



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

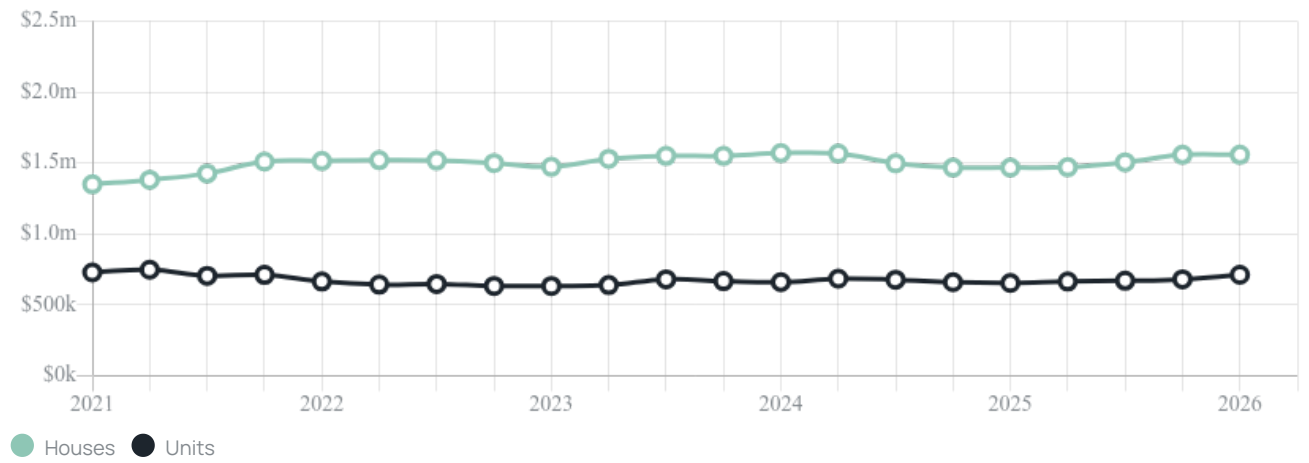
Median

\$713k

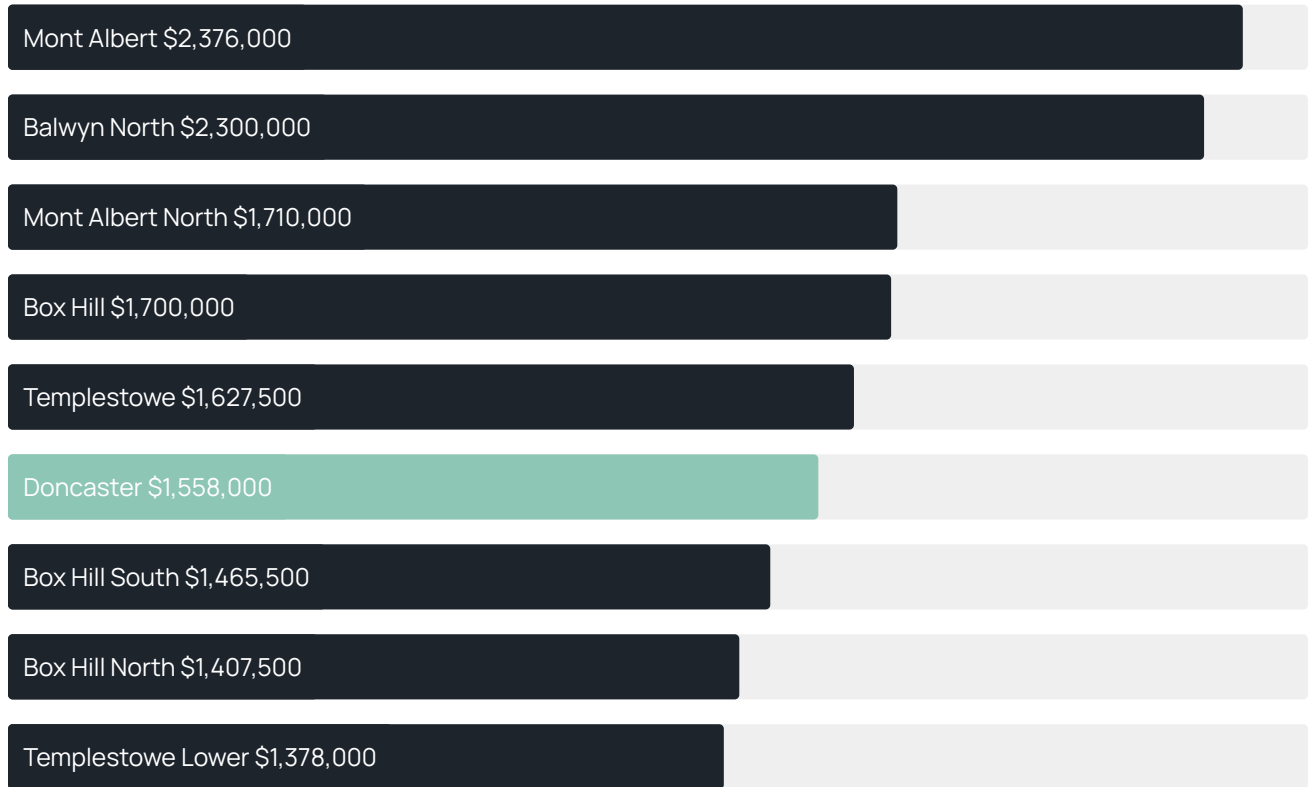
Quarterly price change

4.77% ↑

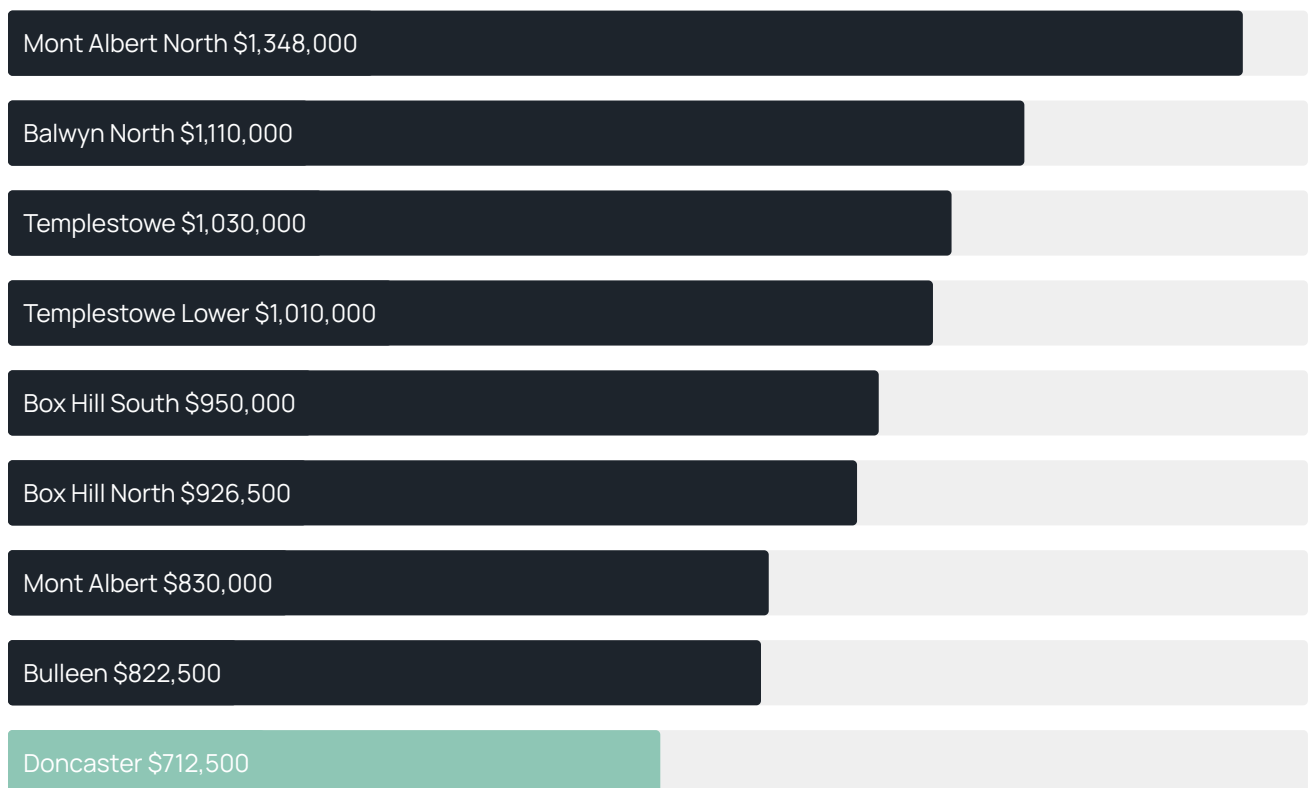
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

57.14%

Median days on market³

29 days

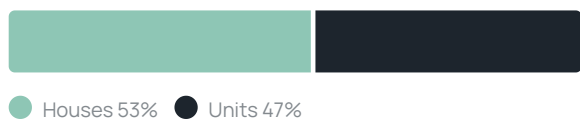
Jellis Craig average inspection attendance per listing⁴

29 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











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
 5/343 George St Doncaster	3	Unit	\$743,000	21 Apr 2026
 31 Tullamore Av Doncaster	4	House	\$1,470,000	18 Apr 2026
 6 Board St Doncaster	4	House	\$1,270,000	18 Apr 2026
 1/5 Bellara St Doncaster	3	House	\$1,100,500	18 Apr 2026
 2 Bellara St Doncaster	4	House	\$1,470,000	17 Apr 2026
 11a Henry St Doncaster	3	Townhouse	\$950,000	16 Apr 2026
 30/107 Whittens La DONCASTER	2	Apartment	\$532,000	15 Apr 2026
 9/69 Tram Rd Doncaster	2	Townhouse	\$625,000	13 Apr 2026
 2/4 Judith Ct Doncaster	4	Townhouse	\$950,000	09 Apr 2026
 2/5 Outhwaite Av Doncaster	4	Townhouse	\$1,320,000	07 Apr 2026

DONCASTER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/13-15 Goodson St Doncaster	1	Apartment	\$348,000	01 Apr 2026
 3002/2 Sovereign Point Ct Doncaster	2	Apartment	\$680,000	01 Apr 2026
 521/101 Tram Rd Doncaster	2	Apartment	\$455,000	31 Mar 2026
 15 Caringal Av Doncaster	4	House	\$1,250,000	28 Mar 2026
 4 Caringal Av Doncaster	6	House	\$1,380,000	28 Mar 2026
 322 Manningham Rd Doncaster	4	House	\$1,700,000	28 Mar 2026
 28 Rubicon Cr Doncaster	5	House	\$1,460,000	27 Mar 2026
 23 Tullamore Av Doncaster	5	House	\$1,638,000	27 Mar 2026
 6/36 Westfield Dr Doncaster	3	Townhouse	\$798,000	27 Mar 2026
 904/20 Hepburn Rd Doncaster	2	Strata Unit/Flat	\$515,000	27 Mar 2026

DONCASTER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 204/6 Thiele St Doncaster	2	Apartment	\$652,000	26 Mar 2026
 1 Winston Dr Doncaster	3	House	\$1,220,000	24 Mar 2026
 9 Meadowbank Av Doncaster	3	House	\$1,600,000	23 Mar 2026
 67 Hampshire Rd Doncaster	5	House	\$1,363,000	23 Mar 2026
 37 Burgundy Dr Doncaster	3	House	\$1,515,000	21 Mar 2026
 405/20 Hepburn Rd Doncaster	2	Strata Unit/Flat	\$475,000	21 Mar 2026
 38 Clay Dr Doncaster	5	House	\$1,690,000	19 Mar 2026
 303/399 Manningham Rd Doncaster	1	Apartment	\$448,000	17 Mar 2026
 2/38 Westfield Dr Doncaster	2	Apartment	\$640,000	16 Mar 2026
 15a Arnold Gr Doncaster	4	House	\$1,720,000	14 Mar 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 01/05/2026

- 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.