

JellisCraig

CARRUM

Suburb Report

Know your neighbourhood.



CARRUM SUBURB REPORT

Median House Price*

Median

\$1.05m

Quarterly Price Change

3.34% ↑

Median Unit Price*

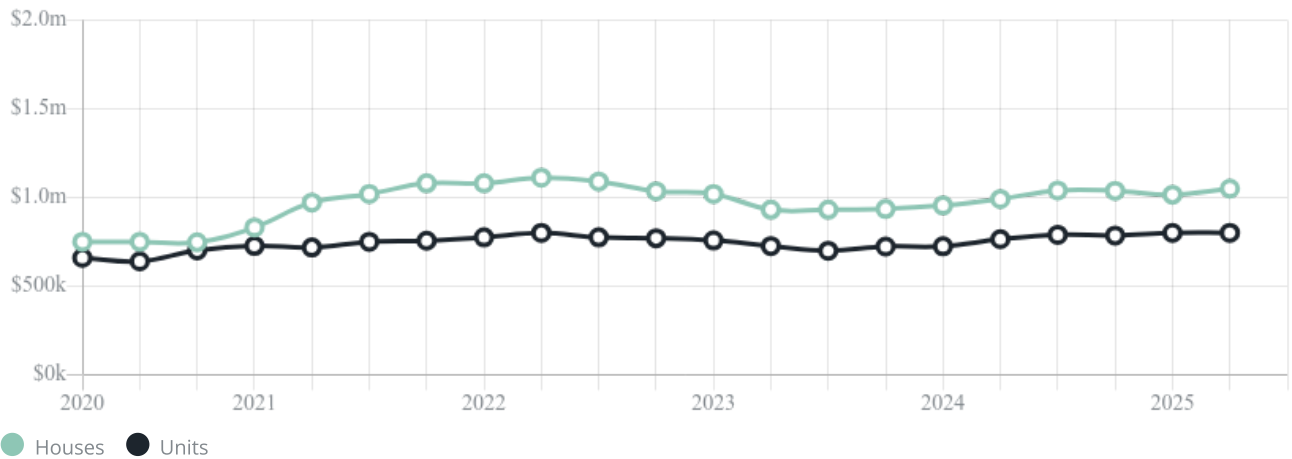
Median

\$801k

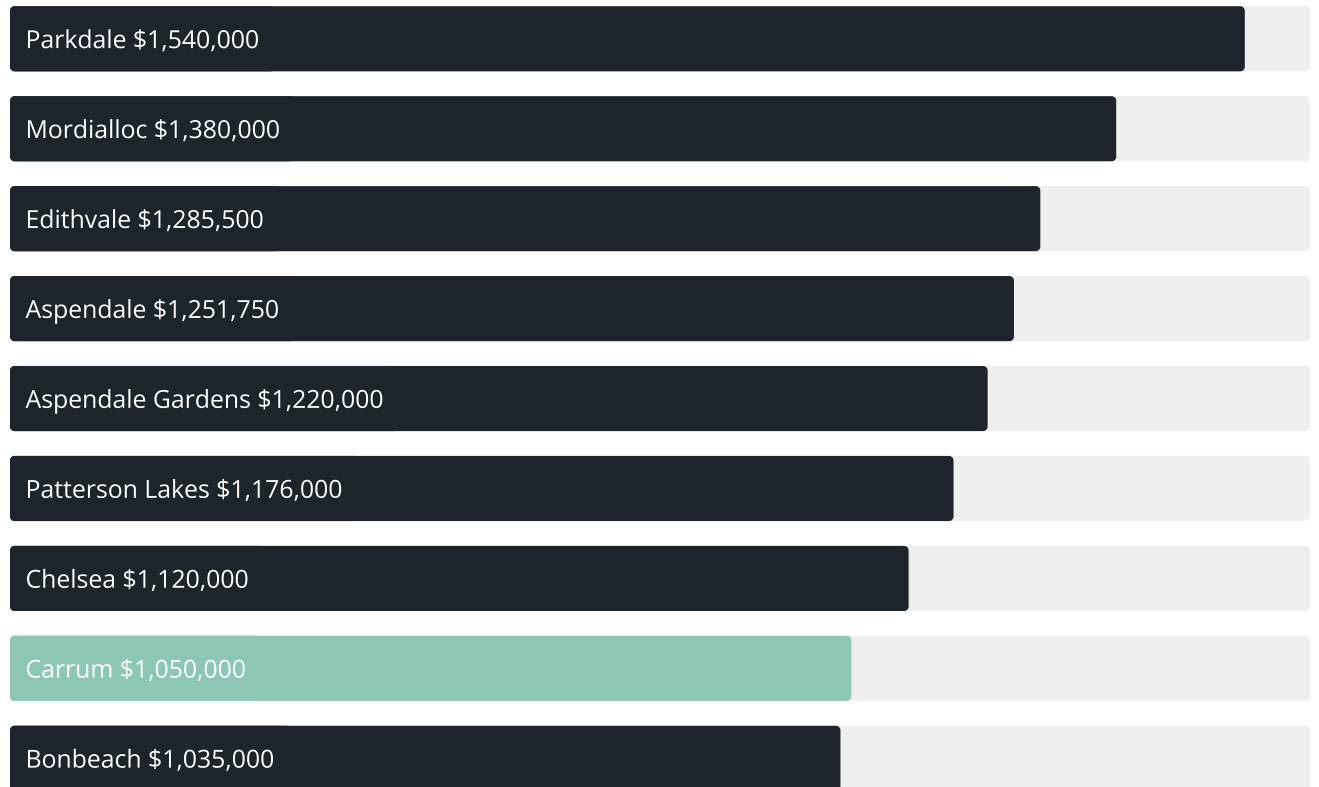
Quarterly Price Change

0.12% ↑

Quarterly Price Change*



CARRUM SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

CARRUM SUBURB REPORT

Sale Method*



● Auction 40%

● Private 60%

Auction Clearance Rate*

100%

Median Days on Market^

25 days

Average Hold Period*

9.6 years

Dwelling Type^



● Houses 45%

● Units 55%

Ownership^



● Owned Outright 33%

● Mortgaged 39%

● Rented 28%

Population^

4,239

Median Asking Rent per week*

\$620

Population Growth^

0

Rental Yield*

2.81%

Median Age^








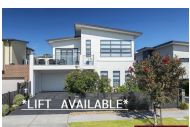


40 years

Median Household Size^











2.3 people

CARRUM SUBURB REPORT











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 5b Millicent Av Carrum	3	Townhouse	\$1,125,000	07 Aug 2025
 53 Emma St Carrum	3	House	\$1,055,000	02 Aug 2025
 1/38 Kalimna St Carrum	3	Townhouse	\$825,000	02 Aug 2025
 634a Nepean Hwy CARRUM	2	Unit	\$780,000	02 Aug 2025
 3/21 Graham Rd Carrum	3	Flat/Unit/Apartment	\$820,000	18 Jul 2025
 6 Lexington Pl CARRUM	3	Unit	\$770,000	16 Jul 2025
 2/52 Church Rd Carrum	3	Unit	\$575,000	08 Jul 2025
 8/6 Dahmen St Carrum	3	Townhouse	\$1,215,000	06 Jul 2025
 28 Melaleuca Dr Carrum	5	House	\$1,420,500	05 Jul 2025
 25 Lexington Pl Carrum	2	Unit	\$686,500	02 Jul 2025

CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/36 Melaleuca Dr Carrum	4	Townhouse	\$835,000	01 Jul 2025
 1/50 Kalimna St Carrum	3	Townhouse	\$962,000	28 Jun 2025
 5/15 Graham Rd Carrum	2	Unit	\$790,000	26 Jun 2025
 2/52 Whatley St Carrum	4	House	\$1,150,000	16 Jun 2025
 6 Tonbridge St Carrum	3	House	\$1,075,000	14 Jun 2025
 2B Dyson Rd Carrum	2	Townhouse	\$768,000	14 Jun 2025
 66 Emma St Carrum	4	House	\$1,255,500	14 Jun 2025
 11 Kipling St Carrum	3	House	\$1,100,000	13 Jun 2025
 1/12 Canberra St Carrum	3	House	\$850,000	12 Jun 2025
 42 Mcleod Rd Carrum	3	House	\$1,160,000	08 Jun 2025

CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 70 Church Rd Carrum	4	House	\$1,025,000	27 May 2025
 6 Graham Rd Carrum	4	House	\$1,265,000	24 May 2025
 12 Smith St Carrum	4	House	\$1,120,000	24 May 2025
 4/8 Canberra St Carrum	3	Unit	\$910,000	19 May 2025
 24 Dahmen St Carrum	3	House	\$1,165,000	17 May 2025
 1/3 Joyce St CARRUM	2	Townhouse	\$690,000	16 May 2025
 1b Colenso St Carrum	3	House	\$1,985,000	15 May 2025
 2/27 Myola St Carrum	3	Townhouse	\$1,030,000	13 May 2025
 4/3 joyce St Carrum	2	Flat/Unit/Apartment	\$685,000	03 May 2025
 1a Emma St Carrum	3	House	\$1,101,000	03 May 2025



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Data is current as of PDF generation date 10/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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