



Sunshine

Suburb Report



Your connection to property insights



JellisCraig

SUNSHINE SUBURB REPORT

Median house price¹

Median

\$850k

Quarterly price change

-0.18% ↓

Median unit price¹

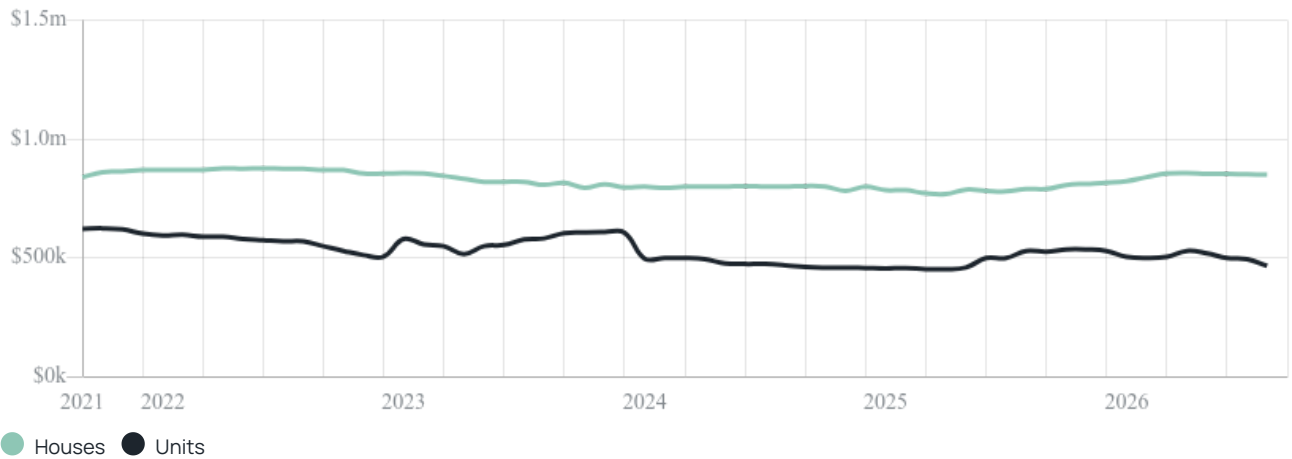
Median

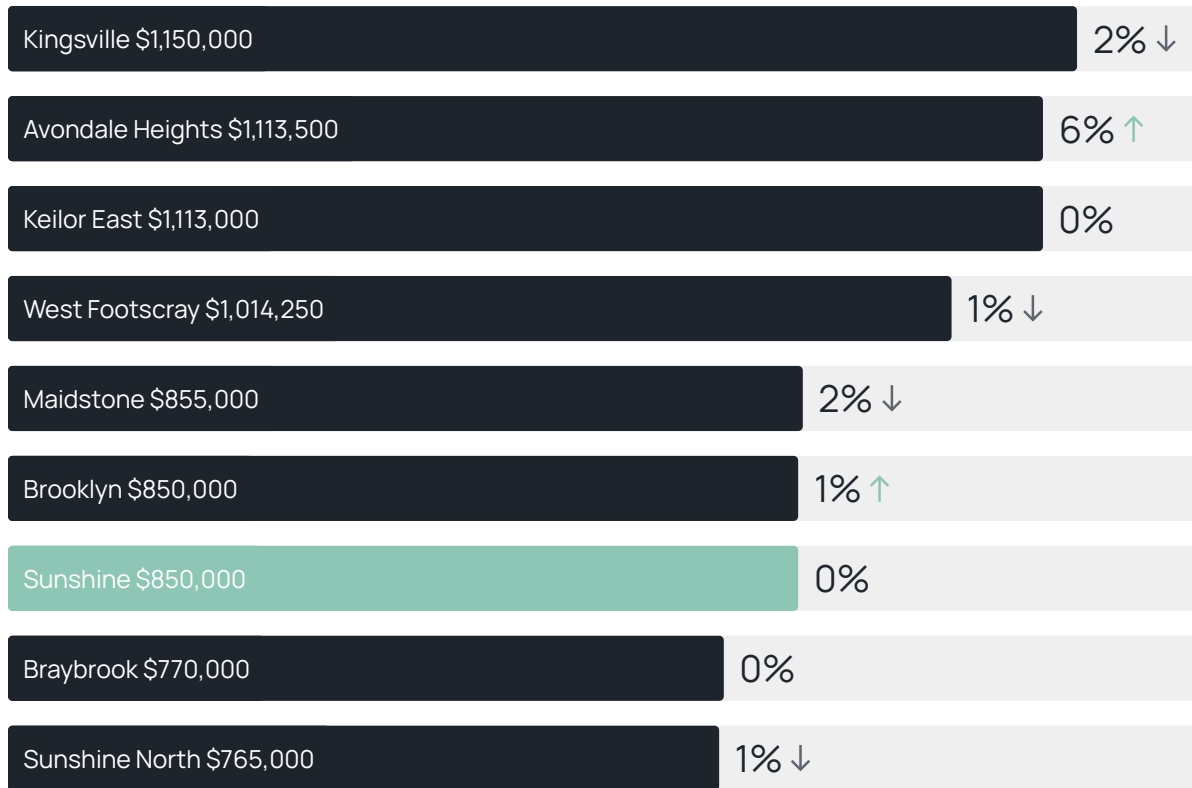
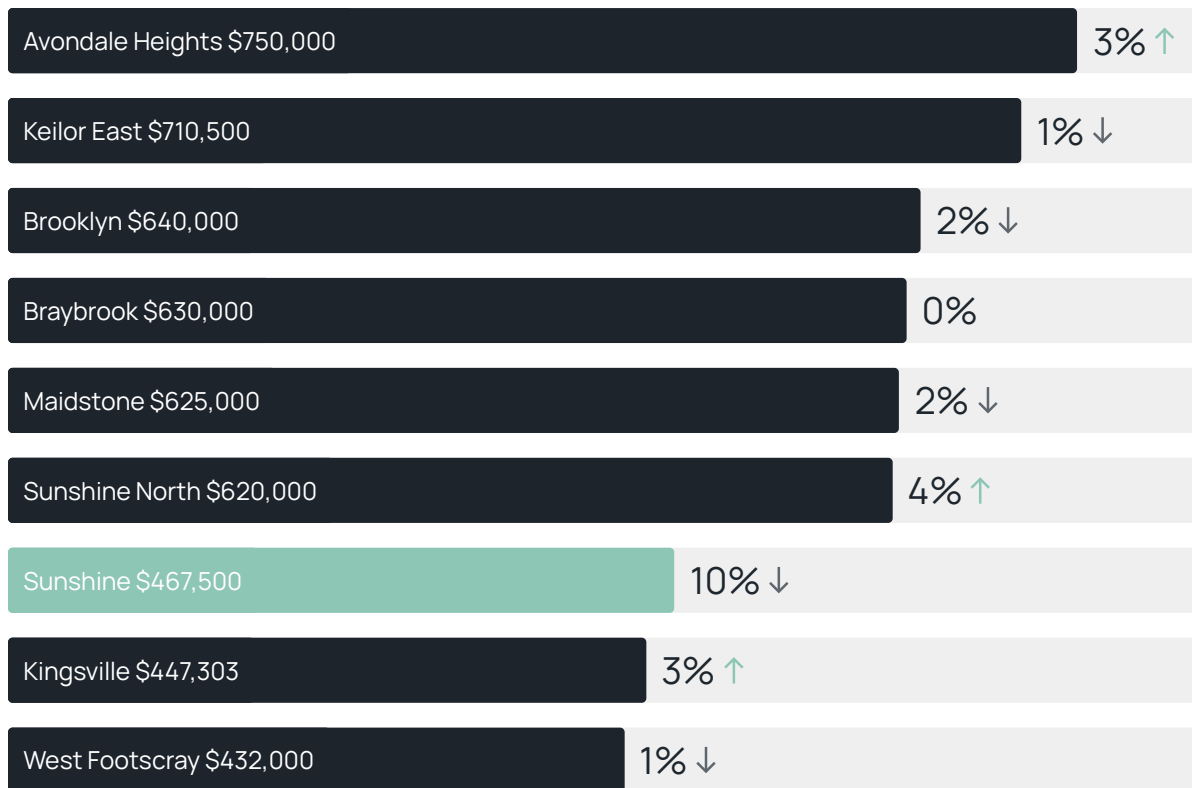
\$468k

Quarterly price change

-5.56% ↓

Sunshine quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 33%
● Private 67%

Auction clearance rate³

35.71%

Median days on market³

House

Unit

36 days

43 days

Average hold period¹

House

Unit

13.5 years

11.4 years

Dwelling type⁵

● Houses 89% ● Units 11%

Ownership⁵

● Owned outright 28% ● Mortgaged 30% ● Rented 42%

Population⁵

9,445

Median asking rent per week¹

Unit

\$540

\$460

Population growth⁵

-3.31%

Rental yield¹

House

Unit

3.48%

4.72%

Median age⁵

35 years

Median household size⁵

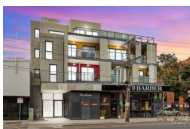
2.6 people

Recent Sunshine sales²

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

Address	Bedrooms	Type	Price	Sold
 108 Wright Street Sunshine	3	House	\$650,000	22 Sep 2026
 2 Walter Street Sunshine	3	House	Undisclosed	22 Sep 2026
 1 Roselea Court Sunshine	3	House	\$780,000	17 Sep 2026
 26 Ernest Street Sunshine	4	House	\$990,000	07 Sep 2026
 3A Lynch Street Sunshine	4	House	\$900,000	05 Sep 2026
 701/1 Foundry Road Sunshine	2	Apartment	\$430,000	31 Aug 2026
 2/124 Wright Street Sunshine	4	House	\$880,000	26 Aug 2026
 77 Anderson Road Sunshine	3	House	\$750,000	20 Aug 2026
 1/74 Anderson Road Sunshine	2	Unit	\$340,000	18 Aug 2026
 42 Alice Street Sunshine	3	House	\$752,000	14 Aug 2026

SUNSHINE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/51 Anderson Road Sunshine	2	Unit	\$323,000	12 Aug 2026
 80 Chapman Street Sunshine	2	House	\$810,000	08 Aug 2026
 17 Kinnane Crescent Sunshine	5	House	\$1,458,000	08 Aug 2026
 111A Wright Street Sunshine	4	Townhouse	\$820,000	04 Aug 2026
 9 Andrew Street Sunshine	3	House	\$770,000	01 Aug 2026
 26 Wilkinson Road Sunshine	3	House	\$778,000	31 Jul 2026
 207/117 Durham Road Sunshine	2	Apartment	Undisclosed	29 Jul 2026
 6 Benjamin Street Sunshine	3	House	Undisclosed	27 Jul 2026
 35 Chapman Street Sunshine	3	House	\$950,000	27 Jul 2026
 159 Morris Street Sunshine	4	House	\$1,005,000	25 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 6/119 Anderson Road Sunshine	2	Apartment	Undisclosed	20 Jul 2026
 26 Tribe Street Sunshine	3	Townhouse	\$645,000	19 Jul 2026
 175 Morris Street Sunshine	4	House	\$790,000	17 Jul 2026
 74 Cornwall Road Sunshine	2	House	\$595,000	17 Jul 2026
 81 Hertford Road Sunshine	3	House	\$815,000	14 Jul 2026
 10 Sturt Street Sunshine	3	House	\$810,000	10 Jul 2026
 1/8 Service Street Sunshine	2	Townhouse	\$635,000	09 Jul 2026
 710/1 Foundry Road Sunshine	2	Apartment	\$415,500	07 Jul 2026
 15A Duke Street Sunshine	2	Townhouse	\$610,000	03 Jul 2026
 20 Taunton Street Sunshine	3	House	\$903,000	02 Jul 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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