

JellisCraig

DONCASTER

Suburb Report

Know your neighbourhood.



DONCASTER SUBURB REPORT

Median House Price*

Median

\$1.47m

Quarterly Price Change

0.17% ↑

Median Unit Price*

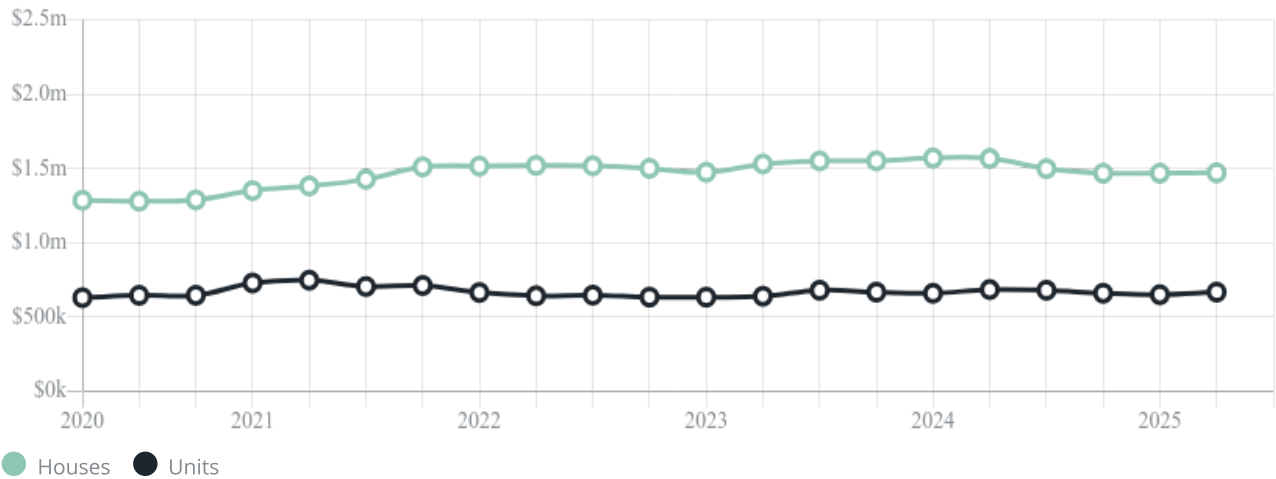
Median

\$668k

Quarterly Price Change

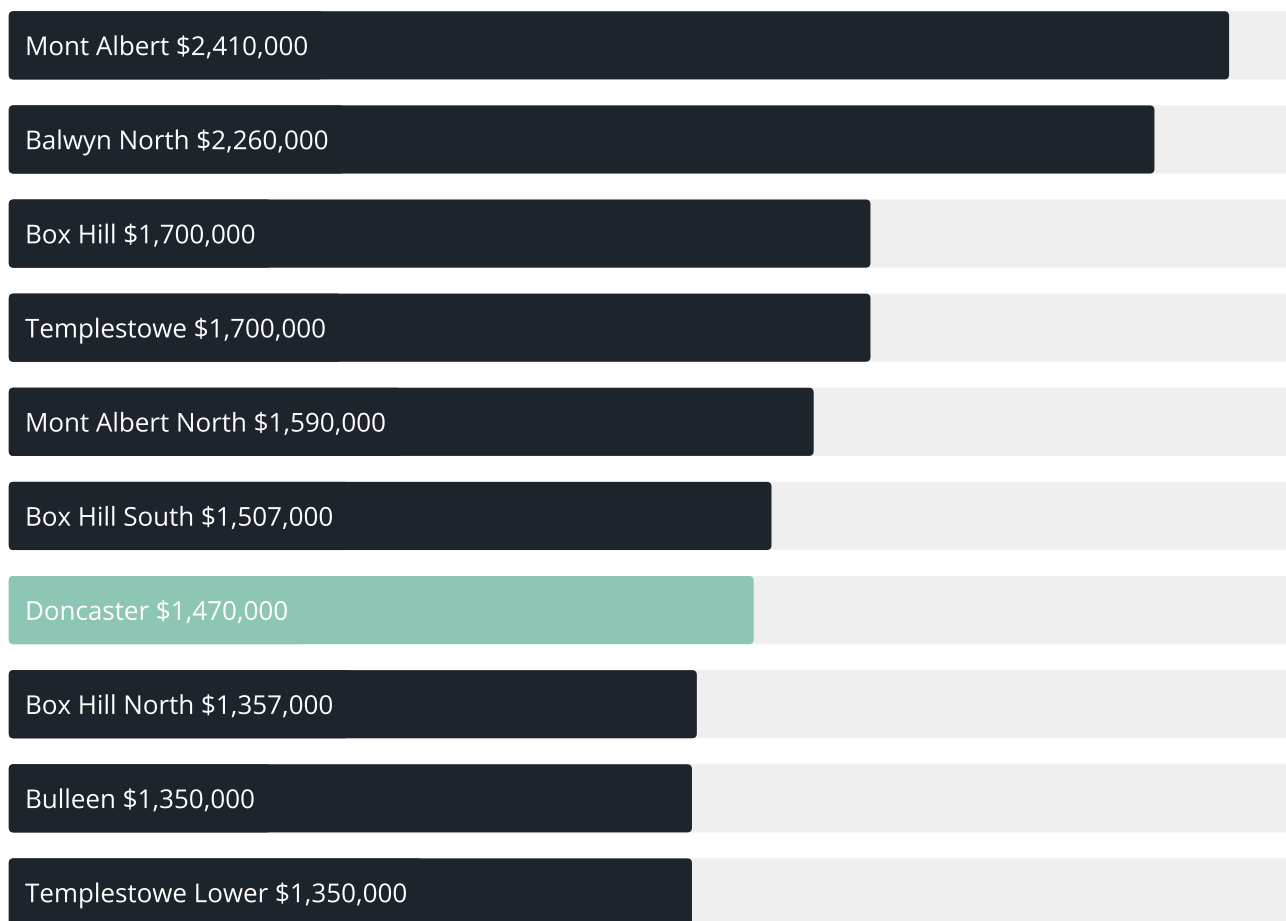
2.69% ↑

Quarterly Price Change*

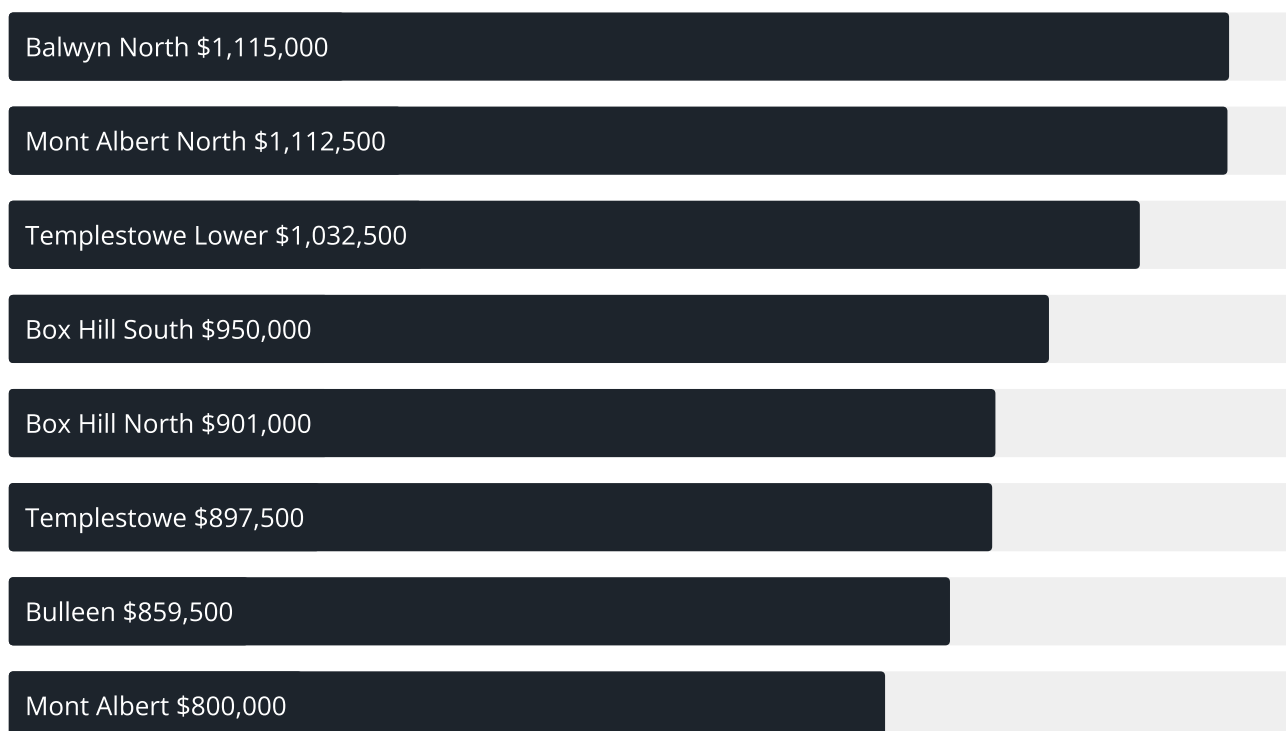


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Median House Sale Price*



Median Unit Sale Price*





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Sale Method*



● Auction 45%
● Private 55%

Auction Clearance Rate*

72.86%

Median Days on Market^

32 days

Average Hold Period*

5.3 years

Dwelling Type^



● Houses 53% ● Units 47%

Ownership^



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

Population^

25,020

Median Asking Rent per week*

\$750

Population Growth^

19.45%

Rental Yield*

2.51%

Median Age^











40 years

Median Household Size^











2.4 people

DONCASTER SUBURB REPORT











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
 603/91-93 Tram Rd DONCASTER	2	Apartment	\$575,000	28 Jul 2025
 21 Log School Rd Doncaster	4	House	\$2,020,000	28 Jul 2025
 17 Lauer St Doncaster	5	House	\$2,279,000	26 Jul 2025
 20 Larkspur Av Doncaster	4	House	\$1,880,000	26 Jul 2025
 167 Church Rd Doncaster	3	House	\$1,580,000	25 Jul 2025
 2/797 Elgar Rd Doncaster	2	Unit	\$735,000	24 Jul 2025
 3 Heritage Blvd Doncaster	4	House	\$2,335,000	24 Jul 2025
 304/8 Berkeley St DONCASTER	3	Apartment	\$783,000	24 Jul 2025
 901/101 Tram Rd Doncaster	2	Apartment	\$470,000	23 Jul 2025
 3/26 Kelly St Doncaster	4	Townhouse	\$1,150,000	22 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 5/13-15 Goodson St Doncaster	2	Apartment	\$438,500	21 Jul 2025
 9 Cecilie Ct Doncaster	3	House	\$1,370,000	19 Jul 2025
 78 Whittens La Doncaster	3	House	\$1,510,000	19 Jul 2025
 44 Auburn Cr Doncaster	4	House	\$2,512,000	18 Jul 2025
 27 Church Rd Doncaster	5	House	\$2,750,000	17 Jul 2025
 8a Lansell Dr Doncaster	5	House	\$2,258,000	15 Jul 2025
 309/5 Sovereign Point Ct Doncaster	3	Apartment	\$1,100,000	15 Jul 2025
 224/642 Doncaster Rd Doncaster	1	Apartment	\$385,000	14 Jul 2025
 34/800 Elgar Rd DONCASTER	2	Unit	\$500,000	13 Jul 2025
 9 Monaco St Doncaster	3	House	\$1,603,000	12 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 27 Park Hill Way Doncaster	4	House	\$2,090,000	12 Jul 2025
 28/3 Sovereign Point Ct Doncaster	2	Apartment	\$620,000	11 Jul 2025
 113/802 Elgar Rd Doncaster	2	Unit	\$547,500	10 Jul 2025
 104/8 Clay Dr Doncaster	2	Apartment	\$670,000	09 Jul 2025
 5a Philip Av Doncaster	5	House	\$1,950,000	08 Jul 2025
 319/59 Stables Cirt Doncaster	2	Apartment	\$810,000	07 Jul 2025
 2/333 George St Doncaster	3	Unit	\$900,000	05 Jul 2025
 512/91 Tram Rd Doncaster	1	Strata Unit/Flat	\$375,000	03 Jul 2025
 6/14 Frederick St Doncaster	2	Townhouse	\$875,000	02 Jul 2025
 11 Viscount Dr DONCASTER	5	House	\$1,510,000	30 Jun 2025



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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