

# Suburb Profile Report

## Sunshine Beach QLD 4567

Prepared on 07 December 2021

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**CoreLogic**<sup>®</sup>





**119km**  
Distance from GPO

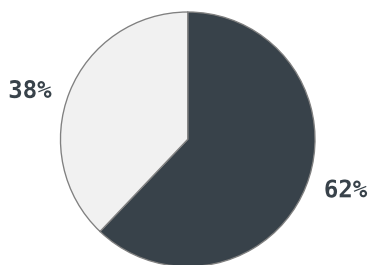


**2.5k**  
Population

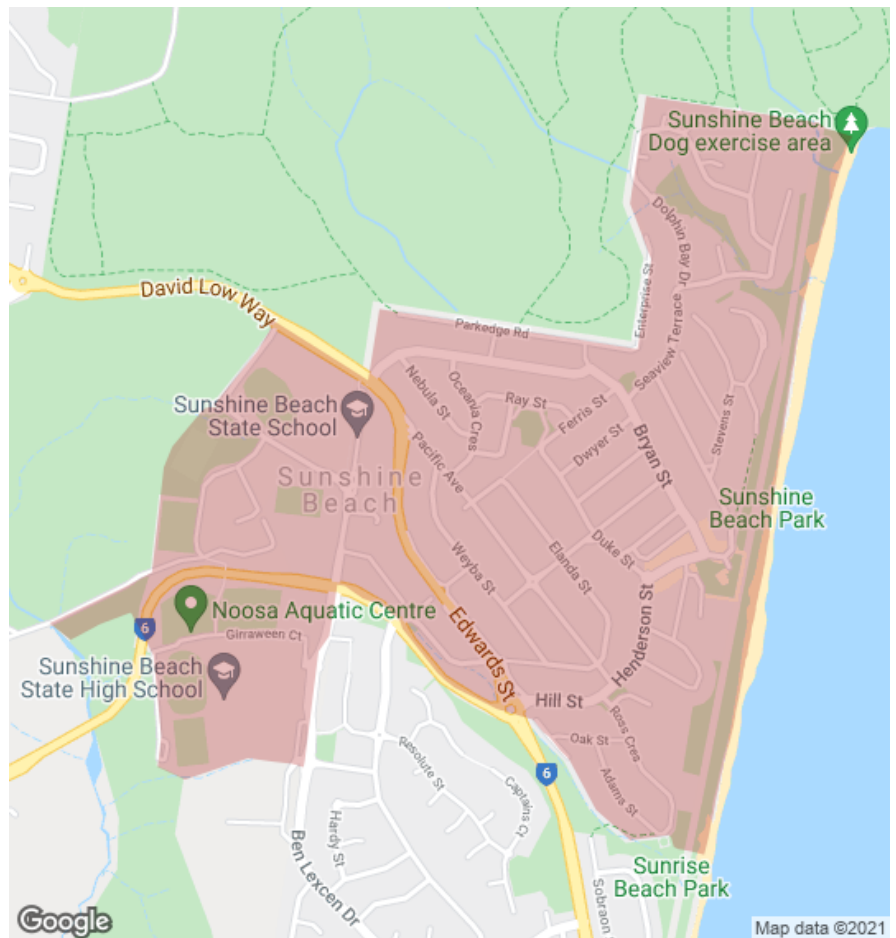
**↑ 7.5%**  
5 year population change



**11 years**  
Average length of ownership



■ Owner Occupiers □ Renters



The size of Sunshine Beach is approximately 1.9 square kilometres. It has 7 parks covering nearly 10.2% of total area. The population of Sunshine Beach in 2011 was 2,287 people. By 2016 the population was 2,458 showing a population growth of 7.5% in the area during that time. The predominant age group in Sunshine Beach is 50-59 years. Households in Sunshine Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Sunshine Beach work in a professional occupation. In 2011, 55.7% of the homes in Sunshine Beach were owner-occupied compared with 60% in 2016. Currently the median sales price of houses in the area is \$2,320,000.

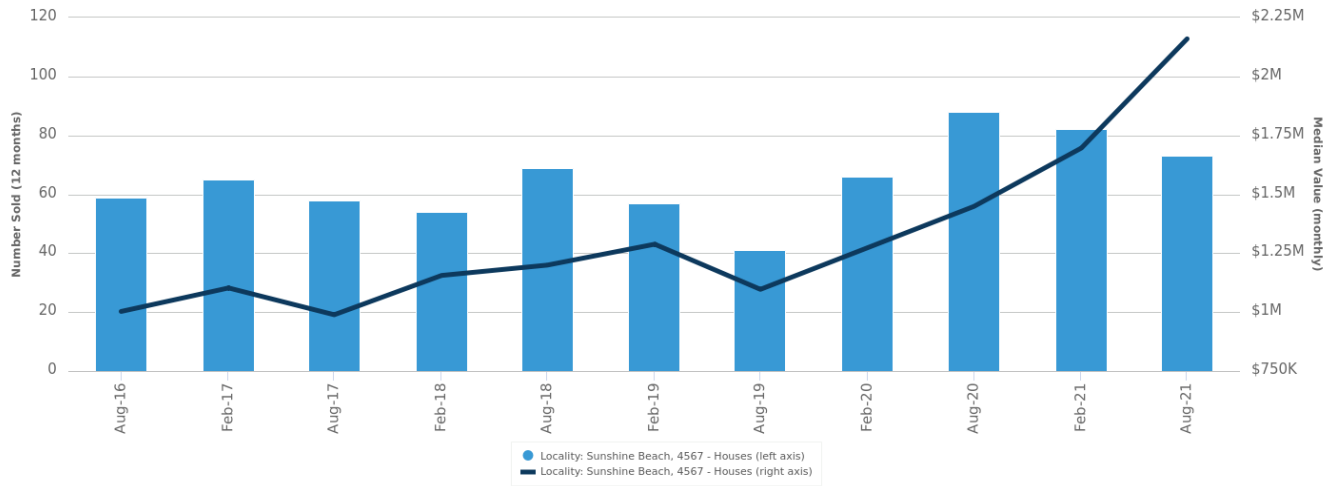
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	948	73	\$2,596,129	22
	930	45	\$1,234,619	6

\*Total number of unique properties listed for sale over the past 12 months.

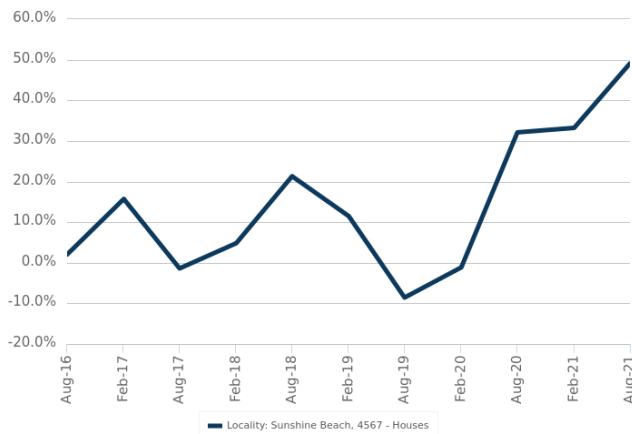


## Houses: For Sale

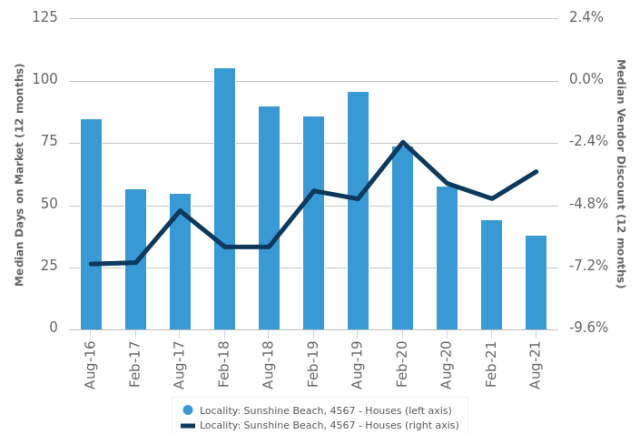
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$3,875,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$2,320,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$1,545,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Houses: Market Activity Snapshot

## On The Market

2



**16 Adams Street Sunshine Beach QLD**

Listed on 03 Dec 2021  
By Negotiation

2  
BEDROOMS

1  
 3  
 826m<sup>2</sup>



**3/14 Ray Street Sunshine Beach QLD 4567**

Listed on 26 Nov 2021  
Offers over \$800,000

1  
 1  
 119m<sup>2</sup>

6



**22 Elanda Street Sunshine Beach QLD**

Listed on 03 Dec 2021  
Contact Agent

3  
BEDROOMS

2  
 2  
 569m<sup>2</sup>



**21 McAnally Drive Sunshine Beach QLD**

Listed on 03 Dec 2021  
Contact Agent

2  
 1  
 544m<sup>2</sup>

8

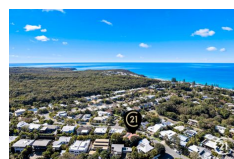


**4 Arakoon Crescent Sunshine Beach QLD**

Listed on 03 Dec 2021  
Expression Of Interest

4  
BEDROOMS

2  
 2  
 1,174m<sup>2</sup>



**11 Oceania Crescent Sunshine Beach QLD**

Listed on 03 Dec 2021  
By Negotiation

2  
 3  
 632m<sup>2</sup>

## Recently Sold

3



**20 Park Crescent Sunshine Beach QLD**

Sold on 03 Sep 2021  
\$6,750,000

2  
 2  
 588m<sup>2</sup>



**86 Pacific Avenue Sunshine Beach QLD**

Sold on 25 Aug 2021  
\$1,545,000

1  
 2  
 506m<sup>2</sup>

8



**3 Maher Terrace Sunshine Beach QLD**

Sold on 30 Oct 2021  
\$4,400,000

2  
 3  
 531m<sup>2</sup>



**20 Arakoon Crescent Sunshine Beach QLD**

Sold on 24 Oct 2021  
\$14,250,000\*

2  
 3  
 608m<sup>2</sup>

10



**2 Wildflower Street Sunshine Beach QLD**

Sold on 22 Oct 2021  
Not Disclosed

1  
 2  
 559m<sup>2</sup>



**4 Surfside Court Sunshine Beach QLD**

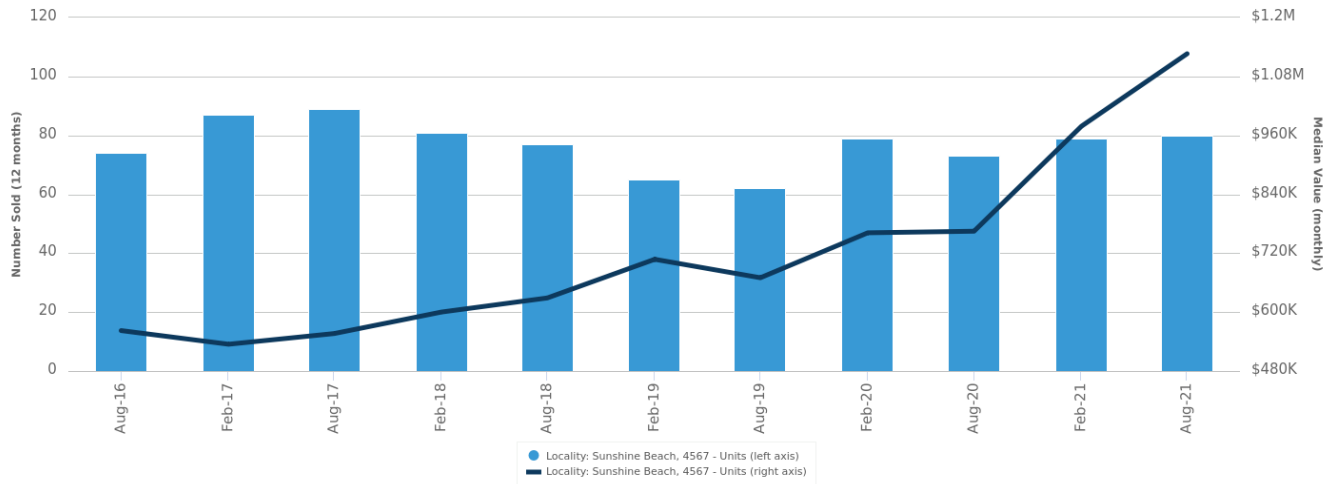
Sold on 16 Oct 2021  
Not Disclosed

2  
 3  
 977m<sup>2</sup>

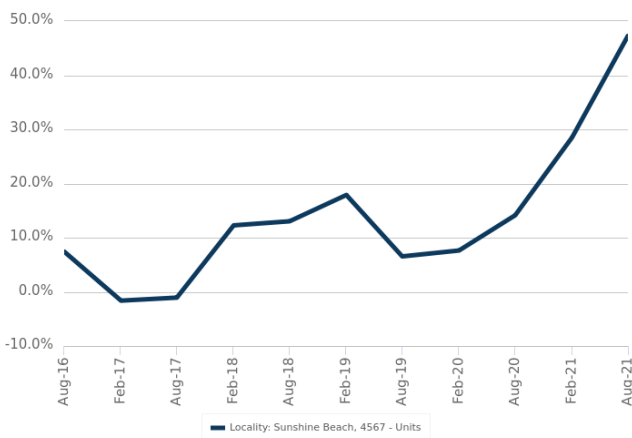
= number of houses currently On the Market or Sold within the last 6 months  
\*Agent advised

## Units: For Sale

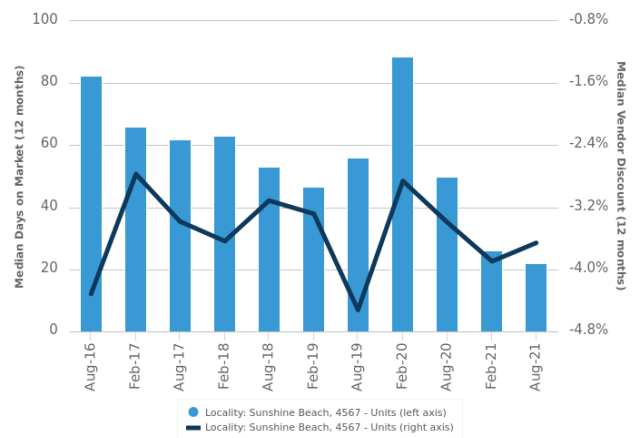
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,500,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$1,065,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$849,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Units: Market Activity Snapshot

## On The Market

0

1  
BEDROOMS

## Recently Sold

0

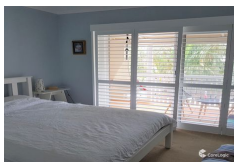
There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

4

2  
BEDROOMS

13



**7/6-8 Corona Street Sunshine Beach QLD**

Listed on 03 Dec 2021  
By Negotiation

1  
 1  
 116m<sup>2</sup>



**4/19 Ferris Street Sunshine Beach QLD**

Sold on 02 Dec 2021  
Not Disclosed

1  
 1  
 76m<sup>2</sup>



**2/2 Webb Road Sunshine Beach QLD**

Listed on 03 Dec 2021  
Offers Above \$1,275,000

1  
 2  
 175m<sup>2</sup>



**5/5 Douglas Street Sunshine Beach QLD**

Sold on 11 Nov 2021  
Not Disclosed

1  
 2  
 116m<sup>2</sup>

2

3  
BEDROOMS

4



**1/4 Corona Street Sunshine Beach QLD**

Listed on 02 Dec 2021  
Offers over \$950,000

1  
 2  
 112m<sup>2</sup>



**7/5 Henderson Street Sunshine Beach QLD**

Sold on 26 Nov 2021  
Not Disclosed

2  
 2  
 181m<sup>2</sup>



**9/21 Henderson Street Sunshine Beach QLD**

Listed on 02 Dec 2021  
BY NEGOTIATION

2  
 2  
 173m<sup>2</sup>



**3/39 Elanda Street Sunshine Beach QLD**

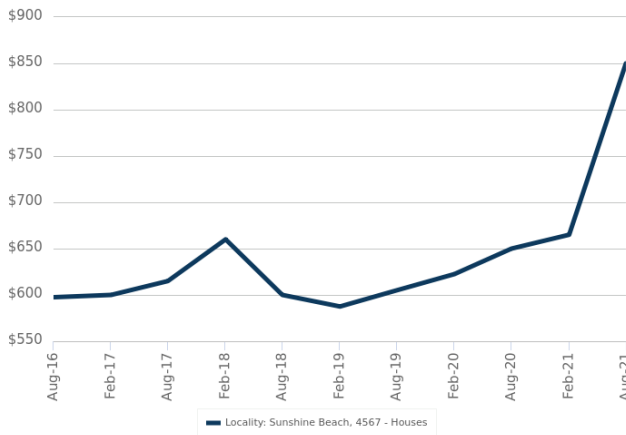
Sold on 17 Nov 2021  
Not Disclosed

2  
 2  
 173m<sup>2</sup>

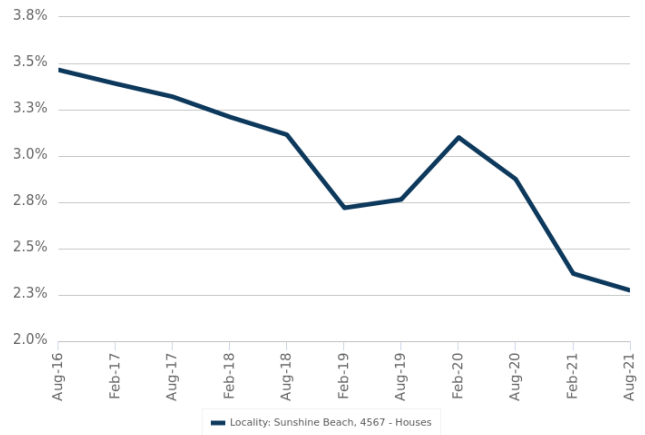
= number of units currently On the Market or Sold within the last 6 months

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

For Rent

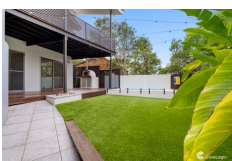
0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

3

3  
BEDROOMS



**1/1 Henderson Street  
Sunshine Beach QLD**

Listed on 30 Nov 2021  
\$1,250/W

2

2

227m<sup>2</sup>



**25 Weyba Street Sunshine  
Beach QLD**

Listed on 29 Nov 2021  
\$750/W

2

3

607m<sup>2</sup>

1

4  
BEDROOMS



**9 Bowman Terrace  
Sunshine Beach QLD**

Listed on 08 Nov 2021  
\$1,650/W

2

2

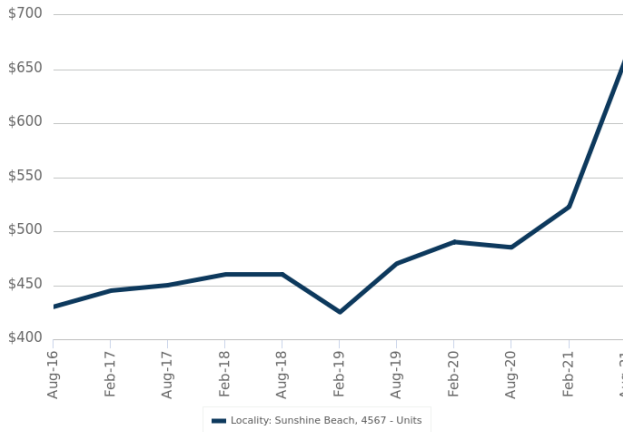
531m<sup>2</sup>



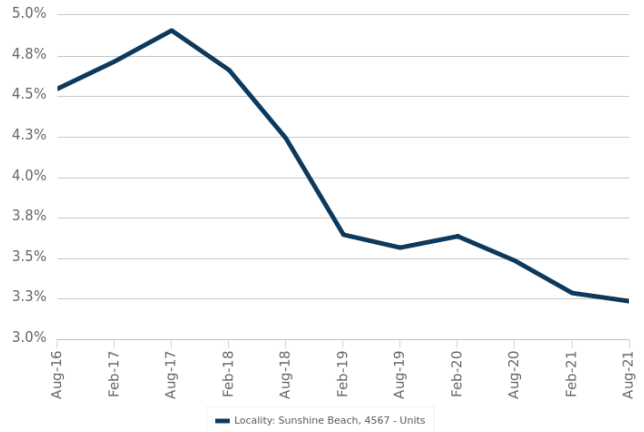
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

For Rent

0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

3

2  
BEDROOMS



**2/15 Adams Street**  
Sunshine Beach QLD

Listed on 19 Nov 2021  
- /W



376m<sup>2</sup>



**1/38 Elanda Street**  
Sunshine Beach QLD

Listed on 17 Nov 2021  
\$800/W



229m<sup>2</sup>

1

3  
BEDROOMS



**2/2 Sarena Court**  
Sunshine Beach QLD

Listed on 30 Nov 2021  
\$695/W



220m<sup>2</sup>



= number of units observed as On the Market for Rent within the last month



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