



Doncaster

Suburb Report



Your connection to property insights



JellisCraig

DONCASTER SUBURB REPORT

Median house price¹

Median

\$1.56m

Quarterly price change

0.00% ↓

Median unit price¹

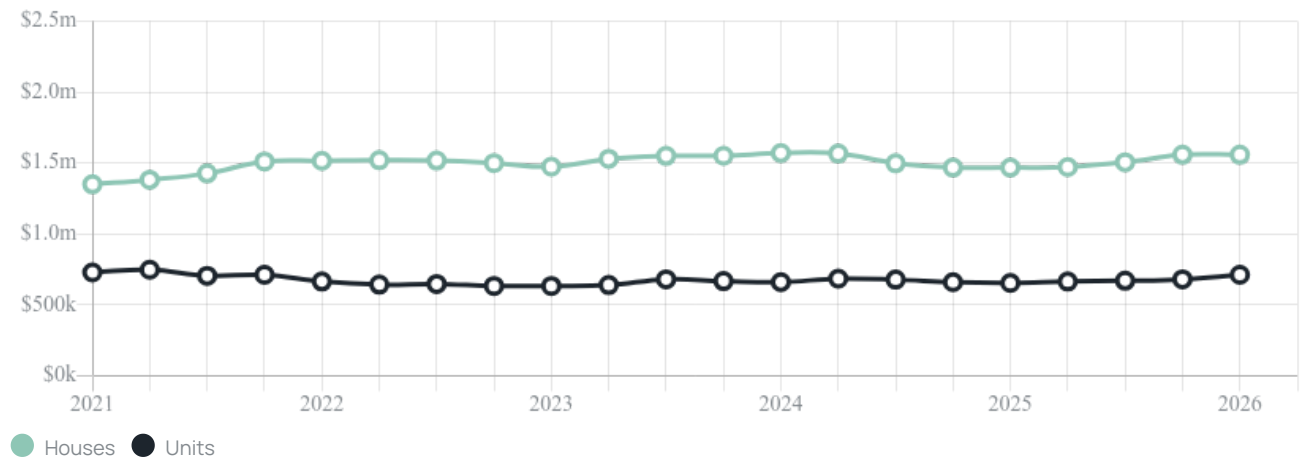
Median

\$713k

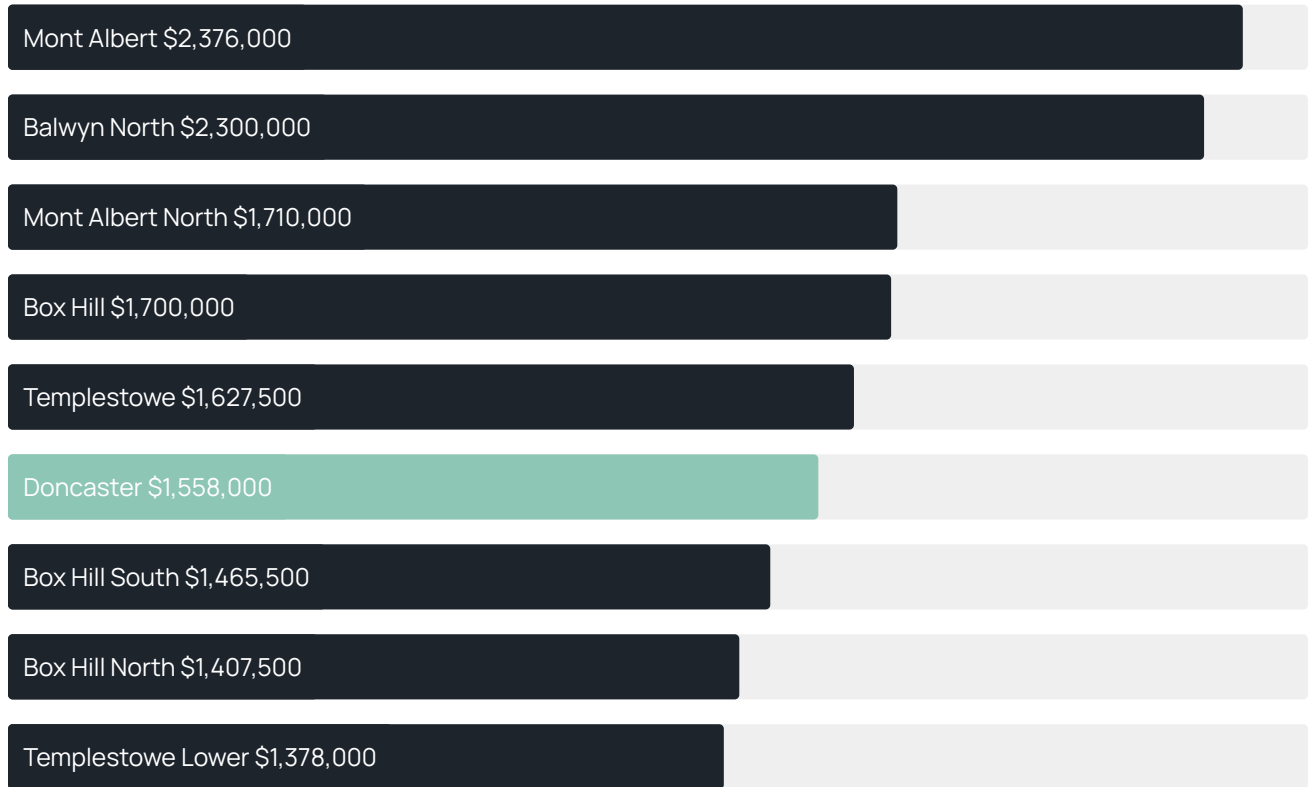
Quarterly price change

4.77% ↑

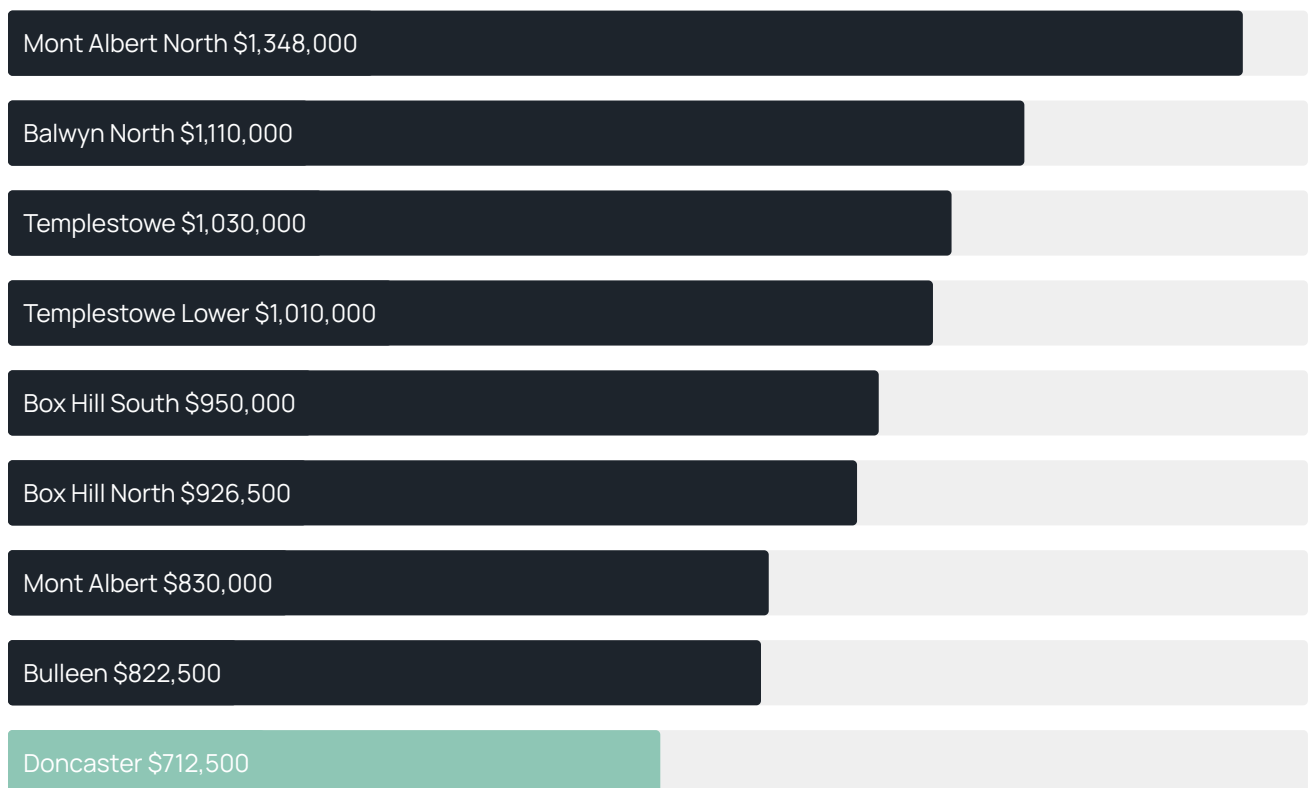
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 53%
● Private 47%

Auction clearance rate³

66.67%

Median days on market³

36 days

Jellis Craig average inspection attendance per listing⁴

36 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

\$800 per week

Population growth⁵

19.45%

Rental yield¹

2.51%

Median age⁵

40 years











Median household size⁵

2.4 people


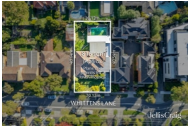







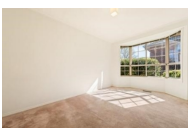
DONCASTER SUBURB REPORT

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
 4/731 Elgar Rd Doncaster	2	Townhouse	\$755,000	27 Jun 2026
 5 Chapel Ct Doncaster	5	House	\$1,856,000	27 Jun 2026
 7 Blair St Doncaster	4	House	\$2,125,000	20 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

DONCASTER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7 Nola St Doncaster	4	House	\$1,258,000	13 Jun 2026
 93 Whittens La Doncaster	3	House	\$1,550,000	11 Jun 2026
 208/19 Frederick St Doncaster	3	Apartment	\$800,000	11 Jun 2026
 506/57 Stables Cirt Doncaster	3	Apartment	\$1,515,000	09 Jun 2026
 201/399 Manningham Rd Doncaster	2	Apartment	\$515,000	09 Jun 2026
 902/101 Tram Rd Doncaster	2	Apartment	\$484,000	08 Jun 2026
 28a Victoria St Doncaster	4	House	\$1,295,000	06 Jun 2026
 503/5 Elgar Ct Doncaster	2	Apartment	\$530,000	05 Jun 2026
 209/7 Berkeley St Doncaster	1	Apartment	\$360,000	04 Jun 2026
 2/44 Hampshire Rd Doncaster	3	Unit	\$925,000	30 May 2026

DONCASTER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/3 Baird St.N Doncaster	3	House	\$1,021,000	30 May 2026
 2/103 Church Rd Doncaster	4	Townhouse	\$1,308,888	30 May 2026
 5 Toronto Av Doncaster	4	House	\$1,795,000	30 May 2026
 168a High St Doncaster	5	House	\$1,625,000	30 May 2026
 12 Village Av Doncaster	4	House	\$1,330,000	30 May 2026
 120/101 Tram Rd Doncaster	2	Apartment	\$445,000	27 May 2026
 8/69 Tram Rd Doncaster	2	Townhouse	\$632,000	26 May 2026
 706/101 Tram Rd Doncaster	2	Apartment	\$418,500	23 May 2026
 118/59 Stables Cirt Doncaster	2	Apartment	\$770,000	22 May 2026
 11 Kalimna Cr Doncaster	4	House	\$1,380,000	22 May 2026



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 01/07/2026

- 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.