

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.47m**

Quarterly Price Change

**-1.93% ↓**

## Median Unit Price\*

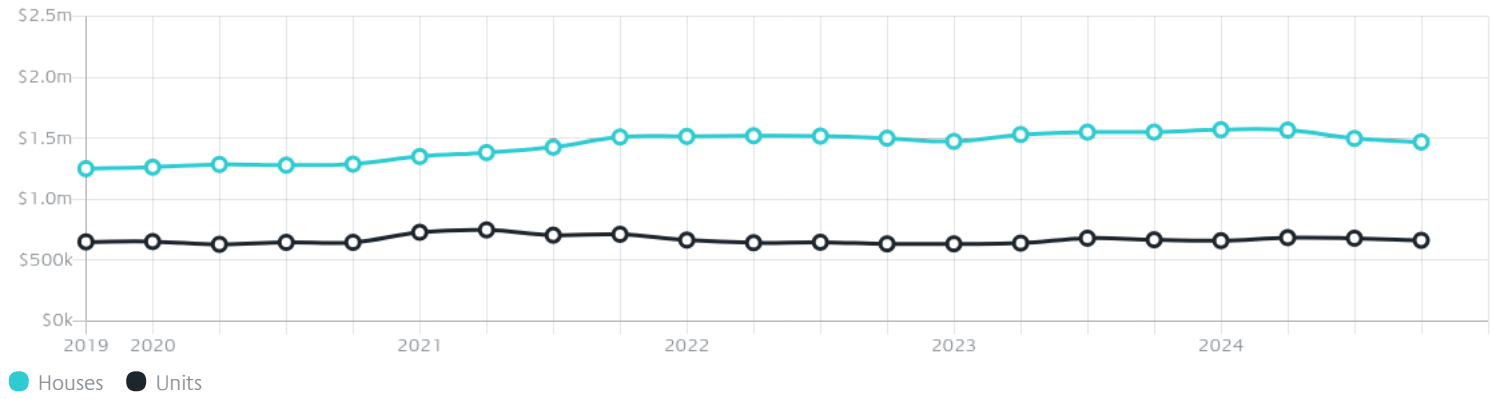
Median

**\$663k**

Quarterly Price Change

**-2.57% ↓**

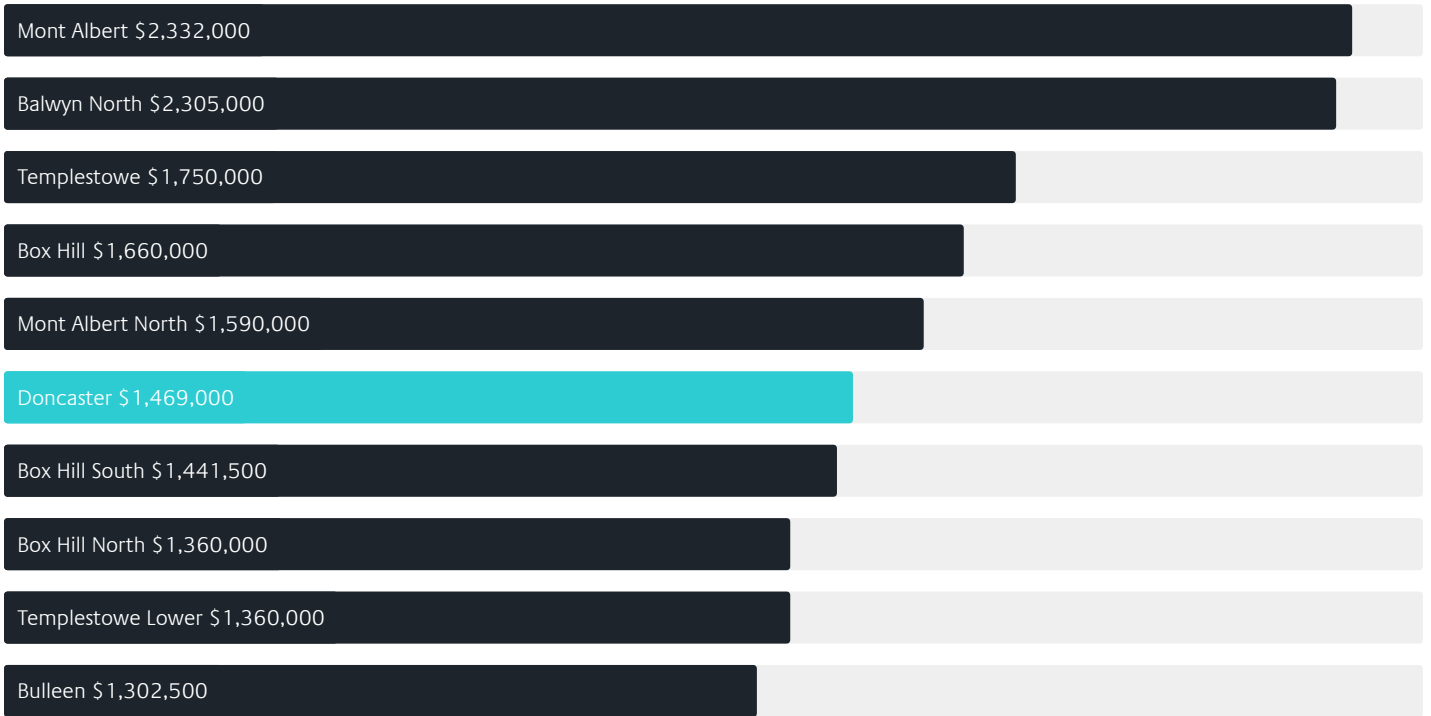
## Quarterly Price Change\*



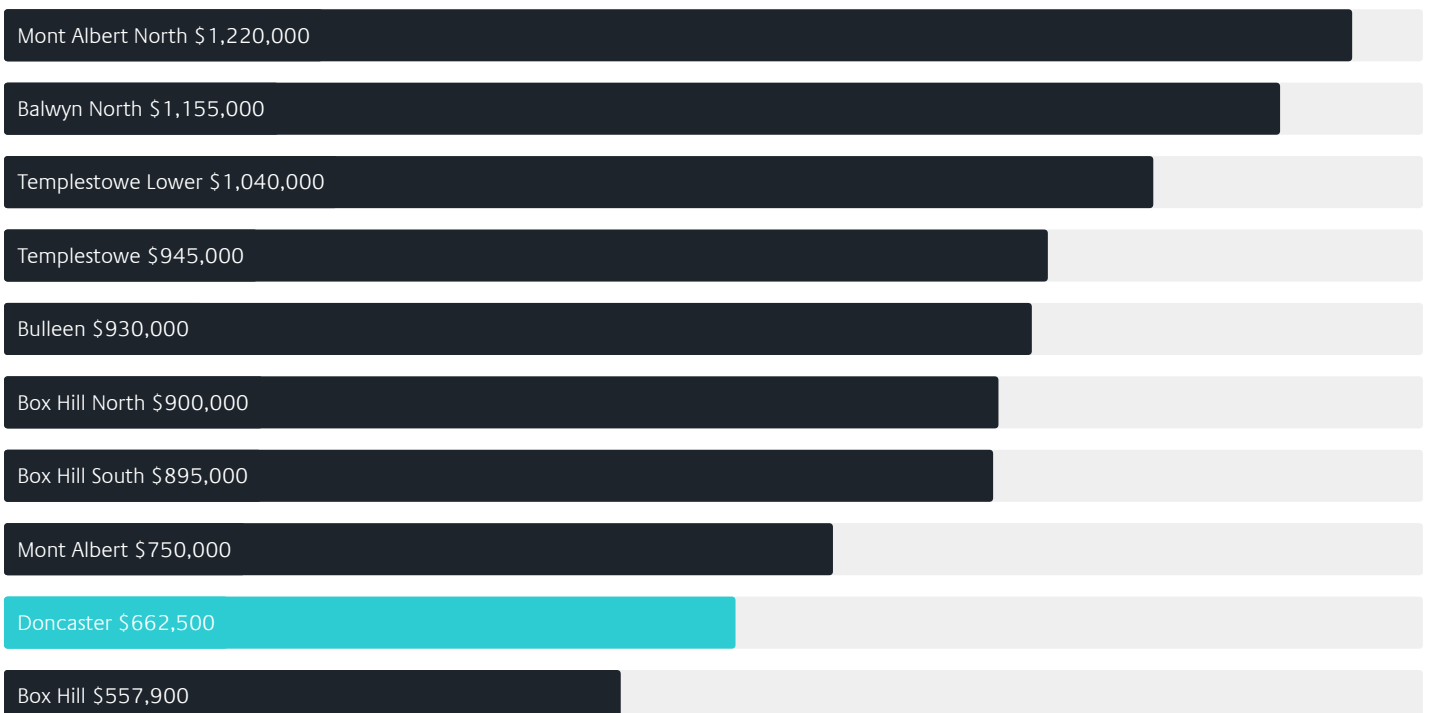
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 46%  
● Private 54%

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

77.78%

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

32 days

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

5.3 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 53% ● Units 47%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

25,020

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

\$740

## Population Growth<sup>^</sup>

19.45%

## Rental Yield<sup>\*</sup>

2.51%

## Median Age<sup>^</sup>













40 years

## Median Household Size<sup>^</sup>













2.4 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](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 305/8 Berkeley St Doncaster	2	Apartment	\$492,000	31 Mar 2025
 14 Blossom Ct Doncaster	5	House	\$1,950,000	29 Mar 2025
 18 Finlayson St Doncaster	3	House	\$1,410,000	29 Mar 2025
 6/32 Ballamore Cr Doncaster	2	Unit	\$630,000	29 Mar 2025
 615/101 Tram Rd Doncaster	1	Apartment	\$300,000	28 Mar 2025
 807/101 Tram Rd Doncaster	2	Apartment	\$485,000	28 Mar 2025
 4004/2 Sovereign Point Ct Doncaster	2	Apartment	\$700,000	26 Mar 2025
 7 Kelly St Doncaster	3	House	\$1,350,000	26 Mar 2025
 50 Whittens La Doncaster	4	House	\$1,540,000	22 Mar 2025
 12 Walker St Doncaster	3	House	\$1,540,000	22 Mar 2025
 2/798 Elgar Rd Doncaster	0	Unit	\$815,000	22 Mar 2025
 11/1 Pettys La Doncaster	2	Apartment	\$601,000	20 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 33 Massey St Doncaster	4	House	\$998,000	20 Mar 2025
 421/632 Doncaster Rd Doncaster	2	Unit	\$595,000	20 Mar 2025
 32 Brendan Av Doncaster	4	House	\$1,398,888	17 Mar 2025
 8 Robyn St Doncaster	4	House	\$1,500,000	15 Mar 2025
 50 Boyd St Doncaster	3	House	\$1,280,000	15 Mar 2025
 67 Finlayson St Doncaster	3	House	\$1,435,000	15 Mar 2025
 26 Studley St Doncaster	3	House	\$1,310,000	14 Mar 2025
 G01/5 Sovereign Point Ct Doncaster	2	Apartment	\$620,000	13 Mar 2025
 21 Thiele St DONCASTER	4	Townhouse	\$1,385,000	13 Mar 2025
 504/642 Doncaster Rd Doncaster	2	Apartment	\$515,000	12 Mar 2025
 2/10 Clay Dr Doncaster	4	Townhouse	\$1,072,000	08 Mar 2025
 21 Ambrose St Doncaster	4	House	\$1,420,000	07 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 Bayley Gr Doncaster	2	House	\$988,000	05 Mar 2025
 1/27 Tullamore Av Doncaster	4	Townhouse	\$1,280,000	01 Mar 2025
 193 George St Doncaster	5	House	\$1,330,000	01 Mar 2025
 61 Ayr St Doncaster	3	House	\$1,301,000	01 Mar 2025
 5 Dunoon St Doncaster	4	House	\$1,381,000	01 Mar 2025
 175 High St Doncaster	3	House	\$1,148,000	01 Mar 2025
 27 Boyd St DONCASTER	4	House	\$1,100,000	01 Mar 2025
 15 Davis St Doncaster	5	House	\$1,599,000	01 Mar 2025
 23 Cantala Dr Doncaster	5	House	\$1,660,000	28 Feb 2025
 11 Koolkuna Av Doncaster	4	House	\$1,720,000	27 Feb 2025
 201/330 Manningham Rd Doncaster	2	Apartment	\$541,000	27 Feb 2025
 3 Para Ct Doncaster	4	House	\$1,865,000	27 Feb 2025



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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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