



Doncaster

Suburb Report



Your connection to property insights



JellisCraig

DONCASTER SUBURB REPORT

Median house price¹

Median

\$1.56m

Quarterly price change

3.42% ↑

Median unit price¹

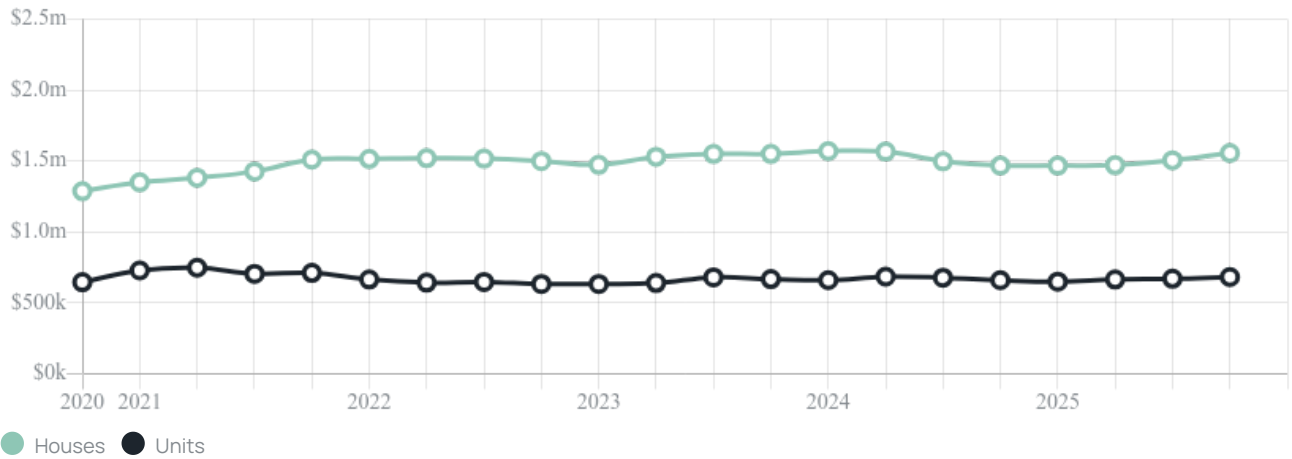
Median

\$683k

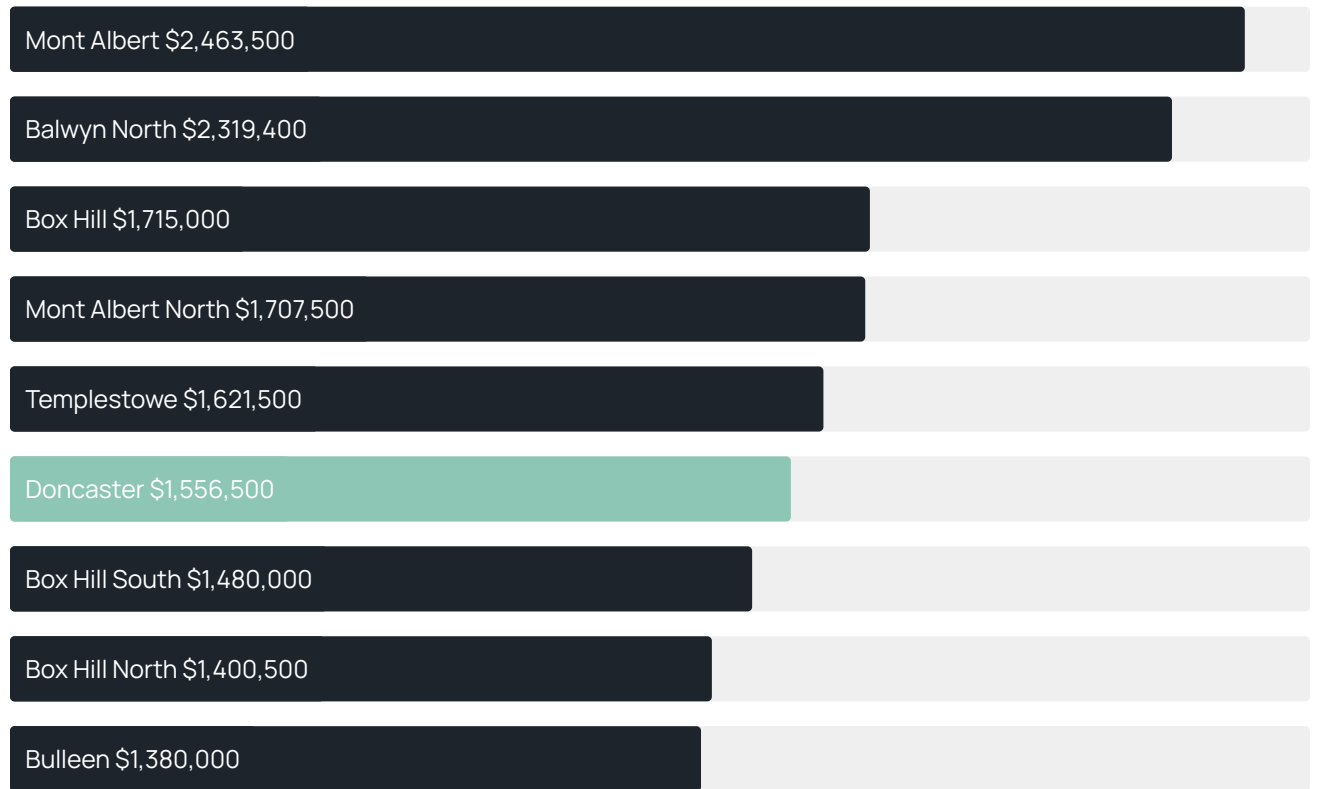
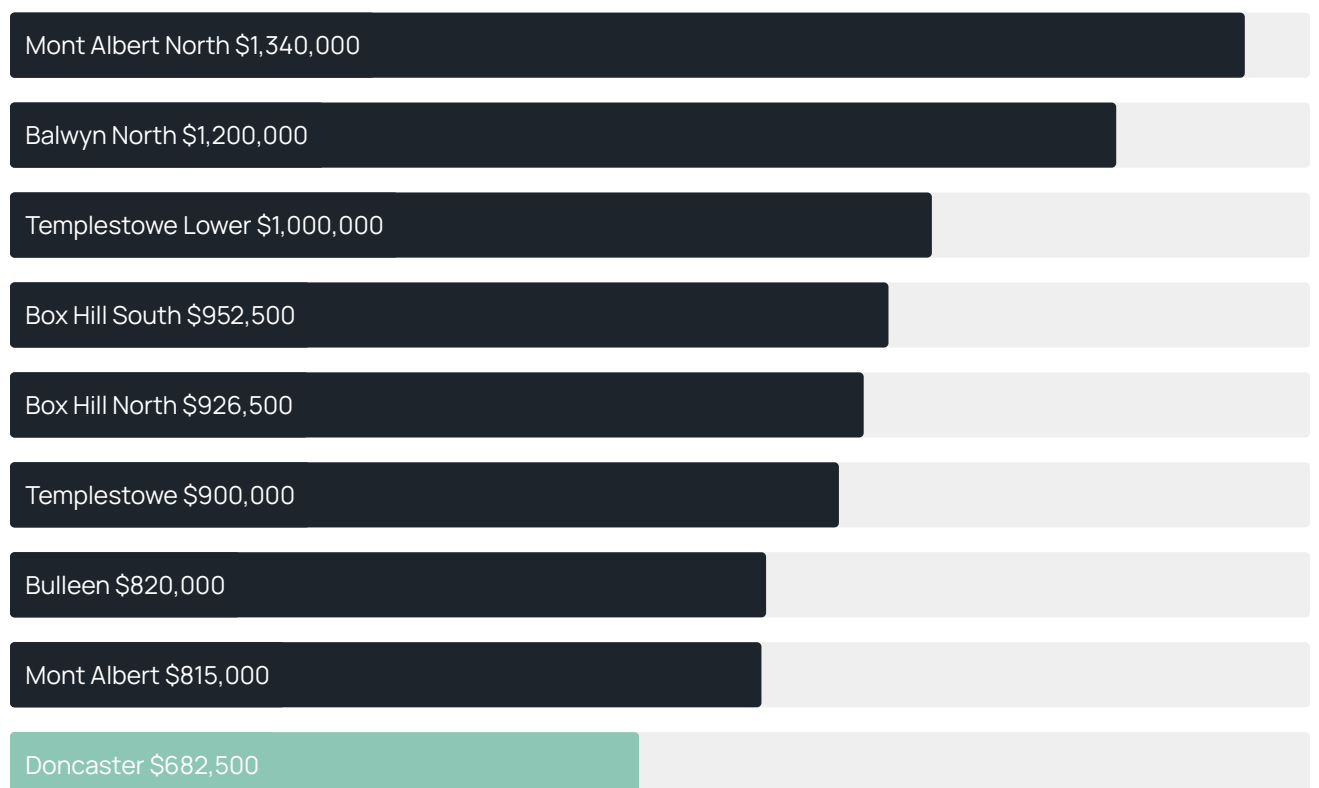
Quarterly price change

1.86% ↑

Quarterly price change¹



DONCASTER SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 49%
● Private 51%

Auction clearance rate³

65.71%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

5.3 years

Dwelling type⁵

● Houses 53% ● Units 47%

Ownership⁵

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

Population⁵

25,020

Median asking rent¹

\$775 per week

Population growth⁵

19.45%

Rental yield¹

2.51%

Median age⁵

40 years











Median household size⁵

2.4 people











DONCASTER SUBURB REPORT

Recent Doncaster sales









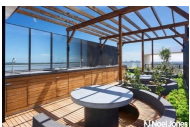

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 9a Bayley Gr Doncaster	3	Townhouse	\$900,000	31 Jan 2026
 203/5 Hanke Rd Doncaster	2	Apartment	\$610,000	23 Jan 2026
 311/1 Grosvenor St Doncaster	1	Apartment	\$402,000	22 Jan 2026
 904/642 Doncaster Rd Doncaster	2	Apartment	\$534,000	20 Jan 2026
 2/9-11 Whittens La Doncaster	3	Unit	\$950,000	18 Jan 2026
 7 McCallum Rd Doncaster	4	House	\$2,028,000	17 Jan 2026
 G1/8 Berkeley St Doncaster	2	Apartment	\$615,000	16 Jan 2026
 213/1 Grosvenor St Doncaster	1	Apartment	\$355,000	15 Jan 2026
 19 Gifford Rd Doncaster	4	House	\$1,380,000	14 Jan 2026
 31 Ayr St Doncaster	3	House	\$1,250,000	12 Jan 2026

DONCASTER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 107/802 Elgar Rd Doncaster	1	Apartment	\$370,000	06 Jan 2026
 108/5 Elgar Ct Doncaster	2	Apartment	\$400,000	29 Dec 2025
 6 Bernice St Doncaster	3	House	\$1,318,000	26 Dec 2025
 12a Baird St.N Doncaster	3	House	\$950,000	24 Dec 2025
 131 High St Doncaster	5	House	\$1,895,000	24 Dec 2025
 34 Boyd St Doncaster	4	House	\$1,370,000	22 Dec 2025
 54 Margot Av Doncaster	5	House	\$1,560,000	20 Dec 2025
 2 Reddan Ct DONCASTER	5	House	\$2,250,000	20 Dec 2025
 58 Church Rd Doncaster	4	House	\$1,510,000	20 Dec 2025
 7/8-10 Malcolm Cr DONCASTER	3	Townhouse	\$1,188,000	18 Dec 2025

DONCASTER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Link St DONCASTER	4	House	\$2,470,000	18 Dec 2025
 10 Cascade Ret Doncaster	3	House	\$1,230,000	18 Dec 2025
 217/600 Doncaster Rd Doncaster	2	Apartment	\$595,888	17 Dec 2025
 20/75-77 Tram Rd Doncaster	2	Apartment	\$480,000	16 Dec 2025
 601/59 Stables Cirt Doncaster	3	Apartment	\$2,000,000	15 Dec 2025
 316/65 Stables Cirt Doncaster	3	Apartment	\$1,203,000	12 Dec 2025
 516/600 Doncaster Rd Doncaster	2	Apartment	\$652,500	11 Dec 2025
 23 Eildon St Doncaster	4	House	\$1,500,000	11 Dec 2025
 811/5 Elgar Ct Doncaster	2	Apartment	\$450,000	08 Dec 2025
 105/11 Goodson St Doncaster	1	Strata Unit/Flat	\$370,000	08 Dec 2025



Jellis Craig Doncaster

Level 1/1006 Doncaster Road, Doncaster
03 8841 4888

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 01/02/2026

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

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.