



Carrum

Suburb Report



Your connection to property insights



JellisCraig

CARRUM SUBURB REPORT

Median house price¹

Median

\$1.07m

Quarterly price change

3.12% ↑

Median unit price¹

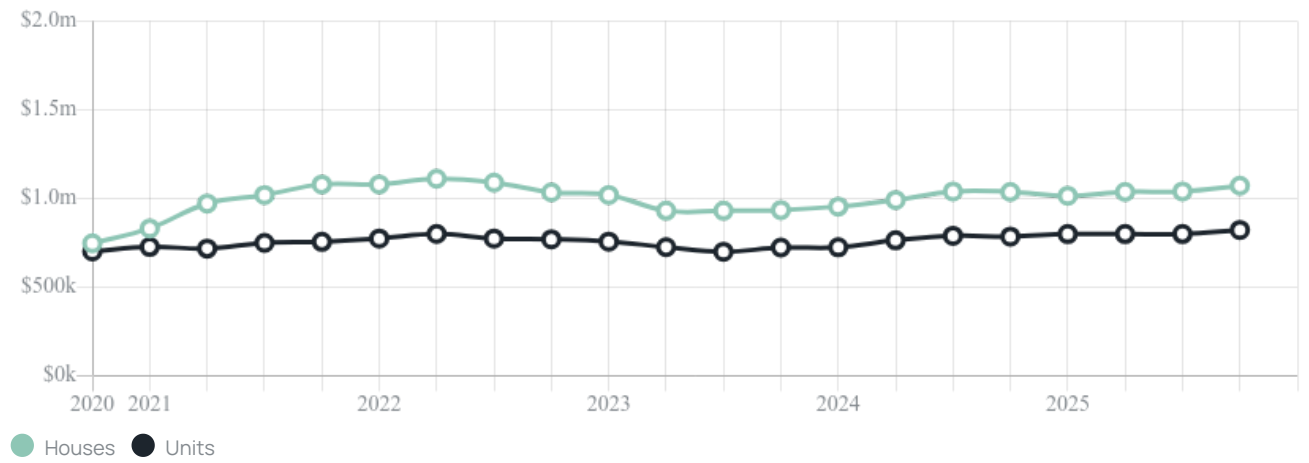
Median

\$823k

Quarterly price change

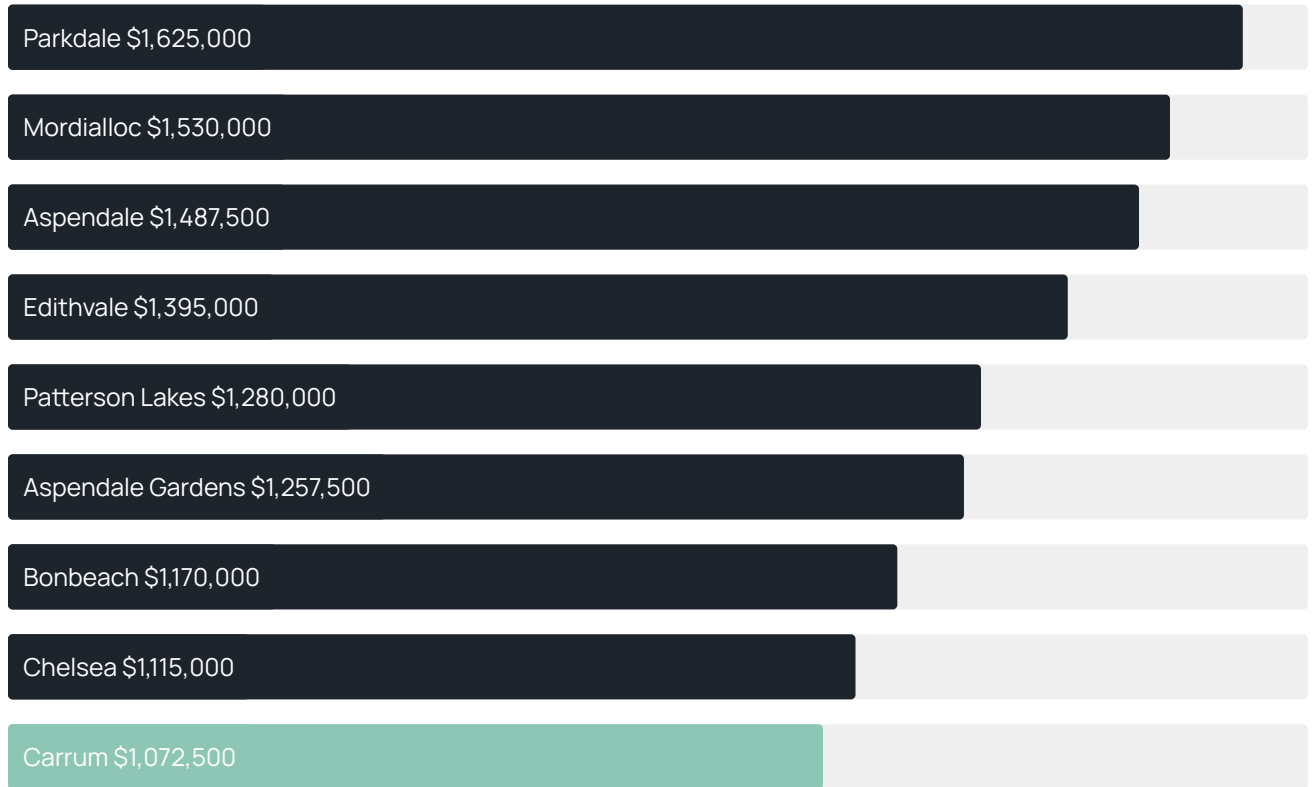
2.87% ↑

Quarterly price change¹

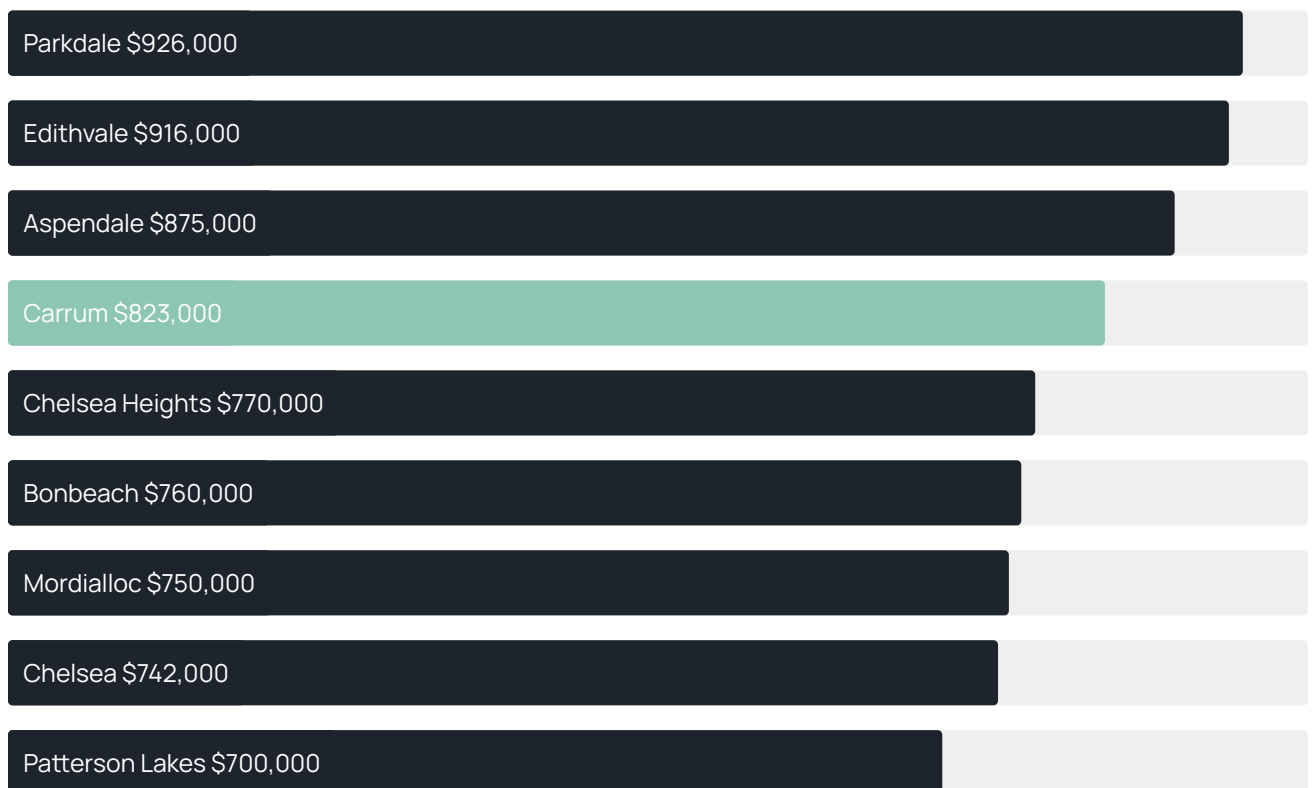


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Median house price¹



Median unit price¹



Sale method²



● Auction 27%
● Private 73%

Auction clearance rate³

75%

Median days on market³

23 days

Jellis Craig average inspection attendance per listing⁴

23 groups

Average hold period¹

9.6 years

Dwelling type⁵



● Houses 45% ● Units 55%

Ownership⁵



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

Population⁵

4,239

Median asking rent¹

\$655 per week

Population growth⁵

0

Rental yield¹

2.81%

Median age⁵

40 years






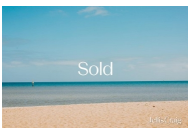




Median household size⁵

2.3 people










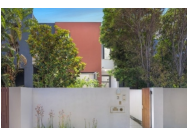
CARRUM SUBURB REPORT

Recent Carrum sales











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/108 Valetta St Carrum	3	House	\$850,700	23 Mar 2026
 84 Emma St Carrum	4	House	\$1,400,000	21 Mar 2026
 2/25 Eel Race Rd Carrum	2	Townhouse	\$665,000	20 Mar 2026
 3/80 Mcleod Rd Carrum	3	Townhouse	\$885,000	16 Mar 2026
 2/83 McLeod Rd CARRUM	2	Unit	\$672,500	11 Mar 2026
 22b Church Rd Carrum	2	Unit	\$725,000	06 Mar 2026
 1/1 Smith St Carrum	3	House	\$975,000	05 Mar 2026
 4/653-654 Nepean Hwy Carrum	2	Unit	\$755,000	03 Mar 2026
 2 Kalimna St Carrum	3	House	\$885,000	28 Feb 2026
 5/30 Valetta St Carrum	2	Unit	\$795,000	24 Feb 2026

CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Smith St Carrum	3	House	\$1,055,000	21 Feb 2026
 1/89 Mcleod Rd Carrum	2	Unit	\$775,000	19 Feb 2026
 32 Mcleod Rd Carrum	2	Townhouse	\$782,000	14 Feb 2026
 4/715 Nepean Hwy Carrum	2	Townhouse	\$1,015,000	14 Feb 2026
 1/711 Nepean Hwy Carrum	3	Townhouse	\$1,780,000	12 Feb 2026
 7/50 Mcleod Rd Carrum	2	Unit	\$726,500	09 Feb 2026
 74 Whatley St Carrum	3	House	\$972,000	07 Feb 2026
 3/21 Stanley St Carrum	3	Townhouse	\$1,025,000	04 Feb 2026
 3/96 McLeod Rd CARRUM	2	Unit	\$775,000	31 Jan 2026
 2/647-652 Nepean Hwy Carrum	3	Townhouse	\$900,111	29 Jan 2026

CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/647 Nepean Hwy Carrum	3	Flat/Unit/Apartment	\$900,111	22 Jan 2026
 2/34 Canberra St Carrum	2	Unit	\$725,000	21 Jan 2026
 1/9 Poulson St Carrum	3	Unit	\$900,000	17 Jan 2026
 2/34 Myola St Carrum	3	Unit	\$820,000	17 Jan 2026
 13 Dahmen St Carrum	4	House	\$1,100,000	11 Jan 2026
 8 Walkers Rd Carrum	3	House	\$1,200,000	07 Jan 2026
 3/43 Church Rd Carrum	4	Townhouse	\$1,250,000	19 Dec 2025
 2/11 Dahmen St Carrum	3	Townhouse	\$925,000	18 Dec 2025
 625d Nepean Hwy Carrum	3	Townhouse	\$1,170,000	17 Dec 2025
 6/693-694 Nepean Hwy Carrum	3	Townhouse	\$1,680,000	16 Dec 2025



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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