



Bulleen

Suburb Report



Your connection to property insights



JellisCraig

BULLEEN SUBURB REPORT

Median house price¹

Median

\$1.36m

Quarterly price change

-0.94% ↓

Median unit price¹

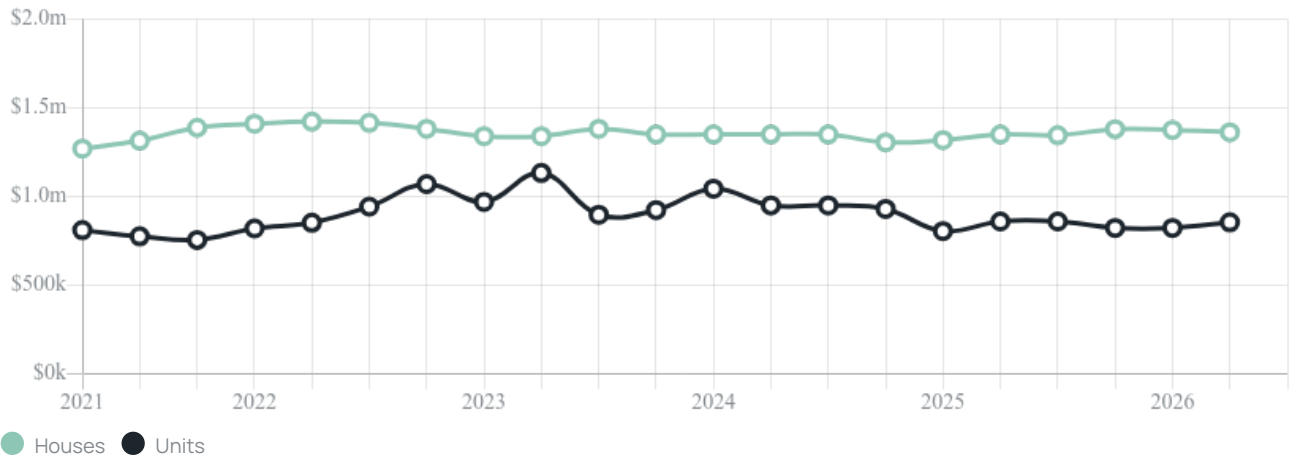
Median

\$854k

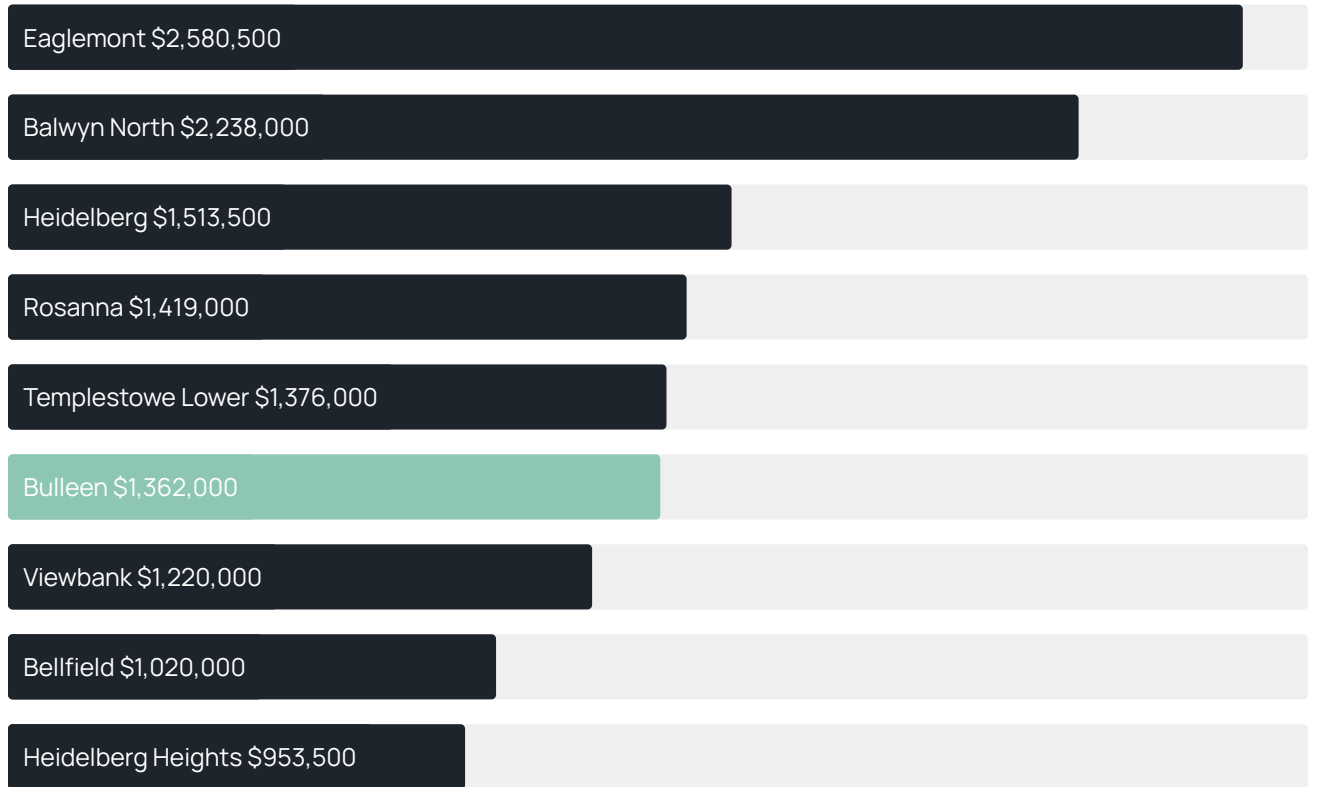
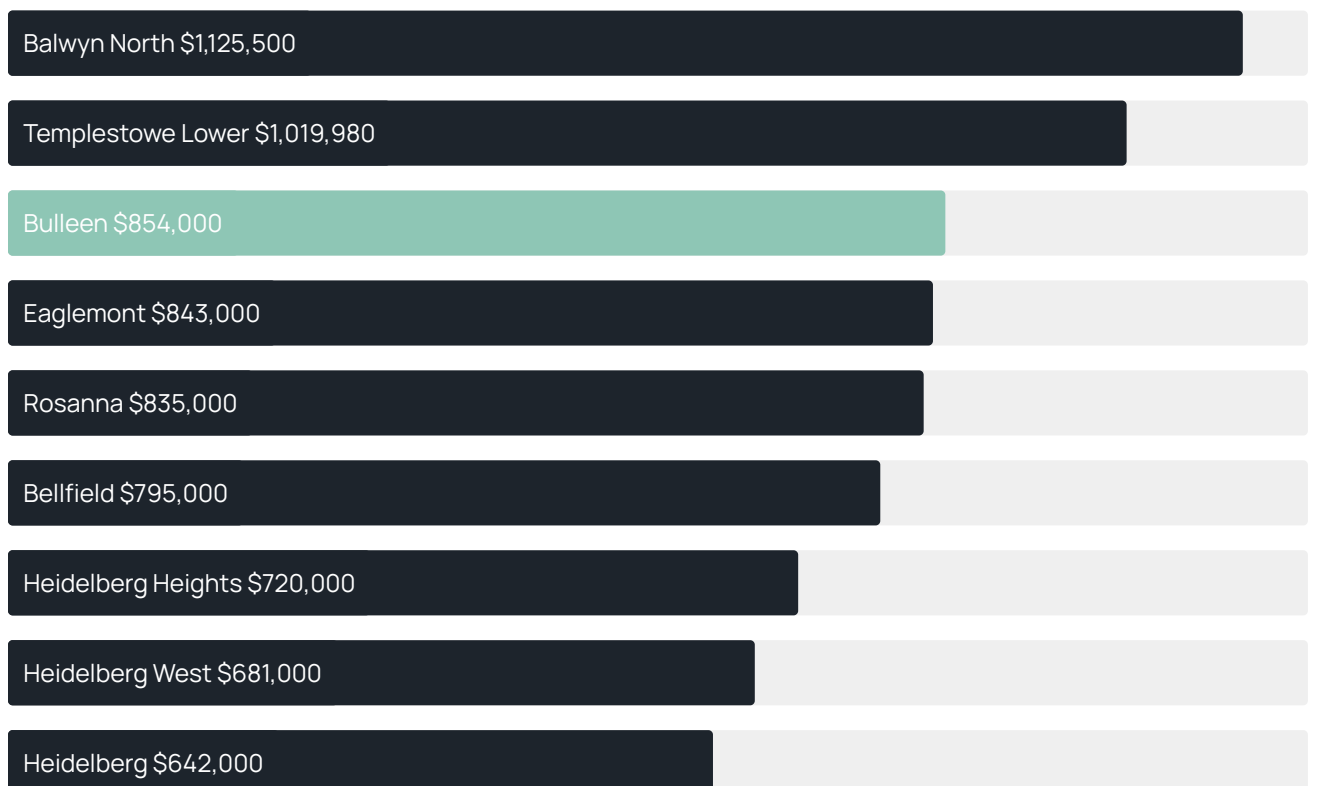
Quarterly price change

3.82% ↑

Quarterly price change¹



BULLEEN SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 89%
● Private 11%

Auction clearance rate³

50%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

7.5 years

Dwelling type⁵

● Houses 80% ● Units 20%

Ownership⁵

● Owned outright 52% ● Mortgaged 31% ● Rented 17%

Population⁵

11,219

Median asking rent¹

\$773 per week

Population growth⁵

3.18%

Rental yield¹

2.51%

Median age⁵

45 years

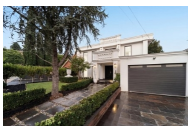
Median household size⁵

2.6 people

BULLEEN SUBURB REPORT

Recent Bulleen sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3/11 Valentine St Bulleen	4	Townhouse	\$1,500,000	30 Jul 2026
 2/79 Willow Bnd Bulleen	3	Unit	\$881,000	25 Jul 2026
 33 Harold St Bulleen	3	House	\$1,245,000	20 Jul 2026
 96 Bourke St Bulleen	4	House	\$1,142,000	18 Jul 2026
 34 Prospect Rd Bulleen	4	House	\$1,150,000	10 Jul 2026
 1/2 Dumossa Av Bulleen	3	Unit	\$915,000	29 Jun 2026
 1/174 Thompsons Rd Bulleen	4	Townhouse	\$948,000	27 Jun 2026
 16 Yarraleen Pl Bulleen	3	House	\$1,592,000	27 Jun 2026
 16 Collins St Bulleen	3	House	\$1,090,000	22 Jun 2026
 22 Collins St Bulleen	6	House	\$1,425,000	13 Jun 2026

BULLEEN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 22a Walter St Bulleen	4	House	\$1,150,000	12 Jun 2026
 33 Kenneth St Bulleen	4	Townhouse	\$1,390,000	10 Jun 2026
 36/78 Manningham Rd Bulleen	2	Apartment	\$590,000	03 Jun 2026
 4a Prospect Rd Bulleen	4	House	\$1,300,000	02 Jun 2026
 84 Swanston St Bulleen	4	House	\$1,120,000	30 May 2026
 G04/164 Manningham Rd Bulleen	2	Apartment	\$515,000	26 May 2026
 7a Austin St Bulleen	3	Townhouse	\$1,040,000	23 May 2026
 33 Latrobe St Bulleen	5	House	\$1,380,000	23 May 2026
 2/32 Marjorie Cl Bulleen	3	Unit	\$780,000	22 May 2026
 2/15 Moresby Av Bulleen	4	Townhouse	\$1,625,000	21 May 2026

BULLEEN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 62 Rocklea Rd Bulleen	3	House	\$1,410,000	16 May 2026
 86 Latrobe St Bulleen	4	Townhouse	\$1,430,000	16 May 2026
 41 Alfreda Av Bulleen	4	House	\$1,140,000	13 May 2026
 24 Kimberley Way Bulleen	5	House	\$1,828,000	13 May 2026
 168 Thompsons Rd Bulleen	3	House	\$1,100,000	11 May 2026
 86 Yarra Valley Blvd Bulleen	4	House	\$2,300,000	09 May 2026
 2 Edgevale Rd Bulleen	4	House	\$1,025,000	09 May 2026
 37 Grant Olson Av Bulleen	3	House	\$1,300,000	09 May 2026
 5 Gilbert St Bulleen	3	House	\$344,000	04 May 2026
 6 Latrobe St Bulleen	5	House	\$1,475,000	02 May 2026



Jellis Craig Doncaster

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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/08/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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