

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.47m

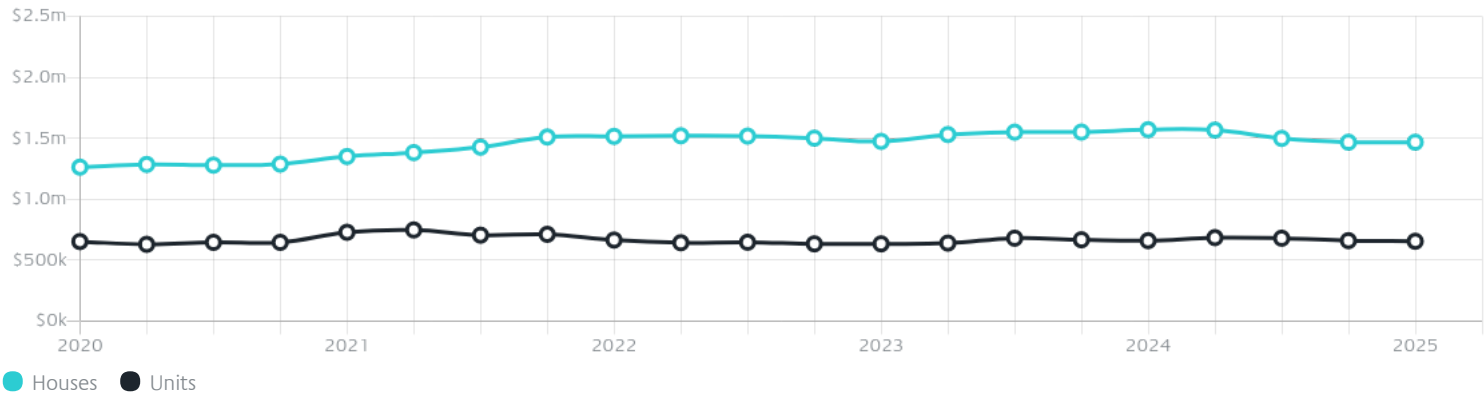
Quarterly Price Change
0.00% ↓

Median Unit Price*

Median
\$655k

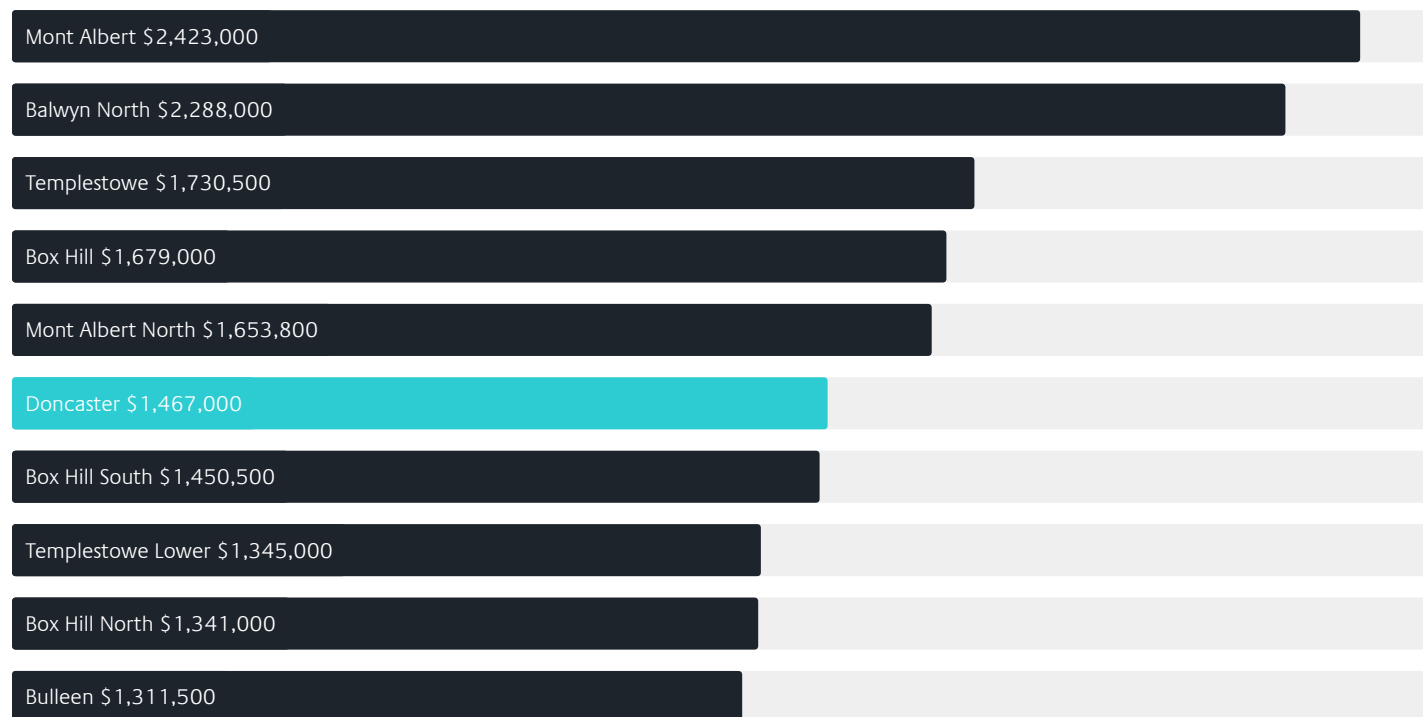
Quarterly Price Change
-0.75% ↓

Quarterly Price Change*

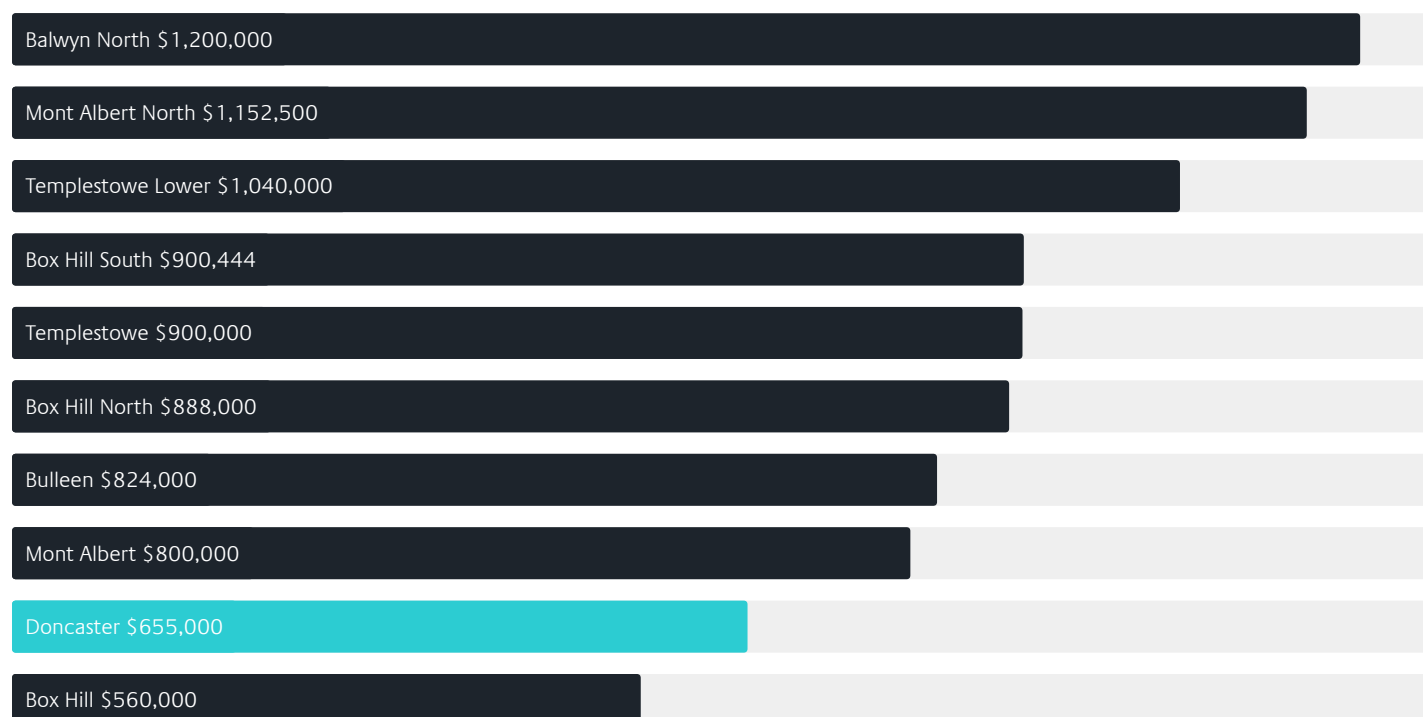


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 50%
● Private 50%

Auction Clearance Rate*

70.59%

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~








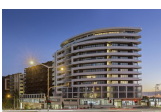




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 43 Roseland Gr Doncaster	4	House	\$1,400,000	29 Apr 2025
 11 Outhwaite Av Doncaster	3	House	\$1,350,000	24 Apr 2025
 43 Timber Ridg Doncaster	3	House	\$1,200,000	22 Apr 2025
 G03/19-21 Frederick St Doncaster	1	Apartment	\$395,000	22 Apr 2025
 1/37 Soderlund Dr Doncaster	3	Unit	\$990,000	18 Apr 2025
 27a Hillingdon Cr Doncaster	4	House	\$1,640,000	17 Apr 2025
 211/5 Sovereign Point Ct Doncaster	3	Apartment	\$970,000	16 Apr 2025
 27/3 Sovereign Point Ct Doncaster	2	Apartment	\$600,000	14 Apr 2025
 1 Wilton Way Doncaster	4	House	\$1,558,000	12 Apr 2025
 42 Church Rd Doncaster	3	House	\$1,303,500	12 Apr 2025
 31 Glenda St Doncaster	4	House	\$1,456,000	12 Apr 2025
 20 Glenda St Doncaster	5	House	\$3,350,000	12 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 25/107 Whittens La Doncaster	2	Apartment	\$500,000	11 Apr 2025
 213/642 Doncaster Rd Doncaster	2	Apartment	\$599,666	11 Apr 2025
 3/6 Gilmore Rd Doncaster	3	Townhouse	\$912,000	10 Apr 2025
 1006/600 Doncaster Rd Doncaster	1	Apartment	\$358,000	10 Apr 2025
 304/6 Thiele St Doncaster	3	Apartment	\$975,000	08 Apr 2025
 6/160 Williamsons Rd Doncaster	1	Unit	\$371,000	08 Apr 2025
 6 Aberdeen Dr Doncaster	4	House	\$1,650,000	05 Apr 2025
 3/1 Katrina St DONCASTER	4	Townhouse	\$1,185,000	05 Apr 2025
 16a Greenwood St Doncaster	4	Townhouse	\$2,048,000	03 Apr 2025
 612/91-93 Tram Rd DONCASTER	1	Apartment	\$376,000	03 Apr 2025
 303/3 Grosvenor St Doncaster	2	Unit	\$592,000	03 Apr 2025
 404/642 Doncaster Rd Doncaster	2	Apartment	\$510,000	02 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 206/83 Tram Rd Doncaster	3	Apartment	\$555,380	01 Apr 2025
 305/8 Berkeley St Doncaster	2	Apartment	\$492,000	31 Mar 2025
 8/5 Grosvenor St Doncaster	2	Townhouse	\$680,000	30 Mar 2025
 14 Blossom Ct Doncaster	5	House	\$1,950,000	29 Mar 2025
 18 Finlayson St Doncaster	3	House	\$1,410,000	29 Mar 2025
 6/32 Ballamore Cr Doncaster	2	Unit	\$630,000	29 Mar 2025
 615/101 Tram Rd Doncaster	1	Apartment	\$300,000	28 Mar 2025
 807/101 Tram Rd Doncaster	2	Apartment	\$485,000	28 Mar 2025
 4004/2 Sovereign Point Ct Doncaster	2	Apartment	\$700,000	26 Mar 2025
 7 Kelly St Doncaster	3	House	\$1,350,000	26 Mar 2025
 1 Durban La Doncaster	4	House	\$1,920,000	25 Mar 2025
 2/798 Elgar Rd Doncaster	3	Unit	\$815,000	22 Mar 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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