

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.58m

Quarterly Price Change

-0.81% ↓

## Median Unit Price\*

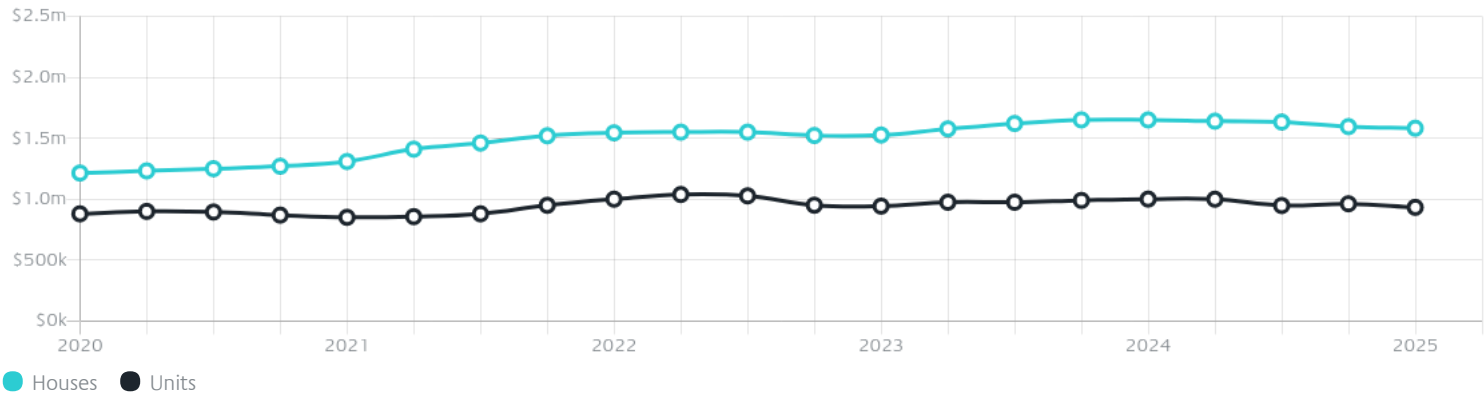
Median

\$933k

Quarterly Price Change

-3.06% ↓

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 71%  
● Private 29%

Auction Clearance Rate<sup>\*</sup>

72.22%

Median Days on Market<sup>^</sup>

26 days

Average Hold Period<sup>\*</sup>

6.8 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 63% ● Units 37%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

30,926

Median Asking Rent per week<sup>\*</sup>

\$750

Population Growth<sup>^</sup>

9.05%

Rental Yield<sup>\*</sup>

2.24%

Median Age<sup>^</sup>













41 years

Median Household Size<sup>^</sup>










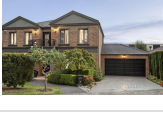


2.7 people

# 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 11 Celeste St Doncaster East	3	House	\$1,660,000	31 May 2025
 21 Romsey Rise Doncaster East	3	House	\$1,546,000	31 May 2025
 12 Snow Gum Rd Doncaster East	4	House	\$1,514,000	31 May 2025
 15 Jefferson Gr Doncaster East	4	House	\$1,491,000	31 May 2025
 2/20 Amdura Rd Doncaster East	3	Unit	\$1,100,000	31 May 2025
 8 Fullwood Pde Doncaster East	4	House	\$1,565,000	31 May 2025
 2/5 Carmen Cl Doncaster East	4	Townhouse	\$1,233,000	31 May 2025
 2 Baratta St Doncaster East	3	House	\$1,215,000	31 May 2025
 11/881 Doncaster Rd Doncaster East	1	Apartment	\$365,000	30 May 2025
 279 Blackburn Rd Doncaster East	4	Townhouse	\$1,520,000	28 May 2025
 5/881 Doncaster Rd Doncaster East	1	Apartment	\$380,000	28 May 2025
 31/881 Doncaster Rd Doncaster East	1	Apartment	\$395,000	26 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7a Daws Rd Doncaster East	4	Townhouse	\$1,670,000	24 May 2025
 1 Deloraine Cl Doncaster East	5	House	\$1,780,000	24 May 2025
 22 Highfield Rd Doncaster East	3	House	\$1,510,000	24 May 2025
 4 Margaret St Doncaster East	3	Townhouse	\$1,150,000	24 May 2025
 2/60 Morna Rd Doncaster East	3	Unit	\$1,262,000	24 May 2025
 4 Cavalier St Doncaster East	3	House	\$1,640,000	23 May 2025
 68 Polaris Dr Doncaster East	5	House	\$1,865,000	23 May 2025
 201/37 Churchill St Doncaster East	3	Apartment	\$945,000	21 May 2025
 9 Dilkara Ct Doncaster East	3	House	\$1,380,000	21 May 2025
 5 Katandra Pl DONCASTER EAST	5	House	\$1,450,000	21 May 2025
 9/16 Bullen St Doncaster East	2	Apartment	\$550,000	21 May 2025
 21/885-889 Doncaster Rd Doncaster East	2	Apartment	\$480,000	20 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/87 Santa Rosa Blvd Doncaster East	4	Townhouse	\$1,360,000	19 May 2025
 82 Pine Hill Dr Doncaster East	4	House	\$1,380,000	17 May 2025
 5a Keir Av Doncaster East	4	House	\$1,405,000	17 May 2025
 46 Rosella St Doncaster East	3	House	\$1,550,000	17 May 2025
 4 Owens St Doncaster East	4	House	\$1,190,000	17 May 2025
 27/243 Blackburn Rd Doncaster East	2	Apartment	\$520,000	16 May 2025
 24/885-889 Doncaster Rd Doncaster East	2	Apartment	\$601,000	16 May 2025
 23/881 Doncaster Rd Doncaster East	2	Unit	\$615,000	15 May 2025
 78 Canopus Dr Doncaster East	4	House	\$1,408,000	14 May 2025
 G18/210 Reynolds Rd Doncaster East	2	Apartment	\$625,000	13 May 2025
 1/44 Franklin Rd Doncaster East	3	Unit	\$960,000	12 May 2025
 11/25 Cavalier St Doncaster East	4	Townhouse	\$1,037,000	10 May 2025



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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