Carrum

Suburb Report

Your connection to property insights

JellisCraig

CARRUM SUBURB REPORT

Median house price

Median[1]

$1.08m

Monthly median price change[2]

2.13% ↑

Median unit price

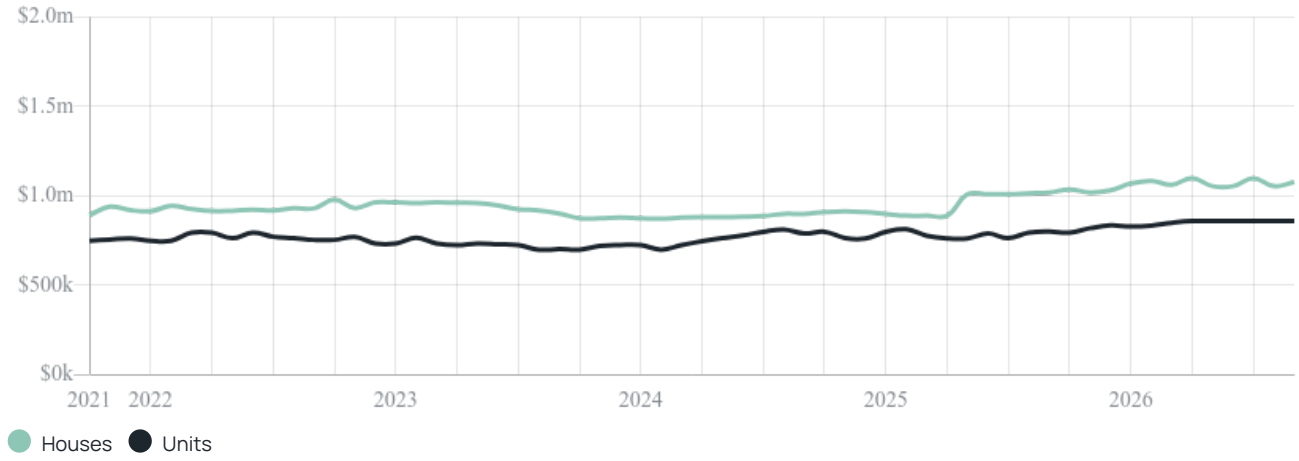
Median[1]

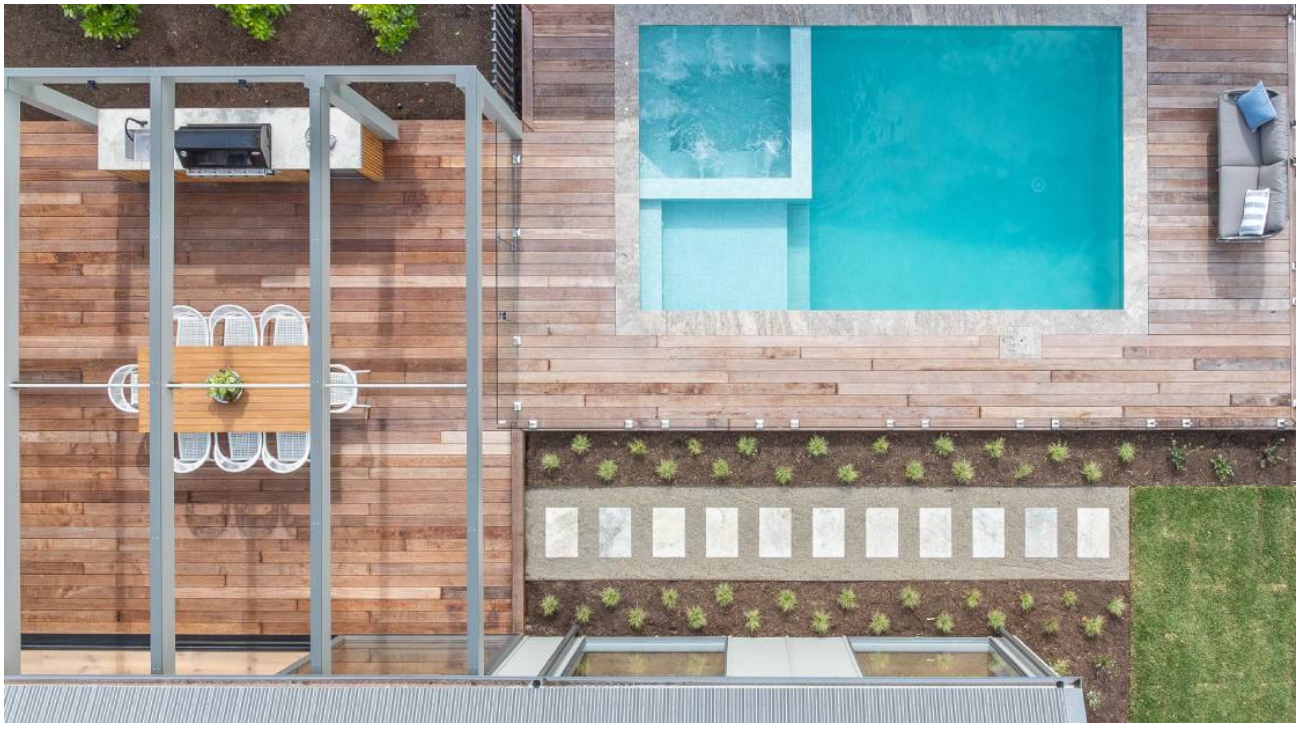
$860k

Monthly median price change[2]

0.00% ↓

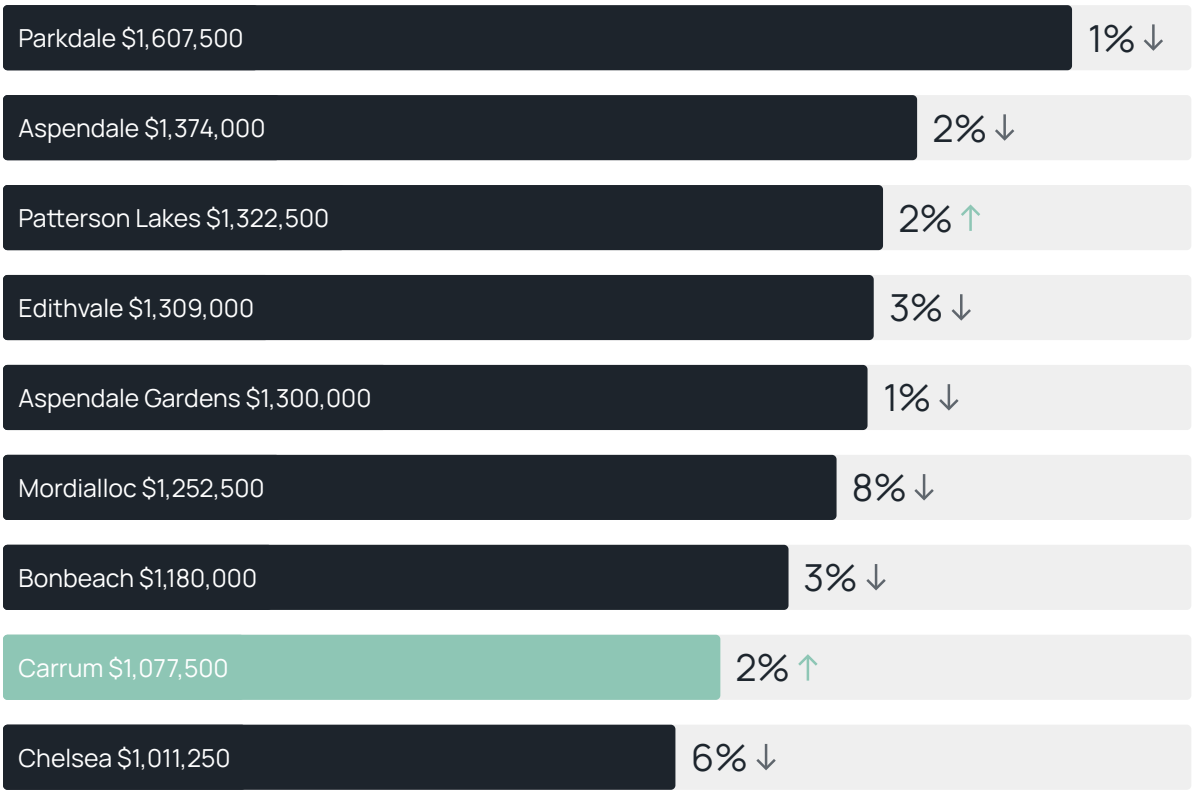
Carrum monthly median property prices[3]



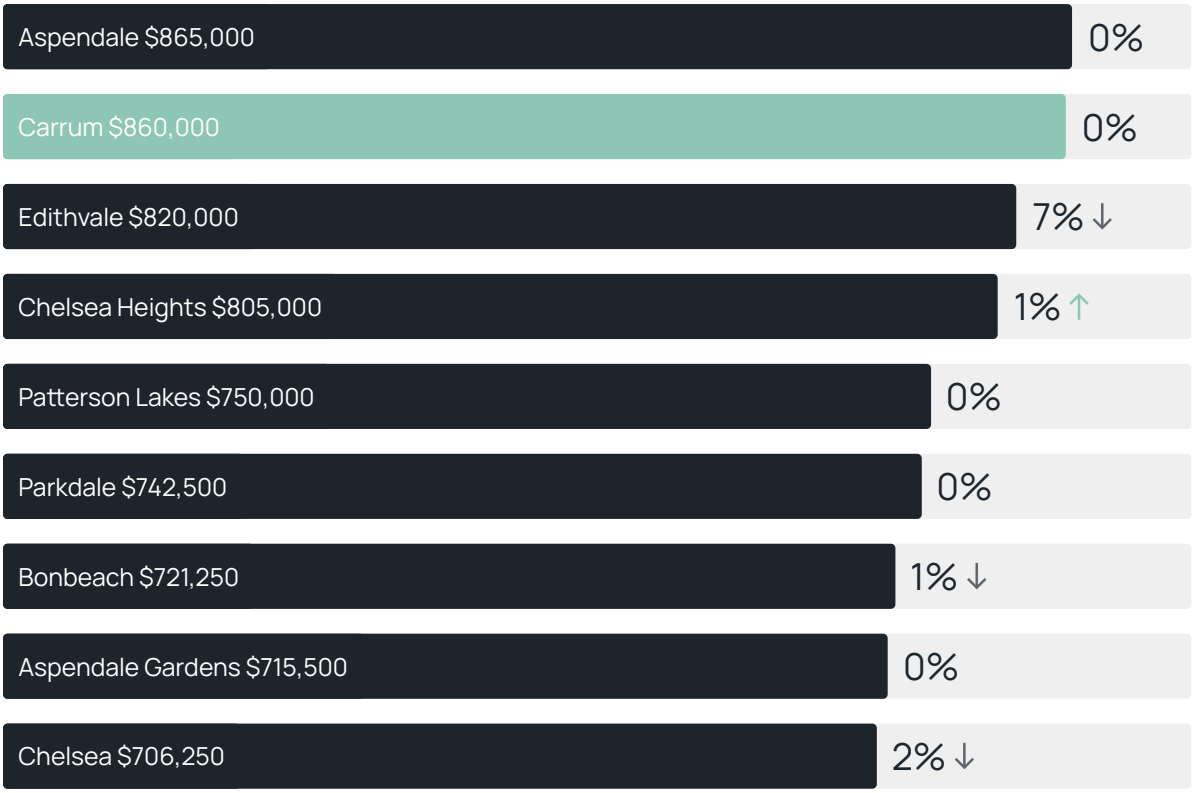


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

67%

Median days on market[5]

House	Unit
27 days	25 days

Jellis Craig average inspection attendance per listing[6]

34 groups

Average hold period[1]

House	Unit
12.1 years	10.2 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

4,239

Population growth[7]

0

Median age[7]

40 years

Median household size[7]

2.3 people

Median asking rent per week[1]

House	Unit
$700	$650

Rental yield[8]

House	Unit
3.66%	4.12%

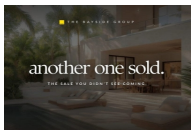
Sold Properties

Recent Carrum sales[5]

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
	1/8 Canberra Street Carrum	4	Townhouse	$980,000	24 Oct 2026
	668 Nepean Highway Carrum	3	House	$2,050,000	11 Oct 2026
	1/16 Westley Street Carrum	3	Townhouse	$1,000,000	09 Oct 2026
	27 Emma Street Carrum	3	Unit	$725,000	04 Oct 2026
	31B Kalimna Street Carrum	3	Townhouse	$950,000	30 Sep 2026
	695 Nepean Highway Carrum	0	Residential_land	$3,050,000	29 Sep 2026
	19 Church Road Carrum	3	House	$1,135,000	28 Sep 2026
	3/555 Station Street Carrum	2	Unit	$756,000	26 Sep 2026
	2/54 Church Road Carrum	3	House	$695,840	21 Sep 2026
	7 Robyn Court Carrum	2	Unit	$660,000	17 Sep 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	619A Nepean Highway Carrum	3	House	Undisclosed	14 Sep 2026
	2/23 Stanley Street Carrum	3	Townhouse	$1,014,500	08 Sep 2026
	1/83 McLeod Road Carrum	2	Unit	$680,000	08 Sep 2026
	2/36 Melaleuca Drive Carrum	3	Townhouse	Undisclosed	01 Sep 2026
	Unit 3/31-33 Myola Street Carrum	2	Unit	$742,500	31 Aug 2026
	12 True Avenue Carrum	3	House	$1,350,000	28 Aug 2026
	22 Mcleod Road Carrum	2	House	$700,000	19 Aug 2026
	3/28-30 Canberra Street Carrum	2	Unit	$752,000	11 Aug 2026
	3/28 Church Road Carrum	2	Unit	$751,000	04 Aug 2026
	631 Nepean Highway Carrum	3	Townhouse	$1,300,444	23 Jul 2026

Address		Bedrooms	Type	Price	Sold
	35 Church Road Carrum	4	House	$1,725,000	21 Jul 2026
	7/531 Station Street Carrum	2	Townhouse	$745,000	09 Jul 2026
	2/9 Myola Street Carrum	4	Townhouse	$1,175,000	07 Jul 2026
	2 Riversdale Avenue Carrum	3	House	$1,020,000	30 Jun 2026
	21 Church Road Carrum	5	House	$1,230,000	23 Jun 2026
	8 Stanley Street Carrum	3	House	$650,000	16 Jun 2026
	71 Whatley Street Carrum	4	House	$1,355,000	13 Jun 2026
	1/9 Myola Street Carrum	4	Townhouse	$1,135,000	27 May 2026
	8/32 Church Road Carrum	2	Unit	$498,000	27 May 2026
	2/10 Wright Street Carrum	2	Unit	$845,000	19 May 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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