



Bulleen

Suburb Report



Your connection to property insights



JellisCraig

BULLEEN SUBURB REPORT

Median house price¹

Median

\$1.34m

Quarterly price change

-1.11% ↓

Median unit price¹

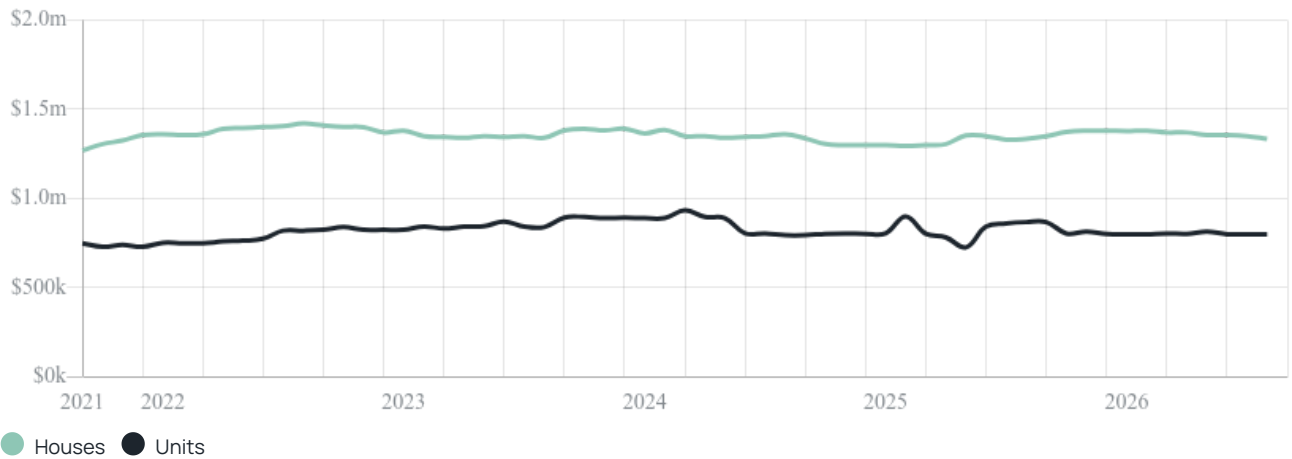
Median

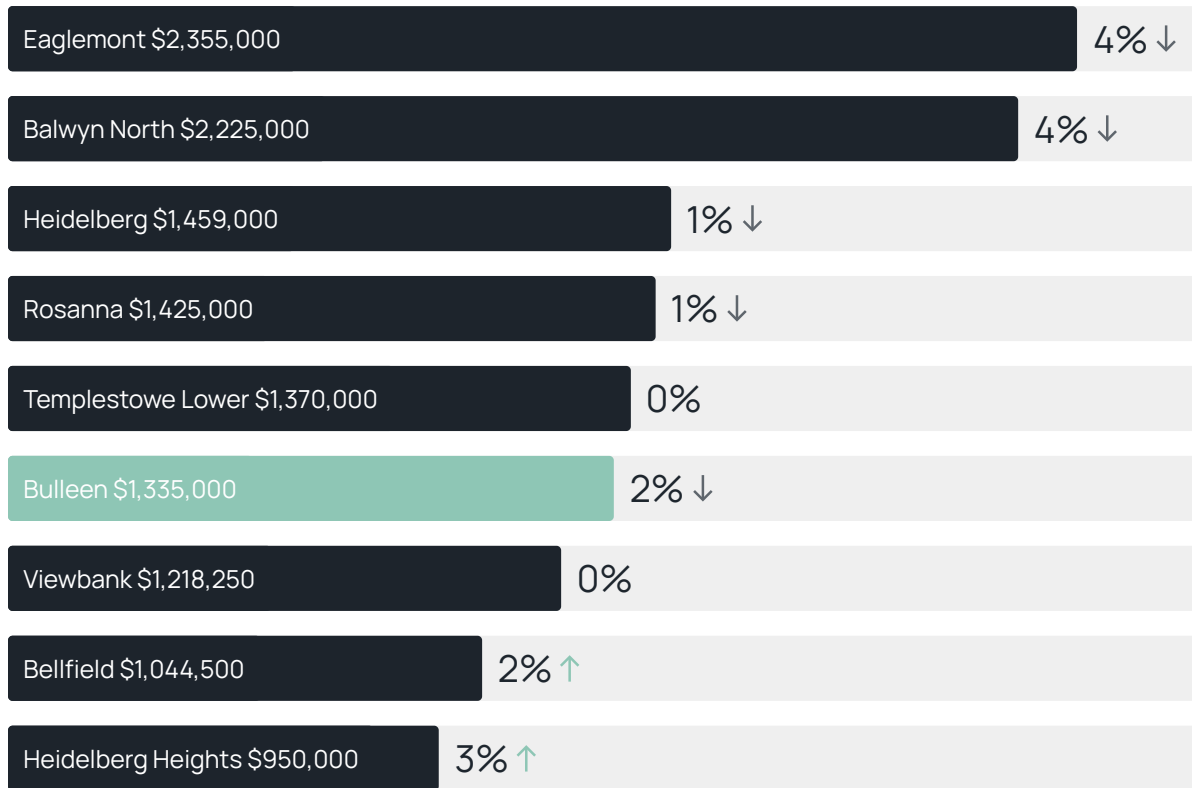
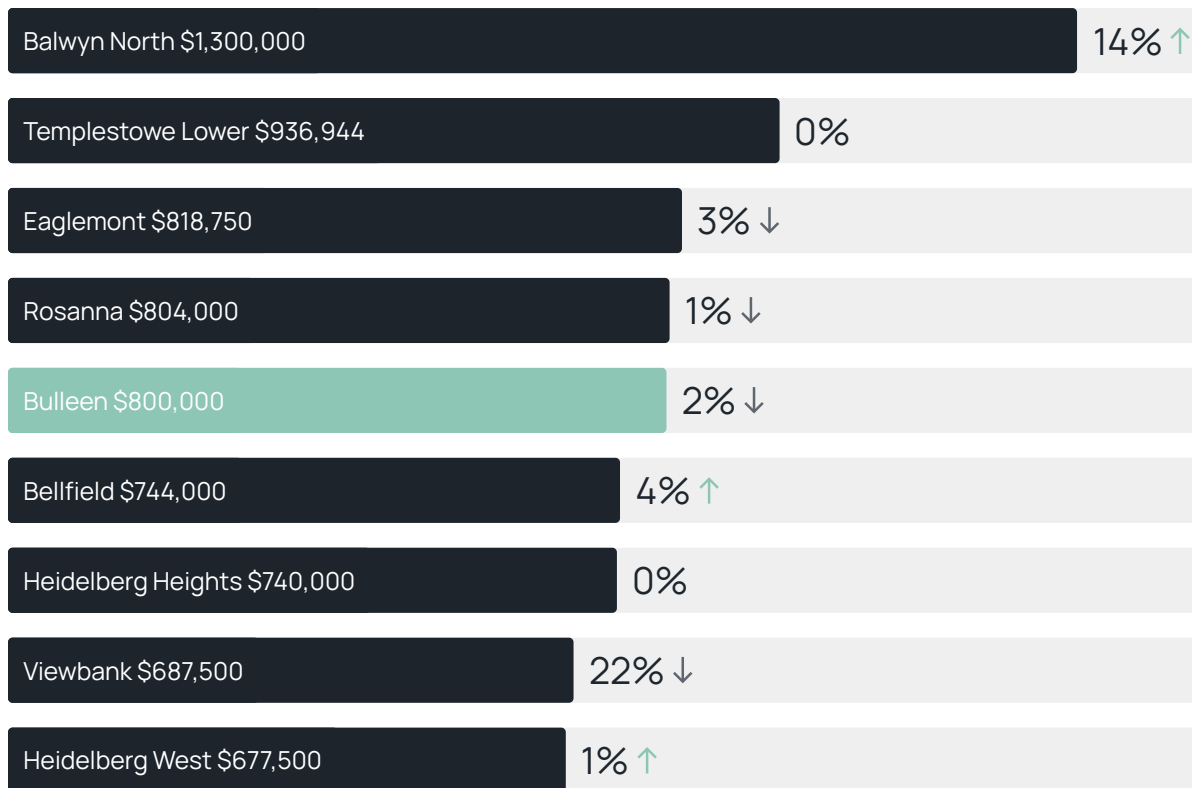
\$800k

Quarterly price change

0.00% ↓

Bulleen quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

39.47%

Median days on market³

House

Unit

28 days

37 days

Jellis Craig average inspection attendance per listing⁴

34 groups

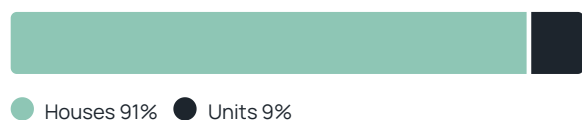
Average hold period¹

House

Unit

13.9 years

9.5 years

Dwelling type⁵Population⁵

11,219

Ownership⁵Median asking rent per week¹

Unit

\$750

\$650

Population growth⁵

3.18%

Rental yield¹

House

Unit

3.3%

4.39%

Median age⁵

45 years

Median household size⁵

2.6 people

Recent Bulleen sales²

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
 17 Allen Street Bulleen	4	House	Undisclosed	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
 10 White Way Bulleen	5	House	\$1,640,000	19 Sep 2026
 23 Hillside Road Bulleen	3	House	\$1,037,000	19 Sep 2026
 2/99 Willow Bend Bulleen	3	Unit	\$881,500	16 Sep 2026
 3/28 Dumossa Avenue Bulleen	3	Townhouse	\$1,150,000	12 Sep 2026
 7 Almerita Place Bulleen	5	House	\$1,700,000	12 Sep 2026
 6/5 Montgomery Place Bulleen	3	Townhouse	\$820,000	11 Sep 2026
 102/195 Thompsons Road Bulleen	2	Apartment	\$620,000	10 Sep 2026

BULLEEN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Millicent Avenue Bulleen	4	House	\$920,000	08 Sep 2026
 9 Kathleen Grove Bulleen	6	House	\$1,211,000	05 Sep 2026
 83 Pleasant Road Bulleen	5	House	\$1,666,000	05 Sep 2026
 26A Vera Street Bulleen	3	Townhouse	\$1,093,000	05 Sep 2026
 4 Apex Crescent Bulleen	4	House	\$1,100,000	31 Aug 2026
 6 Pilbara Mews Bulleen	5	House	Undisclosed	27 Aug 2026
 77 Yarra Valley Boulevard Bulleen	5	House	\$2,120,000	26 Aug 2026
 9 Cuthbert Street Bulleen	3	House	Undisclosed	18 Aug 2026
 102/170 Bulleen Road Bulleen	2	Apartment	\$730,000	18 Aug 2026
 1 Millicent Avenue Bulleen	3	House	\$1,125,000	17 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 1/164 Thompsons Road Bulleen	4	Townhouse	\$950,000	17 Aug 2026
 192 Thompsons Road Bulleen	3	House	Undisclosed	12 Aug 2026
 3/12A Lincoln Drive Bulleen	2	Unit	\$660,000	11 Aug 2026
 15 Walter Street Bulleen	4	House	\$1,618,000	08 Aug 2026
 7/5 Montgomery Place Bulleen	3	Townhouse	\$820,000	08 Aug 2026
 18/78 Manningham Road Bulleen	2	Apartment	Undisclosed	07 Aug 2026
 25/78 Manningham Road Bulleen	2	Apartment	\$589,288	05 Aug 2026
 3/11 Valentine Street Bulleen	4	Townhouse	\$1,500,000	30 Jul 2026
 2/79 Willow Bend Bulleen	3	Unit	\$881,000	25 Jul 2026
 166 Thompsons Road Bulleen	4	House	\$990,000	23 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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