

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

-3.51% ↓

Median Unit Price*

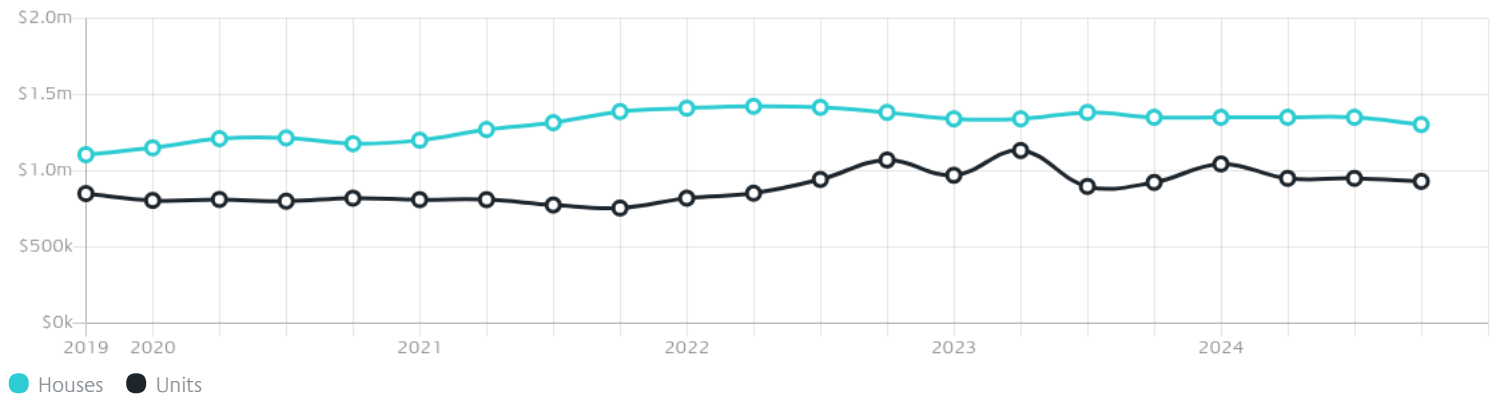
Median

\$930k

Quarterly Price Change

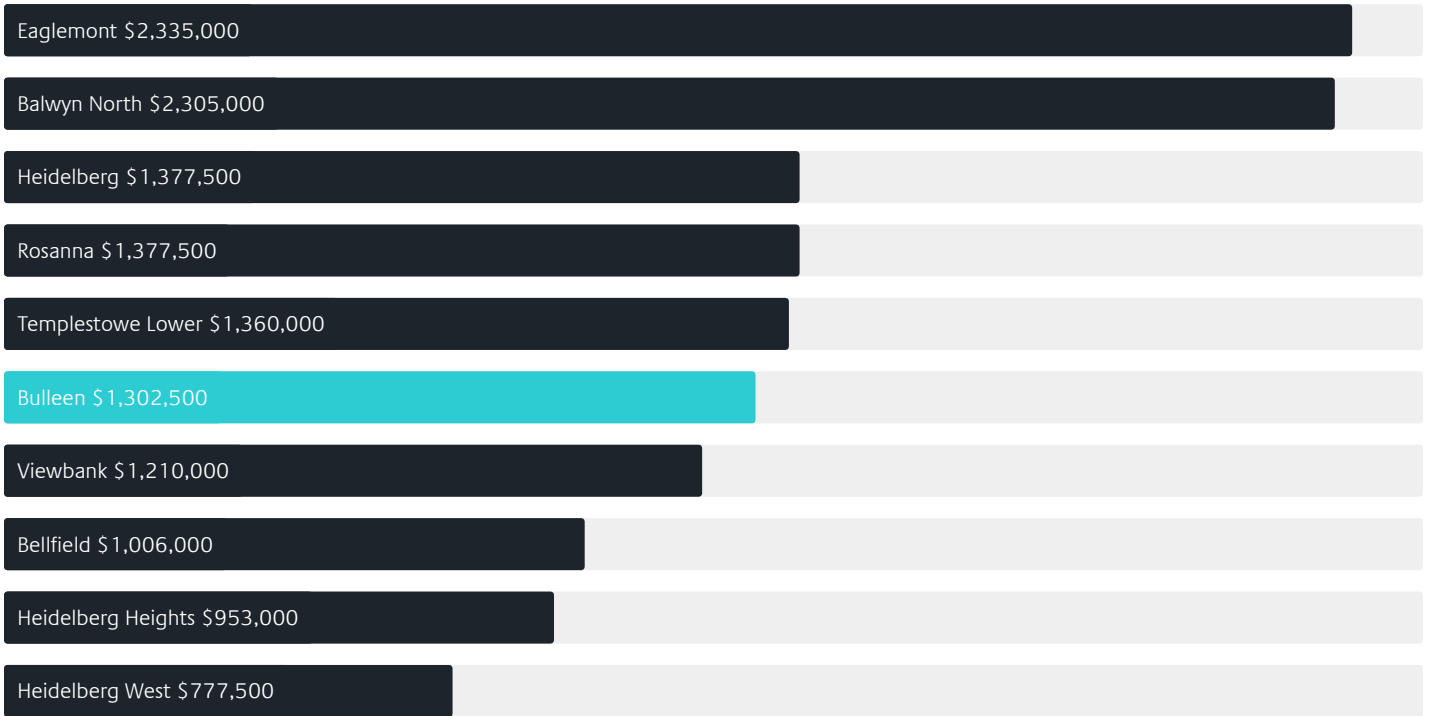
-2.10% ↓

Quarterly Price Change*

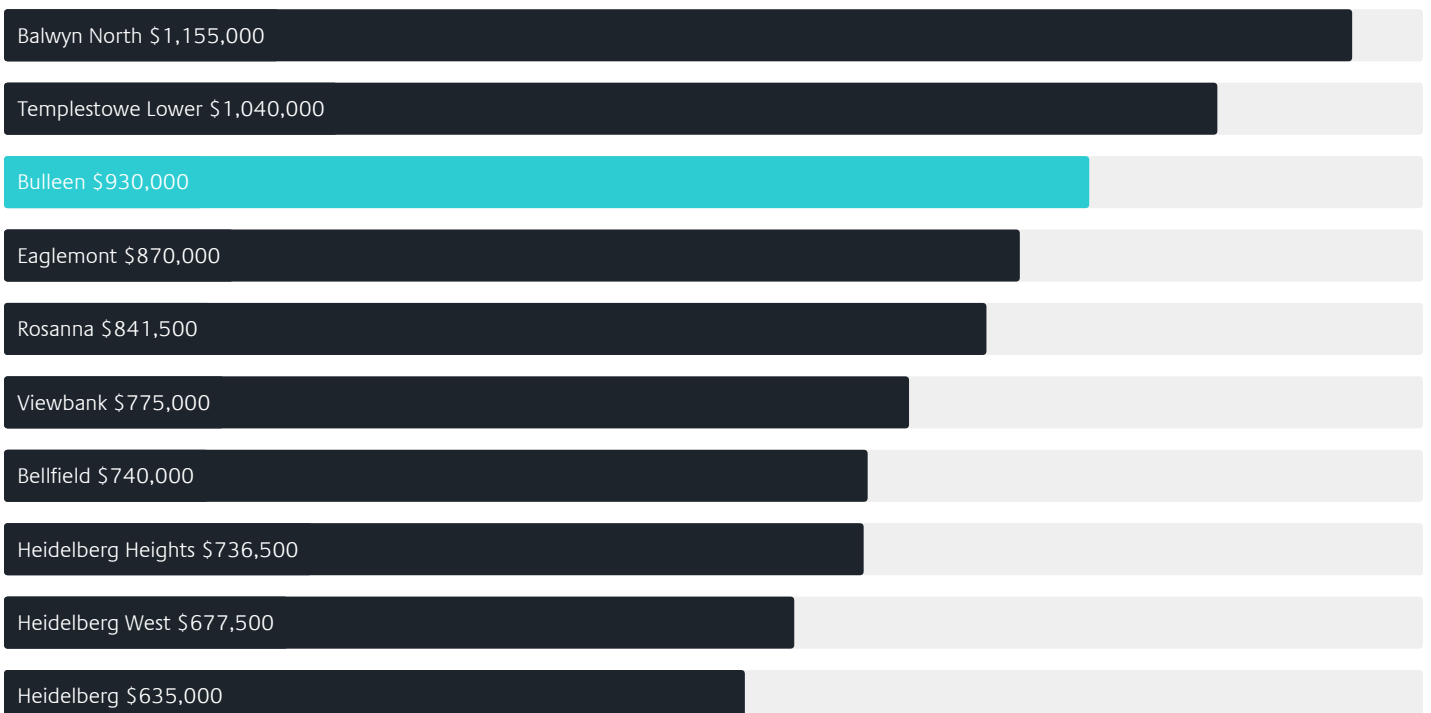


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 78%
● Private 22%

Auction Clearance Rate^{*}

60%

Median Days on Market[^]

37 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
 94b Helene St Bulleen	3	House	\$1,075,000	25 Feb 2025
 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
 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

Sold Properties~

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
 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
 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
 33 Robert St Bulleen	4	House	\$1,915,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 39 Lilian St Bulleen	3	House	\$1,080,000	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
 38 Lincoln Dr Bulleen	3	House	\$1,100,000	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



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Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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