

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.58m

Quarterly Price Change

-0.81% ↓

Median Unit Price*

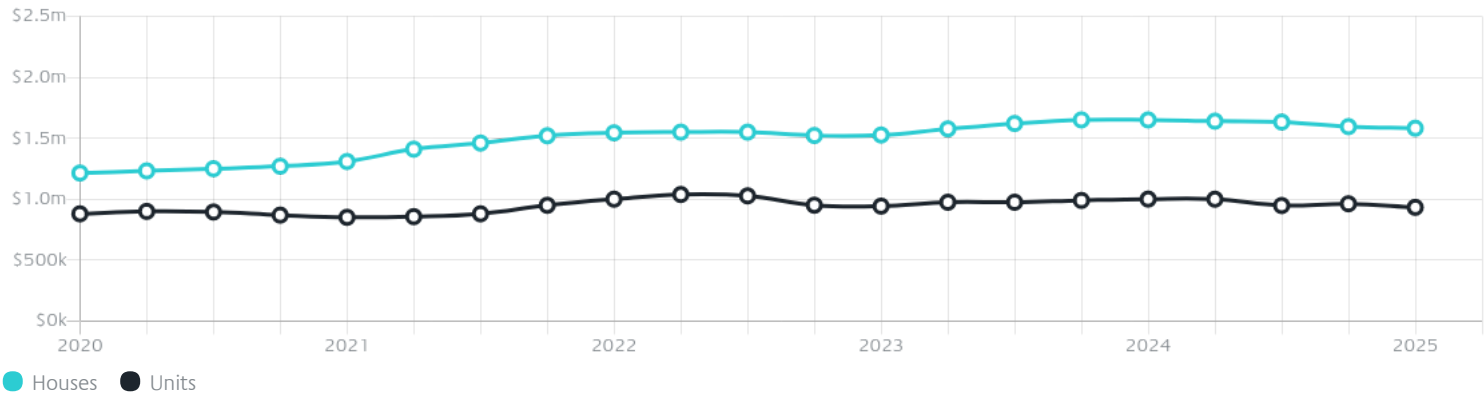
Median

\$933k

Quarterly Price Change

-3.06% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 60%
● Private 40%

Auction Clearance Rate^{*}

79.79%

Median Days on Market[^]

26 days

Average Hold Period^{*}

6.8 years

Insights

Dwelling Type[^]



● Houses 63% ● Units 37%

Ownership[^]



● Owned Outright 45% ● Mortgaged 34% ● Rented 21%

Population[^]

30,926

Median Asking Rent per week^{*}

\$750

Population Growth[^]

9.05%

Rental Yield^{*}

2.24%

Median Age[^]













41 years

Median Household Size[^]













2.7 people

Sold Properties~













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/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  27 Ashton Rise Doncaster East | 4 | House | \$1,400,000 | 30 Jun 2025 |
|  72 Leeds St Doncaster East | 4 | House | \$1,480,000 | 28 Jun 2025 |
|  2 Amelia Cr Doncaster East | 4 | House | \$1,770,000 | 28 Jun 2025 |
|  16 Gaudion Rd Doncaster East | 4 | House | \$1,683,500 | 28 Jun 2025 |
|  105/1058 Doncaster Rd Doncaster East | 2 | Apartment | \$599,000 | 27 Jun 2025 |
|  85 Rosella St Doncaster East | 4 | House | \$1,520,000 | 25 Jun 2025 |
|  18 Crofton Tce Doncaster East | 4 | House | \$1,350,000 | 22 Jun 2025 |
|  6a Avocet St Doncaster East | 4 | House | \$1,595,000 | 21 Jun 2025 |
|  4 Towong Ct Doncaster East | 3 | House | \$1,493,000 | 21 Jun 2025 |
|  26 Huntingfield Dr Doncaster East | 4 | House | \$1,550,000 | 21 Jun 2025 |
|  42 Morna Rd Doncaster East | 3 | House | \$1,820,000 | 21 Jun 2025 |
|  7 Friars Ct Doncaster East | 3 | House | \$1,350,000 | 21 Jun 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  63 Tristania St Doncaster East | 4 | House | \$1,525,000 | 21 Jun 2025 |
|  29 Paula Cr Doncaster East | 4 | House | \$1,710,000 | 21 Jun 2025 |
|  6 Morinda Cr Doncaster East | 3 | House | \$1,701,000 | 21 Jun 2025 |
|  3 Grevillea Rd Doncaster East | 4 | House | \$1,900,000 | 19 Jun 2025 |
|  17 / 187 Reynolds Rd Doncaster East | 1 | Apartment | \$412,000 | 18 Jun 2025 |
|  203 / 927 Doncaster Rd Doncaster East | 3 | Apartment | \$616,000 | 18 Jun 2025 |
|  21 Harry St Doncaster East | 4 | House | \$1,630,000 | 15 Jun 2025 |
|  5a Pine Way Doncaster East | 4 | House | \$1,560,000 | 14 Jun 2025 |
|  1 / 1 Gedye St Doncaster East | 3 | Unit | \$1,169,000 | 14 Jun 2025 |
|  46 Celeste St Doncaster East | 4 | House | \$1,605,000 | 14 Jun 2025 |
|  21 Maggs St Doncaster East | 3 | House | \$1,321,000 | 14 Jun 2025 |
|  41 Ross St Doncaster East | 3 | House | \$1,810,000 | 14 Jun 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  8a Gedye St Doncaster East | 4 | House | \$1,630,000 | 14 Jun 2025 |
|  4 Huntingfield Dr Doncaster East | 4 | House | \$2,055,000 | 12 Jun 2025 |
|  16 Arawata Dr DONCASTER EAST | 3 | House | \$1,430,000 | 12 Jun 2025 |
|  7 Robertswood Cl Doncaster East | 5 | House | \$1,800,000 | 07 Jun 2025 |
|  19 Abelia St Doncaster East | 4 | House | \$1,575,000 | 07 Jun 2025 |
|  5/29-31 Thea Gr Doncaster East | 3 | Townhouse | \$1,056,000 | 07 Jun 2025 |
|  1 Dalkeith Ct Doncaster East | 5 | House | \$2,350,000 | 07 Jun 2025 |
|  1/54 Rosella St Doncaster East | 2 | Unit | \$770,000 | 07 Jun 2025 |
|  36 Belinda Cr Doncaster East | 5 | House | \$3,750,000 | 06 Jun 2025 |
|  2/35 Ross St Doncaster East | 3 | Townhouse | \$940,000 | 05 Jun 2025 |
|  5 Marlene Cl Doncaster East | 5 | House | \$1,480,000 | 04 Jun 2025 |
|  2/15-17 Roger St Doncaster East | 3 | Unit | \$988,000 | 03 Jun 2025 |



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Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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