

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$780k

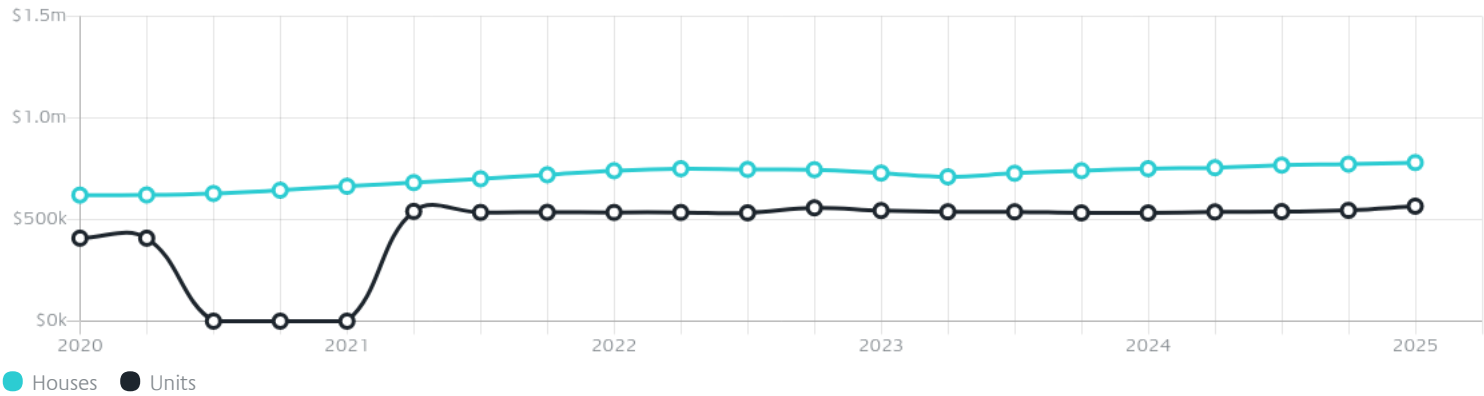
Quarterly Price Change
0.97% ↑

Median Unit Price*

Median
\$566k

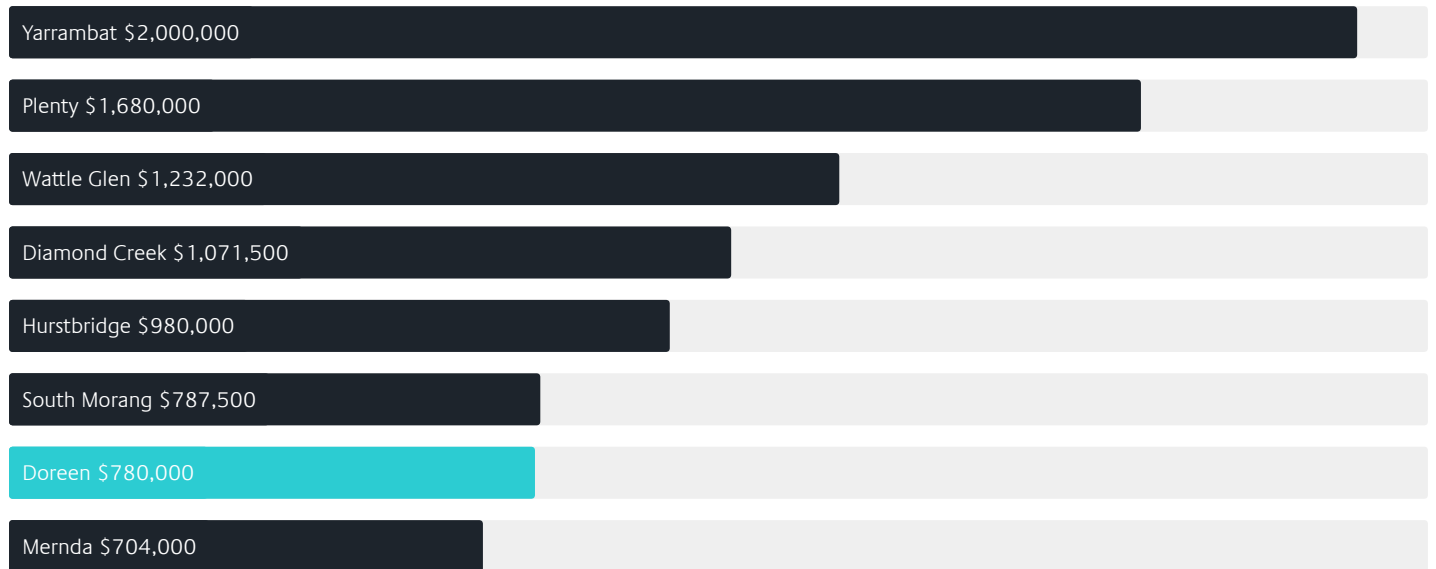
Quarterly Price Change
3.76% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 7%
● Private 93%

Auction Clearance Rate*

88.89%

Median Days on Market^

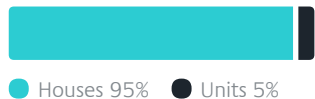
26 days

Average Hold Period*

5.1 years

Insights

Dwelling Type^



● Houses 95% ● Units 5%

Ownership^



● Owned Outright 20% ● Mortgaged 61% ● Rented 19%

Population^

27,122

Median Asking Rent per week*

\$560

Population Growth^

27.35%

Rental Yield*

3.72%

Median Age^







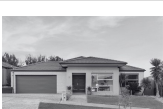
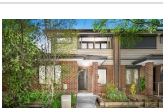
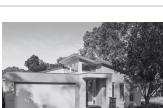

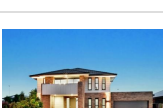

33 years

Median Household Size^













3 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
 56 Aspect Dr Doreen	4	House	\$755,000	25 Jun 2025
 8 Gyrfalcon Way Doreen	3	House	\$615,000	20 Jun 2025
 26 Mac Knight Wynd Doreen	3	House	\$1,100,000	18 Jun 2025
 814 Bridge Inn Rd Doreen	4	House	\$725,000	16 Jun 2025
 10 One Tree Rd Doreen	4	House	\$810,000	16 Jun 2025
 90 Aylesbury Blvd Doreen	4	House	\$859,000	16 Jun 2025
 22 Bernard St Doreen	4	House	\$891,000	13 Jun 2025
 116 Hazel Glen Dr Doreen	3	House	\$620,000	13 Jun 2025
 30 Merredin Cirt Doreen	4	House	\$770,500	10 Jun 2025
 36 Elation Blvd Doreen	3	House	\$675,000	10 Jun 2025
 14 Bronte Cr Doreen	4	House	\$1,350,000	10 Jun 2025
 9 Thoresby St Doreen	4	House	\$753,000	06 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 46 Elderfield Cirt Doreen	4	House	\$771,000	04 Jun 2025
 9 Thorold St Doreen	4	Townhouse	\$610,000	03 Jun 2025
 32 Aspect Dr Doreen	4	House	\$737,500	03 Jun 2025
 12 Gruner Av Doreen	3	House	\$745,000	03 Jun 2025
 8 Harlin St Doreen	4	House	\$1,300,000	02 Jun 2025
 5 Baker Way Doreen	4	House	\$945,000	02 Jun 2025
 15 Hazelton Dr Doreen	4	House	\$715,000	02 Jun 2025
 3 Creekwood Ct Doreen	5	House	\$1,705,000	01 Jun 2025
 7 Picturesque Av Doreen	4	House	\$705,000	31 May 2025
 40 Overland Dr Doreen	4	House	\$1,000,000	30 May 2025
 20 Courthouse Wlk Doreen	3	House	\$597,000	30 May 2025
 50 Landing Av Doreen	3	House	\$632,300	29 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 62 Nancarrow Dr Doreen	4	House	\$895,260	26 May 2025
 15 Belmont Rise Doreen	4	House	\$670,000	24 May 2025
 7 Sunstone Blvd Doreen	4	House	\$750,000	23 May 2025
 1 Persimmon Way Doreen	3	House	\$641,000	23 May 2025
 35 Fitzwilliam Dr Doreen	3	House	\$662,000	22 May 2025
 83 Brookwood Av Doreen	4	House	\$1,255,000	21 May 2025
 44 Towerhill Av Doreen	4	House	\$742,000	21 May 2025
 13 Bassetts Rd Doreen	4	House	\$640,000	21 May 2025
 4 Courthouse Wlk Doreen	3	House	\$561,000	20 May 2025
 7 Courthouse Wlk Doreen	3	Townhouse	\$561,000	20 May 2025
 6 Persimmon Way Doreen	4	House	\$701,500	19 May 2025
 21 Waterway Blvd Doreen	4	House	\$925,000	17 May 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

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.