

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.04m**

Quarterly Price Change

**-0.24% ↓**

## Median Unit Price\*

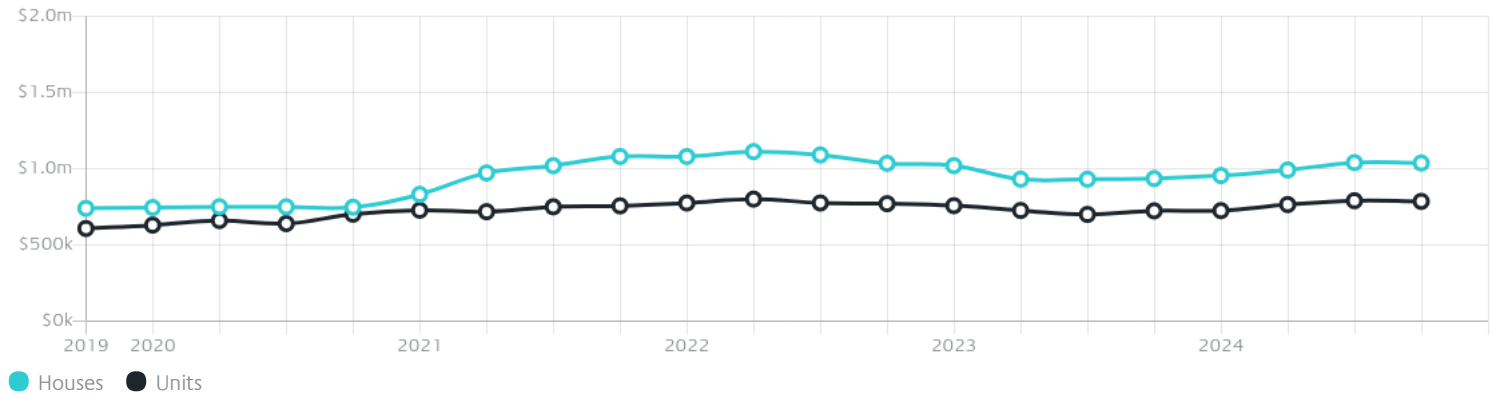
Median

**\$786k**

Quarterly Price Change

**-0.56% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 35%  
● Private 65%

## Auction Clearance Rate<sup>\*</sup>

87.5%

## Median Days on Market<sup>^</sup>

58 days

## Average Hold Period<sup>\*</sup>

9.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 45% ● Units 55%

## Ownership<sup>^</sup>



● Owned Outright 33% ● Mortgaged 39% ● Rented 28%

## Population<sup>^</sup>

4,239

## Median Asking Rent per week<sup>\*</sup>

\$578

## Population Growth<sup>^</sup>

0

## Rental Yield<sup>\*</sup>

2.81%

## Median Age<sup>^</sup>













40 years

## Median Household Size<sup>^</sup>













2.3 people

# Sold Properties~













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/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4/98-100 Valetta St Carrum	3	Unit	\$720,000	22 Mar 2025
 4/85 Whatley St Carrum	2	Unit	\$531,000	17 Mar 2025
 5/28 Church Rd CARRUM	2	Unit	\$715,000	15 Mar 2025
 3/28-30 Canberra St Carrum	4	House	\$523,000	08 Mar 2025
 1/17 Eel Race Rd Carrum	2	Unit	\$590,000	01 Mar 2025
 1/20 Whatley St Carrum	2	Unit	\$475,000	28 Feb 2025
 78 Emma St Carrum	3	House	\$720,000	20 Feb 2025
 21 Lexington Pl Carrum	3	Villa	\$800,000	11 Feb 2025
 1/4 Rigby St Carrum	4	Townhouse	\$1,150,000	11 Feb 2025
 40 Westley St Carrum	7	House	\$1,560,000	08 Feb 2025
 2/8 Canberra St Carrum	3	Townhouse	\$1,088,000	07 Feb 2025
 3/27 Myola St Carrum	3	Townhouse	\$965,000	06 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Wright St Carrum	3	House	\$881,000	06 Feb 2025
 26 Parkside Blvd Carrum	2	Flat/Unit/Apartment	\$695,000	03 Feb 2025
 39 Kalimna St Carrum	3	Townhouse	\$835,000	31 Jan 2025
 3/7 Graham Rd Carrum	3	Townhouse	\$820,000	23 Jan 2025
 1/11 Graham Rd Carrum	4	Flat/Unit/Apartment	\$907,000	21 Jan 2025
 2/90 Mcleod Rd Carrum	2	Unit	\$637,000	15 Jan 2025
 3 Johnson Av CARRUM	3	Flat/Unit/Apartment	\$850,000	09 Jan 2025
 47 Emma St Carrum	5	House	\$840,000	06 Jan 2025
 4/34 McLeod Rd Carrum	2	Townhouse	\$642,500	23 Dec 2024
 2/657a Nepean Hwy Carrum	3	Townhouse	\$1,600,000	17 Dec 2024
 2/95 Valetta St Carrum	4	Townhouse	\$1,070,000	17 Dec 2024
 2/681-683 Nepean Hwy Carrum	3	Townhouse	\$985,000	13 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 31 Whatley St Carrum	4	House	\$1,016,000	07 Dec 2024
 44a Emma St Carrum	5	Townhouse	\$1,285,000	02 Dec 2024
 3/38 Kalimna St Carrum	3	Townhouse	\$750,000	02 Dec 2024
 1/89 Valetta St Carrum	3	Unit	\$745,000	02 Dec 2024
 2 Joyce St Carrum	4	House	\$1,250,000	30 Nov 2024
 1/26 Westley St CARRUM	3	Townhouse	\$1,040,000	26 Nov 2024
 47 Walkers Rd CARRUM	3	House	\$1,050,000	23 Nov 2024
 3/21 Stanley St Carrum	3	Townhouse	\$960,000	22 Nov 2024
 17 Poulson St Carrum	3	House	\$930,000	21 Nov 2024
 536 Station St Carrum	3	House	\$800,000	16 Nov 2024
 1/10 Tonbridge St Carrum	2	Townhouse	\$757,000	16 Nov 2024
 8/26 Valetta St Carrum	2	House	\$660,000	15 Nov 2024





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Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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