Doncaster

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.50m

Monthly median price change[2]

0.00% ↓

Median unit price

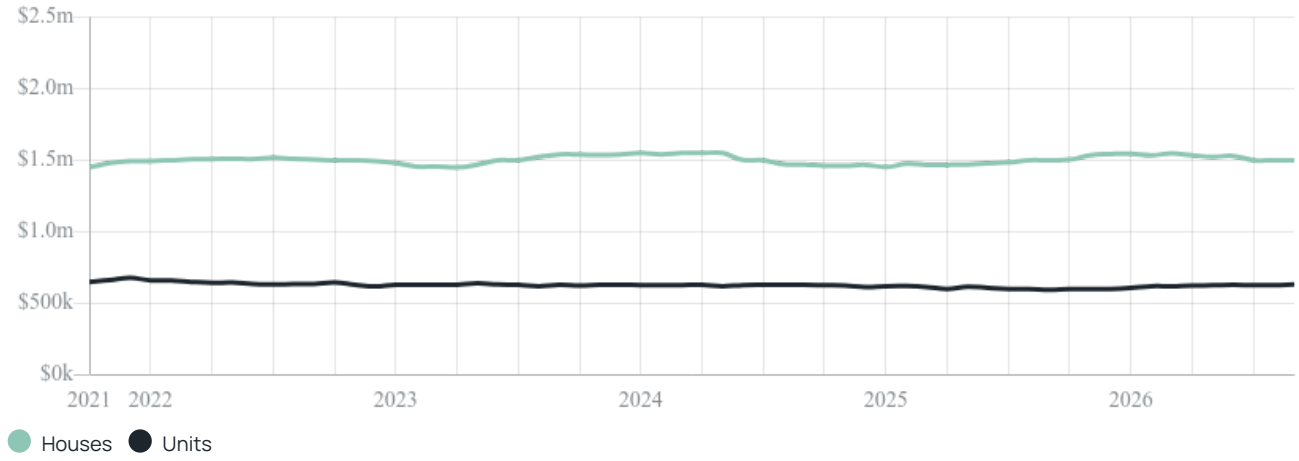
Median[1]

$632k

Monthly median price change[2]

0.80% ↑

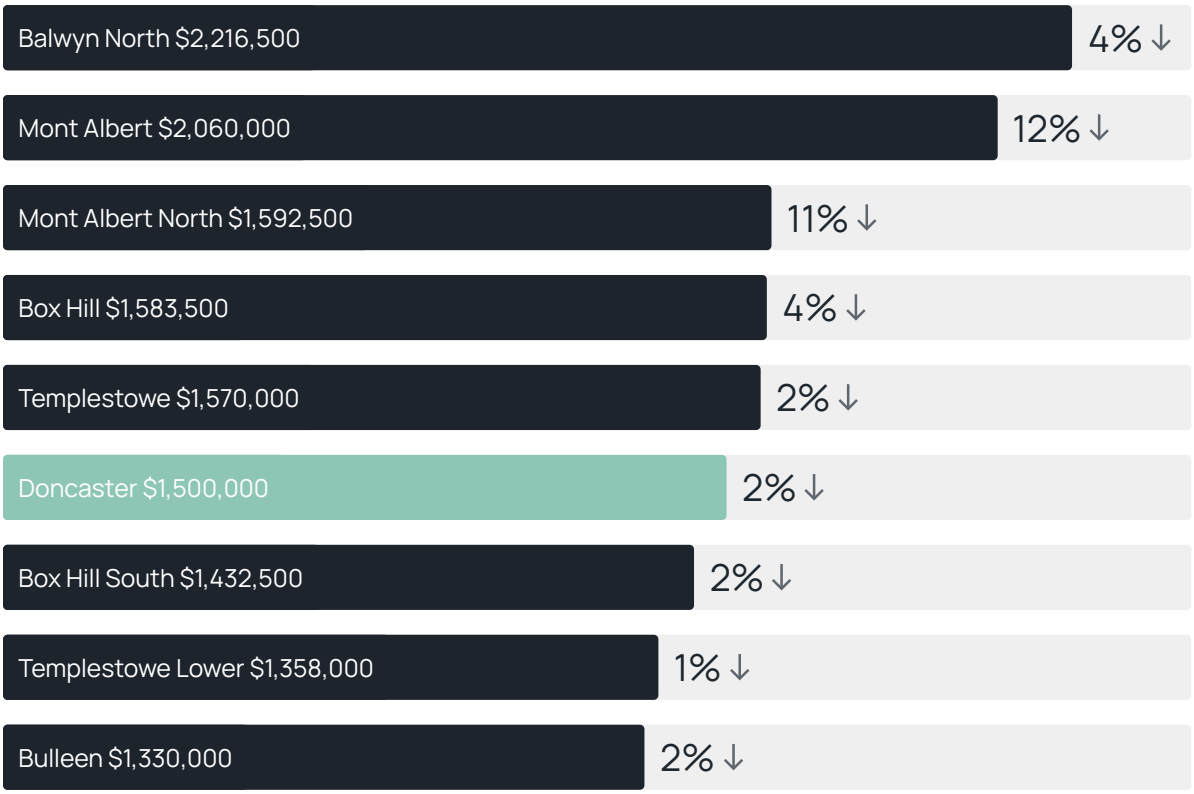
Doncaster monthly median property prices[3]



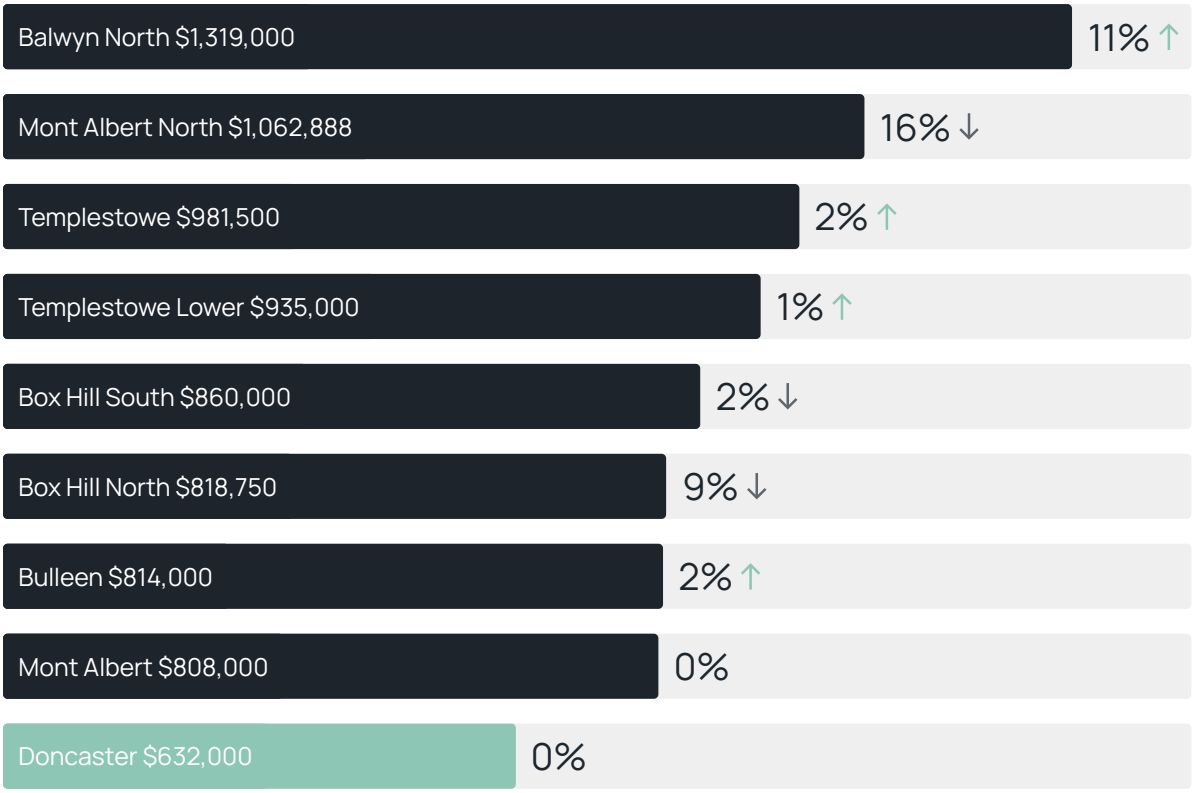


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

46%

Median days on market[5]

House	Unit
32 days	40 days

Jellis Craig average inspection attendance per listing[6]

38 groups

Average hold period[1]

House	Unit
14.2 years	9.9 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

25,020

Population growth[7]

19.45%

Median age[7]

40 years

Median household size[7]

2.4 people

Median asking rent per week[1]

House	Unit
$850	$650

Rental yield[8]

House	Unit
3.16%	5.4%

Recent Doncaster sales[5]

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

Address		Bedrooms	Type	Price	Sold
	8/224 Williamsons Road Doncaster	2	Unit	$690,000	30 Oct 2026
	408/642 Doncaster Road Doncaster	2	Apartment	$558,000	29 Oct 2026
	5/9-11 Whittens Lane Doncaster	3	Unit	$890,000	29 Oct 2026
	13 Caringal Avenue Doncaster	4	House	$1,195,000	29 Oct 2026
	517/65 Stables Circuit Doncaster	3	Apartment	$1,300,000	29 Oct 2026
	118/8 Berkeley Street Doncaster	2	Apartment	$572,000	29 Oct 2026
	G07/832 Doncaster Road Doncaster	2	Apartment	$580,000	26 Oct 2026
	209/5 Sovereign Point Court Doncaster	2	Apartment	$500,000	26 Oct 2026
	23 Windella Quadrant Doncaster	3	House	$935,000	24 Oct 2026
	32 Whittens Lane Doncaster	4	House	$2,240,000	24 Oct 2026

DONCASTER SUBURB REPORT

	Address	Bedrooms	Type	Price	Sold
	36 Grange Park Ave Doncaster	4	House	$1,355,000	24 Oct 2026
	2 Cranbrook Court Doncaster	4	House	$1,444,000	24 Oct 2026
	27 Turana Street Doncaster	5	House	$1,205,000	24 Oct 2026
	1/763 Doncaster Road Doncaster	3	Townhouse	$800,000	23 Oct 2026
	14/222 Williamsons Road Doncaster	2	Townhouse	$610,000	22 Oct 2026
	14/413-415 Doncaster Road Doncaster	4	Townhouse	$950,000	21 Oct 2026
	35 Timber Ridge Doncaster	5	House	Undisclosed	21 Oct 2026
	6 Grange Park Avenue Doncaster	3	House	$1,145,000	20 Oct 2026
	65 Council Street Doncaster	4	House	$1,200,000	19 Oct 2026
	204/91-93 Tram Road Doncaster	1	Apartment	$320,200	17 Oct 2026

Address	Bedrooms	Type	Price	Sold
 22 Stables Circuit Doncaster	4	House	$1,205,000	17 Oct 2026
 48 Dunoon Street Doncaster	3	House	$1,228,000	17 Oct 2026
 7 Greenwood Street Doncaster	2	House	$1,050,000	17 Oct 2026
 81 Whittens Lane Doncaster	8	House	$1,121,000	16 Oct 2026
 6 Tara Court Doncaster	4	House	$1,835,000	14 Oct 2026
 G06/1 Grosvenor Street Doncaster	1	Apartment	$355,000	14 Oct 2026
 2/97 Whittens Lane Doncaster	2	Apartment	$545,000	12 Oct 2026
 17/1 Grosvenor Street Doncaster	1	Apartment	Undisclosed	12 Oct 2026
 1a Norweena Street Doncaster	4	House	$1,505,000	10 Oct 2026
 8 Nathan Street Doncaster	5	House	$1,371,000	10 Oct 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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