



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

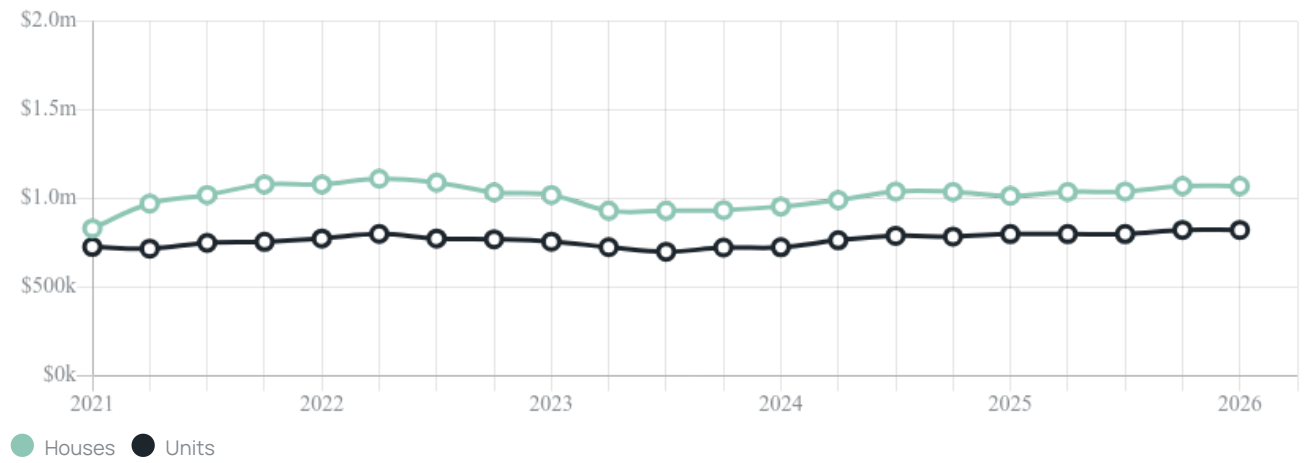
Median

\$823k

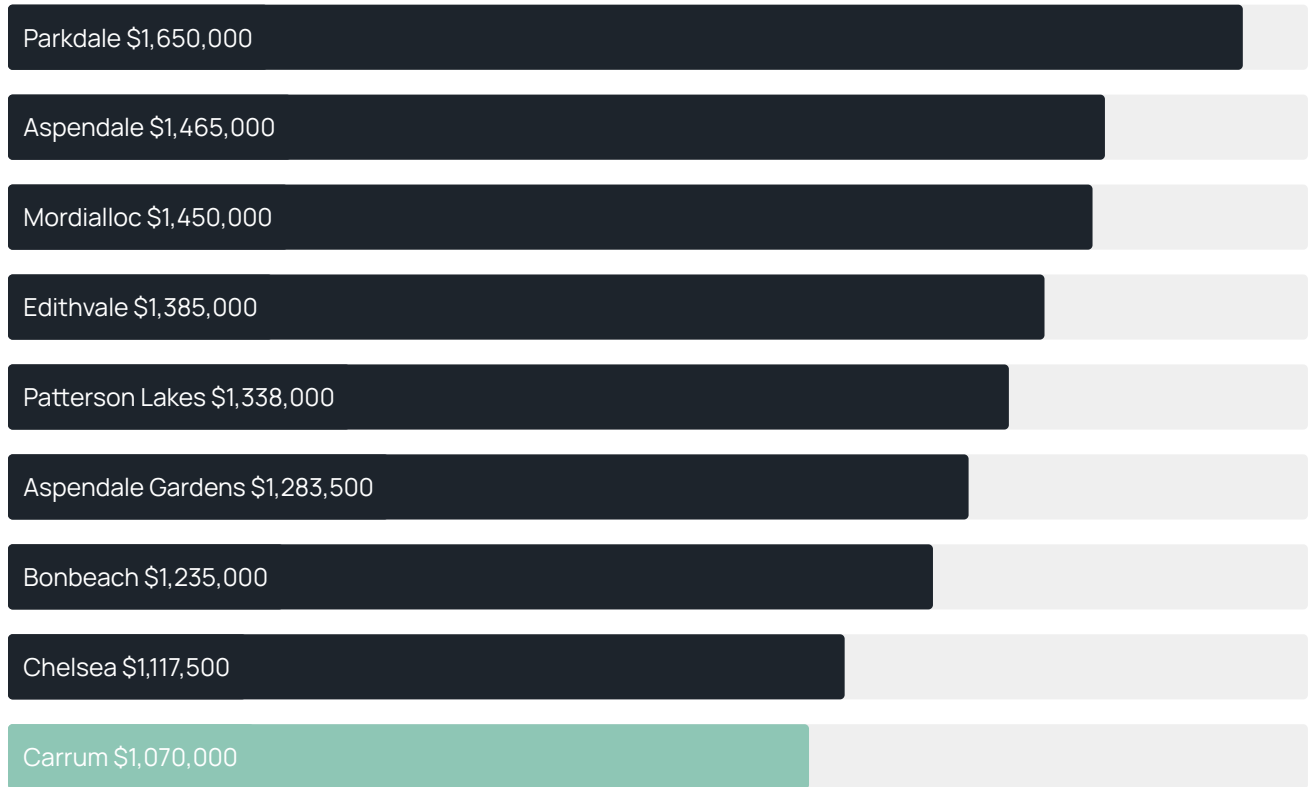
Quarterly price change

0.00% ↓

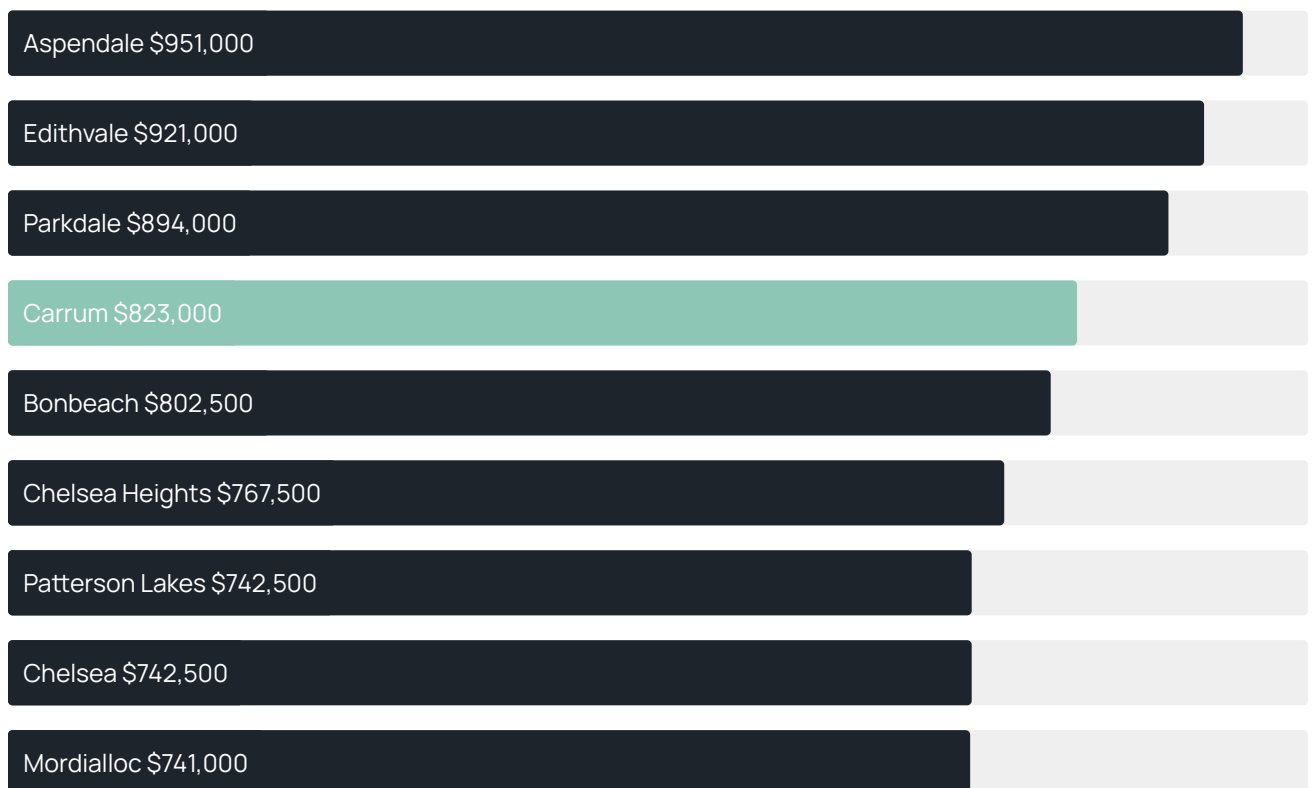
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 13%
● Private 88%

Auction clearance rate³

100%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 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







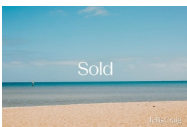



CARRUM SUBURB REPORT

Recent Carrum sales









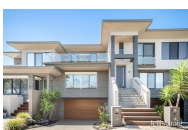

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 43b Mcleod Rd Carrum	3	Townhouse	\$790,000	02 Apr 2026
 1/108 Valetta St Carrum	3	House	\$850,700	23 Mar 2026

CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 4/715 Nepean Hwy Carrum	2	Townhouse	\$1,015,000	14 Feb 2026
 1/711 Nepean Hwy Carrum	3	Townhouse	\$1,780,000	12 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.

Data is current as of PDF generation date 01/06/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.