

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.14m

Quarterly Price Change

-0.86% ↓

## Median Unit Price\*

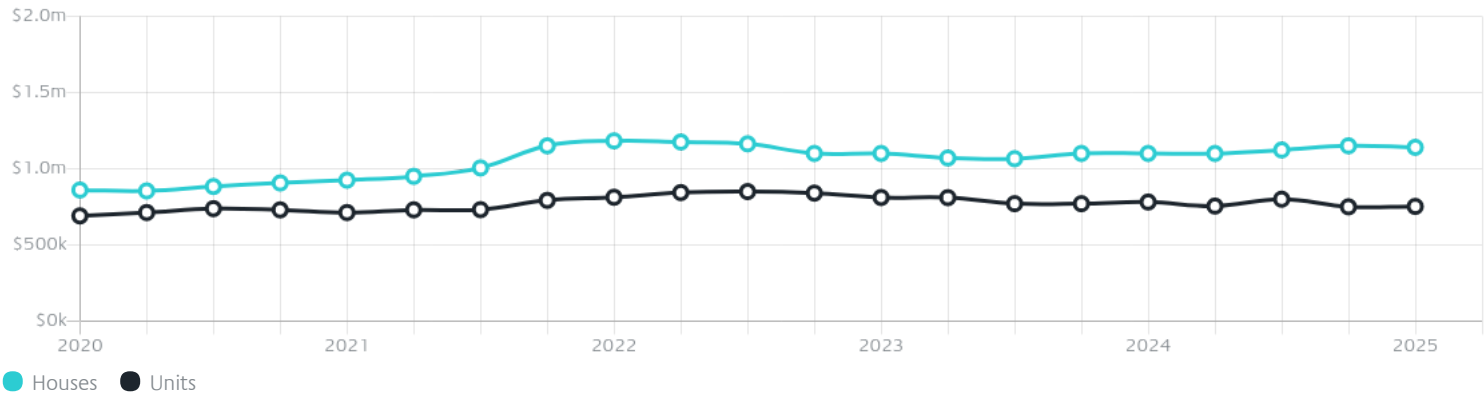
Median

\$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 27%  
● Private 73%

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

63.64%

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>








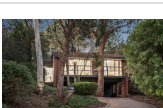

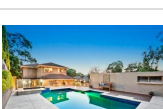


41 years

Median Household Size<sup>^</sup>









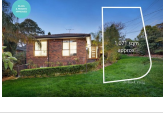
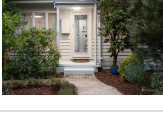


2.5 people

# 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)









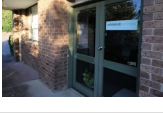

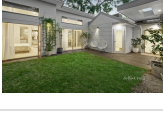

Address	Bedrooms	Type	Price	Sold
 72 Mountain View Rd Montmorency	2	House	\$1,550,000	31 May 2025
 2/209 Rattray Rd Montmorency	5	House	\$1,620,000	28 May 2025
 2/20 Sylvan St Montmorency	2	Unit	\$692,000	27 May 2025
 17 Tahlee Pl Montmorency	4	House	\$1,220,000	19 May 2025
 3/84 Mountain View Rd Montmorency	3	House	\$1,307,000	10 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
 2/192-196 Sherbourne Rd Montmorency	2	Unit	\$715,000	29 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 49 Sackville St Montmorency	3	House	\$1,550,124	04 Apr 2025
 6 Sylvan St Montmorency	4	House	\$1,150,000	01 Apr 2025
 3/75 Airlie Rd Montmorency	2	Unit	\$735,000	29 Mar 2025
 123 Sackville St Montmorency	5	House	\$1,190,000	28 Mar 2025
 83 Airlie Rd Montmorency	2	House	\$745,000	22 Mar 2025
 5/90 Mountain View Rd Montmorency	3	House	\$910,000	22 Mar 2025
 1/13 Hoban Av Montmorency	3	House	\$1,265,000	20 Mar 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16b Baldwin Av MONTMORENCY	3	Flat/Unit/Apartment	\$950,000	17 Mar 2025
 2/18 Airlie Rd Montmorency	3	House	\$1,100,000	17 Mar 2025
 16 Reichelt Av Montmorency	3	House	\$1,040,000	02 Mar 2025
 12 Napier Cr Montmorency	3	House	\$995,000	02 Mar 2025
 3/15 Virginia Ct Montmorency	4	House	\$1,193,000	01 Mar 2025
 5 Robert St Montmorency	4	House	\$1,200,000	27 Feb 2025
 15 Grand Blvd Montmorency	3	House	\$1,010,000	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
 76 Mayona Rd Montmorency	4	House	\$1,535,000	19 Feb 2025
 2/89 Buena Vista Dr Montmorency	3	Unit	\$1,280,000	19 Feb 2025



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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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