

Suburb **INSIGHTS**

3094
MONTMORENCY



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.12m

Quarterly Price Change

1.81% ↑

Median Unit Price*

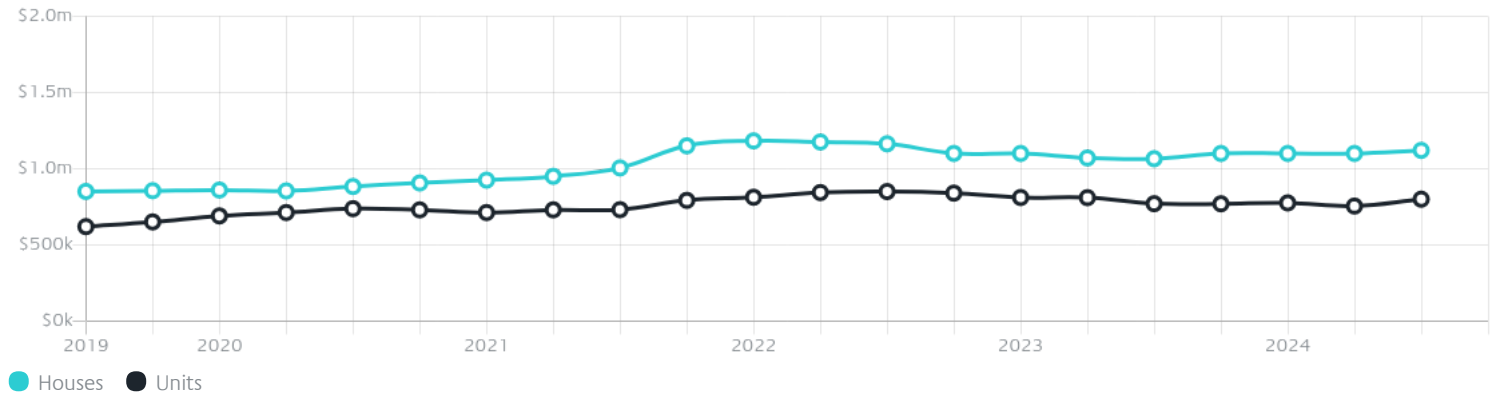
Median

\$800k

Quarterly Price Change

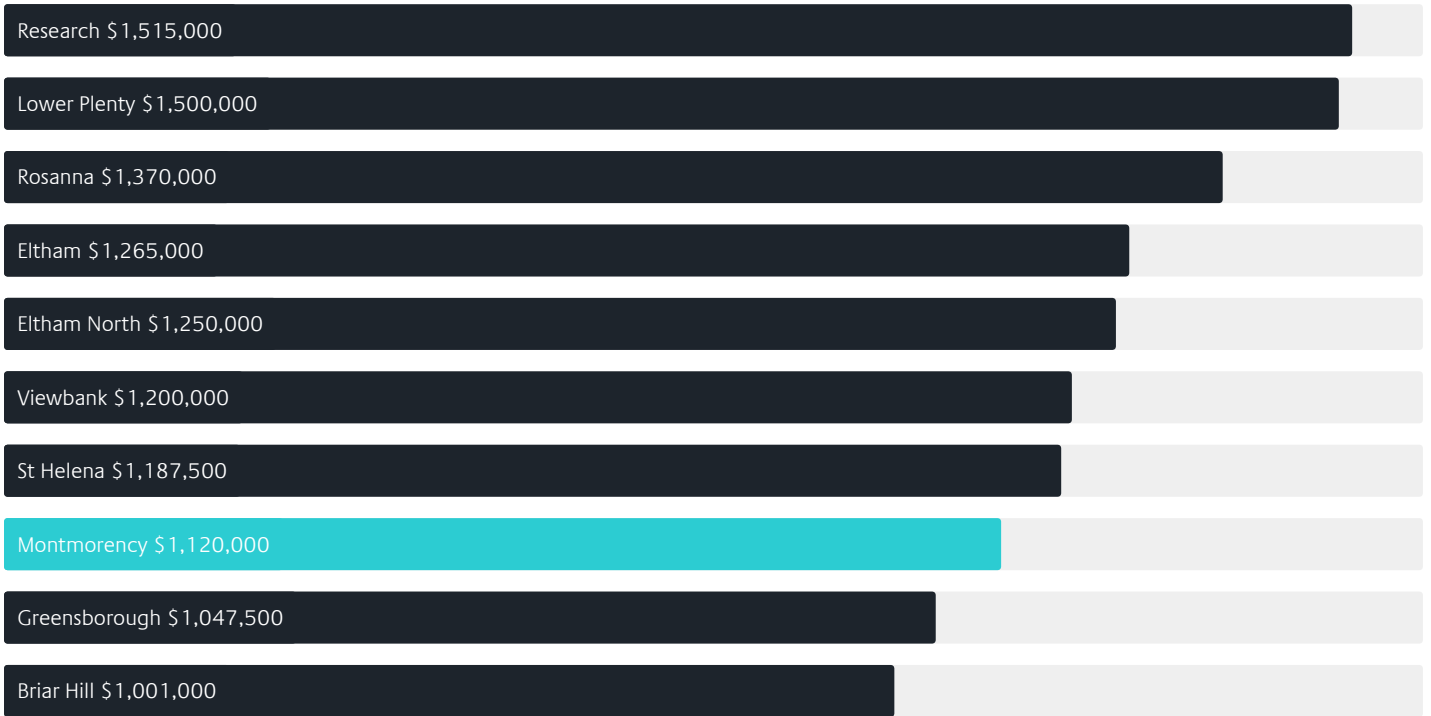
5.96% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 48%
● Private 52%

Auction Clearance Rate^{*}

52.17%

Median Days on Market[^]

24 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^{*}

\$650

Population Growth[^]

3.24%

Rental Yield^{*}

3.03%

Median Age[^]













41 years

Median Household Size[^]










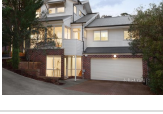
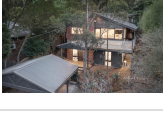

2.5 people

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
 2/17 Alexander St Montmorency	3	House	\$1,400,000	16 Nov 2024
 10 Alban St Montmorency	3	House	\$1,180,000	15 Nov 2024
 17 Helwig Av Montmorency	5	House	\$1,480,000	13 Nov 2024
 1/27 Virginia Ct Montmorency	3	House	\$1,172,000	12 Nov 2024
 148 Grand Blvd Montmorency	3	House	\$1,290,000	10 Nov 2024
 20 Olympic Av Montmorency	3	House	\$1,010,000	09 Nov 2024
 120 Sherbourne Rd Montmorency	5	House	\$870,000	06 Nov 2024
 12 Kirwana Gr Montmorency	5	House	\$1,321,000	06 Nov 2024
 67 Buena Vista Dr Montmorency	5	House	\$1,602,500	04 Nov 2024
 162 Grand Blvd Montmorency	4	House	\$1,381,000	02 Nov 2024
 77 Airlie Rd Montmorency	3	House	\$1,100,000	29 Oct 2024
 1/43 Para Rd MONTMORENCY	3	House	\$816,000	26 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 73 Mountain View Rd Montmorency	3	House	\$1,500,000	26 Oct 2024
 2/45 Sherbourne Rd MONTMORENCY	2	Townhouse	\$685,000	25 Oct 2024
 1 Burke St Montmorency	2	House	\$750,000	24 Oct 2024
 119 Sherbourne Rd Montmorency	4	House	\$960,000	17 Oct 2024
 2/75 Airlie Rd Montmorency	2	Unit	\$750,000	15 Oct 2024
 33 Looker Rd Montmorency	3	House	\$1,256,000	14 Oct 2024
 152 Sherbourne Rd Montmorency	4	House	\$930,000	12 Oct 2024
 9 Kylie Pl MONTMORENCY	3	House	\$1,085,000	12 Oct 2024
 3/39 Kelvin Av Montmorency	3	Flat/Unit/Apartment	\$350,000	10 Oct 2024
 3/19 Karingal Dr Montmorency	3	Unit	\$847,500	08 Oct 2024
 65 Cressy St Montmorency	4	House	\$1,115,000	06 Oct 2024
 16 Grand Blvd Montmorency	3	House	\$1,080,000	03 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15A Price Av Montmorency	3	House	\$1,410,000	21 Sep 2024
 349 Main Rd Montmorency	4	House	\$860,000	21 Sep 2024
 30 Rattray Rd Montmorency	2	House	\$890,000	21 Sep 2024
 8 Gordon Gr Montmorency	3	House	\$1,065,000	21 Sep 2024
 1/435 Main Rd MONTMORENCY	2	Unit	\$614,000	19 Sep 2024
 4/31 Coventry St Montmorency	3	Unit	\$861,000	16 Sep 2024
 1/54 Reichelt Av Montmorency	2	House	\$787,000	14 Sep 2024
 10 Price Av Montmorency	2	House	\$1,080,000	12 Sep 2024
 5/62 Rattray Rd MONTMORENCY	3	Unit	\$910,000	12 Sep 2024
 10 Nokes Ct Montmorency	2	House	\$1,220,000	11 Sep 2024
 2/4 Beattie St Montmorency	4	House	\$1,050,000	10 Sep 2024
 2/54 Mountain View Rd Montmorency	3	House	\$1,175,000	07 Sep 2024



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jellisraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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