



Bulleen

Suburb Report



Your connection to property insights



JellisCraig

BULLEEN SUBURB REPORT

Median house price¹

Median

\$1.34m

Quarterly price change

-0.74% ↓

Median unit price¹

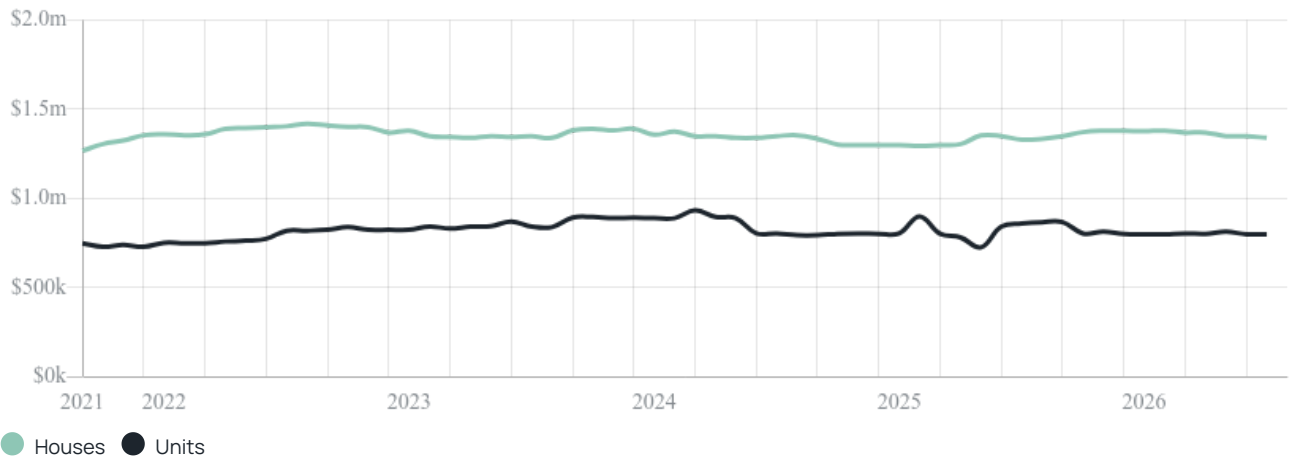
Median

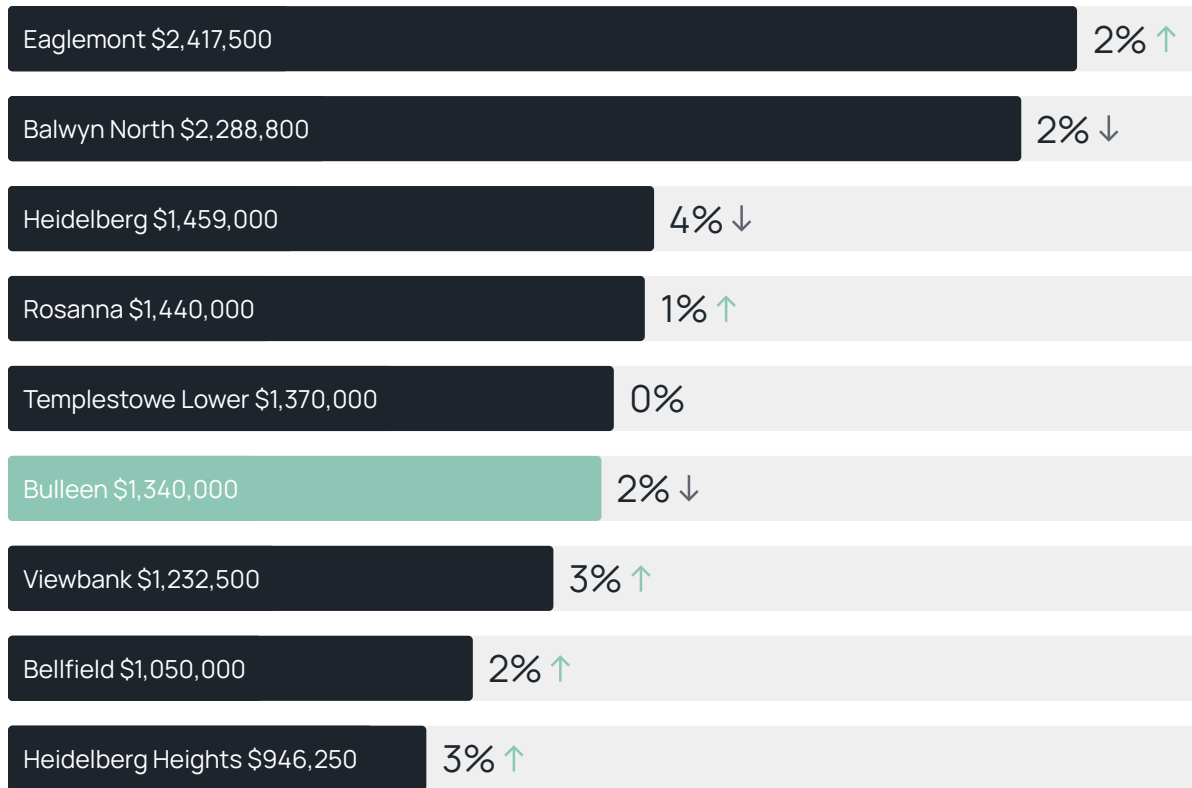
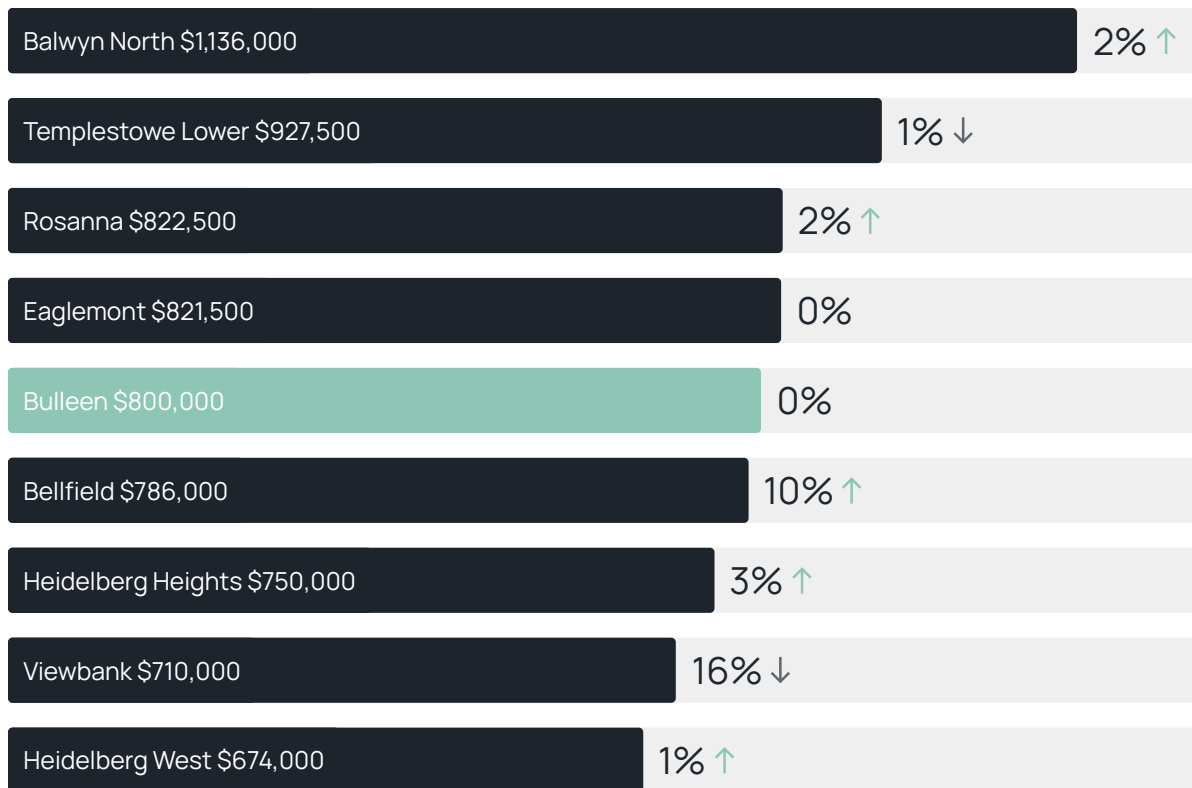
\$800k

Quarterly price change

0.00% ↓

Bulleen quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

26.47%

Median days on market³

House

Unit

27 days

38 days

Jellis Craig average inspection attendance per listing⁴

34 groups

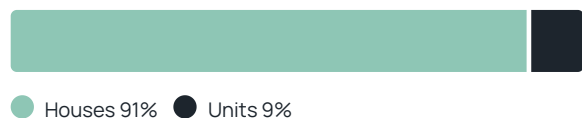
Average hold period¹

House

Unit

13.4 years

9.2 years

Dwelling type⁵Population⁵

11,219

Ownership⁵Median asking rent per week¹

Unit

\$750

\$628

Population growth⁵

3.18%

Rental yield¹

House

Unit

3.29%

4.48%

Median age⁵

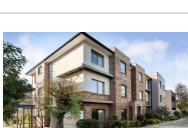
45 years

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 jellisecraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4 Apex Crescent Bulleen	4	House	\$1,100,000	31 Aug 2026
 6 Pilbara Mews Bulleen	5	House	Undisclosed	27 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
 192 Thompsons Road Bulleen	3	House	Undisclosed	12 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

BULLEEN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 34 Prospect Road Bulleen	4	House	\$1,150,000	22 Jul 2026
 33 Harold Street Bulleen	3	House	\$1,245,000	20 Jul 2026
 96 Bourke Street Bulleen	4	House	\$1,142,000	18 Jul 2026
 1/2 Dumossa Avenue Bulleen	3	Unit	\$915,000	29 Jun 2026
 1/174 Thompsons Road Bulleen	4	Townhouse	\$948,000	27 Jun 2026
 16 Yarraleen Place Bulleen	3	House	\$1,592,000	27 Jun 2026
 16 Collins Street Bulleen	3	House	\$1,090,000	22 Jun 2026

BULLEEN SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/116 Manningham Road Bulleen	3	Townhouse	\$808,000	20 Jun 2026
 6 Pinnacle Crescent Bulleen	5	House	Undisclosed	19 Jun 2026
 36/78 Manningham Road Bulleen	2	Apartment	\$590,000	17 Jun 2026
 22A Walter Street Bulleen	4	House	\$1,150,000	17 Jun 2026
 50 Riverview Terrace Bulleen	3	House	\$1,075,000	16 Jun 2026
 22 Collins Street Bulleen	6	House	\$1,425,000	13 Jun 2026
 13 Lindsay Street Bulleen	3	House	Undisclosed	12 Jun 2026
 29 Alison Avenue Bulleen	3	House	\$1,185,000	11 Jun 2026
 33 Kenneth Street Bulleen	4	Townhouse	\$1,390,000	10 Jun 2026
 84 Swanston Street Bulleen	4	House	\$1,120,000	09 Jun 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 01/09/2026

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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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