



Carrum

Suburb Report



Your connection to property insights



JellisCraig

CARRUM SUBURB REPORT

Median house price¹

Median

\$1.07m

Quarterly price change

0.00% ↓

Median unit price¹

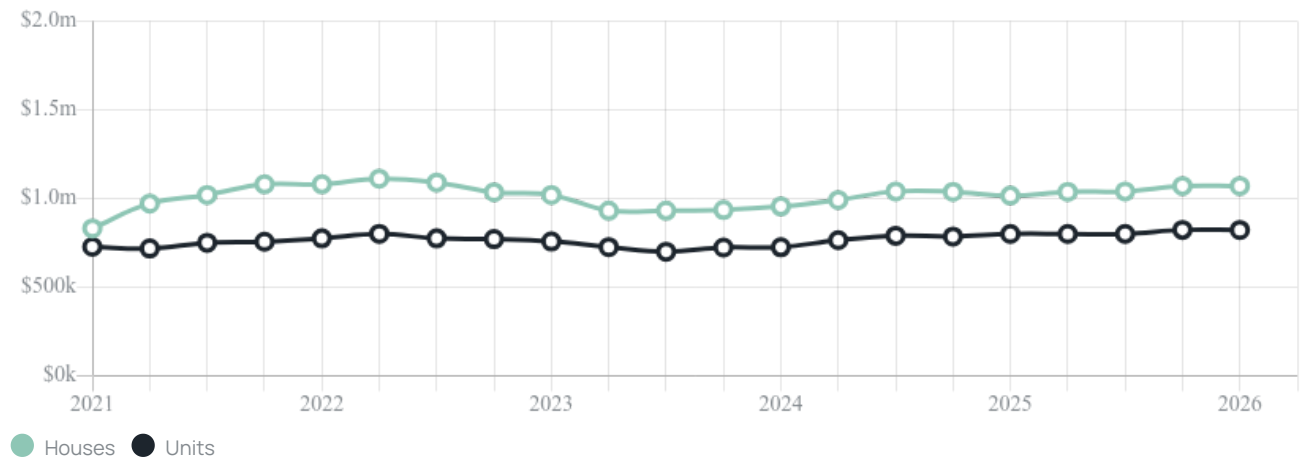
Median

\$823k

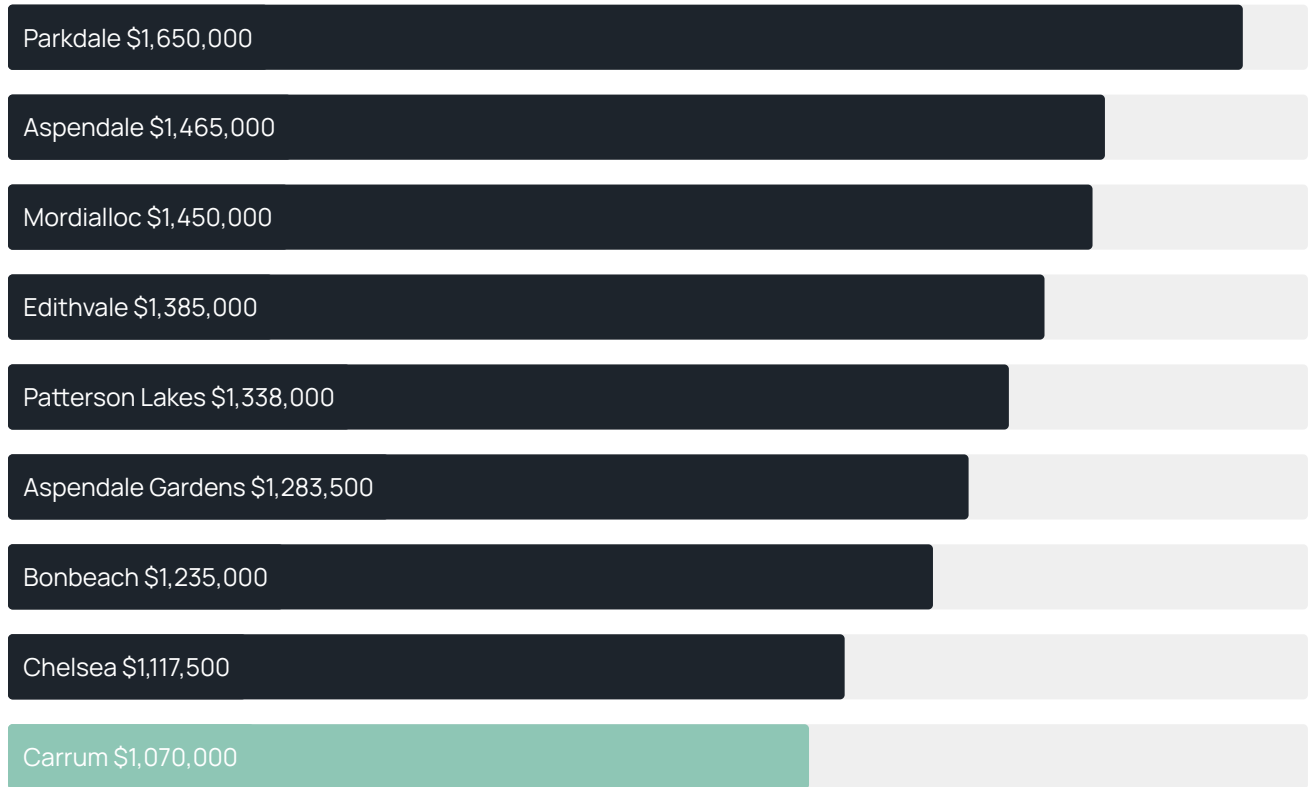
Quarterly price change

0.00% ↓

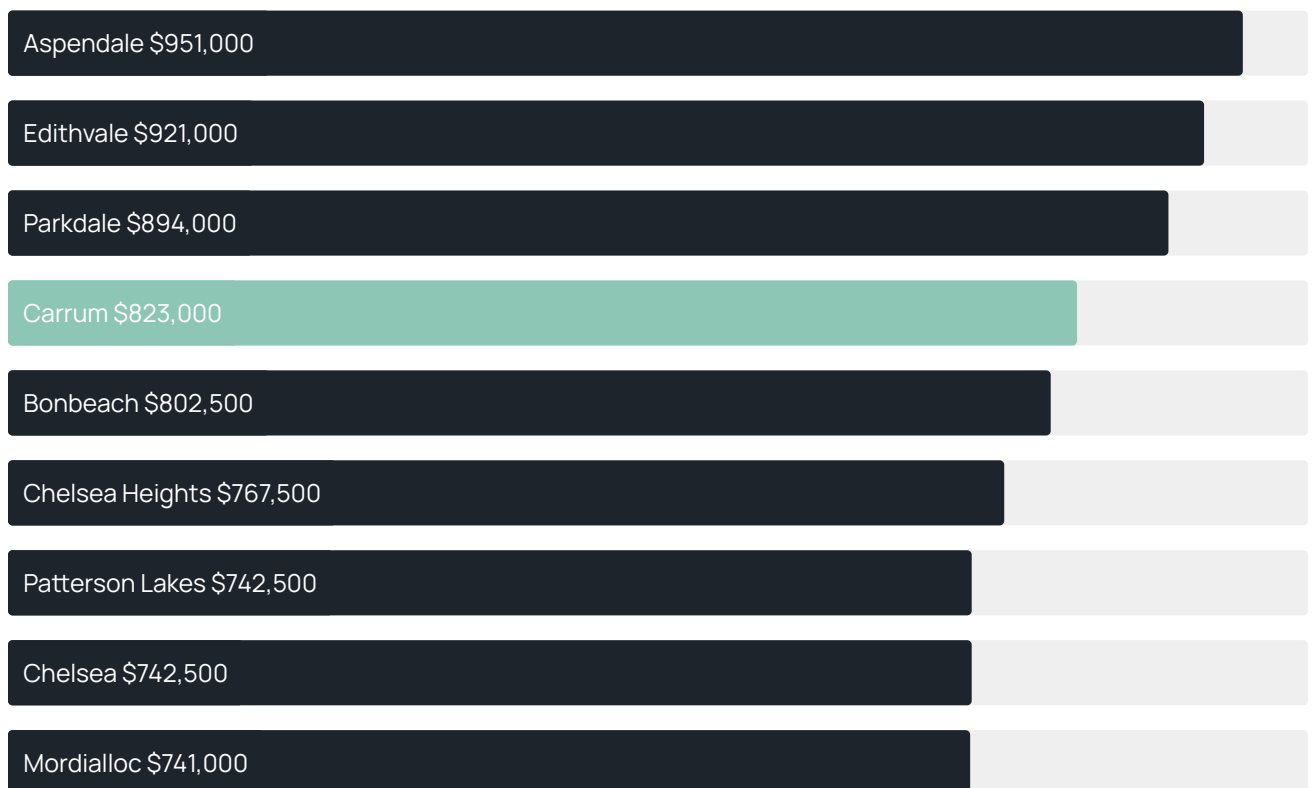
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 20%
● Private 80%

Auction clearance rate³

100%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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

\$660 per week

Population growth⁵

0

Rental yield¹

2.81%

Median age⁵

40 years











Median household size⁵

2.3 people









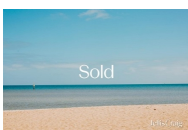

CARRUM SUBURB REPORT

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
 21 Church Rd Carrum	5	House	\$1,230,000	23 Jun 2026
 71 Whatley St CARRUM	4	House	\$1,355,000	13 Jun 2026
 2/10 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
 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

CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 43b Mcleod Rd Carrum	3	Townhouse	\$790,000	02 Apr 2026
 1/108 Valetta St Carrum	3	House	\$850,700	23 Mar 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
 1/87 Valetta St Carrum	2	Flat/Unit/Apartment	\$770,000	17 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
 2/77 Church Rd Carrum	2	Flat/Unit/Apartment	\$580,000	06 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 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
 5/30 Valetta St Carrum	2	Unit	\$795,000	24 Feb 2026
 6 Smith St Carrum	3	House	\$1,055,000	21 Feb 2026
 3/551 Station St Carrum	3	Flat/Unit/Apartment	\$1,220,000	20 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



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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 01/07/2026

- 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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