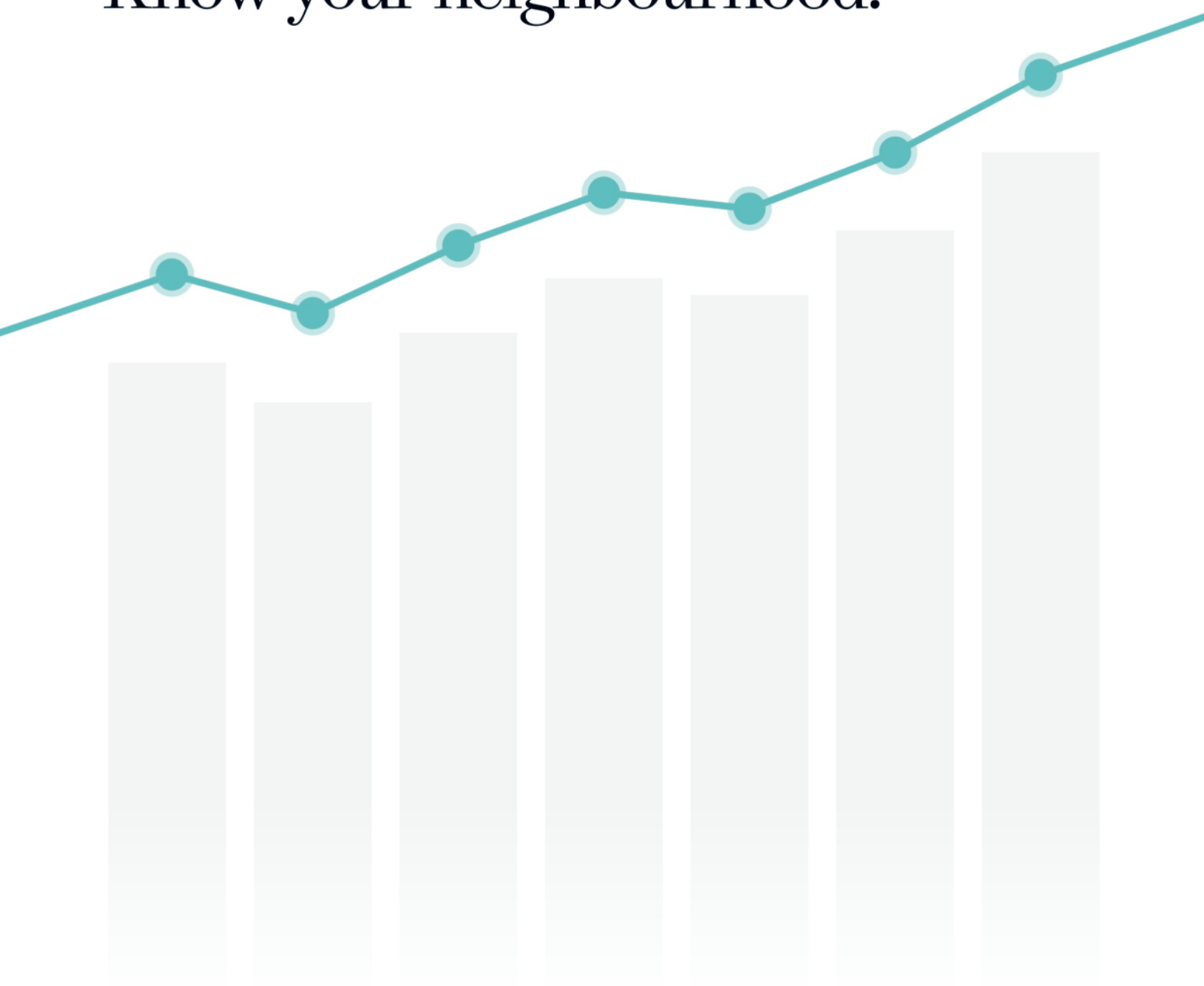


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$780k

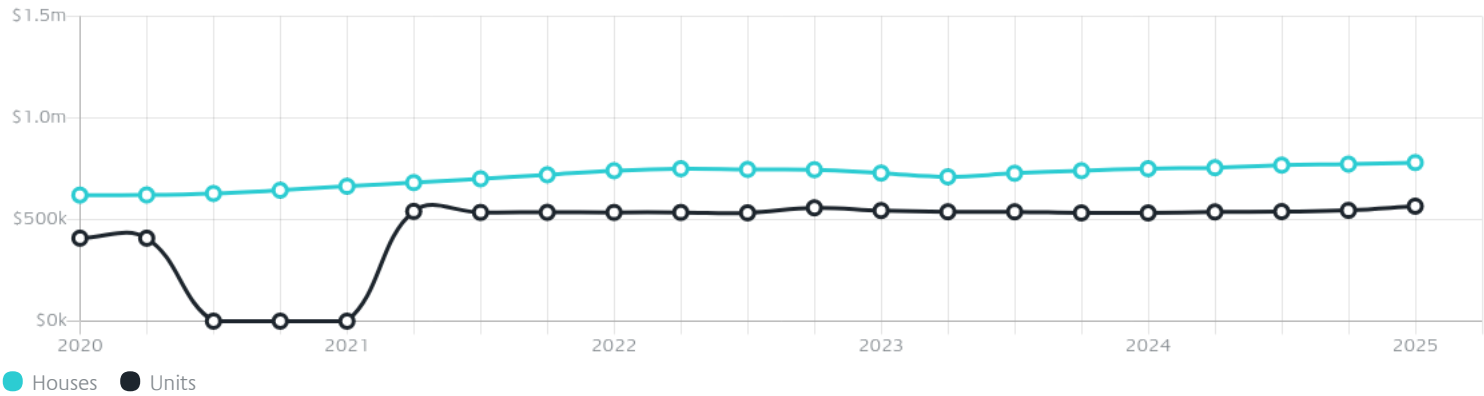
Quarterly Price Change
0.97% ↑

Median Unit Price*

Median
\$566k

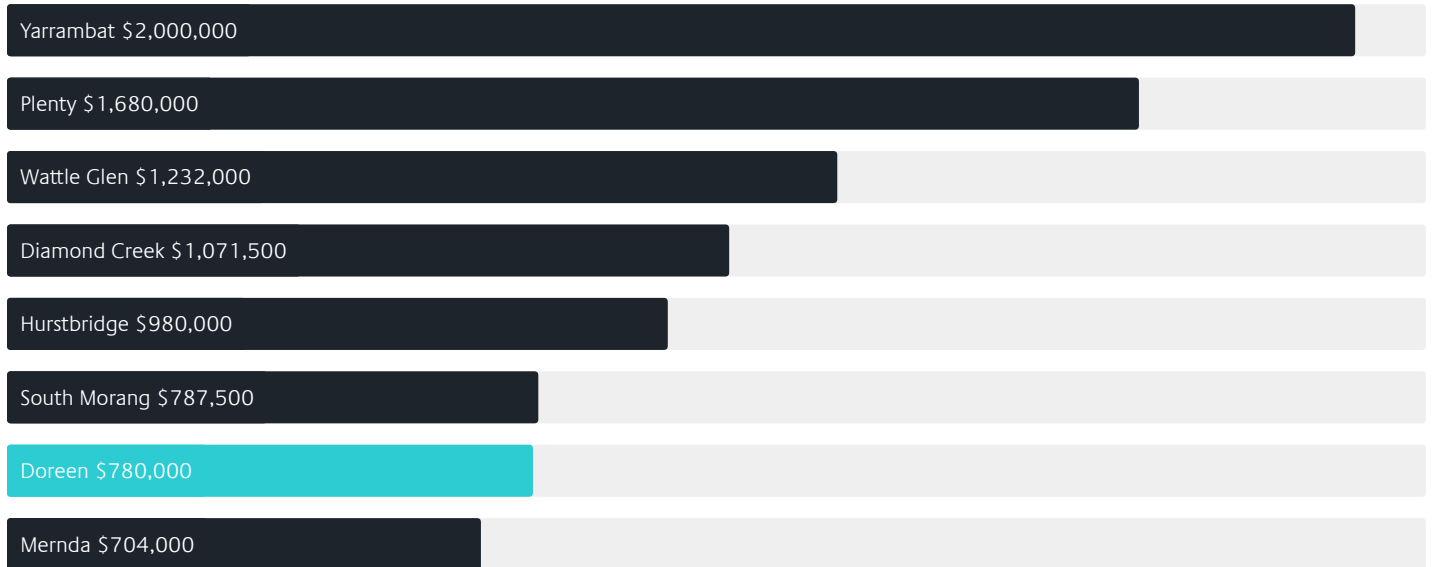
Quarterly Price Change
3.76% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



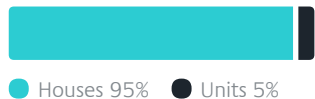
Sales Snapshot

Sale Method^{*}

● Auction 8%
● Private 92%

Auction Clearance Rate^{*}**72.73%**Median Days on Market[^]**24 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~











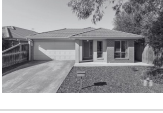

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 9 Sunlander Way Doreen	3	House	\$687,500	27 Apr 2025
 19 Aria Ct Doreen	3	House	\$775,000	24 Apr 2025
 5 Adlinga Way Doreen	4	House	\$847,000	23 Apr 2025
 21 Cantera Av Doreen	4	House	\$698,000	23 Apr 2025
 31 Windermere Pde Doreen	3	House	\$685,000	22 Apr 2025
 2 Keys St Doreen	4	House	\$885,000	17 Apr 2025
 11 Dendron Ct Doreen	4	House	\$932,500	17 Apr 2025
 26 Byre St Doreen	4	House	\$670,000	16 Apr 2025
 46 Elation Blvd Doreen	4	House	\$847,500	15 Apr 2025
 18 Gallivant Dr Doreen	3	House	\$705,000	15 Apr 2025
 14 Journey Av Doreen	4	House	\$810,000	15 Apr 2025
 253 Painted Hills Rd Doreen	4	House	\$1,000,000	14 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 49 Elation Blvd Doreen	3	House	\$725,000	14 Apr 2025
 26 Thernholme Cr Doreen	4	House	\$812,000	14 Apr 2025
 22 Vantage Point Blvd Doreen	4	House	\$920,000	14 Apr 2025
 7 Patton St Doreen	3	House	\$733,000	11 Apr 2025
 9 Impulse Av Doreen	3	House	\$691,500	11 Apr 2025
 7 Independence Blvd Doreen	4	House	\$735,000	11 Apr 2025
 56 Kempen Rd Doreen	3	House	\$720,000	10 Apr 2025
 24 Lythrum St Doreen	4	House	\$736,000	10 Apr 2025
 12 Preserve Cirt Doreen	4	House	\$987,000	09 Apr 2025
 17 Cathedral Rise Doreen	4	House	\$2,000,000	09 Apr 2025
 3 Shorthorn Cr DOREEN	3	House	\$750,000	08 Apr 2025
 20 Echelon Rd Doreen	4	House	\$705,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13 Ferlie Pl Doreen	3	House	\$665,000	03 Apr 2025
 21 Spirit Av Doreen	3	House	\$785,500	02 Apr 2025
 23 Outback Dr Doreen	4	House	\$744,000	01 Apr 2025
 25 Nesci St Doreen	4	House	\$771,100	31 Mar 2025
 21 Tara Valley Cr DOREEN	4	House	\$1,030,000	31 Mar 2025
 7 Peterborough Dr Doreen	3	House	\$635,000	30 Mar 2025
 3 Outback Dr Doreen	4	House	\$780,000	29 Mar 2025
 1 Burssi Cirt Doreen	3	House	\$590,000	27 Mar 2025
 19 Resolution Cirt Doreen	5	House	\$950,000	27 Mar 2025
 95 Fortress Rd Doreen	4	House	\$812,500	26 Mar 2025
 25 Coolibah St Doreen	4	House	\$710,000	26 Mar 2025
 9 Isidore Dr Doreen	3	House	\$740,000	26 Mar 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

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.

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.