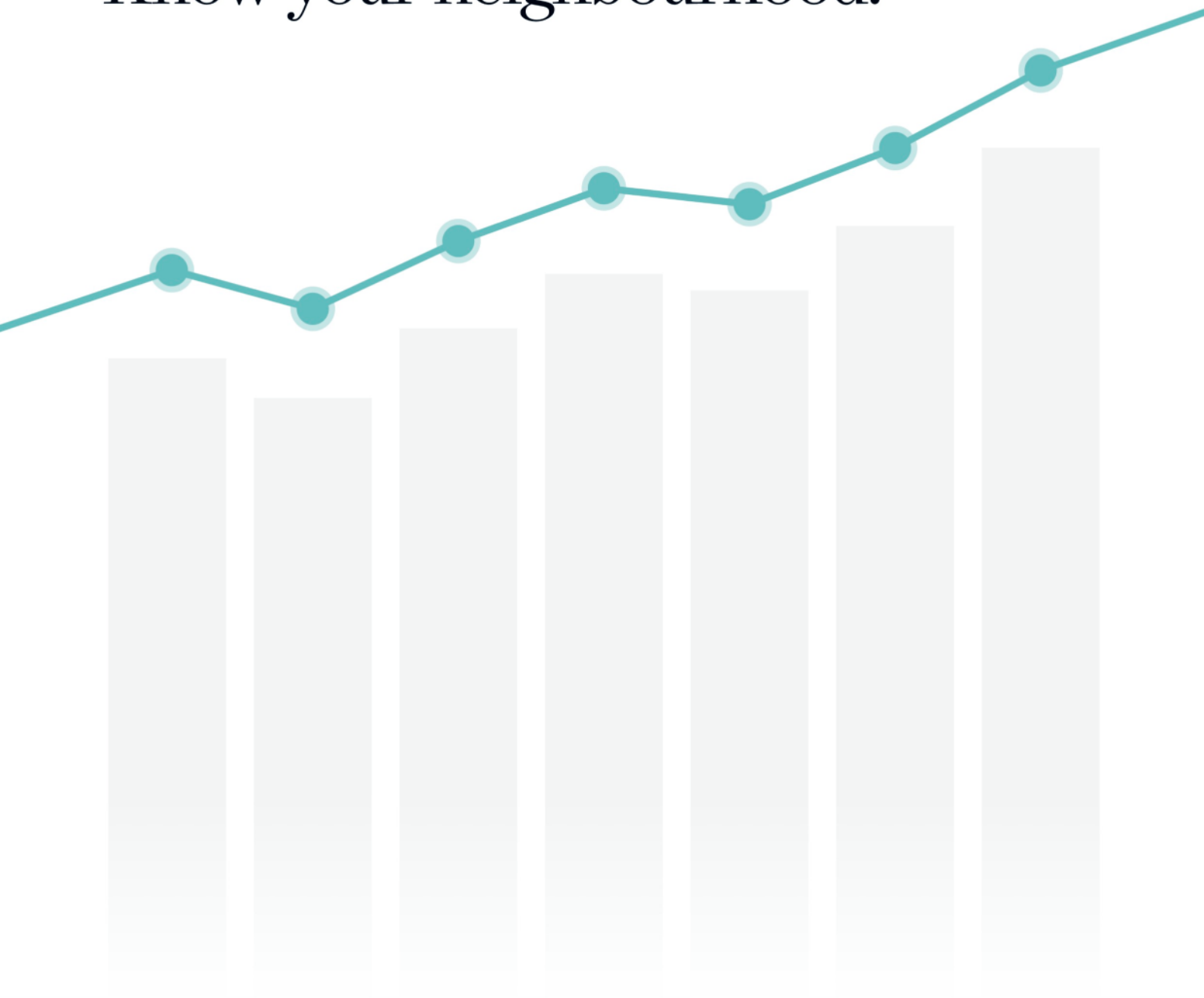


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.15m

Quarterly Price Change

2.40% ↑

Median Unit Price*

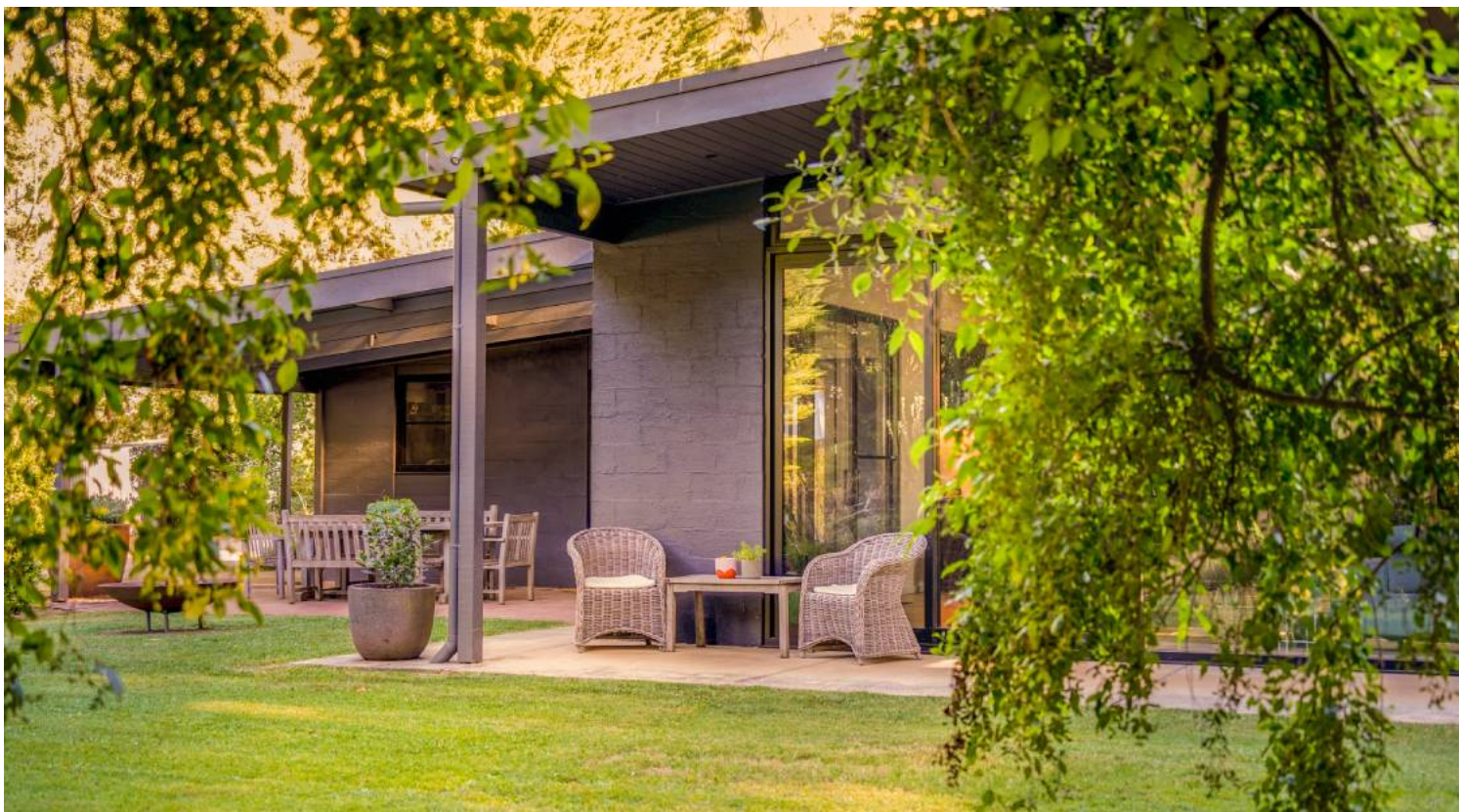
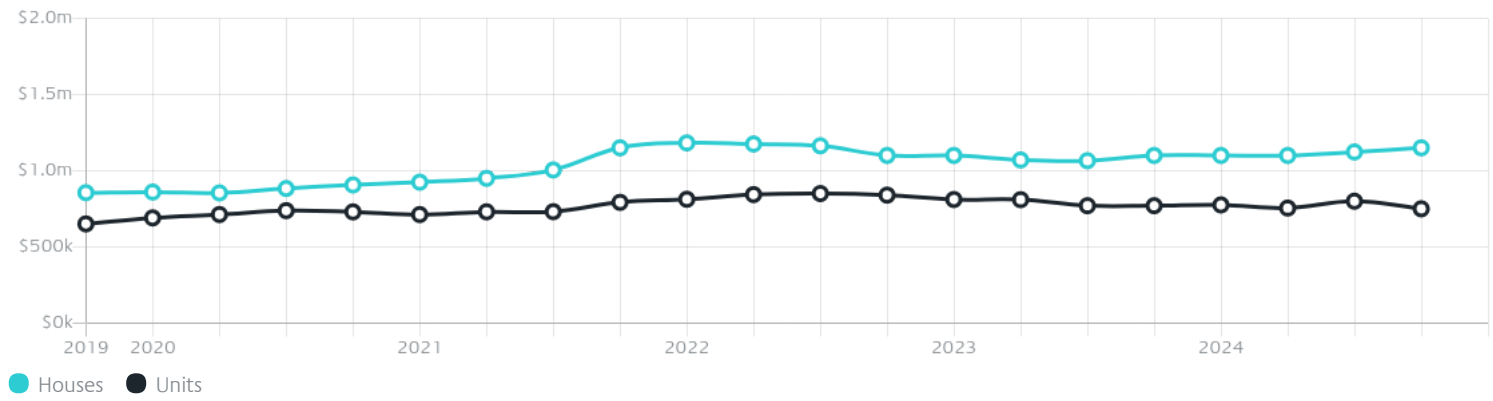
Median

\$750k

Quarterly Price Change

-6.25% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 14%
● Private 86%

Auction Clearance Rate^{*}

80%

Median Days on Market[^]

30 days

Average Hold Period^{*}

8.7 years

Insights

Dwelling Type[^]



● Houses 87% ● Units 13%

Ownership[^]



● Owned Outright 41% ● Mortgaged 44% ● Rented 15%

Population[^]

9,250

Median Asking Rent per week^{*}

\$668

Population Growth[^]

3.24%

Rental Yield^{*}

3.03%

Median Age[^]







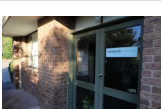

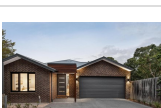
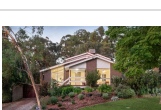
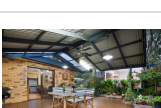
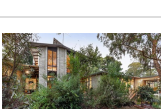
41 years

Median Household Size[^]










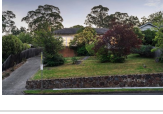
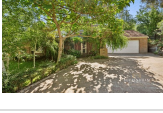

2.5 people

Sold Properties~









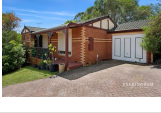



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  83 Airlie Rd Montmorency | 2 | House | \$745,000 | 22 Mar 2025 |
|  5/90 Mountain View Rd Montmorency | 3 | House | \$910,000 | 22 Mar 2025 |
|  12 Napier Cr Montmorency | 3 | House | \$995,000 | 02 Mar 2025 |
|  16 Reichelt Av Montmorency | 3 | House | \$1,040,000 | 02 Mar 2025 |
|  5 Robert St Montmorency | 4 | House | \$1,200,000 | 27 Feb 2025 |
|  2/12 Meadow Cr Montmorency | 3 | Unit | \$765,000 | 26 Feb 2025 |
|  2/122 Para Rd Montmorency | 2 | Unit | \$250,000 | 24 Feb 2025 |
|  1/58b Looker Rd Montmorency | 2 | Unit | \$785,000 | 19 Feb 2025 |
|  2/89 Buena Vista Dr Montmorency | 3 | Unit | \$1,280,000 | 19 Feb 2025 |
|  59 Sackville St Montmorency | 3 | House | \$1,230,000 | 18 Feb 2025 |
|  40 Adam Cr Montmorency | 3 | House | \$500,000 | 17 Feb 2025 |
|  3 Erswell Ct Montmorency | 4 | House | \$1,270,000 | 13 Feb 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  27 Baldwin Av Montmorency | 3 | House | \$1,500,000 | 12 Feb 2025 |
|  68 Reichelt Av Montmorency | 3 | House | \$1,100,000 | 11 Feb 2025 |
|  23 Lilicur Rd Montmorency | 5 | House | \$1,030,000 | 10 Feb 2025 |
|  12 Olympic Av Montmorency | 4 | House | \$1,405,000 | 08 Feb 2025 |
|  62 Mountain View Rd Montmorency | 3 | House | \$1,125,000 | 01 Feb 2025 |
|  1/80 Mountain View Rd Montmorency | 3 | Unit | \$840,000 | 30 Jan 2025 |
|  3 Allens Rd Montmorency | 4 | House | \$1,300,000 | 29 Jan 2025 |
|  18 Grand Blvd Montmorency | 3 | House | \$1,140,000 | 25 Jan 2025 |
|  2/13 Adam Cr Montmorency | 3 | Flat/Unit/Apartment | \$680,000 | 22 Jan 2025 |
|  114 Sherbourne Rd Montmorency | 3 | House | \$780,000 | 20 Jan 2025 |
|  7 Quinn Way Montmorency | 4 | House | \$1,075,000 | 15 Jan 2025 |
|  6/30 Alexander St Montmorency | 2 | Unit | \$680,000 | 11 Jan 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  1/98 Mountain View Rd Montmorency | 3 | Townhouse | \$785,000 | 11 Jan 2025 |
|  3/42 Para Rd Montmorency | 3 | Townhouse | \$900,000 | 28 Dec 2024 |
|  1/3 Station Rd Montmorency | 3 | Flat/Unit/Apartment | \$730,000 | 21 Dec 2024 |
|  27 Sackville St Montmorency | 5 | House | \$1,000,000 | 21 Dec 2024 |
|  421 Main Rd Montmorency | 4 | House | \$960,000 | 21 Dec 2024 |
|  1/54 Kelvin Av Montmorency | 3 | Unit | \$900,000 | 21 Dec 2024 |
|  4/96 Para Rd Montmorency | 2 | Unit | \$618,000 | 20 Dec 2024 |
|  1/5 Calrossie Av Montmorency | 4 | House | \$1,200,000 | 20 Dec 2024 |
|  3/3 Station Rd Montmorency | 3 | Unit | \$636,000 | 20 Dec 2024 |
|  80 Rattray Rd Montmorency | 4 | House | \$1,135,000 | 19 Dec 2024 |
|  3/1 Allens Rd Montmorency | 3 | Flat/Unit/Apartment | \$1,750,000 | 19 Dec 2024 |
|  1/1 Allens Rd Montmorency | 3 | Flat/Unit/Apartment | \$1,200,000 | 19 Dec 2024 |



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Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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