

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.47m**

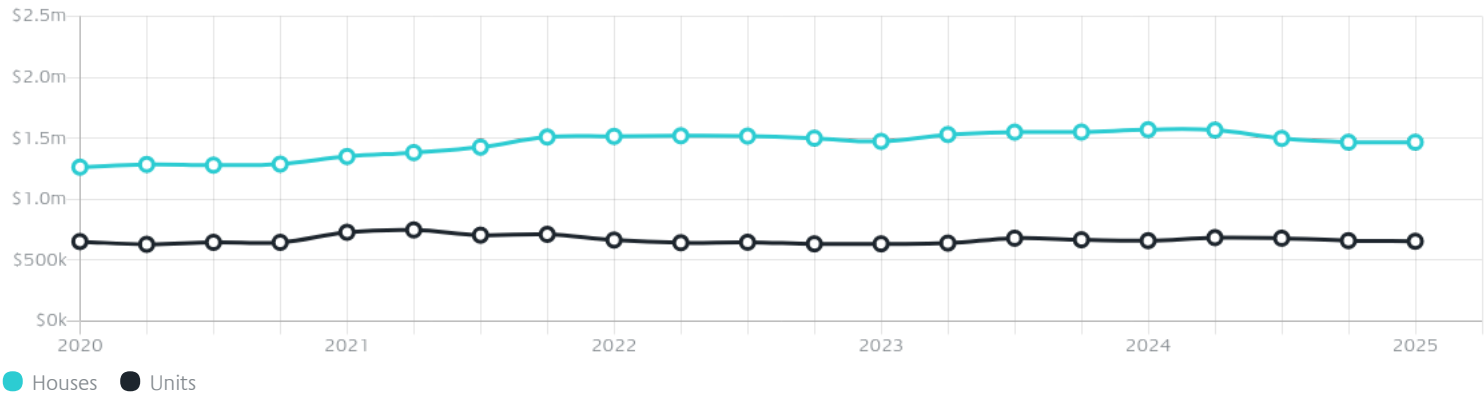
Quarterly Price Change  
**0.00% ↓**

## Median Unit Price\*

Median  
**\$655k**

Quarterly Price Change  
**-0.75% ↓**

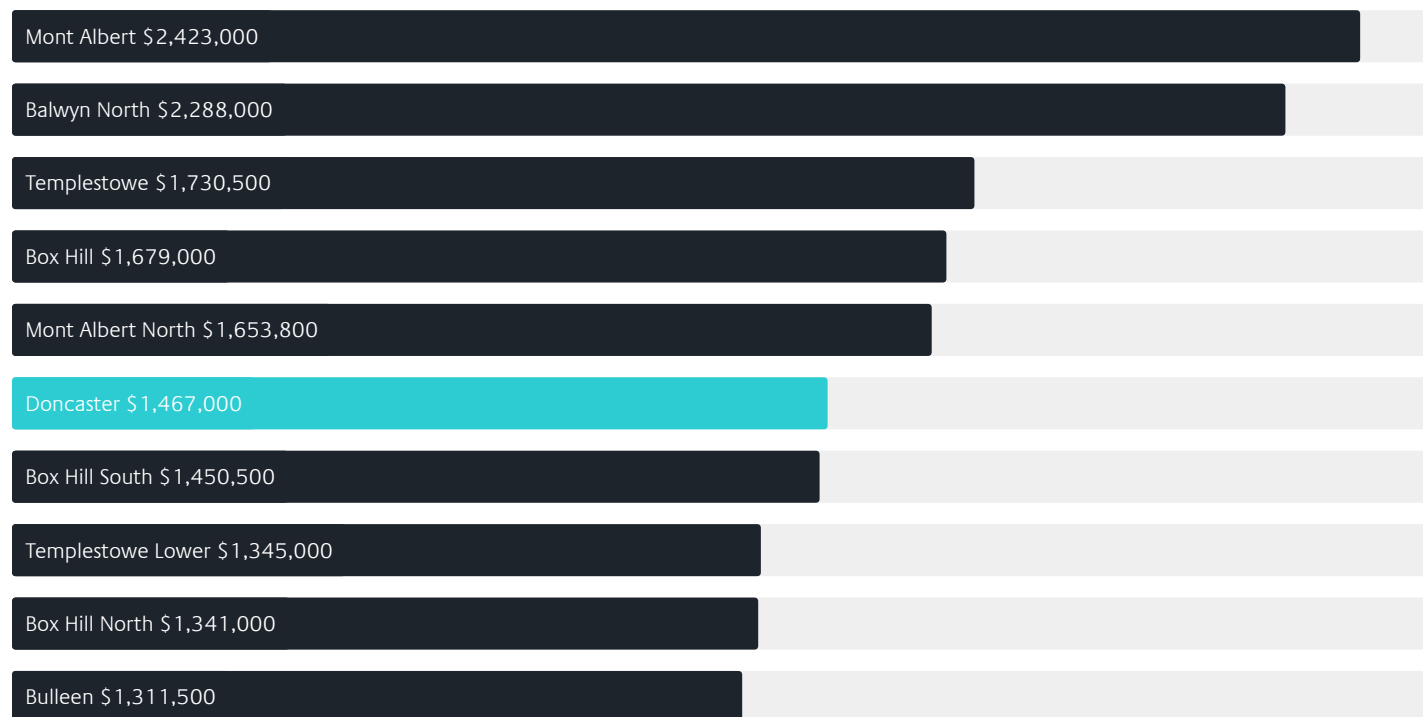
## Quarterly Price Change\*



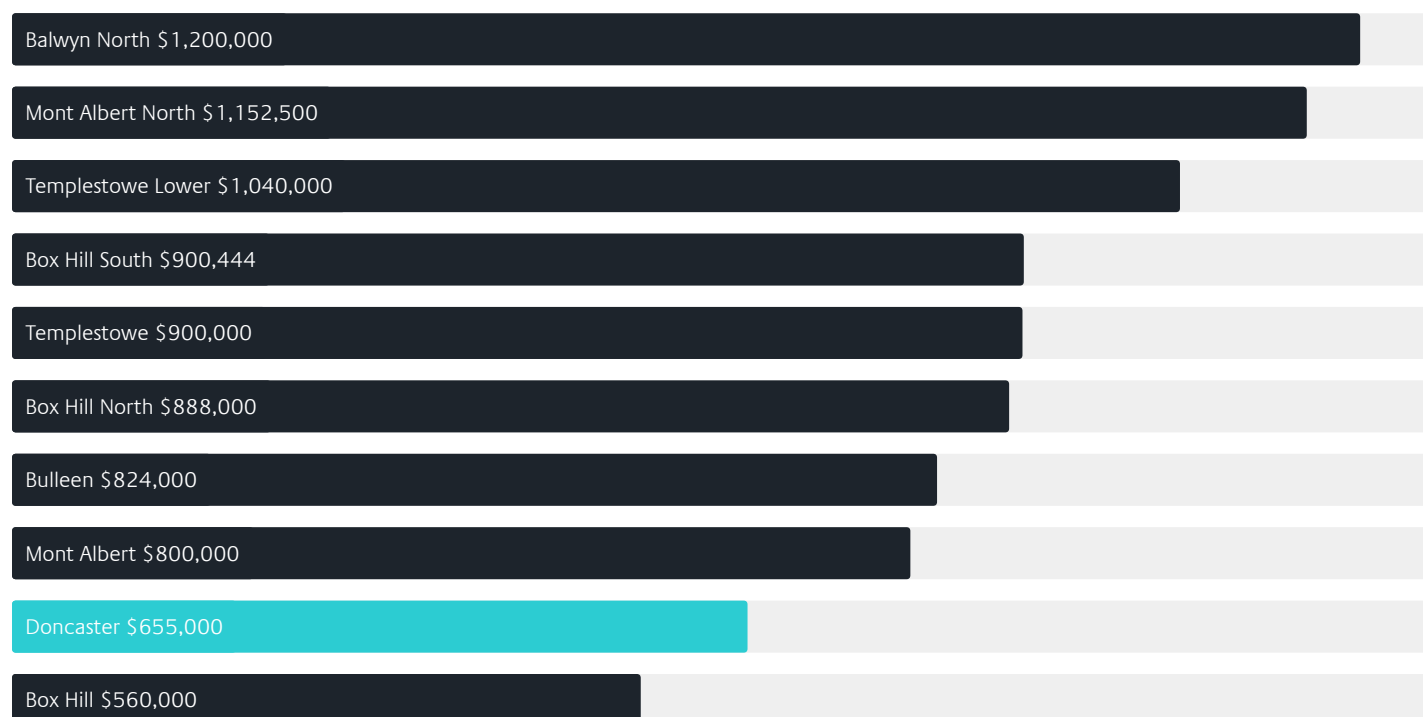
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 49%  
● Private 51%

Auction Clearance Rate\*

76.12%

Median Days on Market^

32 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\*

\$750

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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 11 Viscount Dr DONCASTER	5	House	\$1,510,000	30 Jun 2025
 6 Ryall Ct Doncaster	4	House	\$1,360,000	28 Jun 2025
 121 High St Doncaster	5	House	\$1,670,000	27 Jun 2025
 9/65 Turana St Doncaster	3	Townhouse	\$915,000	25 Jun 2025
 4/23 Firth St Doncaster	2	Apartment	\$435,000	23 Jun 2025
 18 Harvest Ct Doncaster	3	Unit	\$810,000	23 Jun 2025
 1 Harvest Ct Doncaster	4	Townhouse	\$1,320,000	21 Jun 2025
 2/17 High St Doncaster	3	Townhouse	\$990,000	21 Jun 2025
 2/70 Whittens La Doncaster	2	Unit	\$772,000	21 Jun 2025
 25a Buckingham Cr Doncaster	4	Townhouse	\$1,827,000	21 Jun 2025
 5/85 Tram Rd DONCASTER	2	Apartment	\$530,000	17 Jun 2025
 12 Gairlock Ct Doncaster	4	House	\$1,350,000	14 Jun 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 44a Whittens La Doncaster	5	House	\$1,420,000	14 Jun 2025
 20 Glenfern Av Doncaster	5	House	\$1,600,000	14 Jun 2025
 3 Larkspur Av Doncaster	4	House	\$1,790,000	10 Jun 2025
 18/33 Queens Av Doncaster	2	Unit	\$578,000	10 Jun 2025
 1021/642 Doncaster Rd Doncaster	2	Apartment	\$585,000	10 Jun 2025
 G3/8 Berkeley St Doncaster	2	Apartment	\$525,000	06 Jun 2025
 8 Harvest Ct Doncaster	3	Townhouse	\$890,000	06 Jun 2025
 8/23 Carawatha Rd Doncaster	2	Apartment	\$760,000	05 Jun 2025
 16 Fairway Rd Doncaster	4	House	\$2,100,000	03 Jun 2025
 216/642 Doncaster Rd Doncaster	2	Apartment	\$562,800	01 Jun 2025
 17a Lauer St Doncaster	5	Townhouse	\$2,202,000	31 May 2025
 42 Stanton St DONCASTER	4	Townhouse	\$1,272,000	31 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 217/8 Berkeley St Doncaster	3	Apartment	\$714,500	31 May 2025
 1/736 Doncaster Rd Doncaster	2	Townhouse	\$769,999	30 May 2025
 6 Park Av DONCASTER	5	House	\$1,951,888	30 May 2025
 2/1 Ruda St Doncaster	3	Townhouse	\$1,045,000	29 May 2025
 117/101 Tram Rd Doncaster	3	Apartment	\$580,000	28 May 2025
 903/5 Elgar Ct Doncaster	2	Apartment	\$585,000	27 May 2025
 9 Phar Lap Dr Doncaster	4	Townhouse	\$1,605,000	24 May 2025
 17 Caladenia Cirt Doncaster	4	House	\$2,105,000	24 May 2025
 5 Leyte Cl Doncaster	4	House	\$1,630,000	24 May 2025
 417/632-640 Doncaster Rd Doncaster	2	Apartment	\$568,000	24 May 2025
 35 Pettys La Doncaster	4	House	\$1,546,000	24 May 2025
 3/32 Ballamore Cr Doncaster	3	Unit	\$752,000	24 May 2025



Doncaster Office  
Level 1 / 1006 Doncaster Road, Doncaster  
03 8841 4888

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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.