Bulleen

# Suburb Report

Your connection to property insights

JellisCraig

Property Prices

## Median house price

Median[1]

$1.33m

Monthly median price change[2]

-0.37% ↓

## Median unit price

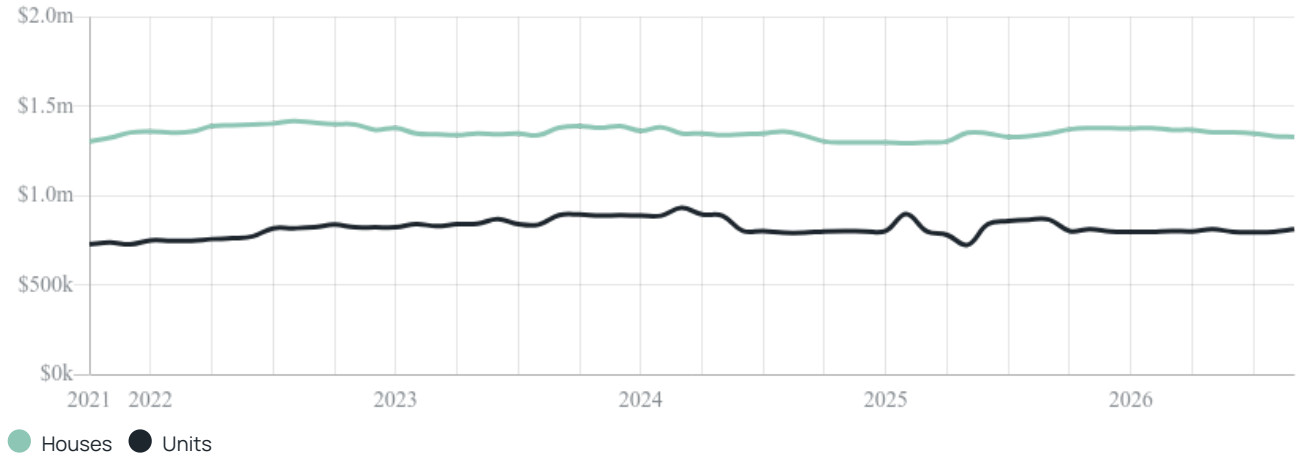
Median[1]

$814k

Monthly median price change[2]

1.75% ↑

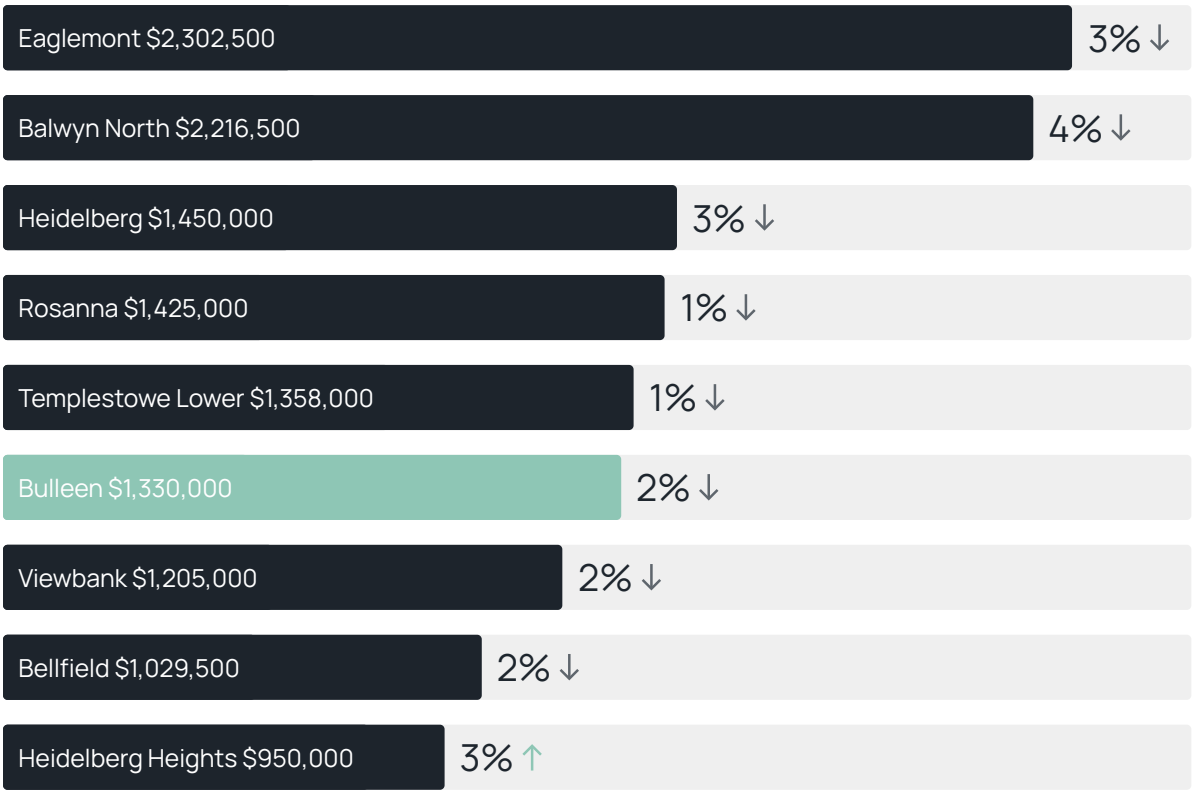
## Bulleen monthly median property prices[3]



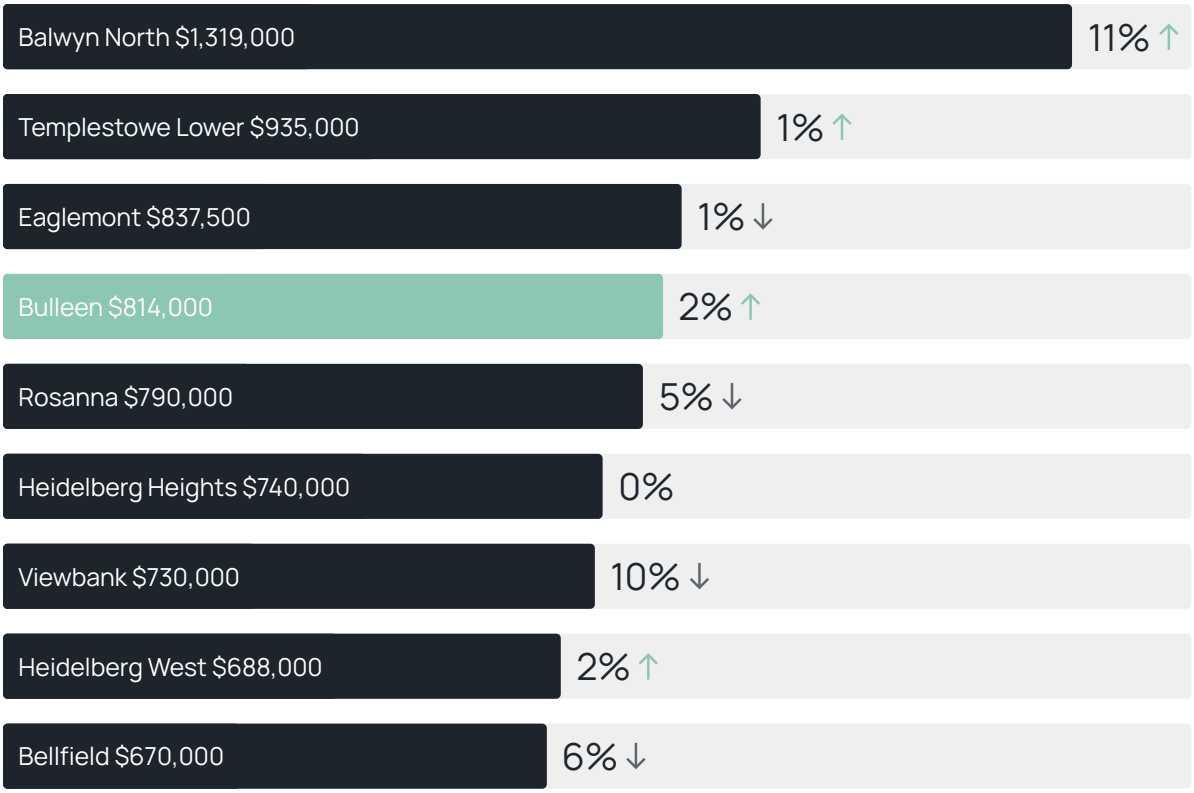



Surrounding Suburbs

## Median house price[1,2]




## Median unit price[1,2]



## Sales Snapshot

### Sale method[1]




### Auction clearance rate[4]

42%

### Median days on market[5]

| House | Unit |
|---|---|
| 30 days | 34 days |

### Jellis Craig average inspection attendance per listing[6]

34 groups

### Average hold period[1]

| House | Unit |
|---|---|
| 14.1 years | 10.2 years |

## Insights

### Dwelling type[7]




### Ownership[7]




### Population[7]

11,219

### Population growth[7]

3.18%

### Median age[7]

45 years

### Median household size[7]

2.6 people

### Median asking rent per week[1]

| House | Unit |
|---|---|
| $750 | $650 |

### Rental yield[8]

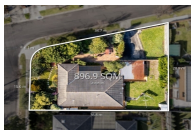
| House | Unit |
|---|---|
| 3.26% | 4.36% |

# Recent Bulleen sales[5]

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 |
|---|---|---|---|---|---|
|  | 50 Golden Way Bulleen | 5 | House | $1,240,000 | 31 Oct 2026 |
|  | 88 Bourke Street Bulleen | 4 | House | $1,129,000 | 31 Oct 2026 |
|  | 30 Dale Street Bulleen | 4 | House | $1,298,000 | 31 Oct 2026 |
|  | 78 Sheahans Road Bulleen | 4 | Townhouse | $1,060,000 | 27 Oct 2026 |
|  | 32 Apex Crescent Bulleen | 4 | House | $1,651,000 | 24 Oct 2026 |
|  | 37 Golden Way Bulleen | 4 | House | $1,433,000 | 19 Oct 2026 |
|  | 26 Robinson Grove Bulleen | 5 | House | $1,630,000 | 17 Oct 2026 |
|  | 74 Latrobe Street Bulleen | 4 | House | $1,035,000 | 15 Oct 2026 |
|  | 37 Flinders Street Bulleen | 3 | House | $1,250,000 | 10 Oct 2026 |
|  | 12 Victoria Street Bulleen | 4 | House | $1,460,000 | 10 Oct 2026 |

| | Address | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 1/30 Westwood Drive Bulleen | 3 | Unit | $980,000 | 10 Oct 2026 |
|  | 2/57 Stanley Street Bulleen | 4 | House | $1,305,000 | 09 Oct 2026 |
|  | 5 Glencester Court Bulleen | 4 | House | $1,270,000 | 06 Oct 2026 |
|  | 4/1 Derreck Avenue Bulleen | 3 | Townhouse | $925,000 | 05 Oct 2026 |
|  | 17 Allen Street Bulleen | 4 | House | $1,420,000 | 26 Sep 2026 |
|  | 2/9 Lonsdale Street Bulleen | 3 | House | $940,000 | 26 Sep 2026 |
|  | 51A Estelle Street Bulleen | 3 | Townhouse | $798,000 | 22 Sep 2026 |
|  | 26 Flinders Street Bulleen | 3 | House | $1,140,000 | 22 Sep 2026 |
|  | 10 White Way Bulleen | 5 | House | $1,640,000 | 19 Sep 2026 |
|  | 23 Hillside Road Bulleen | 3 | House | $1,037,000 | 19 Sep 2026 |

| | Address | Bedrooms | Type | Price | Sold |
|---|---|---|---|---|---|
|  | 2/99 Willow Bend<br>Bulleen | 3 | Unit | $881,500 | 16 Sep 2026 |
|  | 2 Victoria Street<br>Bulleen | 4 | House | $1,260,000 | 12 Sep 2026 |
|  | 3/28 Dumossa Avenue<br>Bulleen | 3 | Townhouse | $1,150,000 | 12 Sep 2026 |
|  | 7 Almerta Place<br>Bulleen | 5 | House | $1,700,000 | 12 Sep 2026 |
|  | 6/5 Montgomery Place<br>Bulleen | 3 | Townhouse | $820,000 | 11 Sep 2026 |
|  | 102/195 Thompsons Road<br>Bulleen | 2 | Apartment | $620,000 | 10 Sep 2026 |
|  | 11 Millicent Avenue<br>Bulleen | 4 | House | $920,000 | 08 Sep 2026 |
|  | 9 Kathleen Grove<br>Bulleen | 6 | House | $1,211,000 | 05 Sep 2026 |
|  | 83 Pleasant Road<br>Bulleen | 5 | House | $1,666,000 | 05 Sep 2026 |
|  | 26A Vera Street<br>Bulleen | 3 | Townhouse | $1,093,000 | 05 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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