

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.04m**

Quarterly Price Change

**-0.24% ↓**

## Median Unit Price\*

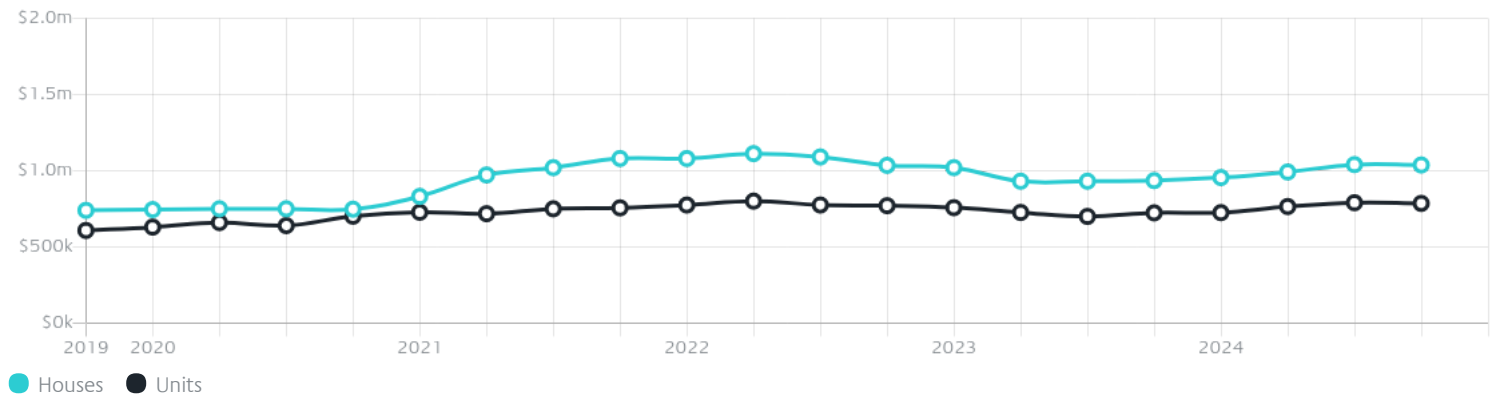
Median

**\$786k**

Quarterly Price Change

**-0.56% ↓**

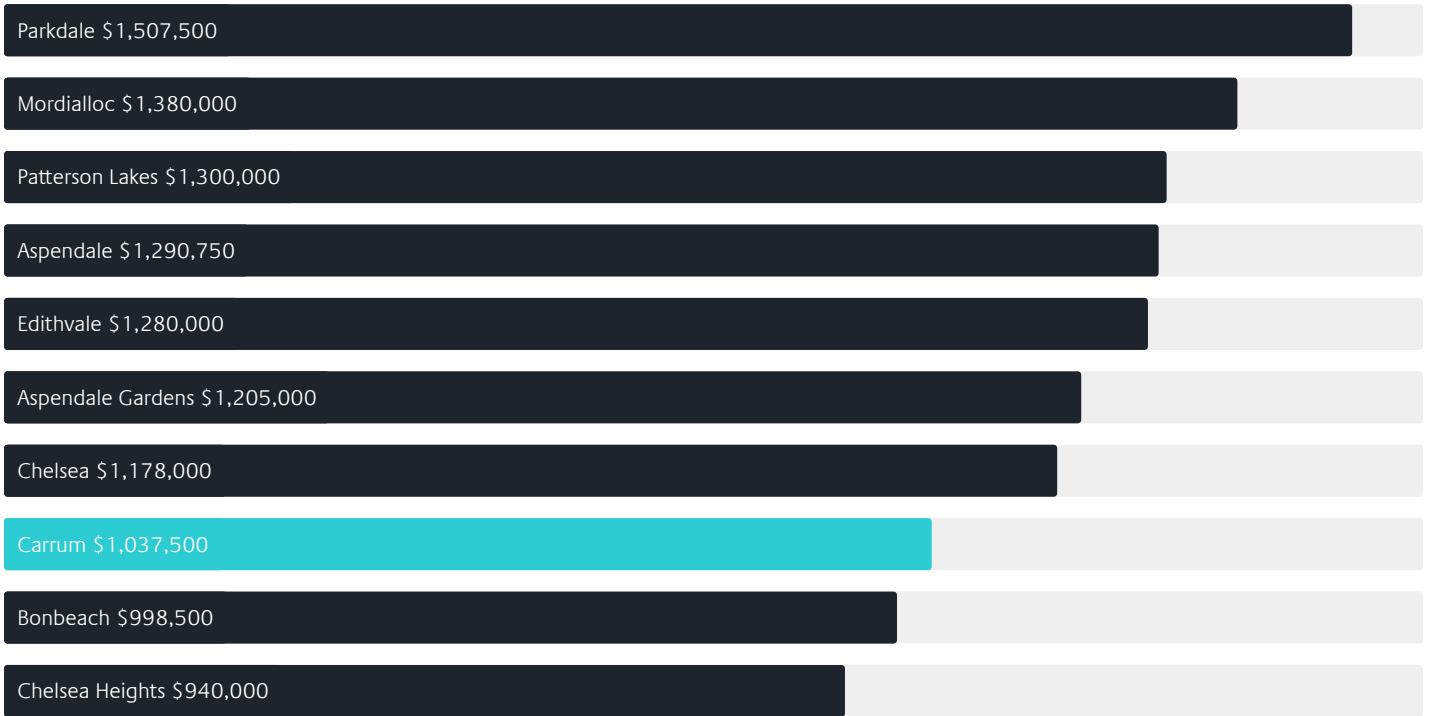
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 22%  
● Private 78%

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

100%

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

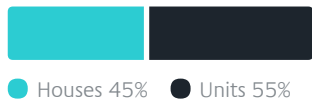
55 days

## 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>











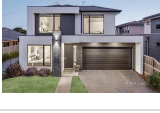

2.3 people

# 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 39 Kalimna St Carrum	3	Townhouse	\$835,000	31 Jan 2025
 3/7 Graham Rd Carrum	3	Townhouse	\$820,000	23 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
 31 Whatley St Carrum	4	House	\$1,016,000	07 Dec 2024
 1/89 Valetta St Carrum	3	Unit	\$745,000	02 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/21 Stanley St Carrum	3	Townhouse	\$960,000	22 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
 10 Riversdale Av Carrum	4	House	\$1,400,000	13 Nov 2024
 5/693 Nepean Hwy Carrum	3	Flat/Unit/Apartment	\$1,720,000	09 Nov 2024
 5/693-694 Nepean Hwy Carrum	3	Townhouse	\$1,720,000	09 Nov 2024
 47a Whatley St Carrum	2	House	\$300,000	29 Oct 2024
 18 Wright St Carrum	5	House	\$1,190,000	28 Oct 2024
 44b Emma St Carrum	4	Townhouse	\$1,305,000	26 Oct 2024
 1/6 Myola St Carrum	4	Townhouse	\$1,030,000	26 Oct 2024
 5 Johnson Av CARRUM	3	Townhouse	\$880,000	26 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13/1 Valetta St Carrum	3	Townhouse	\$800,000	24 Oct 2024
 1/7 Graham Rd Carrum	3	House	\$1,050,000	16 Oct 2024
 2b Anita Ct Carrum	3	House	\$1,000,000	14 Oct 2024
 16 Walkers Rd Carrum	3	Townhouse	\$1,139,000	12 Oct 2024
 36b Mcleod Rd Carrum	2	House	\$890,000	10 Oct 2024
 7/50 Mcleod Rd Carrum	2	Flat/Unit/Apartment	\$640,000	10 Oct 2024
 3/4 Canberra St Carrum	3	Townhouse	\$751,000	05 Oct 2024
 7 Mcleod Rd Carrum	2	House	\$750,000	05 Oct 2024
 2/553 Station St Carrum	2	Townhouse	\$700,000	03 Oct 2024
 4/28 Valetta St Carrum	2	Unit	\$760,000	21 Sep 2024
 549a Station St Carrum	2	Unit	\$745,000	21 Sep 2024
 2/60 Whatley St Carrum	3	Unit	\$713,500	10 Sep 2024



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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