

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.15m

Quarterly Price Change

2.40% ↑

Median Unit Price*

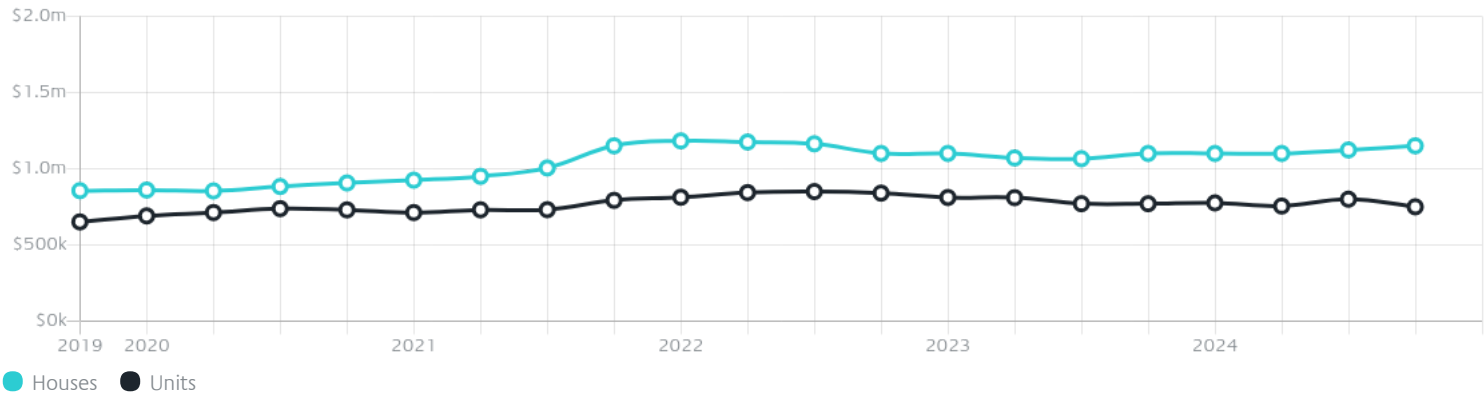
Median

\$750k

Quarterly Price Change

-6.25% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 27%
● Private 73%

Auction Clearance Rate^{*}

57.14%

Median Days on Market[^]

26 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[^]











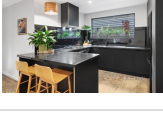

2.5 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6/30 Alexander St Montmorency	2	Unit	\$680,000	11 Jan 2025
 3/42 Para Rd Montmorency	3	Townhouse	\$900,000	28 Dec 2024
 27 Sackville St Montmorency	5	House	\$1,000,000	21 Dec 2024
 1/54 Kelvin Av Montmorency	3	Unit	\$900,000	21 Dec 2024
 3/3 Station Rd Montmorency	3	Unit	\$636,000	20 Dec 2024
 8 Airlie Rd Montmorency	6	House	\$1,340,000	19 Dec 2024
 80 Rattray Rd Montmorency	4	House	\$1,135,000	19 Dec 2024
 4/96 Para Rd Montmorency	2	Unit	\$618,000	17 Dec 2024
 19a Graeme Av Montmorency	2	Unit	\$490,000	16 Dec 2024
 29 Alexander St Montmorency	4	House	\$1,020,000	13 Dec 2024
 35a Looker Rd MONTMORENCY	2	House	\$820,000	05 Dec 2024
 1 Mcfarlane St Montmorency	3	House	\$1,100,000	01 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 85 Airlie Rd Montmorency	3	House	\$1,250,000	30 Nov 2024
 2/84 Sherbourne Rd Montmorency	2	Unit	\$660,000	30 Nov 2024
 4/48 Airlie Rd Montmorency	3	House	\$1,045,000	30 Nov 2024
 1/42 Para Rd Montmorency	3	Townhouse	\$845,000	29 Nov 2024
 5/60-62 Para Rd Montmorency	2	Unit	\$682,000	28 Nov 2024
 2/5 Graeme Av Montmorency	3	House	\$997,000	28 Nov 2024
 4/415 Main Rd Montmorency	3	Townhouse	\$840,000	28 Nov 2024
 3 Starling St Montmorency	3	House	\$911,000	26 Nov 2024
 24 Robert St Montmorency	3	House	\$725,000	18 Nov 2024
 2/17 Alexander St Montmorency	3	House	\$1,400,000	16 Nov 2024
 5/200 Sherbourne Rd Montmorency	2	Unit	\$705,000	15 Nov 2024
 10 Alban St Montmorency	3	House	\$1,180,000	15 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 71 Mountain View Rd MONTMORENCY	3	House	\$950,000	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
 16 Davey Rd Montmorency	3	House	\$905,000	05 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
 12 Kylie Pl Montmorency	4	House	\$1,150,000	02 Nov 2024
 3/84 Sherbourne Rd Montmorency	2	Unit	\$647,000	01 Nov 2024



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jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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