



Carrum

# Suburb Report



Your connection to property insights



JellisCraig

CARRUM SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.06m

Quarterly price change

-1.63% ↓

Median unit price<sup>1</sup>

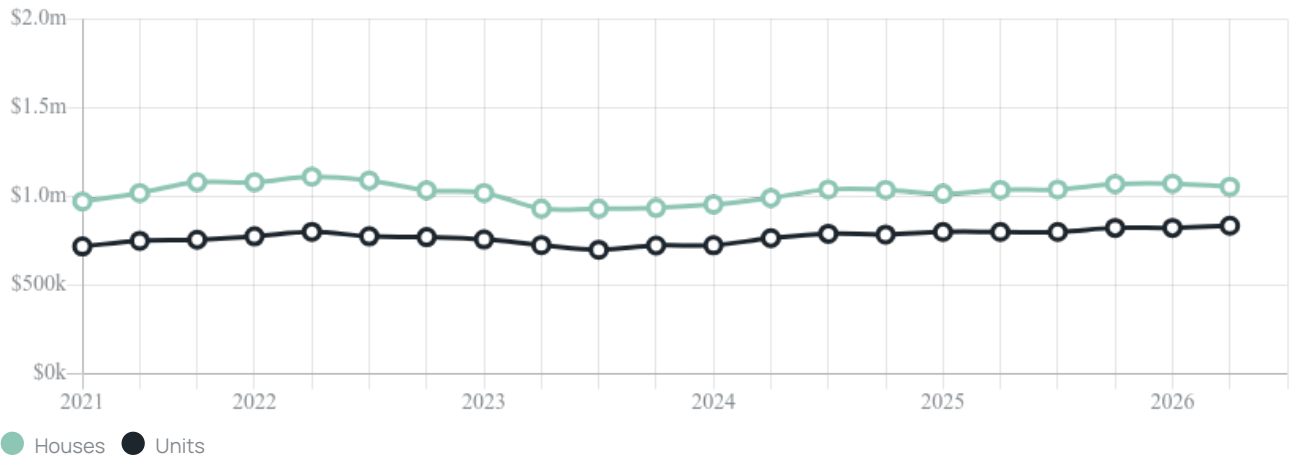
Median

\$835k

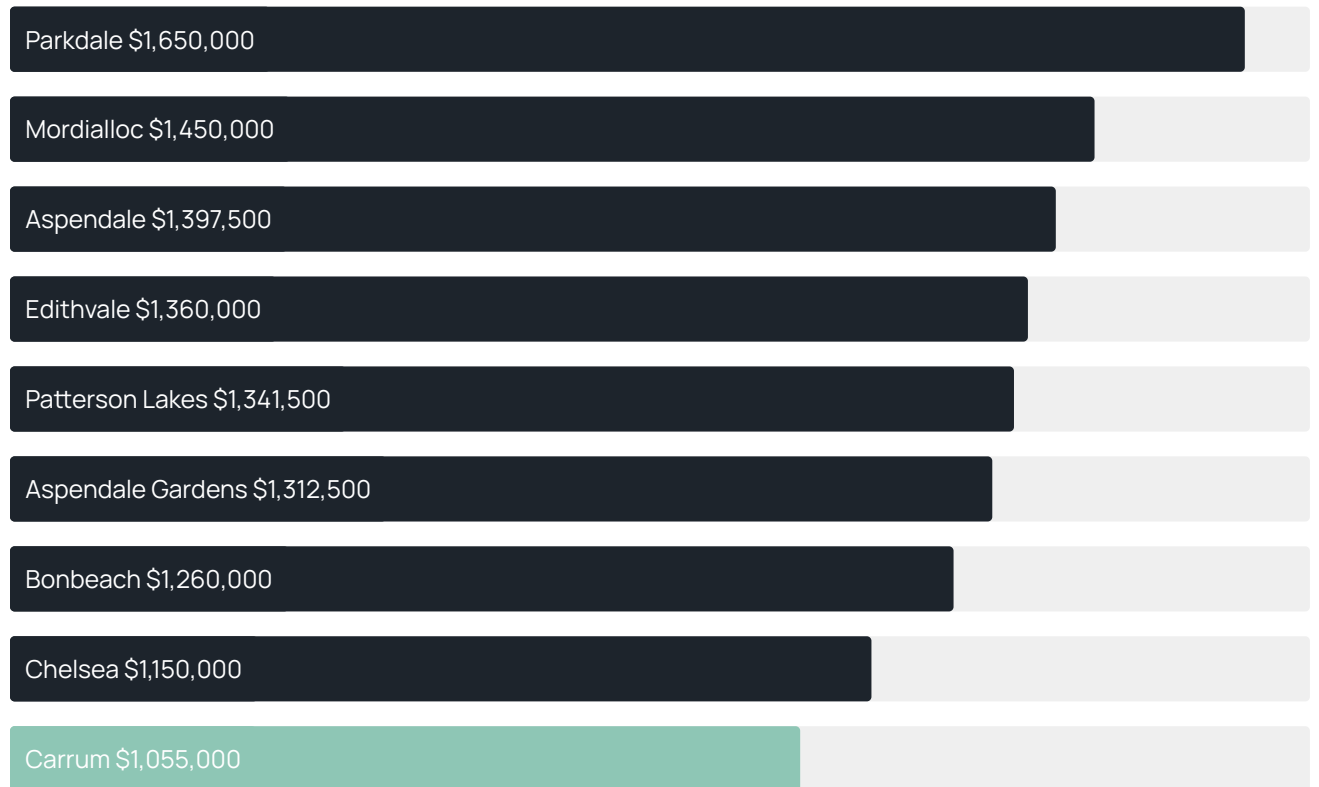
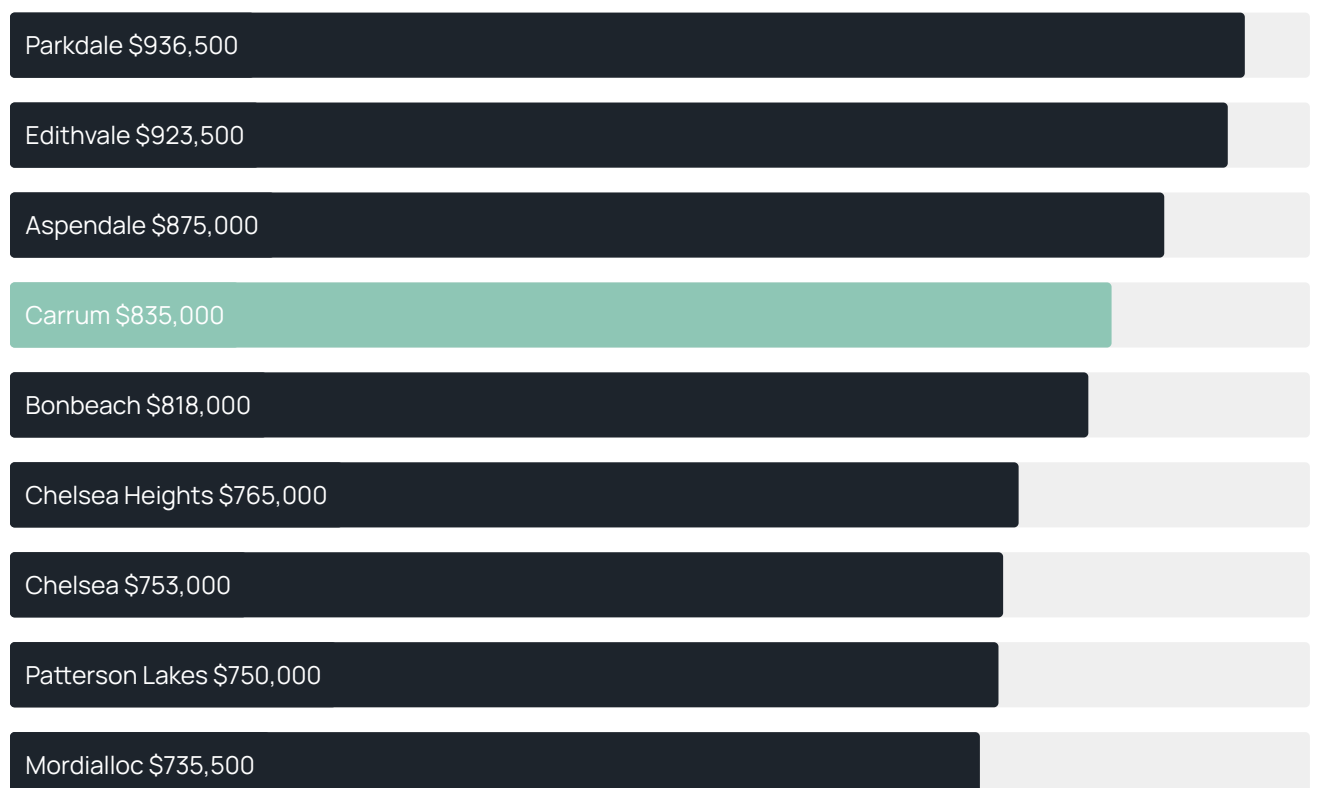
Quarterly price change

1.45% ↑

Quarterly price change<sup>1</sup>



## CARRUM SUBURB REPORT

Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 27%  
● Private 73%

Auction clearance rate<sup>3</sup>

66.67%

Median days on market<sup>3</sup>

27 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

27 groups

Average hold period<sup>1</sup>

9.6 years

Dwelling type<sup>5</sup>

● Houses 45% ● Units 55%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

4,239

Median asking rent<sup>1</sup>

\$675 per week

Population growth<sup>5</sup>

0

Rental yield<sup>1</sup>

2.81%

Median age<sup>5</sup>

40 years

Median household size<sup>5</sup>

2.3 people

## CARRUM SUBURB REPORT

## Recent Carrum sales

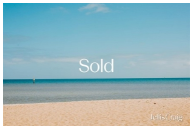
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                   | Bedrooms | Type                | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  7/531 Station St Carrum | 2        | Townhouse           | \$745,000   | 09 Jul 2026 |
|  21 Church Rd Carrum     | 5        | House               | \$1,230,000 | 23 Jun 2026 |
|  71 Whatley St CARRUM    | 4        | House               | \$1,355,000 | 13 Jun 2026 |
|  2/50 Kalimna St Carrum | 2        | Flat/Unit/Apartment | \$750,000   | 05 Jun 2026 |
|  8/32 Church Rd Carrum | 2        | Unit                | \$500,000   | 27 May 2026 |
|  2/10 Wright St Carrum | 2        | Unit                | \$845,000   | 19 May 2026 |
|  9 Kipling St Carrum   | 3        | House               | \$1,125,000 | 11 May 2026 |
|  2/21 Dahmen St Carrum | 3        | Townhouse           | \$1,000,000 | 08 May 2026 |
|  690 Nepean Hwy Carrum | 5        | House               | \$3,100,000 | 02 May 2026 |
|  1/13 Graham Rd Carrum | 3        | Unit                | \$740,000   | 30 Apr 2026 |

## CARRUM SUBURB REPORT

| Address                                                                                                     | Bedrooms | Type                | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  2/6 Rigby St Carrum       | 4        | Townhouse           | \$956,000   | 17 Apr 2026 |
|  9 Wright St Carrum        | 3        | House               | \$915,000   | 11 Apr 2026 |
|  12 Lewellin Gr Carrum     | 4        | House               | \$1,680,000 | 11 Apr 2026 |
|  7 Parkside Blvd Carrum    | 2        | House               | \$625,000   | 03 Apr 2026 |
|  43b Mcleod Rd Carrum     | 3        | Townhouse           | \$790,000   | 02 Apr 2026 |
|  25a Church Rd Carrum    | 4        | House               | \$1,900,000 | 21 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 |
|  1/108 Valetta St Carrum | 3        | House               | \$850,700   | 20 Mar 2026 |
|  1/87 Valetta St Carrum  | 2        | Flat/Unit/Apartment | \$770,000   | 17 Mar 2026 |

## CARRUM SUBURB REPORT

| Address                                                                                                         | Bedrooms | Type                | Price     | Sold        |
|-----------------------------------------------------------------------------------------------------------------|----------|---------------------|-----------|-------------|
|  3/80 Mcleod Rd Carrum         | 3        | Townhouse           | \$885,000 | 16 Mar 2026 |
|  2/83 McLeod Rd CARRUM         | 2        | Unit                | \$672,500 | 11 Mar 2026 |
|  3/6 Rigby St Carrum           | 3        | Unit                | \$860,000 | 07 Mar 2026 |
|  22b Church Rd Carrum          | 2        | Unit                | \$725,000 | 06 Mar 2026 |
|  2/77 Church Rd Carrum        | 2        | Flat/Unit/Apartment | \$580,000 | 06 Mar 2026 |
|  1/1 Smith St Carrum         | 3        | House               | \$975,000 | 05 Mar 2026 |
|  3/34 Canberra St Carrum     | 2        | Flat/Unit/Apartment | \$870,000 | 05 Mar 2026 |
|  4/653-654 Nepean Hwy Carrum | 2        | Unit                | \$755,000 | 03 Mar 2026 |
|  4/653 Nepean Hwy Carrum     | 2        | House               | \$755,000 | 03 Mar 2026 |
|  2 Kalimna St Carrum         | 3        | House               | \$885,000 | 28 Feb 2026 |



**Jellis Craig Mentone**  
99a Balcombe Road, Mentone  
(03) 9585 5667

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.

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Data is current as of PDF generation date 01/08/2026

- 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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