

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.04m

Quarterly Price Change

-0.24% ↓

## Median Unit Price\*

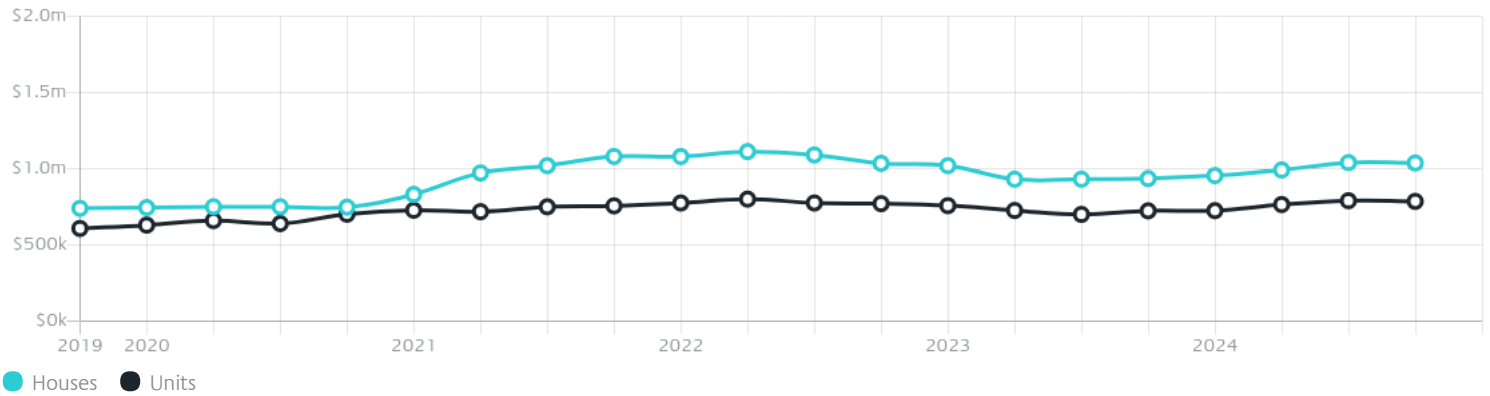
Median

\$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\*



● Auction 27%  
● Private 73%

Auction Clearance Rate\*

87.5%

Median Days on Market^

42 days

Average Hold Period\*

9.6 years

## Insights

Dwelling Type^



● Houses 45% ● Units 55%

Ownership^



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

Population^

4,239

Median Asking Rent per week\*

\$578

Population Growth^

0

Rental Yield\*

2.81%

Median Age^













40 years

Median Household Size^













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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 1/26 Westley St CARRUM	3	Townhouse	\$1,040,000	26 Nov 2024
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/6 Myola St Carrum	4	Townhouse	\$1,030,000	26 Oct 2024
 44b Emma St Carrum	4	Townhouse	\$1,305,000	26 Oct 2024
 5 Johnson Av CARRUM	3	Townhouse	\$880,000	26 Oct 2024
 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
 16 Walkers Rd Carrum	3	Townhouse	\$1,139,000	12 Oct 2024
 36b Mcleod Rd Carrum	2	House	\$890,000	10 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1a Whatley St Carrum	3	House	\$800,000	09 Sep 2024
 2/19 Westley St Carrum	3	Flat/Unit/Apartment	\$1,200,000	09 Sep 2024
 3/28 Church Rd CARRUM	2	Unit	\$720,000	06 Sep 2024
 2/96 Mcleod Rd Carrum	2	Flat/Unit/Apartment	\$675,000	03 Sep 2024
 3/4 Myola St CARRUM	3	Unit	\$822,000	29 Aug 2024





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Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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