



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

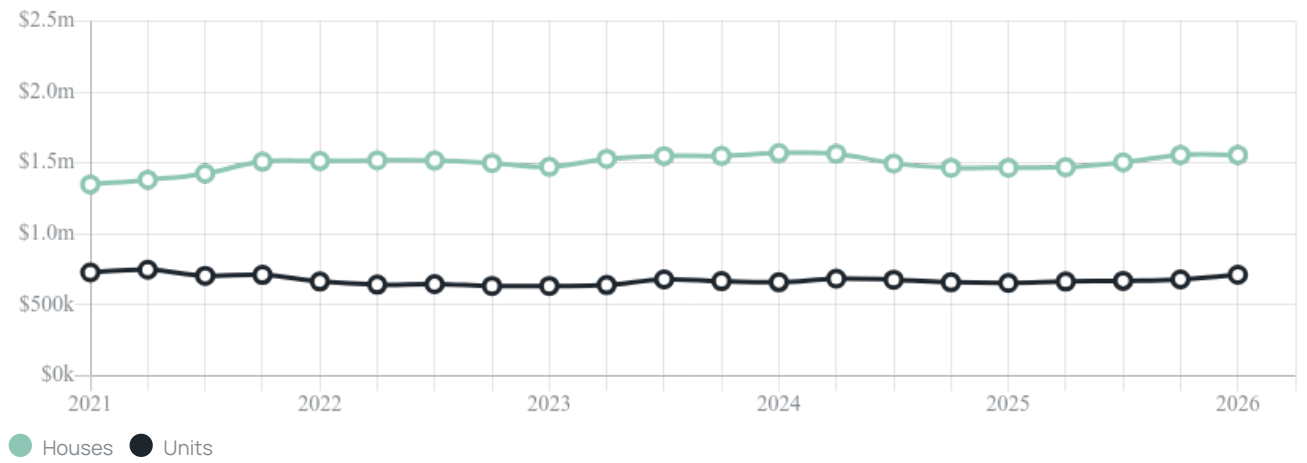
Median

\$713k

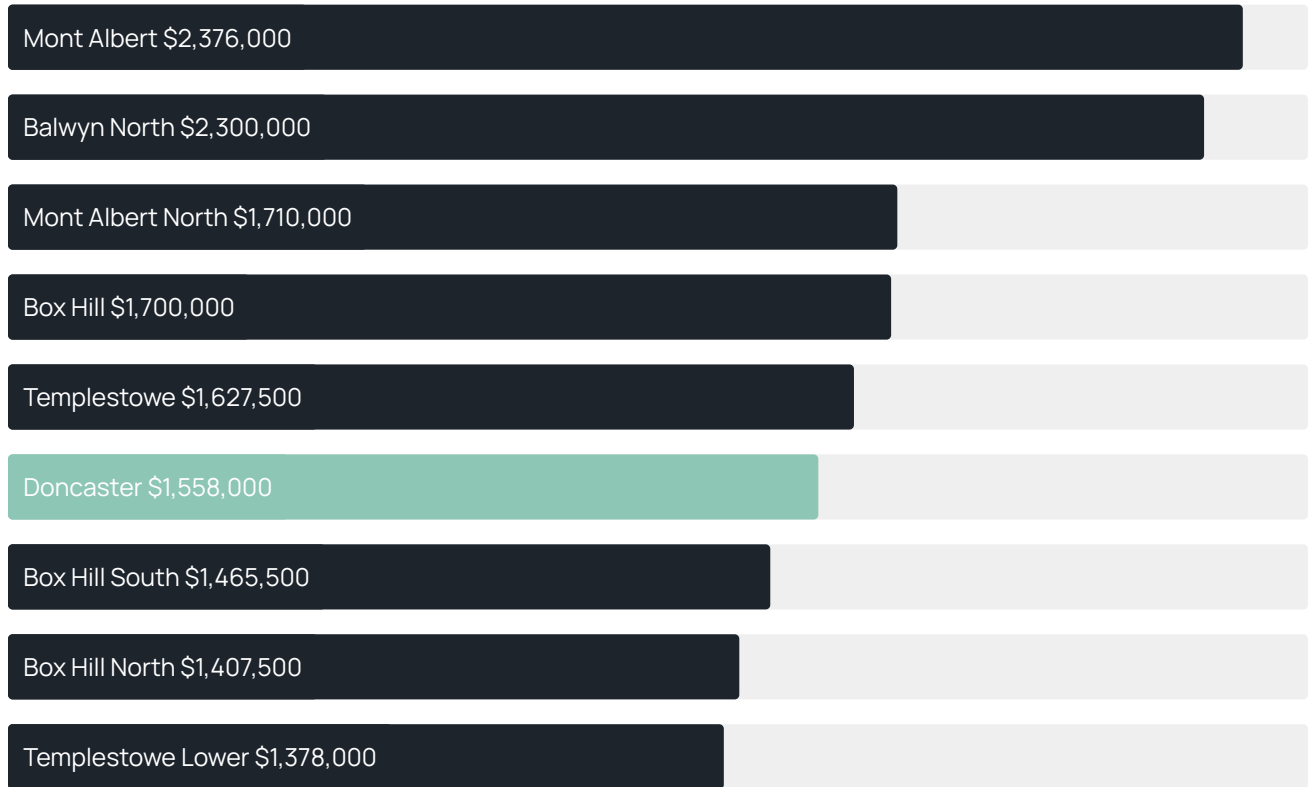
Quarterly price change

4.77% ↑

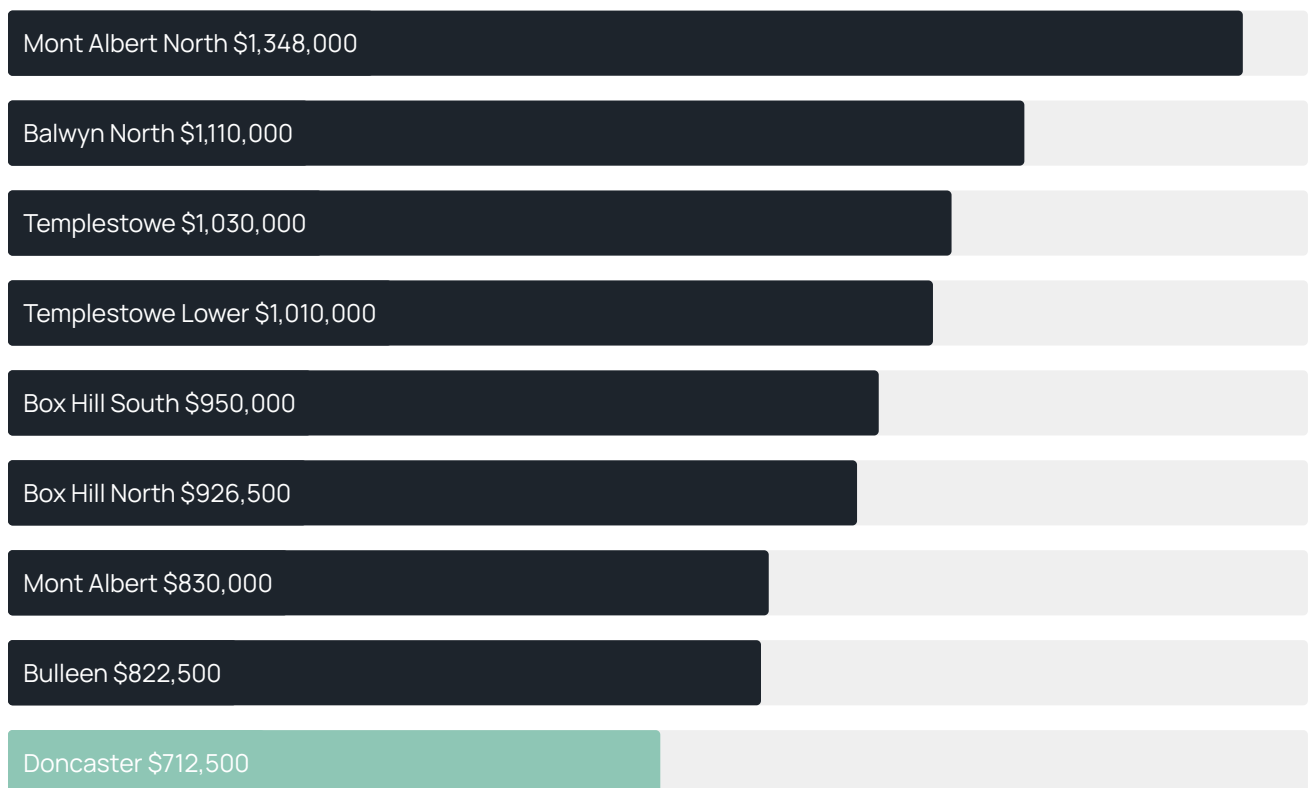
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

63.77%

Median days on market³

32 days

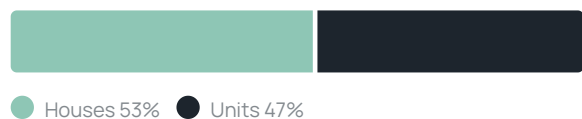
Jellis Craig average inspection attendance per listing⁴

32 groups

Average hold period¹

5.3 years

Dwelling type⁵



Ownership⁵



Population⁵

25,020

Median asking rent¹

\$800 per week

Population growth⁵

19.45%

Rental yield¹

2.51%

Median age⁵

40 years










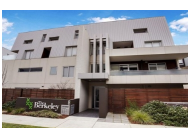
Median household size⁵

2.4 people











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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
 12 Village Av Doncaster	4	House	\$1,330,000	30 May 2026
 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
 168a High St Doncaster	5	House	\$1,625,000	30 May 2026
 5 Toronto Av Doncaster	4	House	\$1,795,000	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
 309/8 Berkeley St Doncaster	3	Apartment	\$650,000	21 May 2026

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Address	Bedrooms	Type	Price	Sold
 923/642 Doncaster Rd Doncaster	2	Apartment	\$550,000	21 May 2026
 11 Kalimna Cr Doncaster	4	House	\$1,380,000	21 May 2026
 805/91-93 Tram Rd Doncaster	2	Apartment	\$627,000	18 May 2026
 3 Brendan Av Doncaster	4	House	\$1,380,000	16 May 2026
 406/5 Sovereign Point Ct Doncaster	2	Apartment	\$620,000	13 May 2026
 3/22 Tram Rd Doncaster	4	Townhouse	\$950,000	11 May 2026
 708/9 Williamsons Rd Doncaster	3	Apartment	\$640,000	11 May 2026
 9 Aberdeen Dr Doncaster	4	House	\$2,000,000	10 May 2026
 7/798 Elgar Rd Doncaster	3	Townhouse	\$770,000	09 May 2026
 83 Harvest Ct Doncaster	4	Townhouse	\$1,081,500	09 May 2026

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Address	Bedrooms	Type	Price	Sold
 401/101 Tram Rd Doncaster	2	Apartment	\$420,000	07 May 2026
 12/765-767 Doncaster Rd Doncaster	3	Apartment	\$621,000	06 May 2026
 101/3 Grosvenor St Doncaster	2	Apartment	\$495,000	05 May 2026
 106/8 Clay Dr Doncaster	2	Apartment	\$585,000	05 May 2026
 2/11 Paul St Doncaster	3	Townhouse	\$850,000	04 May 2026
 17 Koolkuna Av Doncaster	4	House	\$1,300,000	04 May 2026
 22 Grange Park Av Doncaster	6	House	\$1,510,000	02 May 2026
 2 Winston Dr Doncaster	3	House	\$1,258,000	02 May 2026
 5a Philip Av Doncaster	5	House	\$1,720,000	02 May 2026
 2/12-14 Cockaigne St Doncaster	3	Townhouse	\$1,000,000	02 May 2026



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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 01/06/2026

- 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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