



Donvale

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

DONVALE SUBURB REPORT

Median house price¹

Median
\$1.59m

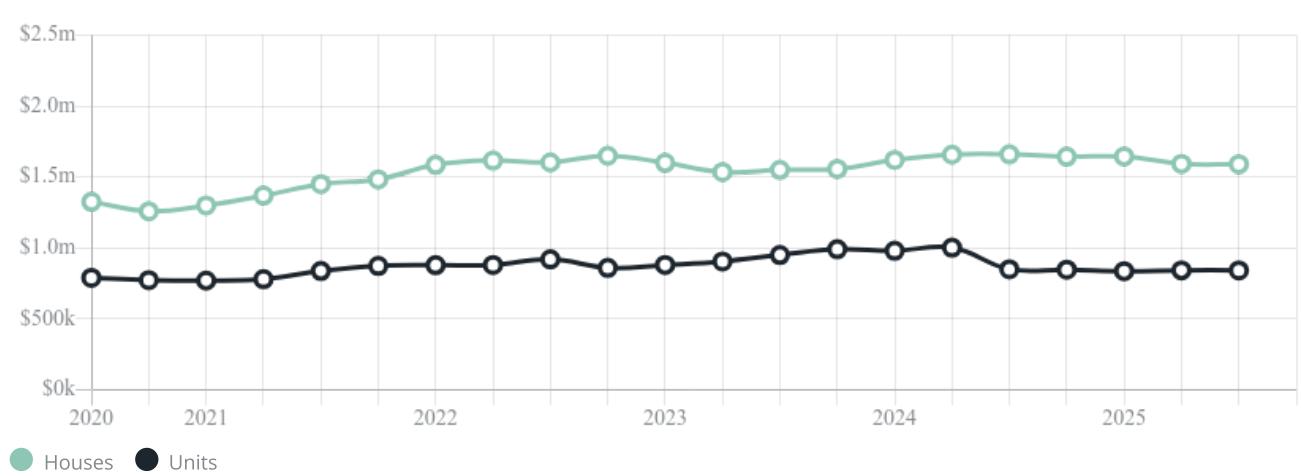
Quarterly price change
-0.18% 

Median unit price¹

Median
\$843k

Quarterly price change
0.00% 

Quarterly price change¹



Median house price¹

Park Orchards \$1,965,000

Mont Albert North \$1,700,000

Blackburn \$1,626,000

Donvale \$1,590,000

Doncaster East \$1,577,500

Doncaster \$1,500,000

Blackburn South \$1,388,000

Box Hill North \$1,381,500

Blackburn North \$1,368,500

Median unit price¹

Mont Albert North \$1,155,000

Doncaster East \$935,000

Box Hill North \$912,000

Blackburn South \$905,000

Donvale \$842,500

Blackburn North \$818,000

Mitcham \$790,000

Blackburn \$782,500

Doncaster \$675,000

Sales Snapshot

DONVALE SUBURB REPORT

Sale method²



● Auction 47%
● Private 53%

Auction clearance rate³

72.41%

Median days on market³

28 days

Jellis Craig average inspection attendance per listing⁴

28 groups

Average hold period¹

8.2 years

Insights

Dwelling type⁵



● Houses 87% ● Units 13%

Ownership⁵



● Owned outright 47% ● Mortgaged 39% ● Rented 14%

Population⁵

12,644

Median asking rent¹

\$750 per week

Population growth⁵

2.41%

Rental yield¹

2.39%

Median age⁵

45 years

Median household size⁵

2.7 people

DONVALE SUBURB REPORT

Recent Donvale sales

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
 1/7 Niagara Rd Donvale	5	House	\$1,540,000	24 Dec 2025
 12 Larne Av Donvale	4	House	\$2,550,000	18 Dec 2025
 15 Lookover Rd Donvale	5	House	\$1,830,000	18 Dec 2025
 1/15 Wrendale Dr DONVALE	4	Townhouse	\$1,154,500	13 Dec 2025
 96 McGowans Rd Donvale	4	House	\$1,902,000	13 Dec 2025
 7-9 McGowans Rd Donvale	6	House	\$2,200,000	12 Dec 2025
 4/126 Mitcham Rd Donvale	2	Townhouse	\$675,000	12 Dec 2025
 95-97 Glenvale Rd Donvale	4	House	\$1,250,000	06 Dec 2025
 15 Niagara Rd Donvale	5	House	\$1,215,000	06 Dec 2025
 139 Park Rd Donvale	5	House	\$2,000,000	05 Dec 2025

Sold Properties

DONVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Baradine Tce Donvale	5	House	\$1,730,000	03 Dec 2025
 12 Monterey Cr Donvale	4	House	\$1,560,000	29 Nov 2025
 2/4 Craileen St Donvale	3	Unit	\$880,000	29 Nov 2025
 12 Springwood Cl Donvale	4	House	\$1,755,000	22 Nov 2025
 17 Valepark Dr Donvale	4	House	\$1,575,000	22 Nov 2025
 6 Drummond Cl Donvale	6	House	\$2,800,000	22 Nov 2025
 24-26 Garden Rd Donvale	4	House	\$1,951,000	17 Nov 2025
 5 Sowter Ct Donvale	4	House	\$1,808,000	15 Nov 2025
 14 Vasey Gr DONVALE	3	House	\$1,255,000	13 Nov 2025
 21/148 Mitcham Rd Donvale	3	Apartment	\$965,000	12 Nov 2025

Sold Properties

DONVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 47 Larne Av DONVALE	4	House	\$2,253,000	11 Nov 2025
 25 Savaris Ct Donvale	4	House	\$1,342,000	10 Nov 2025
 5/144 Mitcham Rd Donvale	3	Unit	\$815,000	08 Nov 2025
 31 Astelot Dr Donvale	4	House	\$1,391,000	08 Nov 2025
 3 Trudi Ct Donvale	3	House	\$1,850,000	05 Nov 2025
 1/16 Florence Av Donvale	3	Unit	\$980,000	01 Nov 2025
 21 Glenvale Rd Donvale	3	House	\$955,000	29 Oct 2025
 2 Florence Av Donvale	4	House	\$1,360,000	28 Oct 2025
 24 Chaim Ct Donvale	5	House	\$2,330,000	28 Oct 2025
 8 Hamal St Donvale	3	House	\$1,451,000	25 Oct 2025



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 08/01/2026

- 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.