



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

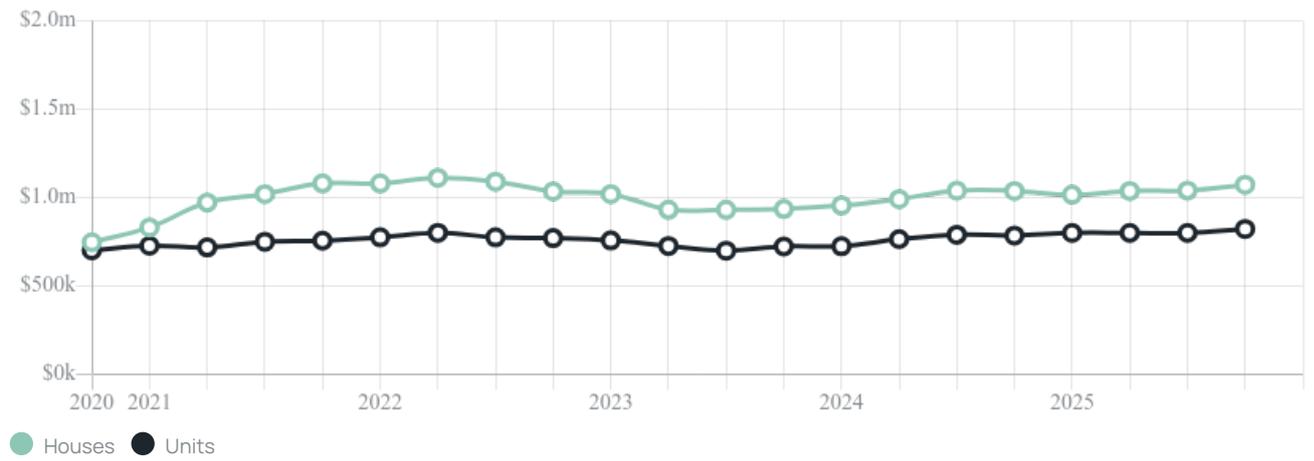
Median

\$823k

Quarterly price change

2.87% ↑

Quarterly price change¹



CARRUM SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



- Auction 41%
- Private 59%

Auction clearance rate³

78.57%

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

\$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 Kalimna St Carrum	3	House	\$885,000	28 Feb 2026
 6 Smith St Carrum	3	House	\$1,055,000	21 Feb 2026
 1/89 Mcleod Rd Carrum	2	Unit	\$775,000	19 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
 7/50 Mcleod Rd Carrum	2	Unit	\$726,500	09 Feb 2026
 74 Whatley St Carrum	3	House	\$972,000	07 Feb 2026
 3/96 McLeod Rd CARRUM	2	Unit	\$775,000	31 Jan 2026
 2/647-652 Nepean Hwy Carrum	3	Townhouse	\$900,111	29 Jan 2026
 2/34 Canberra St Carrum	2	Unit	\$725,000	21 Jan 2026

CARRUM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/9 Poulson St Carrum	3	Unit	\$900,000	17 Jan 2026
 2/34 Myola St Carrum	3	Unit	\$820,000	17 Jan 2026
 13 Dahmen St Carrum	4	House	\$1,100,000	11 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
 6/693-694 Nepean Hwy Carrum	3	Townhouse	\$1,680,000	16 Dec 2025
 6/693 Nepean Hwy Carrum	3	Flat/Unit/Apartment	\$1,680,000	16 Dec 2025
 21 Valetta St Carrum	4	House	\$1,000,000	13 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 5/77 Church Rd Carrum	3	Townhouse	\$860,000	13 Dec 2025
 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
 93 Whatley St Carrum	4	House	\$1,371,000	29 Nov 2025
 2a Graham Rd Carrum	3	House	\$790,000	29 Nov 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 01/03/2026

- 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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