

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.02m

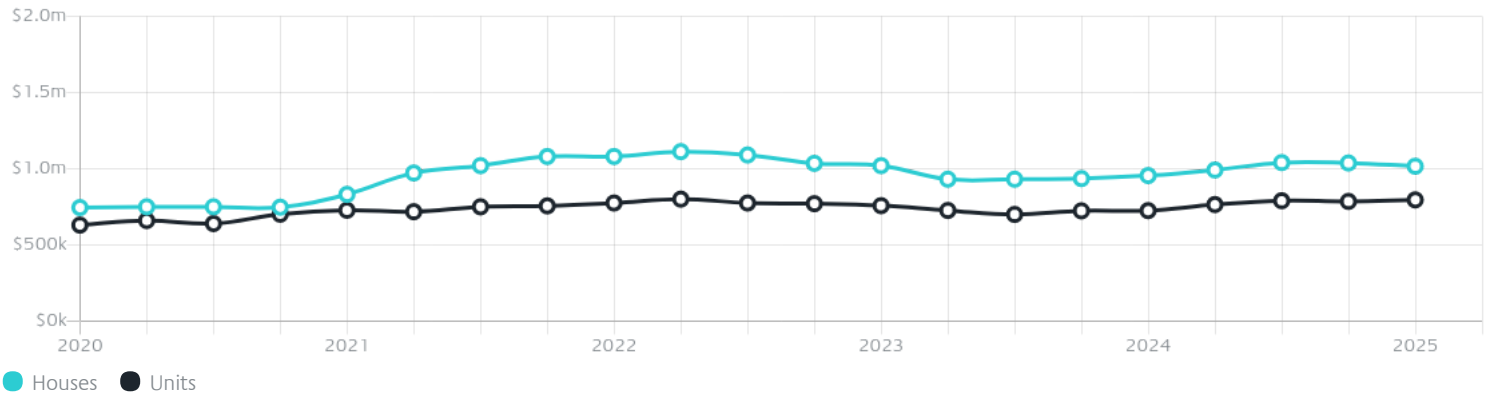
Quarterly Price Change
-2.07% ↓

Median Unit Price*

Median
\$796k

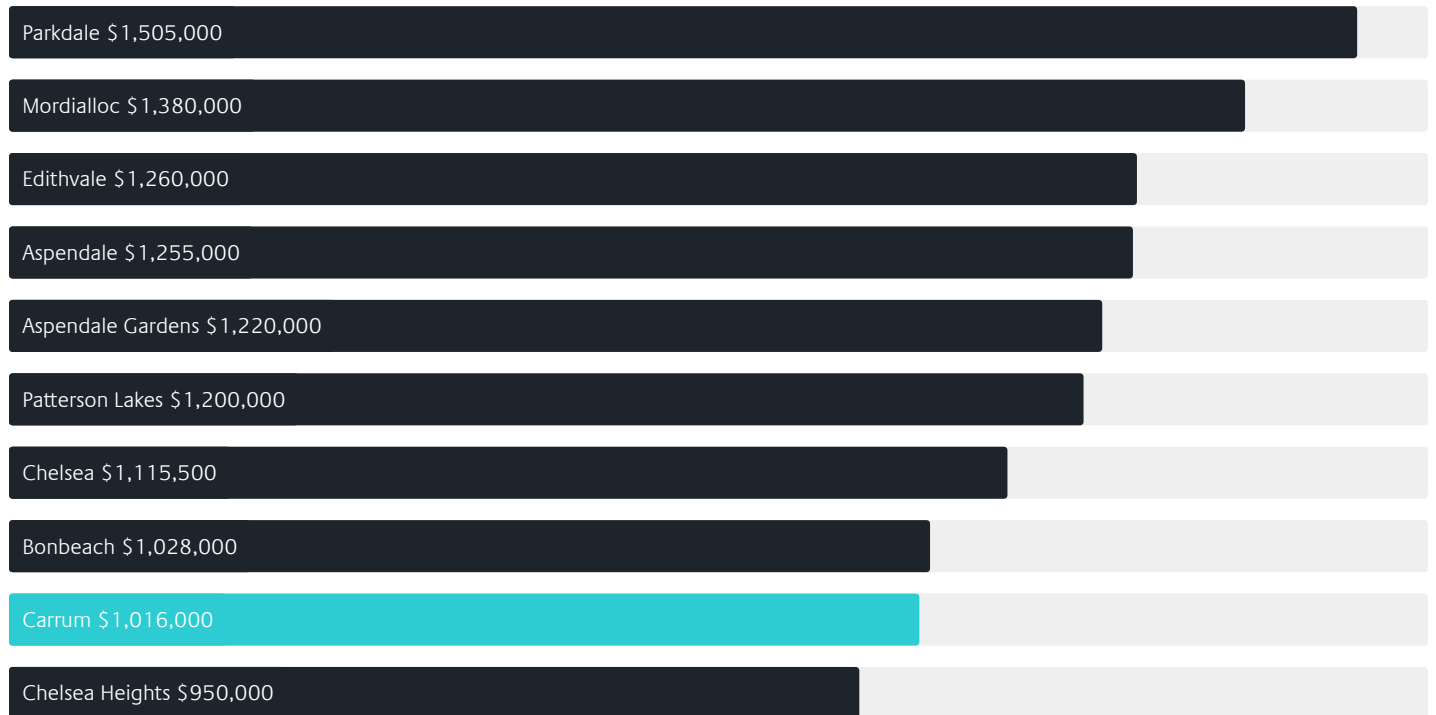
Quarterly Price Change
1.27% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}

● Auction 57%
● Private 43%

Auction Clearance Rate^{*}**83.33%**Median Days on Market[^]**31 days**Average Hold Period^{*}**9.6 years**

Insights

Dwelling Type[^]

● Houses 45% ● Units 55%













Ownership[^]

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










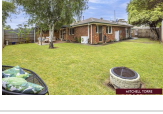
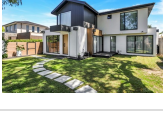

Population[^]**4,239**Median Asking Rent per week^{*}**\$588**Population Growth[^]**0**Rental Yield^{*}**2.81%**Median Age[^]**40 years**Median Household Size[^]**2.3 people**

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 12 Smith St Carrum	4	House	\$1,120,000	24 May 2025
 4/8 Canberra St Carrum	3	Unit	\$910,000	19 May 2025
 1a Emma St Carrum	3	House	\$1,101,000	03 May 2025
 1a Stephens St Carrum	3	House	\$1,411,000	30 Apr 2025
 24 Wright St Carrum	2	House	\$830,000	28 Apr 2025
 45b Kalimna St Carrum	4	Townhouse	\$1,010,000	26 Apr 2025
 2/15 Graham Rd Carrum	3	House	\$875,000	14 Apr 2025
 3/7 Joyce St Carrum	2	Townhouse	\$725,000	05 Apr 2025
 11 Emma St Carrum	3	House	\$1,070,000	05 Apr 2025
 1/21 Graham Rd Carrum	2	Unit	\$735,000	03 Apr 2025
 4/98 Valetta St Carrum	3	Flat/Unit/Apartment	\$720,000	22 Mar 2025
 3/15 Graham Rd Carrum	3	Flat/Unit/Apartment	\$870,000	22 Mar 2025

Sold Properties~

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 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 5 Wright St Carrum	3	House	\$881,000	06 Feb 2025
 26 Parkside Blvd Carrum	2	Flat/Unit/Apartment	\$695,000	03 Feb 2025
 2a Anita Ct Carrum	3	Flat/Unit/Apartment	\$950,000	01 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



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jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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