



Bulleen

# Suburb Report



Your connection to property insights



**JellisCraig**

BULLEEN SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.38m

Quarterly price change

-0.18% ↓

Median unit price<sup>1</sup>

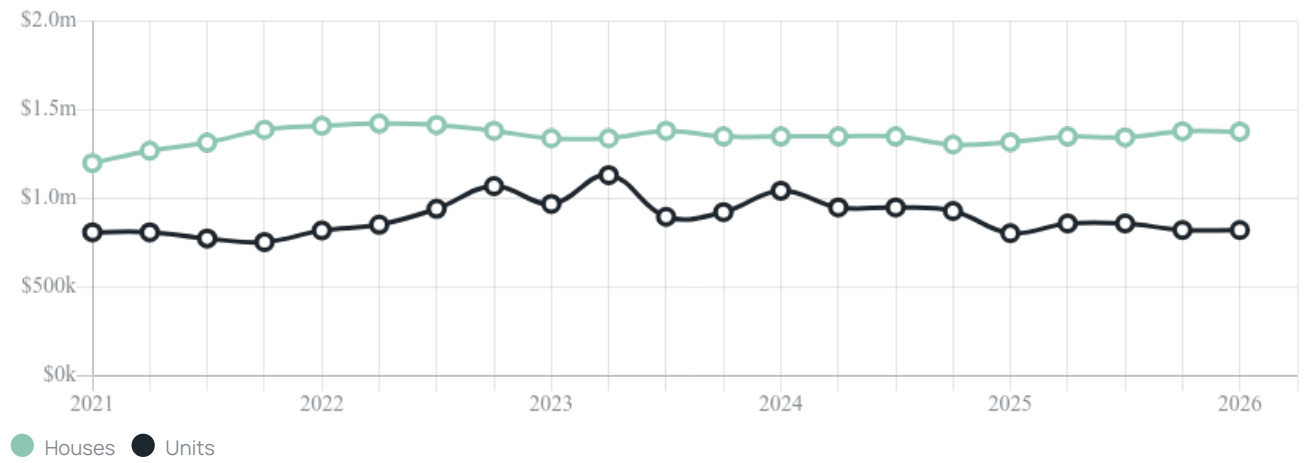
Median

\$823k

Quarterly price change

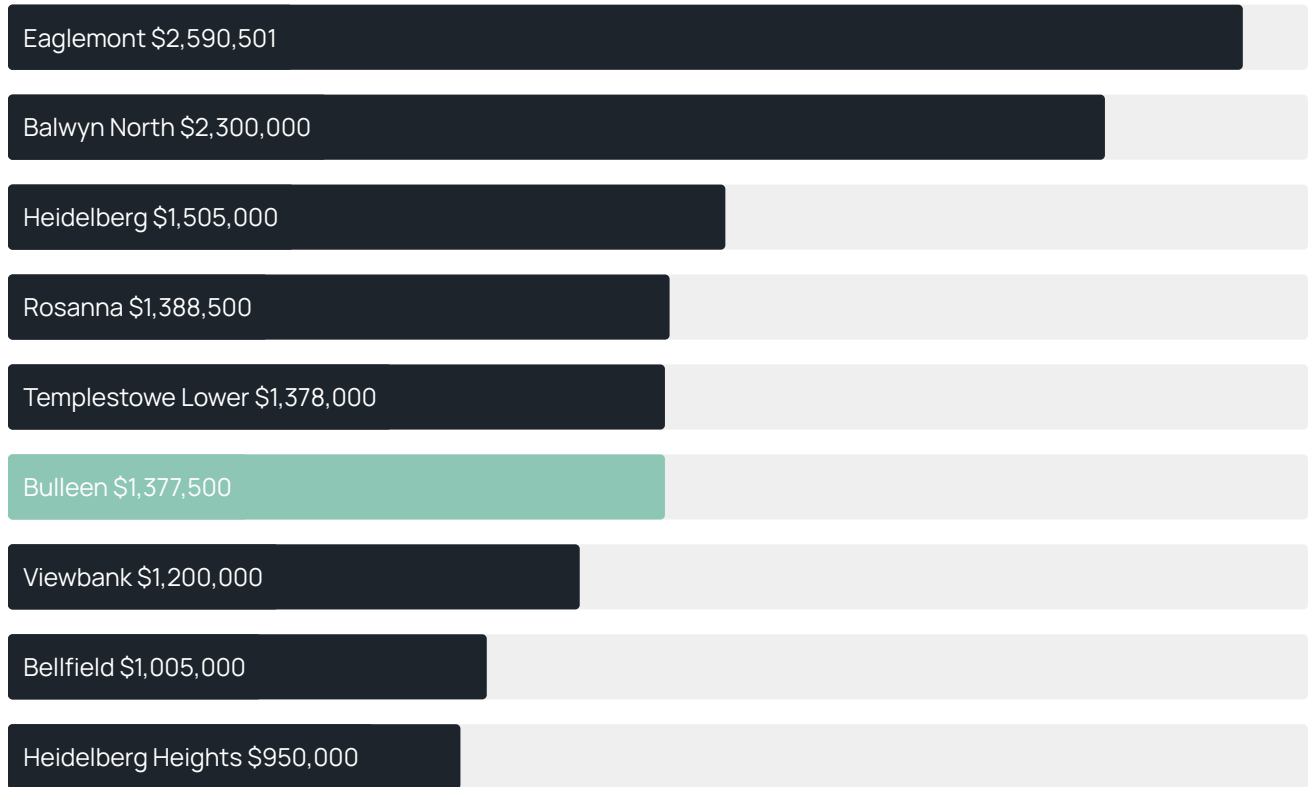
0.00% ↓

Quarterly price change<sup>1</sup>

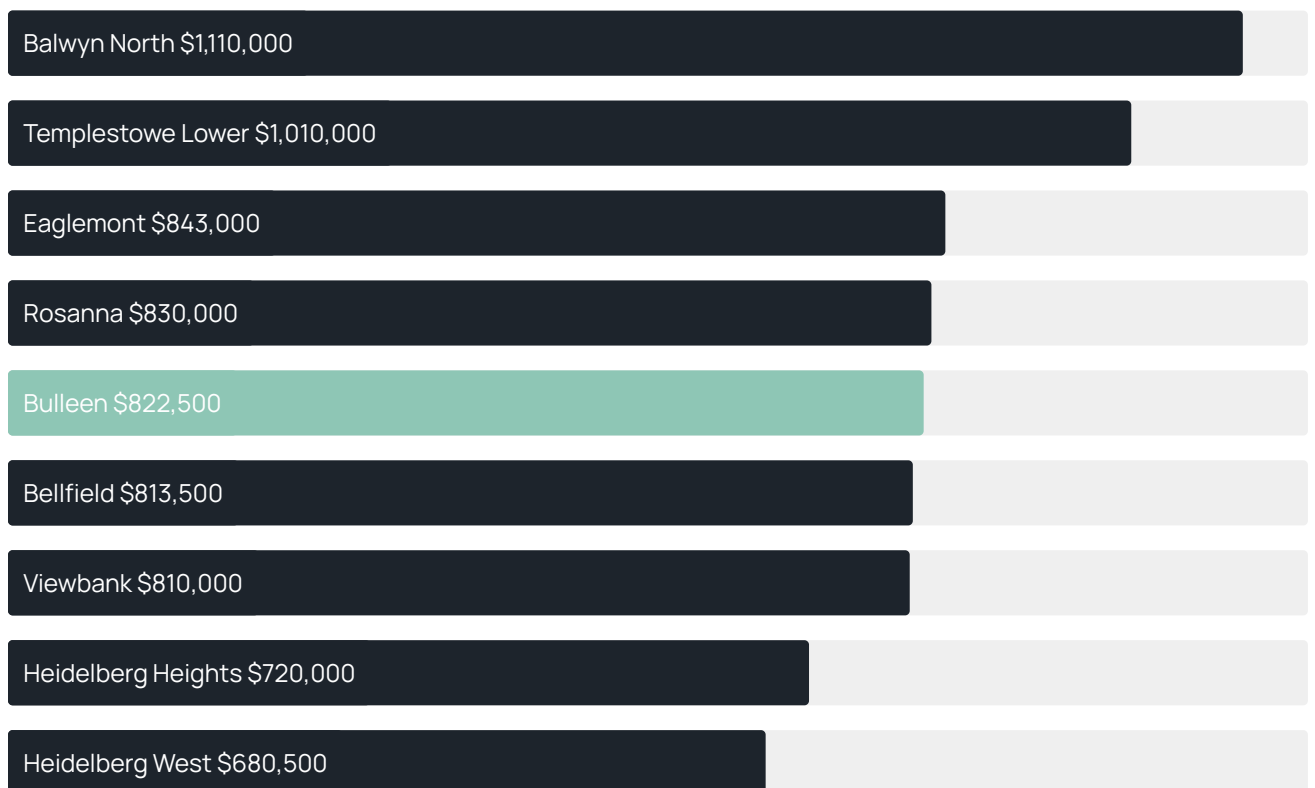


BULLEEN SUBURB REPORT

Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>



Auction clearance rate<sup>3</sup>

67.44%

Median days on market<sup>3</sup>

26 days

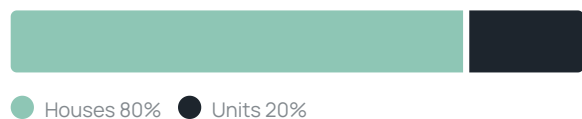
Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

Average hold period<sup>1</sup>

7.5 years

Dwelling type<sup>5</sup>



Ownership<sup>5</sup>



Population<sup>5</sup>

11,219

Median asking rent<sup>1</sup>

\$750 per week

Population growth<sup>5</sup>

3.18%

Rental yield<sup>1</sup>

2.51%

Median age<sup>5</sup>

45 years







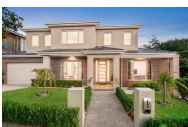



Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  168 Thompsons Rd<br>Bulleen       | 3        | House     | \$1,100,000 | 30 May 2026 |
|  G04/164 Manningham Rd<br>Bulleen  | 2        | Apartment | \$515,000   | 26 May 2026 |
|  33 Latrobe St<br>Bulleen          | 5        | House     | \$1,380,000 | 23 May 2026 |
|  7a Austin St<br>Bulleen          | 3        | Townhouse | \$1,040,000 | 23 May 2026 |
|  2/15 Moresby Av<br>Bulleen      | 4        | Townhouse | \$1,625,000 | 21 May 2026 |
|  62 Rocklea Rd<br>Bulleen        | 3        | House     | \$1,410,000 | 16 May 2026 |
|  86 Latrobe St<br>Bulleen        | 4        | Townhouse | \$1,430,000 | 16 May 2026 |
|  24 Kimberley Way<br>Bulleen     | 5        | House     | \$1,828,000 | 13 May 2026 |
|  41 Alfreda Av<br>Bulleen        | 4        | House     | \$1,140,000 | 13 May 2026 |
|  86 Yarra Valley Blvd<br>Bulleen | 4        | House     | \$2,300,000 | 09 May 2026 |

## BULLEEN SUBURB REPORT

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  37 Grant Olson Av<br>Bulleen         | 3        | House     | \$1,300,000 | 09 May 2026 |
|  6 Latrobe St<br>Bulleen              | 5        | House     | \$1,475,000 | 02 May 2026 |
|  25 Gisborne St<br>Bulleen            | 4        | House     | \$1,086,000 | 02 May 2026 |
|  2 Gilbert St<br>Bulleen              | 4        | Townhouse | \$1,460,000 | 02 May 2026 |
|  16 Panorama Ct<br>Bulleen           | 4        | House     | \$1,150,000 | 30 Apr 2026 |
|  59 Yarra Valley<br>Blvd<br>Bulleen | 4        | House     | \$1,680,000 | 30 Apr 2026 |
|  16 Kenneth St<br>Bulleen           | 3        | House     | \$1,125,000 | 30 Apr 2026 |
|  15 Lincoln Dr<br>Bulleen           | 3        | House     | \$1,100,000 | 27 Apr 2026 |
|  1B Rose Av<br>Bulleen              | 4        | Townhouse | \$1,550,000 | 18 Apr 2026 |
|  3 Claremont La<br>Bulleen          | 4        | House     | \$1,388,000 | 18 Apr 2026 |

## BULLEEN SUBURB REPORT

| Address  | Bedrooms | Type                | Price       | Sold        |
|--|----------|---------------------|-------------|-------------|
|  19 Stanley St<br>Bulleen           | 3        | House               | \$1,250,000 | 09 Apr 2026 |
|  2 Prospect Rd<br>BULLEEN           | 3        | House               | \$885,000   | 28 Mar 2026 |
|  59 Furneaux Gr<br>Bulleen          | 3        | House               | \$1,311,000 | 28 Mar 2026 |
|  35 Cuthbert St<br>Bulleen          | 4        | House               | \$1,782,000 | 28 Mar 2026 |
|  90 Thompsons Rd<br>Bulleen        | 3        | House               | \$855,000   | 28 Mar 2026 |
|  13 Walter St<br>Bulleen          | 3        | House               | \$1,265,000 | 28 Mar 2026 |
|  14 Prospect Rd<br>Bulleen        | 3        | House               | \$1,005,000 | 23 Mar 2026 |
|  9 Rose Av<br>Bulleen             | 2        | House               | \$1,300,000 | 21 Mar 2026 |
|  80 Thompsons Rd<br>Bulleen       | 3        | House               | \$1,025,000 | 20 Mar 2026 |
|  202/170 Bulleen<br>Rd<br>Bulleen | 2        | Flat/Unit/Apartment | \$775,000   | 20 Mar 2026 |



**Jellis Craig Doncaster**  
Level 1/1006 Doncaster Road, Doncaster  
03 8841 4888

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 01/06/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.