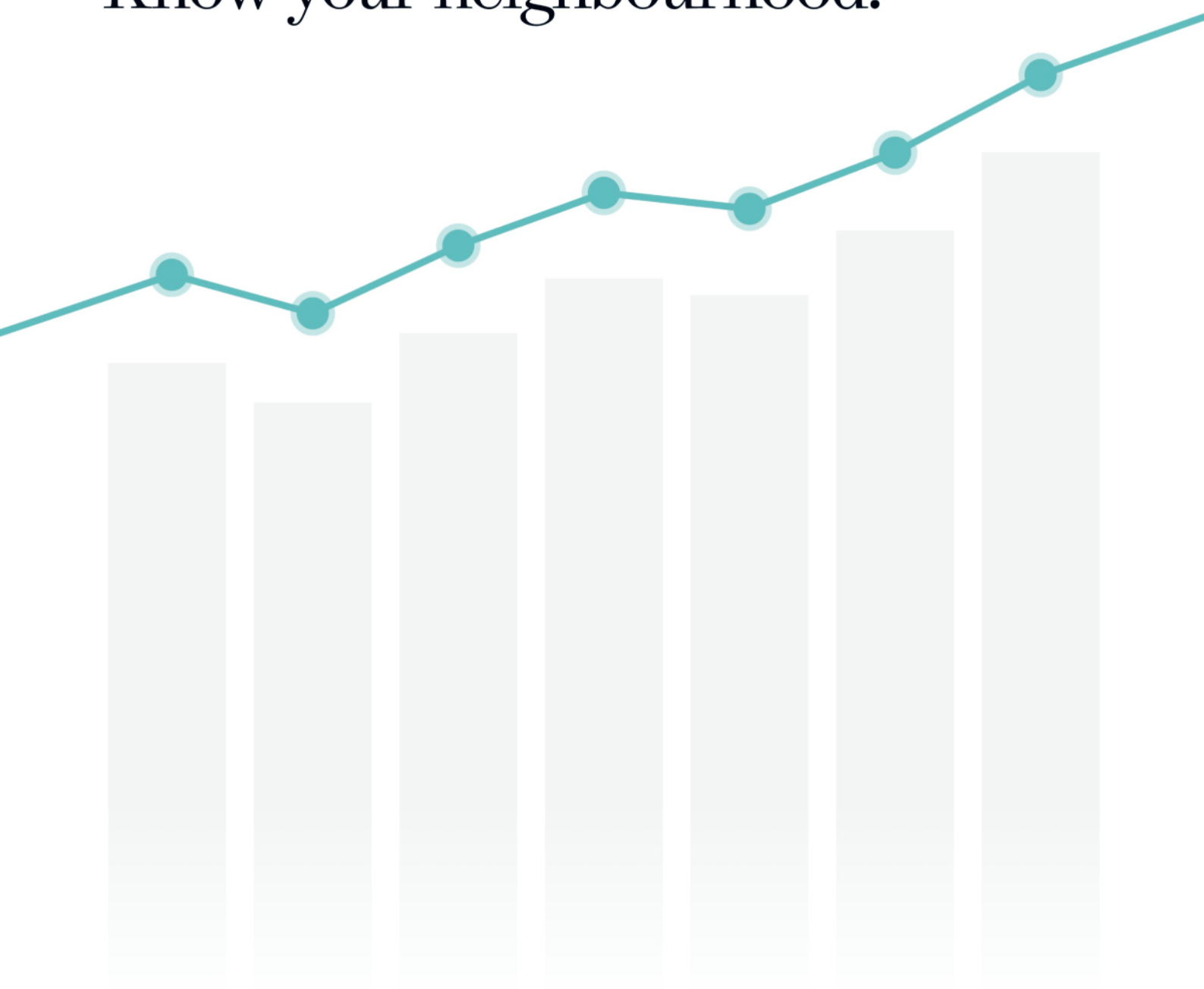


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

-3.51% ↓

Median Unit Price*

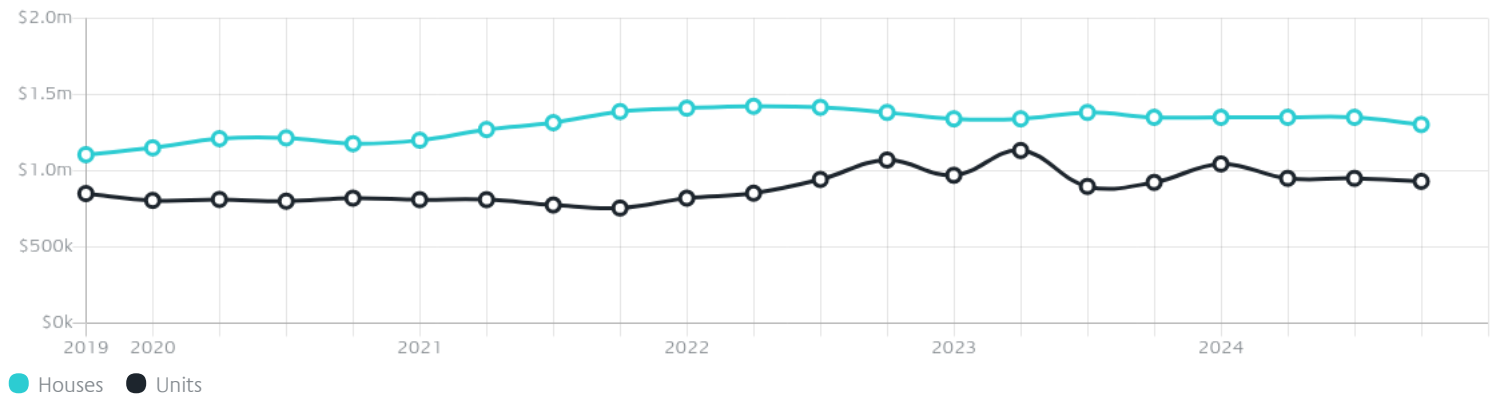
Median

\$930k

Quarterly Price Change

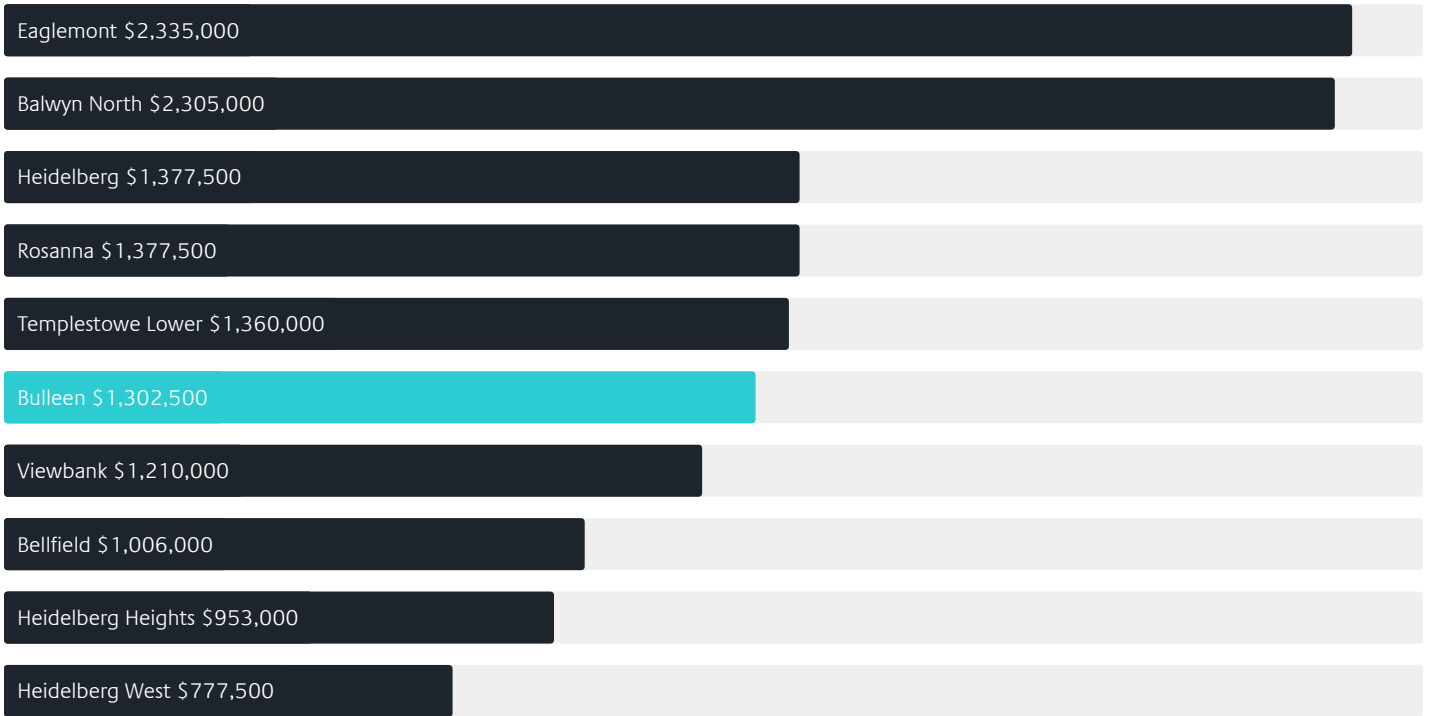
-2.10% ↓

Quarterly Price Change*

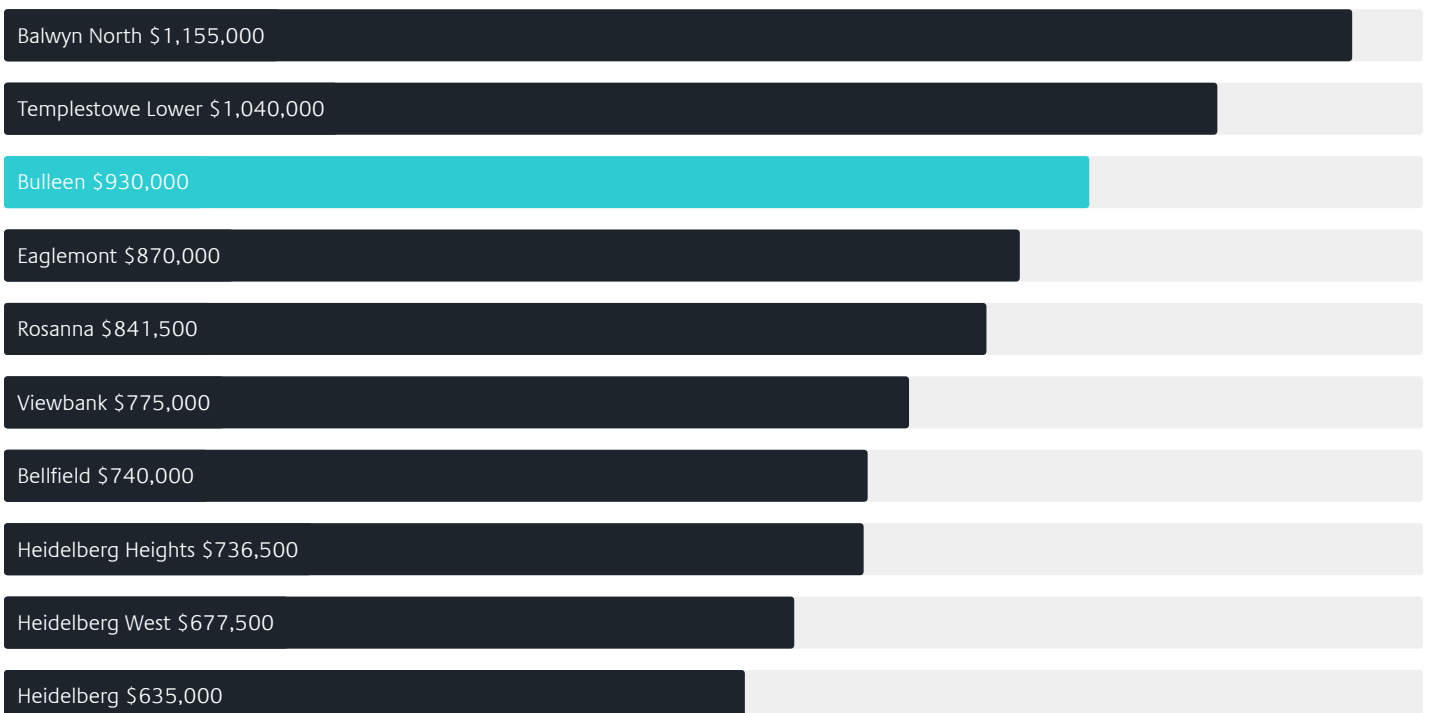


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 65%
● Private 35%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

35 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[^]











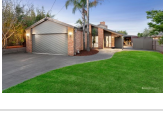

2.6 people

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
 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
 45 Summit Dr Bulleen	3	House	\$1,150,000	14 Dec 2024
 35a Carrathool St Bulleen	3	Unit	\$1,187,000	14 Dec 2024
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/36 Templestowe Rd Bulleen	2	Unit	\$645,300	04 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
 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 Avon St Bulleen	3	House	\$416,000	23 Nov 2024
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/75 Millicent Av BULLEEN	3	Townhouse	\$1,140,000	08 Nov 2024
 2/27 Helene St Bulleen	3	Townhouse	\$1,035,500	07 Nov 2024
 1/33 Carrathool St Bulleen	3	Townhouse	\$1,100,000	28 Oct 2024
 1/34 Nirvana Cr Bulleen	3	Unit	\$910,000	26 Oct 2024
 16 Summit Dr Bulleen	3	House	\$1,150,000	25 Oct 2024
 3/29 Elizabeth St Bulleen	2	Unit	\$680,000	23 Oct 2024
 23 Lincoln Dr BULLEEN	3	House	\$1,221,000	23 Oct 2024



Doncaster Office
Level 1 / 1006 Doncaster Road, Doncaster
03 8841 4888

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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.