



Bulleen

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BULLEEN SUBURB REPORT

Median house price¹

Median

\$1.38m

Quarterly price change

2.60% 

Median unit price¹

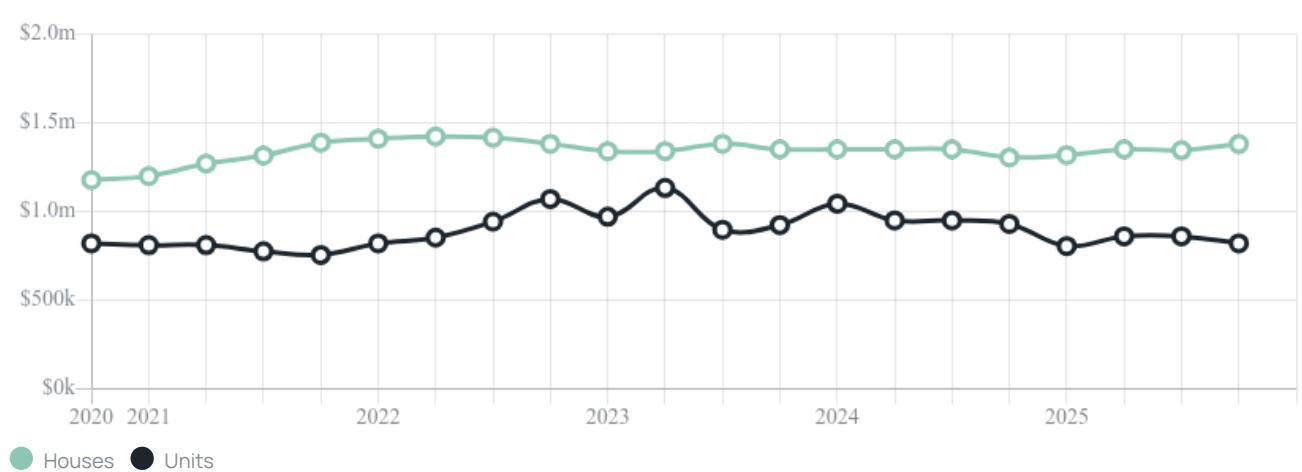
Median

\$820k

Quarterly price change

-4.59% 

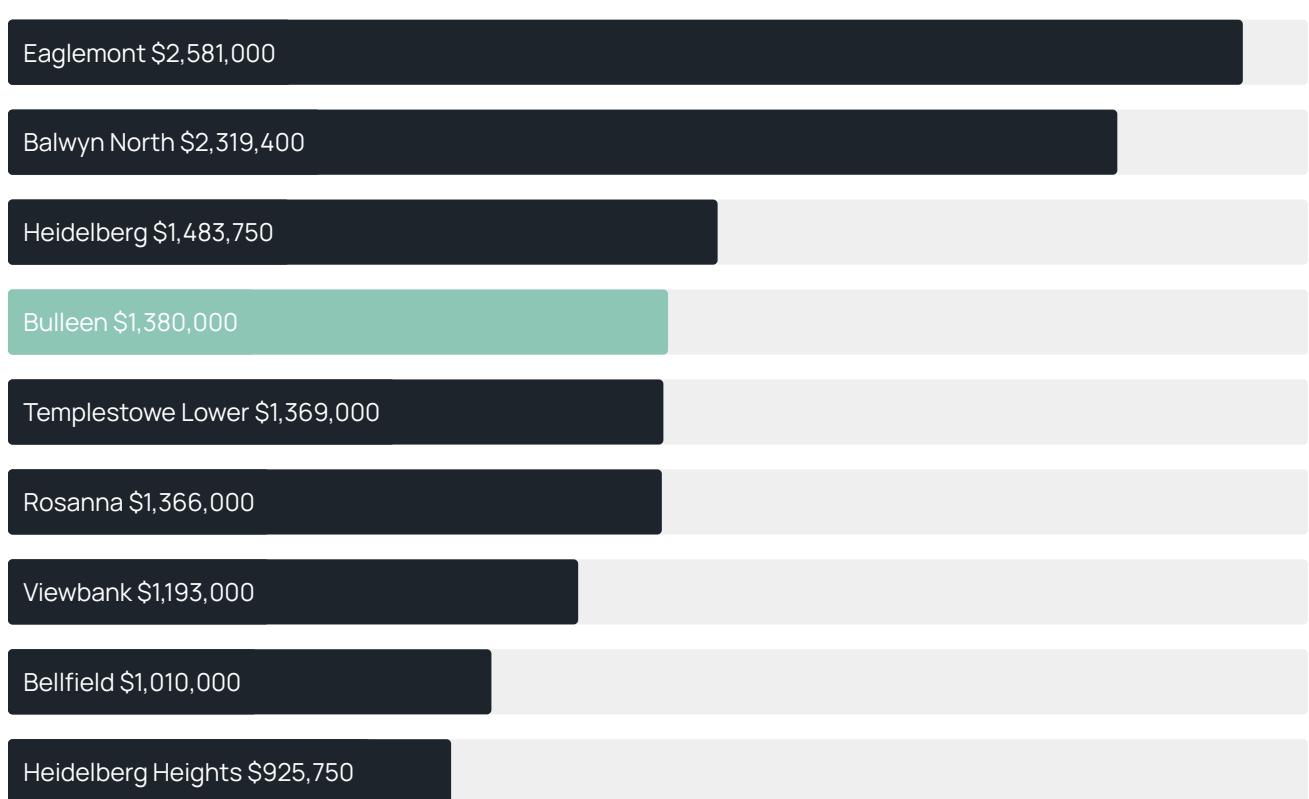
Quarterly price change¹



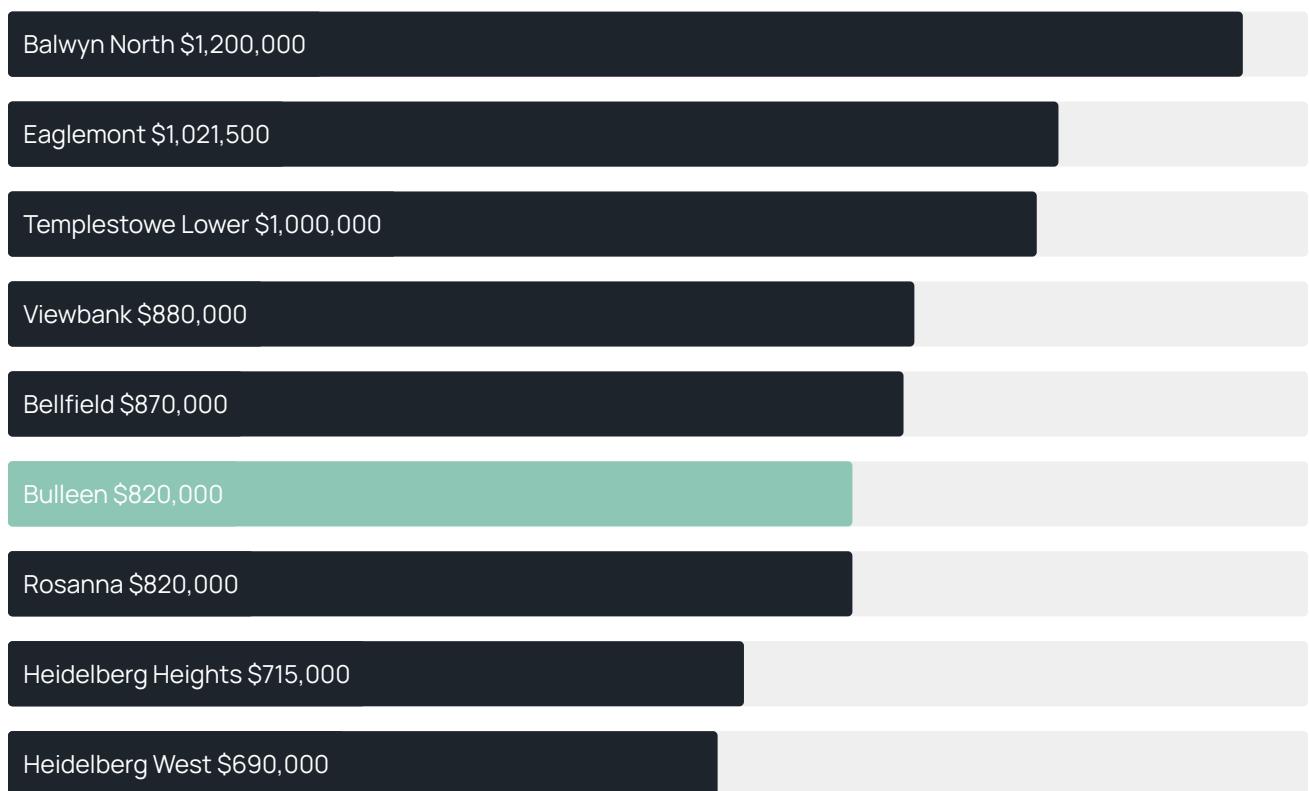
Surrounding Suburbs

BULLEEN SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BULLEEN SUBURB REPORT

Sale method²



● Auction 75%
● Private 25%

Auction clearance rate³

63.64%

Median days on market³

34 days

Jellis Craig average inspection attendance per listing⁴

34 groups

Average hold period¹

7.5 years

Insights

Dwelling type⁵



● Houses 80% ● Units 20%

Ownership⁵



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

Population⁵

11,219

Median asking rent¹

\$750 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 39 Victoria St Bulleen	4	House	\$1,180,000	31 Jan 2026
 2/7 Westwood Dr Bulleen	3	Unit	\$932,000	31 Jan 2026
 3 Barak St Bulleen	4	House	\$1,370,000	31 Jan 2026
 67 Furneaux Gr Bulleen	4	House	\$1,460,000	31 Jan 2026
 1/30 Calderwood St Bulleen	5	Townhouse	\$1,365,000	31 Jan 2026
 2/24 Moresby Av Bulleen	3	Unit	\$750,000	30 Jan 2026
 15 Kenneth St Bulleen	4	Townhouse	\$960,000	20 Dec 2025
 3/2 Kandanga Gr Bulleen	2	Apartment	\$440,000	18 Dec 2025
 29 Lilian St Bulleen	4	House	\$1,340,000	18 Dec 2025
 23 Golden Way Bulleen	5	House	\$1,780,000	13 Dec 2025

Sold Properties

BULLEEN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 81 Latrobe St Bulleen	3	House	\$1,666,000	13 Dec 2025
 140 Thompsons Rd Bulleen	3	House	\$950,000	12 Dec 2025
 2/83 Willow Bnd Bulleen	3	Unit	\$795,000	08 Dec 2025
 4 Harold St Bulleen	4	Townhouse	\$1,080,000	05 Dec 2025
 25 Fuller St Bulleen	4	House	\$1,375,000	04 Dec 2025
 69 Yarra Valley Blvd Bulleen	5	House	\$3,500,000	03 Dec 2025
 45 Walter St Bulleen	4	House	\$1,725,000	03 Dec 2025
 17 Alison Av BULLEEN	4	House	\$1,370,000	29 Nov 2025
 46 Summit Dr Bulleen	5	House	\$1,403,000	29 Nov 2025
 2 Penderel Way Bulleen	4	House	\$2,000,000	27 Nov 2025

Sold Properties

BULLEEN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 40 Flinders St Bulleen	4	House	\$1,325,000	24 Nov 2025
 3 Birrarrung Ct Bulleen	4	House	\$1,602,500	22 Nov 2025
 2/14 Yarraleen Pl Bulleen	4	Townhouse	\$1,261,000	20 Nov 2025
 93 Pleasant Rd Bulleen	4	House	\$1,688,888	19 Nov 2025
 2/12a Lincoln Dr Bulleen	2	Unit	\$710,000	15 Nov 2025
 18 Summit Dr Bulleen	4	House	\$1,915,000	15 Nov 2025
 1/131 Manningham Rd Bulleen	2	Unit	\$800,000	15 Nov 2025
 39 Kandanga Gr Bulleen	4	House	\$1,429,000	08 Nov 2025
 24 Robinson Gr Bulleen	3	House	\$1,370,000	03 Nov 2025
 1/7 Westwood Dr Bulleen	3	Unit	\$1,158,000	03 Nov 2025



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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 01/02/2026

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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