

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.47m

Quarterly Price Change

-1.93% ↓

Median Unit Price*

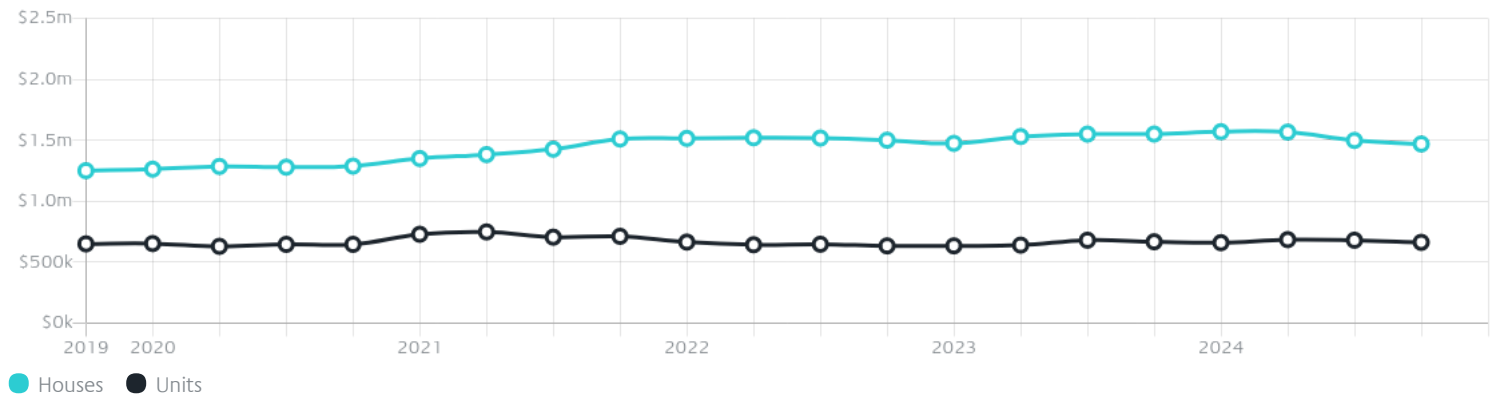
Median

\$663k

Quarterly Price Change

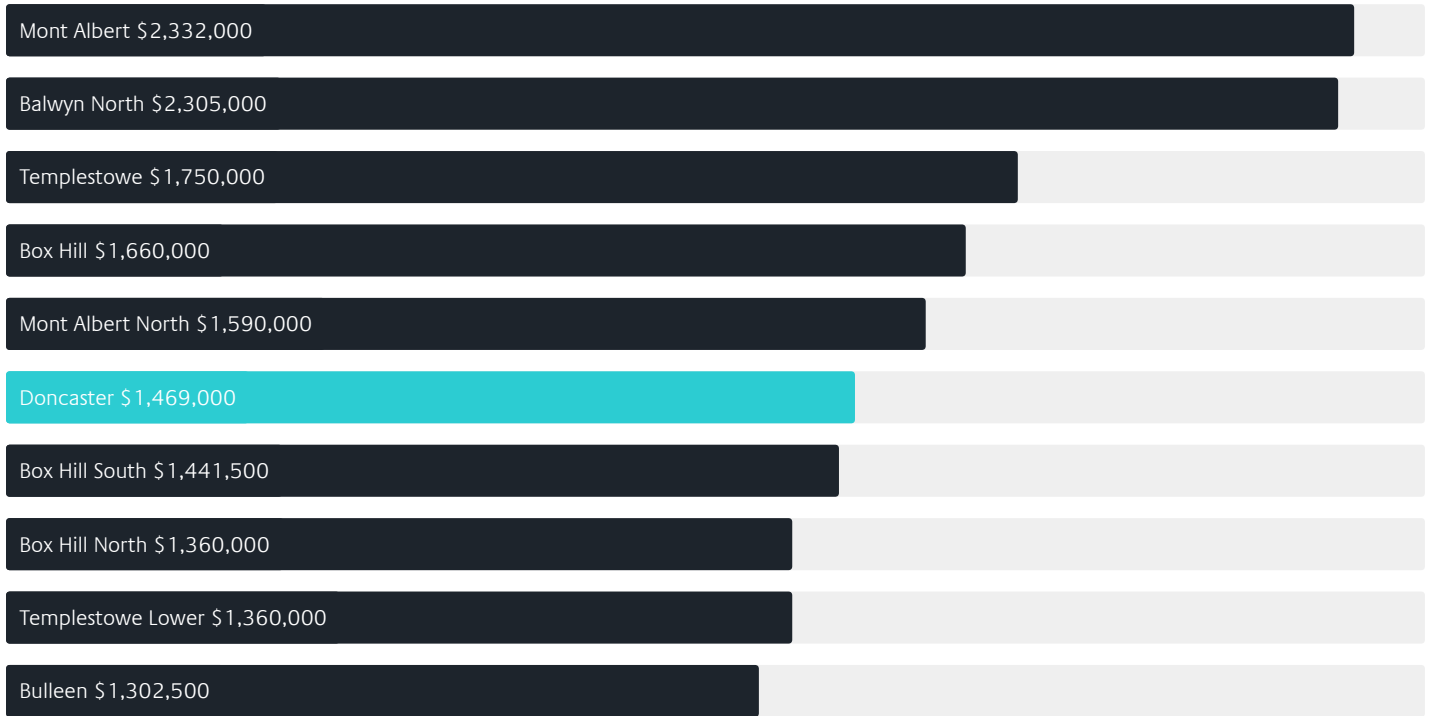
-2.57% ↓

Quarterly Price Change*

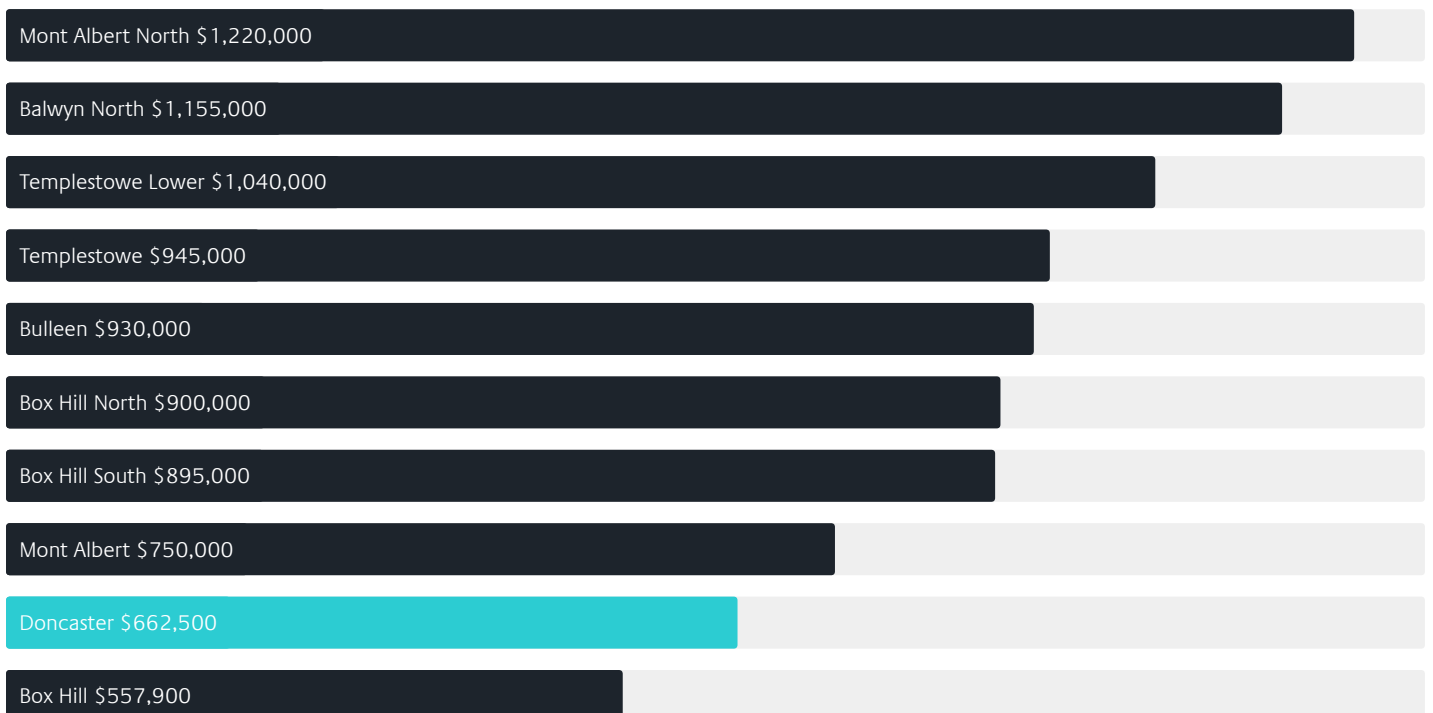


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 41%
● Private 59%

Auction Clearance Rate^{*}

78%

Median Days on Market[^]

37 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[^]









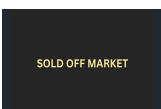



40 years

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
 3 Para Ct Doncaster	4	House	\$1,865,000	27 Feb 2025
 2b Murphy Rd Doncaster	4	House	\$1,689,000	22 Feb 2025
 106/5 Elgar Ct Doncaster	2	Apartment	\$515,000	20 Feb 2025
 709/5 Elgar Ct Doncaster	2	Apartment	\$440,000	20 Feb 2025
 2/15 Monaco St Doncaster	3	Unit	\$1,080,000	15 Feb 2025
 43 Stables Cirt Doncaster	4	House	\$1,580,000	15 Feb 2025
 2 Norma St Doncaster	3	House	\$1,400,000	12 Feb 2025
 1/49-51 Queens Av Doncaster	3	Unit	\$930,000	08 Feb 2025
 503/600 Doncaster Rd Doncaster	3	Apartment	\$835,000	07 Feb 2025
 25a Bordeaux St Doncaster	3	House	\$680,000	07 Feb 2025
 4/765-767 Doncaster Rd Doncaster	3	Apartment	\$645,000	06 Feb 2025
 504/330 Manningham Rd Doncaster	2	Apartment	\$590,000	06 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 409/20 Hepburn Rd Doncaster	3	Apartment	\$660,000	06 Feb 2025
 2/142 Ayr St Doncaster	4	Townhouse	\$1,438,000	01 Feb 2025
 1 Wilma Ct Doncaster	4	House	\$1,885,000	01 Feb 2025
 211/8 Hepburn Rd Doncaster	3	Apartment	\$710,000	28 Jan 2025
 5/2 Malcolm Cr Doncaster	3	Unit	\$906,000	25 Jan 2025
 16 Harvest Ct Doncaster	3	Townhouse	\$788,000	24 Jan 2025
 1/19 Firth St Doncaster	2	Apartment	\$512,000	24 Jan 2025
 38a Windella Qdrnt Doncaster	4	Unit	\$1,100,000	20 Jan 2025
 23b Buckingham Cr Doncaster	3	Townhouse	\$1,350,000	18 Jan 2025
 115/8 Berkeley St Doncaster	2	Apartment	\$520,000	18 Jan 2025
 105/160 Williamsons Rd Doncaster	1	Apartment	\$340,000	17 Jan 2025
 15b Henry St Doncaster	4	Townhouse	\$1,270,000	16 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 507/5 Elgar Ct Doncaster	2	Apartment	\$545,000	14 Jan 2025
 420/632 Doncaster Rd Doncaster	2	Strata Unit/Flat	\$505,000	12 Jan 2025
 113/632 Doncaster Rd Doncaster	2	Strata Unit/Flat	\$358,000	10 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
 208/8 Clay Dr Doncaster	3	Strata Unit/Flat	\$538,000	23 Dec 2024
 11/339 George St Doncaster	4	Flat/Unit/Apartment	\$700,000	23 Dec 2024
 202/8 Hepburn Rd Doncaster	2	Strata Unit/Flat	\$528,000	21 Dec 2024
 2 Blair St Doncaster	6	House	\$1,770,000	20 Dec 2024
 106/399 Manningham Rd Doncaster	2	Strata Unit/Flat	\$580,000	19 Dec 2024
 501/5 Elgar Ct Doncaster	2	Apartment	\$615,000	18 Dec 2024
 17a Curnola Av Doncaster	4	Townhouse	\$1,350,000	18 Dec 2024



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jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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