



Doncaster

Suburb Report



Your connection to property insights



JellisCraig

DONCASTER SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$1.50m

Quarterly price change

0.00% ↓

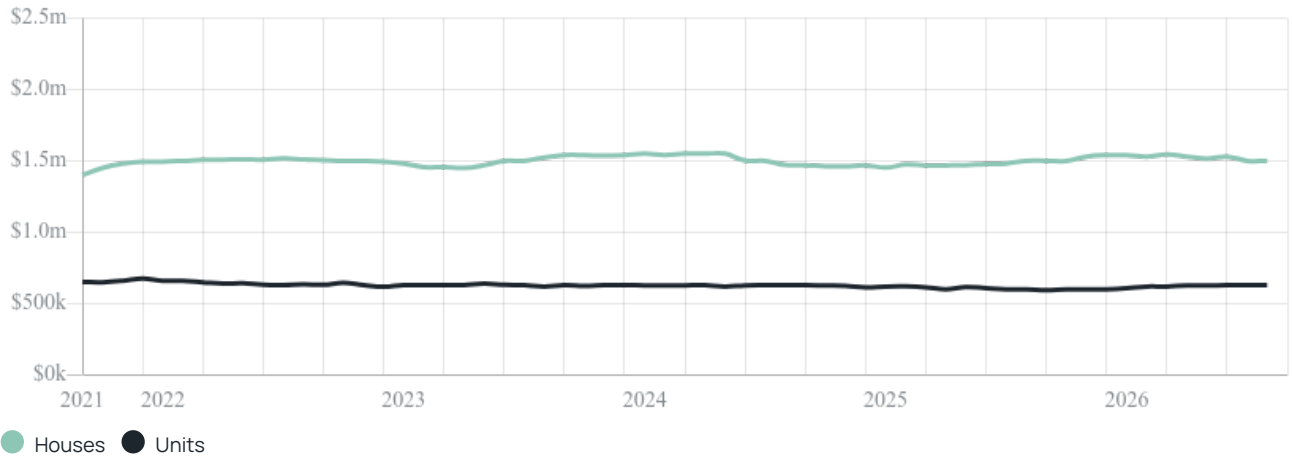
Median

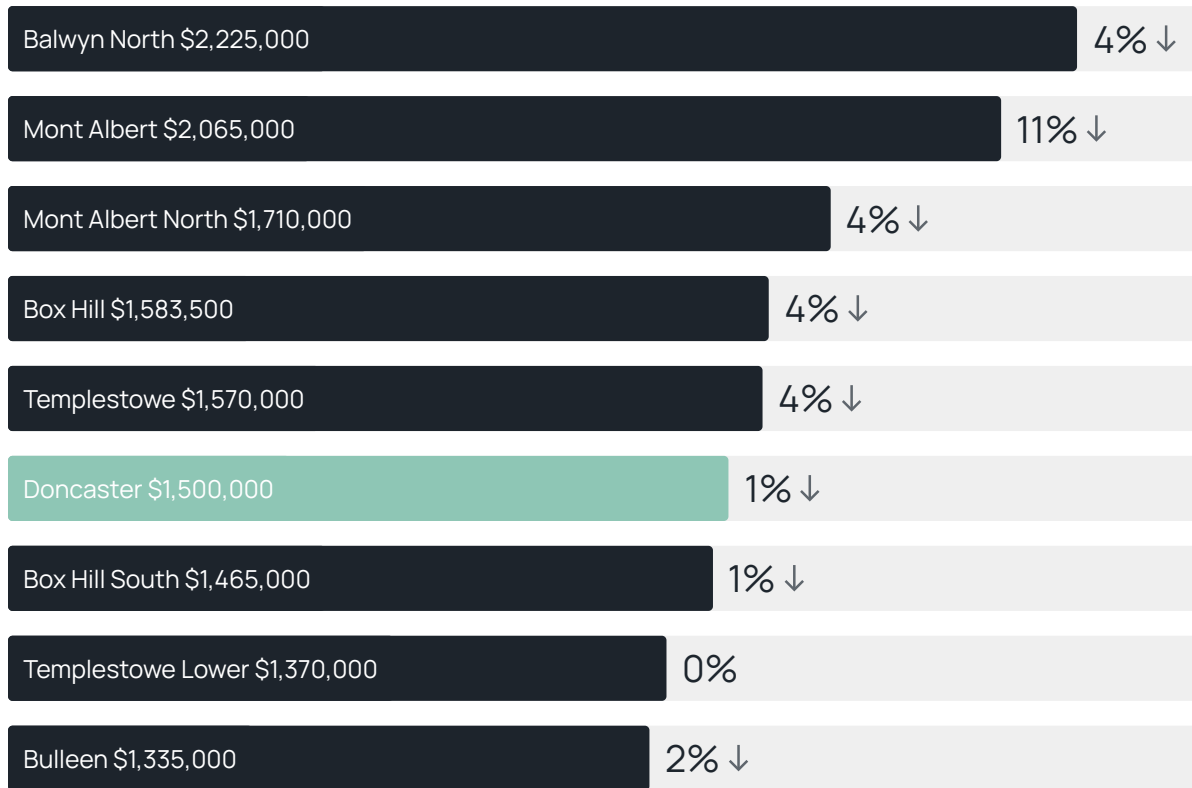
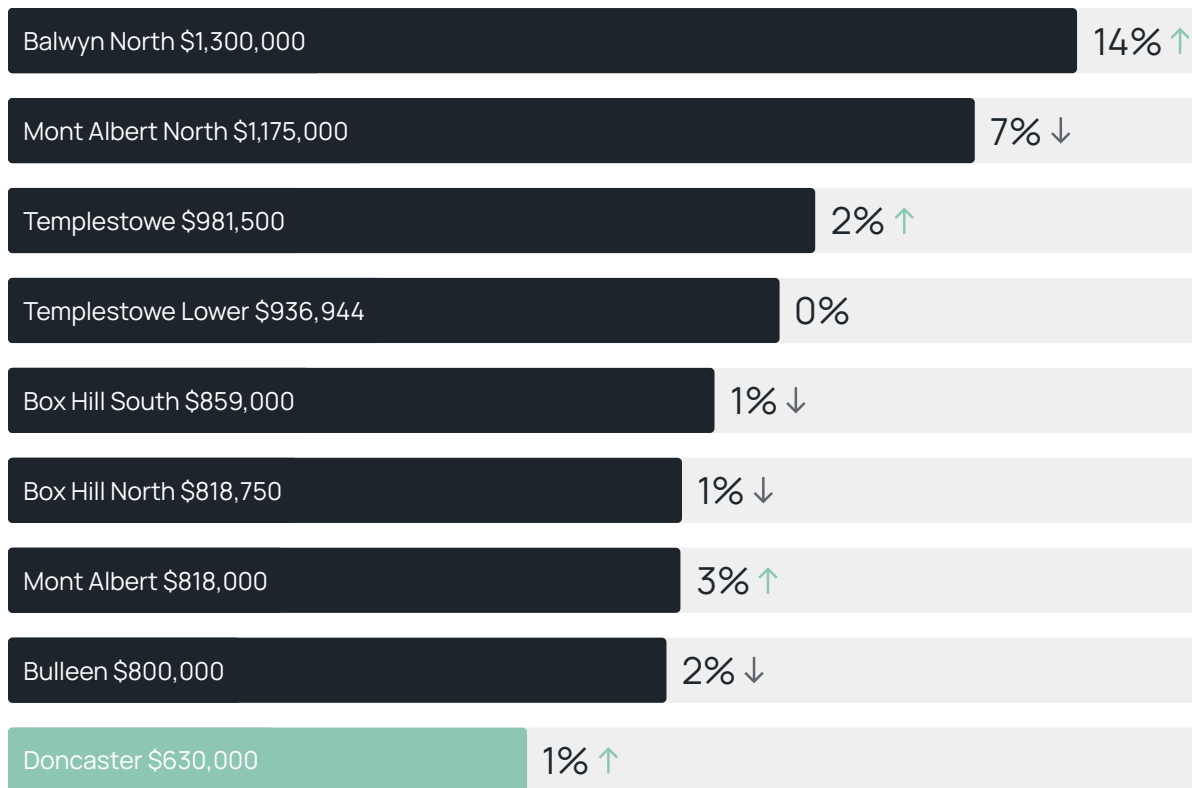
\$630k

Quarterly price change

0.00% ↓

Doncaster quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 30%
● Private 70%

Auction clearance rate³

33.33%

Median days on market³

House

Unit

31 days

40 days

Jellis Craig average inspection attendance per listing⁴

36 groups

Average hold period¹

House

Unit

14.0 years

9.9 years

Dwelling type⁵

● Houses 66% ● Units 34%

Ownership⁵

● Owned outright 39% ● Mortgaged 28% ● Rented 32%

Population⁵

25,020

Median asking rent per week¹

Unit

\$850

\$650

Population growth⁵

19.45%

Rental yield¹

House

Unit

3.02%

5.51%

Median age⁵

40 years

Median household size⁵

2.4 people

Recent Doncaster sales²

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
 11 Wilton Way Doncaster	4	House	\$1,618,000	30 Sep 2026
 303/19 Frederick Street Doncaster	3	Apartment	\$870,000	29 Sep 2026
 8/65 Turana Street Doncaster	3	Townhouse	\$810,000	26 Sep 2026
 103/65 Stables Circuit Doncaster	2	Apartment	\$770,000	24 Sep 2026
 33 Anthony Avenue Doncaster	5	House	\$3,700,000	23 Sep 2026
 8/6-8 Elm Tree Road Doncaster	2	Unit	\$673,888	23 Sep 2026
 27 Madeleine Street Doncaster	3	House	\$1,220,000	23 Sep 2026
 33 Aberdeen Drive Doncaster	5	House	\$1,770,000	23 Sep 2026
 4 Ryall Court Doncaster	4	House	Undisclosed	22 Sep 2026
 29 Council Street Doncaster	5	House	Undisclosed	22 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 5 Glenda Street Doncaster	3	House	\$1,250,000	19 Sep 2026
 36 Whittens Lane Doncaster	3	Townhouse	\$999,000	19 Sep 2026
 28 Baird Street South Doncaster	5	House	\$2,826,000	19 Sep 2026
 712/642 Doncaster Road Doncaster	2	Apartment	Undisclosed	19 Sep 2026
 3/14 Carawatha Road Doncaster	4	Townhouse	\$1,090,000	18 Sep 2026
 14 Meadowbank Avenue Doncaster	4	House	Undisclosed	17 Sep 2026
 607/101 Tram Road Doncaster	2	Apartment	\$460,000	17 Sep 2026
 14/5 Curlew Court Doncaster	2	Apartment	\$625,000	17 Sep 2026
 9 Carnarvon Street Doncaster	3	Townhouse	\$900,000	16 Sep 2026
 4 Glendene Court Doncaster	5	House	Undisclosed	15 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 2/5 Teak Court Doncaster	3	Townhouse	Undisclosed	14 Sep 2026
 4/15 Wetherby Road Doncaster	2	Unit	\$670,000	14 Sep 2026
 22A Ayr Street Doncaster	4	House	\$1,905,000	12 Sep 2026
 13 Hampshire Road Doncaster	5	House	\$2,650,000	11 Sep 2026
 308/20 Hepburn Road Doncaster	3	Apartment	\$645,000	11 Sep 2026
 3/10 Frank Street Doncaster	3	Unit	\$739,000	10 Sep 2026
 G10/399 Manningham Road Doncaster	2	Apartment	\$490,000	10 Sep 2026
 105 Ayr Street Doncaster	6	House	\$1,180,000	08 Sep 2026
 12/545-549 Doncaster Road Doncaster	1	Flat	Undisclosed	07 Sep 2026
 2/808 Elgar Road Doncaster	2	Unit	\$685,000	05 Sep 2026



Jellis Craig Doncaster

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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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