



Doncaster

Suburb Report



Your connection to property insights



JellisCraig

DONCASTER SUBURB REPORT

Median house price¹

Median

\$1.50m

Quarterly price change

-1.70% ↓

Median unit price¹

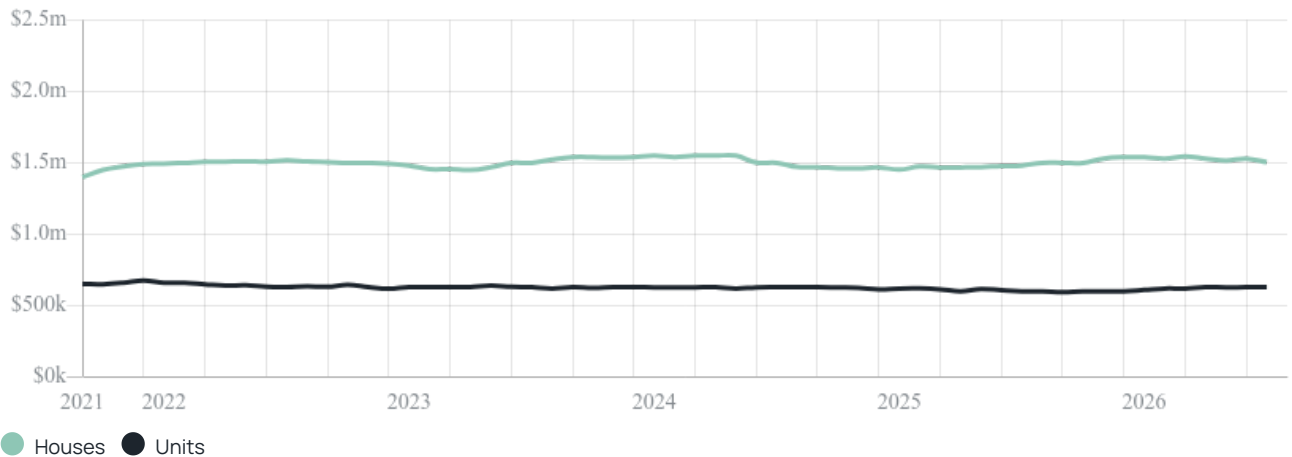
Median

\$630k

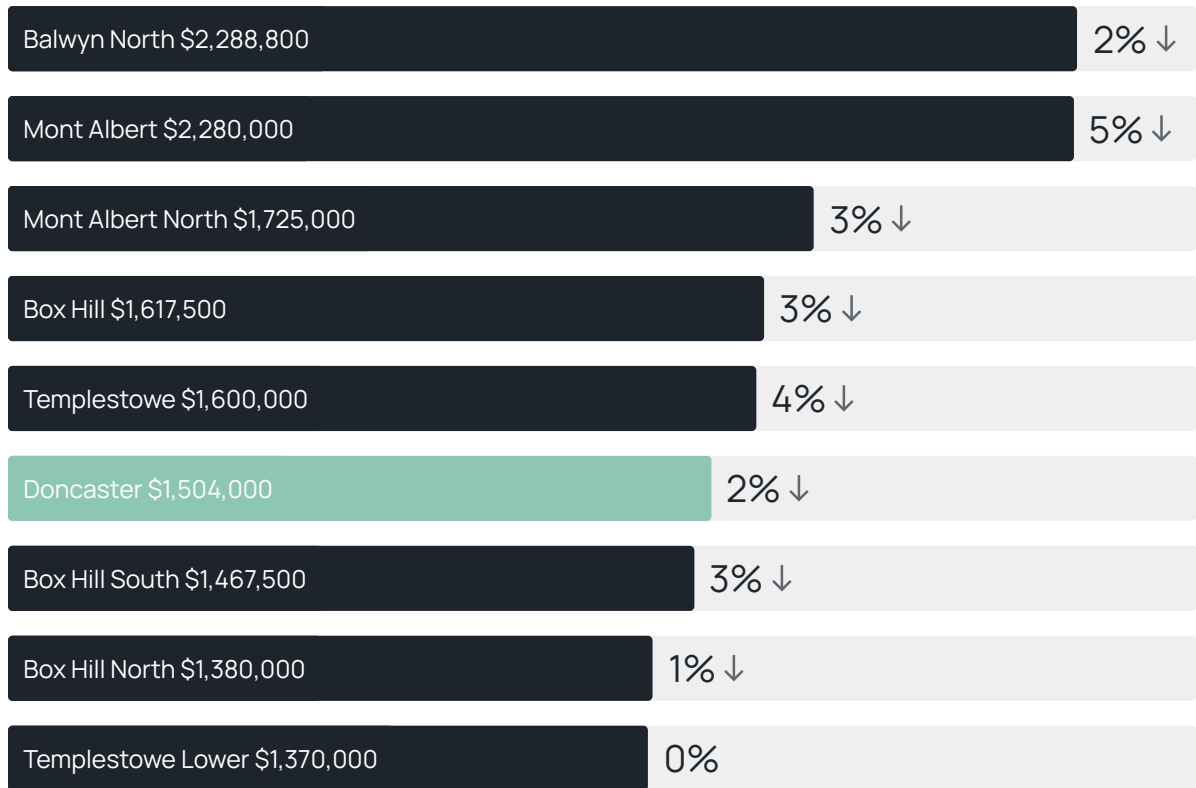
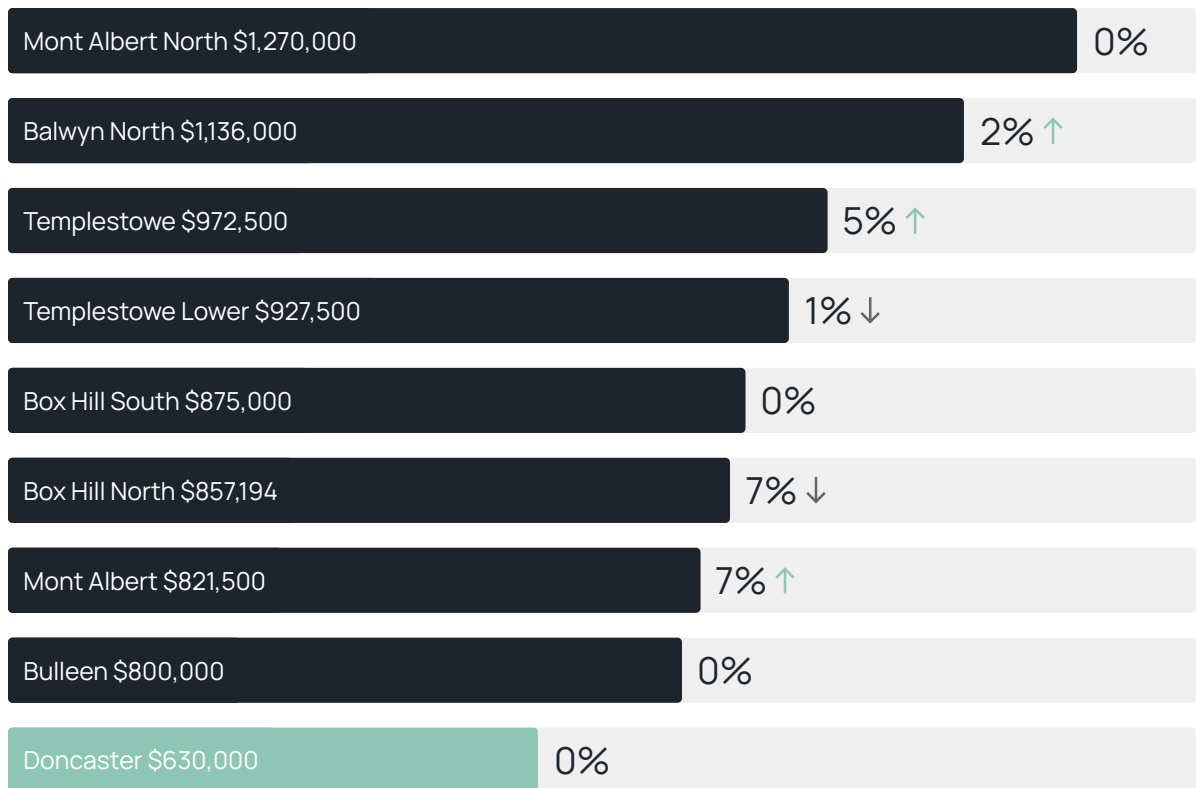
Quarterly price change

0.00% ↓

Doncaster quarterly median property prices¹



DONCASTER SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 32%
● Private 68%

Auction clearance rate³

40%

Median days on market³

House

Unit

31 days

39 days

Jellis Craig average inspection attendance per listing⁴

37 groups

Average hold period¹

House

Unit

14.1 years

10.1 years

Dwelling type⁵

● Houses 66% ● Units 34%

Ownership⁵

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

Population⁵

25,020

Median asking rent per week¹

Unit

\$849

\$650

Population growth⁵

19.45%

Rental yield¹

House

Unit

3.12%

5.39%

Median age⁵

40 years

Median household size⁵

2.4 people

Recent Doncaster sales²

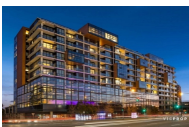
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 24-28 Sharon Street Doncaster	5	House	\$1,050,000	28 Aug 2026
 3/1 Joyce Court Doncaster	4	Townhouse	Undisclosed	26 Aug 2026
 8/14 Frederick Street Doncaster	2	Townhouse	\$765,000	22 Aug 2026
 5 Cellar Way Doncaster	4	House	Undisclosed	21 Aug 2026
 3/334 George Street Doncaster	3	Townhouse	\$919,000	21 Aug 2026
 14 Burilla Avenue Doncaster	5	House	Undisclosed	21 Aug 2026
 1/1 Paul Street Doncaster	2	Unit	\$675,000	20 Aug 2026
 G04/160 Williamsons Road Doncaster	2	Apartment	\$553,000	20 Aug 2026
 46 Auburn Crescent Doncaster	4	House	\$1,800,000	19 Aug 2026
 18 Winters Way Doncaster	3	House	\$1,052,500	19 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 15/800 Elgar Road Doncaster	2	Apartment	Undisclosed	19 Aug 2026
 304/399 Manningham Road Doncaster	3	Apartment	Undisclosed	18 Aug 2026
 214/5 Sovereign Point Court Doncaster	2	Apartment	\$516,500	15 Aug 2026
 2/304 George Street Doncaster	3	Unit	\$930,000	15 Aug 2026
 710/642 Doncaster Road Doncaster	2	Apartment	Undisclosed	15 Aug 2026
 77 Council Street Doncaster	4	House	Undisclosed	15 Aug 2026
 1/334 George Street Doncaster	4	Townhouse	\$1,045,000	14 Aug 2026
 502/20 Hepburn Road Doncaster	2	Apartment	Undisclosed	14 Aug 2026
 4/790 Elgar Road Doncaster	1	Apartment	\$345,000	13 Aug 2026
 308/65 Stables Circuit Doncaster	2	Apartment	\$593,000	12 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 G04/9 Williamsons Road Doncaster	3	Apartment	Undisclosed	11 Aug 2026
 301/11 Goodson Street Doncaster	3	Apartment	\$645,000	10 Aug 2026
 112/101 Tram Road Doncaster	2	Apartment	Undisclosed	08 Aug 2026
 10/1-3 Frank Street Doncaster	4	Townhouse	\$1,035,000	08 Aug 2026
 4/498 Doncaster Road Doncaster	2	Unit	\$755,000	08 Aug 2026
 3 Robin Court Doncaster	6	House	\$1,925,000	08 Aug 2026
 114/5 Sovereign Point Court Doncaster	2	Apartment	\$510,000	07 Aug 2026
 110/101 Tram Road Doncaster	2	Apartment	Undisclosed	06 Aug 2026
 603/642 Doncaster Road Doncaster	2	Apartment	\$498,000	06 Aug 2026
 410/5 Elgar Court Doncaster	2	Apartment	\$510,000	06 Aug 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 01/09/2026

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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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