

JellisCraig

CARRUM

Suburb Report

Know your neighbourhood.



CARRUM SUBURB REPORT

Median House Price*

Median

\$1.03m

Quarterly Price Change

-0.72% ↓

Median Unit Price*

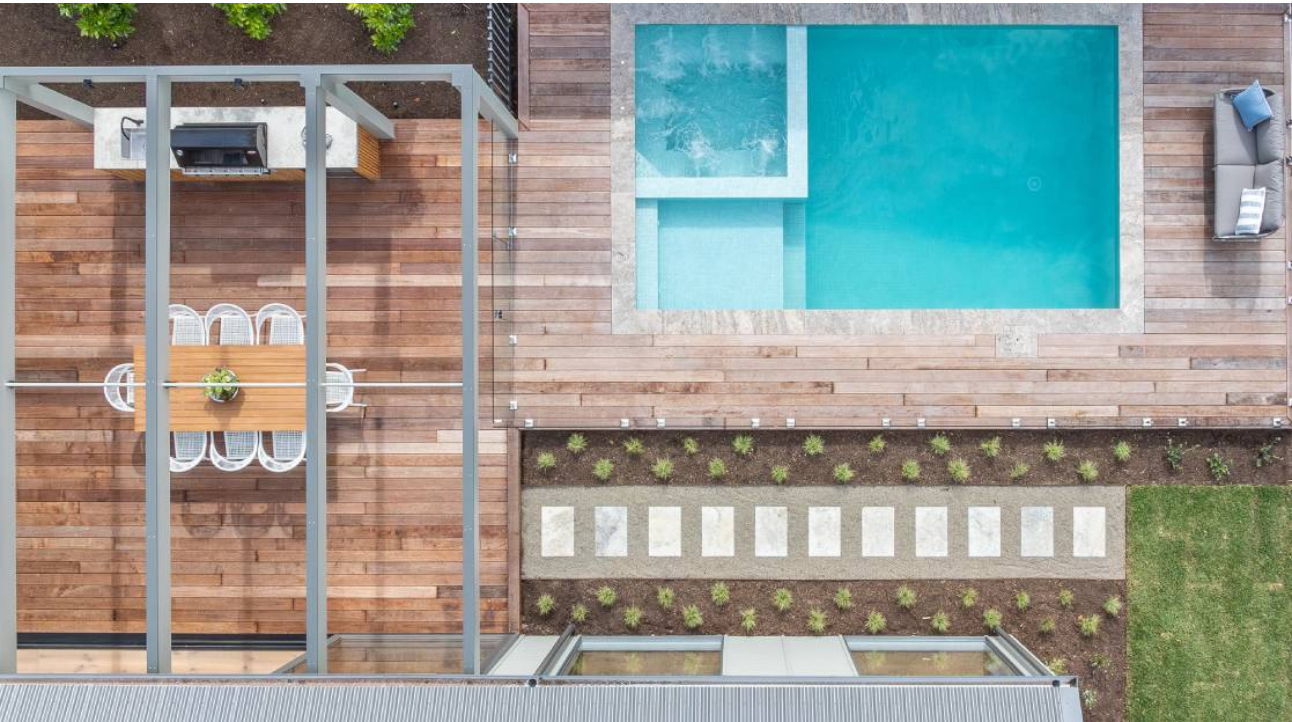
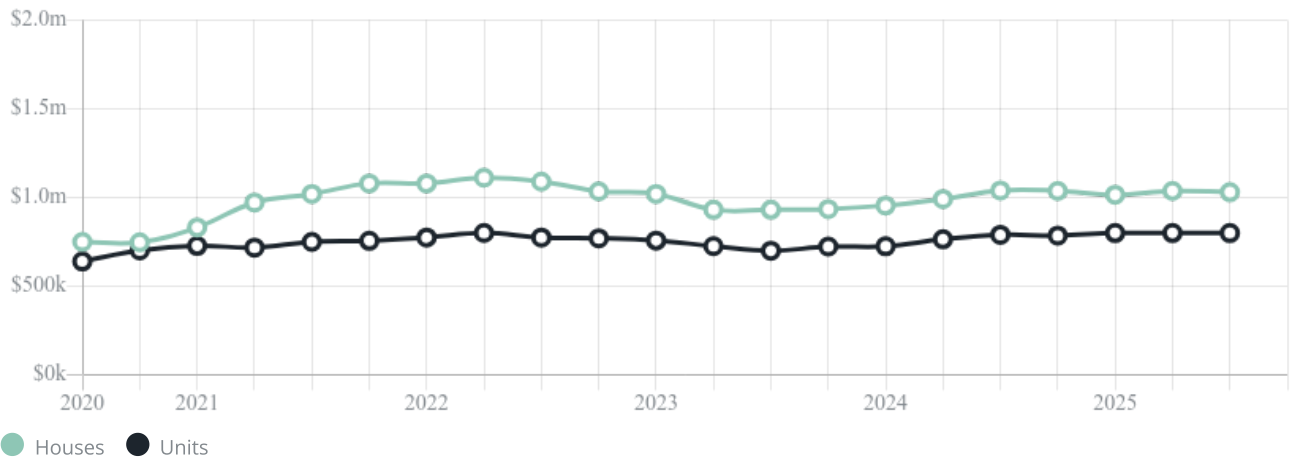
Median

\$800k

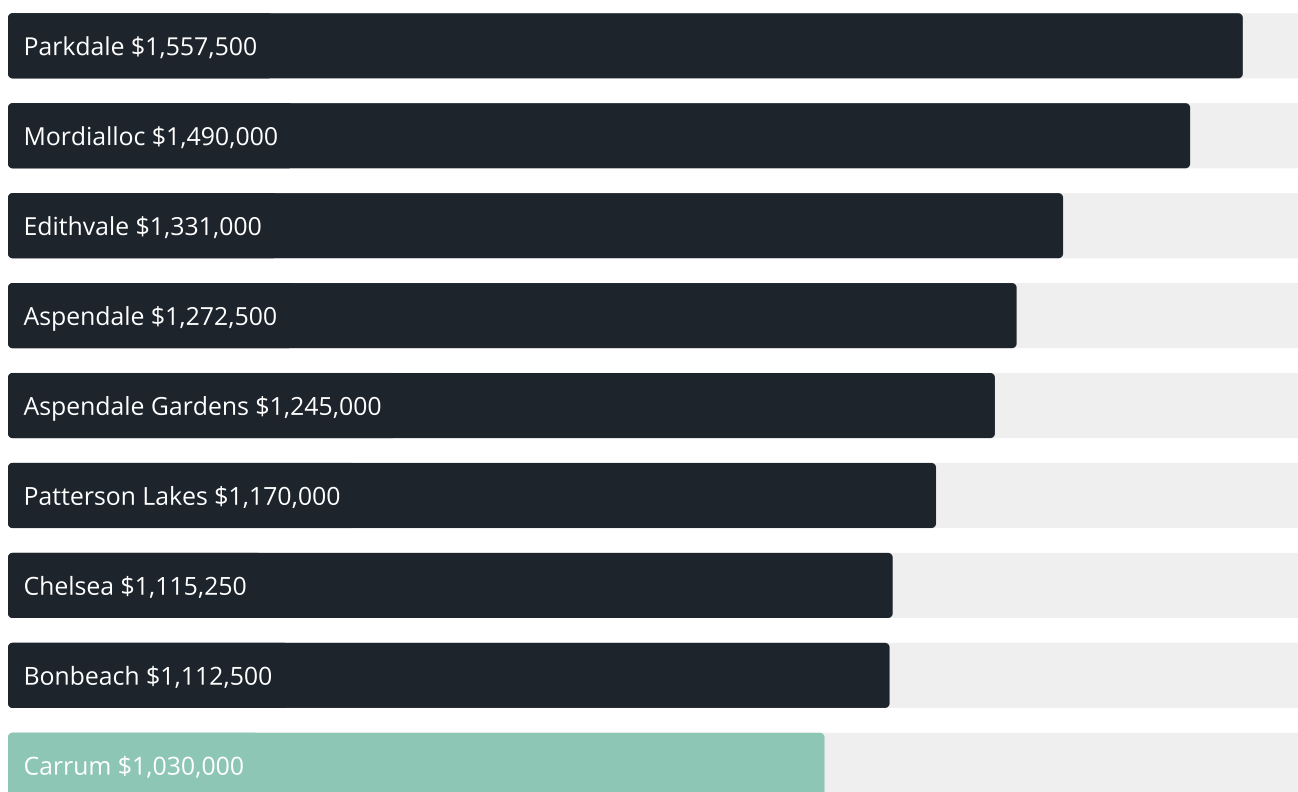
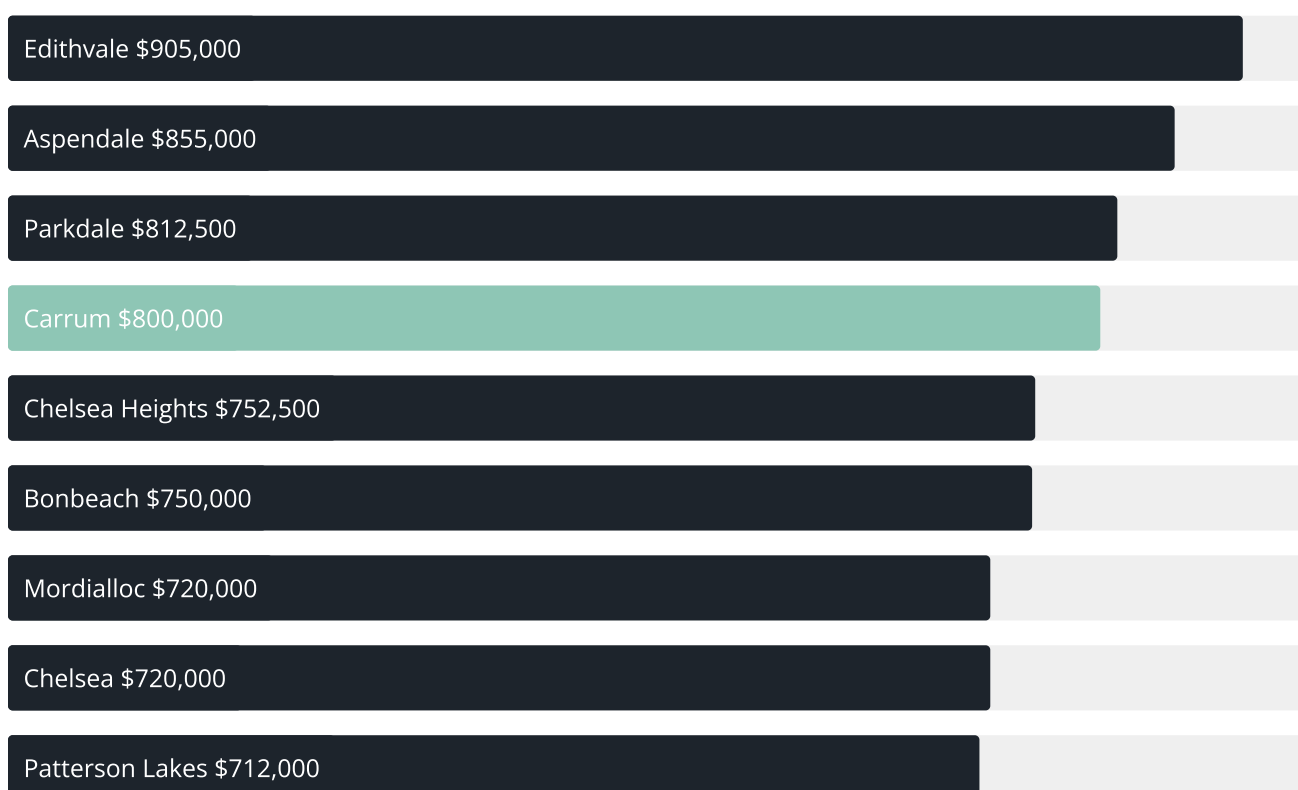
Quarterly Price Change

0.00% ↓

Quarterly Price Change*



CARRUM SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

CARRUM SUBURB REPORT

Sale Method*



Auction Clearance Rate*

75%

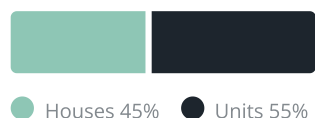
Median Days on Market^

25 days

Average Hold Period*

9.6 years

Dwelling Type^



Ownership^



Population^

4,239

Median Asking Rent per week*

\$640

Population Growth^

0

Rental Yield*

2.81%

Median Age^









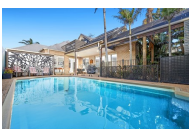

40 years

Median Household Size^










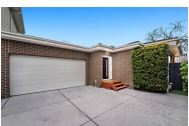
2.3 people

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 jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  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 |
|  21 Valetta St Carrum | 4 | House | \$1,000,000 | 13 Dec 2025 |
|  14 True Av Carrum | 3 | House | \$1,450,000 | 13 Dec 2025 |
|  5/77 Church Rd Carrum | 3 | Townhouse | \$860,000 | 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 |
|  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 |

CARRUM SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  2/555 Station St CARRUM | 3 | Townhouse | \$821,000 | 02 Dec 2025 |
|  93 Whatley St Carrum | 4 | House | \$1,371,000 | 29 Nov 2025 |
|  2a Graham Rd Carrum | 3 | House | \$790,000 | 29 Nov 2025 |
|  1/29 Church Rd Carrum | 3 | Townhouse | \$1,060,000 | 27 Nov 2025 |
|  3/52 Whatley St Carrum | 3 | Townhouse | \$1,100,000 | 22 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 |
|  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 |

CARRUM SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  6/635 Nepean Hwy Carrum | 3 | Townhouse | \$1,010,000 | 18 Oct 2025 |
|  6/1 Valetta St Carrum | 2 | Townhouse | \$760,000 | 08 Oct 2025 |
|  5/52 Church Rd Carrum | 2 | Flat/Unit/Apartment | \$475,000 | 08 Oct 2025 |
|  2/11 Westley St Carrum | 2 | Unit | \$730,000 | 20 Sep 2025 |
|  1/15 Rigby St Carrum | 4 | House | \$1,200,000 | 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 |
|  2/3 Joyce St Carrum | 2 | Townhouse | \$745,000 | 16 Sep 2025 |
|  4/43 Church Rd Carrum | 4 | Strata Unit/Flat | \$1,200,000 | 12 Sep 2025 |



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jellisrcraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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