



SUNNYBANK HILLS

October 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	217	\$ 433,000	0.0%	\$ 270,000	\$ 1,433,000
2009	300	\$ 453,500	4.7%	\$ 280,000	\$ 1,370,000
2010	209	\$ 505,000	11.4%	\$ 305,000	\$ 4,450,000
2011	191	\$ 480,000	-5.0%	\$ 250,000	\$ 1,350,000
2012	192	\$ 480,000	0.0%	\$ 260,000	\$ 1,525,000
2013	223	\$ 520,000	8.3%	\$ 275,000	\$ 2,650,000
2014	249	\$ 575,000	10.6%	\$ 283,888	\$ 3,700,000
2015	233	\$ 635,000	10.4%	\$ 340,000	\$ 5,800,000
2016	226	\$ 661,000	4.1%	\$ 395,000	\$ 2,000,000
2017	202	\$ 692,500	4.8%	\$ 389,000	\$ 2,200,000
2018	170	\$ 663,000	-4.3%	\$ 400,000	\$ 2,300,000
2019	155	\$ 665,000	0.3%	\$ 351,000	\$ 11,588,000
2020	152	\$ 640,000	-3.8%	\$ 305,000	\$ 3,500,000
2021	306	\$ 800,000	25.0%	\$ 400,000	\$ 1,860,000
2022	170	\$ 975,000	21.9%	\$ 430,000	\$ 4,600,000
2023	145	\$ 1,030,000	5.6%	\$ 508,000	\$ 3,450,000
2024	165	\$ 1,218,800	18.3%	\$ 575,000	\$ 8,300,000
2025	177	\$ 1,300,000	6.7%	\$ 795,000	\$ 4,880,000
2026	80	\$ 1,400,500	7.7%	\$ 915,000	\$ 2,901,000

Median Sale Price

\$1.42m

Based on 121 recorded House sales within the last 12 months (Oct '25 - Sep '26)

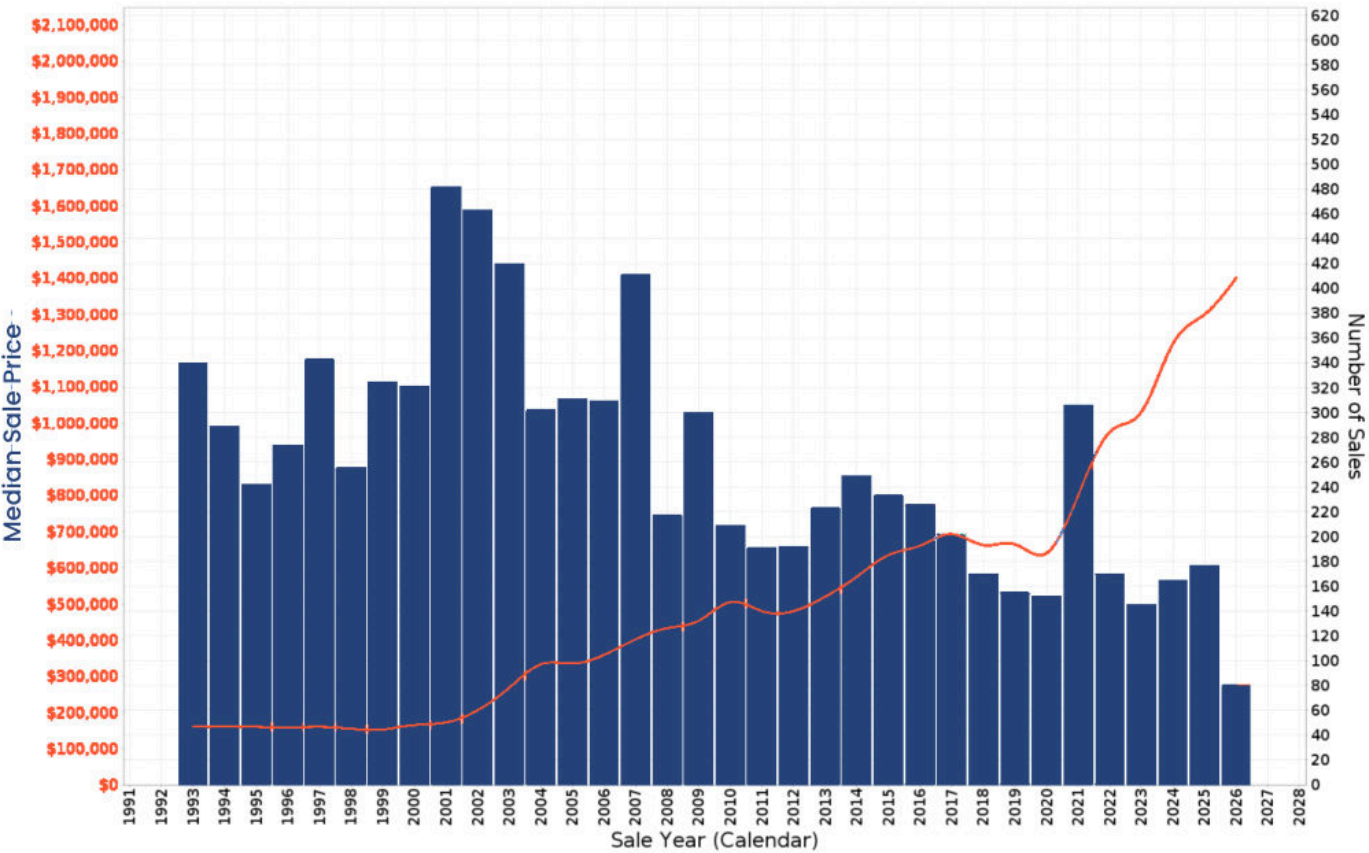
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+14.7%

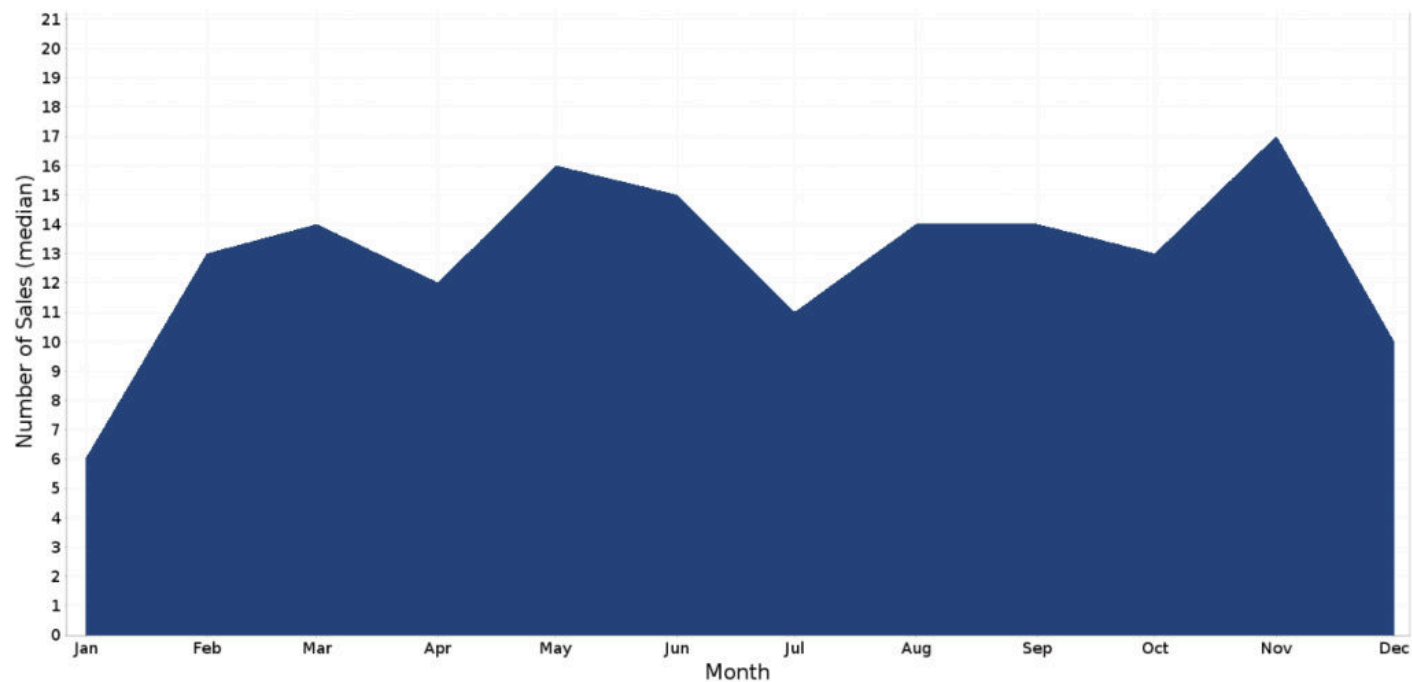
Current Median Price: \$1,420,000
Previous Median Price: \$1,238,000

Based on 296 recorded House sales compared over the last two rolling 12 month periods

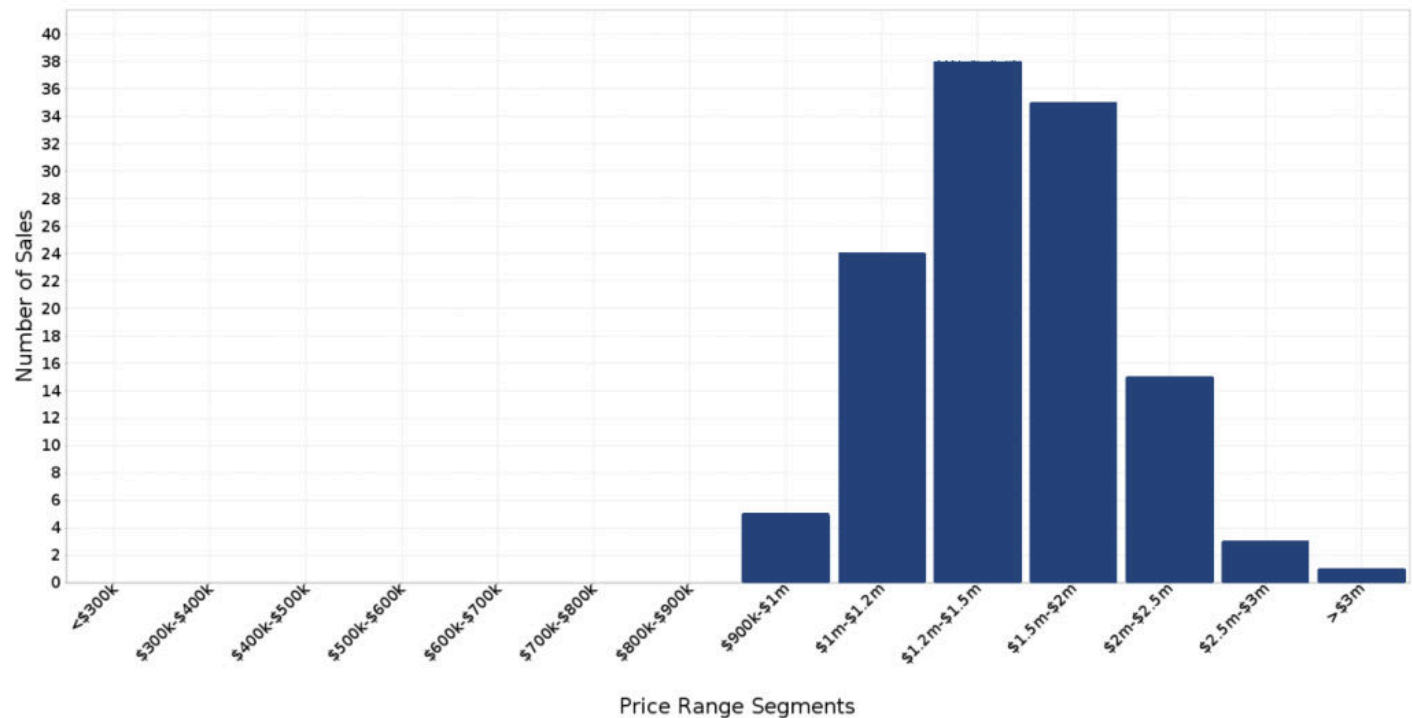


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PEAK SELLING PERIODS (3 years)



SUNNYBANK HILLS – Price Range Segments (12 months)



RECENTLY SOLD PROPERTIES

Median Sale Price

\$1.42m

Based on 121 recorded House sales within the last 12 months (Oct '25 - Sep '26)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+14.7%

Current Median Price: \$1,420,000
Previous Median Price: \$1,238,000

Based on 296 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

121

Based on recorded House sales within the last 12 months (Oct '25 - Sep '26)

Based on a rolling 12 month period and may differ from calendar year statistics

20 BRADMAN ST



\$1,000,000

2026

Aug

100 Days

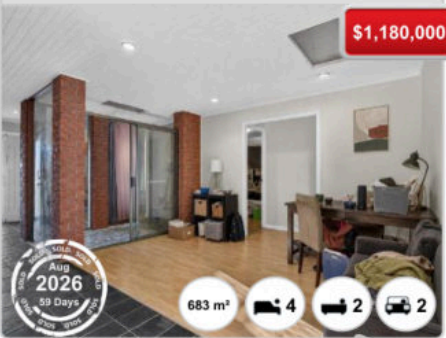
569 m²

3

1

1

11 EVANDER ST



\$1,180,000

2026

Aug

89 Days

683 m²

4

2

2

5 TUSK ST



\$1,600,000

2026

Aug

31 Days

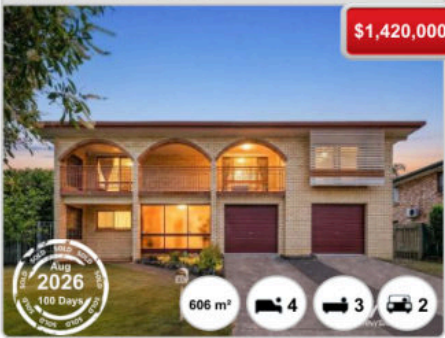
868 m²

4

2

2

21 POMPADOUR ST



\$1,420,000

2026

Aug

100 Days

606 m²

4

3

2

85 DITTON RD



\$1,000,000

2026

Aug

41 Days

592 m²

3

1

3

26 EVANDER ST



\$1,650,000

2026

Aug

16 Days

602 m²

5

2

2

170 PINELANDS RD



\$1,210,000

2026

Jul

130 Days

685 m²

4

2

4

28 FLORIBUNDA ST



\$2,583,000

2026

Jul

16 Days

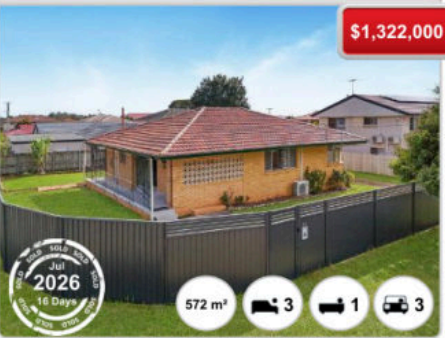
1,546 m²

5

3

3

1 BALLATER ST



\$1,322,000

2026

Jul

16 Days

572 m²

3

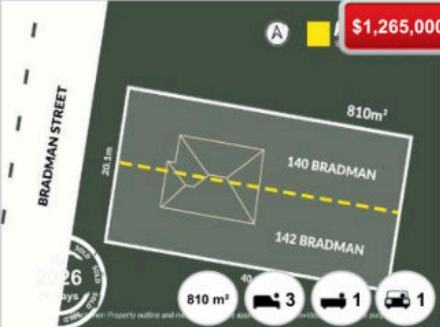
1

3

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RECENTLY SOLD PROPERTIES

140 BRADMAN ST



\$1,265,000

810 m²

3

1

1

30 DRIFTWOOD ST



\$1,300,000

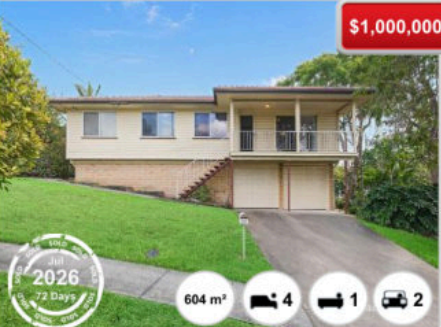
690 m²

3

2

1

19 NEWCOMBE ST



\$1,000,000

604 m²

4

1

2

25 FLINTSTONE ST



\$1,160,000

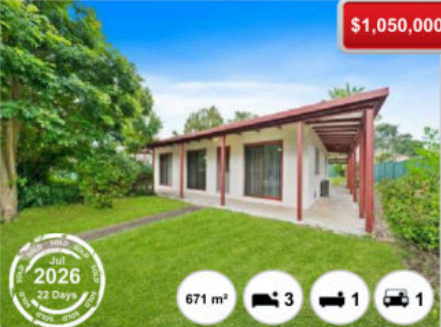
603 m²

3

2

2

186 PINELANDS RD



\$1,050,000

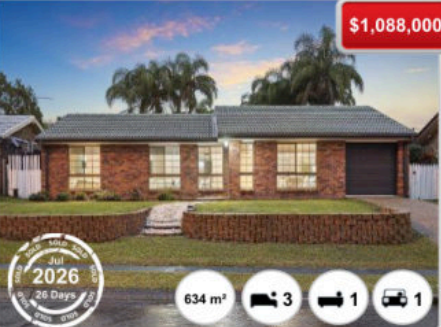
671 m²

3

1

1

377 GOWAN RD



\$1,088,000

634 m²

3

1

1

60 LYNELLE ST



\$1,555,000

802 m²

4

2

6

99 DITTON RD



\$1,000,000

405 m²

3

1

1

28 JACKSON RD



\$1,020,000

910 m²

4

2

2

20 RIDINGS ST



\$2,000,000

426.0 m²

5

3

2

31 TALDOT PL



\$1,250,000

516 m²

4

2

2

3 CALLENDAR RD



\$1,560,000

594 m²

5

5

2

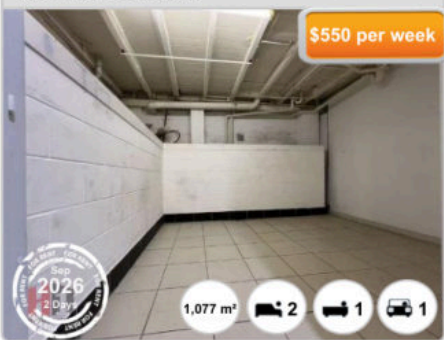
PROPERTIES FOR RENT

Median Rental Price
N/A

Rental Yield
N/A

Number of Rentals
N/A

127 LANG STREET

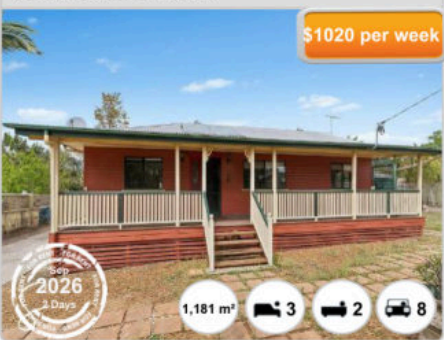


\$550 per week



1,077 m²   

1 STIRLING STREET

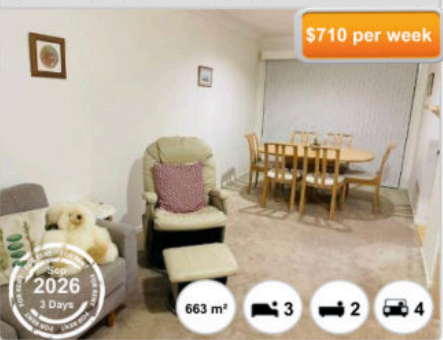


\$1020 per week



1,181 m²   

43 SHYLOCK CRESCENT

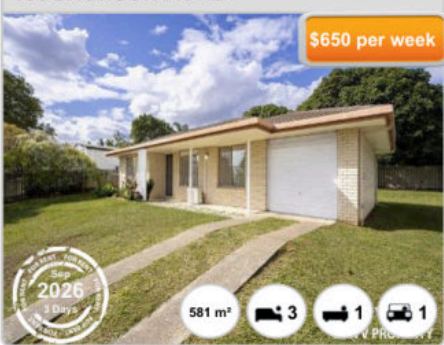


\$710 per week



663 m²   

180 JACKSON ROAD

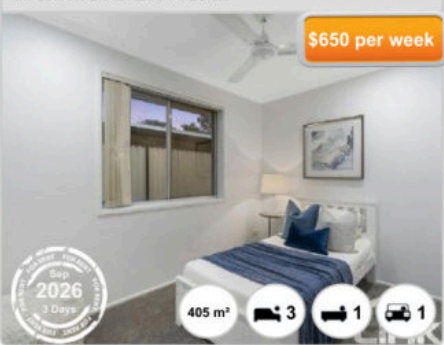


\$650 per week



581 m²   

176A MORDEN ROAD

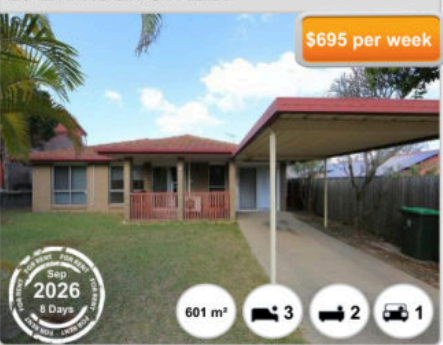


\$650 per week



405 m²   

20 EVANDER STREET

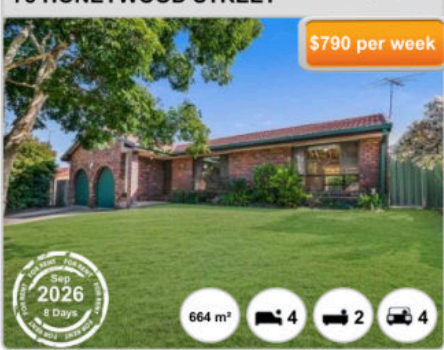


\$695 per week



601 m²   

78 HONEYWOOD STREET

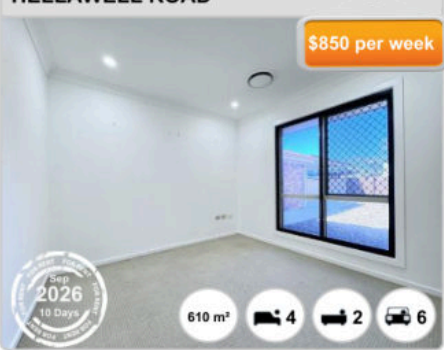


\$790 per week



664 m²   

HELLAWELL ROAD

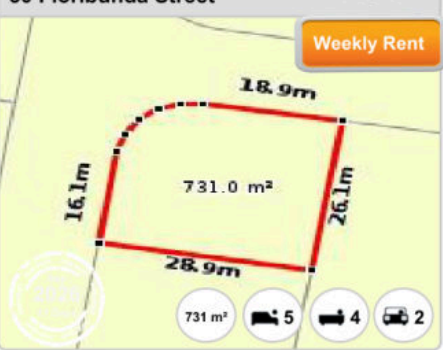


\$850 per week



610 m²   

50 Floribunda Street



Weekly Rent



731 m²   

PROPERTIES FOR RENT

0 HELLAWELL ROAD

\$850 per week

610 m²

32 PARK AVENUE

\$1,500 per

867 m²

26 LYNELLE STREET

\$880 per week

600 m²

9 BERTIE STREET

\$670 per week

602 m²

15 TANBY STREET

\$950 per week

686 m²

6 TANBY STREET

\$610 per week

658 m²

80 BRADMAN STREET

\$720 per week

607 m²

23 HILAS CIRCUIT

\$1050 per week

452 m²

29 TALLOWOOD WAY

\$780 per week

497 m²

93 MORDEN ROAD

\$745 per week

405 m²

122 BRADMAN STREET

\$635 per week

405 m²

3 KINGMAN STREET

\$900 per week

589 m²

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Let's Keep it Genuine