

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.14m

Quarterly Price Change

-0.86% ↓

Median Unit Price*

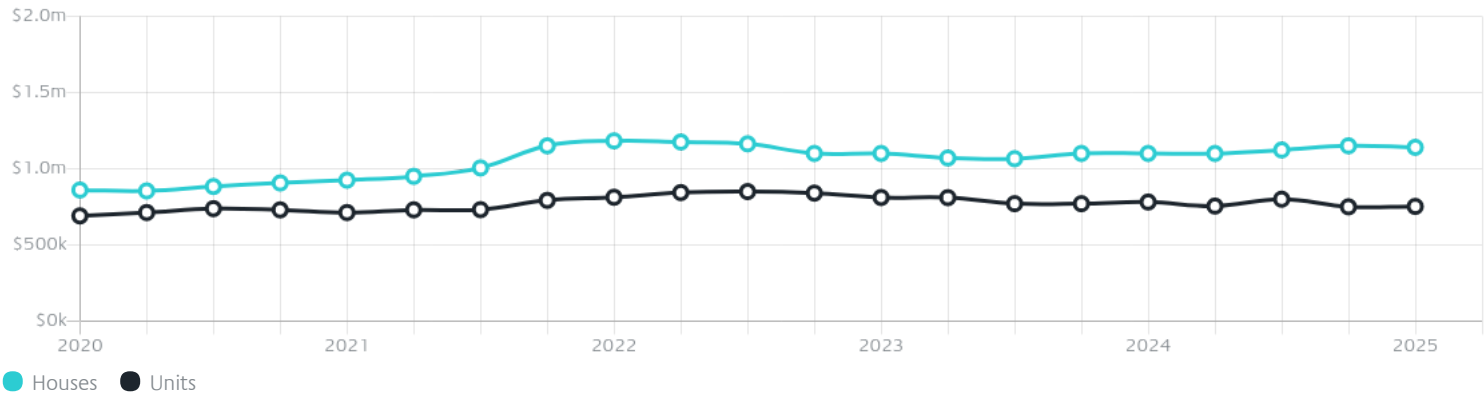
Median

\$753k

Quarterly Price Change

0.33% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 21%
● Private 79%

Auction Clearance Rate^{*}

70%

Median Days on Market[^]

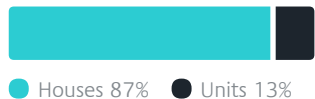
30 days

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^{*}

\$660

Population Growth[^]

3.24%

Rental Yield^{*}

3.03%

Median Age[^]




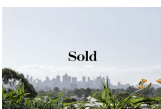



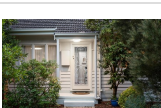


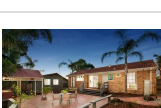

41 years

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
 1 Calrossie Av Montmorency	4	Unit	\$1,070,000	12 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 59 Sackville St Montmorency	3	House	\$1,230,000	18 Feb 2025
 40 Adam Cr Montmorency	3	House	\$500,000	17 Feb 2025
 3 Erswell Ct Montmorency	4	House	\$1,270,000	13 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 27 Baldwin Av Montmorency	3	House	\$1,500,000	12 Feb 2025
 4/1 Allens Rd Montmorency	3	Flat/Unit/Apartment	\$1,600,000	11 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
 4 Kinnear Ct Montmorency	4	House	\$1,036,000	04 Feb 2025
 62 Mountain View Rd Montmorency	3	House	\$1,125,000	01 Feb 2025
 3/415 Main Rd Montmorency	3	Townhouse	\$740,000	31 Jan 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



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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