

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.02m

Quarterly Price Change

-2.07% ↓

## Median Unit Price\*

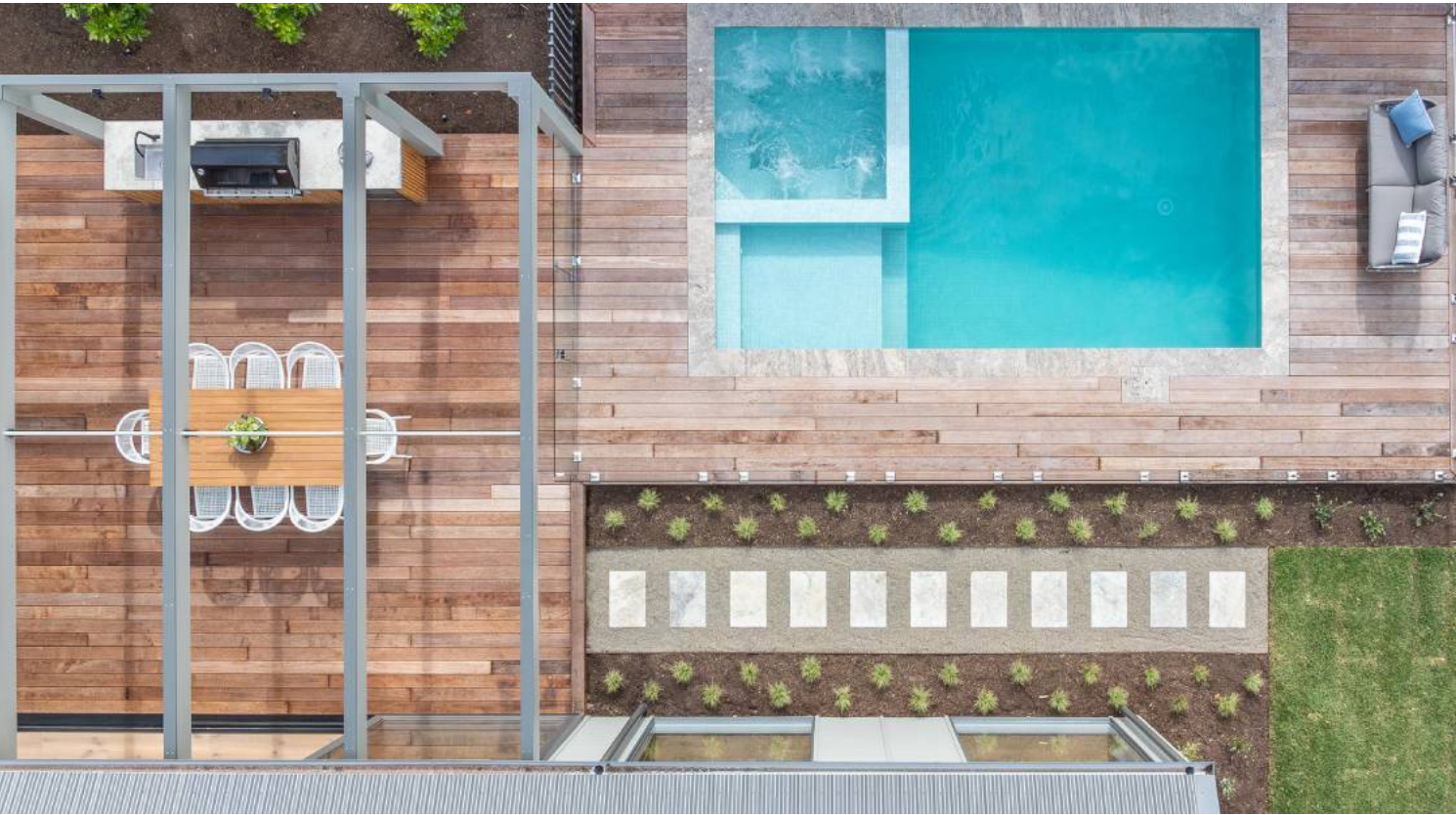
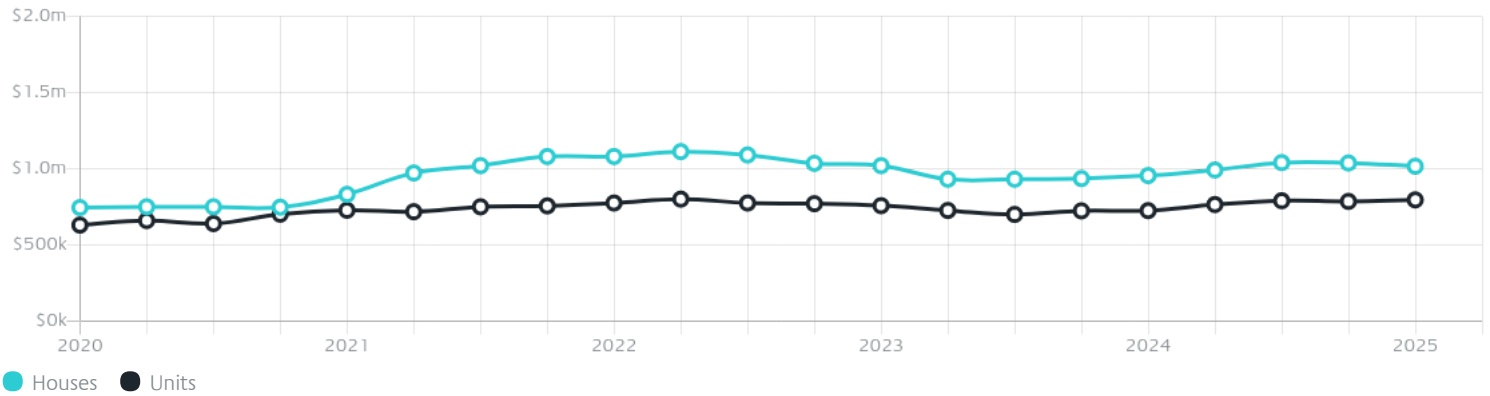
Median

\$796k

Quarterly Price Change

1.27% ↑

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>

● Auction 48%  
● Private 52%

Auction Clearance Rate<sup>\*</sup>**91.67%**Median Days on Market<sup>^</sup>**27 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>**\$588**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        |
|---|----------|-----------|-------------|-------------|
|  1/50 Kalimna St Carrum   | 3        | Townhouse | \$962,000   | 28 Jun 2025 |
|  2/52 Whatley St Carrum   | 4        | House     | \$1,150,000 | 16 Jun 2025 |
|  66 Emma St Carrum        | 4        | House     | \$1,255,500 | 14 Jun 2025 |
|  6 Tonbridge St Carrum    | 3        | House     | \$1,075,000 | 14 Jun 2025 |
|  28 Dyson Rd Carrum     | 2        | Townhouse | \$768,000   | 14 Jun 2025 |
|  11 Kipling St Carrum   | 3        | House     | \$1,100,000 | 13 Jun 2025 |
|  42 Mcleod Rd Carrum    | 3        | House     | \$1,160,000 | 08 Jun 2025 |
|  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 |

# Sold Properties~

| Address  | Bedrooms | Type                | Price       | Sold        |
|--|----------|---------------------|-------------|-------------|
|  1/3 Joyce St<br>CARRUM      | 2        | Townhouse           | \$690,000   | 16 May 2025 |
|  4/3 joyce St<br>Carrum      | 2        | Flat/Unit/Apartment | \$685,000   | 03 May 2025 |
|  1a Emma St<br>Carrum        | 3        | House               | \$1,101,000 | 03 May 2025 |
|  1a Stephens St<br>Carrum    | 3        | House               | \$1,411,000 | 30 Apr 2025 |
|  24 Wright St<br>Carrum     | 2        | House               | \$830,000   | 28 Apr 2025 |
|  45b Kalimna St<br>Carrum  | 4        | Townhouse           | \$1,010,000 | 26 Apr 2025 |
|  2/15 Graham Rd<br>Carrum  | 3        | House               | \$875,000   | 14 Apr 2025 |
|  7 Lexington Pl<br>Carrum  | 2        | Flat/Unit/Apartment | \$680,000   | 07 Apr 2025 |
|  3/7 Joyce St<br>Carrum    | 2        | Townhouse           | \$725,000   | 05 Apr 2025 |
|  11 Emma St<br>Carrum      | 3        | House               | \$1,070,000 | 05 Apr 2025 |
|  1/21 Graham Rd<br>Carrum  | 2        | Unit                | \$735,000   | 03 Apr 2025 |
|  4/98 Valetta St<br>Carrum | 3        | Flat/Unit/Apartment | \$720,000   | 22 Mar 2025 |

# Sold Properties~

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  3/15 Graham Rd Carrum        | 3        | Flat/Unit/Apartment | \$870,000   | 22 Mar 2025 |
|  4/98-100 Valetta St Carrum   | 3        | Unit                | \$720,000   | 22 Mar 2025 |
|  13A Kalimna St Carrum        | 3        | House               | \$1,405,000 | 21 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 Canberra St Carrum    | 2        | Flat/Unit/Apartment | \$523,000   | 08 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 |
|  1 Parkside Blvd Carrum     | 3        | Flat/Unit/Apartment | \$695,000   | 27 Feb 2025 |
|  78 Emma St Carrum          | 3        | House               | \$720,000   | 20 Feb 2025 |
|  21 Lexington Pl Carrum     | 3        | Villa               | \$800,000   | 11 Feb 2025 |





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Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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