

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.31m

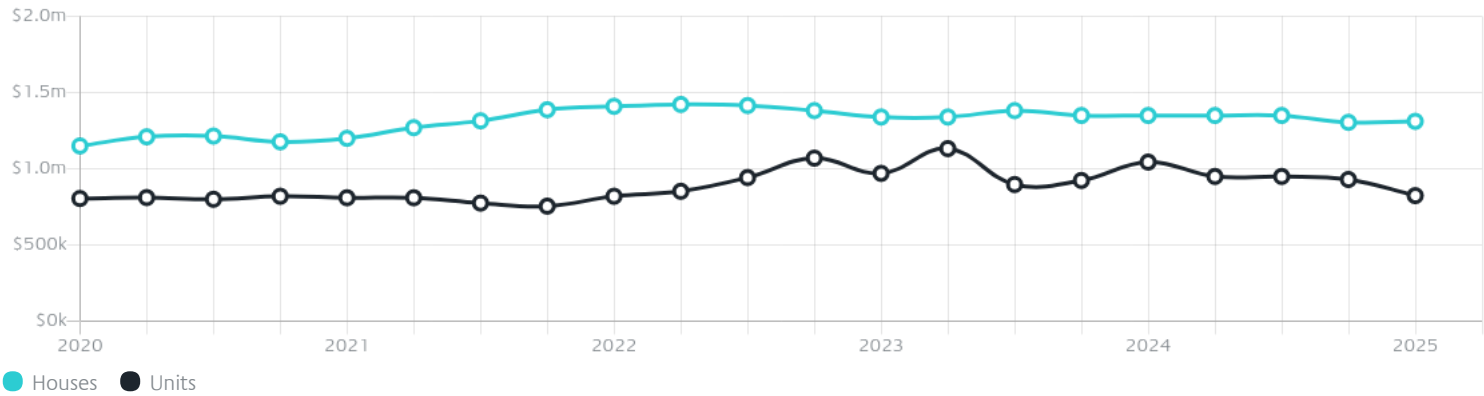
Quarterly Price Change
0.49% ↑

Median Unit Price*

Median
\$824k

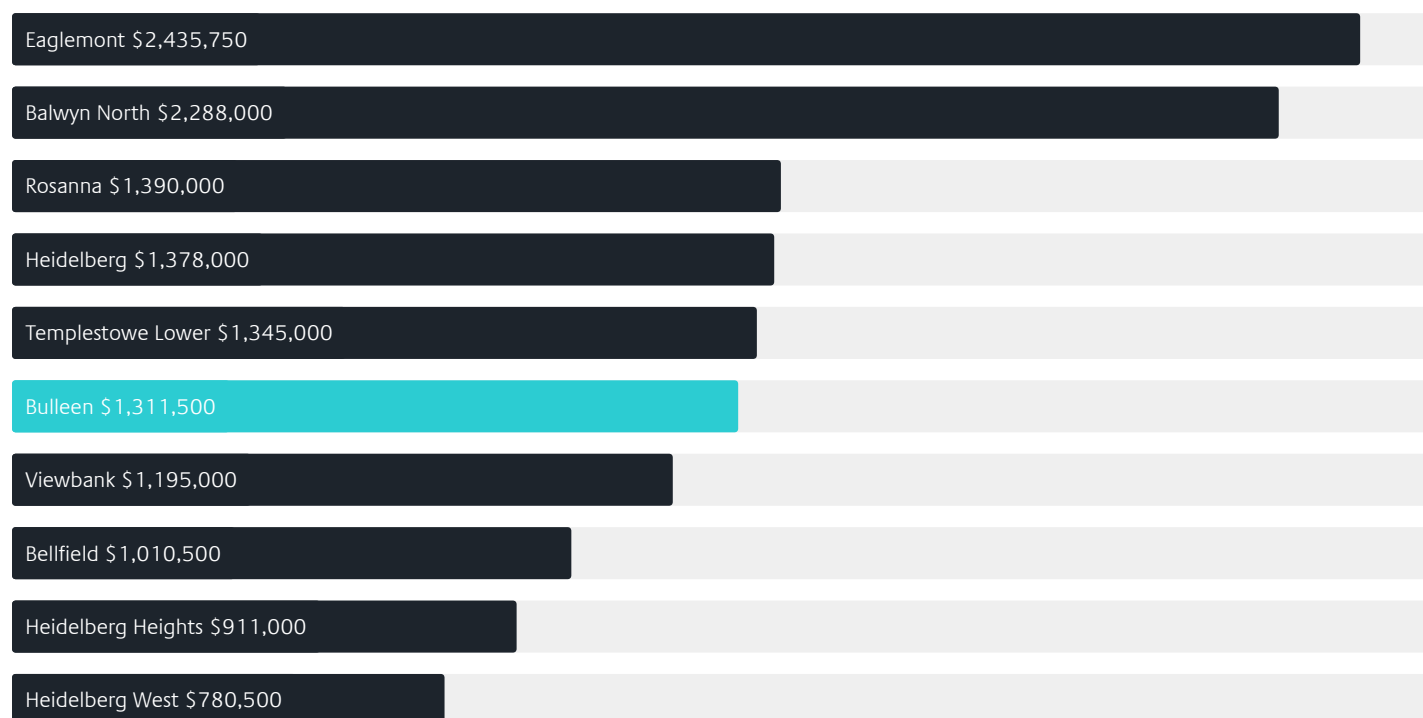
Quarterly Price Change
-11.39% ↓

Quarterly Price Change*

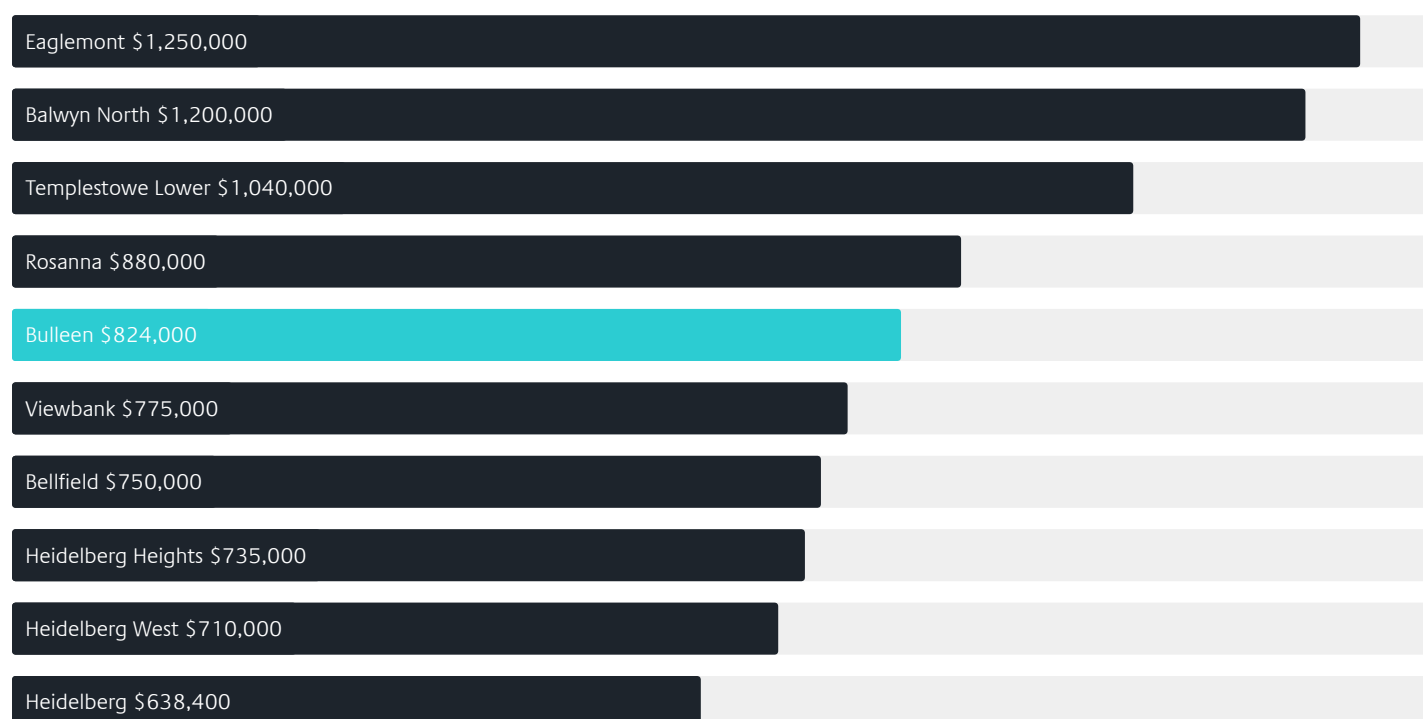


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 75%
● Private 25%

Auction Clearance Rate*

73.68%

Median Days on Market^

30 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*

\$690

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 11 Gympie St Bulleen	4	House	\$1,425,000	29 May 2025
 26 Furneaux Gr Bulleen	3	House	\$1,140,000	24 May 2025
 10 Kathleen Gr Bulleen	4	House	\$1,307,500	24 May 2025
 69 Golden Way Bulleen	4	House	\$1,155,000	22 May 2025
 54 Pinnacle Cr Bulleen	3	House	\$1,380,000	10 May 2025
 1/1 St Andrews Cr Bulleen	2	Townhouse	\$727,000	30 Apr 2025
 29 Vera St Bulleen	3	House	\$1,350,000	28 Apr 2025
 7 Maringa St Bulleen	4	House	\$1,300,000	28 Apr 2025
 21 Calderwood St Bulleen	3	House	\$1,560,000	26 Apr 2025
 14 Alfreda Av Bulleen	4	House	\$1,808,000	26 Apr 2025
 1 Cuthbert St Bulleen	5	House	\$1,410,000	19 Apr 2025
 30 Latrobe St Bulleen	3	House	\$1,112,500	14 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Jindalee Ct Bulleen	5	House	\$1,410,000	12 Apr 2025
 13 Alison Av Bulleen	3	House	\$1,111,111	11 Apr 2025
 7 Cone St Bulleen	3	House	\$1,408,888	05 Apr 2025
 24 Warringal St Bulleen	4	House	\$1,380,000	05 Apr 2025
 19 Ben Nevis Gr Bulleen	4	House	\$1,300,000	04 Apr 2025
 1 / 1a Kampman St Bulleen	3	Townhouse	\$1,060,000	03 Apr 2025
 3A Rose Av Bulleen	3	House	\$1,250,000	03 Apr 2025
 106 / 194 Manningham Rd Bulleen	2	Apartment	\$512,000	03 Apr 2025
 118 Willow Bnd Bulleen	4	House	\$1,350,000	29 Mar 2025
 52 Lonsdale St Bulleen	4	House	\$1,428,000	29 Mar 2025
 203 / 194 Manningham Rd Bulleen	3	Flat / Unit / Apartment	\$503,000	24 Mar 2025
 7 Pilbara Mews Bulleen	4	House	\$2,300,000	24 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Bourke St Bulleen	3	House	\$1,261,000	22 Mar 2025
 37 Kandanga Gr Bulleen	3	House	\$1,318,000	22 Mar 2025
 17 Edgevale Rd Bulleen	3	House	\$1,165,000	21 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
 1/16a Willow Bnd Bulleen	4	House	\$2,020,000	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



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Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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