

JellisCraig

DONCASTER

Suburb Report

Know your neighbourhood.



DONCASTER SUBURB REPORT

Median House Price*

Median

\$1.47m

Quarterly Price Change

0.17% ↑

Median Unit Price*

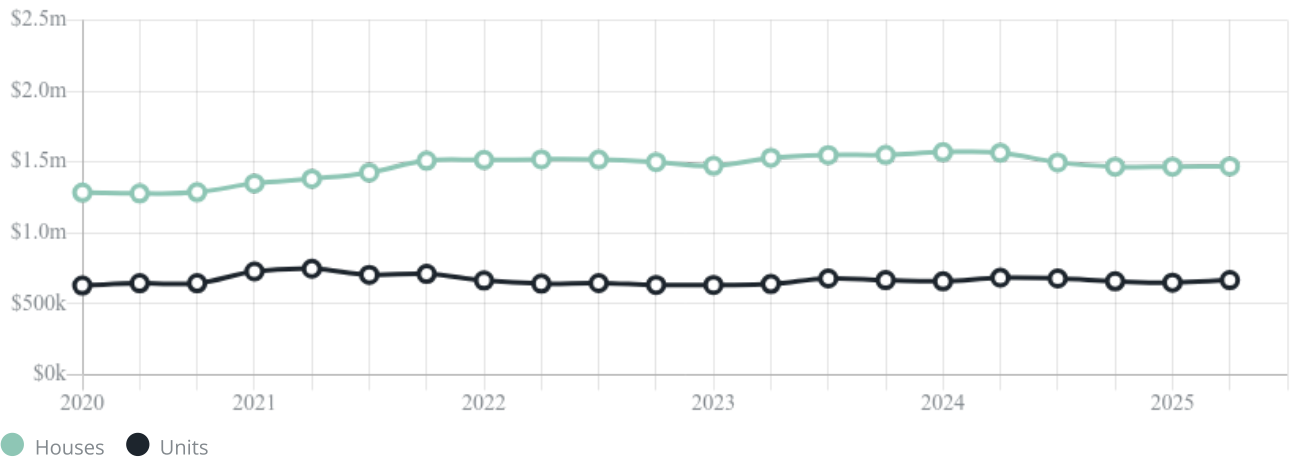
Median

\$668k

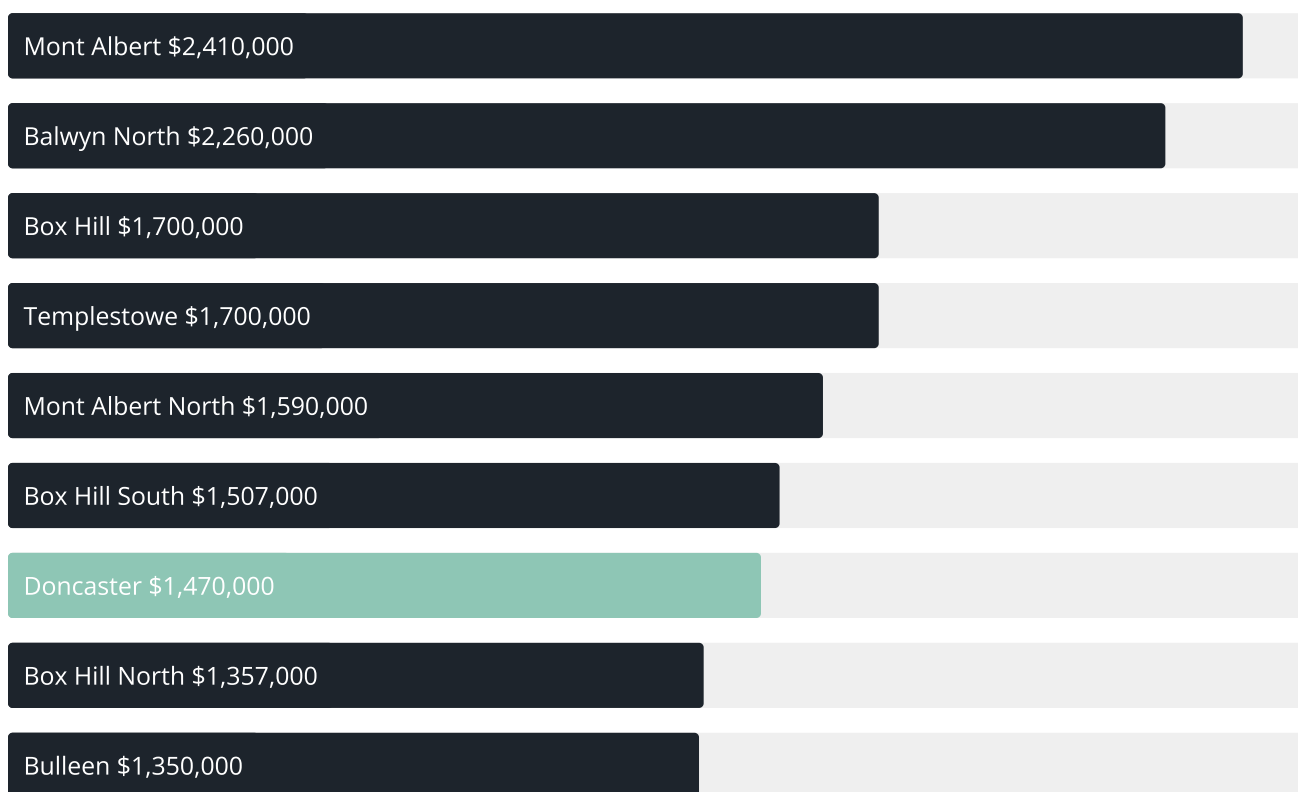
Quarterly Price Change

2.69% ↑

Quarterly Price Change*



DONCASTER SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

DONCASTER SUBURB REPORT

Sale Method*



● Auction 44%

● Private 56%

Auction Clearance Rate*

68.25%

Median Days on Market^

31 days

Average Hold Period*

5.3 years

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^






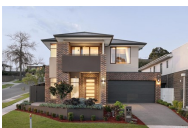




40 years

Median Household Size^



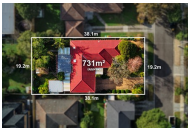

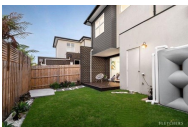





2.4 people

DONCASTER SUBURB REPORT











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
 1a Philip Av Doncaster	4	House	\$1,298,000	30 Aug 2025
 5a Toronto Av Doncaster	4	Townhouse	\$1,990,000	30 Aug 2025
 8 Lansell Dr Doncaster	5	House	\$2,260,000	27 Aug 2025
 713/632 Doncaster Rd Doncaster	1	Apartment	\$365,000	23 Aug 2025
 33 Kiewa St Doncaster	3	House	\$1,488,000	23 Aug 2025
 6 Link St Doncaster	5	House	\$2,450,000	23 Aug 2025
 10/75-77 Tram Rd Doncaster	2	Apartment	\$540,000	23 Aug 2025
 23a Buckingham Cr Doncaster	3	Townhouse	\$1,215,000	22 Aug 2025
 607/5 Elgar Ct Doncaster	2	Apartment	\$565,000	20 Aug 2025
 33 Buckingham Cr Doncaster	4	House	\$1,600,000	20 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 2/72 Ayr St Doncaster	2	Townhouse	\$866,500	16 Aug 2025
 4/1 Kelly St Doncaster	4	Townhouse	\$1,098,888	15 Aug 2025
 2 Merrigum Ct Doncaster	4	House	\$1,485,000	12 Aug 2025
 701/101 Tram Rd Doncaster	2	Apartment	\$408,000	12 Aug 2025
 2/18 Monaco St Doncaster	2	Townhouse	\$848,000	11 Aug 2025
 22 Old Orchard Way Doncaster	4	House	\$1,643,888	09 Aug 2025
 113/5 Sovereign Point Ct Doncaster	2	Strata Unit/Flat	\$548,000	08 Aug 2025
 501/8 Clay Dr Doncaster	3	Apartment	\$1,235,000	06 Aug 2025
 4 Andrew Ct Doncaster	5	House	\$1,721,000	02 Aug 2025
 22 Buckingham Cr Doncaster	3	House	\$1,400,000	02 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 9/23 Carawatha Rd Doncaster	2	Apartment	\$940,000	01 Aug 2025
 25/765-767 Doncaster Rd Doncaster	1	Apartment	\$440,000	01 Aug 2025
 403/20 Hepburn Rd Doncaster	2	Apartment	\$480,000	31 Jul 2025
 603/91-93 Tram Rd DONCASTER	2	Apartment	\$575,000	28 Jul 2025
 21 Log School Rd Doncaster	4	House	\$2,020,000	28 Jul 2025
 2 Melaleuca Av Doncaster	4	Flat/Unit/Apartment	\$1,250,000	27 Jul 2025
 20 Larkspur Av Doncaster	4	House	\$1,880,000	26 Jul 2025
 167 Church Rd Doncaster	3	House	\$1,580,000	25 Jul 2025
 2/797 Elgar Rd Doncaster	2	Unit	\$735,000	24 Jul 2025
 304/8 Berkeley St DONCASTER	3	Apartment	\$783,000	24 Jul 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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