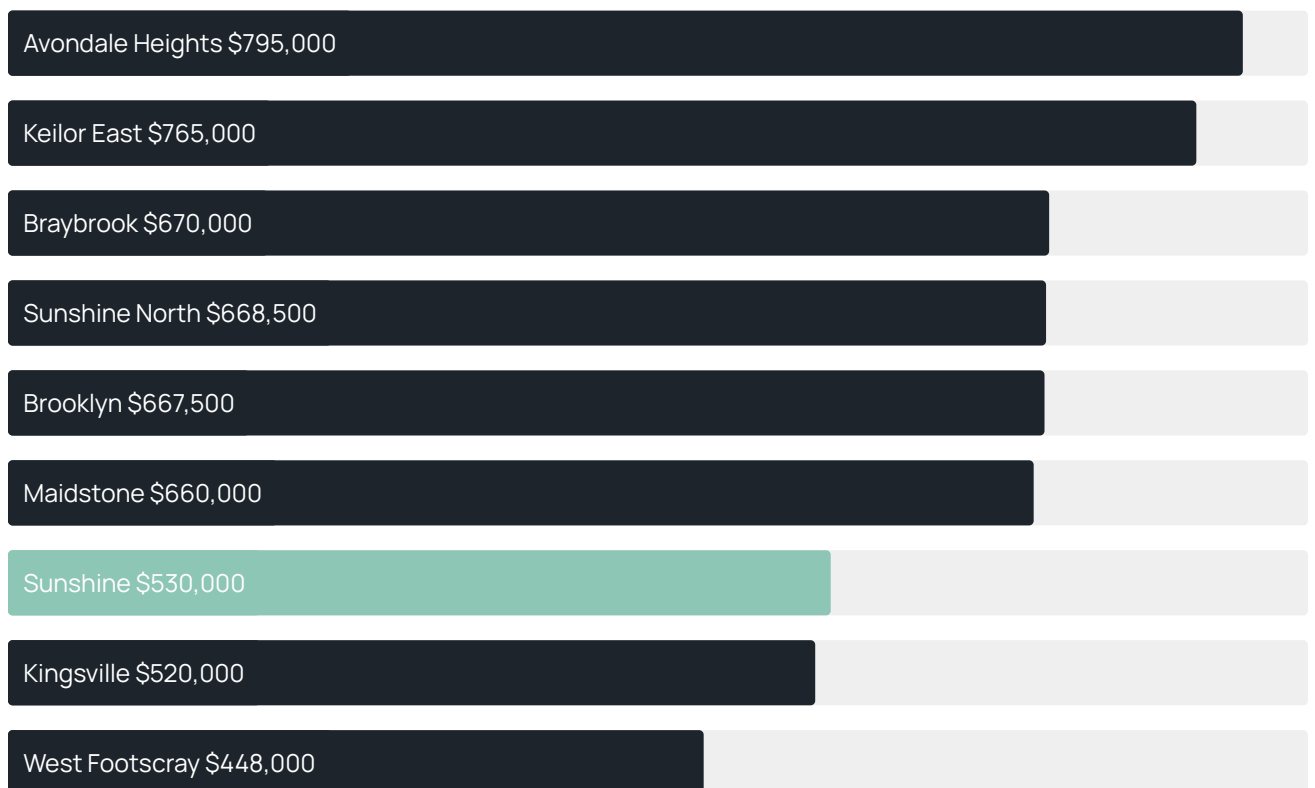
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 36%
● Private 64%

Auction clearance rate³

62.5%

Median days on market³

39 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

\$520 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 38 High St Sunshine	3	House	\$720,000	28 Apr 2026
 3/7 Lorraine Ct Sunshine	2	Townhouse	\$590,000	25 Apr 2026
 12 Islington St Sunshine	3	Townhouse	\$760,000	22 Apr 2026
 19 Couper Angus Gr Sunshine	3	House	\$775,000	22 Apr 2026
 3/20 Alice St Sunshine	2	Townhouse	\$738,000	21 Apr 2026
 11 Thorpe St Sunshine	2	House	\$920,000	18 Apr 2026
 51 Cornwall Rd Sunshine	4	House	\$1,000,000	16 Apr 2026
 27 Benjamin St Sunshine	2	House	\$615,000	13 Apr 2026
 144 Derby Rd SUNSHINE	4	House	\$759,000	13 Apr 2026
 13 Cornwall Rd Sunshine	3	House	\$900,000	13 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 20 Cannon St Sunshine	3	House	\$900,000	06 Apr 2026
 81 Monash St Sunshine	3	House	\$1,305,000	31 Mar 2026
 12 Barnard Ct Sunshine	3	House	\$1,180,000	28 Mar 2026
 2/124 Cornwall Rd Sunshine	3	Townhouse	\$700,000	28 Mar 2026
 146 Cornwall Rd Sunshine	3	House	\$749,000	26 Mar 2026
 45 Monash St Sunshine	3	House	\$900,000	21 Mar 2026
 4 Western Av Sunshine	3	House	\$950,000	21 Mar 2026
 3a Thomson St Sunshine	2	House	\$650,000	18 Mar 2026
 32 Cornwall Rd Sunshine	3	House	\$1,415,000	14 Mar 2026
 1/116 Morris St Sunshine	2	Unit	\$570,000	10 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 107 Hertford Rd Sunshine	3	House	\$1,200,000	05 Mar 2026
 407/254 Hampshire Rd Sunshine	2	Flat/Unit/Apartment	\$490,000	03 Mar 2026
 11 Gertrude St Sunshine	3	House	\$1,000,000	28 Feb 2026
 311/1 Foundry Rd Sunshine	2	Apartment	\$410,000	28 Feb 2026
 11 Walter St Sunshine	4	House	\$960,000	27 Feb 2026
 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



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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 01/05/2026

- 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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