

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.15m**

Quarterly Price Change

**2.40% ↑**

## Median Unit Price\*

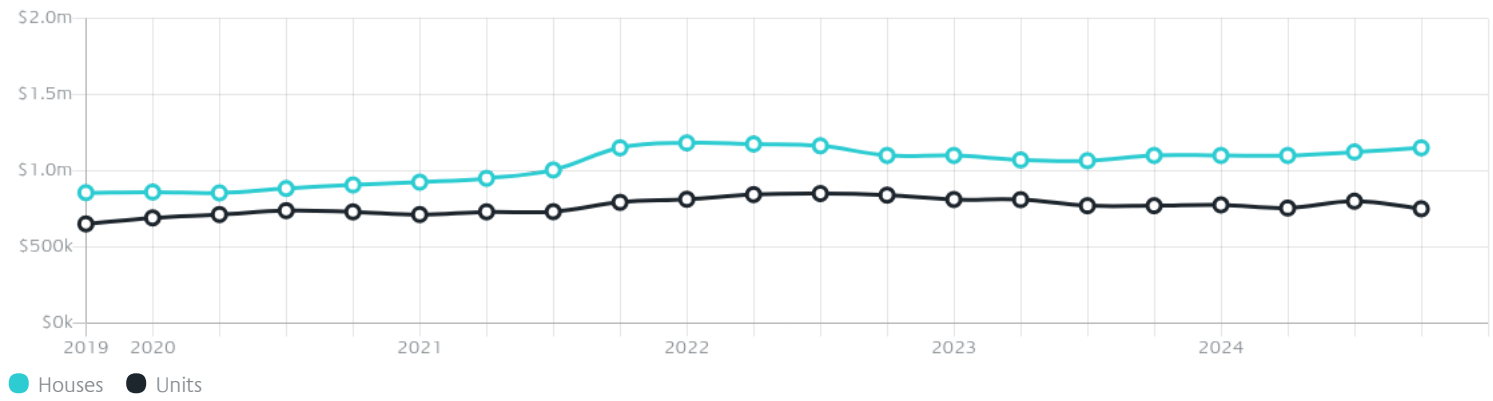
Median

**\$750k**

Quarterly Price Change

**-6.25% ↓**

## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 16%  
● Private 84%

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

71.43%

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

31 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>

\$668

Population Growth<sup>^</sup>

3.24%

Rental Yield<sup>\*</sup>

3.03%

Median Age<sup>^</sup>













41 years

Median Household Size<sup>^</sup>










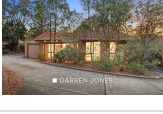
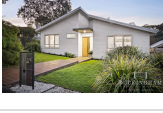

2.5 people

# Sold Properties~










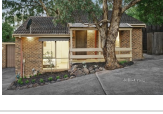


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/122 Para Rd Montmorency	2	Unit	\$250,000	24 Feb 2025
 2/89 Buena Vista Dr Montmorency	3	Unit	\$1,280,000	19 Feb 2025
 3 Erswell Ct Montmorency	4	House	\$1,270,000	13 Feb 2025
 68 Reichelt Av Montmorency	3	House	\$1,100,000	11 Feb 2025
 23 Lilicur Rd Montmorency	5	House	\$1,030,000	10 Feb 2025
 12 Olympic Av Montmorency	4	House	\$1,405,000	08 Feb 2025
 62 Mountain View Rd Montmorency	3	House	\$1,125,000	01 Feb 2025
 1/80 Mountain View Rd Montmorency	3	Unit	\$840,000	30 Jan 2025
 3 Allens Rd Montmorency	4	House	\$1,300,000	29 Jan 2025
 18 Grand Blvd Montmorency	3	House	\$1,140,000	25 Jan 2025
 2/13 Adam Cr Montmorency	3	Flat/Unit/Apartment	\$680,000	22 Jan 2025
 114 Sherbourne Rd Montmorency	3	House	\$780,000	20 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Quinn Way Montmorency	4	House	\$1,075,000	15 Jan 2025
 6/30 Alexander St Montmorency	2	Unit	\$680,000	11 Jan 2025
 1/98 Mountain View Rd Montmorency	3	Townhouse	\$785,000	11 Jan 2025
 3/42 Para Rd Montmorency	3	Townhouse	\$900,000	28 Dec 2024
 1/3 Station Rd Montmorency	3	Flat/Unit/Apartment	\$730,000	21 Dec 2024
 27 Sackville St Montmorency	5	House	\$1,000,000	21 Dec 2024
 421 Main Rd Montmorency	4	House	\$960,000	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
 4/96 Para Rd Montmorency	2	Unit	\$618,000	20 Dec 2024
 1/5 Calrossie Av Montmorency	4	House	\$1,200,000	20 Dec 2024
 8 Airlie Rd Montmorency	6	House	\$1,340,000	19 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 80 Rattray Rd Montmorency	4	House	\$1,135,000	19 Dec 2024
 71 Sackville St Montmorency	4	House	\$1,370,000	17 Dec 2024
 19a Graeme Av Montmorency	2	Unit	\$490,000	16 Dec 2024
 9 Buena Vista Dr Montmorency	3	House	\$1,025,000	13 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
 17 Wilson Av MONTMORENCY	3	House	\$1,125,000	02 Dec 2024
 1 Mcfarlane St Montmorency	3	House	\$1,100,000	01 Dec 2024
 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



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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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