

Suburb **INSIGHTS**

3108
DONCASTER



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.50m

Quarterly Price Change

-4.37% ↓

Median Unit Price*

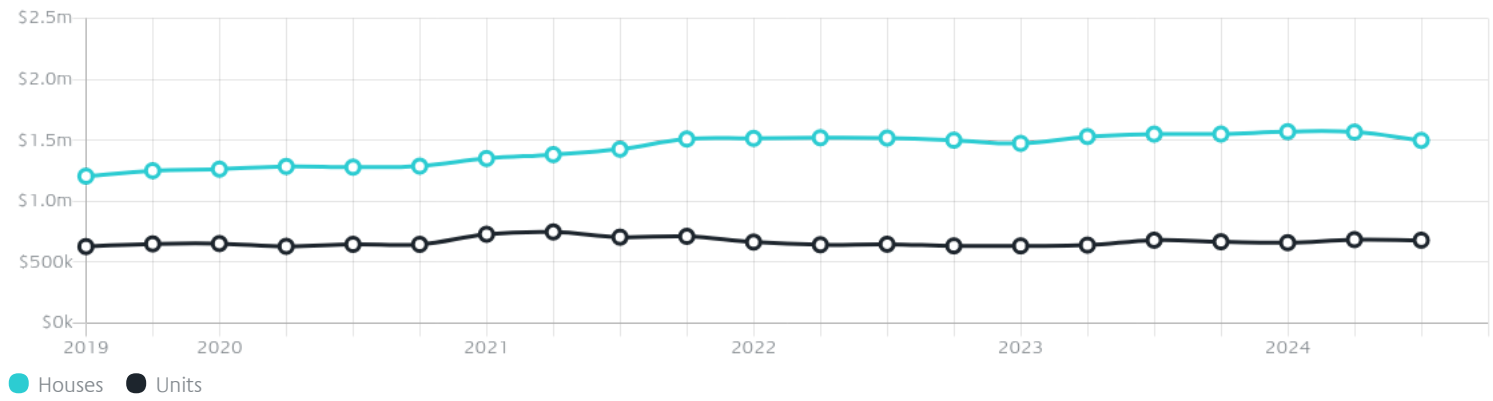
Median

\$680k

Quarterly Price Change

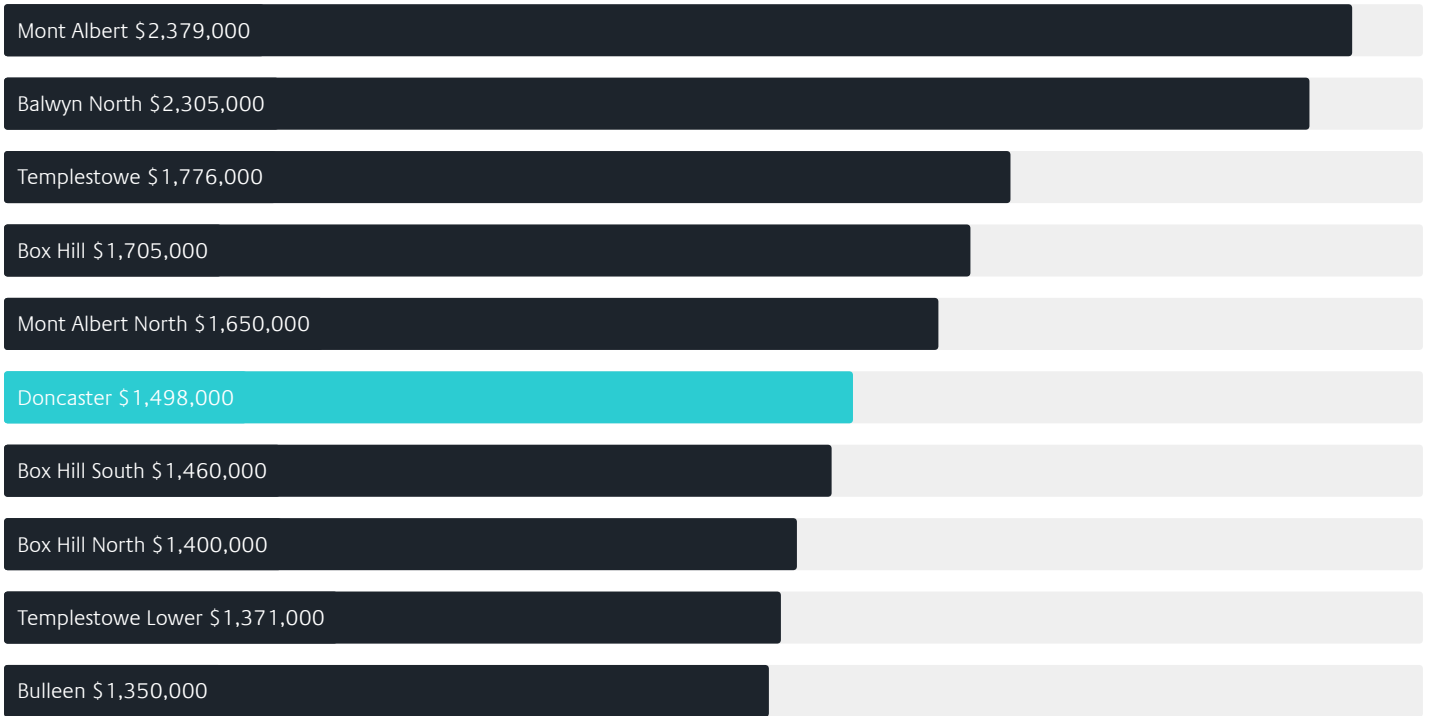
-0.72% ↓

Quarterly Price Change*

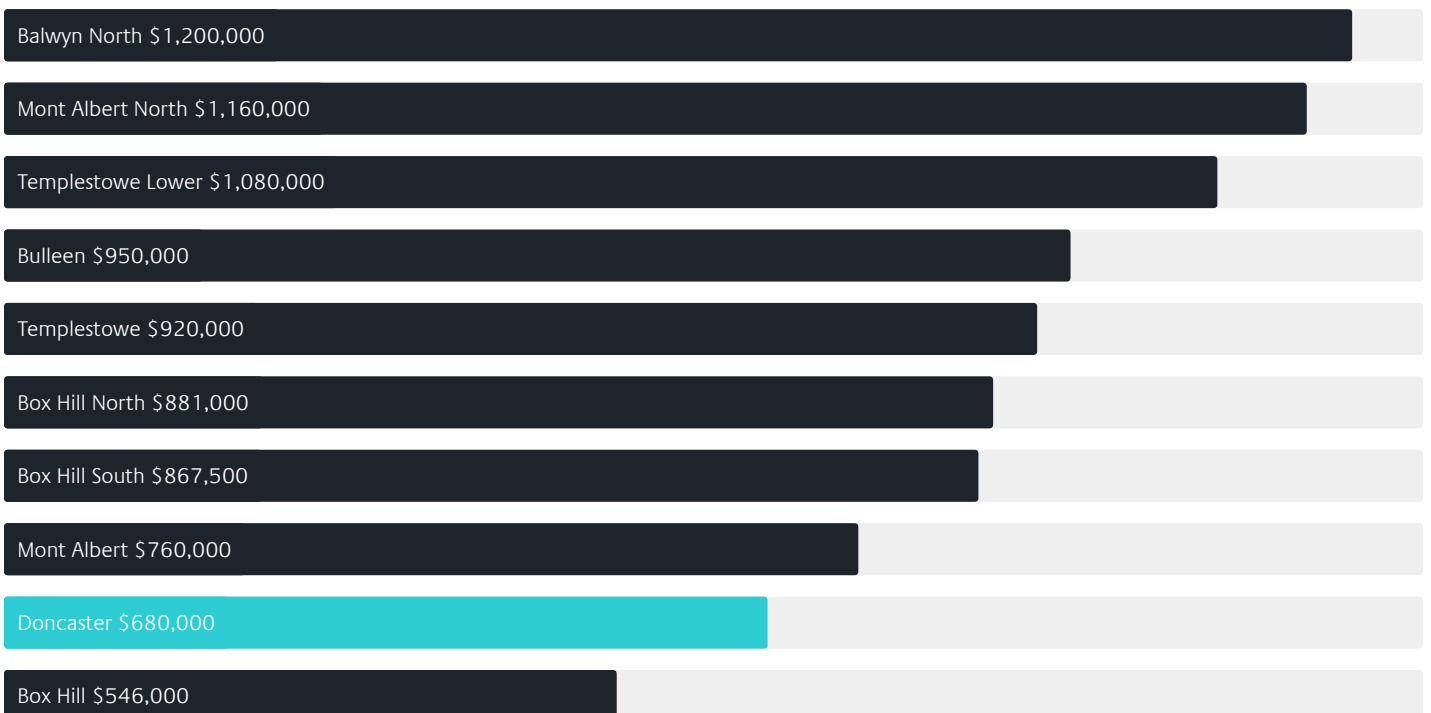


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 64%
● Private 36%

Auction Clearance Rate^{*}

66.97%

Median Days on Market[^]

29 days

Average Hold Period^{*}

5.3 years

Insights

Dwelling Type[^]



● Houses 53% ● Units 47%

Ownership[^]



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

Population[^]

25,020

Median Asking Rent per week^{*}

\$720

Population Growth[^]

19.45%

Rental Yield^{*}

2.51%

Median Age[^]













40 years

Median Household Size[^]











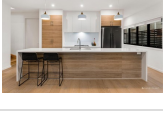

2.4 people

Sold Properties~



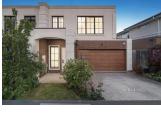









Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 18a High St Doncaster	3	Townhouse	\$849,000	30 Nov 2024
 36 Koolkuna Av Doncaster	4	House	\$1,410,000	30 Nov 2024
 23 Heyington Av Doncaster	3	House	\$1,260,000	30 Nov 2024
 1a Hillingdon Cr Doncaster	3	House	\$1,000,000	29 Nov 2024
 20a Studley St Doncaster	2	Unit	\$725,000	28 Nov 2024
 65 High St Doncaster	4	House	\$1,125,000	28 Nov 2024
 305/3 Grosvenor St Doncaster	2	Apartment	\$610,000	28 Nov 2024
 214/8 Berkeley St Doncaster	3	Apartment	\$638,000	27 Nov 2024
 1/3 Angus Gr Doncaster	2	House	\$1,120,000	27 Nov 2024
 G15/8 Berkeley St Doncaster	2	Apartment	\$525,000	27 Nov 2024
 903/91-93 Tram Rd Doncaster	2	Apartment	\$530,000	26 Nov 2024
 5 Gray St Doncaster	4	House	\$1,390,000	25 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 58 Roseland Gr Doncaster	4	House	\$1,428,000	24 Nov 2024
 17 Marilyn St Doncaster	4	House	\$1,252,000	24 Nov 2024
 16 Bordeaux St Doncaster	5	House	\$1,912,000	23 Nov 2024
 39 Finlayson St Doncaster	3	House	\$1,390,000	23 Nov 2024
 6 Burgundy Dr Doncaster	4	House	\$1,170,000	23 Nov 2024
 18 Somerville St Doncaster	4	House	\$1,385,000	23 Nov 2024
 3 Cascade Ret Doncaster	4	House	\$1,585,000	23 Nov 2024
 3/6 Hill Ct Doncaster	3	Townhouse	\$810,000	22 Nov 2024
 3 Reddan Ct Doncaster	5	House	\$2,310,000	16 Nov 2024
 39 Stables Cirt Doncaster	4	House	\$1,605,000	16 Nov 2024
 3/3 Hanke Rd Doncaster	4	Townhouse	\$1,093,000	15 Nov 2024
 921/642 Doncaster Rd Doncaster	2	Apartment	\$540,000	15 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 906/91-93 Tram Rd DONCASTER	2	Apartment	\$621,160	13 Nov 2024
 21/33 Queens Av Doncaster	2	Apartment	\$630,000	12 Nov 2024
 142 Church Rd Doncaster	4	House	\$1,580,000	11 Nov 2024
 53 Church Rd Doncaster	4	House	\$1,361,000	09 Nov 2024
 32/765-767 Doncaster Rd DONCASTER	1	Apartment	\$395,000	08 Nov 2024
 208/8 Hepburn Rd Doncaster	2	Apartment	\$530,800	07 Nov 2024
 9 Viscount Dr DONCASTER	4	House	\$1,540,000	01 Nov 2024
 22 Saxon St Doncaster	4	House	\$1,320,000	01 Nov 2024
 2 Crouch Ct Doncaster	5	House	\$2,690,000	31 Oct 2024
 1/734 Doncaster Rd Doncaster	2	Townhouse	\$680,000	31 Oct 2024
 10/33 Queens Av Doncaster	2	Apartment	\$598,000	30 Oct 2024
 316/632 Doncaster Rd Doncaster	2	Apartment	\$555,000	30 Oct 2024



Doncaster Office
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03 8841 4888

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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