



Carrum

Suburb Report



Your connection to property insights



JellisCraig

CARRUM SUBURB REPORT

Median house price¹

Median

\$1.05m

Quarterly price change

-4.77% ↓

Median unit price¹

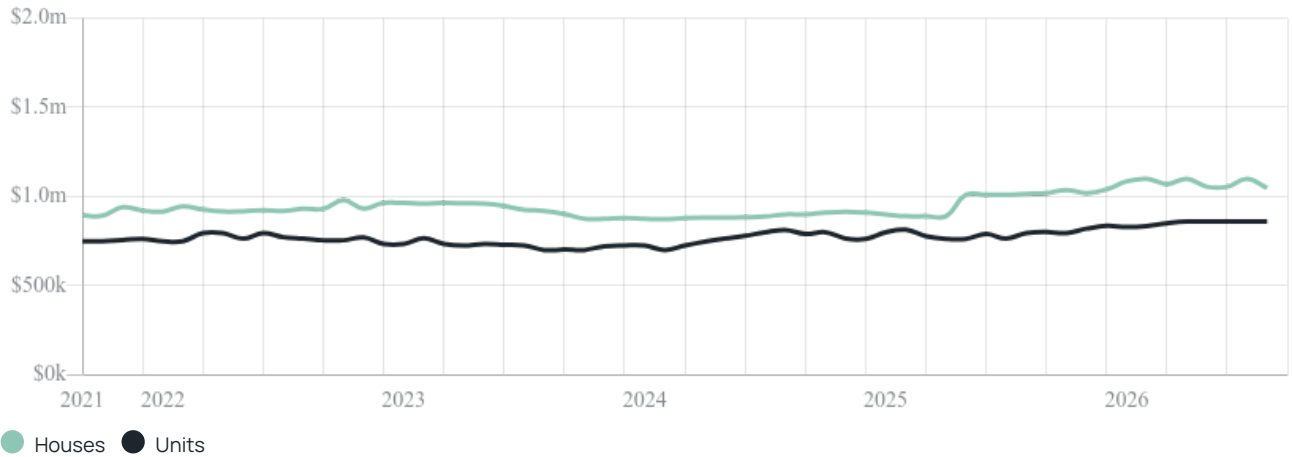
Median

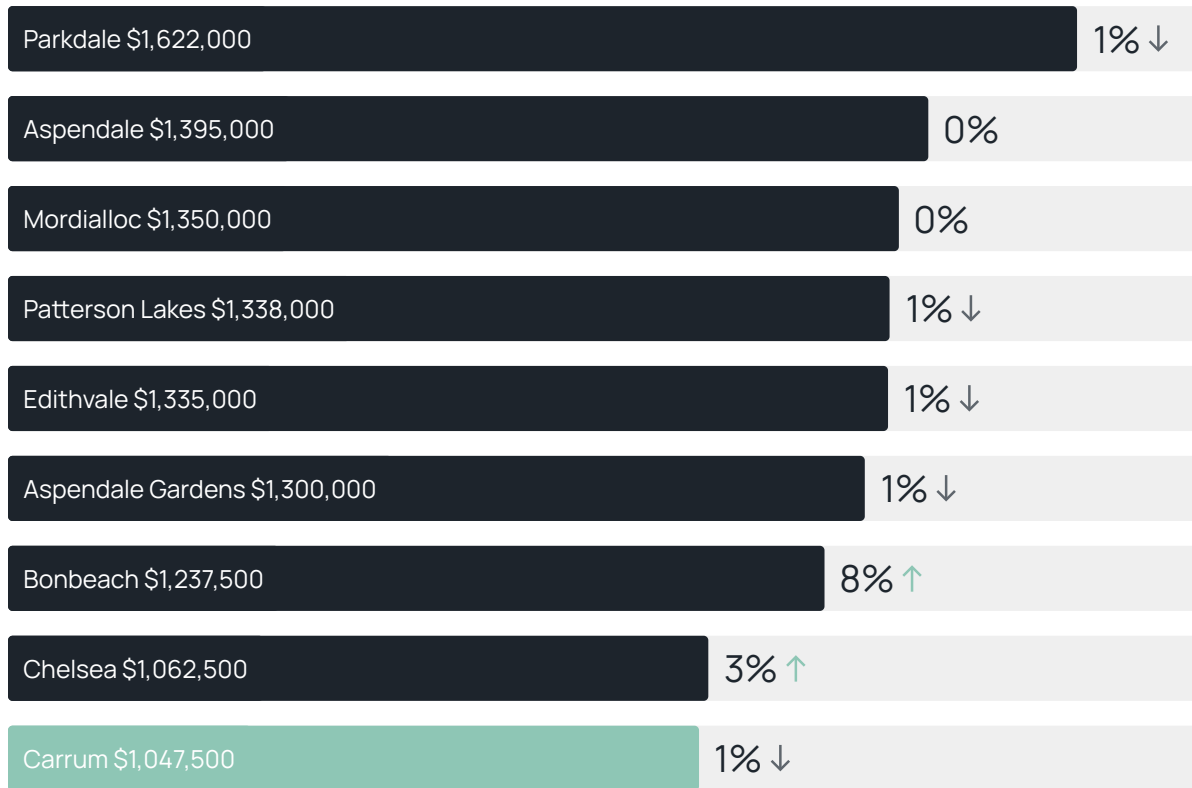
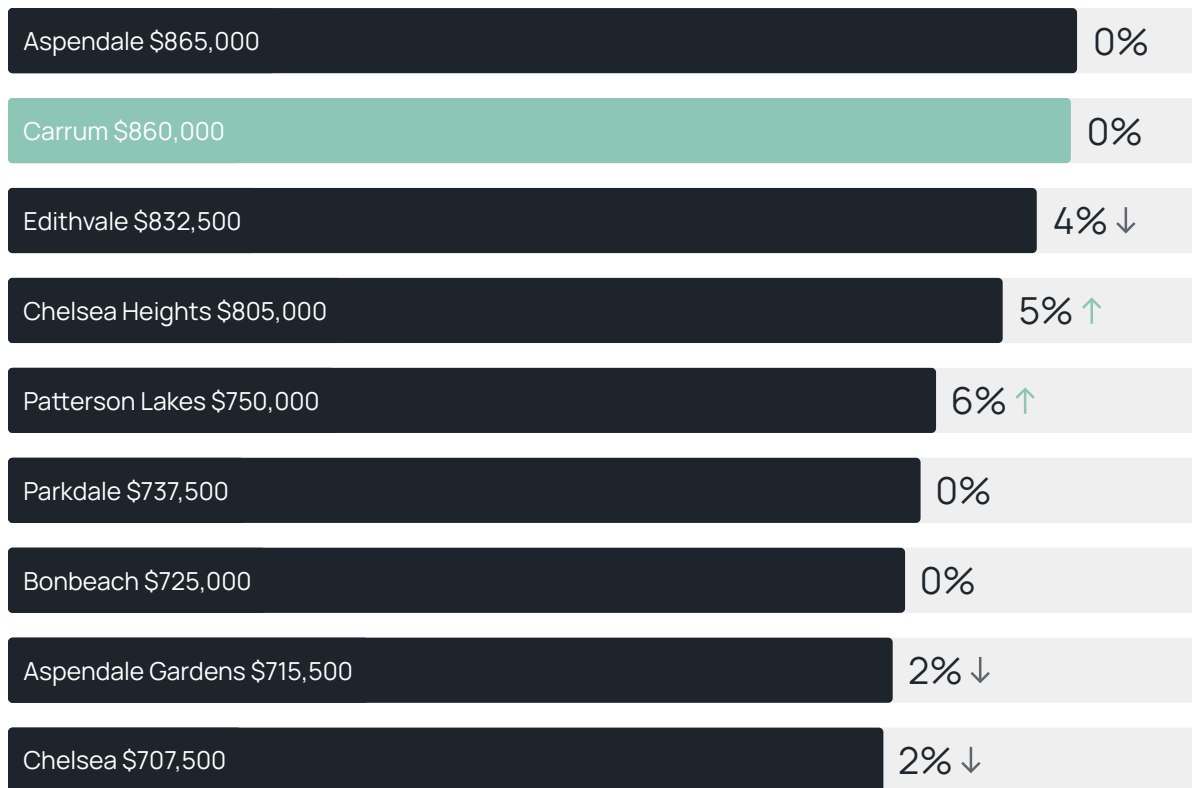
\$860k

Quarterly price change

0.00% ↓

Carrum quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 25%
● Private 75%

Auction clearance rate³

50%

Median days on market³

House

Unit

27 days

24 days

Jellis Craig average inspection attendance per listing⁴

34 groups

Average hold period¹

House

Unit

11.3 years

10.5 years

Dwelling type⁵

● Houses 78% ● Units 22%

Ownership⁵

● Owned outright 32% ● Mortgaged 37% ● Rented 31%

Population⁵

4,239

Median asking rent per week¹

Unit

\$720

\$650

Population growth⁵

0

Rental yield¹

House

Unit

4.1%

4.09%

Median age⁵

40 years

Median household size⁵

2.3 people

Recent Carrum sales²

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

Address	Bedrooms	Type	Price	Sold
 2/36 Melaleuca Drive Carrum	3	Townhouse	Undisclosed	01 Sep 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
 35 Church Road Carrum	4	House	Undisclosed	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

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Address	Bedrooms	Type	Price	Sold
 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
 9 Kipling Street Carrum	3	House	\$1,125,000	11 May 2026
 2/21 Dahmen Street Carrum	3	Townhouse	\$1,000,000	08 May 2026
 690 Nepean Highway Carrum	5	House	\$3,100,000	30 Apr 2026
 1/13 Graham Road Carrum	3	Unit	\$740,000	30 Apr 2026
 2/6 Rigby Street Carrum	4	Townhouse	\$956,000	17 Apr 2026
 9 Wright Street Carrum	3	House	\$915,000	11 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 12 Lewellin Grove Carrum	4	House	\$1,680,000	11 Apr 2026
 1/628 Nepean Highway Carrum	3	House	Undisclosed	06 Apr 2026
 43B Mcleod Road Carrum	3	Townhouse	\$790,000	02 Apr 2026
 25a Church Road Carrum	4	House	\$1,900,000	27 Mar 2026
 1/108 Valetta Street Carrum	3	House	\$850,700	23 Mar 2026
 84 Emma Street Carrum	4	House	\$1,400,000	21 Mar 2026
 2/25 Eel Race Road Carrum	2	Townhouse	\$665,000	20 Mar 2026
 3/80 Mcleod Road Carrum	3	Townhouse	\$885,000	16 Mar 2026
 2/83 Mcleod Road Carrum	2	Unit	\$672,500	11 Mar 2026
 3/6 Rigby Street Carrum	3	Unit	\$860,000	07 Mar 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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