

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.47m

Quarterly Price Change

-1.93% ↓

Median Unit Price*

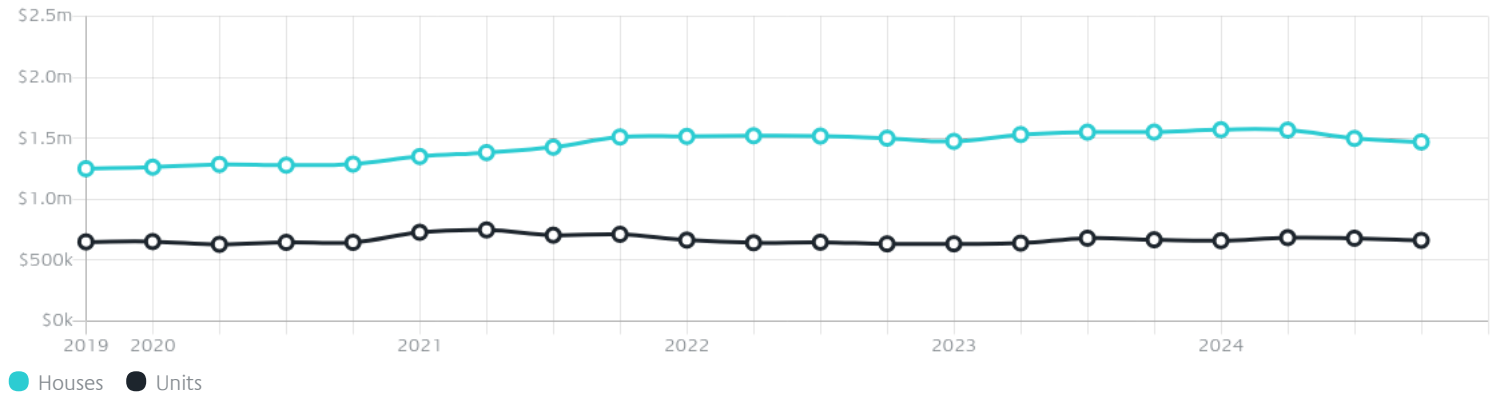
Median

\$663k

Quarterly Price Change

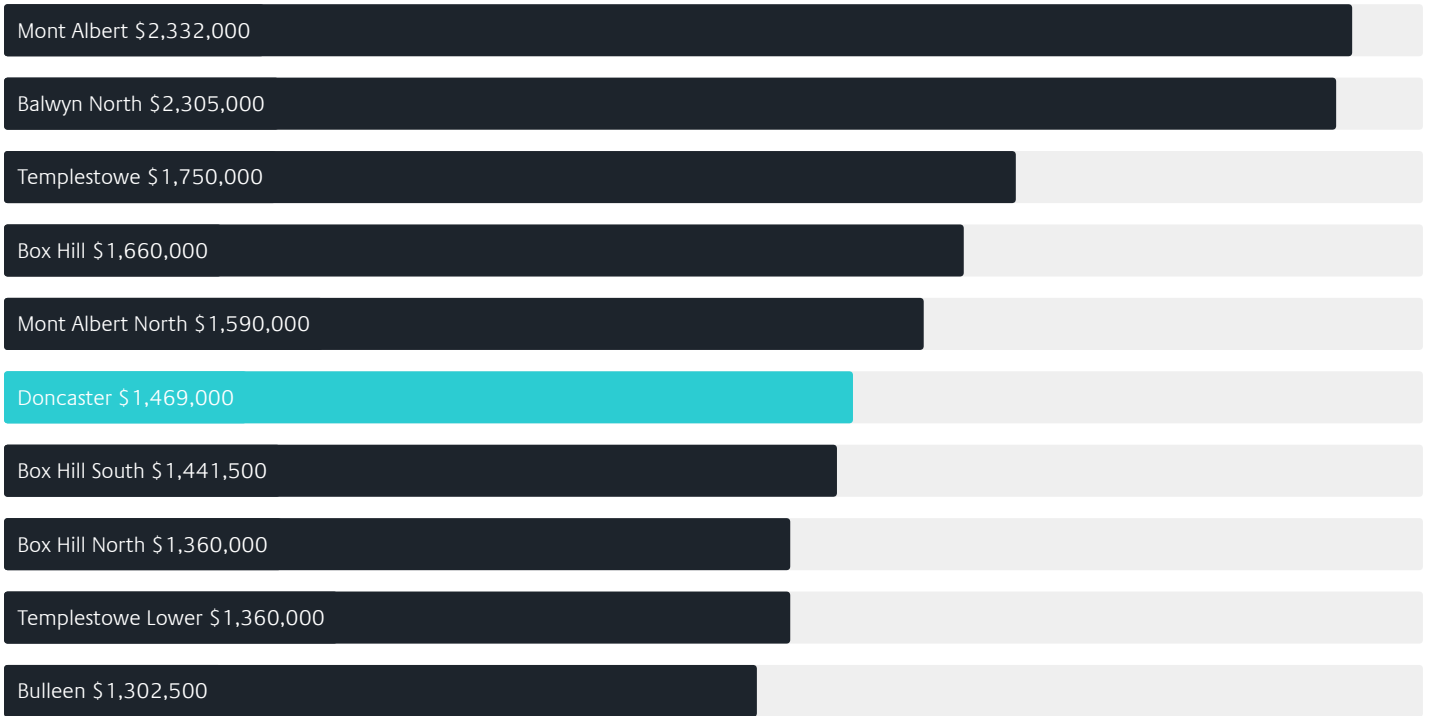
-2.57% ↓

Quarterly Price Change*

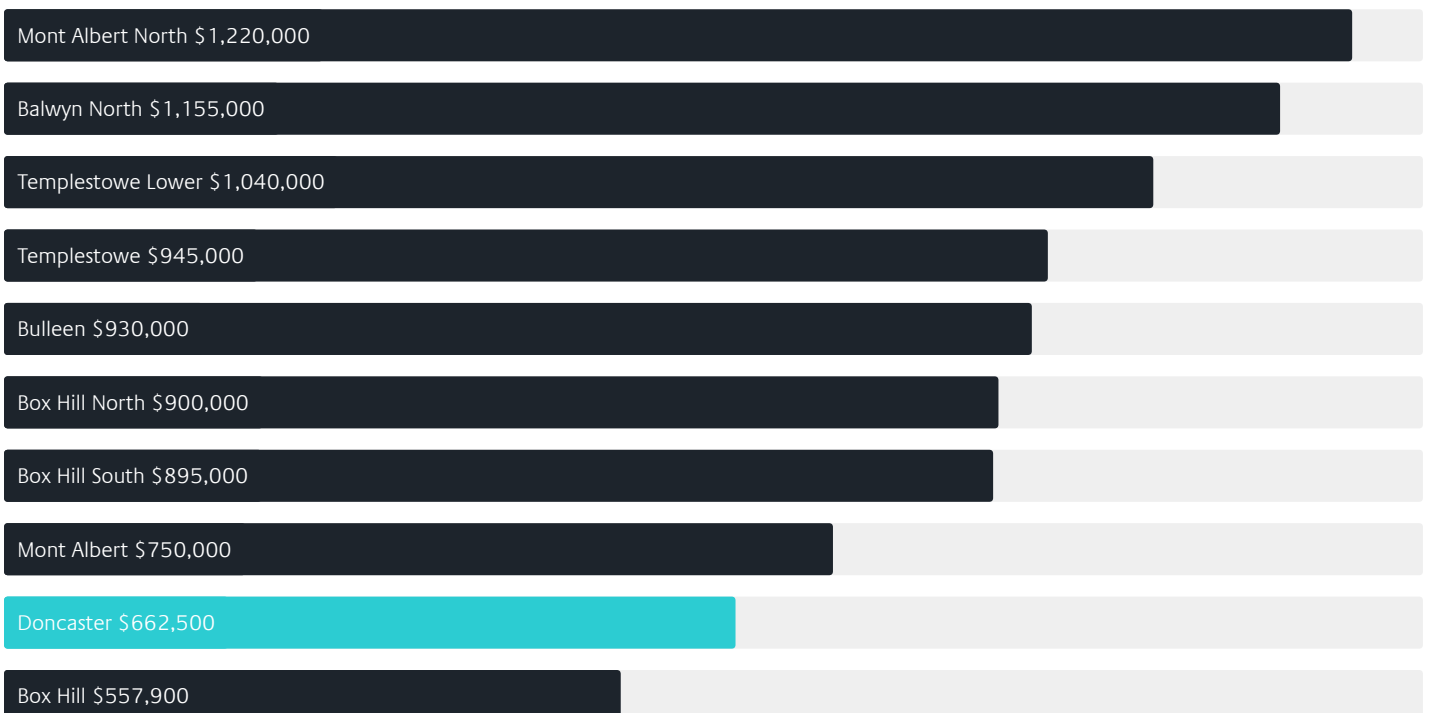


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 57%
● Private 43%

Auction Clearance Rate^{*}

70.73%

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^{*}

\$740

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 23b Buckingham Cr Doncaster	3	Townhouse	\$1,350,000	18 Jan 2025
 507/5 Elgar Ct Doncaster	2	Apartment	\$545,000	14 Jan 2025
 1/23 Carawatha Rd Doncaster	2	Apartment	\$670,000	28 Dec 2024
 303/1 Grosvenor St Doncaster	2	Apartment	\$541,000	23 Dec 2024
 2 Blair St Doncaster	6	House	\$1,770,000	20 Dec 2024
 17a Curnola Av Doncaster	4	Townhouse	\$1,350,000	18 Dec 2024
 219/632 Doncaster Rd Doncaster	2	Apartment	\$500,000	18 Dec 2024
 161 High St Doncaster	3	House	\$1,150,000	18 Dec 2024
 33 Coolabah St Doncaster	5	House	\$3,310,000	17 Dec 2024
 11 Chapel Ct Doncaster	4	House	\$1,520,000	14 Dec 2024
 18a Glenfern Av Doncaster	4	House	\$1,760,000	14 Dec 2024
 59 Wetherby Rd Doncaster	4	House	\$1,765,000	14 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/37 Frederick St Doncaster	3	House	\$1,050,000	14 Dec 2024
 6 Dianella St Doncaster	4	House	\$1,270,000	11 Dec 2024
 12/316 Manningham Rd Doncaster	2	Apartment	\$775,000	11 Dec 2024
 70 Board St Doncaster	3	House	\$1,260,000	10 Dec 2024
 85 The Boulevarde Doncaster	5	House	\$1,900,000	10 Dec 2024
 416/101 Tram Rd Doncaster	1	Apartment	\$320,000	10 Dec 2024
 203/1 Grosvenor St Doncaster	2	Apartment	\$520,888	08 Dec 2024
 20 Roseville Av Doncaster	4	House	\$1,400,000	07 Dec 2024
 5/5 Thomas Ct Doncaster	3	Townhouse	\$1,051,000	07 Dec 2024
 1 Penfolds Rise Doncaster	5	House	\$1,650,000	06 Dec 2024
 903/20 Hepburn Rd Doncaster	2	Apartment	\$526,000	06 Dec 2024
 1/142 Ayr St Doncaster	5	Townhouse	\$1,438,000	06 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 507/91-93 Tram Rd Doncaster	1	Unit	\$340,000	05 Dec 2024
 1&2/16 Victoria St Doncaster	5	Block of Units	\$1,380,000	05 Dec 2024
 304/721 Elgar Rd Doncaster	2	Apartment	\$419,000	02 Dec 2024
 13 Tudor Rd Doncaster	3	House	\$1,310,000	02 Dec 2024
 6/808 Elgar Rd Doncaster	2	Unit	\$649,000	30 Nov 2024
 36 Koolkuna Av Doncaster	4	House	\$1,410,000	30 Nov 2024
 45 Board St Doncaster	4	House	\$1,485,000	30 Nov 2024
 23 Heyington Av Doncaster	3	House	\$1,260,000	30 Nov 2024
 18a High St Doncaster	3	Townhouse	\$849,000	30 Nov 2024
 802/20 Hepburn Rd Doncaster	2	Apartment	\$515,000	29 Nov 2024
 51 Winston Dr Doncaster	4	House	\$1,250,000	29 Nov 2024
 6 Harvell Ct Doncaster	4	House	\$1,360,000	29 Nov 2024



Doncaster Office
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jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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