

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.31m**

Quarterly Price Change

**0.49% ↑**

## Median Unit Price\*

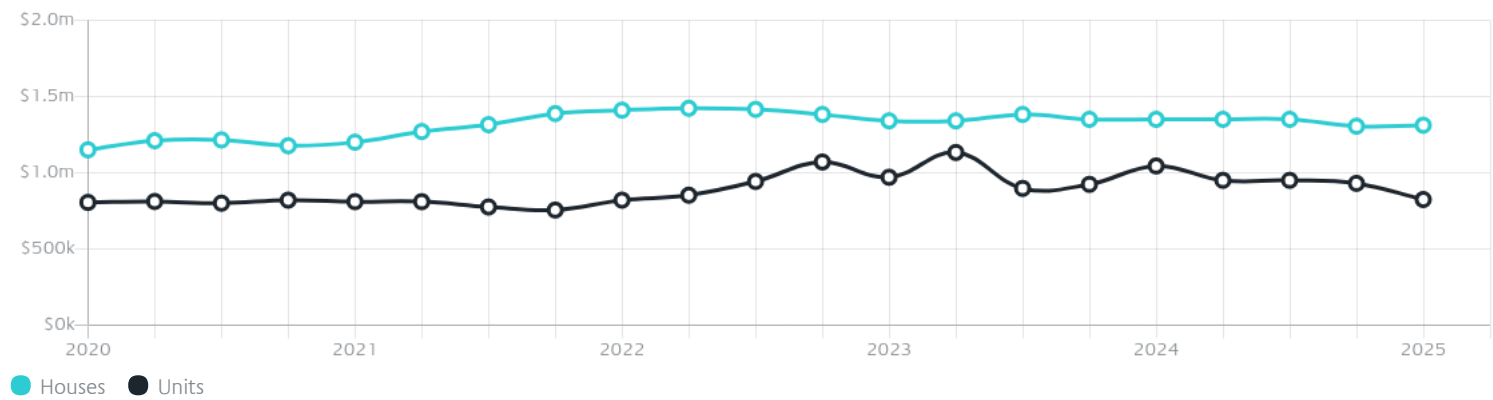
Median

**\$824k**

Quarterly Price Change

**-11.39% ↓**

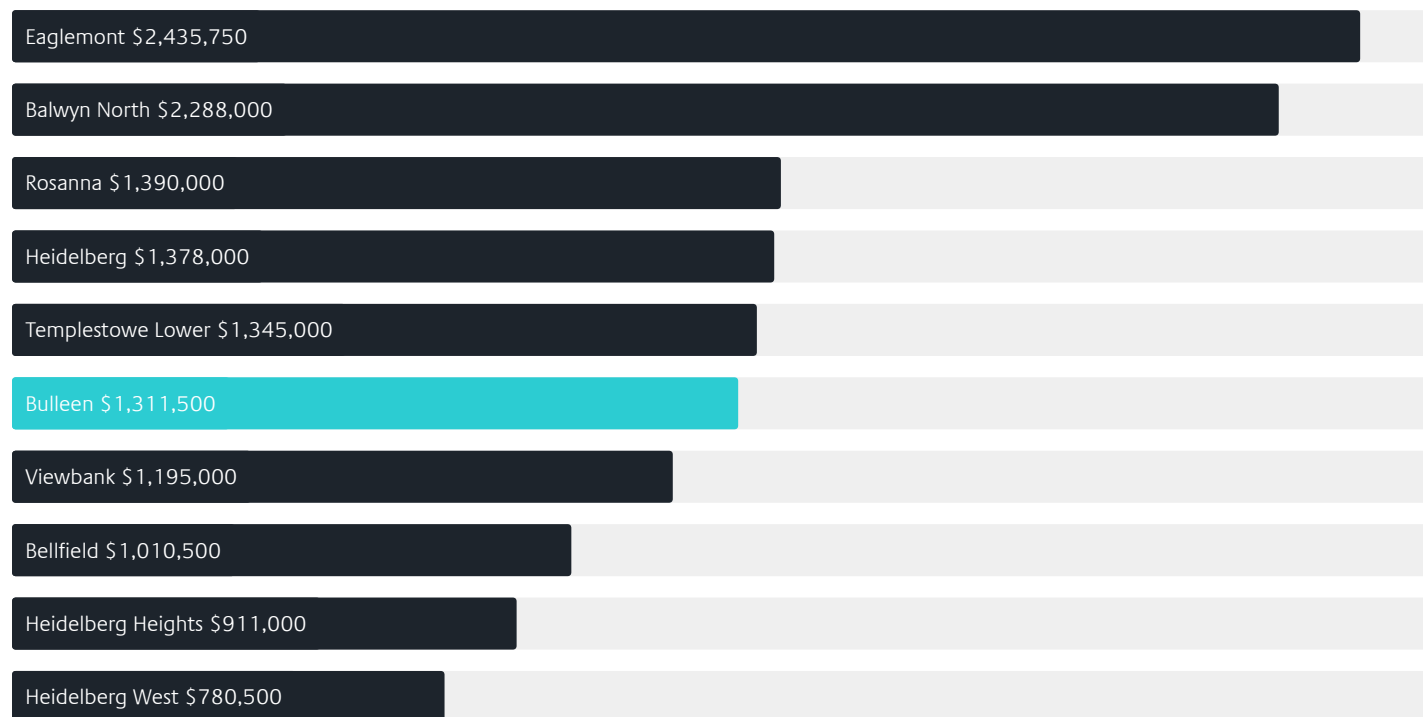
## Quarterly Price Change\*



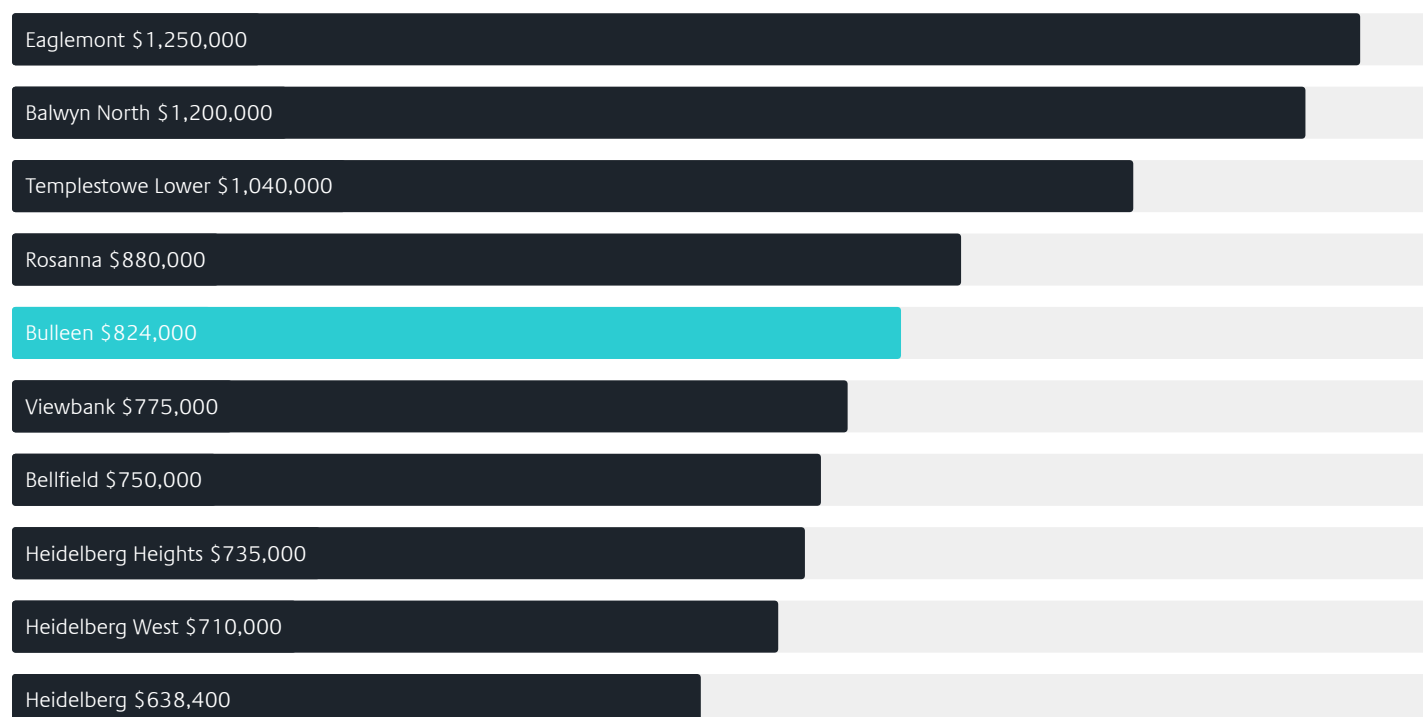
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 85%  
● Private 15%

Auction Clearance Rate\*

74.36%

Median Days on Market^

29 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](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 1 Cuthbert St Bulleen	5	House	\$1,410,000	19 Apr 2025
 30 Latrobe St Bulleen	3	House	\$1,112,500	14 Apr 2025
 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
 1 / 1a Kampman St Bulleen	3	Townhouse	\$1,060,000	03 Apr 2025
 106 / 194 Manningham Rd Bulleen	2	Apartment	\$512,000	03 Apr 2025
 3A Rose Av Bulleen	3	House	\$1,250,000	03 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 52 Lonsdale St Bulleen	4	House	\$1,428,000	29 Mar 2025
 7 Pilbara Mews Bulleen	4	House	\$2,300,000	24 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 94b Helene St Bulleen	3	House	\$1,075,000	25 Feb 2025
 14 Millicent Av Bulleen	3	House	\$986,500	22 Feb 2025
 1 / 14 Yarraleen Pl Bulleen	3	Townhouse	\$1,256,000	22 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
 8 Vista St Bulleen	3	House	\$1,150,000	25 Jan 2025



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Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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