



Carrum

# Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## CARRUM SUBURB REPORT

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

Median  
\$1.07m

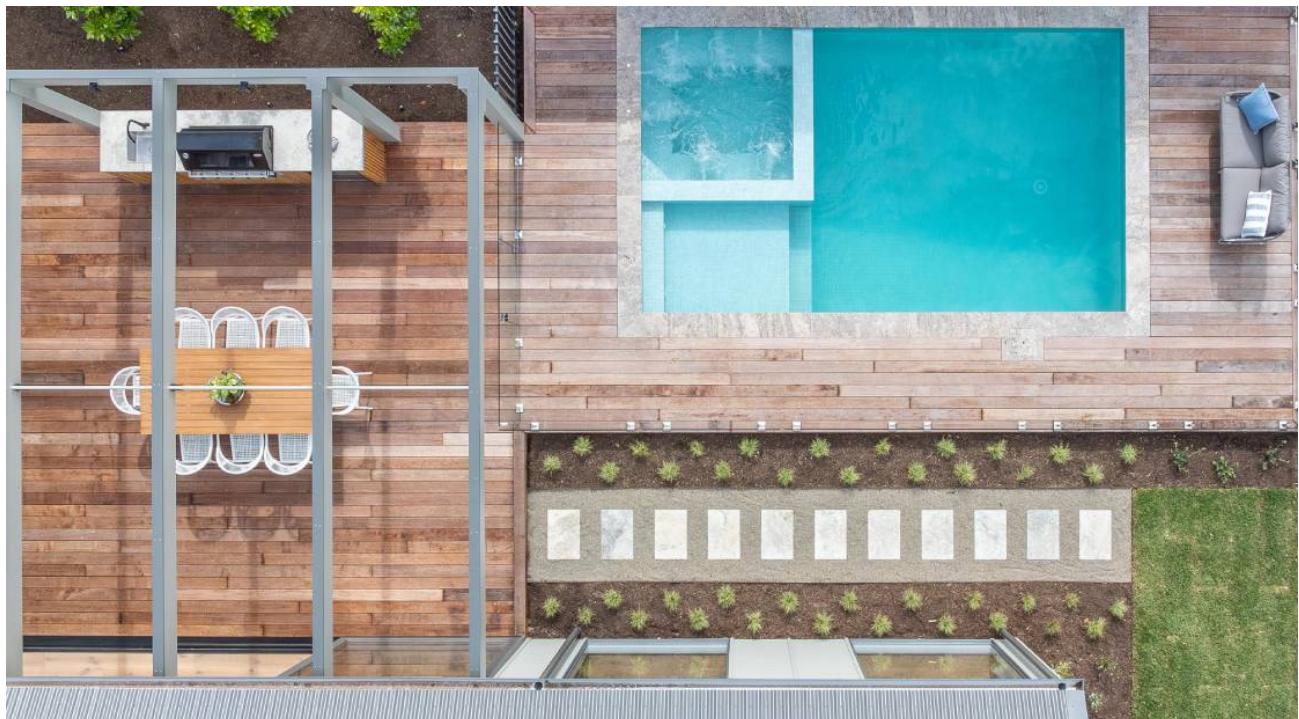
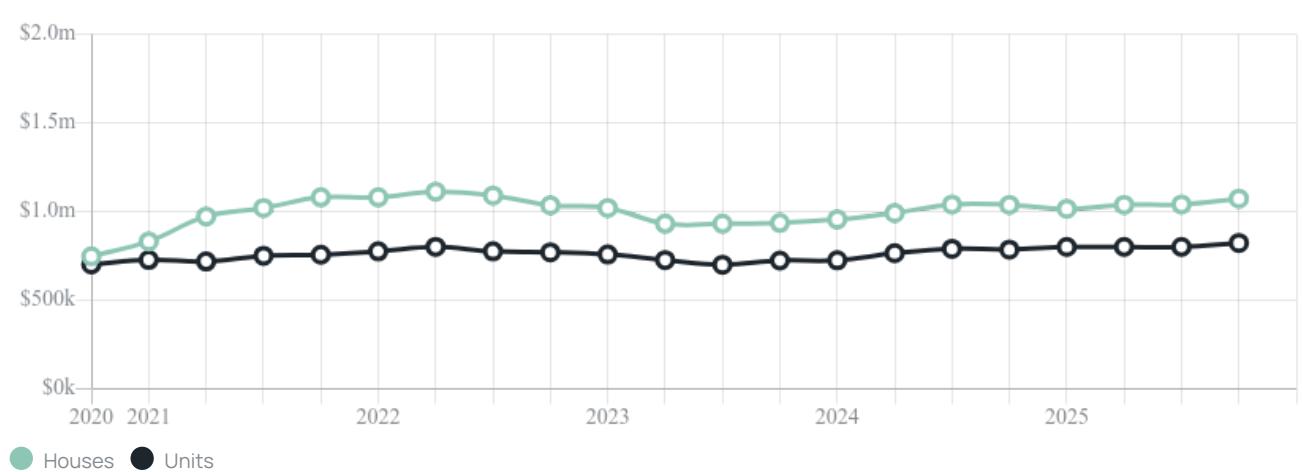
Quarterly price change  
3.12% 

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

Median  
\$823k

Quarterly price change  
2.87% 

### Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## CARRUM SUBURB REPORT

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



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



# Sales Snapshot

CARRUM SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 48%  
● Private 52%

## Auction clearance rate<sup>3</sup>

80%

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

25 days

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

25 groups

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## Average hold period<sup>1</sup>

9.6 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 45% ● Units 55%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

4,239

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## Median asking rent<sup>1</sup>

\$655 per week

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## Population growth<sup>5</sup>

0

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## Rental yield<sup>1</sup>

2.81%

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## Median age<sup>5</sup>

40 years

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## Median household size<sup>5</sup>

2.3 people

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## 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](http://jelliscraig.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

# Sold Properties

## 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

# Sold Properties

## CARRUM SUBURB REPORT

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



**Jellis Craig Mentone**  
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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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