Akweno

SUBURB INVESTMENT REPORT

Doncaster East

Victoria

SUBURB	PROPERTY TYPE	REPORT FIRST GENERATED
Doncaster East, VIC	House	1 November 2026

MEDIAN PRICE	MEDIAN WEEKLY RENT	GROSS RENTAL YIELD
$1,623,156	$742	2.4%

Prepared by Akweno

General information only, not financial advice. See the final section for sources and limitations.

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1. Executive summary

A quick read on whether Doncaster East is worth a closer look as an investment house purchase, followed by the key figures behind that view.

OUR ASSESSMENT: LESS ATTRACTIVE FOR YIELD-FOCUSED INVESTORS

Hold off on Doncaster East houses; performance is weak across growth and yield.

This assessment is general information, not financial advice. It is based largely on gross rental yield, past price growth and local employment indicators, which are measured the same way for every suburb. It does not account for your finances, tax position, goals or risk appetite, the condition or location of a specific property, or how the market may change. Past growth is not a forecast, and a suburb that is less attractive for yield can still suit a growth-focused investor. Consider seeking personal advice and inspect any property before making a decision.

1.1 Key figures

MEDIAN PRICE	MEDIAN WEEKLY RENT	GROSS YIELD
$1,623,156	**$742**	**2.4%**
houses, typical	$38,584 a year	before costs

5-YEAR PRICE GROWTH	VACANCY RATE	DAYS ON MARKET
+7%	**2.1%**	**36**
1.4% a year	rental market	typical listing

1.2 Investment scorecard

Each pillar is rated against fixed investor thresholds, so the ratings are comparable between suburbs.

PILLAR	RATING	KEY FIGURE	WHAT IT MEANS
Rental yield	**Weak**	2.4% gross	The 2.4% gross yield for houses offers weak cash flow, well below typical investor targets.
Capital growth	**Weak**	1.4% p.a. over 5y	House capital growth has been weak, averaging just 2.5% p.a. over 10 years and 1.4% p.a. over 5 years.
Future potential	**Moderate**	n/a	Upcoming transport upgrades like the North East Link and Eastern Busway may improve future connectivity by 2028.
Employment & resilience	**Moderate**	Resilience 58/100	The moderate employment resilience indicates steady local jobs, supporting tenant demand consistently.

1.3 Suburb profile

Doncaster East is an established, family-oriented suburb with a median age of 41. It features predominantly detached homes on relatively large lots. Demand is driven by local families and consistent local employment in health care and retail.

Investing in Doncaster East houses currently presents challenges. The median house price is $1,640,003, with a weak gross yield of 2.3%. Capital growth has also been weak, at 2.5% p.a. over 10 years and -2.6% over the last 3 years. The market shows limited momentum for houses, with 3-bedroom houses yielding 2.6% and 4-bedroom houses yielding 3.0%. Days on market are 36 and vacancy is 2.1%, indicating some tenant demand but not enough to offset poor returns. While this report focuses on houses, units in Doncaster East offer a significantly better gross yield of 5.4% for 2-bedroom configurations, which may warrant further investigation.

1.4 Buying considerations

Factors that may help

- If buying, consider 4-bedroom houses for the best yield among houses at 3.0%.
- Focus on established family homes on larger lots, as these are typical for the suburb's character.

Factors to be cautious of

- Steer clear of properties on main roads due to potential design controls and higher traffic exposure.
- Do not buy expecting immediate capital growth; the 10-year average for houses is only 2.5% p.a.
- Avoid any properties without easy access to bus routes, given the lack of a local train station.

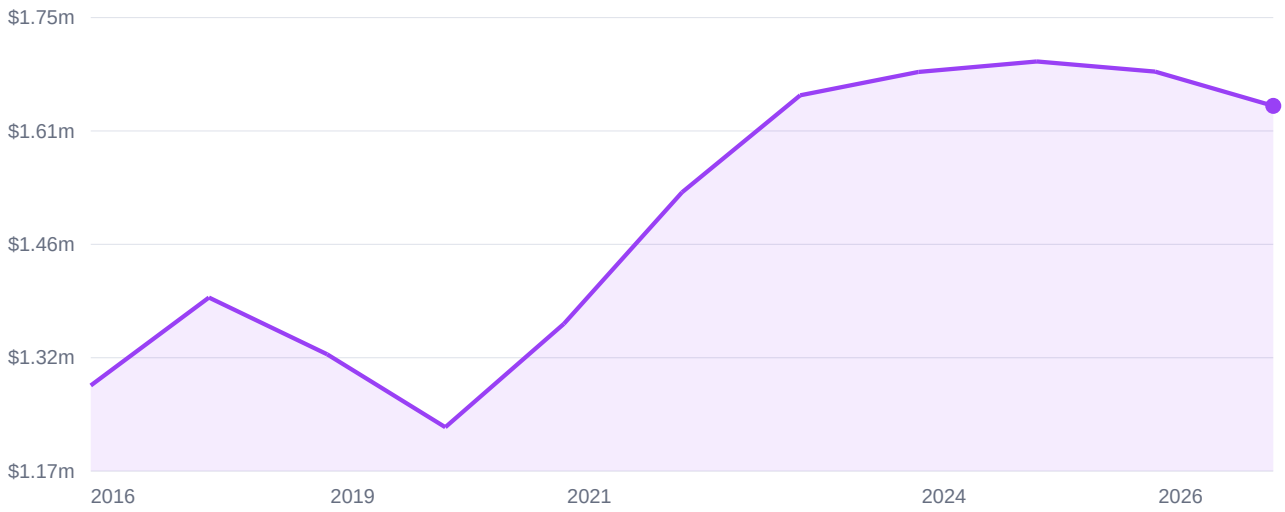
PRINCIPAL CAUTION

The lack of direct rail access and weak historical performance for houses are key considerations; verify any planned infrastructure directly impacting a property.

2. Price & growth

How prices in Doncaster East have moved, how that compares across property types, and what current market conditions say about demand.

2.1 Price history



Typical house price by month. Source: HtAG. Low point $1,225,797, high point $1,697,238.

The typical price has moved from $1,279,570 in Sept 2016 to $1,640,003 in Sept 2026, a change of +28% or about 2.5% a year over 10.0 years. The peak was $1,697,238 in Sept 2024; today's typical price is 3% below that. Buyers entering below a previous peak have a lower entry point but should ask why growth stalled.

2.2 Growth by property type

PROPERTY TYPE	1 YEAR	3 YEARS	5 YEARS	10 YEARS
House (this report)	-3%	-3%	+7%	+28%
Unit	-3%	-8%	-5%	+7%

Figures are cumulative price change over each period, not annual rates.

Over five years the typical house price has changed by +7%, or 1.4% a year, below the long-run national pace of roughly 5 to 6% a year. Past growth is a guide to demand, not a forecast.

2.3 Market conditions

INDICATOR	LATEST	WHAT IT SUGGESTS
Days on market	36 days	A typical selling time.
Vendor discounting	0.6%	Sellers are achieving close to their asking price.

INDICATOR	LATEST	WHAT IT SUGGESTS
Rental vacancy rate	2.1%	A balanced rental market.
Auction clearance rate	67%	Healthy but not hot auction demand.
Months of stock	2.5 months	Favours sellers: little stock for the level of demand.
Stock on market	0.3%	Share of homes currently listed for sale. Higher means more choice for buyers.
Dwelling approvals (12 mo)	29	Estimated approvals over the last year, a guide to the new supply that may compete with existing homes.
Typical hold period	1.0 years	Owners turn over relatively often.

3. Rental market

What a house in Doncaster East rents for, how that translates into yield, and how reliable the rental income is likely to be.

3.1 Rent and yield

MEDIAN WEEKLY RENT	ANNUAL RENT	GROSS YIELD
$742	**$38,584**	**2.4%**

A gross yield of 2.4% is low, which is typical of higher-priced or growth-focused suburbs. Expect the property to be negative or neutral on cash flow after interest, with returns driven mainly by capital growth.

Gross yield is annual rent divided by the purchase price. It is before rates, insurance, property management, maintenance and vacancy, so net returns are meaningfully lower. Use the Buy scenario calculator in Akweno to model your actual loan and costs.

3.2 Rental demand and vacancy

The rental vacancy rate is 2.1%. A balanced rental market.

Current market rent of $742 a week is 31% above the Census median of $568 (measured in 2021). Rents have moved up since the Census, which is consistent with rental demand outpacing supply.

3.3 Yield by bedroom count (houses)

BEDROOMS	MEDIAN PRICE	WEEKLY RENT	GROSS YIELD	SAMPLE
3	$1,414,359	$694	2.6%	719
4	$1,538,140	$892	3.0%	719

4. Housing & what to buy

The mix of homes in Doncaster East and which type and size of property the data favours.

4.1 Housing mix

HOUSES	UNITS AND APARTMENTS	CENSUS MEDIAN RENT
n/a	**n/a**	**$568/wk**
of dwellings	of dwellings	

The Census median mortgage repayment is $2,952 a month.

4.2 What to buy here

TYPE	BEDROOMS	MEDIAN PRICE	WEEKLY RENT	GROSS YIELD	SAMPLE
House	All	$1,640,003	$733	2.3%	719
Unit	All	$741,890	$612	4.3%	530
Unit	2	$581,750	$599	5.4%	530
House	3	$1,414,359	$694	2.6%	719
Unit	3	$902,030	$739	4.3%	530
House	4	$1,538,140	$892	3.0%	719

Among houses, 4-bedroom homes show the highest gross yield at 3.0% on a median price of $1,538,140.

Units out-yield houses here by 2.0 percentage points, but houses usually carry more land value, which supports long-run growth.

5. Neighbourhood

Who lives in Doncaster East, how well it is served by schools and transport, and how walkable it is day to day.

5.1 People & demographics

POPULATION	MEDIAN AGE	HOUSEHOLD SIZE
n/a Census 2021	41	2.7

HOUSEHOLD INCOME	UNEMPLOYMENT	RENTING HOUSEHOLDS
$2,204/wk CPI-adjusted	n/a	n/a

Median household income is $2,204 a week, above the national figure of $1,746. Higher incomes support the ability to pay rent and absorb rent rises.

Census rent of $568 a week is about 26% of median household income. That sits below the common 30% housing-stress line, leaving some room for rents to rise.

5.2 Schools nearby

SCHOOL	SECTOR	TYPE	DISTANCE	RANKING	CATCHMENT
Our Lady of the Pines School	Catholic	Primary	375 m	65/100	Outside
Carey Baptist Grammar School - Donvale Campus	Independent	Combined	442 m	n/a	Outside
Milgate Primary School	Government	Primary	489 m	68/100	In catchment
Donvale Christian College	Independent	Combined	1.2 km	77/100	Outside
East Doncaster Secondary College	Government	Secondary	2.2 km	80/100	In catchment
St Charles Borromeo School	Catholic	Primary	2.4 km	n/a	Outside

Ranking is an ACARA ICSEA-derived index from 0 to 100, where higher indicates a more advantaged student community; it is not a measure of teaching quality. Always confirm catchment boundaries with the relevant education department.

5.3 Transport

NEAREST	DISTANCE
Train station	5.2 km
Bus stop	300 m

NEAREST	DISTANCE
Tram stop	7.2 km
Ferry terminal	19.3 km
EV charging	1.5 km

8 public transport stops sit within 1 km. Distances are measured from a residential address inside the suburb, so they are a guide to the area rather than any single street.

5.4 Walkability & lifestyle

Walkability score: 63/100 (Somewhat walkable).

FACTOR	SCORE	DETAIL
Everyday amenities	5/100	HtAG rates shops, services and density at 5/100
Public transport	83/100	8 stops within 1 km, nearest 300 m away
Parks & open space	100/100	20 parks within 1 km, nearest 200 m away

- Public transport and Parks & open space are a strength.
- Shops and services are spread out, so most errands still need a car.

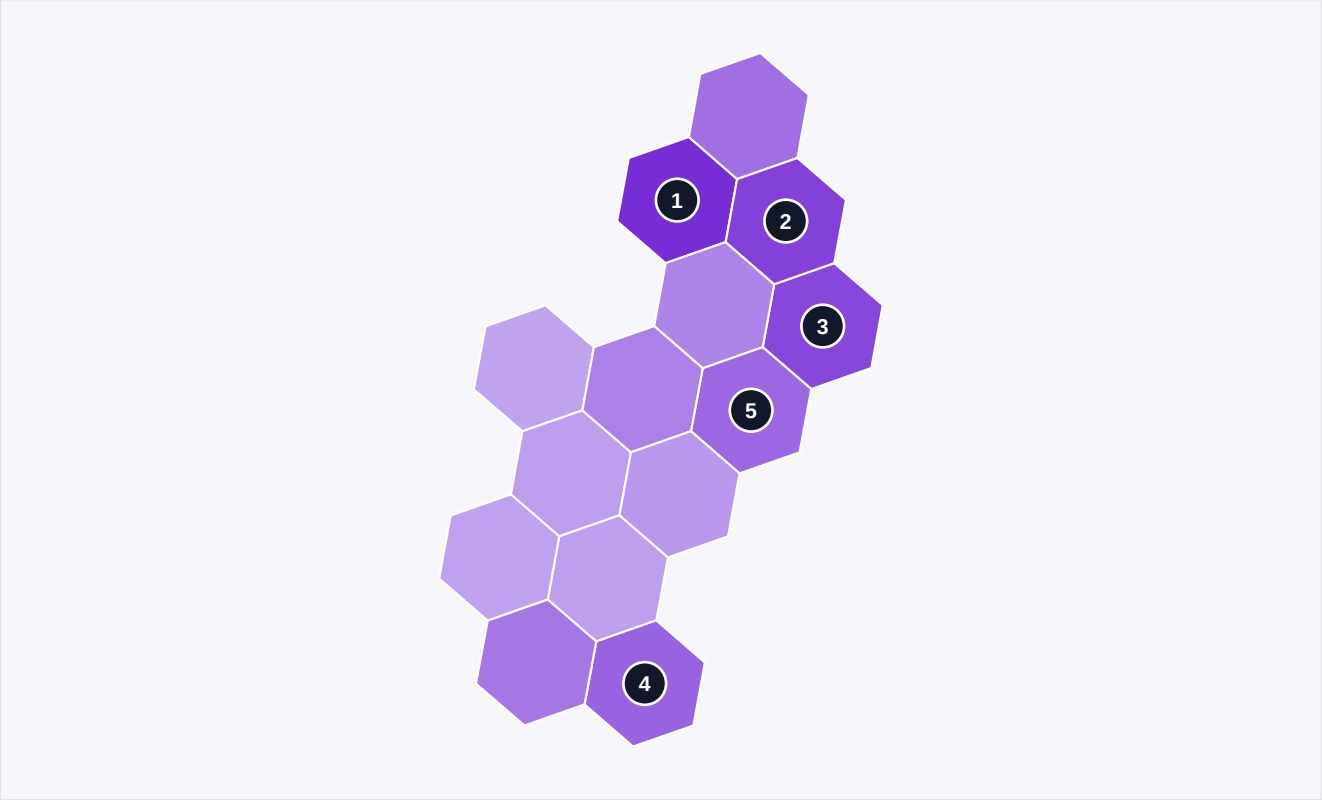
Everyday amenities

AMENITY	COUNT / DISTANCE
Parks within 1 km	20
Nearest park	203 m
Cafes within 1 km	0
Restaurants within 1 km	0
Pubs within 1 km	0
Fitness venues within 1 km	0

6. Best pockets within the suburb

Doncaster East is not uniform. Using H3 hexagons of roughly 0.7 square kilometres, this section ranks the micro-areas that score best for houses, to help you target the right streets.

6.1 Pocket map



Lower pocket score — Higher — Circles mark the top pockets. Grey = too little data.

14 of 14 cells had enough data to be scored. The typical pocket has a median price of $1,512,034, weekly rent of $878 and a gross yield of 3.2%.

6.2 Top-ranked pockets

#	POCKET	SCORE	MEDIAN PRICE	RENT/WK	YIELD	SALES
1	**North pocket**	90/100	$1,402,489	$950	3.9%	n/a
2	**North-east pocket**	80/100	$1,532,304	$870	3.8%	n/a
3	**North-east pocket 2**	77/100	$1,519,106	$942	3.6%	n/a
4	**South pocket**	63/100	$1,340,737	$785	3.1%	n/a
5	**East pocket**	61/100	$1,504,962	$923	3.2%	n/a

6.3 Why these pockets rank well

#1 North pocket

- Strength: 3.9% gross yield, 0.7 points above the typical pocket
- Strength: Higher socio-economic ranking (SEIFA decile 8)

#2 North-east pocket

- Strength: 3.8% gross yield, 0.7 points above the typical pocket
- Strength: Higher socio-economic ranking (SEIFA decile 9)

#3 North-east pocket 2

- Strength: 3.6% gross yield, 0.4 points above the typical pocket
- Strength: Higher socio-economic ranking (SEIFA decile 9)

#4 South pocket

- Strength: Entry price $1.34m, 11% below the typical pocket
- Strength: Higher socio-economic ranking (SEIFA decile 7)

#5 East pocket

- Strength: Higher socio-economic ranking (SEIFA decile 7)

7. Better nearby suburbs

Suburbs within 10 km of Doncaster East that beat it on gross yield or five-year price growth, for houses.

For comparison, Doncaster East has a gross yield of 2.3% and five-year growth of +7%.

SUBURB	DISTANCE	MEDIAN PRICE	YIELD	5Y GROWTH	BEATS ON
North Warrandyte, VIC	8.8 km	$1,512,383	3.3%	+15%	Yield + Growth
Warrandyte South, VIC	8.6 km	$2,762,568	1.5%	+34%	Growth
Warranwood, VIC	8.4 km	$1,297,442	3.1%	+3%	Yield
Ringwood, VIC	7.2 km	$975,025	3.5%	-3%	Yield
Ringwood East, VIC	9.2 km	$956,607	3.5%	-4%	Yield

A suburb that out-scores on one measure often trades it off against another, such as lower growth for higher yield. Treat this list as a shortlist for further research, not a recommendation.

8. Business & employment

The strength and diversity of the local economy matters for tenant demand and price resilience in Doncaster East.

8.1 Business activity

Business activity data was not available for this suburb.

8.2 Labour market resilience

RESILIENCE SCORE	UNEMPLOYMENT	DEFENSIVE JOBS
58/100	**4.8%**	**28%**
steady, high confidence	to 2026-06-30	health, education, public

The labour resilience score is 58 out of 100, rated steady, with high confidence in the underlying data. Unemployment is 4.8%, up 0.6 percentage points over the past year. 28% of local jobs are in defensive industries such as health, education and public services, which tend to hold up in downturns. This is an indicator of resilience, not a guarantee of performance.

LARGEST INDUSTRIES BY JOBS	JOBS
Health care and social assistance	3,244
Retail trade	2,553
Professional, scientific and technical services	2,361
Accommodation and food services	2,030
Education and training	1,797

The suburb spans several ABS statistical areas (Doncaster East - North, Doncaster East - South); figures are combined and weighted by jobs.

9. Sources, method & disclaimer

Where the figures come from, how they were rated, and what this report cannot tell you.

9.1 About this report

ITEM	DETAIL
Suburb	Doncaster East, Victoria
Property type	House
Report first generated	1 November 2026

9.2 Data sources

- HtAG: median prices, rents, yields, price history, market indicators, schools, transport, amenities and H3 pocket data.
- Australian Bureau of Statistics: Census of Population and Housing, Counts of Australian Businesses and Jobs by industry.
- Jobs and Skills Australia: Small Area Labour Markets (SALM) unemployment estimates.
- ACARA: ICSEA school advantage index.
- Public web pages used for local context in the written analysis are listed below.

PAGE	LINK
2021 Doncaster East, Census All persons QuickStats	https://abs.gov.au/census/find-census-data/quickstats/2021/SAL20772
2021 Doncaster, Census All persons QuickStats | Australian ...	https://abs.gov.au/census/find-census-data/quickstats/2021/207021157
2021 Doncaster East - North, Census All persons QuickStats ...	https://abs.gov.au/census/find-census-data/quickstats/2021/207021424
2021 Doncaster East - South, Census All persons QuickStats ...	https://abs.gov.au/census/find-census-data/quickstats/2021/207021425

9.3 How ratings are set

- Rental yield: strong at 5.5% gross or above, moderate from 4% to 5.5%, weak below 4%.
- Capital growth: strong at 7% a year or above, moderate from 4% to 7%, weak below 4%, measured from five-year price growth where available.
- Employment: based on the labour resilience score where confidence is medium or high, otherwise on the unemployment rate.
- Future potential, where present, is a qualitative view drawn from public information and can only ever lower the overall call, never raise it.

9.4 Important information

This report is general information prepared by Akweno from third-party data. It is not financial, tax, legal or property advice, and it takes no account of your objectives, finances or needs. Figures are estimates, can be out of date, and may be based on small samples. Past performance is not a reliable indicator of future results. Verify key figures independently and obtain advice from a licensed professional before making any investment decision. Akweno does not guarantee the accuracy or completeness of this report.