

# JellisCraig

MONTMORENCY

## Suburb Report

Know your neighbourhood.



MONTMORENCY SUBURB REPORT

Median House Price\*

Median

\$1.15m

Quarterly Price Change

0.00% ↓

Median Unit Price\*

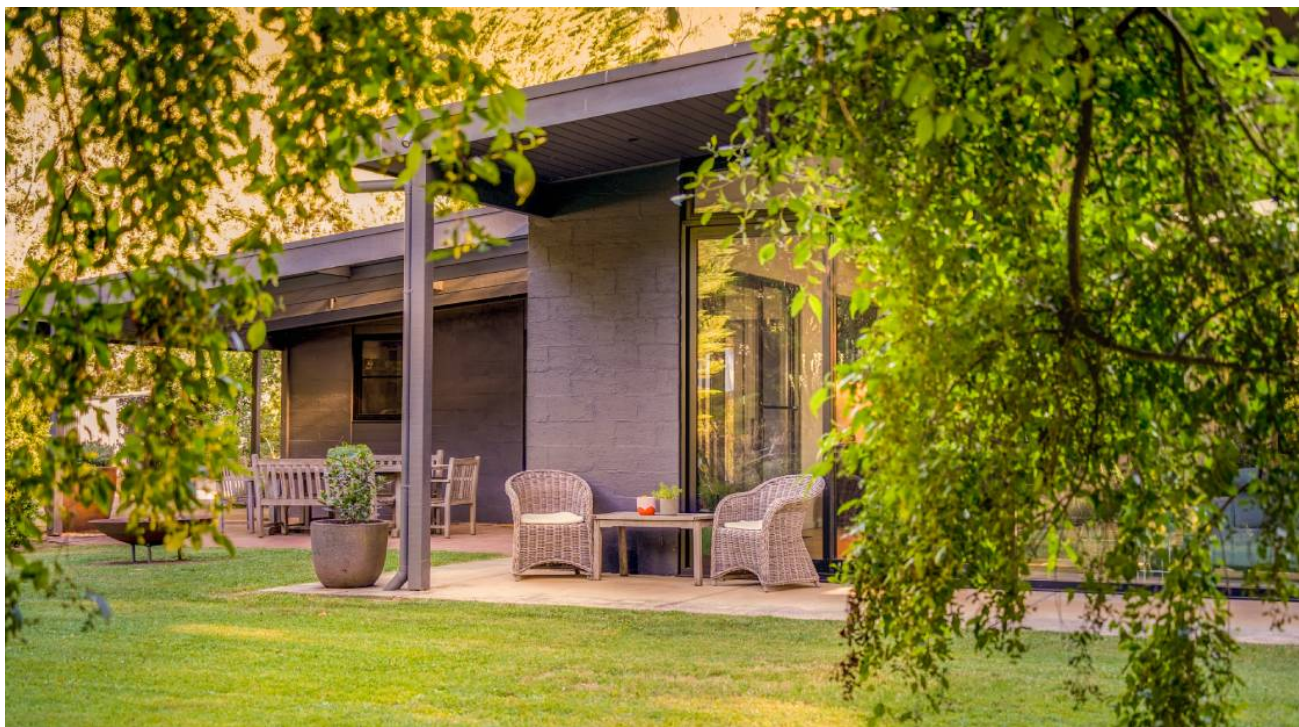
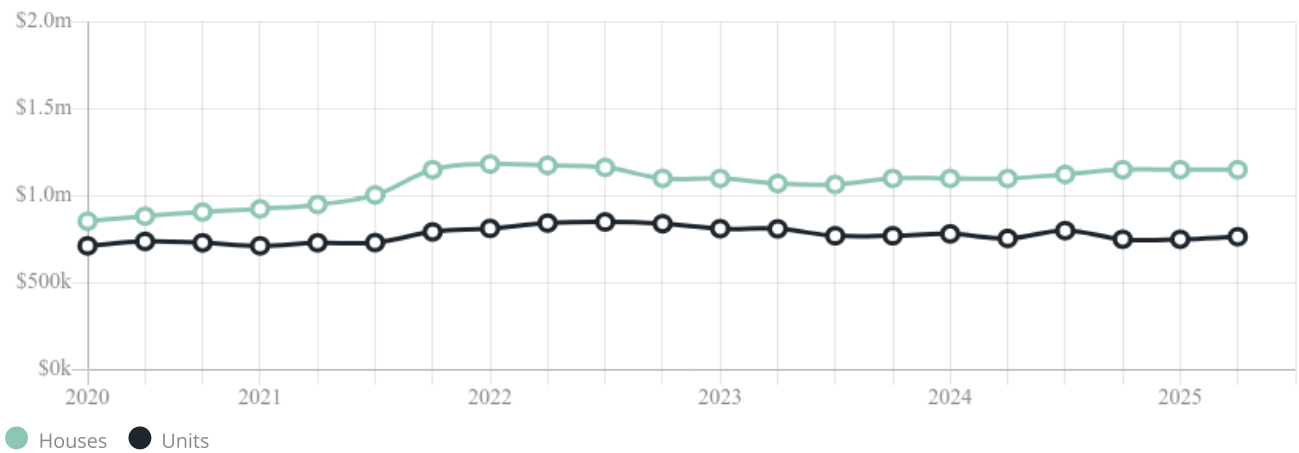
Median

\$765k

Quarterly Price Change

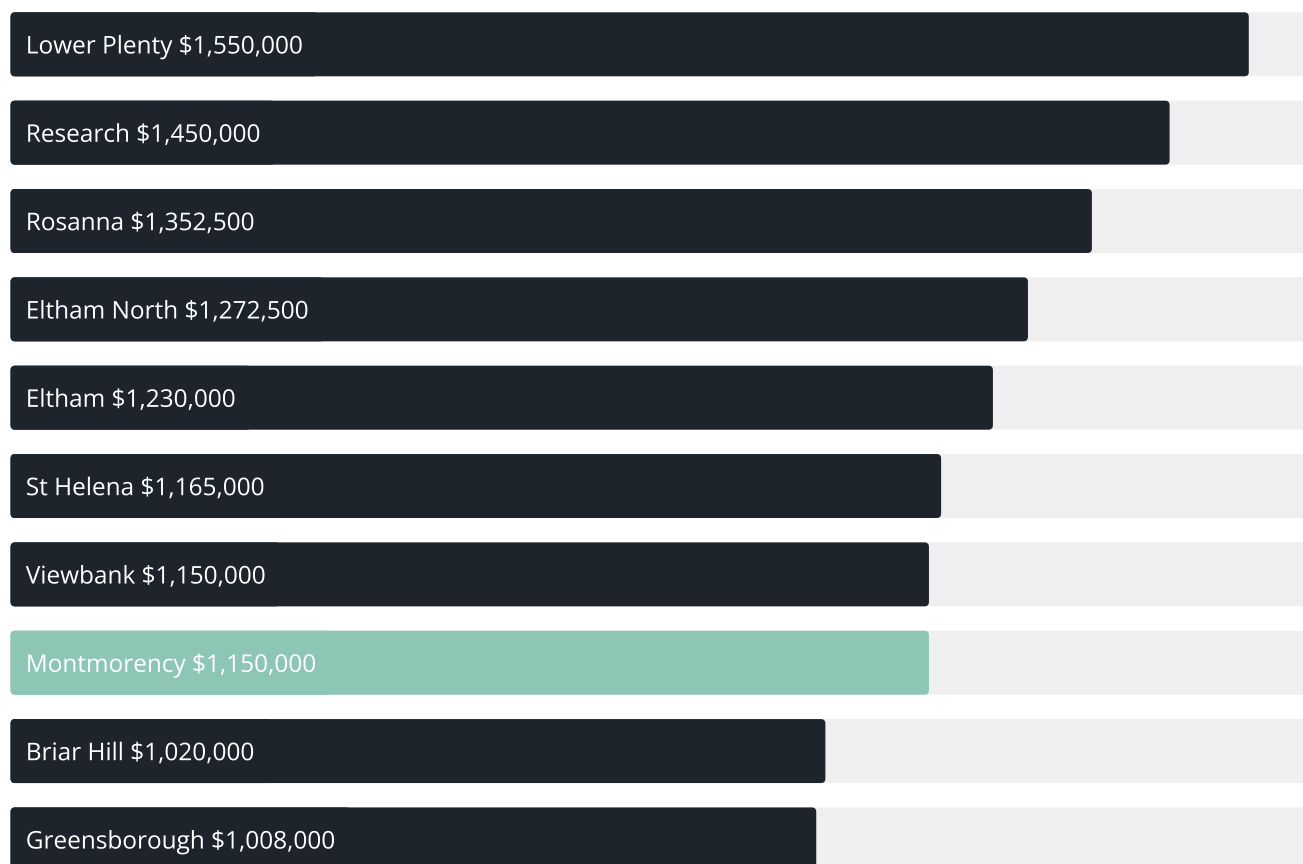
2.00% ↑

Quarterly Price Change\*



## MONTMORENCY SUBURB REPORT

### Median House Sale Price\*



### Median Unit Sale Price\*



MONTMORENCY SUBURB REPORT

Sale Method\*



Auction Clearance Rate\*

88.89%

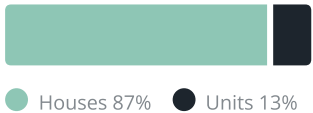
Median Days on Market^

30 days

Average Hold Period\*

8.7 years

Dwelling Type^



Ownership^



Population^

9,250

Median Asking Rent per week\*

\$673

Population Growth^

3.24%

Rental Yield\*

3.03%

Median Age^








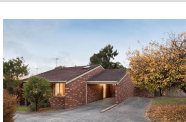

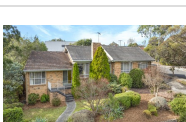
41 years

Median Household Size^











2.5 people

## MONTMORENCY SUBURB REPORT

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](https://jellisraig.com.au/suburbinsights)








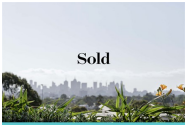


Address	Bedrooms	Type	Price	Sold
 2/12 Hoban Av Montmorency	4	Townhouse	\$1,460,000	25 Jul 2025
 6/54 Para Rd Montmorency	2	Unit	\$706,000	18 Jul 2025
 3/4 Wattle Av Montmorency	2	Unit	\$645,000	10 Jul 2025
 2/16 Buena Vista Dr Montmorency	3	House	\$885,000	09 Jul 2025
 3/50 Kelvin Av Montmorency	3	House	\$1,450,000	07 Jul 2025
 7/9 Davey Rd Montmorency	2	Unit	\$670,000	07 Jul 2025
 9 Coventry St Montmorency	8	House	\$4,725,000	02 Jul 2025
 1/3 Wilson Av Montmorency	2	Unit	\$715,000	02 Jul 2025
 70 Looker Rd Montmorency	3	House	\$990,000	28 Jun 2025
 2 Burke St Montmorency	4	House	\$1,500,000	28 Jun 2025

## MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Elmo Rd Montmorency	4	House	\$1,090,000	28 Jun 2025
 2/27 Virginia Ct Montmorency	4	House	\$1,345,000	26 Jun 2025
 50 Sackville St Montmorency	4	House	\$1,310,000	24 Jun 2025
 55 Napier Cr Montmorency	5	House	\$1,230,000	24 Jun 2025
 2/63 Airlie Rd Montmorency	3	Townhouse	\$795,000	19 Jun 2025
 4 Riverina Rd Montmorency	4	House	\$1,570,000	11 Jun 2025
 2/20 Graeme Av Montmorency	2	House	\$701,000	07 Jun 2025
 31 Mountain View Rd Montmorency	4	House	\$1,410,000	07 Jun 2025
 2/50 Kelvin Av Montmorency	3	Unit	\$1,470,000	06 Jun 2025
 3/14 Meadow Cr Montmorency	4	Unit	\$950,000	02 Jun 2025



## MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 72 Mountain View Rd Montmorency	2	House	\$1,550,000	31 May 2025
 1/17 Wattle Av Montmorency	2	Flat/Unit/Apartment	\$630,000	29 May 2025
 2/209 Rattray Rd Montmorency	5	House	\$1,620,000	28 May 2025
 6/192 Sherbourne Rd Montmorency	2	Flat/Unit/Apartment	\$735,000	27 May 2025
 2/20 Sylvan St Montmorency	2	Unit	\$692,000	27 May 2025
 2/27 Alban St Montmorency	3	House	\$915,000	27 May 2025
 6/192-196 Sherbourne Rd Montmorency	3	Unit	\$735,000	27 May 2025
 76a Mayona Rd Montmorency	3	House	\$1,150,000	26 May 2025
 17 Tahlee Pl Montmorency	4	House	\$1,220,000	19 May 2025
 3/50 Para Rd Montmorency	3	Unit	\$755,000	13 May 2025



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[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/08/2025

\* Updated Quarterly for the past 12 months  
^ Updated daily for the past quarter  
~ Updated daily: 33 recent results.

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