

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.02m**

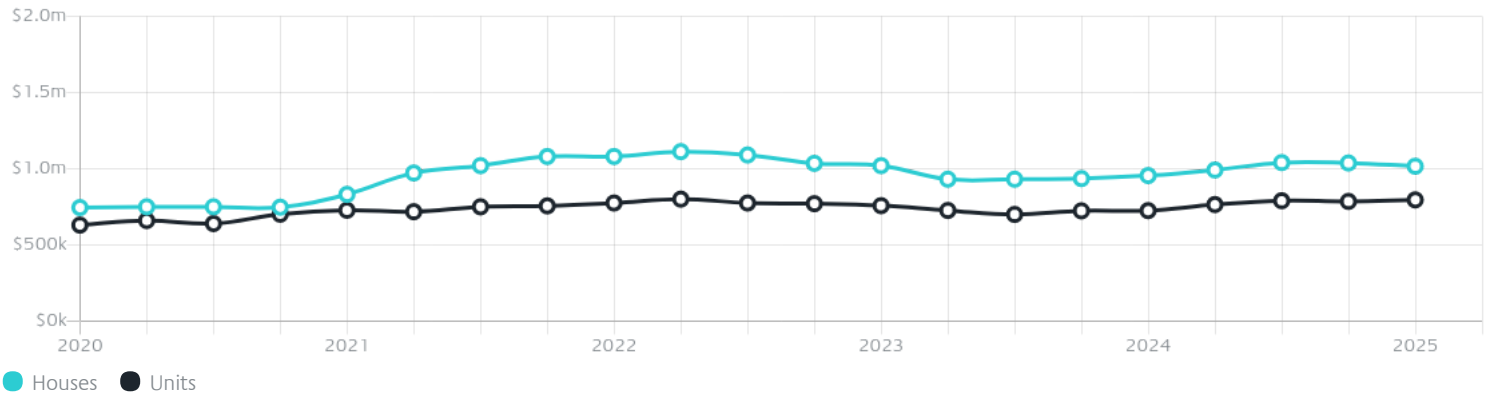
Quarterly Price Change  
**-2.07% ↓**

## Median Unit Price\*

Median  
**\$796k**

Quarterly Price Change  
**1.27% ↑**

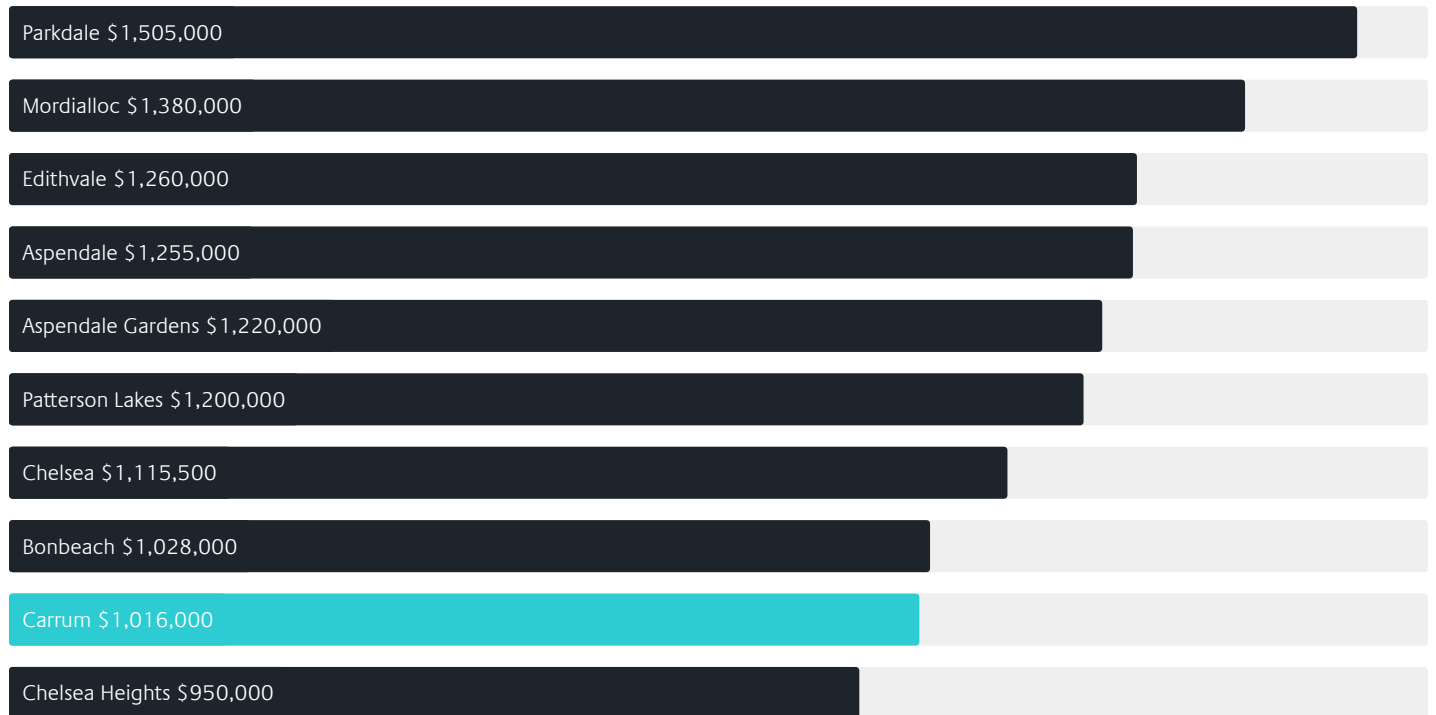
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 42%  
● Private 58%

Auction Clearance Rate\*

**90.91%**

Median Days on Market^

**37 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^











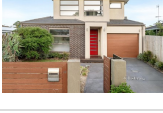

**2.3 people**

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

Address	Bedrooms	Type	Price	Sold
 1a Stephens St Carrum	3	House	\$1,411,000	30 Apr 2025
 45b Kalimna St Carrum	4	Townhouse	\$1,010,000	26 Apr 2025
 11 Emma St Carrum	3	House	\$1,070,000	05 Apr 2025
 3/7 Joyce St Carrum	2	Townhouse	\$725,000	05 Apr 2025
 1/21 Graham Rd Carrum	2	Unit	\$735,000	03 Apr 2025
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 39 Kalimna St Carrum	3	Townhouse	\$835,000	31 Jan 2025
 3/7 Graham Rd Carrum	3	Townhouse	\$820,000	23 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 3/3 Joyce St Carrum	2	Flat/Unit/Apartment	\$680,000	20 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
 44a Emma St Carrum	5	Townhouse	\$1,285,000	02 Dec 2024
 3/38 Kalimna St Carrum	3	Townhouse	\$750,000	02 Dec 2024





Mentone Office  
99a Balcombe Road, Mentone  
(03) 9585 5667

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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.