



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

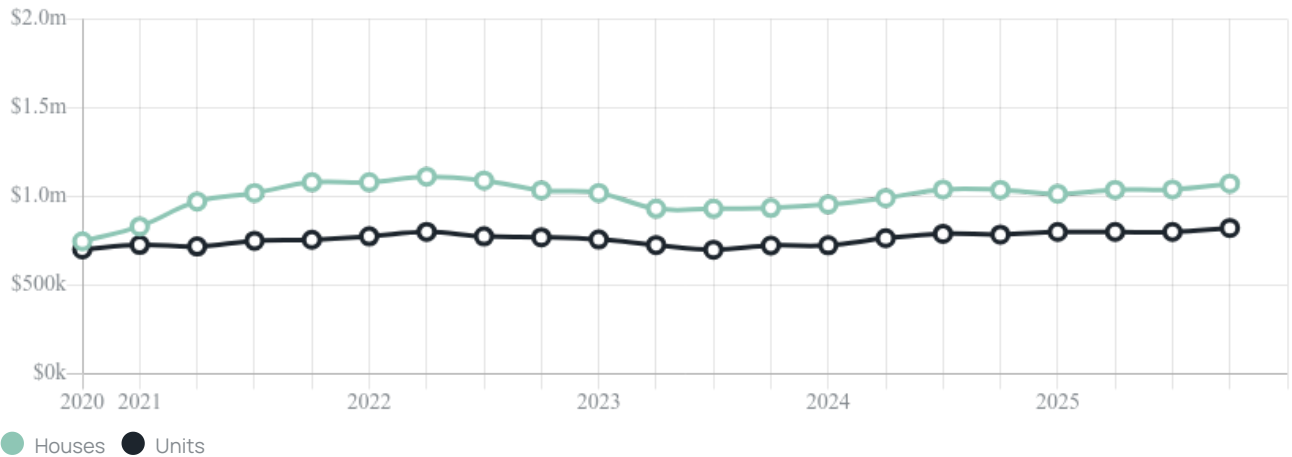
Median

\$823k

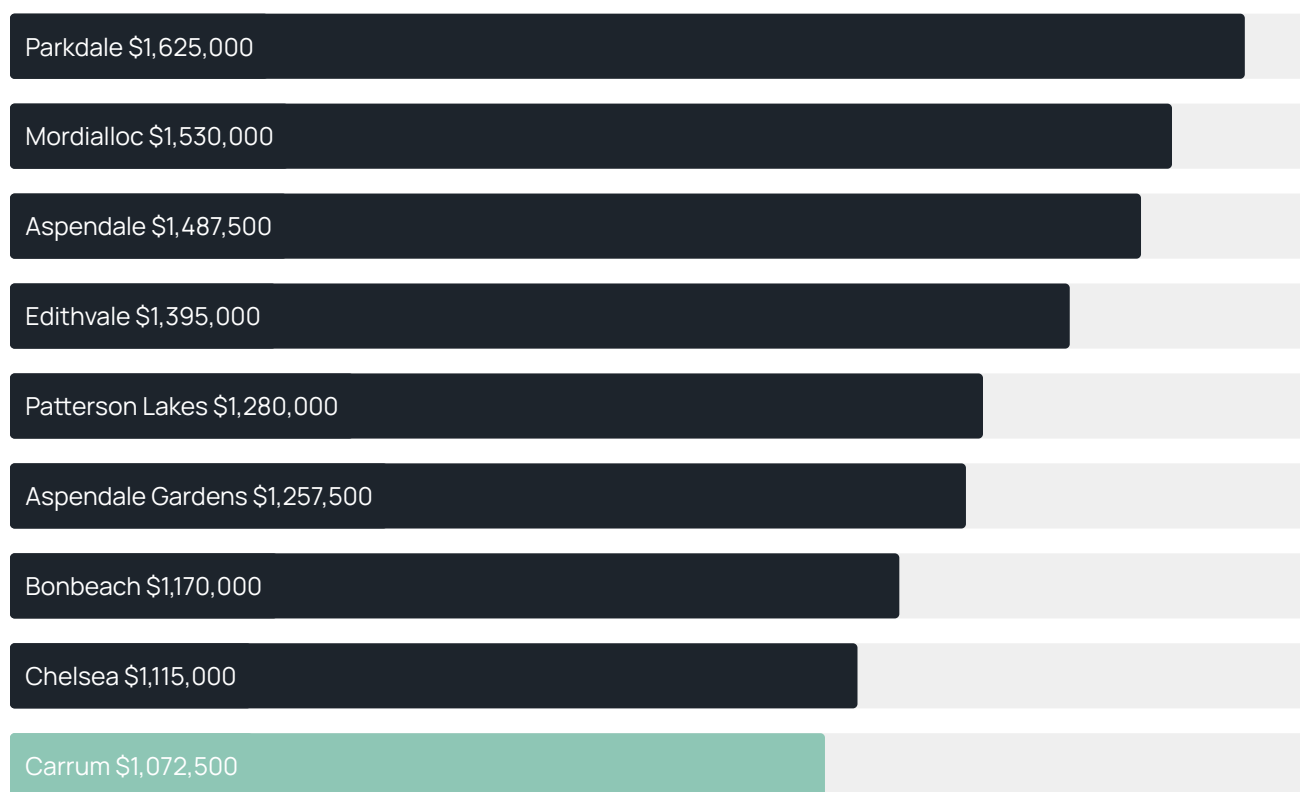
Quarterly price change

2.87% ↑

Quarterly price change¹



CARRUM SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 48%
● Private 52%

Auction clearance rate³

80%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 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









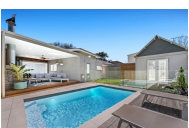

CARRUM SUBURB REPORT

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/647-652 Nepean Hwy Carrum	3	Townhouse	\$900,111	29 Jan 2026
 2/34 Myola St Carrum	3	Unit	\$820,000	17 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
 1/9 Poulson St Carrum	3	Unit	\$900,000	17 Dec 2025
 6/693-694 Nepean Hwy Carrum	3	Townhouse	\$1,680,000	16 Dec 2025
 21 Valetta St Carrum	4	House	\$1,000,000	13 Dec 2025
 5/77 Church Rd Carrum	3	Townhouse	\$860,000	13 Dec 2025

CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 True Av Carrum	3	House	\$1,450,000	13 Dec 2025
 1/551 Station St Carrum	3	Townhouse	\$1,150,000	11 Dec 2025
 3b Riversdale Av Carrum	4	Townhouse	\$1,310,000	06 Dec 2025
 37 Walkers Rd Carrum	3	House	\$1,040,000	05 Dec 2025
 1/44 Church Rd Carrum	5	House	\$1,370,000	04 Dec 2025
 7/8 Valetta St Carrum	2	Apartment	\$820,000	03 Dec 2025
 2/555 Station St CARRUM	3	Townhouse	\$821,000	02 Dec 2025
 2a Graham Rd Carrum	3	House	\$790,000	29 Nov 2025
 93 Whatley St Carrum	4	House	\$1,371,000	29 Nov 2025
 8/490 Station St CARRUM	2	Townhouse	\$577,500	28 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 1/29 Church Rd Carrum	3	Townhouse	\$1,060,000	27 Nov 2025
 1/2 Myola St Carrum	3	House	\$1,012,000	22 Nov 2025
 1/52 Whatley St Carrum	4	Townhouse	\$1,205,000	22 Nov 2025
 3/52 Whatley St Carrum	3	Townhouse	\$1,100,000	22 Nov 2025
 1/616-617 Nepean Hwy Carrum	3	Townhouse	\$860,000	22 Nov 2025
 1/30 Whatley St Carrum	2	Unit	\$575,000	17 Nov 2025
 3/29 Church Rd Carrum	3	Townhouse	\$975,000	08 Nov 2025
 6/635 Nepean Hwy Carrum	3	Townhouse	\$1,010,000	18 Oct 2025
 5 Robyn Ct CARRUM	3	House	\$752,000	17 Oct 2025
 6/1 Valetta St Carrum	2	Townhouse	\$760,000	08 Oct 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 01/02/2026

- 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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