



Doncaster

Suburb Report



Your connection to property insights



JellisCraig

DONCASTER SUBURB REPORT

Median house price¹

Median

\$1.56m

Quarterly price change

0.25% ↑

Median unit price¹

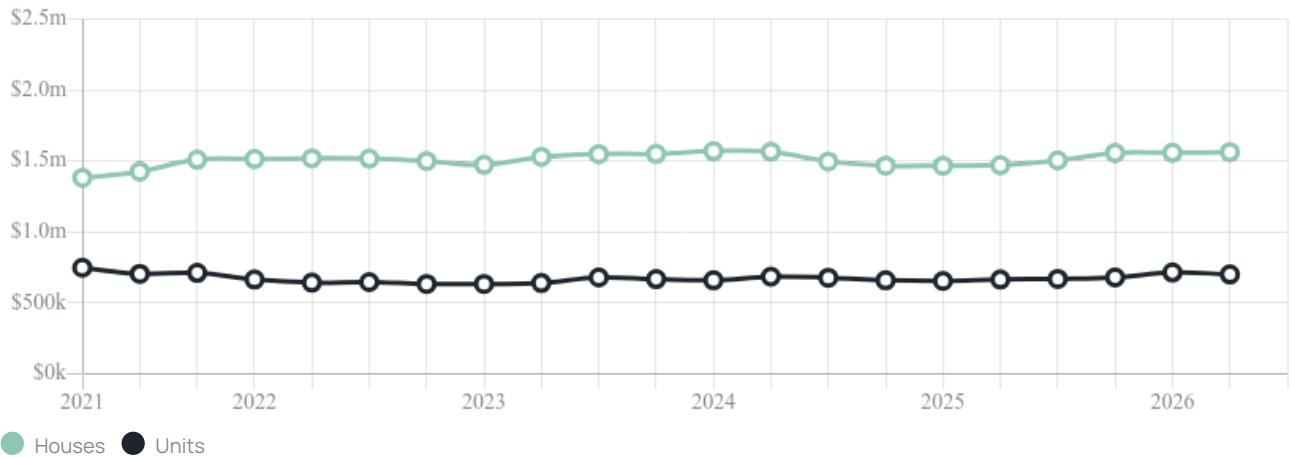
Median

\$701k

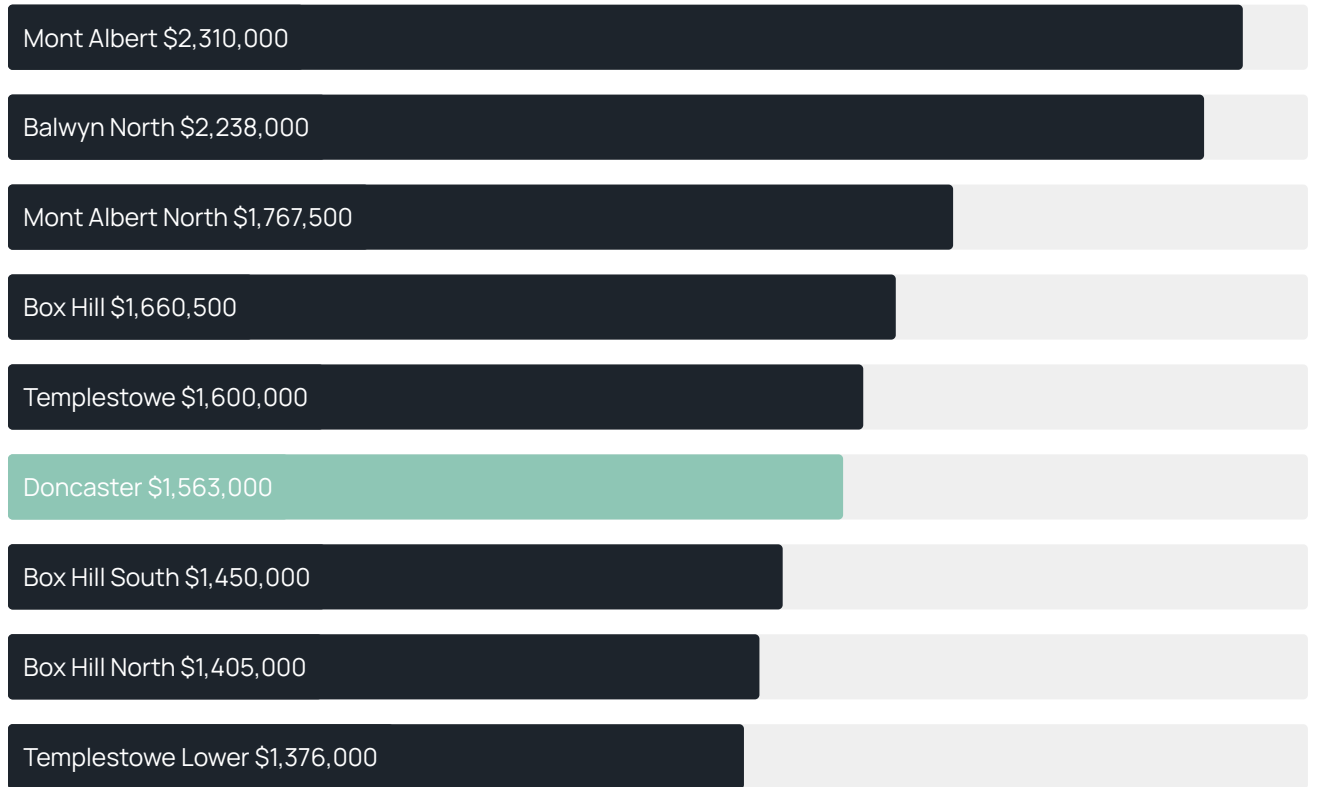
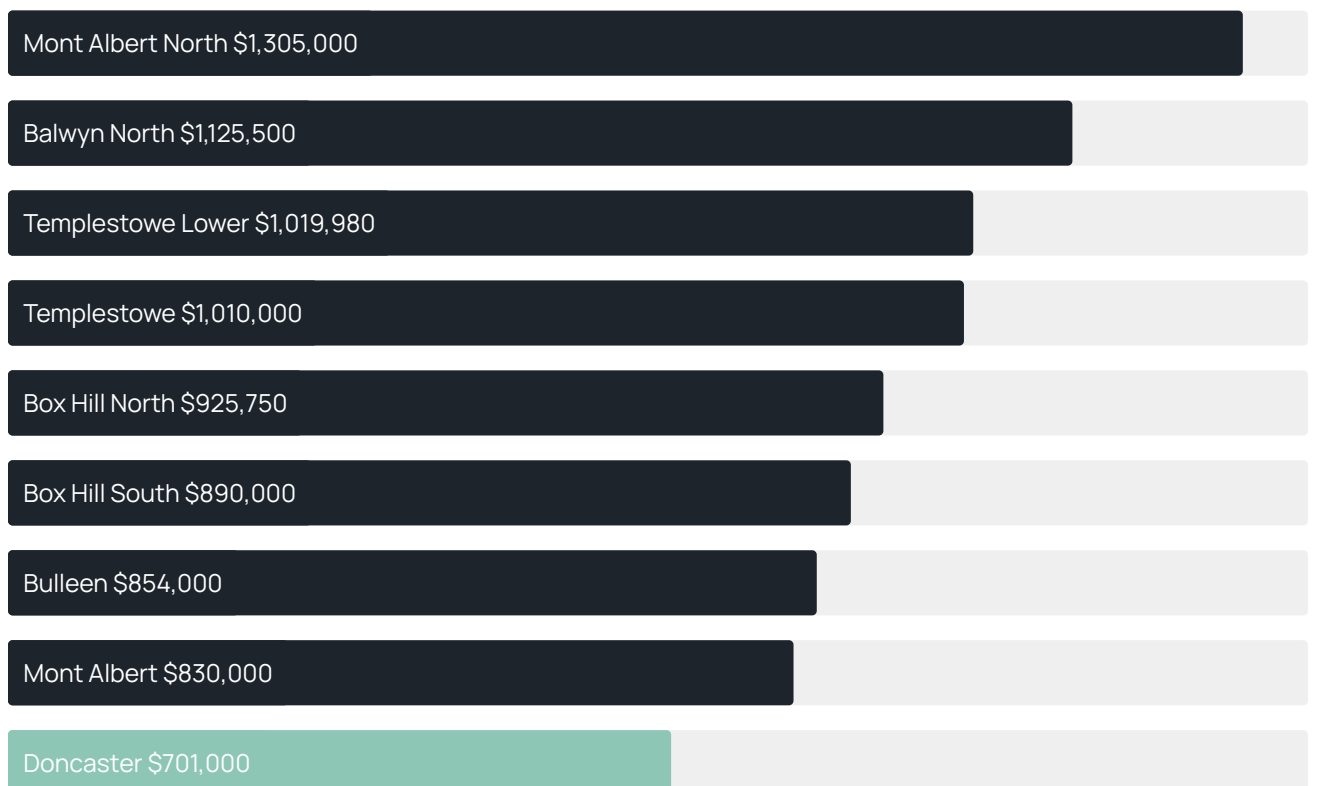
Quarterly price change

-1.95% ↓

Quarterly price change¹



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Median house price¹Median unit price¹

Sale method²

● Auction 47%
● Private 53%

Auction clearance rate³

62.69%Median days on market³

39 daysJellis Craig average inspection attendance per listing⁴

39 groupsAverage hold period¹

5.3 yearsDwelling type⁵

● Houses 53% ● Units 47%

Ownership⁵

● Owned outright 42% ● Mortgaged 30% ● Rented 28%

Population⁵

25,020Median asking rent¹

\$800 per weekPopulation growth⁵

19.45%Rental yield¹

2.51%Median age⁵

40 yearsMedian household size⁵

2.4 people

DONCASTER SUBURB REPORT

Recent Doncaster sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 305/6 Thiele St Doncaster	2	Apartment	\$630,000	23 Jul 2026
 15 Windella Qdrnt Doncaster	4	House	\$1,139,999	17 Jul 2026
 703/20 Hepburn Rd Doncaster	2	Apartment	\$540,000	17 Jul 2026
 211/6 Thiele St Doncaster	2	Apartment	\$550,000	14 Jul 2026
 10 Bembooka Ct Doncaster	4	House	\$1,250,000	11 Jul 2026
 18 Norfolk Cirt Doncaster	4	House	\$1,188,888	10 Jul 2026
 109/5 Hanke Rd Doncaster	1	Unit	\$492,700	10 Jul 2026
 405/8 Hepburn Rd Doncaster	2	Apartment	\$570,000	09 Jul 2026
 505/632 Doncaster Rd Doncaster	1	Apartment	\$355,000	08 Jul 2026
 9 Outhwaite Av Doncaster	5	House	\$2,030,000	06 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 1203/20 Hepburn Rd Doncaster	2	Apartment	\$550,000	05 Jul 2026
 305/8 Hepburn Rd Doncaster	3	Apartment	\$710,000	04 Jul 2026
 3 Libere Ct Doncaster	5	House	\$2,600,000	03 Jul 2026
 205/642 Doncaster Rd Doncaster	2	Apartment	\$543,500	03 Jul 2026
 1/2 Curlew Ct Doncaster	2	Townhouse	\$830,000	30 Jun 2026
 303/600 Doncaster Rd Doncaster	3	Apartment	\$779,000	30 Jun 2026
 4/731 Elgar Rd Doncaster	2	Townhouse	\$755,000	27 Jun 2026
 5 Chapel Ct Doncaster	5	House	\$1,856,000	27 Jun 2026
 106/19-21 Frederick St Doncaster	2	Apartment	\$586,000	26 Jun 2026
 43 Pettys La Doncaster	3	House	\$1,060,000	25 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 7 Blair St Doncaster	4	House	\$2,125,000	20 Jun 2026
 2/728 Doncaster Rd Doncaster	3	Townhouse	\$834,000	19 Jun 2026
 110/7 Berkeley St Doncaster	1	Apartment	\$395,000	18 Jun 2026
 410/101 Tram Rd Doncaster	2	Apartment	\$483,000	17 Jun 2026
 1009/20 Hepburn Rd Doncaster	3	Apartment	\$665,000	17 Jun 2026
 1/3 Thiele St Doncaster	4	Townhouse	\$1,198,000	16 Jun 2026
 411/9 Williamsons Rd Doncaster	1	Apartment	\$377,500	15 Jun 2026
 3 Kersey Pl Doncaster	4	House	\$1,870,000	15 Jun 2026
 82 Whittens La Doncaster	4	House	\$1,295,000	13 Jun 2026
 7 Nola St Doncaster	4	House	\$1,258,000	13 Jun 2026



Jellis Craig Doncaster

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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/08/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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