

# JellisCraig

CARRUM

# Suburb Report

Know your neighbourhood.



CARRUM SUBURB REPORT

Median House Price\*

Median

\$1.05m

Quarterly Price Change

3.34% ↑

Median Unit Price\*

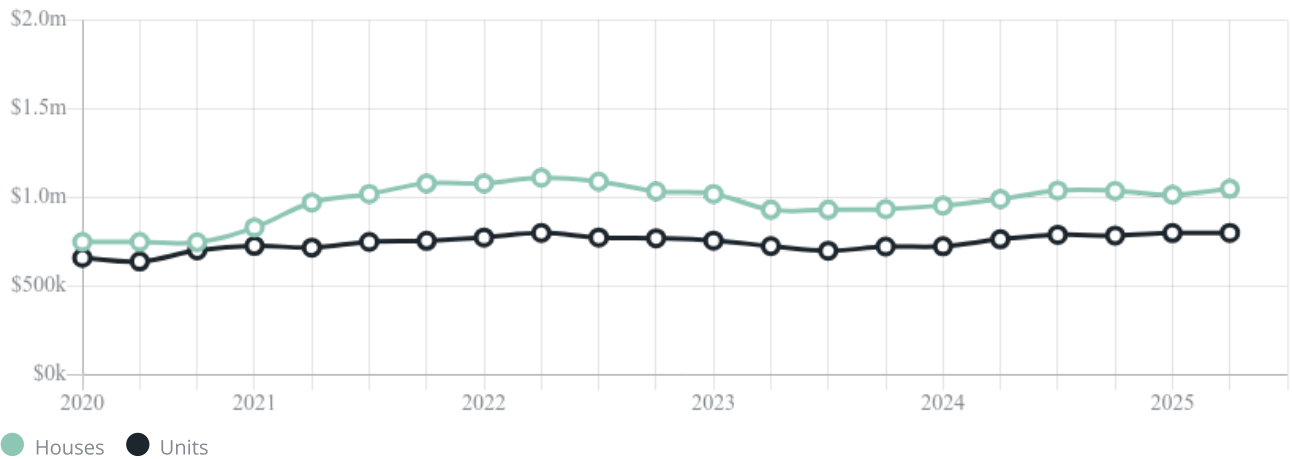
Median

\$801k

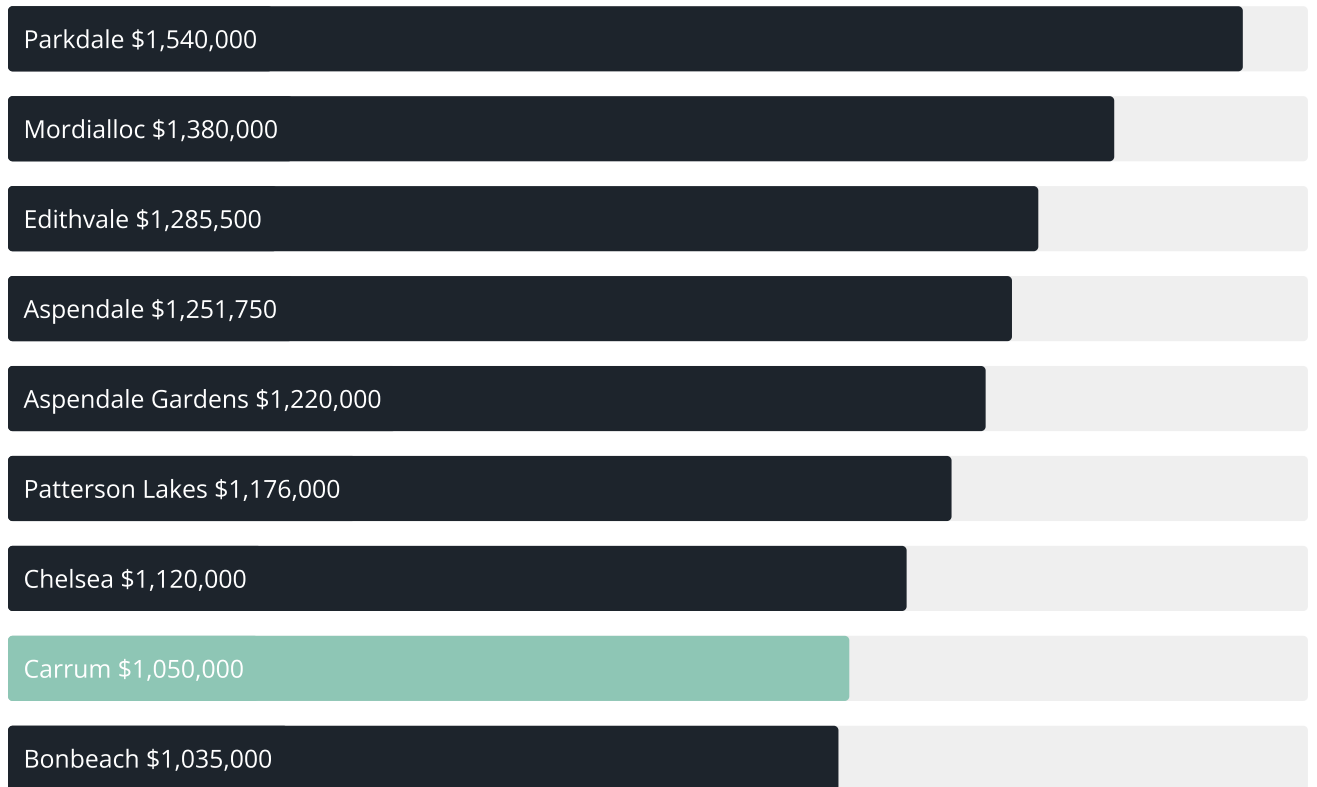
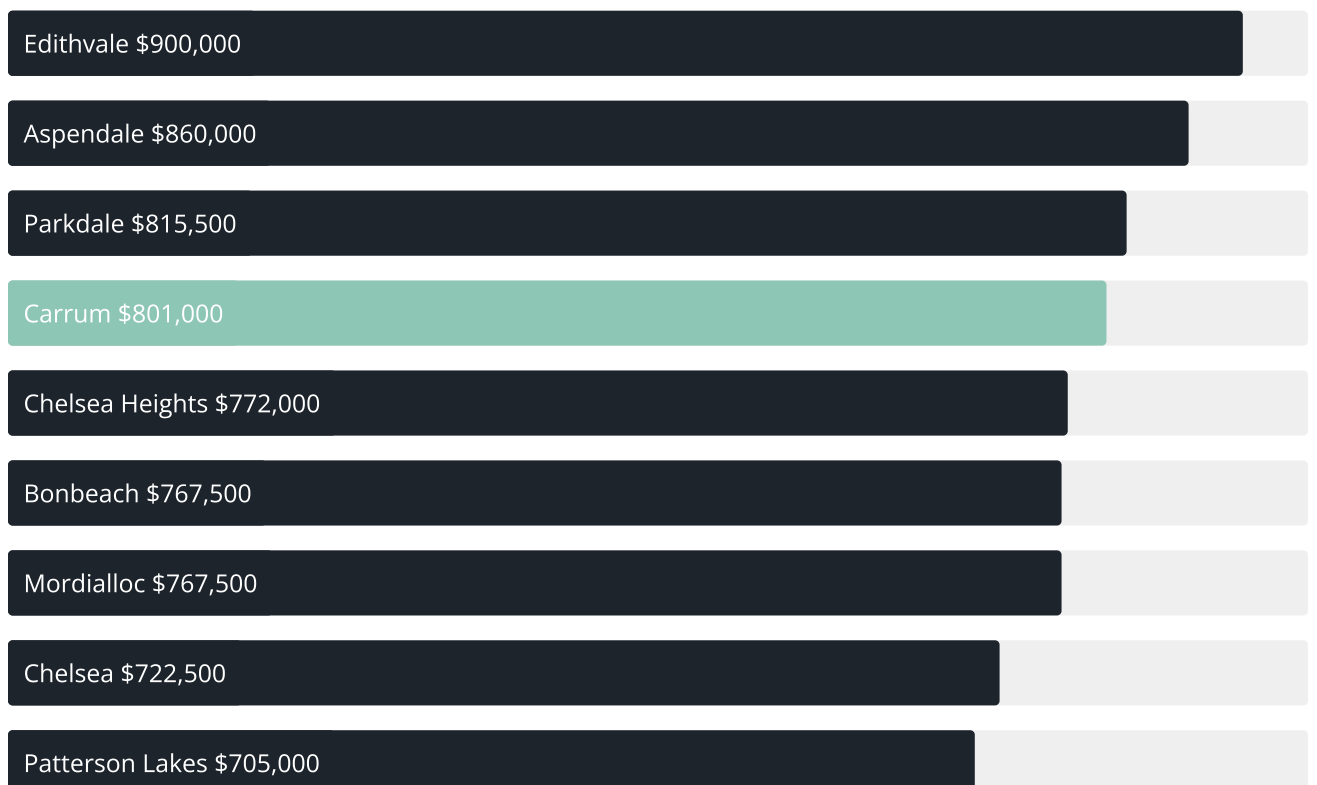
Quarterly Price Change

0.12% ↑

Quarterly Price Change\*



## CARRUM SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## CARRUM SUBURB REPORT

## Sale Method\*



● Auction 40%

● Private 60%

## Auction Clearance Rate\*

100%

## Median Days on Market^

25 days

## Average Hold Period\*

9.6 years

## Dwelling Type^



● Houses 45%

● Units 55%

## Ownership^



● Owned Outright 33%

● Mortgaged 39%

● Rented 28%

## Population^

4,239

## Median Asking Rent per week\*

\$620

## Population Growth^

0

## Rental Yield\*

2.81%

## Median Age^






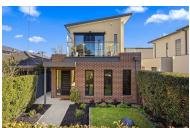


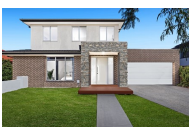

40 years

## Median Household Size^











2.3 people

## CARRUM SUBURB REPORT









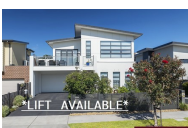

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1/15 Rigby St Carrum	4	House	\$1,200,000	20 Sep 2025
 2/11 Westley St Carrum	2	Unit	\$730,000	20 Sep 2025
 1/14-16 Melaleuca Dr Carrum	2	Unit	\$640,000	18 Sep 2025
 78 Whatley St Carrum	3	House	\$815,000	17 Sep 2025
 4 Alison Ct Carrum	2	Unit	\$650,000	16 Sep 2025
 5/8-10 Dahmen St CARRUM	3	House	\$1,030,000	04 Sep 2025
 4/89 Valetta St Carrum	3	Unit	\$782,500	30 Aug 2025
 2/627 Nepean Hwy Carrum	2	Unit	\$755,000	25 Aug 2025
 1/6 Rigby St Carrum	4	Townhouse	\$1,105,000	23 Aug 2025
 2/635 Nepean Hwy Carrum	2	Townhouse	\$710,000	21 Aug 2025

## CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/8 Millicent Av Carrum	2	Unit	\$625,000	18 Aug 2025
 29a Mcleod Rd Carrum	3	Unit	\$950,000	18 Aug 2025
 14/616-617 Nepean Hwy Carrum	3	Townhouse	\$1,360,000	16 Aug 2025
 1/19 Westley St Carrum	3	Townhouse	\$1,175,000	16 Aug 2025
 3/715 Nepean Hwy Carrum	2	Unit	\$945,000	10 Aug 2025
 687a Nepean Hwy Carrum	3	House	\$1,687,000	08 Aug 2025
 3/30 Whatley St Carrum	2	Unit	\$503,000	08 Aug 2025
 5b Millicent Av Carrum	3	Townhouse	\$1,125,000	07 Aug 2025
 7/1 Valetta St Carrum	2	Townhouse	\$735,000	04 Aug 2025
 7/31 Myola St Carrum	2	Flat/Unit/Apartment	\$788,000	04 Aug 2025

## CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/31-33 Myola St Carrum	2	Unit	\$788,000	04 Aug 2025
 53 Emma St Carrum	3	House	\$1,055,000	02 Aug 2025
 634a Nepean Hwy CARRUM	2	Unit	\$780,000	02 Aug 2025
 1/38 Kalimna St Carrum	3	Townhouse	\$825,000	02 Aug 2025
 3/21 Graham Rd Carrum	3	Flat/Unit/Apartment	\$820,000	18 Jul 2025
 6 Lexington Pl CARRUM	3	Unit	\$770,000	16 Jul 2025
 9 Lexington Pl Carrum	3	House	\$830,000	13 Jul 2025
 2/52 Church Rd Carrum	3	Unit	\$575,000	08 Jul 2025
 8/6 Dahmen St Carrum	3	Townhouse	\$1,215,000	06 Jul 2025
 28 Melaleuca Dr Carrum	5	House	\$1,420,500	05 Jul 2025





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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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