

# JellisCraig

BULLEEN

# Suburb Report

Know your neighbourhood.



BULLEEN SUBURB REPORT

Median House Price\*

Median

\$1.35m

Quarterly Price Change

2.42% ↑

Median Unit Price\*

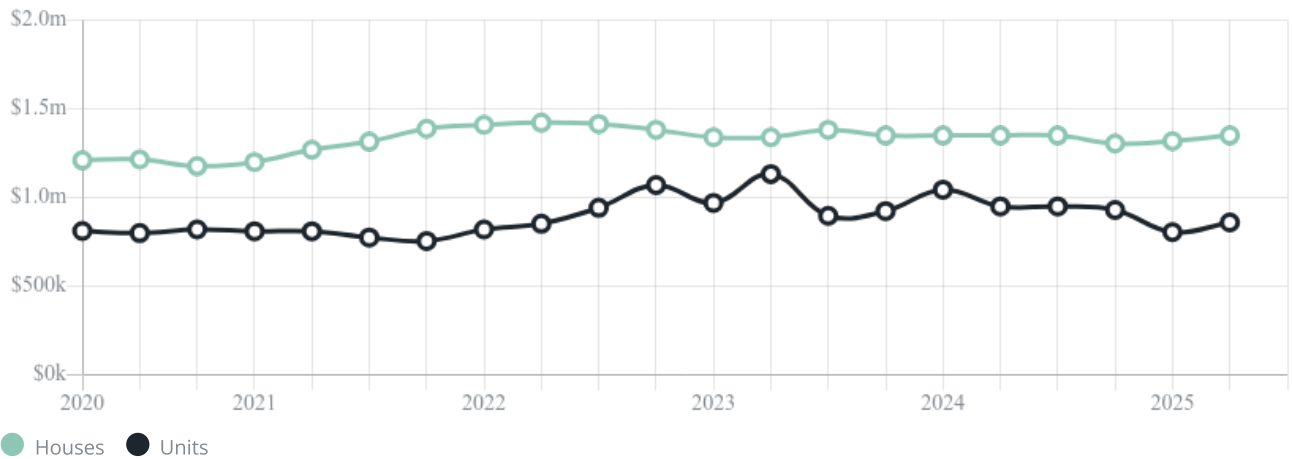
Median

\$860k

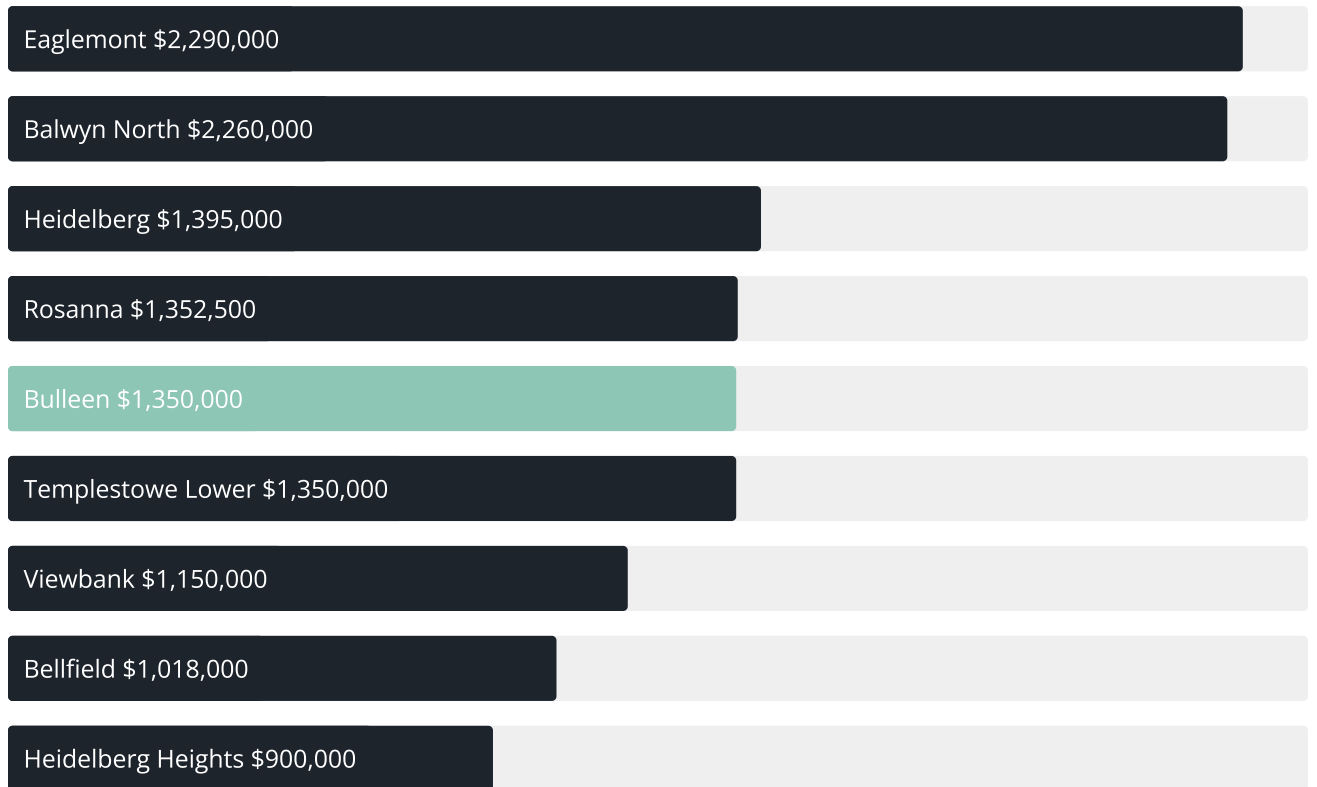
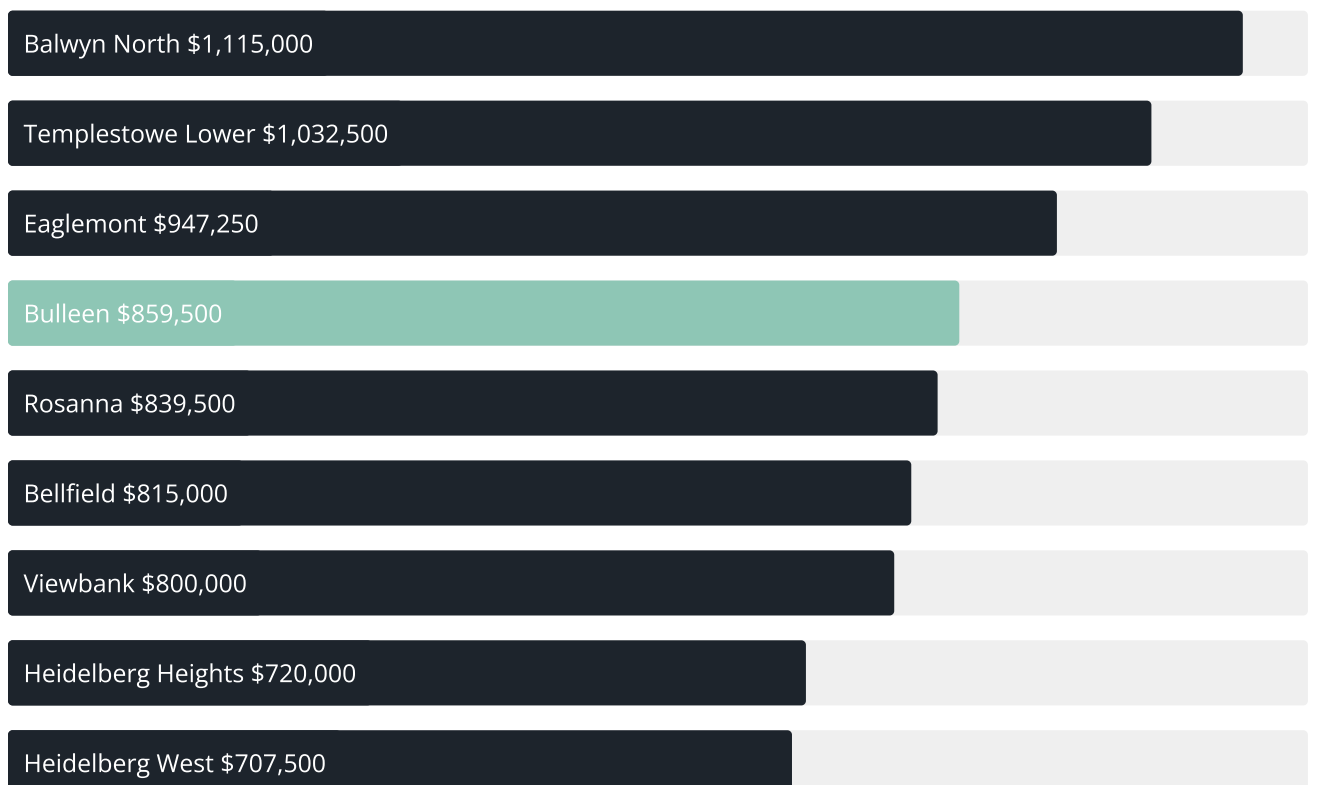
Quarterly Price Change

6.78% ↑

Quarterly Price Change\*



## BULLEEN SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## BULLEEN SUBURB REPORT

## Sale Method\*



● Auction 61%  
● Private 39%

## Auction Clearance Rate\*

70.37%

## Median Days on Market^

29 days

## Average Hold Period\*

7.5 years

## 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

## BULLEEN SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisrcraig.com.au/suburbinsights](http://jellisrcraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4 Penderel Way Bulleen	3	House	\$1,467,500	30 Aug 2025
 1/3 Tobruk St Bulleen	4	House	\$2,230,000	30 Aug 2025
 29a Walter St Bulleen	4	House	\$1,276,000	30 Aug 2025
 4/51-53 Yarra Valley Blvd Bulleen	3	Townhouse	\$975,000	30 Aug 2025
 153 Manningham Rd Bulleen	3	House	\$1,120,000	30 Aug 2025
 13 Southam Ct Bulleen	5	House	\$1,575,000	29 Aug 2025
 204/170 Manningham Rd Bulleen	2	Apartment	\$480,000	27 Aug 2025
 2/20 Allen St Bulleen	2	Unit	\$800,000	23 Aug 2025
 4/30 Doyle St Bulleen	2	Unit	\$550,000	22 Aug 2025
 53 Walter St Bulleen	4	House	\$1,340,000	19 Aug 2025

## BULLEEN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17 Vera St Bulleen	5	House	\$1,455,000	16 Aug 2025
 24 Lilian St Bulleen	3	House	\$1,200,000	15 Aug 2025
 2/14 Templestowe Rd Bulleen	2	Apartment	\$640,000	01 Aug 2025
 205B/170 Manningham Rd Bulleen	3	Apartment	\$640,000	31 Jul 2025
 27 Nirvana Cr Bulleen	4	House	\$1,205,000	26 Jul 2025
 1/66 Manningham Rd Bulleen	2	Flat/Unit/Apartment	\$860,000	23 Jul 2025
 1 Elizabeth St Bulleen	3	House	\$1,550,000	19 Jul 2025
 4/1 Swanston St Bulleen	2	Townhouse	\$825,000	17 Jul 2025
 2/18 Marjorie Cl Bulleen	3	Townhouse	\$1,090,000	12 Jul 2025
 60 Summit Dr Bulleen	4	House	\$1,743,500	12 Jul 2025

## BULLEEN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/78 Manningham Rd Bulleen	2	Strata Unit/Flat	\$535,000	09 Jul 2025
 1/4 Tobruk St Bulleen	3	Unit	\$1,070,000	02 Jul 2025
 7 Ralph St Bulleen	3	House	\$1,121,000	30 Jun 2025
 3/130 Manningham Rd Bulleen	3	House	\$960,000	28 Jun 2025
 1/16 Harold St Bulleen	2	Unit	\$876,000	28 Jun 2025
 1 Moresby Av Bulleen	4	House	\$1,902,000	27 Jun 2025
 2/8 Nirvana Cr Bulleen	3	Townhouse	\$900,000	26 Jun 2025
 20 England St Bulleen	3	House	\$1,025,000	21 Jun 2025
 17 Bruce St Bulleen	4	House	\$1,075,000	21 Jun 2025
 2/130 Manningham Rd Bulleen	3	Townhouse	\$920,000	20 Jun 2025



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Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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