

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

-3.51% ↓

Median Unit Price*

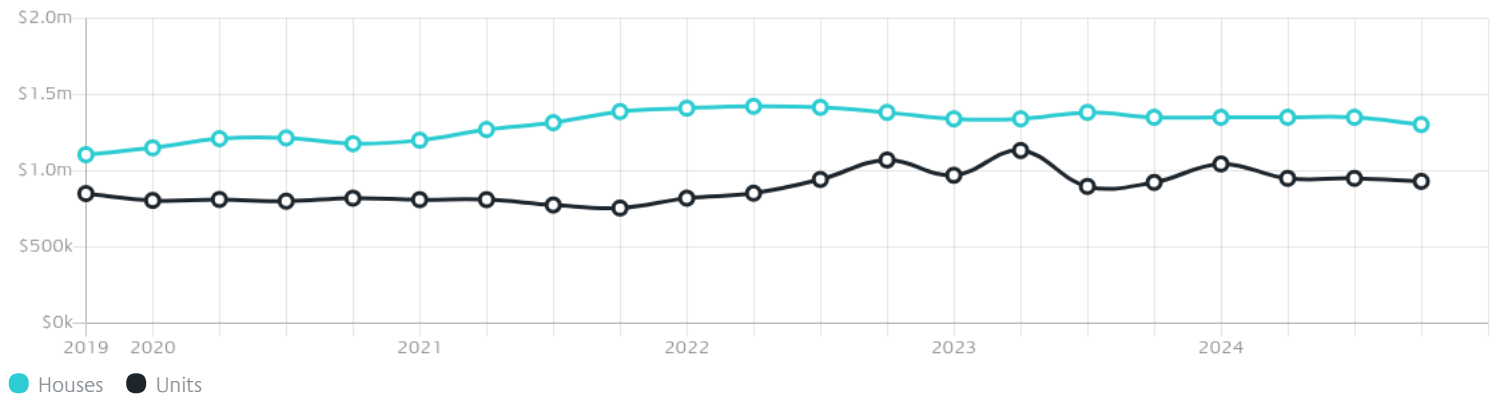
Median

\$930k

Quarterly Price Change

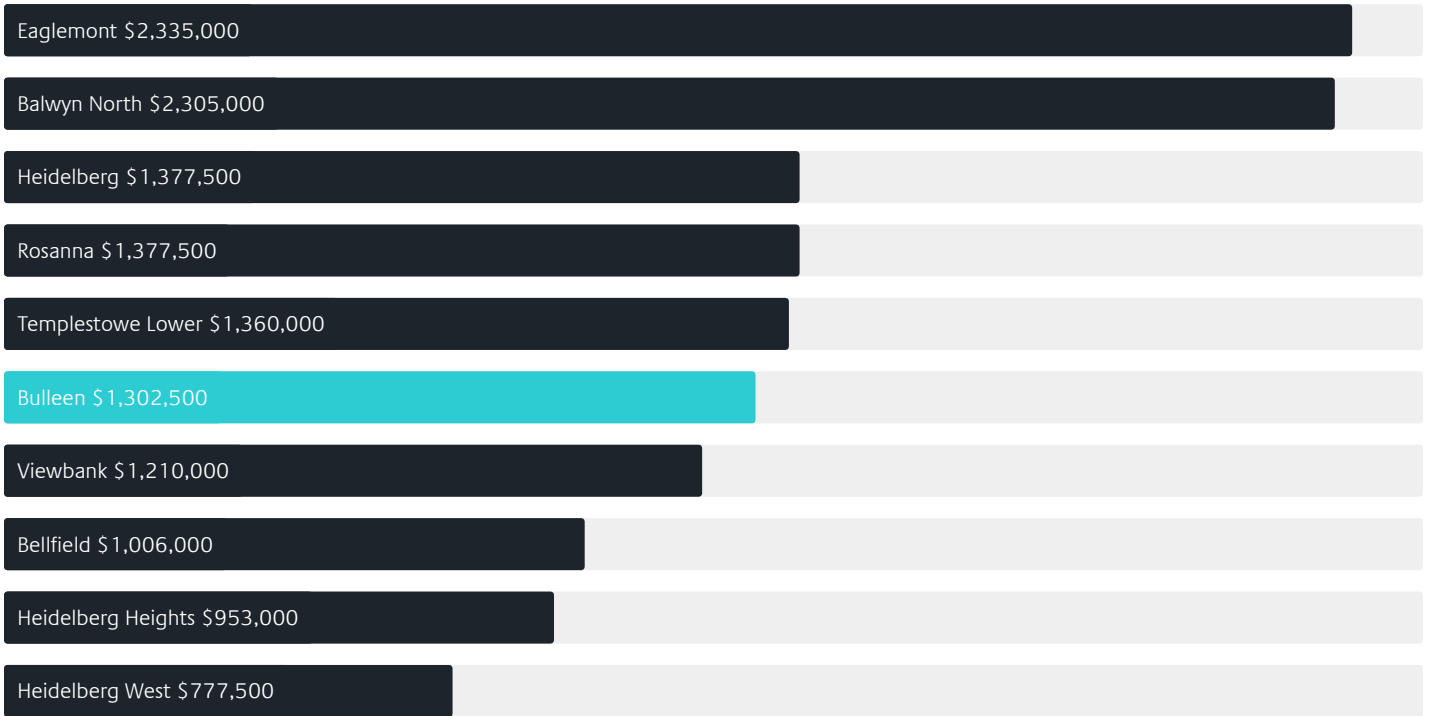
-2.10% ↓

Quarterly Price Change*

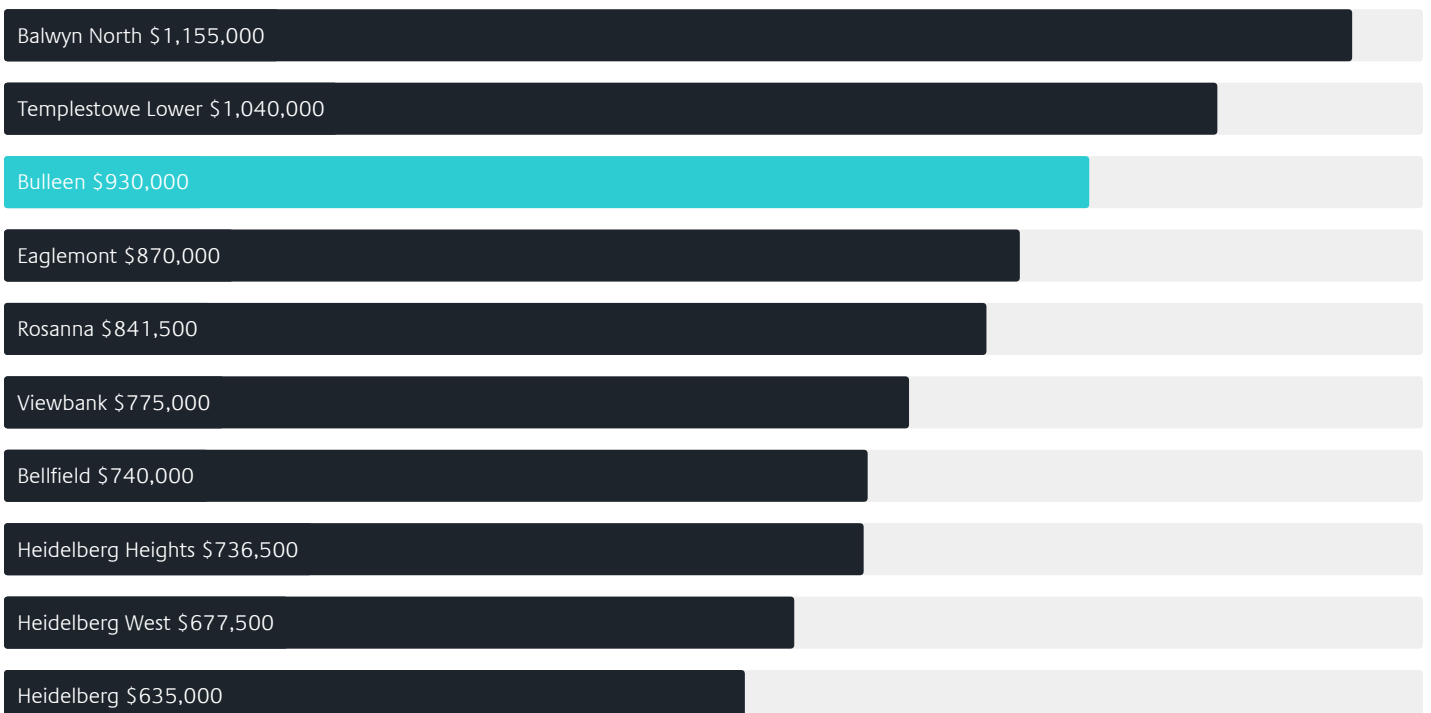


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 60%
● Private 40%

Auction Clearance Rate^{*}

70.59%

Median Days on Market[^]

40 days

Average Hold Period^{*}

7.5 years

Insights

Dwelling Type[^]



● Houses 80% ● Units 20%

Ownership[^]



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

Population[^]

11,219

Median Asking Rent per week^{*}

\$668

Population Growth[^]

3.18%

Rental Yield^{*}

2.51%

Median Age[^]













45 years

Median Household Size[^]







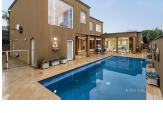





2.6 people

Sold Properties~








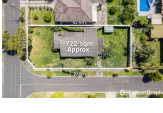
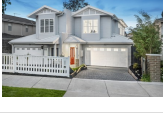
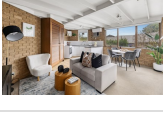


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  14 Robert St Bulleen | 4 | Townhouse | \$1,170,000 | 25 Jan 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 |
|  16 Coromandel Ct Bulleen | 4 | House | \$1,753,000 | 20 Jan 2025 |
|  15 Kimberley Way Bulleen | 4 | House | \$1,550,000 | 16 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 |
|  35a Carrathool St Bulleen | 3 | Unit | \$1,187,000 | 14 Dec 2024 |
|  45 Summit Dr Bulleen | 3 | House | \$1,150,000 | 14 Dec 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  39 Lilian St Bulleen | 3 | House | \$1,080,000 | 07 Dec 2024 |
|  33 Robert St Bulleen | 4 | House | \$1,915,000 | 07 Dec 2024 |
|  17 Albany Pl Bulleen | 4 | House | \$1,176,000 | 06 Dec 2024 |
|  3/36 Templestowe Rd Bulleen | 2 | Unit | \$645,300 | 04 Dec 2024 |
|  14 Cone St Bulleen | 3 | House | \$1,435,618 | 03 Dec 2024 |
|  1/2 Lindsay St Bulleen | 3 | Townhouse | \$1,350,000 | 02 Dec 2024 |
|  5 Penderel Way Bulleen | 4 | House | \$1,830,000 | 30 Nov 2024 |
|  29 Harold St Bulleen | 3 | House | \$1,172,500 | 30 Nov 2024 |
|  12 Panorama Ct Bulleen | 4 | House | \$1,500,000 | 30 Nov 2024 |
|  8/78 Manningham Rd Bulleen | 2 | Apartment | \$575,000 | 28 Nov 2024 |
|  22 Marjorie Cl Bulleen | 3 | House | \$1,030,000 | 27 Nov 2024 |
|  22 Avon St Bulleen | 3 | House | \$416,000 | 23 Nov 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  15a Harold St Bulleen | 4 | House | \$1,720,000 | 23 Nov 2024 |
|  143 Thompsons Rd Bulleen | 3 | House | \$990,500 | 23 Nov 2024 |
|  19 Westwood Dr BULLEEN | 3 | House | \$1,180,000 | 21 Nov 2024 |
|  22 Furneaux Gr Bulleen | 4 | Flat/Unit/Apartment | \$1,150,000 | 17 Nov 2024 |
|  5/27 Lincoln Dr Bulleen | 2 | Apartment | \$499,000 | 16 Nov 2024 |
|  5 Warringal St Bulleen | 4 | House | \$1,732,000 | 16 Nov 2024 |
|  1/1 Colite St Bulleen | 2 | Unit | \$650,000 | 15 Nov 2024 |
|  7 Calderwood St Bulleen | 3 | House | \$1,490,000 | 15 Nov 2024 |
|  70 Millicent Av Bulleen | 4 | House | \$1,430,000 | 14 Nov 2024 |
|  5/58 Templestowe Rd Bulleen | 1 | Unit | \$280,000 | 12 Nov 2024 |
|  2 Maringa St Bulleen | 3 | House | \$1,520,000 | 09 Nov 2024 |
|  6/115-119 Manningham Rd Bulleen | 3 | Townhouse | \$720,000 | 08 Nov 2024 |



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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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