

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**-3.51% ↓**

## Median Unit Price\*

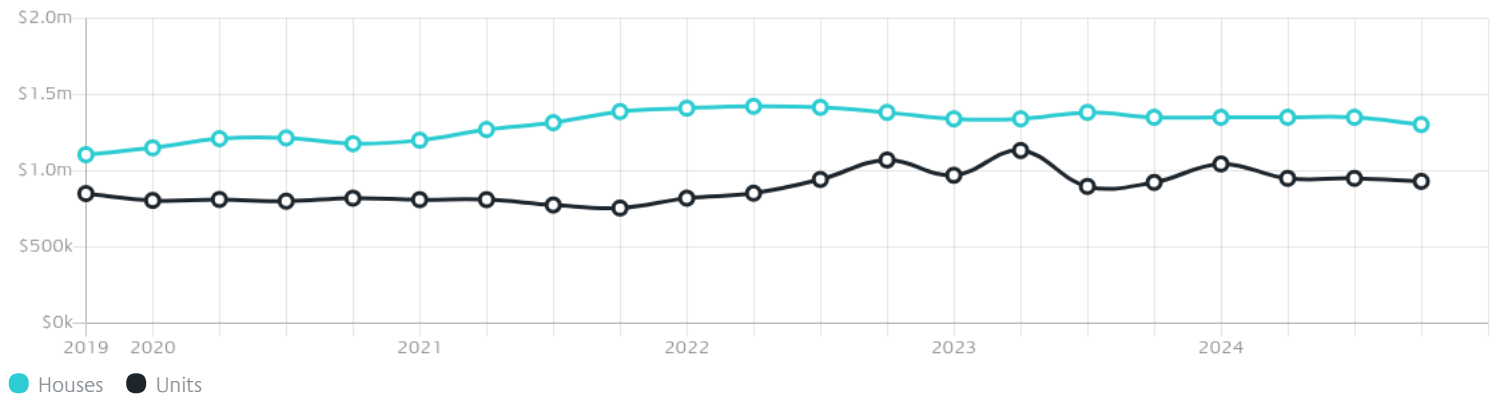
Median

**\$930k**

Quarterly Price Change

**-2.10% ↓**

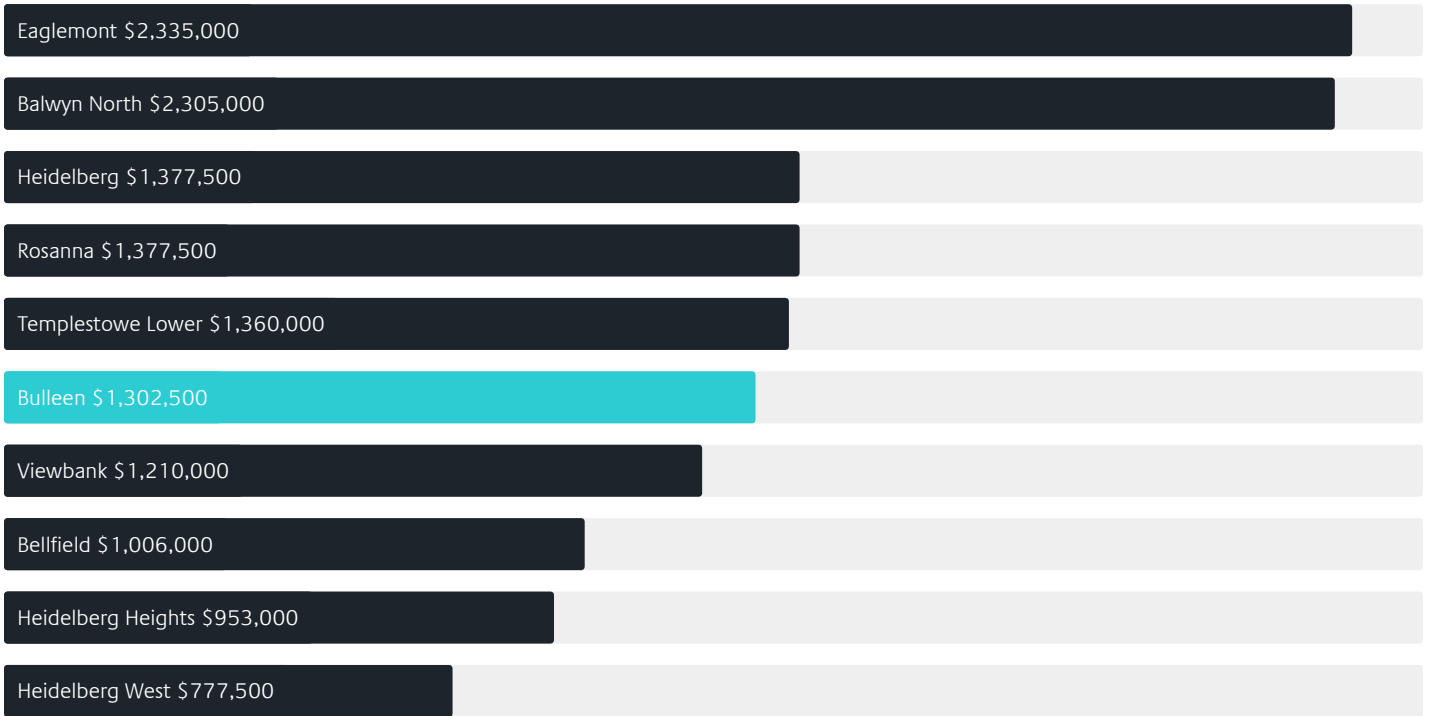
## Quarterly Price Change\*



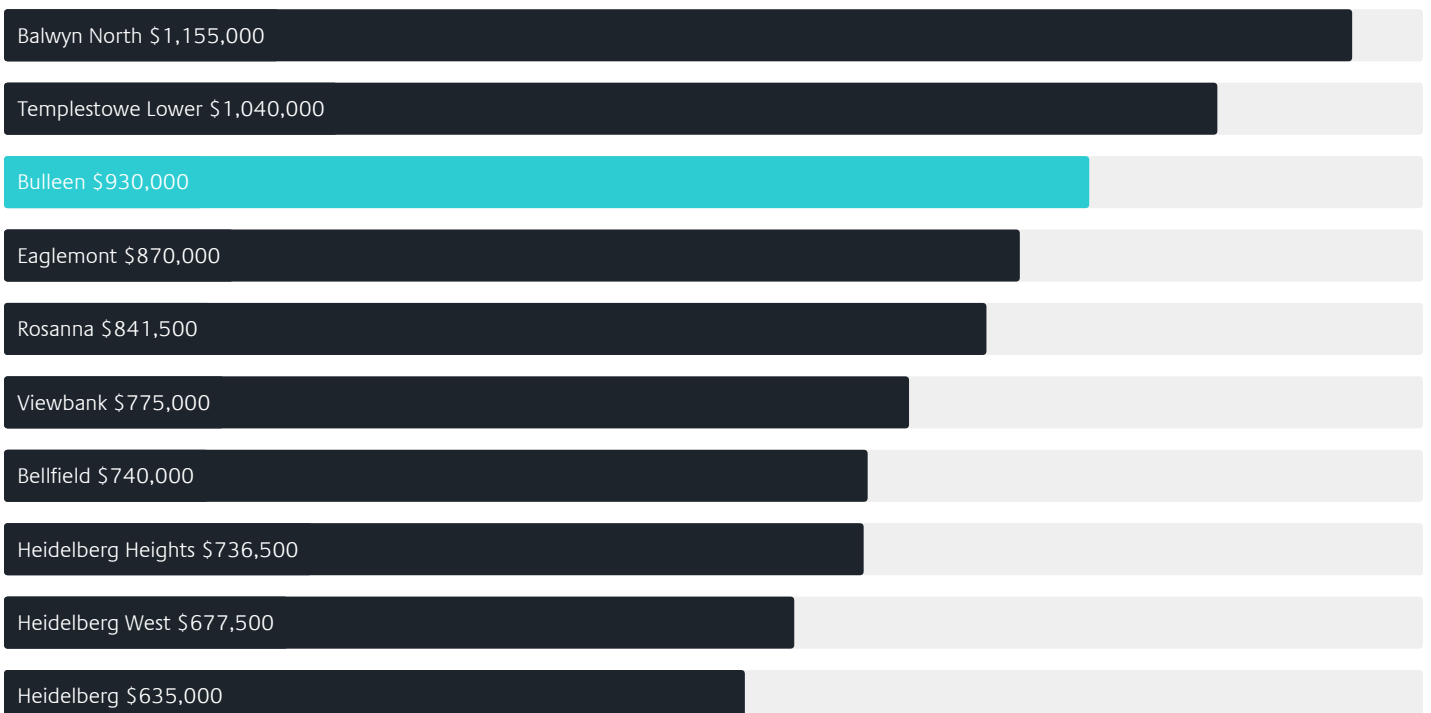
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 75%  
● Private 25%

## Auction Clearance Rate<sup>\*</sup>

75.76%

## Median Days on Market<sup>^</sup>

37 days

## Average Hold Period<sup>\*</sup>

7.5 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 80% ● Units 20%

## Ownership<sup>^</sup>



● Owned Outright 52% ● Mortgaged 31% ● Rented 17%

## Population<sup>^</sup>

11,219

## Median Asking Rent per week<sup>\*</sup>

\$668

## Population Growth<sup>^</sup>

3.18%

## Rental Yield<sup>\*</sup>

2.51%

## Median Age<sup>^</sup>













45 years

## Median Household Size<sup>^</sup>













2.6 people

# Sold Properties~













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/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 52 Lonsdale St Bulleen	4	House	\$1,428,000	29 Mar 2025
 37 Kandanga Gr Bulleen	3	House	\$1,318,000	22 Mar 2025
 4 Bourke St Bulleen	3	House	\$1,261,000	22 Mar 2025
 3/62-64 Manningham Rd Bulleen	2	Townhouse	\$715,000	19 Mar 2025
 46 Bourke St Bulleen	5	House	\$1,757,000	15 Mar 2025
 1 Virginia Ct Bulleen	5	House	\$1,690,000	15 Mar 2025
 1/11 William St Bulleen	3	Unit	\$843,000	12 Mar 2025
 6/27 Lincoln Dr Bulleen	2	Apartment	\$575,000	03 Mar 2025
 9 Warringal St Bulleen	4	House	\$1,380,000	01 Mar 2025
 1/10 Ronald Av Bulleen	4	House	\$1,205,000	27 Feb 2025
 22 Kimberley Way Bulleen	5	House	\$1,788,000	26 Feb 2025
 94b Helene St Bulleen	3	House	\$1,075,000	25 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/2 Furneaux Gr Bulleen	2	Townhouse	\$938,000	22 Feb 2025
 10 Cameo Ct Bulleen	4	House	\$1,288,000	22 Feb 2025
 75 Yarra Valley Blvd Bulleen	6	House	\$2,835,000	15 Feb 2025
 18 Walter St Bulleen	3	House	\$1,625,000	08 Feb 2025
 1/39 Manningham Rd Bulleen	4	Townhouse	\$993,000	05 Feb 2025
 43 Flinders St Bulleen	3	House	\$1,120,000	01 Feb 2025
 3/19 Lincoln Dr Bulleen	2	Unit	\$660,000	01 Feb 2025
 79 Millicent Av Bulleen	3	Townhouse	\$1,215,000	01 Feb 2025
 4 Maringa St Bulleen	3	House	\$1,451,000	25 Jan 2025
 8 Vista St Bulleen	3	House	\$1,150,000	25 Jan 2025
 14 Robert St Bulleen	4	Townhouse	\$1,170,000	25 Jan 2025
 16 Coromandel Ct Bulleen	4	House	\$1,753,000	20 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15 Kimberley Way Bulleen	4	House	\$1,550,000	16 Jan 2025
 183 Thompsons Rd Bulleen	3	House	\$885,000	16 Jan 2025
 1/57 Stanley St Bulleen	4	Flat/Unit/Apartment	\$1,450,000	13 Jan 2025
 24/78 Manningham Rd Bulleen	2	Apartment	\$540,000	13 Jan 2025
 42 Gisborne St Bulleen	4	House	\$1,220,000	09 Jan 2025
 4/2 Kandanga Gr Bulleen	2	Apartment	\$390,000	30 Dec 2024
 10 Montgomery Pl Bulleen	4	House	\$1,300,000	26 Dec 2024
 78 Yarra Valley Blvd Bulleen	4	House	\$1,900,000	24 Dec 2024
 5 Frederick St Bulleen	3	House	\$950,000	20 Dec 2024
 35a Carrathool St Bulleen	3	Unit	\$1,187,000	14 Dec 2024
 45 Summit Dr Bulleen	3	House	\$1,150,000	14 Dec 2024
 6 Betty St Bulleen	4	House	\$1,280,000	10 Dec 2024



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Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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