

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.14m

Quarterly Price Change

-0.86% ↓

## Median Unit Price\*

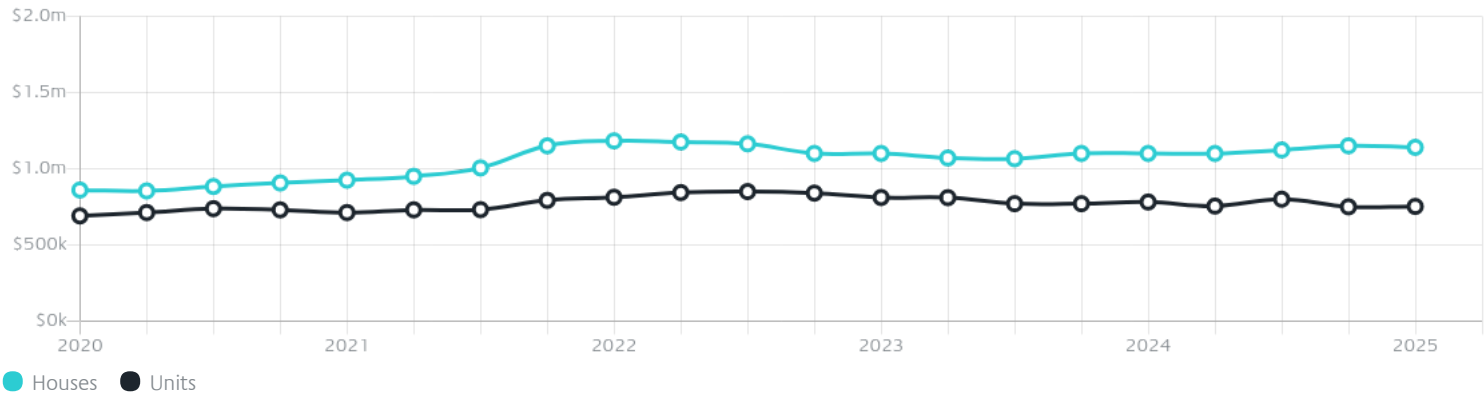
Median

\$753k

Quarterly Price Change

0.33% ↑

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 25%  
● Private 75%

Auction Clearance Rate<sup>\*</sup>

81.82%

Median Days on Market<sup>^</sup>

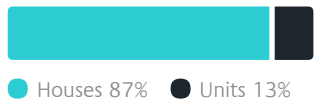
30 days

Average Hold Period<sup>\*</sup>

8.7 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 87% ● Units 13%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

9,250

Median Asking Rent per week<sup>\*</sup>

\$660

Population Growth<sup>^</sup>

3.24%

Rental Yield<sup>\*</sup>

3.03%

Median Age<sup>^</sup>








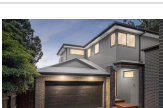
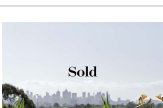



41 years

Median Household Size<sup>^</sup>









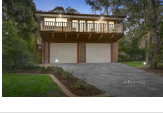

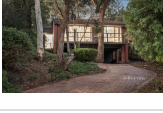

2.5 people

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










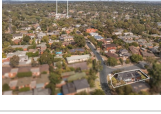


Address	Bedrooms	Type	Price	Sold
 70 Looker Rd Montmorency	3	House	\$990,000	28 Jun 2025
 4 Elmo Rd Montmorency	4	House	\$1,090,000	28 Jun 2025
 2 Burke St Montmorency	4	House	\$1,500,000	28 Jun 2025
 2/63 Airlie Rd Montmorency	3	Townhouse	\$795,000	19 Jun 2025
 4 Riverina Rd Montmorency	4	House	\$1,570,000	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
 72 Mountain View Rd Montmorency	2	House	\$1,550,000	31 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/20 Sylvan St Montmorency	2	Unit	\$692,000	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
 3/84 Mountain View Rd Montmorency	3	House	\$1,307,000	10 May 2025
 46 Looker Rd Montmorency	3	House	\$910,000	09 May 2025
 3/198 Sherbourne Rd Montmorency	4	House	\$885,000	07 May 2025
 49 Napier Cr Montmorency	3	House	\$1,155,000	06 May 2025
 2/56 Cressy St Montmorency	3	House	\$760,000	06 May 2025
 69 Reichelt Av Montmorency	3	House	\$1,130,000	29 Apr 2025
 2/192 Sherbourne Rd Montmorency	2	Flat/Unit/Apartment	\$715,000	29 Apr 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/192-196 Sherbourne Rd Montmorency	2	Unit	\$715,000	29 Apr 2025
 1/9 Graeme Av Montmorency	3	Unit	\$960,000	24 Apr 2025
 411 Main Rd Montmorency	2	House	\$749,000	24 Apr 2025
 115 Rattray Rd Montmorency	3	House	\$1,127,000	19 Apr 2025
 37 Cressy St Montmorency	5	House	\$1,475,000	16 Apr 2025
 2/74 Sherbourne Rd Montmorency	2	Townhouse	\$795,000	15 Apr 2025
 1 Calrossie Av Montmorency	4	Unit	\$1,070,000	12 Apr 2025
 13 Dobson Rd Montmorency	3	House	\$902,000	12 Apr 2025
 4/57 Sherbourne Rd Montmorency	4	Subdivided Unit/Villa/Townhouse	\$1,150,000	11 Apr 2025
 26 Kelvin Av Montmorency	4	House	\$1,800,000	10 Apr 2025
 6 Kelvin Av Montmorency	4	House	\$1,375,000	07 Apr 2025
 1/203 Rattray Rd Montmorency	2	House	\$803,000	06 Apr 2025



Eltham Office  
1022 Main Road, Eltham  
03 9431 1222

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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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